

**TOWN OF WEDDINGTON  
SPECIAL TOWN COUNCIL AND PLANNING BOARD TRAINING  
MONDAY, JANUARY 28, 2013 – 5:30 P.M.  
MINUTES**

The Town Council and Planning Board of the Town of Weddington, North Carolina, met in a Training Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on January 28, 2013, with Mayor Walker F. Davidson and Chairman Dorine Sharp presiding.

Present: Mayor Walker F. Davidson, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Chairman Dorine Sharp, Vice-Chairman Rob Dow, Janice Propst, Jennifer Romaine, Jim Vivian, John Giattino, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: Mayor Pro Tem Daniel Barry and Jeff Perryman

Visitors: Nadine Bennett

**Item No. 1. Open the Meeting.** Mayor Walker F. Davidson and Chairman Dorine Sharp called the joint training session to order at 5:37 p.m. There was a quorum of both boards.

**Item No. 2. Training Session.** Ms. Nadine Bennett reviewed her background and experience with the Planning Board and Town Council. Ms. Bennett gave a Powerpoint Presentation to the group that discussed the following items:

- Types of Decisions – Administrative, Legislative, Quasi-judicial
- The Role of the Governing Board
- The Role of the Planning Board
- The Role of the Board of Adjustment
- The Role of the Staff
- Planning Board
- Tools to Make Land Use Decisions
- The Land Use Ordinance
- The Land Use Plan
- Other Documents
- Spot Zoning
- Conflicts of Interest
- Variances
- Appeals
- Rules of Procedures
- Open Meetings Law

There was a question and answer period between Ms. Bennett and the group. Some of the main items discussed are as follows:

- The Planning Board's role is to review an item to see if it meets the Town's criteria/ordinances. Vice-Chairman Dow felt that it was not the Planning Board's role to determine whether they like a project but rather if it follows the rules and to send a recommendation to the Town Council.
- Different formats of Land Use Plans and examples from other Towns.

- Parcel specific Land Use Plans.
- The importance of having a Land Use Plan and updating it frequently.
- The State does not mandate that a Town have a Land Use Plan.
- The Planning Board must make a statement of conformity to the Land Use Plan when making zoning decisions.

**Item No. 3. Adjournment.** Mr. Jim Vivian moved to adjourn the January 28, 2013 Special Town Council and Planning Board Training Session. Ms. Janice Propst seconded the motion, with votes recorded as follows:

AYES: Vivian, Propst, Giattino, Romaine and Vice-Chairman Dow  
NAYS: None

Councilwoman Harrison moved to adjourn the January 28, 2013 Special Town Council and Planning Board Training Session. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley and Harrison  
NAYS: None

The meeting adjourned at 6:51 p.m.

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Walker F. Davidson, Mayor

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Dorine Sharp, Chairman

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Amy S. McCollum, Town Clerk