



**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



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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, Bill Deter, and Scott Buzzard present. Board member Steve Fellmeth was absent and there is one vacant seat on the Board.

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

Visitors: Christopher Neve, Tracy Stone, Jim Bell

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 member present had a conflict of interest.

4. Approval of Minutes

A. November 6, 2025 Special Planning Board Meeting

Motion: Board member Deter
Second: Board member Buzzard
Vote: The motion passed with a unanimous vote.

B. November 17, 2025 Regular Planning Board Meeting

Motion: Board member Deter
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.*

Christopher Neve, 110 Chasestone Court, addressed the Board regarding the meeting schedule discussion. He wanted to highlight that while the Board would be discussing when meetings would be held, he hadn't recalled hearing discussion about the time of evening for either council meetings or planning board meetings. While not advocating for a change, he suggested that as the board discussed the schedule, they consider the possibility of meeting at 6:00 or 6:30 PM instead of 7:00 PM.

6. Old Business

No old business was discussed.

7. New Business

A. Approval of 2026 Regular Meeting Schedule

Ms. Dewey stated draft schedule was in the Board packets. She noted there were adjustments for the holiday season where meetings would fall on the holiday, for example, Memorial Day week, when the meeting was moved to Tuesday. She indicated it was up to the board whether to keep these adjustments.

Chairman Faulk asked if anyone had issues with keeping the schedule as presented, to which there was general agreement. Board members confirmed they had already put the dates on their calendars and that the fourth Monday pattern worked well.

A discussion ensued about the 7:00 PM start time. It was clarified that the later start time accommodated situations when other boards like the Board of Adjustment or Historic Preservation Commission met beforehand. Board member Deter added that the 7:00 PM time also gave people time to get home from work before attending the meeting. He noted they generally liked to mirror what the town council does to keep meeting times consistent.

Ms. Dewey pointed out that the fourth Monday in December 2026 would fall on December 28th, the week after Christmas. Board members expressed concern about this date, after discussion, Chairman Faulk suggested addressing the December meeting date when the Board meets in November 2026, making a decision based on circumstances at that time. The Board agreed to leave the December 28th date and revisit it later.

The Board confirmed that the only non-Monday meeting would be Tuesday, May 26th, following Memorial Day on May 25th.

Motion: Board member Deter
Second: Board member Jarrell
Vote: The motion passed with a unanimous vote.

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

Mr. Gordos provided the update, thanking the chairman and board members present. He reported that the December Town Council meeting primarily focused on the change in administration with newly elected members. The town has two new council members and the mayor was reelected. This administrative transition was the primary business of that meeting.

Mr. Gordos informed the Board that several pending subdivisions would come before them in the new year, with actionable items expected for discussion in January, February, and March based on their current calendar. He also noted that new administrations typically bring new text amendments and proposed changes to policies and procedures. He expected quite a few text amendments to come forward. Mr. Gordos reminded the board that they had discussed some clerical items and text amendments in workshop and regular meetings in November, but these were paused for the holidays in December. These would be reintroduced in January, with plans to bundle multiple text amendments together rather than dealing with them during everyone's busy holiday schedules.

9. Board member Comments

Board member Deter wished everyone a Merry Christmas and thanked the staff for everything they do. He looks forward to continuing the progress made in the past year going into 2026.

Board member Setzer thanks to staff, stating it had been great working with them throughout the year. He wished everyone a Merry Christmas and a very safe holiday season.

Board member Jarrell agreed that staff was always awesome and thanked them for all they do. She acknowledged Chris Faulk and Rusty Setzer for their leadership of the board throughout the year, expressing appreciation for their work.

Board member Buzzard added "Merry Christmas to all, and to all, good night."

Chairman Faulk agreed with all the sentiments expressed and thanked staff.

10. Adjournment

Motion: Board member Deter made a motion to adjourn the December 12, 2025 Regular Planning Board meeting at 7:10 p.m.

Second: Board member Buzzard

Vote: The motion passed with a unanimous vote.

Approved: February 13, 2026