



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, APRIL 27, 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. March 23, 2026 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. Discussion and Possible Recommendation of an application by Signature Properties of the Carolinas LLC. requesting Conditional Zoning Approval for the development of a 37-lot Conventional subdivision located at the intersection of Providence Road and Rea Road.
  - B. Discussion and Possible Recommendation of Text Amendment 2026-3 Appendix 2B.  
re: Town Engineer review of (zoning) Schematic Plans
  - C. Discussion and Possible Recommendation of Text Amendment 2026-4 Section D-917D (A)  
Agricultural Uses (chicken coops)
8. Update from Town Planner and Report from the April 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 April 27, 2026 Regular Planning Board meeting to order at 7:00 p.m.

**2. Determination of Quorum**

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

Staff: Town Planner Greg Gordos, Town Administrator/Clerk Karen Dewey, Deputy Clerk/Admin Assistant Debbie Coram

Visitors: Chad Emerine, Tom Smith, Lisa Gaffney, Christopher Neve

**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. March 23, 2026 Regular Planning Board Meeting**

**Motion:** Board member Deter made a motion to approve the March 23, 2026 Regular Planning Board Meeting minutes.  
**Second:** Board member Jarrell  
**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, Eagle Road, addressed the Board regarding the Grandview subdivision application (Agenda Item 7A) and the proposed chicken coop text amendment (Agenda Item 7C). Mr. Emerine raised concerns about the completeness of the Grandview submission, specifically citing: the absence of detailed stormwater calculations to verify proper sizing of stormwater control measures (SCMs); the absence of a tree survey; an incomplete sewer capacity review, noting that Union County Public Works indicated the sketch plan did not pass due to incomplete modeling; and the submission of only a school confirmation email rather than a full school impact report as intended by the Appendix 2B requirement. Citing a prior precedent in which the Board tabled the Beechwood application pending sewer review and conditional approval, Mr. Emerine requested that the Board table the Grandview application until all outstanding items were resolved. Regarding the chicken coop text amendment, Mr. Emerine noted that the current UDO does not appear to contain a six-hen limit as referenced at a prior council meeting, and that any amendment should include clear limits on the number of hens, a prohibition on roosters, residential-appropriate setbacks, and coop size restrictions. He requested that the Board table that item pending additional research.

## 6. Old Business

No old business to discuss.

## 7. New Business

### **A. Discussion and Possible Recommendation of an application by Signature Properties of the Carolinas LLC. requesting Conditional Zoning Approval for the development of a 37-lot Conventional subdivision located at the intersection of Providence Road and Rea Road.**

Mr. Gordos presented the application for a 37-lot conventional subdivision, referred to as the Grandview project, on approximately 77 acres at the intersection of Providence Road and Rea Road. He noted this is the most prominent undeveloped site in the town, with multiple previous proposals, none of which came to fruition. Key features of the current proposal include a single primary access point on Providence Road, an emergency-only composite stone access on Rea Road, a private road network, a neighborhood green at the entrance, and open space comprising approximately 32% of the property, exceeding the current 20% requirement. All lots exceed the one-acre minimum.

Mr. Gordos identified two primary concerns from staff review: (1) a storm drain easement (SDE) that had been shown encroaching within the 100-foot thoroughfare buffer, which the applicant had since revised; and (2) the absence of certain supplemental materials, including a landscape plan and updated stormwater calculations from the original submission. Mr. Gordos noted that the applicant's engineer submitted revised plans and a letter from the Town Engineer, Bob Wilson of LaBella Associates, on the day of the meeting. The letter, received at 6:03 PM, stated that the updated schematic plan addressed LaBella's stormwater concerns and that LaBella had no objection to conditional zoning approval.

Board members raised concerns that the revised plan set, the landscape plan, and the LaBella letter had not been included in the advance packet and were received too late for adequate prior review. Specific outstanding items identified by board members included the absence of a complete tree

survey meeting UDO Section D917Q standards (requiring trees six inches or greater in caliper to be identified), and the lack of building envelope depictions on individual lots. The applicant, Mr. Graham, addressed the Board, stating that the team had submitted the application three weeks prior and received no staff feedback until the Thursday before the meeting. He maintained that the application was substantively complete and urged the Board not to table the item. Mr. Chris Isaacs of Isaac Group confirmed that stormwater sizing calculations had been developed and reviewed by LaBella through multiple rounds of comment and response.

Mr. Gordos clarified for the record that the LaBella letter was not a codified requirement at the time of submission and that certain missing items, such as the landscape rendering, were staff recommendations rather than UDO mandates. He further noted that an application containing errors is not necessarily an incomplete application under applicable North Carolina case law, and that conditions of approval are a standard planning board tool. He expressed frustration that board members had been directed not to use conditions and stated his disagreement with that guidance.

**Motion:** Vice Chair Setzer made a motion to table the application until a complete packet is submitted with time for the Planning Board to review.

Boardmember Deter made an amendment to the motion that if the applicant can provide all the items of concern, a special meeting be called to review the application before the next council meeting. There was no second. The amendment failed.

**Second:** Board member Fellmeth

**Vote:** The motion passed with a 4-2 vote. Setzer, Fellmeth, Jarrell, and Gordon in favor, and Board members Buzzard and Deter opposed.

#### **B. Discussion and Possible Recommendation of Text Amendment 2026-3 Appendix 2B. re: Town Engineer review of (zoning) Schematic Plans**

Mr. Gordos presented the proposed text amendment, which would require the Town Engineer (LaBella Associates) to review all future zoning schematic plan applications and provide a written recommendation confirming that the plans meet the intent of the UDO with respect to stormwater management and SCM facilities. The requirement would function similarly to the existing Traffic Impact Analysis (TIA) requirement.

Vice Chair Setzer requested the removal of the phrase "on a preliminary basis" from the amendment language, arguing that LaBella's review at the schematic plan stage should be treated as a definitive review for purposes of the planning board's and town council's consideration, not a preliminary one. General discussion followed regarding the nature of minor field adjustments during construction, with consensus that such minor changes would not require a return to the planning board, but that significant deviations would. Board Member Deter suggested that the new requirement be renumbered and repositioned within Appendix 2B to appear adjacent to other stormwater-related checklist items (near existing items B-35 through B-39) rather than at the end as B-58, for logical consistency. Mr. Gordos indicated that the repositioning could be completed administratively.

**Motion:** Vice Chair Setzer made a motion to approve Text Amendment 2026-3 Appendix 2B as submitted, with the amendment renumbered and

repositioned within the stormwater section of the checklist as directed by staff,

**Second:** Board member Deter.

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

### **C. Discussion and Possible Recommendation of Text Amendment 2026-4 Section D-917D (A) Agricultural Uses (chicken coops)**

Mr. Gordos presented the proposed text amendment, which would reduce the side and rear setback for chicken coops from 150 feet to 60 feet aligning the setback with the existing UDO standard for horse barns, in response to a complaint that the existing 150-foot setback effectively prohibits the use on most residential lots in the town.

Board members and Councilmember Tom Smith discussed the need for a more comprehensive approach, including provisions for a maximum number of hens, a prohibition on roosters, and possibly coop size restrictions proportional to lot size. It was noted that comparable ordinances in neighboring municipalities include such standards, and that many Weddington residents currently keep backyard chickens. The Board expressed interest in researching existing ordinances to develop a more complete and enforceable set of standards before taking action.

Agenda was amended by consensus of the board members: *Item 7D — Discussion and Possible Recommendation of Text Amendment to Section D-917A(Q) (Tree Requirements / Buildable Envelope)*

Mr. Gordos presented a text amendment to Section D-917A, Subsection Q (Tree Requirements), proposing a change in terminology from "buildable area" to "buildable envelope." The amendment was developed following discussion at the March 2026 meeting by a subcommittee consisting of Chairman Faulk, Board member Deter, and Vice Chair Setzer. The intent is to clarify that tree removal by right is permitted within the building envelope, defined as the area within required setbacks where a structure may be placed, while trees outside that envelope, particularly in rear yards, should be preserved absent specific exceptions such as utility easements, drainage easements, or septic drain fields.

**Motion:** Board member Deter made a motion to approve the amendment with the inclusion of a graphic previously prepared by staff depicting the building envelope concept to accompany the text amendment to the Town Council.

**Second:** Board member Grove

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

### **8. Update from Town Planner and Report from the April Town Council Meeting**

Mr. Gordos reported that the April Town Council meeting lasted approximately five hours. The Morris Farm subdivision application by Toll Brothers did not proceed to a public hearing and was remanded back to the Planning Board. The remand was attributed to multiple factors: notification timing, a request by the Planning Board Chairman due to unresolved stormwater concerns, and a



request by the applicant. Outstanding stormwater conditions identified by the Planning Board had not yet been satisfied by the applicant; accordingly, the item was not on the April Planning Board agenda. Staff expressed confidence that the matter would be ready to return in May.

Mr. Gordos further noted the existence of a Town Council resolution limiting planning board agendas to one development application per meeting, and suggested the Board consider requesting that the Council suspend or waive that resolution so that both the Grandview and Morris Farm applications could be heard at the May meeting. After discussion, the Board considered a proposal to hold a special called meeting at 6:30 PM immediately preceding the regular May Planning Board meeting at 7:00 PM, which would provide a vehicle for hearing both applications without running afoul of the resolution.

- Motion:** Vice Chair Setzer made a motion to schedule a special called Planning Board meeting at 6:30 PM on Tuesday, May 26, 2026, to consider one of the two returning development applications, followed by the regular Planning Board meeting at 7:00 PM.
- Second:** Board member Buzzard.
- Vote:** The motion passed with a unanimous vote.

Additionally, Town Planner Gordos reported that at the April Town Council meeting, the Council appointed Taylor and Rusty as alternates to the Board of Adjustment.

## 9. Board Member Comments

Board members expressed appreciation for staff's efforts and for the engagement of residents in attendance. It was also noted that Food Truck Friday is starting that Friday.

## 10. Adjournment

- Motion:** Board member Deter made a motion to adjourn the April 27, 2026 Regular Planning Board Meeting at 8:24 p.m.
- Second:** Board member Jarrell
- Vote:** The motion passed with a unanimous vote.

Approved: May 26, 2026