



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, APRIL 28, 2025 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
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**1. Call to Order**

Chairman Chris Faulk called the regularly scheduled planning board meeting to order at 7:00 PM on Monday, April 28, 2025.

**2. Determination of Quorum**

Quorum was determined with all members present: Chairman Chris Faulk, Vice Chairman Rusty Setzer, Board members Amanda Jarrell, Bill Deter, Nancy Anderson, Scott Buzzard, and Steve Fellmeth.

Staff: Town Planner Gregory Gordos, Town Attorney Karen Wolter, Town Administrator/Clerk Karen Dewey

Visitors: Kristin Dillard, Tom Waters, Ivan Merritt, Kami Merritt, Clayton Jones, John Galich, Gary Palmer, Bob Shlossen, Debbie Moffat, Barb Schick, Jim Vivian, Bob Wilson, Chris Walker, Virginia Shepherd, Chad Emerine, Sherry Garvey, Christopher Neve, 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 Faulk read the Conflict of Interest Statement. No Board member had a conflict of interest.

**4. Approval of Minutes**

**A. March 24, 2025 Planning Board Regular Meeting**

Karen Dewey noted that she had made a correction to Board Member Anderson's comments in the March 24th minutes, changing "4 lane road would not terminate at a 2-lane road" to "4 lane road wouldn't terminate at a 4 lane road."

**Motion:** Board member Deter made a motion to approve the March 24, 2025 Planning Board Regular Meeting minutes as amended.  
**Second:** Board member Buzzard  
**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.***

Chairman Faulk explained the rules for public comments, including the 3-minute time limit per speaker and 30-minute total limit for the comment period.

Kami Merritt of 700 Lock Haven Road spoke about concerns with stormwater runoff from the proposed Beckingham development. She showed photos of flooding issues on her property from a previous development and expressed worry about potential dam breaches and impacts to downstream properties.

Gary Palmer of 1008 Shippon Lane in Stratford on Providence subdivision spoke in support of low impact development and preserving trees behind homes in the proposed Beckingham development. He raised concerns about removal of mature trees, ecosystem disruption, and safety issues with retention ponds.

Barbara Schick of 205 Dornoch Drive expressed concerns about erosion control and flooding impacts from a nearby development. She urged for better oversight of new developments to prevent similar issues.

Chad Emerine of 953 Eagle Road spoke on behalf of the Aero Plantation HOA board. He raised several concerns about the proposed changes to the Beckingham development plan, including deviation from the original approved plan, stormwater management, tree removal, and potential impacts to downstream properties and dams.

Chairman Faulk noted that several emails had been received from residents unable to attend, including some in favor of and some opposed to the Beckingham development changes.

Christopher Granelli emailed in favor.

Daniel George emailed in favor.

Joseph P of 507 Lochaven. Emailed first in favor, then sent email opposing because of possibility of flooding issues on property.

Lauren and Adam Heustess emailed their opposition.

**6. Old Business**

**A. Discussion and Possible Recommendation of a CZ Amendment Application from Providence Land Services, Inc for an amendment to CZ-2023-02 for stormwater requirement changes.**

Town Planner Gregory Gordos provided background on the amendment request for the previously approved Beckingham subdivision. He explained that the applicant was requesting to remove the originally planned stormwater detention ponds in favor of a low impact development approach, which would require waiving a UDO requirement for controlling peak stormwater runoff.

Tom Waters of Providence Land presented details on the proposed changes, including using level spreaders instead of detention ponds, implementing rain harvesting systems, and preserving more trees. He argued this approach would be more environmentally friendly while still managing stormwater effectively.

Bob Wilson, the town's engineering consultant, reviewed the downstream impact analysis submitted by the developer. He noted there would be minimal impacts to the main creek (Mundy's Run) but more significant impacts to a smaller tributary, including increased water surface elevation at a culvert crossing.

Board members asked numerous questions about the stormwater calculations, potential flooding impacts, and maintenance of the proposed stormwater features. There was extensive discussion about notification to affected property owners and ensuring proper long-term maintenance.

**Motion:** Board member Anderson made a motion to forward the CZ Amendment Application from Providence Land Services, Inc for an amendment to CZ-2023-02 for stormwater requirement changes to the Town Council with a recommendation for approval with the conditions:

- 1.The Developer to send a letter to each property owner notifying them of the changes in flows and water surface elevations that affect their property. FEMA requires a similar approach for a Letter of Map Revision (LOMR).
- 2.The Developer's Engineer to evaluate the 30" RCP at Hidden Haven Trail.
- 3.Developer and property owner of culvert- on parcel #06153053 come to a legal agreement for maintenance of the culvert.

**Second:** Board member Jarrell

**Vote:** The motion passed with a 5-1 vote. Vice Chair Setzer and Board members Jarrell, Deter, Anderson, and Buzzard in favor and Board member Fellmeth opposed.

**Motion:** Vice Chair Setzer made a motion to amend the agenda to move New Business Item C. to Item A.

**Second** Board member Buzzard

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

## 7. New Business

### A. Discussion of Advisory Board Code of Ethics

Chairman Faulk introduced a discussion on potentially adding language to the board's code of ethics regarding public comments by board members. He proposed language restricting board members from publicly commenting on pending or potential projects outside of official meetings.

Board members had an extensive discussion about the pros and cons of such a policy, including concerns about correcting misinformation and maintaining transparency. Some members expressed support while others had reservations. Board member Anderson advocated for educating public and correcting misinformation.

**Motion:** Board member Deter made a motion to recommend the proposed ethics language to the Town Council for consideration.

Board members shall refrain from publicly commenting, discussing, or expressing opinions about pending or potential projects outside of duly noticed meetings. This includes refraining from making public comments through social media, news media, or in any public forum. Such communications shall occur only during official meetings where all discussions are part of the public record. This standard ensures transparency, preserves the integrity of the review process, and protects the fairness of proceedings for applicants, citizens, and fellow board members alike.

**Second:** Vice Chair Setzer.

***Vote:*** The motion passed with a 4-2 vote. Board members Anderson and Buzzard were opposed.

Board member Anderson asked Ms. Wolter to explain when a board member should recuse self and the duty to vote. Ms. Wolter explained that NCGS 160A-75 states that elected officials are required to vote unless legally conflicted. Advisory boards run by same system. UNC School of Government Blog addressing Conflicts of Interests is attached for the record.

**B. Discussion and Possible Recommendation of Text Amendment 2025-4 Section D-917E. Additional Specific Requirements for Conventional Residential Development, or Major Subdivisions.**

Gregory Gordos explained the intent of the proposed text amendment to add new standards for conventional residential developments and major subdivisions. He noted the amendment would increase open space requirements from 10% to 20% and add other development standards.

Board members expressed a desire for more time to review the amendment details.

***Motion:*** Board member Buzzard made a motion to table this item until the next meeting  
***Second:*** Board member Jarrell  
***Vote:*** The motion passed unanimously.

**C. Discussion and Possible Recommendation of Text Amendment 2025-5 Section D-917C. (A) (12) Buffering Non-residential structures. The buffer requirement is 50 feet between any commercial structures and the property line. Section D-918.I (Screening and Landscaping) lists the required plantings of trees and shrubs within buffers and the standards for planting.**

***Motion:*** Board member Buzzard made a motion to table this item until the next meeting.  
***Second:*** Board member Jarrell  
***Vote:*** The motion passed with a unanimous vote.

**8. Update from Town Planner and Report from the April Town Council Meeting**

Gregory Gordos reported that the April Town Council meeting included a public hearing for the Weddington Crossing development at Weddington High School. He noted the actual vote on that project is scheduled for May.

**9. Board member Comments**

Board members thanked staff and the public for their participation. Nancy Anderson shared information about Wounded Heroes Day and challenged everyone to "live a life that is worthy of their sacrifice." Amanda Jarrell mentioned upcoming Food Truck Fridays and encouraged volunteering. Chairman Faulk suggested the stormwater subcommittee look further into potential unintended consequences of current regulations.

**10. Adjournment**

- Motion:*** Board member Deter made a motion to adjourn the April 28, Regular Planning Board Meeting at 9:35 p.m.
- Second:*** Board member Buzzard
- Vote:*** The motion passed with a unanimous vote.

Approved: \_\_\_\_\_

May 27 2025