



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, NOVEMBER 17, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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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 Mook, 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: December 15, 2025