



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, FEBRUARY 23, 2026 – 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. December 15, 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 of Workshop regarding UDO Section D-917E Additional Specific Requirements for Conventional Residential Development
7. New Business
 - A. Discussion and Possible Recommendation of an application by Toll Brothers requesting Conditional Zoning Approval for the development of a 39-lot Conventional subdivision located on Weddington-Matthews Road (Parcel Number 06120011)
 - B. Discussion and Possible Recommendation of Text Amendment 2026-1 Section D607C. Conditional Rezoning
 - C. Discussion and Possible Recommendation of Text Amendment 2026-2 Section D917A. G. Private Roads and Gatehouses.
 - D. Discussion and Possible Recommendation of Text Amendment 2026-3 D917B. L. Design Standards Specific to the Conservation Lands
 - E. Discussion and Possible Recommendation of Text Amendment 2026-4 D917E. D. Lots in Floodplains.
8. Update from Town Planner and Report from the February Town Council Meeting
9. Board member Comments
10. Adjournment



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MINUTES
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1. Call to Order

Chairman Faulk called the February 23, 2026 Regular Planning Board Meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with Chairman Chris Faulk, Board members Scott Buzzard, Steve Fellemeth, and Bill Deter present. Vice Chair Rusty Setzer and Board member Amanda Jarrell were absent. One seat on the board is vacant.

Staff present: Town Planner Gregory Gordos, Town Administrator/Clerk Karen Dewey, Planning Assistant/Permit Tech Jazlyn Moock.

Visitors: Jim Bell, Chad Emerine, John Houston, Sonja Houston, Mike Morse, Laura Reid, Harry Chilcot, Ellen McLaughlin, Bruce Klink, Clayton Jones, Christopher Neve, Keesha Bran, Domenico Puleio, Donna Puleio

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 members had a conflict of interest.

4. Approval of Minutes

A. December 15, 2025 Regular Planning Board Meeting

Motion: Board member Deter made a motion to approve the December 15, 2025 Regular Meeting Minutes as presented.

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.*

Chad Emerine, 953 Eagle Road, questioned the details of the Morris Farm septic plans. He noted that certain drain field locations appeared to fall outside the areas marked for soil suitability. He further questioned how

the removal of the on-site pond would be managed. Mr. Emerine observed that the stormwater analysis included in the packet appeared to reference the original sketch map rather than the updated plan reflecting shifted lot configurations and stormwater pond locations. He noted that the packet appeared to be missing the Union County school impact email and the required entrance plan as specified under the UDO. He also raised concerns about two stub roads in the plan. Mr. Emerine concluded by recommending that the application be tabled and cited prior issues with Toll Brothers developments in Weddington as grounds for thorough review.

6. Old Business

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

Board agreed to move Old Business Discussion after New Business was completed.

7. New Business

A. Discussion and Possible Recommendation of an application by Toll Brothers requesting Conditional Zoning Approval for the development of a 39-lot Conventional subdivision located on Weddington-Matthews Road (Parcel Number 06120011)

Mr. Gordos presented the staff report: the application from Toll Brothers for conditional zoning approval for a 39-lot conventional subdivision on an approximately 94-acre parcel zoned RCD, located on Weddington-Matthews Road. He noted that conventional development in this zone requires lots of 40,000 square feet or larger. The site plan, which had gone through multiple revisions, now provides approximately 43 percent open space exceeding the current 20 percent requirement. Open space is concentrated along the eastern and western edges of the property. A previously proposed creek crossing on the far eastern portion of the site had been eliminated, resulting in the removal of several lots and reducing impacts to environmentally sensitive areas and tree cover. Panhandle flag lots previously located on the southwestern portion have been removed and converted to common open space. Two stormwater ponds (BMPs) are proposed, one to the west and one to the east. An existing pond is proposed to be drained and removed. The site plan technically includes three cul-de-sacs and efforts had been made through revisions to reduce cul-de-sac length in compliance with the UDO's updated standard of 500 linear feet. Connectivity to Bonner Drive which is on the proposed site plan is recommended to be maintained, as it is in the Traffic Impact Analysis (TIA). He suggested as a middle ground that a gated or restricted connection could be considered and if a permanent connection were required, a condition that it remains closed to through traffic until the last home is sold and the bond released could be considered. Mr. Gordos identified additional recommended conditions, including a landscape plan showing treatment of the 100-foot thoroughfare buffer along Weddington-Matthews Road.

Ms. Margaret Puckett, Vice President of Land Acquisition for Toll Brothers, presented on behalf of the applicant. She acknowledged the extensive history of the project and recognized the collaborative work undertaken with staff, the planning board, and Mayor Bell. Ms. Puckett reviewed the evolution of the site plan, noting that the initial proposal had included 47 home sites. The current plan has been reduced to 39 home sites with an average lot size of approximately 46,000 square feet and 46 percent common open space. She stated that the revisions were driven in large part by town leadership input, staff guidance, and the elimination of areas of concern including stream crossings on both the northern and southern portions of the property. Ms. Puckett presented enhanced landscaping and monumentation plans, stating that the intent was to improve the visual character of the development along Weddington-Matthews Road and to reflect the aesthetic standards expected in Weddington. She discussed the proposed approach to the Bonner Drive

connectivity question, explaining that Toll Brothers had heard clearly from Bonner Drive residents at the August 2025 community meeting that they did not want through traffic connectivity. She described the applicant's proposed solution as a fire access gate with a Knox lock system. This arrangement, she contended, represented a middle ground between full connectivity and no connection. Ms. Puckett also addressed traffic improvements, confirming that a required southbound left-turn lane on Weddington-Matthews Road would be constructed as mandated by the TIA. She confirmed that all homes would be crawl space construction, individually cleared, with side-loaded garages accommodating three to four cars. Floor plans were presented ranging from approximately 4,600 to 6,300 square feet, all featuring predominantly brick exteriors, with four-sided architectural treatment. Six floor plan types were shown, and she noted that a seventh plan exceeding 6,000 square feet requested by the mayor was in development and would be presented at the Town Council level. Ms. Puckett confirmed that all septic systems would be on-lot and maintained by homeowners individually, with no HOA involvement or required operator. She walked through the heritage tree analysis, noting that of 143 heritage trees identified on the site, 22, approximately 15.4 percent, are proposed for removal. Nineteen of those 22 are clustered within the stormwater management area at the center of the site; the remaining three are within building envelopes where conflicts with septic and home placement were difficult to resolve. Ms. Puckett stated that Toll Brothers also planned to install 237 street trees and 518 supplemental perimeter buffer plantings, which she described as going well above the standard mitigation effort. She also noted that heritage tree removal fees would be paid in accordance with the applicable ordinance, in addition to replanting efforts.

Board members discussed several technical questions and concerns. Board member Fellmeth inquired about septic system maintenance, stormwater analysis updates, school capacity letters, and entrance design details. He also questioned DOT acceptance of stub roads and requested confirmation letters. Board member Buzzard asked about potential property ownership of the connecting road right of way and whether DOT would maintain short stub roads serving only one or two houses. Board member Deter complimented Toll Brothers on their improved presentation and collaboration with town leadership, noting the significant improvement in their working relationship with the town. He suggested potential modifications to eliminate stub roads by adjusting house placement and driveway configurations on specific lots. Board member Deter also identified discrepancies in heritage tree markings on certain lots that needed correction.

Chairman Faulk raised technical concerns about the farm pond drainage and jurisdictional wetlands, hydroCAD discrepancies between drainage areas shown on plans versus calculations, and the need for proper tree surveys and landscape plans. He emphasized the importance of ensuring DEQ approval for water bypass and treatment requirements.

After extensive discussion, the board established conditions for approval, including completion of landscape plans for perimeter buffers and entrance areas, school impact letters, NCDOT approval letters for stub roads, hydroCAD verification, NCDEQ approval for bypass water treatment, tree surveys, and BUA summaries. The connectivity to Bonner Drive was left as a staff recommendation for full connection, with the understanding that town council could address the emergency gate proposal.

Motion: Board member Deter made a motion to forward an application by Toll Brothers requesting Conditional Zoning Approval for the development of a 39-lot Conventional subdivision located on Weddington-Matthews Road (Parcel Number 06120011) to the Town Council with a recommendation for approval with the following conditions: perimeter and entrance landscape plan, school impact letter from UCPS, NCDOT approval letters for stub roads, hydroCAD

calculation confirmation, tree survey, BUA summaries, NCDEQ approval of bypass water

Second: Board member Fellmeth

Vote: The motion passed with a unanimous vote.

B. Discussion and Possible Recommendation of Text Amendment 2026-1 Section D607C. Conditional Rezoning

Mr. Gordos explained this straightforward amendment corrects a reference to a code section that no longer exists, replacing it with a reference to section D917B and proposed table 8D regarding open space priorities. The amendment provides a visual exhibit of open space requirements for traditional versus conservation development approaches.

Motion: Board member Deter made a motion to forward Text Amendment 2026-01 to the Town Council with a recommendation for approval

Second: Board member Fellmeth

Vote: The motion passed with a unanimous vote.

C. Discussion and Possible Recommendation of Text Amendment 2026-2 Section D917A. G. Private Roads and Gatehouses.

Mr. Gordos presented this amendment to remove ambiguous language. The change streamlines the process by requiring gate design as part of the initial conditional zoning application rather than requiring applicants to return for a separate approval.

Motion: Board member Deter made a motion to forward Text Amendment 2026-02 to the Town Council with a recommendation for approval

Second: Board member Fellmeth

Vote: The motion passed with a unanimous vote.

D. Discussion and Possible Recommendation of Text Amendment 2026-3 D917B. L. Design Standards Specific to the Conservation Lands

This amendment removes the "greatest extent feasible" language regarding neighborhood green requirements, making them mandatory rather than optional. The compromise allows existing trees in thoroughfares to count toward shade tree planting requirements for neighborhood greens. Board member Fellmeth questioned the wording and potential credits for smaller subdivisions, but staff clarified that the requirement applies to developments with six or more houses and no additional density bonuses are provided.

Motion: Board member Deter made a motion to forward Text Amendment 2026-03 to the Town Council with a recommendation for approval

Second: Board member Fellmeth

Vote: The motion passed with a 2-1 vote. Board members Deter and Fellmeth in favor, Board member Buzzard opposed.

E. Discussion and Possible Recommendation of Text Amendment 2026-4 D917E.D. Lots in Floodplains.

Mr. Gordos presented this minor amendment to remove a redundant reference to the word "basement" that appeared twice in the section. Staff did not recommend changing the 10,000 square foot requirement that was also referenced in the packet.

- Motion:** Board member Deter made a motion to forward Text Amendment 2026-04 to the Town Council with a recommendation for approval
- Second:** Board member Fellmeth
- Vote:** The motion passed with a unanimous vote.

6. Old Business

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

Mr. Gordos reviewed previous text amendment proposals that had been delayed due to holidays, storms, and other interruptions. The discussion covered steep slopes, primary conservation lands, and yield plan definitions that were addressed in previous workshops. He noted that some issues were resolved by the text amendments just approved but emphasized the need to distinguish between primary and secondary conservation lands for proper open space calculation.

The board discussed the need for clarity on policy direction from town council, particularly regarding steep slopes and buildable area definitions. Board member Deter expressed concern about alignment between planning board recommendations and council policy expectations, noting potential confusion about whether certain features can be located on individual lots versus primary conservation areas.

Board members agreed that a workshop would be beneficial, especially with new members joining the board. They decided to wait until April when the new planning board member would be appointed and sworn in, allowing time for council to provide clear policy direction.

- Motion:** Board member Deter made a motion to table the discussion until April at a date to be determined.
- Second:** Board member Fellmeth
- Vote:** The motion passed with a unanimous vote.

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

Mr. Gordos reported that town council had tabled the Keystone CZ application, pushing the consideration to March, which creates a backlog of projects. He noted that several development applications are waiting for resolution of a current council item before they can proceed to planning board review. Staff intends to batch text amendments rather than processing them monthly to keep the process moving forward.

9. Board member Comments

Board member Buzzard thanked everyone for attending and expressed appreciation for public interest in the planning process. He thanked staff and fellow board members for their contributions to making Weddington a desirable place to live.

Board members Fellmeth and Deter echoed these sentiments. Mr. Deter specifically noted the presence of three council members and looked forward to receiving clear direction from council on pending policy matters.

Chairman Faulk expressed gratitude for staff support and public participation in the meeting process.

10. Adjournment

Motion: Board member Buzzard made a motion to adjourn the February 23, 2026 Regular Planning Board meeting at 8:58 p.m.

Second: Board member Fellmeth

Vote: The motion passed with a unanimous vote.

Approved: March 23, 2026