



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, MAY 22, 2023 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Board member to avoid conflicts of interest. Does any Board member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
4. Approval of Minutes
  - A. April 24, 2023 Planning Board Regular Meeting
5. Weddington Tree Canopy Presentation by Keith O’Herrin, PhD, Union County Urban Forester
6. Old Business
  - A. Discussion and Recommendation of Conditional Zoning Amendment for Weddington United Methodist Church for the addition of a temporary modular classroom building at 130 S. Providence Road
7. New Business
  - A. Discussion and Recommendation of a Text Amendment to Section D-917D, Supplemental Requirements for Certain Uses, of the Town of Weddington Unified Development Ordinance.
8. Update from Town Planner and Report from the April Town Council Meeting
9. Board member Comments
10. Adjournment



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MINUTES  
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**1. Call to Order**

Vice Chair Travis Manning called the meeting to order at 7:00 p.m.

**2. Determination of Quorum**

Quorum was determined with Vice Chair Travis Manning, Board members Jen Conway, Manish Mittal, Gordon Howard, Chris Faulk, and Amanda Jarrell present. Chair Ed Goscicki and Board member Chris Faulk were absent.

Visitors: Nolan Groce, Bill Deter, Mike Carver, Christopher Neve, Eva Bender, Rusty Setzer, Adele Keen, Tracy Stone, Jim Bell

**3. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Board member to avoid conflicts of interest. Does any Board member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.***

Vice Chair Manning read the Conflict of Interest Statement. No Board members had a conflict of interest. Vice Chair Manning stated that he is a member of Weddington United Methodist Church and his firm does work with Urban Design but has no financial interest in the application on the agenda.

**4. Approval of Minutes**

**A. April 24, 2023 Planning Board Regular Meeting**

***Motion:*** Board member Conway made a motion to approve the April 24, 2023 Planning Board Regular Meeting minutes  
***Second:*** Board member Mittal  
***Vote:*** The motion passed with a unanimous vote.

**5. Weddington Tree Canopy Presentation by Keith O’Herrin, PhD, Union County Urban Forester**

Dr. O’Herrin made a presentation on the tree canopy in Weddington and Union County. Board member Howard asked why topsoil is needed to plant trees. Dr. O’Herrin responded that most trees have roots in the first 12 inches of soil, trees have the same needs as grass and shrubs

Board member Conway asked if the Village of Marvin required developers to bring in top soil. Dr. O'Herrin responded that it is in their current ordinances and they are rewriting the development ordinance and will continue to require it.

Board Member Mittal asked how this is being enforced. Dr. O'Herrin responded that the planner, Hunter Nestor is currently enforcing that.

Board member Howard asked if topsoil is also being replaced in culvert areas. Dr. O'Herrin responded that the purpose of those areas (called culvert/ditch/swale) is to move water, but upstream the focus is on keeping more water on site and keeping the water from sheeting off and keep it soaking into the ground. Topsoil helps with that.

Board member Jarrell asked if it would be beneficial to offer incentives to homeowners to bring in topsoil. Dr. O'Herrin responded that he isn't aware of any incentives being offered, but if a homeowner is having problems, paying a landscaper to till the clay with compost and add topsoil would be worth it.

Vice Chair Manning asked what was meant by return on investment. Dr. O'Herrin responded that as communities spend money on trees on public property, the return on investment would show up as building less stormwater infrastructure, better air pollution.

The Board discussed exceptional trees and the development of the Rea Road Extension impact on possible Heritage trees.

## 6. Old Business

### **A. Discussion and Recommendation of Conditional Zoning Amendment for Weddington United Methodist Church for the addition of a temporary modular classroom building at 130 S. Providence Road**

Mr. Tefft presented the staff report: At its meeting of April 24, 2023, the Planning Board voted 5-0 to table the development proposal until its meeting of May 22, 2023. During its discussions with the applicant, the Board requested the provision of additional information, including but not limited to, the inclusion of a covered walkway, the appearance of the proposed modular building, and how stormwater may be impacted. The applicant has submitted revised plans, as well as a response letter, which are intended to address the concerns of the Board.

Nolan Groce presented the application for the temporary modular classroom building. He answered questions from the April Planning Board meeting:

*Questions/Comments related to the modular classroom building:*

- What will the building be made of?

Hi Rib Steel. Added as a condition on RZ-3.0. Reference photo to be provided in updated presentation.

- What color is the building?

Gallery Blue, Old Town Gray, and Bone White. Added as a condition on RZ-3.0. Imagery to be provided in updated presentation.

- How tall is the building?

Approximately 14'-15' tall.

- Will the building be sprinkled?

No. North Carolina Building Code requires a sprinkler system when a building reaches an occupancy load of 300. This building is below the threshold and will not have a sprinkler system.

- Exterior elevations were requested.

Elevations will be provided in the updated presentation.

*Questions/Comments related to the connection to Weddington Christian Academy:*

- Provide building materials for the covered structure.

This is proposed as a wooden post and gable roof structure, with shingles. Added as a condition on RZ-3.0.

- Is this a permanent or temporary structure?

This is proposed as a temporary facility, to coincide with the modular classroom building.

- What is the size of the connection?

The sidewalk will be a minimum of 5' wide. Added as a condition on RZ-3.0.

- How long is the sidewalk connection?

Approximately 70 linear feet. Approximately 350 square feet of concrete.

*Questions/Comments related to stormwater:*

- Is the pond location appropriate?

Yes. The pond is proposed at the lowest portion of the site and there is room to increase volume at this location.

- Is the pond sized appropriately?

The pond is sized appropriately for the impervious area shown on the rezoning plan. The modular classroom building is proposed as a temporary structure and will be removed after five years. This will increase the available volume of the pond.

- Can the existing lake be drained and converted into a stormwater pond?

This is controlled by whether the pond and surrounding area are jurisdictional with respect to stream classification and wetlands. The proposed pond is outside of the 100' wetland buffer.

*Miscellaneous questions and comments:*

- Provide additional detail on phasing improvements.

Additional phasing notes have been provided in the conditions on RZ-3.0.

- How far is Weddington Christian Academy from the proposed modular building?

The corner of WCA is approximately 53' from the proposed modular building.

- It was recommended to contact Wesley Chapel Volunteer Fire Department.

Wesley Chapel VFD was contacted via email on 4/26. Chief Steve McLendon responded on 5/8.

Chief McLendon has no immediate concerns with the proposed structure, because it is located in an area with sufficient access for fire apparatus.

Mr. Groce stated that there is one slight modification to general provisions in size. The building is roughly 1300 square feet smaller.

Board member Howard asked if the police were consulted on access to the facility. Mr. Groce responded that the access will be as the site exists currently. Board member Howard asked if they would be notified of the building identification. Mr. Groce responded that they are working with the county on the numbering identification for the building. Board member Howard asked what will be developed first. Mr. Groce responded that the focal point is the modular building and the covered walkway between that and the Weddington Christian Academy. Phase 2 is the parking lot modifications, the stormwater and the additional improved connection to Weddington Church Road. Phase 3 is the church modifications. The language in the development standards reserving the right to phase, is in case Phase 3 happens before Phase 2. Board member Howard asked if traffic impact has been analyzed. Mr. Groce responded that the town doesn't require a TIA for a temporary building.

Board member Mittal asked if NCDOT approval is required. Mr. Groce responded that there is no driveway to be permitted and the 2013 proposed connection to Lenny Stadler Road is taken away with this proposal, so there is no need for NCDOT approval.

Board member Conway asked if all the phases will go through permitting process. Mr. Groce responded that land development permits will be required. Board member Conway expressed her gratitude for the details and clarification on the first presentation.

Board member Jarrell asked about the impact on traffic of the additional 125 students. Adele Keen, from Weddington Christian Academy responded that the carpool lines for the academy can accommodate the additional students. The traffic from the carpool lines does not and will not back on to Providence Road. The school has worked with NCDOT to be sure that the carpool lines are all stacked on WUMC property.

Board member Mittal asked if the recommendation to the Town Council would be for all phases, or if the applicant would come back to Planning Board. Mr. Groce clarified that this recommendation for approval would be for the conditional zoning amendment for all the phases, but that land development permits would still have to be issues for the development.

- Motion:** Board member Conway made a motion to forward the conditional zoning amendment for Weddington United Methodist Church for the addition of a temporary modular classroom building at 130 S. Providence Road to the Town Council with a recommendation for approval.
- Second:** Board member Howard
- Vote:** The motion passed with a unanimous vote.

## 7. New Business

### A. Discussion and Recommendation of a Text Amendment to Section D-917D, Supplemental Requirements for Certain Uses, of the Town of Weddington Unified Development Ordinance.

Mr. Tefft presented the staff report: Council directed staff to prepare an amendment to the supplemental requirements for agricultural uses. Prior to adoption of the UDO, the Code of Ordinances required minimum lot size for certain agricultural uses. This language was unintentionally omitted from the adopted UDO. The reinstated language remains the same from the pre-UDO version.

Board member Howard asked if this is cleaning up language for the agriculture structures, does it affect livestock. Mr. Tefft responded that the minimum lot size for livestock is re-established.

- Motion:** Board member Mittal made a motion to forward the text amendment to Section D-917D, Supplemental Requirements for Certain Uses, of the Town of Weddington Unified Development Ordinance to the Town Council with a recommendation for approval.
- Second:** Board member Jarrell
- Vote:** The motion passed with a unanimous vote.

## 8. Update from Town Planner and Report from the April Town Council Meeting

Mr. Tefft presented the update:

6424 Antioch Road for Multi-unit assisted housing with services-no application submitted

John Walker Matthews Property for event venue-no application submitted.

Ennis Road Subdivision for conventional 12 lot subdivision-application submitted, incomplete

Liberty Classical Academy for K-12 private school-application submitted, incomplete  
Luna Subdivision for conventional 18 lot subdivision-no application submitted.

## 9. Board member Comments

Board member Mittal stated that he would like a copy of the Urban Forester presentation.

Board members agreed that they want to add Tree City USA discussion to the agenda next month.

Board member Howard stated that this was a good meeting. He would like to get the message to the county about the trees in the Rea Road Extension. How to save them and how to get them put in along the new road. Board member Howard also thanked Robert for his service to the town. "You have put up with a lot of disrespect and noise, I apologize for the residents of the Town of Weddington. I was embarrassed for you and Karen and our consultant. You have brought a voice of reason; you are a smart guy and have a lot to offer. You are remarkably professional".

Vice Chair Manning: Thank you Robert. I appreciate your attention to detail, your availability and responsiveness. You are a pleasure to work with.

## 10. Adjournment

**Motion:** Board member Howard made a motion to adjourn the May 22, 2023 Regular Planning Board Meeting at 8:24p.m.  
**Second:** Board member Mittal  
**Vote:** The motion passed with a unanimous vote.

Approved: July 24, 2023

