



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MAY 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 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.*
4. Approval of Minutes
 - A. April 28, 2025 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. Old Business
 - A. Discussion and Possible Recommendation of Text Amendment 2025-4 Section D-917E. Additional Specific Requirements for Conventional Residential Development, or Major Subdivisions.
 - B. 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.
7. New Business
 - A. Discussion and Possible Recommendation of Text Amendment 2025-6 Appendix 2B Submittal Requirements
8. Update from Town Planner and Report from the May Town Council Meeting
9. Board member Comments
10. Adjournment



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MINUTES
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1. Call to Order

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

2. Determination of Quorum

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

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

Visitors: Chad Emerine, Chuck Simmons, Christopher Neve

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 members had a conflict of interest.

4. Approval of Minutes

A. April 28, 2025 Planning Board Regular Meeting

Board member Deter corrected a misspelling in the posted minutes.

Motion: Board member Deter made a motion to approve the April 28, 2025 Planning Board Regular Meeting Minutes.

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.*

Chad Emerine of 953 Eagle Road thanked the planning board members for volunteering their time. He expressed support for updating the header columns in Appendix 2B and some of the requirements, stating it would help both the town and developers.

Mr. Emerine had concerns about changing the wording in line 51 (now line 27). He argued that it should remain as "Union County Environmental Health approval of the proposed lots for septic tanks and wells" and add an equivalent NOI letter reviewed by the county. He explained that soil can vary greatly in Union County, and the only way to truly validate septic field locations and sizes is through perk testing. He stated that county and state officials agree the town has the right to ask for this approval. Mr. Emerine contended that if developers are doing perk tests to validate areas, it's a simple next step to submit paperwork to the county for Weddington to validate. He noted they require similar due diligence for stormwater, floodplains, stream buffers, and tree surveys. He referenced Randall Arndt's book, which recommends testing and validation for septic systems in the design and approval process. Mr. Emerine warned that relaxing this requirement could allow developers to supply basic core samples that don't confirm perk tests, potentially leading to later lot changes impacting tree save areas and stormwater plans. He noted the current UDO would not require these changes to come back before the board. Mr. Emerine suggested adding two items: 1) A preliminary landscape plan for entrances and key items like buffer areas, which he said the Council often requests. 2) A view shed analysis, as required for RCD in Appendix 2A, to inventory current open views from road frontage, open spaces, and water bodies looking into the property.

6. Old Business

A. Discussion and Possible Recommendation of Text Amendment 2025-4 Section D-917E. Additional Specific Requirements for Conventional Residential Development, or Major Subdivisions. And all associated edits.

Planner Gregory Gordos explained that this text amendment restructures section D-917 A through E of the UDO, with E being a newly created format. He noted the purpose was to address buildable versus non-buildable land, as analyzed by the subcommittee. Mr. Gordos stated the amendment would clarify requirements for new residential development, differentiating between existing property owners, new developments, and RCD-type developments. He explained they didn't want to affect every property owner in Weddington, just new subdivisions. Mr. Gordos noted the main change was requiring a tree inventory at the time of Planning Board review. He recommended staff approval of the section as written, with one major caveat - that open space sections would remain at 10% rather than changing to 20% as originally proposed. He explained they wanted to analyze open space changes further.

Chairman Faulk summarized that they were changing references to 20% open space back to 10%, and that the board felt comfortable moving forward based on their workshop discussion.

Board member Deter sought clarification on whether the definition of "adjusted yield" was incorporated. Mr. Gordos confirmed it was included as a new definition.

There was discussion about removing extra language after "conservation areas" in the definition. The board also clarified that all open space references would stay the same as originally written, to be looked at more thoroughly later.

Board member Jarrell asked for clarification on setbacks. Mr. Gordos explained setbacks typically refer to primary structures like houses, while accessory structures have their own setbacks.

Motion: Board member Deter made a motion to recommend approval of Text Amendment 2025-04 Section D-917E, Additional Specific Requirements for Conventional Residential Development or Major Subdivisions.

There was brief discussion to clarify that the motion included all associated edits throughout sections A, B, C, D and E. Board member Buzzard requested a clarification that all open space percentages would remain unchanged, including the new 10% reference in section D-917E (B).

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

B. 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.

Mr. Gordos recommended not moving forward with this minor change that only applies to commercial uses, of which Weddington has very few. He suggested focusing on core issues instead.

Motion: Board member Deter made a motion to table Text Amendment 2025-05 Section D-917C (A) (12) Buffering Non-Residential Structures
Second: Vice Chair Setzer
Vote: The motion passed with a unanimous vote.

7. New Business

A. Discussion and Possible Recommendation of Text Amendment 2025-6 Appendix 2B Submittal Requirements

Mr. Gordos explained this was an amendment to Appendix 2B of the Unified Development Ordinance, modifying key terms and language while restructuring it into thematic categories. He noted it changes from a 3-column to a 2-column matrix. Mr. Gordos stated the amendment aims to clarify expectations for new development applications, strengthen requirements, and provide more detail on what's expected in plans. He highlighted that it increases upfront requirements, including requiring a full tree inventory at the Planning Board review stage.

Board Vice Chairman Rusty Setzer gave a presentation on the design process to provide context. He explained the progression from conceptual design to schematic design, noting that zoning and planning board jurisdiction typically starts at the schematic level. Setzer emphasized they are strengthening what's required in schematic design and initial applications to better understand and work on areas within their authority.

The board had an extensive discussion on septic system requirements. They debated the level of detail to require upfront versus what falls under other jurisdictions like the county health department. There were concerns about placing too much burden on applicants before zoning approval while also wanting to ensure adequate information for decision-making. The board agreed to modify the language regarding septic systems. They decided to combine two existing rows into one that reads: "Identification and

delineation of proposed septic system, including locations of drain fields, repair areas, and associated infrastructure, if applicable."

The board also discussed adding requirements related to stormwater maintenance plans and escrow accounts but decided to address those at the final plat stage rather than schematic plan.

Mr. Gordos clarified that while staff would still review applications first, this amendment gives the planning board more authority in determining application completeness. He emphasized the importance of the board clearly stating on record when they agree an application is complete.

Motion: Board member Deter made a motion to recommend approval of Text Amendment 2025-06 with changes suggested by the Board.
Second: Board member Buzzard
Vote: The motion passed with a unanimous vote.

8. Update from Town Planner and Report from the May Town Council Meeting

Mr. Gordos gave an update: the Weddington Crossing subdivision application was denied by the Town Council, partly based on land use issues and lack of clarity in Appendix 2B. He noted this precipitated the Planning Board's action on revising Appendix 2B. Mr. Gordos thanked the board members for their support and volunteer work in helping put together the text amendments. He expressed appreciation for their service to the town.

9. Board member Comments

Board members expressed appreciation for each other's work, particularly Vice Chairman Setzer's leadership on revising Appendix 2B. They thanked Mr. Gordos and town staff for their efforts. Several members noted the importance of resident participation and input in the process. Chairman Faulk noted that board member Anderson was absent, recovering from a family situation, and expressed thoughts and prayers for her family.

10. Adjournment

Motion: Board member Deter made a motion to adjourn the May 27, 2025 Regular Planning Board meeting at 8:21 p.m.
Second: Board member Buzzard
Vote: The motion passed with a unanimous vote.

Approved: July 28, 2025