



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, DECEMBER 18, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
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, Jen Conway, Gordon Howard, and Amanda Jarrell present. Manish Mittal was absent.

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

Visitors: George Maloomian, Sarah Sinatra, Tom Smith, Bill Deter, Curtis McDonald, Tamara McDonald, Joyce Plyler, Christopher Neve, Chad Emerine

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.

Chairman Goscicki requested to amend the agenda to switch items 5.A. and 5. B.

Motion: Board member Howard made a motion to amend the agenda to switch items 5. A. *Discussion and Recommendation of a Conditional Zoning Application from Liberty Classical Academy for the establishment of a Private School use, an associated Land Use Map amendment from Traditional Residential and Conservation Residential to Conservation Residential; and an associated Zoning Map amendment from R-40 Single-Family District (R-40) and Residential-Conservation District (R-CD) to Education District (ED) all of which are associated with parcels generally located at or adjacent to 145 S. Providence Road, and 154 Weddington Road* and 5.B. *Discussion and Recommendation of Adoption of Comprehensive Land Use Plan and Town Center Plan.*

Second: Board member Faulk

Vote: The motion passed with a unanimous vote.

4. Approval of Minutes

A. November 27, 2023, Planning Board Regular Meeting

Motion: Board member Howard made a motion to approve the November 27, 2023 Regular Planning Board Meeting Minutes

Second: Vice Chair Manning

Vote: The motion passed with a unanimous vote.

5. Old Business

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

- Mr. Tefft gave the background and presented a revised map and red-line version of Goals/ Policies provided.
- September 12, 2022, Council authorized staff to issue RFP for new Comprehensive Plan/ Town Center Plan
- RFP was issued September 19, 2022, and respondents interviewed November 9 and 16, 2022
- December 12, 2022, Council awarded contract to Inspire Placemaking Collective (Inspire) (FKA S&ME, Inc.)
- Inspire facilitated multiple public engagement opportunities: project website with survey and interactive map, a public workshop on March 20, 2023, and public open house on April 21, 2023
- Town's Steering Committee discussed the process, as well as the draft Comprehensive Land Use and Town Center Plans on both March 6th and October 4th
- Planning Board discussed both Plans at its meeting of November 27th
- Changes were made to Future Land Use Map (Agriculture)
- Staff recommends Planning Board recommend adoption of the Comprehensive Land Use Plan and Town Center Plan.

Board members discussed the proposed plan and the changes made to the current Land Use Plan. Board members agreed that the proposed plan doesn't change anything in the current plan.

Board member Conway stated the addition of agricultural as a future land use isn't needed.

Board member Howard expressed support for the Town Center Plan as it provides something better than the Town Hall parking lot for events. The plan offers options to navigating Providence Road. Board member Howard stated that the consultants were pigeonholed into the proposed plan. He expressed that a comprehensive land use plan should recognize and identify a future path.

Chairman Goscicki echoed comments made by other board members. He recognized that the consultant and staff were put in a challenging time. He stated his belief that to maintain the rural character, the town will need some bold steps beyond creating an agricultural/rural land use zone that is 1 unit per acre. He stated that he believes the town center plan needs to be bolder and that it can be done without having to build a 50-acre town center.

Motion: Board member Faulk made a motion to forward a recommendation to the Council to not adopt the Comprehensive Land Use Plan and Town Center Plan, but to continue discussion to create a better draft.

Second: Board member Howard
Vote: The motion passed with a unanimous vote.

- B. Discussion and Recommendation of a Conditional Zoning Application from Liberty Classical Academy for the establishment of a Private School use, an associated Land Use Map amendment from Traditional Residential and Conservation Residential to Conservation Residential; and an associated Zoning Map amendment from R-40 Single-Family District (R-40) and Residential-Conservation District (R-CD) to Education District (ED) all of which are associated with parcels generally located at or adjacent to 145 S. Providence Road, and 154 Weddington Road.

Mr. Tefft presented the staff report: On February 13, 2023, the Town Council heard a presentation from Liberty Classical Academy regarding their intent to develop a private school (K-12) on the above referenced parcels. Councilmembers had questions on where the students would be coming from, what the economic benefits would be for Weddington, if there were others looking at similar development in the area, if the applicant had built a school previously, and what the tuition would be. On July 24, 2023, the Planning Board heard a presentation from the applicant concerning this project and voted 6-0 (Conway absent) to continue the proposal until such time as the applicant was able to address the concerns discussed in the staff report and hold a public information meeting specific to traffic concerns. The applicant has responded to the concerns outlined by staff and held a public information meeting on August 22, 2023 with another meeting scheduled to take place October 25, 2023. The applicant is proposing the establishment of a new private school (K-12) on the subject property. The school is proposed to be developed over two phases with Phase 1 consisting of the high school and middle school buildings with maximum capacities of 600 and 500 students, respectively, as well as the following various incidental associated buildings and structures:

- ☐ Gymnasium
- ☐ Cafeteria
- ☐ Arts/Media building
- ☐ Library
- ☐ Natatorium
- ☐ Baseball field (w/ bleachers – 50 seats)
- ☐ Soccer field (w/ bleachers – 50 seats)
- ☐ Football field (w/ bleachers – 500 seats)
- ☐ Multi-purpose fields (2)
- ☐ Tennis courts (8)
- ☐ Open spaces (+/- 13 acres)
- ☐ Private access road (including roundabout) connecting Providence Road and Weddington Road

Phase II is proposed to consist solely of the elementary school building, which would have a maximum capacity of 400 students.

Based upon the application, staff provides the following Land Use Plan Consistency Statement for consideration: While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, there are other Goals

Chairman Goscicki asked: If the town approves the conditional zoning contingent upon sewer capacity, would the zoning revert to what it is currently if there is no sewer capacity? Mr. Tefft responded that it may be something for the attorney to answer. Once a zoning is approved, it may take another legislative action to change it back. Chairman Goscicki continued commentary on sewer capacity and the lack of recognition of the sewer capacity issue in the zoning application.

Board member Howard reiterated the question about a condition made on an approval for a conditional zoning not being met. He asked Mr. Tefft about conversations with the applicants regarding the application and how requests for postponing were made. Mr. Tefft responded that the applicant asked for postponements based on internal scheduling issues and contractual issues with the current property owner. Board member Howard asked for Mr. Tefft to confirm that in UDO section D917C a public school is a permitted use, and this is not a public school, but a private entity seeking a conditional zoning. Mr. Tefft confirmed.

Board member Faulk asked the applicant if consideration was taken in turning the baseball field around so Homeplate was not facing the afternoon sun.
The applicant, Mr. Maloomian stated that they will continue to look at the issue when making the grading plans.

Board member Faulk asked the applicant what he thinks this will bring to Weddington.
Mr. Maloomian responded with background on the number of private schools in Mecklenburg County and how the area has grown, increasing demand for independent private schools. He stated that there is a serious shortage of quality education and accommodating the school will allow Weddington to adopt a private school within its borders. Mr. Maloomian continued that home values are approximate to high quality schools and this will be an asset to Weddington.

Mr. Maloomian presented the project: He discussed the traffic impact analysis and the sewer lift station. The Board commented on the traffic, sewer, and sidewalks.

Chairman Goscicki commented on the compliance of the project with the Land Use Plan and if a school on this property meets Weddington land use goals.

Board member Faulk moved to forward this project to the Council with a recommendation to not approve.
Board member Howard amended the motion to include language in the staff report.

Motion: Board member Faulk made a motion to forward the Liberty Classical Academy project to the Council with a recommendation for denial.

Amended: Board member Howard amended the motion to read: to forward the request for Conditional Zoning to allow for the establishment of a Private School use, an associated Land Use Map amendment from Traditional Residential and Conservation Residential to Conservation Residential, and an associated Zoning Map amendment from R-40 and R-CD to ED, all of which being associated with parcels generally located at or adjacent to 145 S. Providence Road, and 154 Weddington Road to the Town Council with a recommendation for denial.

Second: Board member Conway

Vote: The motion passed with a unanimous vote.

6. New Business

A. Approval of 2024 Regular Meeting Schedule

**TOWN OF WEDDINGTON
 2024 PLANNING BOARD MEETING SCHEDULE**

4TH MONDAY OF EVERY MONTH*

DATE	TIME	LOCATION
January 22, 2024	7:00 p.m.	Town Hall Council Chambers
February 26, 2024	7:00 p.m.	Town Hall Council Chambers
March 25, 2024	7:00 p.m.	Town Hall Council Chambers
April 22, 2024	7:00 p.m.	Town Hall Council Chambers
May 28, 2024	7:00 p.m.	Town Hall Council Chambers * reg mtg falls on Holiday
June 24, 2024	7:00 p.m.	Town Hall Council Chambers
July 22, 2024	7:00 p.m.	Town Hall Council Chambers
August 26, 2024	7:00 p.m.	Town Hall Council Chambers
September 23, 2024	7:00 p.m.	Town Hall Council Chambers
October 28, 2024	7:00 p.m.	Town Hall Council Chambers
November 25, 2024	7:00 p.m.	Town Hall Council Chambers
December 23, 2024	7:00 p.m.	Town Hall Council Chambers

Motion: Board member Jarrell
Second: Board member Howard
Vote: The motion passed with a unanimous vote.

7. Update from Town Planner and Report from the December Town Council Meeting

▪ **Liberty Classical Academy**

CZ for Private School
 Planning Board: 7/24 (Tabled)
 Traffic PIM: 8/22
 Town Council: 1/8/24

▪ **Polivka**

Existing MX development
 CZ for 20,000 SF new office
 Planning Board: TBD

▪ **Deal Lake**

189-acre conservation subdivision
 06129109, 06126001, 06126017, 06126017B,
 06126017C

Site Walk/ Charette: 11/28

▪ **Eagles Landing**

25-acre conservation subdivision
 7400/7402 New Town Road
 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; 12/18
 Town Council: 1/8/24

8. Board member Comments

Board member Faulk: I feel bad that Sarah made the trip from Raleigh for that recommendation.

Board member Jarrell: Merry Christmas everybody.

Vice Chair Manning: I think it was the right call not recommending the school. There are too many unknowns including vested rights and the sewer issue. It's a great concept.

Board member Conway: Happy Holidays, Everybody.

Board member Howard: Merry Christmas and Happy New Year. I believe the decision on the school is correct. The Council will have an interesting meeting when it gets to them. Sarah and Inspire did a great job. It wasn't the consulting firm's fault. They were put in an embarrassing spot. The behavior during the public engagement sessions were disappointing and those antics don't belong here.

Chairman Goscicki: Merry Christmas and Happy New Year. The Planning Board has been in a challenging situation over the last few years. It can act as a sounding board to put the issues out there for the public and council to hear. It's a platform to make sure questions get asked and hopefully answered.

9. Adjournment

Motion: Board member Conway made a motion to adjourn the December 18, 2023 Regular Planning Board meeting at 8:28 p.m.
Second: Board member Manning
Vote: The motion passed with a unanimous vote.

Approved: February 16, 2024