



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY JANUARY 27, 2025 – 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 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.*
4. Approval of Minutes
 - A. November 25, 2024 Planning Board Regular Meeting
 - B. December 18, 2024 Planning Board Regular Meeting
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.*
6. New Business
 - A. Discussion and Possible Recommendation of Text Amendment 2025-XX Section D-917A.I. Street Design and Standards
 - B. Discussion regarding Appendix 2.B. (Buildable Area.)
7. Old Business
 - A. Discussion and Possible Recommendation of Text Amendment 2025-XX Section D-917A.Q Tree Requirements (New Tree Ordinance)
 - B. Discussion and Possible Recommendation of Text Amendment 2025-XX Section D-917A.J. Cul-de-sacs
8. Update from Town Planner and Report from January Town Council Meeting
9. Board member Comments
10. Adjournment



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MINUTES
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1. Call to Order

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

2. Determination of Quorum

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

Visitors: Chad Emerine, Melissa Emerine, Christopher Neve

Staff: Town Planner Greg Gordos, Town Administrator/Clerk Karen Dewey, Admin Asst/Deputy Clerk Debbie Coram

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.*

4. Approval of Minutes

A. November 25, 2024 Planning Board Regular Meeting

Motion: Board member Deter made a motion to approve the November 25, 2024 Planning Board Regular Meeting minutes as presented.

Second: Board member Jarrell

Vote: The motion passed with a unanimous vote.

B. December 18, 2024 Planning Board Regular Meeting

Motion: Board member Deter made a motion to approve the December 18, 2024 Planning Board Regular Meeting minutes as presented.

Second: Board member Jarrell

Vote: 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.*

Chad Emerine 953 Eagle Road: Mr. Emerine expressed his support of the proposed tree ordinance. He suggested that 917B part F page 50- RCD requirements be added to the tree survey section of the ordinance.

6. New Business

A. Discussion and Possible Recommendation of Text Amendment 2025-XX Section D-917A.I. Street Design and Standards

Mr. Gordos initiated the discussion regarding the proposed text amendment for street design and standards. Staff was directed by council at January meeting to address street width and cul-de-sac bulb size. These dimensions would be located in this section of the UDO. Any private road will be built to the state standards in the NCDOT roadway and subdivision design manuals. Public safety is referenced in the manuals. With research, public and private road standards are sufficiently safe and text amendments are not needed at this time. Staff's opinion is that an amendment isn't needed, but this can all be met with references in the UDO to other manuals and guides with road development requirements.

Board discussed standards for roadways and cul-de-sacs and public safety and school bus requirements. There are no standards in the UDO that conflict with NCDOT standards. NCDOT standards are referenced in multiple locations throughout the UDO.

Board members discussed recommendation options.

- Motion:** Board member Setzer made a motion to table the text amendment to discuss with the proposed text amendment for cul-de-sacs-item 6.B. on the agenda.
- Second:** Board member Deter
- Vote:** The motion passed with a unanimous vote.

B. Discussion regarding Appendix 2.B. (Buildable Area)

Mr. Gordos introduced the discussion: This was brought to staff attention to align the Land Use Plan with the Unified Development Ordinance in buildable area requirements.

The Board agreed to a broader discussion in a workshop to define buildable area.

- Motion:** Board member Setzer made a motion to table consideration for recommendation until after a workshop is scheduled to define buildable area.
- Second:** Board member Deter
- Vote:** The motion passed with a unanimous vote.

7. Old Business

A. Discussion and Possible Recommendation of Text Amendment 2025-XX Section D-917A.Q Tree Requirements (New Tree Ordinance)

Mr. Gordos presented the tree ordinance: define heritage trees, create fines for tree destruction, and put more impetus on developers with a tree survey.

Board members discussed further definition of heritage trees, adding in oak trees and tulip trees at 20 DBH, hickory, pecans, and Southern magnolias 18 inches DBH, dogwoods at 5 DBH.

Board discussed dogwood trees. Decreasing red maples, sugar maples, elms, and magnolia trees to 10 inches DBH. Include dogwoods at 5 inches DBH in the tree survey.

Board discussed including language from the NC General Statutes concerning the forestry program:

In accordance with N.C.G.S. 160D-921, the administrator may deny a building permit or refuse to approve a site or subdivision plan for either a period of up to:

- 1. Three years after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees that were protected under local government regulations governing development from the tract of land for which the permit or approval is sought.*
- 2. Five years after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees that were protected under local government regulations governing development from the tract of land for which the permit or approval is sought and the harvest was a willful violation of the local government regulations*

Board members commented on the forestry program.

The permit fee will be shown on the town fee schedule. This text will remove Appendix 3 from the UDO and addition of capped metal stakes for the tree protection fencing.

Chairman Manning asked what needs to be discussed about the mitigation costs and where money goes.

Mr. Gordos stated that the text shows the costs and the replacements, but where the money, if it's a tree fund or whatever, it doesn't need to be spelled out in the text of this ordinance. Board discussed mitigation fees and inspections for tree mitigation

Motion: Board member Deter made a motion to forward Text Amendment 2025-XX to the Town Council with a recommendation for approval with the changes discussed by the Planning Board.

Second: Board member Setzer

Vote: The motion passed with a unanimous vote.

B. Discussion and Possible Recommendation of Text Amendment 2025-XX Section D-917A.J. Cul-de-sacs

Mr. Gordos presented: Council sent back the text for review of the language for public safety reasons. Design standards are identical for private and public roads. Private roads need to meet public standard. The cul-de-sac text isn't the best place for road standards. This amendment reduces the 1200 linear length to 500 linear length. Public and private standards are mirrored. The language that cross references NCDOT road standards can be included. No change is recommended by staff, but if needed reference to street design standards can be inserted.

Board members discussed incorporating the NCDOT road standards by reference and leave the final approval up to the Council. They discussed at length the width of private roads. As conditional zoning, road width can be made a condition of approval. The board discussed the NCDOT roadway and procedures manual. One-way street standards are included in the manual.

Board members discussed recommending the text as written with reference to NCDOT standards

- Motion:** Board member Anderson made a motion to forward to the Council with recommendation for approval Text Amendment 2025-XX Section D-917A.J. Cul-de-sacs as presented by staff with NCDOT Roadway Design Manual Standards to be incorporated into the text.
- Second:** Board member Mittal
- Vote:** The motion passed with a unanimous vote.

8. Update from Town Planner and Report from January Town Council Meeting

Mr. Gordos thanked the Board for their hard work. He reported that the Polivka project for office expansion in the MX zoned property was denied and the applicant may apply again in a year. The board may have an active application for next month for the Ennis Road subdivision with a new developer and engineering firm.

9. Board member Comments

Board member Deter: I want to thank everyone for showing like I always do. We did get bogged down a little bit, but I think we finally got it resolved. I would like to encourage all planning board members to lean forward and speak into the microphone. Watch yourself on YouTube and see if you can hear yourself when you're talking. Thank you.

Board member Mittal: Thank you.

Board member Jarrell: Thank you all for coming. I'm excited for the tree ordinance. I think it will help do what we are all trying to do for our town. Also, while I have a platform, February is heart month. So, I love talking about heart defects and telling everyone to take care of your heart-specifically with kids with heart defects. I'd love to share my story and listen to anyone else's. Happy Heart Month.

Board member Anderson: Two quick comments. I am very happy about the tree ordinance. I think we worked really hard on it. On a personal note, I am just really ashamed that we have to, in this day and age, because developers are not more environmentally sensitive and aware. There has to be such strict regulations, one would hope it would be a voluntary thing. I'm glad we have that in place. And speaking of the trees, the town owns land at Deal Road and 84, maybe we can have the Urban Forester go look at it and see if it needs to be cleared out so our heritage trees can grow.

Board member Setzer: Thanks everyone for coming out. A special thanks to staff, especially Greg. He's done a lot of work on this stuff and has spent some extra time; I very much appreciate it.

Chairman Manning: I'd like to echo that-to everyone on staff, they do such an amazing job. For such a small little town, we've got some rock stars. I was a little disappointed that Polivka got turned down. To me they checked all the boxes. If they were going to get a no at the end of the day, it needs to come sooner rather than later. Some of the applicants are getting lead down the road and spending thousands of dollars and down the road, they'll be turned down. I think that's unfair and hopefully we don't get in trouble legally. That's my two cents. Thank you all for coming out.

10. Adjournment

- Motion:** Board member Deter made a motion to adjourn the January 27, 2025 Regular Planning Board meeting at 8:24 p.m.
- Second:** Board member Setzer

Vote: The motion passed with a unanimous vote.

Approved: February 24, 2025