



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, DECEMBER 15, 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. November 6, 2025 Special Planning Board Meeting
 - B. November 17, 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
7. New Business
 - A. Approval of 2026 Regular Meeting Schedule
8. Update from Town Planner and Report from the November Town Council Meeting
9. Board member Comments
10. Adjournment



**TOWN OF WEDDINGTON
SPECIAL PLANNING BOARD WORK SESSION
THURSDAY, NOVEMBER 6, 2025 – 6:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 3**

1. Call to Order

Chairman Chris Faulk called the special workshop meeting to order at 6:00 PM.

2. Adoption of Agenda

Motion: Board member Deter made a motion to adopt the agenda as presented.
Second: Board member Buzzard
Vote: The motion passed with a unanimous vote.

3. Determination of Quorum

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

Staff present: Town Planner Greg Gordos

Visitors: Clayton Jones, Mike Morse, Ellen McLaughlin

4. Workshop regarding UDO Section D-917E Additional Specific Requirements for Conventional Residential Development

Mr. Gordos provided an overview of Section D-917E, which establishes requirements for new conventional subdivision applications of 7 lots or more. This section was created to balance the increased open space requirement from 10% to 20% while not infringing on property rights of longtime property owners.

Board member Deter presented a visual illustration of a 20-acre parcel example to clarify the intent of the ordinance. The example showed 4 acres of unbuildable land (primary conservation areas including steep slopes, floodplains, and wetlands) and 16 acres of buildable land. The Board discussed how this unbuildable land should be handled in calculating open space requirements.

The Board agreed that for conventional subdivisions, the 20% open space requirement should be calculated based on gross acreage, and that primary conservation lands (unbuildable areas) should count toward meeting this requirement. This differs from conservation subdivisions where such lands must be pulled out before calculating density.

Key decisions reached during the workshop included removing the second sentence in Section D-917E(B) that limited how much wetland and floodplain could count toward open space requirements. The Board also agreed to create a new definition for "primary open space" in conventional subdivisions that would parallel "primary conservation land" in conservation subdivisions but without the deed restriction requirements. Board members emphasized the need for clear visual exhibits and definitions to help applicants understand what areas qualify as primary conservation/open space lands. These exhibits would show how to properly delineate unbuildable areas on submitted plans. Discussion also covered the need to reorganize the priority listings in the code, placing primary conservation lands first, followed by secondary conservation lands. The board agreed that all primary conservation areas must be pulled out of development regardless of type, while secondary areas would be prioritized based on their characteristics.

Mr. Gordos noted that while there have been discussions about eliminating RCD zoning, this cannot be done due to state laws prohibiting downzoning. The board recognized that conventional and conservation subdivisions serve different purposes and do not need to align perfectly in their requirements.

Board member Deter agreed to draft initial text amendments based on the workshop discussion, with staff to review and add visual exhibits before the next regular meeting. Board members emphasized keeping the language simple and clear while ensuring developers cannot exploit loopholes.

The Board recognized the need for new definitions to distinguish between conservation subdivisions and conventional subdivisions. They agreed to create a "primary open space" definition for conventional subdivisions that mirrors "primary conservation land" in RCD developments but avoids confusion with deed-restricted conservation land. As Mr. Gordos noted, open space doesn't have to be something that's restricted in development.

Board member Fellmeth emphasized the importance of not penalizing developers who want to build acre lots. Board members agreed that pulling out unbuildable land from lots improves lot quality while still meeting open space requirements.

Mr. Gordos summarized the key decisions: they would remove the 50% restriction sentence, use gross acreage for calculations, define primary open space separately from conservation land, require developers to clearly identify unbuildable areas upfront, and create visual exhibits to clarify requirements. He emphasized wanting "deliverables" from developers - clear exhibits showing primary and secondary areas demarcated on submitted plans.

The Board briefly discussed septic permit requirements. Chairman Faulk explained that third-party engineering firms can provide A2 permits that meet or exceed county improvement permit standards. The Board agreed this topic should be addressed by Town Council before any ordinance changes.

Board member Deter raised concerns about community green requirements in small RCD subdivisions, referencing a recent 12-lot development. Board member Fellmeth cautioned against being too restrictive on small developments due to HOA maintenance costs. Mr. Gordos suggested this could be addressed in future amendments with lot number triggers for certain requirements.

5. Adjournment

Motion: Board member Deter made a motion to adjourn the November 6, 2025 Planning Board Work Session at 7:42 p.m.
Second: Board member Buzzard
Vote: The motion passed with a unanimous vote.

Approved: _____



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, NOVEMBER 17, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 4**

1. Call to Order

Chairman Chris Faulk called the November 17, 2025 Regular Planning Board meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with all Board members present: Chairman Chris Faulk, Vice Chair Rusty Setzer, Board members Amanda Jarrell, Scott Buzzard, and Steve Fellmeth and one vacant seat.

Visitors: Tom Waters, Christopher Neve, Clayton Jones, Tracy Stone

Staff: Town Planner Greg Gordos, Town Administrator/Clerk Karen Dewey, Permit Tech/Planning Assistant Jazlyn Moock, Admin Assistant/Deputy Clerk Debbie Coram.

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

Motion: Board member Deter made a motion to approve the October 27, 2025 Regular Planning Board Meeting Minutes

Second: Board member Fellmeth

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 and Possible Recommendation of D917 Text Changes as proposed from workshop.

Mr. Gordos introduced the discussion. own Planner Gregory Gordos introduced the text changes to Section D917, explaining that this section covers requirements for new developments in Weddington. He noted that D917A applies to all developments, D917B to conservation developments, and a new section D917E was

created for additional requirements for major or conventional subdivisions. The primary goal of these text amendments was to better differentiate and preserve buildable versus unbuildable lands.

Mr. Gordos acknowledged Board member Deter's contributions to the text amendments and introduced Jazlyn Moock, the new permit technician and planning assistant, who had created visual exhibits to help illustrate the concepts.

Board member Deter explained that his initial approach was to make conservation and conventional subdivision requirements run parallel, but after discussion with staff, agreed this wasn't critical since developers typically choose one approach or the other. He outlined the shift from using "net acreage" to "adjusted tract acreage" for conservation residential developments, which effectively removes unbuildable land from calculations.

The board discussed several key concepts including:

- Definitions of primary conservation lands versus primary open space in conventional developments
- The 50% requirement for conservation in RCD (Residential Conservation Development)
- How primary conservation areas and primary open space should be consistently defined
- The need to clarify priorities for secondary conservation lands
- A discrepancy in the UDO regarding steep slope definitions (15% vs. 25%)

Ms. Moock presented a proposed checklist for sketch plans for conservation residential developments, explaining that the UDO currently lacks such guidance. Her proposal included clear definitions, calculation methods, and visual aids to show how primary and secondary conservation areas should be displayed. She also suggested supplementing Appendix 2B to enhance clarity for both types of developments.

The board agreed that having visual examples would significantly improve developers' understanding of the requirements. They also discussed whether conservation areas needed to be contiguous or could be spread throughout a development, with the consensus being that flexibility should be maintained to achieve the best design outcomes.

The board directed staff to:

- Align terminology consistently between conventional and conservation developments
- Create clearer definitions and visual examples for both types of developments
- Address the steep slope percentage discrepancy
- Return with revised text and exhibits at a future meeting.

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.**

Mr. Waters from Prominent Land presented the entry sign and gate design for the Beckingham subdivision. He explained that the design featured stone columns with decorative lanterns, electronic automatic gates, and the Beckingham sign in the middle. The entrance would also incorporate previously approved cobblestone pavers, curbing, and landscaped areas. Mr. Waters noted that while the rendering was

conceptually accurate, the actual iron gates would be slightly more ornate than shown, and the font for the Beckingham logo had been modified slightly by marketing.

Board members asked about the call box location and whether the lighting would conform to town ordinances. Mr. Gordos clarified that signage lighting must be external, not internal, and must comply with the town's lighting ordinance.

Motion: Board member Deter made a motion to approve the entry monuments for Beckingham Subdivision
Second: Board member Fellmeth
Vote: The motion passed with a unanimous vote.

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

Mr. Gordos reported that an applicant for a subdivision on Forest Lawn had withdrawn their application prior to the November Town Council meeting, so no planning items were discussed at that meeting. He noted that a previously discussed subdivision requesting permission to use wells rather than public water would go to Town Council in December.

Mr. Gordos also informed the board that the Toll Brothers Morris Farm development on Weddington Matthews Road was expected to be formally applied for by the end of the week and would likely come before the Planning Board at their December meeting.

9. Board member Comments

Board member Deter wished everyone a Happy Thanksgiving and encouraged them to enjoy the holidays and time with family. He reflected on how much everyone has to be thankful for.

Board member Fellmeth echoed the Thanksgiving wishes.

Board member Setzer thanked everyone for attending and wished them a Happy Thanksgiving.

Board member Jarrell wished everyone a Happy Thanksgiving and thanked them for coming. She reminded attendees about the town's tree lighting ceremony on Friday at 5:30 PM and encouraged everyone to attend.

Board member Buzzard expressed appreciation for staff, noting they make everything easier for the board. He thanked his fellow board members for their work around the table and acknowledged both applicants and town residents who attended. He wished everyone a Happy Thanksgiving and encouraged attendance at the tree lighting.

Chairman Faulk agreed with everyone's sentiments, thanking staff for doing a great job as always. He welcomed Jazlyn aboard and looked forward to more work together. He wished everyone a Happy Thanksgiving.

10. Adjournment

Motion: Board member Deter made a motion to adjourn the November 17, 2025 Regular Planning Board Meeting at 7:58 p.m.

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

Approved: _____

DRAFT

**TOWN OF WEDDINGTON
2026 PLANNING BOARD MEETING SCHEDULE**

4TH MONDAY OF EVERY MONTH*

DATE	TIME	LOCATION
January 26, 2026	7:00 p.m.	Town Hall Council Chambers
February 23, 2026	7:00 p.m.	Town Hall Council Chambers
March 23, 2026	7:00 p.m.	Town Hall Council Chambers
April 27, 2026	7:00 p.m.	Town Hall Council Chambers
May 26, 2026* reg mtg falls on holiday	7:00 p.m.	Town Hall Council Chambers
June 22, 2026	7:00 p.m.	Town Hall Council Chambers
July 27, 2026	7:00 p.m.	Town Hall Council Chambers
August 24, 2026	7:00 p.m.	Town Hall Council Chambers
September 28, 2026	7:00 p.m.	Town Hall Council Chambers
October 26, 2026	7:00 p.m.	Town Hall Council Chambers
November 16, 2026**	7:00 p.m.	Town Hall Council Chambers
December 28, 2026	7:00 p.m.	Town Hall Council Chambers
** regular meeting falls during holiday week		