



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, MARCH 23, 2026 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
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**1. Call to Order**

Chairman Chris Faulk called the Town of Weddington Regular Planning Board meeting to order at 7:02 PM on Monday, March 23, 2026.

**2. Oaths of Office**

- A. **Rusty Setzer**-administered prior to the Planning Board meeting
- B. **Taylor Grove**

Mayor Jim Bell administered the Advisory Board Oath of Office to Taylor Grove.

**3. Determination of Quorum**

Quorum was determined with all Board members present: Chris Faulk, Amanda Jarrell, Rusty Setzer, Bill Deter, Steve Fellmeth, Scott Buzzard, and Taylor Grove

Staff present: Town Planner Greg Gordos, Planning Asst/Permit Tech Jazlyn Moock, Town Administrator/Clerk Karen Dewey

Visitors: Clayton Jones, Jim Bell

\* **4. Election of Chairman and Vice-Chairman**

**Motion:** Board member Deter made a motion to nominate Chris Faulk as Chairman of the Planning Board

**Second:** Board member Fellmeth

**Vote:** The motion passed with a unanimous vote.

**Motion:** Board member Deter made a motion to nominate Rusty Setzer as Vice-Chairman of the Planning Board

**Second:** Board member Fellmeth

**Vote:** The motion passed with a unanimous vote.

- 5. 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.

**6. Approval of Minutes**

**A. February 23, 2026 Regular Planning Board Meeting**

**Motion:** Board member Deter made a motion to approve the February 23, 2026 Regular Planning Board Meeting Minutes as presented

**Second:** Board member Buzzard

**Vote:** The motion passed with a unanimous vote.

- 7. 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.

**8. Old Business**

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

The board discussed scheduling a workshop to conduct a mock development submittal process. Chairman Faulk proposed conducting a hands-on workshop where board members could work through a mock development scenario to better understand the application process and requirements. The board agreed this would be beneficial for training purposes and ensure consistent understanding of the requirements. Ms. Moock explained that the town has two types of subdivision zones for the workshop: conventional (requiring one acre per house) and conservation subdivisions (allowing smaller lots with more conservation land).

The board decided to target May for the workshop timing to allow adequate preparation of materials. Staff will coordinate with board members to find suitable dates for either an afternoon or evening session.

The board members discussed moving forward with recommendations of the text amendments

**Motion:** Board member Buzzard made a motion to amend the agenda to add item 8D for discussion and consideration of text amendments to UDO section D-917.

**Second:** Board member Deter

**Vote:** The motion passed with a unanimous vote.

## **B. Discussion of Appendix 2B., Unified Development Ordinance (Proposed Site Improvements)**

Board member Deter reviewed several proposed text amendments that had been under consideration for months. The amendments included:

- Adding language requiring identification of septic systems "and improvement permits or public sewer lines if applicable".
- Grammar corrections changing "between" to "among" in certain sections.
- Replacing "buildable area" with "UDO compliance" in yield plan requirements.
- Updating tree save requirements to use "build envelope" instead of "buildable area"

Vice Chair Setzer raised concerns about the term "build envelope" potentially conflicting with construction industry terminology, where "building envelope" refers to the exterior walls of a structure. The board discussed whether this could create confusion in practical applications.

Chairman Faulk noted that while the language works well for single lots, it may not translate effectively to subdivisions due to grading and stormwater requirements. The board agreed that the item regarding build envelope definition needed further work.

**Motion:** Board member Buzzard made a motion to add "consideration" to item 8.B.

**Second:** Board member Fellmeth

**Vote:** The motion passed with a unanimous vote.

**Motion:** Board member Buzzard made a motion to forward with a favorable recommendation to council Appendix 2B text amendment with removal of item#5 regarding the building envelope.

**Second:** Board member Fellmeth

**Vote:** The motion passed with a unanimous vote.

## **C. Discussion on the use of artificial intelligence (AI) in the audit of the Town UDO (all sections).**

Board member Deter presented his research on using AI to review and improve the UDO. He had tested AI on sections 1, 3, 4, and 5, finding that it focused primarily on grammar, syntax, and sentence structure improvements. The AI reduced word count by approximately 29% while increasing clarity through better paragraph structure. Board member Deter demonstrated that AI could process sections quickly but required careful review to ensure no changes to meaning or intent occurred. He found minimal instances of AI "hallucination" or inappropriate changes.

Board member Buzzard questioned whether the UDO required such extensive revision and suggested getting Council direction before proceeding. He also raised concerns about potential legal issues if the town relied on AI-generated ordinances.

Chairman Faulk supported exploring AI as a tool for identifying inconsistencies and conflicts within the UDO rather than wholesale rewriting. The board agreed that any AI usage should have proper guardrails and legal review.

The board concluded that while AI showed promise for improving clarity and consistency, they should start with smaller applications to identify conflicts and inconsistencies before considering broader usage.

\* ***D. Discussion and Consideration of text amendments to the Town of Weddington UDO Section D917***

Board member Deter provided a detailed explanation of the proposed amendments to conventional and conservation subdivision requirements. The changes included:

- Conservation Subdivisions: Clarified that 50% of adjusted tract acreage must be retained as secondary conservation land, with primary conservation land (unbuildable areas like floodplains and steep slopes) counted separately.
- Priority Classifications: Established tier system for secondary conservation lands prioritizing forest lands, steep slopes, and view sheds as highest priority, with farmlands and meadows as medium priority.
- Primary Conservation Lands: Defined as areas with extreme limitations including stream valleys, swales, floodplains, and slopes greater than 25%.
- Conventional Subdivisions: Required 20% of gross acreage as common open space, with primary open space counting toward this requirement.

Vice Chair Setzer questioned the 25% slope restriction, arguing it could eliminate viable basement home lots. He noted that slopes between 25-35% can be excellent for basement construction and that 25% slopes are easily maintainable.

Mr. Gordos acknowledged Vice Chair Setzer's concerns but indicated that Council's preference is to maintain restrictive standards. He explained that the goal has been to make development more challenging in Weddington, and that changing the slope requirement might not receive council support.

Board member Grove suggested removing the phrase "because of their extreme limitations" from the primary conservation lands definition to reduce the implication that all such areas are unbuildable.

***Motion:*** Board member Deter made a motion forward to the council with a favorable recommendation the text changes in D-917B.E. with the

removal of the phrase "because of their extreme limitations" from the D-917B.E.3

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

## 9. New Business

## 10. Update from Town Planner and Report from the March Town Council Meeting

Ms. Moock reported that at the March Town Council meeting, council approved a conditional zoning application by Keystone Custom Homes for a 12-lot subdivision at Forest Lawn Drive. Council also discussed maintaining high development standards as more applications are anticipated. Staff is working on updating the permitting portal to be more user-friendly while ensuring applicants understand all requirements upfront. The new system will include an app for tracking application progress and will not allow submission until all required materials are provided.

## 11. Board member Comments

Board member Deter thanked residents for attending planning board meetings and acknowledged staff's dedication despite lean staffing levels. He expressed satisfaction with the progress made on several long-pending text amendments.

Board member Grove thanked the council for their vote of confidence expressed that she is looking forward to working with the board.

Board member Jarrell welcomed Taylor and thanked Jazlyn for the phenomenal graphics.

Board member Buzzard praised the board's discussion quality and staff's underappreciated efforts in serving the community.

Chairman Faulk echoed previous statements welcoming Taylor and congratulated Rusty on his election to Vice Chair.

## 12. Adjournment

**Motion:** Board member Deter made a motion to adjourn the March 23, 2026 Regular Planning Board meeting at 8:25 p.m.

**Second:** Board member Buzzard

**Vote:** The motion passed with a unanimous vote.

Approved: April 27, 2026

