



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, OCTOBER 27, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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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: November 17, 2025

