



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY NOVEMBER 25, 2024 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 6**

**1. Call to Order**

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

**2. Determination of Quorum**

Quorum was determined with all Board members present: Chairman Travis Manning, Vice Chair Amanda Jarrell, Board members Chris Faulk, Manish Mittal, Nancy Anderson, Rusty Setzer and Bill Deter.

Staff: Planner Greg Gordos, Admin Assistant/Deputy Clerk Debbie Coram

Visitors: Mark Kime, John Schick, Larry Burton, Brian Hall, Mason Grisson, Jessica Lundgren, Eileen Fellmeth, Steve Fellmeth, CA Plyler, Wanda Mobray, Chad Emerine, Melissa Emerine, Renee Stene, Barbara Schick, Jim Vivian, Jim Bell

**3. Conflict of Interest Statement: *In accordance with state law, 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 Manning read the Conflict of Interest Statement. Nancy Anderson stated she didn't have a personal conflict but wanted the Planning Board to know that she does have a family member who owns property within 1,000 ft of the proposed Classica development. No other board member had a conflict of interest.

**4. Approval of Minutes**

**A. October 28, 2024 Planning Board Regular Meeting**

Board member Anderson requested to amend typographical errors and made note to identify the visitor present at that meeting was Basil Polivka Jr.

<b><i>Motion:</i></b>	Board member Deter made a motion to approve the October 28, 2024 Planning Board Regular meeting minutes, as amended.
<b><i>Second:</i></b>	Board member Jarrell
<b><i>Vote:</i></b>	The motion passed with a unanimous vote.

**5. Public Comments: *Individuals are allowed 3 minutes to speak and must only comment on current agenda items. A maximum of 30 minutes is allocated to the Public Comment Period. The time limit may be extended at the discretion of the Chairman.***

John and Barbara Schick- 205 Dornoch Drive: Mr. Schick began by saying they've been dealing with drainage issues... Their home is located behind Weddington Glen and is also next to the land site to the project Classica. Mr. Schick asked for the Classica team to take a special look at the drainage coming the farmland Had a question for Classica commented on the Classica project. Expressed concerns about stormwater runoff and the development of the Classica project.

Jim Vivian - 3324 Michelle Drive: Mr. Vivian expressed support for the Classica development. He's worked with Classica and stated that the quality and products will make this the best development in Weddington.

Chad Emerine – 953 Eagle Road: Mr. Emerine commented on the Classica development and raised questions about the pending conditional sewer approval from Union County and gave examples of other projects that were tabled for not having the approval. He noted the packet was missing stormwater plans the Neighborhood Green didn't show trees on 40-foot intervals as required and that pedestrian pathways are missing He suggested that the rest of the conservation area be offered as additional space for residents to utilize, especially in the back half of neighborhood.

**6. Old Business – None**

**7. New Business**

**A. Discussion and Possible Recommendation of an application by Classica Homes requesting Conditional Zoning Approval for the development of a 27-lot Conservation subdivision located at 5215 Hemby Road.**

Mr. Gordos presented the staff report: Classica Homes, is proposing the development of a new conservation subdivision of 27 homes on 20,000 square foot or greater lots, a new standard for R-CD Conservation subdivisions adopted by the town in 2024. It is located on a narrow strip of land along Hemby Road next to the fire station owned by the Town of Weddington and the water tower. Another new subdivision (Weddington Glen) is located immediately to the south and the two would connect as proposed. One entrance is located on Hemby while the other ingress/egress as required for developments over 15 units would connect to roads in Weddington Glen: this community is new but has petitioned to not connect to the Classica Development. Just over 50% of the property would be preserved as open Conservation land, primarily the creek to the rear of the parcel and in creating a buffer between private lots and other communities around the perimeter. At a density of 0.75 units per acre, there is less than one home proposed for every acre of land on site.

The subdivision does not have a name or brand at this time: it is known internally as Classica-Hemby and by the developer as Mobray Development, named after the current property owner. The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO.

Staff recommends that the request for Conditional Zoning to allow for the development of a 27-Lot Conservation Subdivision located on Hemby Road, tentatively known as Mobray Development, be recommended for **approval with the following conditions:**

- A pedestrian pathway shall be provided connecting cul-de-sacs of “Road A” and “Road C”, or an alternative pedestrian plan be provided by the developer, in accordance with *UDO Section D-917B(L)(8)*.
- A landscape/buffer plan shall be submitted in compliance with UDO requirements including a specific planting plan detailing the 100’ thoroughfare buffer. This plan must be reviewed prior to any subsequent plan submittals.

Brian Hall, President of Classica Homes presented the project. He gave a background on the company. It is a small, privately owned local company that develops and builds their own neighborhoods. The homes will be between 3500 and 5000 square feet with different architectural designs with 3-car side load garages. They are focused on architectural design of homes and overall neighborhood design as well.

Larry Burton, Land Manager for Classica Homes presented. There will be curb-gutter and sidewalks. Mason Greeson, an engineer with CEC, Inc. responded that there is capacity in the six-mile plant sewer plant. The County doesn’t give approval until the project is approved by the municipality. Classica has received comments from Union County and submitted responses back. Approval doesn’t come until construction documents are approved. Stormwater is approved by the state and Classica will have to provide a drainage plan.

Board member Anderson asked about future connection on the lower right cul de sac. Mr. Gordos explained that will remain a cul-de-sac, as the connecting property is common open space for the Bromley Subdivision.

Board member Mittal asked if the absence of a sidewalk on the plan make the development out of compliance. The Town doesn’t require sidewalks. However, with conservation subdivision, the code requires provision of some sort of pedestrian amenity.

Board member Deter asked if there was conditional approval from the county for the sewer. The applicant will answer that as part of their presentation. Board member Deter asked for the Erosion and Sediment Control Plan and Stormwater plan as those are required by Appendix 2B. He questioned if the applicant was prepared to present their project for recommendation.

The Board and Applicant held an in-depth discussion of the application and the approval dates in the future.

Board member Deter addressed the current tree ordinance and asked if the applicant would consider taking the existing trees into consideration for preserving. Mark Kime, landscape architect with the Applicant reported that only one heritage tree was found, and it is in the stream buffer.

Chairman Manning asked about the fall zone of the cell tower and the water town and what is required. The applicant 200-foot fall zone required of the cell tower and he found no regulation for the water tower. There is a radius of 200 feet from the cell town, it did not encroach into individual parcels.

The Board discussed water and sewer connections with the Applicant.

Board member Setzer asked if the stormwater will improve the runoff from the field. The Applicant confirmed the storm water will be captured.

Board member Faulk asked if BMP part of the conservation calculations. Yes it is part of the 50% of required conservation land.

Mr. Gordos responded that the intent of conservation land is to not have structures. Natural and preserved. Open space can have stormwater. Conservation – land not to be engineered. Over 18 acres of conservation land.

Board discussed conservation land and requirements.

Board member Faulk asked if the sidewalk throughout the neighborhood meet the connection requirements. Mr. Gordos responded that the pedestrian area be provided in the neighborhood meets the requirement.

Board member Faulk asked if the connected road can be a stub and not an entrance.

Board member Deter responded that the UDO requires connectivity between parcels and within the subdivision. He believes it should be a connection for public safety reasons.

Board member Setzer expressed the residents' concerns for cut through and if the applicant can do speed bumps. Mr. Gordos stated that the town cannot govern that as roads are NCDOT jurisdiction.

- Motion:** Nancy Anderson made a motion to forward the application by Classica Homes requesting Conditional Zoning Approval for the development of a 27-lot Conservation subdivision to the Town Council with a recommendation for approval with following conditions:
- Approval of water and sewer by Union County;
  - Approval of stormwater plan;
  - A landscape/buffer plan with a tree save plan shall be submitted in compliance with UDO requirements including a specific planting plan detailing the 100' thoroughfare buffer. This plan must be reviewed prior to any subsequent plan submittals.
  - A pedestrian pathway shall be provided connecting cul-de-sacs of "Road A" and "Road C", or an alternative pedestrian plan be provided by the developer, in accordance with UDO Section D-917B(L)(8).
  - connectivity to Weddington Glen.

**Second:** Manish Mittal

**Vote:** The motion passed with a unanimous vote.

**B. Discussion and Possible Recommendation of text amendments to the Town of Weddington Unified Development Ordinance**

i. **Amendment to the Town of Weddington Unified Ordinance Section D-917A.D. Lots in Floodplains.**

Mr. Gordos began by explaining that these UDO items were remanded back to the Planning Board Sub-committee. The Council requests that Section D-917A.D be amended as, "Where only a portion of the proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than ~~10,000~~ 40,000 square feet. The useable lot area shall be determined by deducting from the total lot area,

the area of all yard setbacks required by the applicable zoning regulations and any remaining area of the lot lying within the area of the base flood (100-year flood) as shown on the flood boundary and floodway map described in Appendix 7 Floodplain Regulations.

Board members discussed the proposed text and what the intention is.

Board member Deter suggested it become the next project for the sub-committee to work out.

**Motion:** Board member Setzer made a motion to table the discussion and send to the Planning Board Sub-committee for further review and comment.

**Second:** Board member Faulk

**Vote:** The motion passed with a unanimous vote.

ii. **Amendment to the Town of Weddington Unified Ordinance Section D-917A.J. Cul-de-sacs.**

Mr. Gordos presented: recommended by the planning board last month, sent back by Council to add language to meet intentions of the council. The subcommittee made recommendations as portions of the code that pertain to closes and street designs could be tweaked to better serve the community. The recommendations of the sub-committee are:

Amend the closes and street designs to “private roads”;  
Amend the cul de sac length to not exceed 500 feet  
Remove “shall generally” to “shall”  
Add signage announcing intention for future connection with development

Board members discussed additional language around connected roads and gates.

**Motion:** Board member Jarrell made a motion to table the discussion until the next meeting.

**Second:** Board member Mittal

**Vote:** The motion to table passed with a unanimous vote.

iii. **Amendment to the Town of Weddington Unified Ordinance Section D-917A.Q. Tree Requirements.**

Mr. Gordos presented: The town doesn’t have an effective tree ordinance for preserving trees or heritage trees. Board agreed that code needs to be improved to preserve natural environment. Board discussed neighboring municipality tree ordinances and requirements to include in the tree ordinance: define deciduous, penalties, street tree requirements, arborists. The subcommittee will meet to get the amendment to the point to bring before the whole board.

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

Mr. Gordos gave the update: Council approved the text for minimum open space requirements that the board did not recommend for approval.

Future development: Classica will go to the council in a couple months. Rahma Center and Deal Lake Applications will be before the Planning Board in the next couple months.

Planning Board discussed changing the meeting calendar for the December meeting to the week before Christmas. They agreed to meet on Wednesday, December 18<sup>th</sup>.

## 9. Board member Comments

Board member Anderson: I'd like to wish everyone a Happy Thanksgiving. We have a lot to be thankful for.  
Board member Jarrell: Happy Thanksgiving as well.

Board member Faulk: Yes, Happy Thanksgiving. Thanks everybody for attending and hope everybody has a happy holiday weekend.

Board member Setzer: Thanks to everyone for coming out tonight. Also, thanks to Greg and staff. We're glad to have you on board, especially this time of year.

Chairman Manning: Happy Thanksgiving everybody. Stay safe. Thanks to Deputy Wrenn for attending and everything you do.

## 10. Adjournment

**Motion:** Board member Jarrell made a motion to adjourn the November 25, 2024 Regular Planning Board meeting at 8:43 p.m.

**Second:** Board member Deter

**Vote:** The motion passed with a unanimous vote.

Approved: January 27, 2025