



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MARCH 24, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Vice Chairman Amanda Jarrell called the meeting to order at 7:02 p.m.

2. Oaths of Office

- A. Scott Buzzard**
- B. Steve Fellmeth**

Mayor Bell administered the oaths of office to Scott Buzzard and Steve Fellmeth.

3. Determination of Quorum

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

Staff present: Planner Greg Gordos, Town Administrator/Clerk Karen Dewey, Deputy Clerk/Admin Assistant Debbie Gordos, Deputy Grant Wrenn

Visitors: Tracy Stone, Christopher Neve, Beth Johnson

4. Election of Chairman/Vice Chairman

Board member Deter nominated Board member Faulk as Chairman of the Planning Board.
Board member Setzer seconded the nomination.
The Board unanimously elected Chris Faulk as Chairman.

Board member Buzzard nominated Board member Anderson for Vice Chairman.
Board member Fellmeth nominated Board member Setzer for Vice Chairman.
Board member Anderson refused the nomination.
The Board unanimously elected Rusty Setzer as Vice Chairman.

5. 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.

6. Approval of Minutes

A. February 24, 2025 Planning Board Regular Meeting

Motion: Board member Deter made a motion to approve the February 24, 2025 Planning Board Regular Meeting Minutes.
Second: Board member Jarrell
Vote: The motion passed with a unanimous vote.

7. 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.*

8. Old Business

9. New Business

A. Discussion and Possible Consideration of an entry for Abellia subdivision under Section D. 918.J. Fences and Walls Permitted Within Yard Areas

Mr. Gordos presented the project. Board members discussed emergency vehicle access requirements and NCDOT requirements, and concerns with the vehicle turnaround. Staff clarified that Abellia is a private road, the gate is outside of the right of way and there is an ability to turn around at the end of the street.

Motion: Board member Buzzard made a motion to approve the entry for Abellia subdivision under Section D.918.j. Fences and Walls Permitted Within Yard Areas with the condition that a YELP device be installed for emergency vehicle access through the gate.
Second: Board member Deter
Vote: The motion passed with a unanimous vote.

B. Discussion and Possible Recommendation of Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping

Mr. Gordos presented the agenda item: Multiple text amendments were passed over the last few months and some unintended consequences were discovered. This amendment is to make clerical amendments

Motion: Board member Deter made a motion to forward Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping to the Town Council with a recommendation for approval.
Second: Board member Setzer
Vote: The motion passed with a unanimous vote.

10. Update from Town Planner and Report from the March Town Council Meeting

Mr. Gordos presented the update. Council approved the Classica CZ application for an RCD subdivision on Hemby Road near the water tower. Council retreat will be Thursday at Rolling Hills Country Club, Planning Board is invited to attend. The Toll Brothers subdivision is pending a Town Council vote. Planning Board made a recommendation for approval in December. Beckingham project is working with an engineering group to get information requested by the board for the CZ amendment.

11. Board member Comments

Board member Anderson: I got a few emails with citizen concerns regarding the Rea Road Extension. I wanted to address the concerns and before I do that I want to say a little bit about the history. It was a dotted line on the map back to 1991 because when they widened Rea Road, they used federal funding and in order to qualify for that, it needed a logical terminus to connect to another road. A 4-lane road cannot end at a 4-lane road. That's how the original dotted line got on the map in 1991. Since that time, clearly it's gotten a lot more detail. I have personally been to at least 4 public meetings and not to mention all the CRTPO - transportation planning meetings. This Project has appeared on all regional planning documents and on the local area regional transportation plan. I feel like it has been in the public domain for a long time. All the messages received had a recurring theme. One thing I noticed was a lot started with "we the residents of Stratford and surrounding communities". Are you speaking for the HOA of Stratford? But no one signed it that way. Some of the recurring concerns were that it is not needed because it is only going to shave off 4 1/2 minutes of commute time. I don't know what the exact number is, but I do know that road will affect all intersections it crosses, starting from Providence down to Cox, Antioch, Deal, 12 Mile Creek, and out of the church and this intersection here. It will take a heavy load off 84 and Weddington Matthews Road roundabout. This intersection at 84 and Providence cannot be widened any more. About the environmental impacts, the amount of time, money, effort, and studies that NCDOT has done is astounding. As a taxpayer, a bit offended by that. Anyway, I feel like it's been thorough. About the concerns about infrastructure for Stratford, I will note that plats approved for Stratford show that road, the future roadway, and protected right of way. So, in conclusion, what I'm saying is that this is a regional road that is going to happen. We as town need to do everything we can all can to mitigate any negative impact on the neighbors. Because it will, I live off Providence Road, so I am very sensitive to that. I do think it's an extremely necessary addition to our traffic pattern. But I don't want to cause anyone harm.

Board member Buzzard: I just want to thank everybody for the opportunity to work with you all and I very much look forward to it. (Board member Anderson prompted Board member Buzzard to give his background in service to the Town). So, Nancy's predecessor actually appointed me to fulfill a partial planning board term for roughly 3 years. And when I rolled off that, after about 3 months, Nancy appointed me for another partial term for 3 years and then I was appointed for a full 4-year term. Subsequently I served 4 years on Council. I have seen a lot of what Nancy said in her comments. If the town has the opportunity to play nice with NCDOT, it makes for a better relationship when you need things like stoplights and roundabouts and interchange improvements. I'm looking forward to being a part of the group.

Board member Jarrell: Chris and Rusty, congratulations. I think that you guys will do a phenomenal job. Welcome to Steve and Scott. We're excited to work with you as well.

Vice Chair Setzer: Welcome Scott and Steve and congratulations to Chris. Glad to see everybody who came out tonight, thank you for your participation. Thank you to staff.

Board member Fellmeth: I would just like to thank Council for their support in appointing me to the Planning Board. I appreciate that and I look forward to working with all you folks and Greg I appreciate you keeping it light on the first meeting. Maybe you can keep it light all the time. I would like to say that road is going to be a major impact. I don't know about the interaction the town has with NCDOT, but I would like to think that Weddington could be involved in planning the traffic signals, using mast arms instead of poles and wires and signs with the Weddington logo. I think we as a town, like Scott said, keep a good relationship with NCDOT. I understand that some of this we will have to pay for, we should come up with

some sort of standard for our intersections going into the future, especially with all the development coming. A lot we can get the builders to pay for.

Board member Deter: I'll keep this very short: as Greg said the subcommittee worked on a buildable area text amendment. We met at my house for about 3 hours with Greg there. I thought it went much better than I thought it would as far as the complexity. I'm looking forward to seeing that at the next planning board meeting. My last thing kind of relating to Rea Road extension-I'm assuming there will be sidewalks that town has to pay for. The only other question I have is they planted trees on side on Providence Road, I'm hoping to get trees in the medians. I've driven all over in Mecklenburg County and you see trees in the medians everywhere. It's something worth investigating, they maintain own roads. Congratulations to the two new board members.

Chairman Faulk: Congratulation to our two new members. I'm looking forward to having you be a part of this. Congratulations to Rusty as vice chair. We'll see how this all plays out. I'm looking forward to the retreat. I think that's going to be good for everybody and getting back in the saddle next month with some substance with our agenda items. I appreciate staff, appreciate Greg, I'm looking forward to leaning on Greg a lot, being the chair, and I'm looking forward to a new day.

12. Adjournment

Motion: Board member Deter made a motion to adjourn the March 24, 2025 Regular Planning Board Meeting at 7:40 p.m.
Second: Board member Setzer
Vote: The motion passed with a majority vote.

Approved: April 28, 2025