



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY SEPTEMBER 28TH, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

1. Call to Order

The Regular Planning Board Meeting of the Town of Weddington was called to order at 7:10 PM on Monday, September 28, 2026, at Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104.

2. Determination of Quorum

The Chair confirmed that a quorum was present and the meeting proceeded.

Board members present: Rusty Setzer, Scott Buzzard, Steve Fellmeth, Amanda Jarrell, Taylor Grove, Bill Deter

Staff Present: Town Administrator Doug Gailey, Town Planner Ryne Ratti, Permit Technician Aditya Roy

Visitors: Chad Emerine, Clayton Jones, 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.*

The Chair noted that the Conflict of Interest Statement had been previously read when the internet wasn't working and would not be re-read. No Board members declared a conflict of interest with respect to any matter on the agenda.

4. Approval of Minutes

A. Approval of Minutes from 06-22-2026 Planning Board Meeting

Board Member Bill Deter moved to approve the minutes from the June 22, 2026 Planning Board Meeting as presented. The motion was seconded by Board Member Fellmeth. No discussion followed.

MOTION: *to approve the minutes from the June 22, 2026 Planning Board Meeting as presented was made by Board Member Bill Deter and seconded by Board Member Steve Fellmeth.*

VOTE: *The motion carried unanimously.*

5. *Public Comments: Individuals are allowed 3 minutes to speak. A maximum of 30 minutes is allocated to the Public Comment Period. The time limit may be extended at the discretion of the Chairman.*

One member of the public addressed the Board during the public comment period.

Chad Emerine, Eagle Road, welcomed the Town's new planner and offered comments on two subjects: the proposed reduction of the poultry setback, and the written recommendation process to the Town Engineer referenced in Appendix 2B of the meeting packet.

Regarding the proposed setback reduction, Mr. Emerine stated his opposition to reducing Weddington's poultry setback from 150 feet to 60 feet or less at the current time. He noted that the Town's existing 150-foot setback is consistent with Union County's setback for non-farm poultry and expressed concern that reducing it would make Weddington substantially less restrictive than surrounding municipalities without a clear basis for doing so. He stated that, to his knowledge, the Town is not currently experiencing widespread complaints about chickens or existing setbacks, and cautioned that a reduction could generate new complaints by situating coops and hens considerably closer to neighboring properties.

Mr. Emerine also raised the issue of enforcement capacity, noting that the Town's code enforcement officer works approximately one day per week, which he argued may be insufficient to investigate and address potential complaints related to noise, odor, sanitation, waste, and coop maintenance that could arise from a reduced setback.

He further referenced UDO Section 9-17(D), which requires that waste removed from structures housing poultry or livestock must remain at least 150 feet from the property line. He drew a parallel to the horse farm provision, where a structure may be located 60 feet from a property line but removed waste must still remain 150 feet away, and argued that any change to coop setbacks must also address associated waste and sanitation requirements.

Mr. Emerine concluded by recommending that the Board allow adequate time for research, comparison with the county and similar municipalities, and the development of a comprehensive ordinance rather than a standalone setback change.

On the second matter, Mr. Emerine noted that Town Council has stated on multiple occasions that the written recommendation to the Town Engineer under Appendix 2B should encompass a review against the entire UDO, not only stormwater provisions. He indicated this was consistent with the practice of prior planners and constitutes a standard part of the Town's review process, including setbacks, easements, and open space calculations.

The Chair closed the public comment period following Mr. Emerine's remarks.

6. Old Business

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

The Chair invited discussion on Text Amendment 2026-4 regarding agricultural uses and chicken coops. Board Member Bill Deter opened by expressing agreement with the comments made during the public comment period and posing several threshold questions: what prompted the discussion in the first instance, whether there had been a meaningful number of complaints regarding chickens or chicken coops, what approaches other municipalities have taken, and what enforcement mechanisms those communities employ.

Board Member Amanda Jarrell stated that prior discussions had centered on properties of less than one acre, and offered the view that properties over one acre should not be subject to the proposed restrictions, as residents who own larger parcels generally expect to use their land as they see fit. She indicated support for addressing the matter in smaller-lot neighborhoods but expressed reservations about applying new restrictions broadly.

Board Member Steve Fellmeth acknowledged that the item had been before the Board previously and noted that the prior direction to staff had included a request for research on how other towns regulate the matter. The Chair summarized that at the prior meeting, the Board had produced draft language, which staff forwarded to the Mayor and Council for review. The Chair had also conducted a brief survey comparing Weddington's regulations to those of neighboring municipalities, and read the following findings into the record:

The Town of Marvin requires a permit for keeping chickens, regulates flock size through space restrictions, has a minimum lot size of one acre, and sets coop setbacks at 60 feet from the side property line and 150 feet from the rear property line and adjacent dwellings. Roosters are permitted in Marvin subject to specific setback parameters. The Town of Waxhaw also requires a permit, caps the flock at a maximum of six hens, has a minimum lot size of 0.25 acres, sets coop setbacks at 5 feet from the property line and 30 feet from the nearest neighboring residence, and strictly prohibits roosters.

Board Member Fellmeth recommended that the item be tabled and incorporated into the upcoming UDO workshop, where additional research could be conducted and a more comprehensive review could take place. Board Member Jarrell expressed support for that approach. Board Member Scott Buzzard agreed, noting that if the item is not a pressing concern, tabling it to a future meeting was a reasonable course of action.

The Board discussed whether to table the item to the upcoming workshop specifically or to a future meeting generally, ultimately concluding that it should be tabled to a future meeting without designating a specific date, so that it could be addressed with proper preparation and Council direction.

MOTION: to table the discussion and any possible recommendation of Text Amendment 2026-4, Section D-917D(A), Agricultural Uses (chicken coops), to a future meeting was made by Board Member Scott Buzzard and seconded by the Board Member Bill Deter.

VOTE: The motion carried unanimously.

7. New Business

A. Planning Board Workshop for UDO and plan submittal process.

The Chair introduced the item, proposing that the next scheduled Planning Board meeting be designated as a workshop session in lieu of a regular meeting, contingent on there being no significant applications requiring action. The Chair noted that a Board of Adjustment meeting is scheduled for the preceding week and suggested that the Planning Board workshop could begin immediately following the Board of Adjustment meeting, with the agenda notice reflecting a start time of "immediately following the Board of Adjustment meeting" rather than a fixed time. Board Member Deter confirmed there would be no legal issue with this approach, provided the date and approximate time were properly noticed.

B. Discussion on Upcoming Workshop

The Board engaged in a detailed discussion regarding the topics and structure of the upcoming workshop. Board Member Deter suggested that the workshop be organized around a simulated application scenario, to be assembled by staff, that would allow the Board to work through the plan submittal process as an applicant would experience it. He identified several areas warranting focused discussion, including the distinction between primary and secondary open space in R-40 zoning versus primary and secondary conservation areas in conservation subdivisions, the level of detail required under Exhibit 2B of the plan submittal checklist, and recurring issues such as stormwater, tree ordinance compliance, septic and sewer requirements, and the Town's dual-entrance requirement and its interaction with emergency access provisions.

Board Member Deter also noted that a number of text amendments approved by the Planning Board, some dating back to March, had not yet been formally adopted by the Town Council. He expressed hope that those amendments could be placed before the Council at the next meeting so that the most current version of the UDO would be in effect for the workshop.

The Chair reiterated a prior request that the workshop include a review of the Town's plan submittal process through the lens of the applicant, specifically including the Town's website and the online permitting pathway. The Chair noted that placing the same outdated materials on a new website without substantive revision would not improve the applicant experience. Town Administrator Doug Gailey confirmed that internal discussions on this matter were already underway and that staff had developed preliminary ideas for structuring the online process to guide applicants through a decision-based pathway depending on the type of permit sought. Mr. Gailey stated that the new website is expected to be ready for training and launch by approximately February, and offered to send Board members a link to review the site and provide feedback without the need for a formal meeting.

Board Member Deter suggested that, rather than engaging the full Planning Board in website review, a subcommittee of two or three members could meet between regular sessions to review and refine the online materials and then present their findings to the full Board. Mr. Gailey indicated that staff intended to complete a substantial portion of the preparatory work before involving the Board, so that the Board's role would be focused review and fine-tuning rather than building from scratch.

Board Member Fellmeth requested that, in instances where a subcommittee convenes between meetings, a written summary of what was discussed be circulated to all Board members in advance of the meeting at which the subcommittee's work would be considered, so that no member would be seeing the material for the first time at the meeting. Board Member Deter concurred, adding that subcommittee presentations should generally be treated as a starting point for full Board deliberation rather than a final recommendation.

The Chair raised the matter of packet delivery timelines, noting that Board members have at times received packets as late as Thursday afternoon prior to a Monday meeting, leaving insufficient time to thoroughly review subdivision materials. The Chair requested that this issue be addressed as part of the workshop discussion, particularly with respect to establishing submission deadlines for applicants that allow staff adequate review time

before distribution to the Board. Town Planner Ryne Ratti stated that his goal is to provide a preliminary draft to the Board at least 30 days in advance of a meeting, and that once he signs off on a complete application, it will come before the Board in final form with no subsequent change orders unless the applicant is willing to withdraw and resubmit. Mr. Gailey offered a more immediate solution, noting that in the case of a large subdivision, staff could send the subdivision materials to Board members as a preliminary distribution with notice that the remainder of the packet would follow, so that members could begin their review without waiting for the full packet to be assembled. Board Member Buzzard agreed that the electronic nature of the current process lends itself well to this approach. The Chair indicated support for this as an interim measure.

8. Update from September Town Council Meeting

Town Planner Ryne Ratti reported that there was nothing new to discuss from the September Town Council meeting.

9. Board member Comments

Board Member Scott Buzzard expressed that it was good to be back at the table after an extended period without meetings, welcomed the new staff members, and thanked the public for attending.

Board Member Amanda Jarrell echoed the welcome and expressed enthusiasm for working with the new staff.

Board Member Taylor Grove welcomed the new staff, expressed hope for continued reliable technology at future meetings, and stated that she is looking forward to a productive workshop.

Board Member Steve Fellmeth, welcomed the new staff and offered his assistance to them going forward.

Board Member Bill Deter stated that he is eager to have new staff in place, that his expectations are high and he believes them to be realistic, and that he anticipates significant progress in tightening processes and bringing greater clarity to the Town's planning operations.

The chair echoed the sentiments of the previous board comments.

10. Adjournment

MOTION: *to adjourn was made by Board Member Deter and seconded by Board Member Buzzard.*

VOTE: *The motion carried unanimously..*

The meeting was adjourned

