



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, NOVEMBER 27, 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. October 23, 2023, Planning Board Regular Meeting
5. Old Business
6. New Business
  - A. Discussion and Possible Recommendation of Adoption of Comprehensive Land Use Plan and Town Center Plan
7. Update from Town Planner and Report from the November Town Council Meeting
8. Board member Comments
9. Adjournment



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MINUTES  
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**1. Call to Order**

Chairman Goscicki called the meeting to order at 7:00 p.m.

**2. Determination of Quorum**

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

Staff present: Karen Dewey, Town Administrator/Clerk; Debbie Coram, Deputy Clerk/Admin Assistant; Robert Tefft, Town Planner (via telephone)

Visitors: Gayle Butler, Andrew Martinson, Tom Smith, Bill Deter, Harry Chilcot, Jim Bell, Joyce Plyler, Tracy Stone

**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.***

Chairman Goscicki read the Conflict of Interest Statement. No board members had a conflict of interest.

**4. Approval of Minutes**

**A. October 23, 2023, Planning Board Regular Meeting**

**Motion:** Board member Manning made a motion to approve the October 23, 2023 Regular Planning Board Meeting Minutes  
**Second:** Board member Mittal  
**Vote:** The motion passed with a unanimous vote.

**5. Old Business**

No old business to discuss.

## **6. New Business**

### **A. Discussion and Possible Recommendation of Adoption of Comprehensive Land Use Plan and Town Center Plan**

Mr. Tefft gave the staff report.

On September 12, 2022, the Town Council authorized staff to issue a Request for Proposals (RFP) to engage the services of a consultant for the preparation of a new Comprehensive Plan/ Town Center Plan for the Town. The RFP was issued on September 19, 2022, and following an internal review of the proposals, the respondents were interviewed over November 9 and 16, 2022. On December 12, 2022, Town Council awarded the contract for the Comprehensive Plan/ Town Center Plan to Inspire Placemaking Collective (Inspire) (FKA S&ME, Inc.). Following the awarding of the contract, Inspire facilitated multiple public engagement opportunities including a project website with survey and interactive map, a public workshop on March 20, 2023, and public open house on April 21, 2023. Additionally, the Town's Steering Committee met and discussed the process, as well as the draft Comprehensive Land Use and Town Center Plans on both March 6 and October 4, 2023.

Staff recommends forwarding the plan to the Town Council with a recommendation for adoption.

Ms. Sinatra gave a presentation and reviewed the changes to the current Land Use Plan

- The new goals and policies integrate guiding principles, a timeline, and matrix for easy navigation and clarity.
- A Future Land Use category of Agricultural was added. Public feels agricultural community isn't being preserved
- Goal 3: to retain the existing Downtown Overlay District as the primary commercial center in town. The businesses in the center will maintain the small-town scale needed to serve residents, the design of the center should become more pedestrian-oriented.
- Goal 5: Support implementation of the Town Center Plan

Ms. Sinatra reviewed the feedback from the public engagement sessions. Character preservation is the common theme. She reviewed the three phases of the Town Center Master Plan.

Board members discussed the presented plan. Items discussed were:

- Square footage of shopping center and proposed retail in town center plan and management of it
- Availability of parking in current shopping center
- Issues with infrastructure and schools

- The agricultural future land use category. Concerns were raised about property rights, pesticides, and suburban sprawl (due to size of developed lots in that category). Ms. Sinatra raised the point that it allows for preservation and reduction in density and the importance of balancing that with property rights.
- A pedestrian town center and the lack of a fit to this property.

The board members asked for a summary of the changes, including a red-line version of the changes.

## **7. Update from Town Planner and Report from the November Town Council Meeting**

- **Liberty Classical Academy**
  - CZ for Private School
  - Planning Board: 7/24 (Tabled)
  - Traffic PIM: 8/22
- **Deal Lake**
  - 189-acre conservation subdivision
  - 06129109, 06126001, 06126017, 06126017B, 06126017C
  - Site Walk: 11/28, 10am-12pm (on-site)
  - Charette: 11/28, 1pm-3pm (Town Hall)
- **Eagles Landing**
  - 25-acre conservation subdivision
  - Site Walk/Charette: 12/14
- **Rea/Providence**
  - Conventional subdivision, 56 lots
  - Sketch Plan submitted
- **Comprehensive Land Use Plan and Town Center Plan**
  - Planning Board 11/27/23
  - Town Council: 1/8/24
- **Luna Subdivision**
  - Conventional 18-lot subdivision
  - Planning Board 9/25; 10/23
  - Town Council tabled 11/13
- **Beckingham Subdivision**
  - Planning Board 10/23
  - Town Council approved 11/13

## **8. Board member Comments**

Board member Faulk: There was some good stuff in here. This was a good discussion. I will have better bullet points next time. This raised some questions on our situation. This was a great presentation. Sarah did a great job of putting a lot in that small area of town center.

Board member Howard: What we need to remember is this is still wet cement the plan presented today. There are good concepts and ideas. Looking through comments in the appendix there is a desire to have a central location for events. That's what I think the firm was trying to accomplish, not understanding the dynamics of the property. Everybody had their own prejudices and when this concept came to be. Certainly, some folks on the steering committee had their own agenda and that's ok. This is what we ended up with and it's not necessarily terrible. I moved here for the school, but the school isn't the same as it was when I moved here. That happens. In long term, the town needs to think about that. What make those other places more desirable-Waxhaw and Marvin-those schools

are performing exceptionally well, and they have the same student/teacher ratio. Ed commented on the agricultural property-it doesn't matter what happens with that property-suburban sprawl is already here.

Board member Conway: Just piggybacking on Gordon and Chris. Sarah did a great job listening to residents. The percentage of residents that gave opinions is quite low, based on how many we have. I've always said growth is inevitable it's how that happens that should be the focus-smart growth. I'm not sure Agricultural needs to be in land use plan. Unless someone will buy and make it a forever farm, it's going to be sold. That's how it is. I think we have a good starting point.

Board member Mittal: Sarah did a good job collecting the feedback and putting the presentation. I want to see changes in this compared to what we have now.

Chairman Goscicki: Sarah and the firm did a very admirable job given constraints she was put under in terms of how the project developed. To me it's important to look at Land Use Plan and look beyond rhetoric and look at it in terms of what this town will look like. I think too much focus was on keeping small and no commercial development. That's fine, meanwhile community is still saying want to keep rural lifestyle and the rural look to the community, but putting agricultural land use in the land use plan doesn't accomplish that.

Board members discussed tax implications with agricultural land use.

## 9. Adjournment

**Motion:** Vice Chair Manning made a motion to adjourn the November 27, 2023 Regular Planning Board Meeting at 8:32 p.m.  
**Second:** Board member Conway  
**Vote:** The motion passed with a unanimous vote.

Approved: December 18, 2023