



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, NOVEMBER 17, 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. October 27, 2025 Regular Planning Board 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 D917 Text Changes as proposed from workshop.
7. New Business
  - A. Discussion and Possible Consideration of an entry sign for Beckingham Subdivision per Section D-918.J. (d) Subdivision entry and perimeter walls and entry monuments are not required to be of any specific height or style but are subject to review and approval of the planning board prior to the start of construction.
8. Update from Town Planner and Report from the November Town Council Meeting
9. Board member Comments
10. Adjournment



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, OCTOBER 27, 2025 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 3**

**1. Call to Order**

Board members called the meeting to order at 7:00 p.m.

**Motion:** Board member Buzzard made a motion to appoint Bill Deter as temporary Chairman  
**Second:** Board member Anderson  
**Vote:** Unanimous

**2. Determination of Quorum**

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

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

Visitors: Jim Bell, Christopher Neve, Jeremy Schumacher, Mike Morse, Brent Cowan

**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.***

Acting Chairman Deter read the Conflict of Interest Statement. No Board member had a conflict of interest.

**4. Approval of Minutes**

**A. September 22, 2025 Planning Board Regular Meeting**

**Motion:** Board member Fellmeth made a motion to approve the September 22, 2025 Planning Board Regular Meeting Minutes.  
**Second:** Board member Jarrell  
**Vote:** The motion passed with a unanimous vote.

**B. October 2, 2025 Planning Board Special Meeting**

**Motion:** Board member Fellmeth made a motion to approve the October 2, 2025 Planning Board Special Meeting Minutes.  
**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.*

No public comments

**6. Old Business**

**A. Discussion of Workshop regarding UDO Section D-917E Additional Specific Requirements for Conventional Residential Development**

Mr. Gordos explained that Section D-917E contains additional requirements for conventional residential development, specifically for new major residential subdivisions. Bill Deter had provided suggested text amendments focusing on open space definitions and adjusted tract acreage yield calculations.

The Board agreed that due to the complexity of the topic and absence of key members, a dedicated workshop should be scheduled. After discussion about availability, the board tentatively scheduled a workshop for Thursday, November 6 at 6:00 PM, pending confirmation from the absent Chairman and Vice Chairman.

**7. New Business**

**A. Discussion and Possible Recommendation of a CZ Amendment Application from Arcadia Homes for an amendment to CZ 2025-03 Arya at Weddington Exhibit B. Development Standards**

Mr. Gordos presented a conditional zoning amendment request from Arcadia Homes for the Arya at Weddington subdivision, a 9-lot development on Ennis Road. The amendment would modify the utility requirements to allow either public water lines or private wells, rather than requiring public water as originally approved.

Developer Jeremy Schumacher explained that cost factors and the quarter-mile distance to existing water lines prompted the request for flexibility. He confirmed public sewer would still be provided regardless, including converting the existing home from septic.

**Motion:** Board member Anderson made a motion to forward the amendment to CZ 2025-03 to the Council with a recommendation for approval.

**Second:** Acting Chairman Deter

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

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

Mr. Gordos reported that due to the timing of planning board meetings, no planning items appeared on the October Town Council agenda. Items from the previous month's planning board meetings would go to Town Council in November.

**9. Board member Comments**

Board member Buzzard thanked the public for attending and expressed appreciation for staff and fellow board members.

Board member Jarrell thanked attendees and apologized for her voice difficulties during the meeting.

Board member Fellmeth expressed appreciation for public attendance.

Acting Chairman Deter thanked staff and board members. He requested staff conduct a comprehensive audit of the UDO, noting formatting errors including duplicate page numbers and index discrepancies. He also raised concerns about public confusion over conditional zoning signage.

Board member Anderson announced this would be her last meeting, as changing life circumstances would require her to step aside. She had already submitted her resignation to the mayor. Board members expressed appreciation for her service and understanding of her decision.

## 10. Adjournment

***Motion:*** Board member Buzzard made a motion to adjourn the October 27, 2025 Regular Planning Board Meeting at 8:47 p.m.  
***Second:*** Board member Jarrell  
***Vote:*** The motion passed with a unanimous vote.

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



## D917 REQUIREMENTS FOR DEVELOPMENT

### Proposed clarifying text changes

#### D917A Specific Requirements For All Residential Development:

**D917A-(P) Open Space.** Any major subdivision shall be required to provide a minimum of 20% of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space. Open space may be used for limited purposes set forth in section D917B(1). [Note, this subsection-~~R~~ **P** is not applicable to conservation residential developments which have significantly higher open space requirement (Section D917B)]

#### D917B Additional Specific Requirements For Conservation Residential Development:

**D917B-(B)(1) Minimum Open Space.** At a minimum, fifty percent (50%) of the ~~net acreage~~ **adjusted tract acreage yield** of the tract will be required to be retained as **Secondary** Conservation Land. ~~Not more than zero percent (0%) of the minimum required area of conservation lands shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).~~

**D917B-(C) Priority of Secondary Conservation Lands.** In delineating conservation areas, the applicant shall use the following tier system as a guide, with those lands included in Tier A having the highest priority for preservation; provided, however, that in certain portions of the town, the priorities defined may be altered by the town in order to maximize achievement of the goals and objectives of maintaining open space through conservation residential development projects:

1. Tier A, Highest Priority.
  - a. Forestlands
  - ~~b. Steep slopes (greater than twenty five percent (25%)).~~
  - e. **b.** Viewsheds from thoroughfares.
2. Tier B, Medium Priority.
  - a. Farmlands, meadows, pastures, and grasslands.
  - b. Historic sites.
3. Tier C, Lowest Priority.
  - a. Moderate steep slopes fifteen to twenty five percent (15% to 25%).
  - b. Rock formations.
  - c. Land adjacent to parks.

**D917B-(E) Primary Conservation Lands. ~~Stream Valleys, Swales, Springs, and Other Lowland Areas.~~** ~~Stream valleys, swales, springs and other lowland areas are resources that warrant restrictive land use controls because of flooding hazards to human life and property, their groundwater recharge functions, their importance to water quality and the health of aquatic communities, and their wildlife habitats. They are generally poorly suited for on-site subsurface sewage disposal systems. Accordingly, the following activities shall be minimized in such areas:~~

- ~~1. Disturbance to streams and drainage swells.~~
- ~~2. Disturbance to year-round wetlands, areas with seasonally highwater tables and areas of surface water concentration.~~
- ~~3. Because of their extreme limitations, stream valleys, swales, submerged land, floodplains, steep slopes greater than twenty five percent (25%) and other lowland areas may warrant designation as Primary Conservation Lands. They may also require adjoining buffer lands to be included as Conservation Lands to be determined by an analysis of the protection requirements as determined by~~

the Town Council on a case-by-case basis upon finding that designation of such areas as Conservation Land would have significant and long-term environmental impact on the Conservation Lands.

#### **D917E Additional Specific Requirements For Conventional Residential Subdivisions. , or Major Subdivisions.**

##### **D917E-(B)(1) Minimum Open Space.**

1. At a minimum, twenty percent (20%) of the gross acreage of the tract will be required to be retained as Common Open Space (COS). **Primary Open Space (POS) may count toward achieving the 20% Common Open Space requirement of this UDO.** ~~Not more than fifty percent (50%) of the minimum required area of open space shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilowatts or more).~~

### **DEFINITIONS**

**Adjusted Tract Acreage Yield** means the total gross tract acreage after excluding the primary conservation areas.

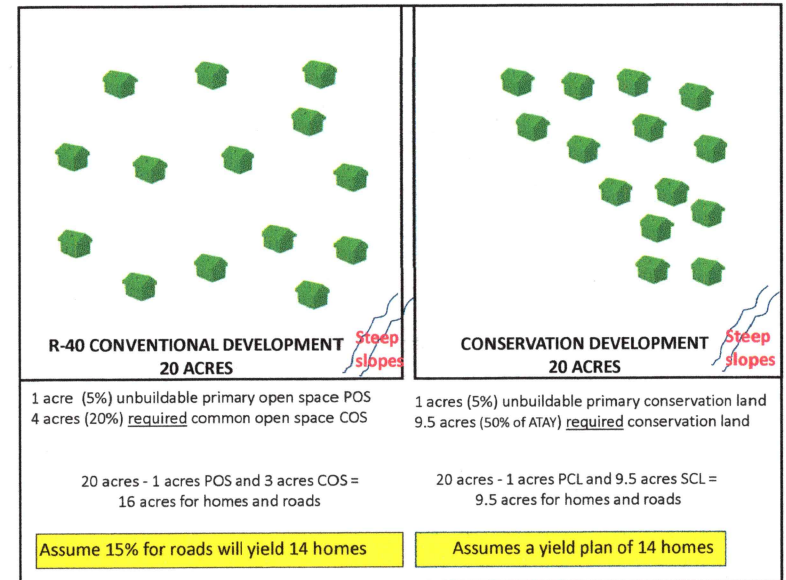
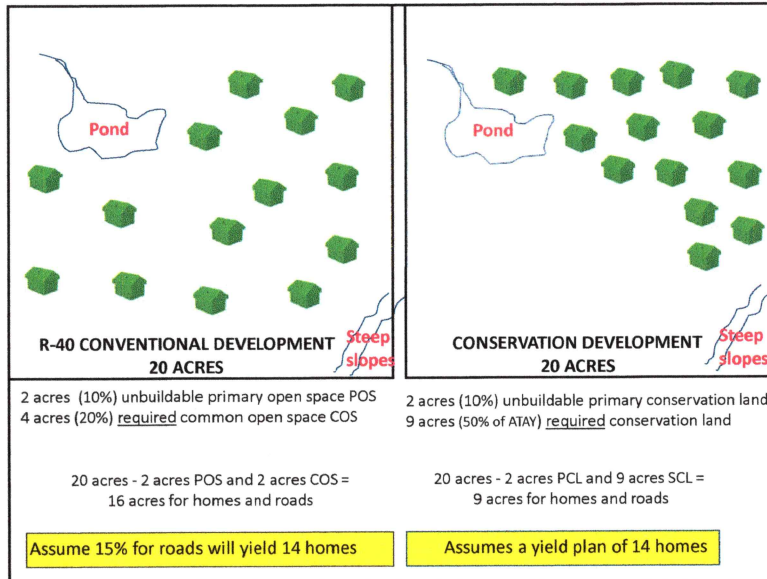
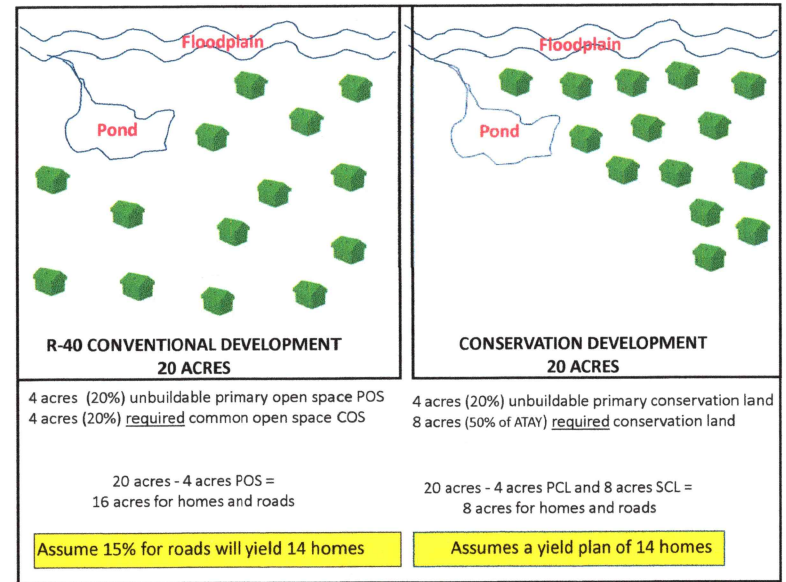
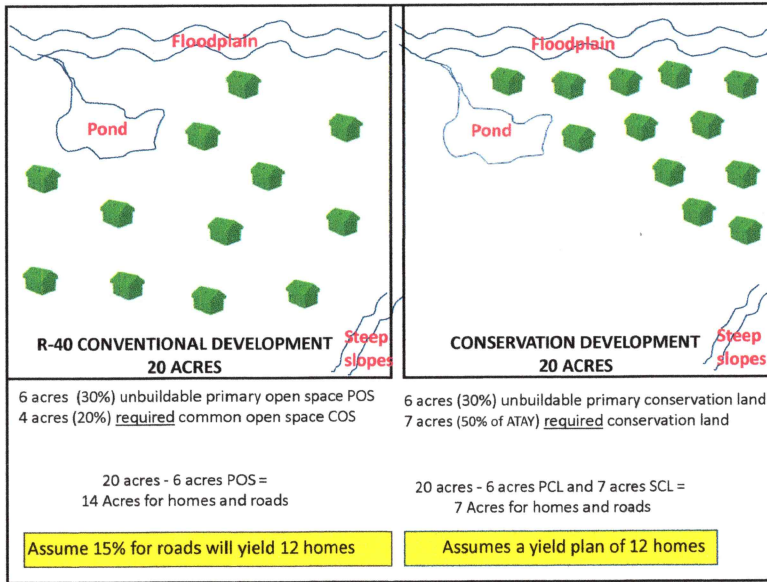
**Conservation Land** means that portion of a tract that is set aside for permanent and perpetual protection as required by this UDO.

- (1) Primary conservation land means that portion of the tract that consists of viewsheds, floodplains, wetlands, lakes, ponds, hydric soils, **and steep slopes greater than twenty five percent (25%).**
- (2) Secondary conservations land shall include that portion of the tract that consists of forestland, farmland, historic sites, ~~steep~~ **moderate** slopes **less than twenty five percent (25%),** rock formations, and land adjacent to parks.

**Open Space** means a land area or water feature that conserves, enhances, or creates a natural or scenic resources and wildlife habitat or that enhances or creates outdoor recreational opportunities. Open space may be dedicated for public **use (e.g. cluster mailboxes locations, entrance monuments, etc.)** or held under private ownership. Open space may be active (e.g. ~~soccer, baseball, or football fields,~~ **sports fields,** playgrounds, etc.) or passive (e.g. bicycle, walking, or jogging trails, etc.) recreation. All conservation land, as defined above, is open space. However, all open space is not necessarily conservation land. As defined, open space may be land left in its natural state or grass and planted medians with trees in a residential, commercial, or nonresidential development.

**Primary Open Space** means that portion of the tract set aside in Conventional developments for permanent and perpetual protection as required by this UDO.





# **BECKINGHAM** | ENTRY/ARRIVAL CONCEPT DESIGN

---

8.15.2025 | REVISION 4



