

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY MARCH 14, 2022 – 7:00 P.M.
ALL SAINTS ANGLICAN CHURCH
5328 HEMBY ROAD, WEDDINGTON NC 28104
AGENDA**

Prayer-Father Filmore Strunk-All Saints Anglican Church

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Mayor/Councilmember Reports
6. Public Hearing
 - A. Conditional Rezoning Application for a mixed-use development-Weddington Green
7. Public Safety Report
8. Consent Agenda
 - A. February 14, 2022 Town Council Regular Meeting Minutes
 - B. Approval of Budget Amendment for FY 2021-2022
9. Old Business
 - A. Discussion of FY 2022-2023 Preliminary Budget
10. New Business
 - A. Discussion and Consideration of Planning Board Appointment
11. Update from Town Planner
12. Code Enforcement Report
13. Update from Finance Officer and Tax Collector
14. Transportation Report
15. Public Comments
16. Council Comments
17. Adjournment

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY MARCH 14, 2022 – 7:00 P.M.
ALL SAINTS ANGLICAN CHURCH
MINUTES
PAGE 1 OF 8**

Prayer-Father Filmore Strunk-All Saints Anglican Church

1. Open the Meeting

Mayor Craig Horn called the meeting to order at 7:02 p.m.

2. Pledge of Allegiance

The Council led the Pledge of Allegiance

3. Determination of Quorum

Quorum was determined with all councilmembers present: Mayor Craig Horn, Mayor Pro Tem Janice Propst, Councilmembers Anne Pruitt, Jeff Perryman, and Brannon Howie

Staff Present: Interim Planner Leamon Brice, Town Administrator/Clerk Karen Dewey, Town Attorney Karen Wolter

Visitors: sign in sheet attached for the record

4. Additions, Deletions and/or Adoption of the Agenda

Mayor Pro Tem Propst requested to amend item 10A on the agenda to read “Discussion and Consideration of Planning Board Appointments” as the Council received the resignation of Chairman Walt Hogan on March 11th.

Motion: Mayor Pro Tem Propst made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

5. Mayor/Councilmember Reports

Councilmember Howie reported that she will be attending the Essentials of Municipal Government class in April.

Mayor Pro Tem Propst reported that she will be attending the CRTPO meeting on March 8th.

Councilmember Perryman reported that the Western Union Municipal Alliance meeting will be held on Thursday, March 24th at Weddington Town Hall and Jim Joyce from the UNC School of Government will be speaking on Extra Territorial Jurisdiction.

Mayor Horn announced his monthly Coffee with the Mayor will be held on Wednesday, March 23 from 5 to 7 p.m.

6. Public Hearing

A. Conditional Rezoning Application for a mixed-use development-Weddington Green
Mayor Horn opened the public hearing.

Mr. Brice presented the staff report: Provident submitted a Conditional Zoning application for a mixed-use pedestrian friendly main street type development that includes a two-sided main street surrounded by single family homes and villas and open space on 80.8 acres. It includes 43% open space (34.5 acres), and 11 acres (14%) of park/greenway area. The property is zoned R40 and RCD Conservation Subdivision. If approved the property will then be a conditional zoning district and the standards will only apply to this parcel. Development on the parcel must follow the plan and the development standards in the plan and these standards only apply to this parcel and project. Conditional Zoning allows the town to ask for additional improvements and the developer to request deviations to current regulations. Both parties must agree for a condition to be a part of the plan.

A community meeting was held by the developer at Town Hall on January 27. It included in person and virtual attendance options. The plan was presented to Planning board on February 28. The Planning Board recommended approval of the plan with 11 recommendations and questions to the Town Council. Provident has provided an amended plan and development standards with positive responses to the Planning Board questions and recommendations that can be legally met. Town Council is holding a public hearing on the amended plan here tonight. The Council can deny, approve, approve with conditions, refer back to the Planning Board, continue the hearing or set a time to discuss the plan among themselves and ask questions of staff and Provident. When the council will vote depends on the time it takes to consider comments here tonight, get questions answered and discuss conditions with the developer and as a group. Council must adopt a Land Use Plan consistency statement and ordinance adopting the plan. A consistency statement from the Planning Board or Council that the plan is inconsistent from the Land Use Plan does not prevent approval. The Land Use Plan was updated and adopted in 2019 following a community survey. new Unified Development Ordinance was adopted in April of 2021. A Land Use Plan is not an ordinance. It is a guide for future planning and development.

The Provident conditional zoning application plan is consistent with the Land Use Plan as follows:

- It meets neighborhood business description in the land use plan
- Conserves open space 34.5 acres or 43%
- Limits development in environmentally sensitive areas
- Minimizes visual effects on surrounding properties-70-foot buffer on Providence Road, 50 foot on Weddington Road and 20 foot buffer to abutting properties.
- Maintains single family character.
- Provides broader housing options.
- Commercial is small scaled to serve Weddington Residents.
- Provides park for community gathering space and limited recreation for Weddington residents.
- Architecture standards meet the LUP design goal to enhance aesthetic quality.
- Commercial is small town scale and designed to be pedestrian friendly

The LUP also states “The town should explore zoning alternatives that allow for better integration of the town center and residential development within and adjacent to the center.”

Weddington Green is a good example of denser residential development feathering out to one acre lots away from the town center.

Transportation

All interior roads except the Main Street will be maintained by NCDOT. The Main Street will be private to allow for the provision of brick paver crosswalks, on street parking and other pedestrian amenities. The Transportation Impact Analysis (TIA) for the original 306-unit plan recommends 19 improvements for Providence and Weddington Roads. NCDOT has asked for 3 or 4 additional changes to the TIA but it is not anticipated the improvements listed will change. Abellia Drive is proposed to be connected. Residents are in discussion with town staff to begin a process to abandon the Abellia Drive right of way making it private and putting up a gate at Old Mill. This process will be handled separately from the Weddington Green process. Provident is proposing to provide the right of way up to Abellia so a future connect is not lost.

Mayor Horn asked who completed the TIA. Mr. Waters responded that Andrew Eagle from Ramey Kemp Associates completed the TIA. Councilmember Pruitt asked if the future proposed expansions of Providence Road and Weddington Road were taken into consideration with regards to these plans. Mr. Eagle responded that those expansions were taking into consideration with a couple different scenarios.

Mayor Horn asked what parameters were submitted to NCDOT. Mr. Eagle responded that the current TIA is based on the higher number of residential homes.

Mr. Waters and Mr. Jenest presented the Weddington Green conditional zoning application.

Councilmember Howie asked about front porches on the homes. Mr. Jenest replied that not all homes would have front porches to provide some variety. Councilmember Howie asked if the porches can encroach 6 feet into the 11-foot setback, how close would it be to the sidewalk. Mr. Jenest replied that it would be 5 feet from the sidewalk if there is a porch and 11 feet without a porch. Councilmember Howie asked when the TIA review would be completed. Mr. ?? responded that it was being revised to match the site plan. It will be resubmitted within the next 2 weeks for NCDOT review, they have 40 business days to respond.

Councilmember Pruitt asked how these lot sizes at 50x100 and 60x100 compare to R-CD lot sizes. Mr. Brice responded that R-CD current lot sizes are 50x120 and 60x120.

Councilmember Perryman asked if the Town would be responsible for sidewalks. The applicant responded that the Town was responsible up to the right of way.

Mayor Horn asked if the applicant was responsible for the development of the commercial property or would it be sold off to builders. The applicant responded that they were responsible for the main street development of 137,000 square feet of office and retail space. Mayor Horn mentioned that not allowing drive throughs was not spelled out in the development standards. The applicant agreed to add no drive throughs to the development standards. Mayor Horn asked the difference between age-targeted and age-restricted. The applicant responded that age-targeted is geared toward empty nesters with no children at home and age-restricted is for over 55 years of age. Mayor Horn asked about the 70-foot buffer along Providence Road and the 50-foot buffer along Weddington Road. The applicant responded it is from the edge of roadway to construction and can be enhanced as necessary. Mayor Horn asked about the wall on the back side of the town homes and stated that it should be spelled out in the development standards. Mayor Horn asked about the Abellia Drive connection. Mr. Brice responded that provided a stub to the neighboring property is required in the

ordinances. There is a question about the public right of way for Abellia. Staff is working with the residents. Mayor Horn asked about the commercial parking. The applicant responded that there are 4 ½ spaces per 1000 square feet, most is behind the buildings.

Councilmember Howie asked if the Town would pay for 2/3 of the stormwater. Mr. Brice responded that the Town will cover a percentage of the drainage from the park. Councilmember Howie asked if electricity would be provided in the park area. Mr. Waters responded that it would, and they are building 2 gazebos and an amphitheater.

8:14 p.m. Resident Hughie Sexton called a point of order stating this was a public hearing and is for the public to be heard.

All comments submitted to the Clerk attached for the record.

Joyce Plyer 1046 Bromley Drive: Ms. Plyer spoke against the conditional rezoning application.

Walton Hogan 5009 Laurel Grove Lane: Mr. Hogan spoke against the conditional rezoning application.

Bob Griswold 6725 Tree Hill Road: Mr. Griswold spoke against the conditional rezoning application.

Bill Cathey 6734 Tree Hill Road: Mr. Cathey spoke against the conditional rezoning application.

Mark Horoschak 1046 Bromley Drive: Mr. Horoschak spoke against the conditional rezoning application.

Leon Topalian 130 Bluebird Lane: Mr. Topalian spoke against the conditional rezoning application.

Jim Bell 1341 Longleaf Court: Mr. Bell spoke against the conditional rezoning application.

Sarah May and Kathy Heintel from Union County Public Schools gave school enrollment projection numbers.

Kurt Meadows 4432 Stryker Drive: Mr. Meadows spoke against the conditional rezoning application.

Kim Topalian 130 Bluebird Lane: Ms. Topalian spoke against the conditional rezoning application.

Kelly Myers 9033 Pine Laurel Drive. Mr. Myers spoke against the conditional rezoning application.

Clayton Jones 5147 Panhandle Circle: Mr. Jones spoke against the conditional rezoning application.

Elton Hardy 1473 Longleaf Court: Mr. Hardy spoke against the conditional rezoning application.

Cathy Killough Brown: Ms. Brown spoke against the conditional rezoning application.

Barbara Harrison 2001 Belle Forest Court: Ms. Harrison spoke against the conditional rezoning application.

Don Titherington 2301 Greenbrook Parkway: Mr. Titherington spoke against the conditional rezoning application.

Bill Deter 401 Havenchase: Mr. Deter spoke against the conditional rezoning application.

Tod R. Uebele, Sr. 201 Amahd Drive: Mr. Uebele spoke against the conditional rezoning application.

Craig Hazeltine 3166 Foxmeade: Mr. Hazeltine spoke against the conditional rezoning application.

Brad Prillaman 2117 Keegan Court: Mr. Prillaman spoke against the conditional rezoning application.

Rob Dow 6720 Weddington-Matthews Road: Mr. Dow spoke against the conditional rezoning application.

Jack Plyler 1015 Estate Lane: Mr. Plyler spoke against the conditional rezoning application.

Tony Prior 2241 Wedgewood Drive: Mr. Prior spoke against the conditional rezoning application.

Wendy Shaw 6733 Weddington Matthews Road: Ms. Shaw spoke against the conditional rezoning application.

Bruce Klink 2508 Greenbrook: Mr. Klink spoke against the conditional rezoning application.

Michael Ward 126 Larkfield Drive: Mr. Ward spoke against the conditional rezoning application.

Patricia Hines 425 Vintage Creek Drive: Ms. Hines spoke against the conditional rezoning application.

Christine Prost 1203 Delaney Drive: Ms. Prost spoke against the conditional rezoning application.

Hughie Sexton 417 Gatewood Lane: Mr. Sexton spoke against the conditional rezoning application.

Gordon Howard 316 Squash Harvest Court: Mr. Howard spoke in favor of the conditional zoning application

Yanni Macheras 6072 Foggy Glen Place: Mr. Macheras spoke against the conditional rezoning application.

Michael Brook 7119 Stirrup Court: Mr. Brook spoke against the conditional rezoning application.

Margie Timmons 3609 Forest Lawn Drive: Ms. Timmons spoke against the conditional rezoning application.

Sally Holmes 451 Hunting Creek Road: Ms. Holmes spoke against the conditional rezoning application.

Jay Bell 117 Valley Ranch Lane: Mr. Belle spoke against the conditional rezoning application.

Nancy Anderson 13624 Providence Road: Ms. Anderson spoke in favor of the conditional rezoning application.

Bob Wetteroff 1204 Hadley Park Lane: Mr. Wetteroff spoke against the conditional rezoning application.

Mayor Horn continued the public hearing until the April 11, 2022 Town Council Regular Meeting.
Mayor Horn called a recess at 10:14 p.m.
Mayor Horn called the meeting back to order at 10:23 p.m.

7. Public Safety Report

Deputy Kropp gave the public safety report.

8. Consent Agenda

A. February 14, 2022 Town Council Regular Meeting Minutes

B. Approval of Budget Amendment for FY 2021-2022

Motion: Councilmember Perryman made a motion to approve the consent agenda as presented

Vote: The motion passed with a unanimous vote.

9. Old Business

A. Discussion of FY 2022-2023 Preliminary Budget

Motion: Mayor Pro Tem Propst made a motion to table the discussion of the FY 2022-2023 Preliminary Budget

Vote: The motion passed with a unanimous vote.

10. New Business

A. Discussion and Consideration of Planning Board Appointment

Motion: Mayor Pro Tem Propst made a motion to appoint Gordon Howard to the Planning Board, Historic Preservation Commission, and Board of Adjustment for a 4-year term to expire in March 2026.

Vote: The motion passed with a unanimous vote.

Motion: Mayor Pro Tem Propst made a motion to appoint Chris Faulk to the Planning Board, Historic Preservation Commission, and Board of Adjustment to complete the term of Walt Hogan due to his resignation. This term will expire in March 2023.

Vote: The motion passed with a unanimous vote.

11. Update from Town Planner

12. Code Enforcement Report

In packet

13. Update from Finance Officer and Tax Collector

Statements in packet

14. Transportation Report

Mayor Horn stated that he and Mayor Pro Tem Propst attended an introduction class presented by the CRTPO and it was helpful in getting to understand the process.

Councilmember Perryman suggested projects be presented to CRTPO by a group like the Western Union Municipal Alliance. He stated that he would discuss getting involved with transportation issues with the WUMA delegates.

15. Public Comments

16. Council Comments

Councilmember Perryman: I appreciate everybody showing up to speak. The words reflected many of the things in the emails we received. I think communication is key. We should be using every available outlet to communicate. We need to educate residents on the process because people don't understand what is in place.

Councilmember Pruitt: asked about the sunshine list. Gave no comment.

Mayor Pro Tem Propst: I think there were some very respectful comments. I think some people think we have some underhanded things going on. I don't appreciate the comments on people's character, I don't appreciate people making insinuations about people that work for the town, and I personally don't appreciate the comments made about me. Thank you for coming.

Councilmember Howie: I was optimistic that people were going to stay so I was going to remind them to sign up for town emails on the website and with vacation season starting up, you can fill out the form on the website and the deputies will check on your house when you're out of town. And I wanted to remind the residents that we are contracted with the Union County Urban Forestry program and you can call for the Urban Forester to come out and check your trees.

Mayor Horn: I wanted to thank those that stayed. For me personally, I greatly appreciate the fact that you all turned out and people expressed themselves generally clearly. This is tough because it's where we live, it's personal. It's our families, our property and our way of life. Sadly, there's an assumption that we don't trust the government. It doesn't matter who is in the government. In some cases, there is good reason. We're a small community and we have to figure it out.

17. Adjournment

Motion: Councilmember Pruitt made a motion to adjourn the March 14, 2022 Regular Town Council Meeting at 10:37 p.m.

Vote: The motion passed with a unanimous vote.

Approved: April 11, 2022

Karen Dewey
Karen Dewey, Town Administrator/Clerk

Craig Horn
Craig Horn, Mayor

PUBLIC HEARING

Conditional Zoning Application - Weddington Green

If you wish to speak at the Public Hearing, please adhere to the following guidelines:

- PRINT your name, address, and phone number for the record
- Proceed to the podium and state your name and address clearly
- Be concise. Avoid repetition. Limit comments to three (3) minutes
- Please designate a spokesperson for large groups

	Name	Address	Phone #
1.	Joyce Plyler	1046 Bromley Dr. Weddington	847-6096
2.	WALTON HOGAN	5009 Laurel Grove Ln	571 224 3943
3.	BOB GRISWOLD	6725 TREE HILL RD	533- 5219
4.	Bill CaTney	6734 Tree Hill Rd	704-564- 1670
5.	Mark Horoschak	1046 Bromley Dr Weddington	847-6096
6.	Leon Topalian	130 Blue bird lane	704-579-8918
7.	JIM BELL	1341 LONGLEAF COURT	204-287-5420
8.	Sarah Mayh) VCP3	
9.	KATY Hantzle		

	Name	Address	Phone #
10.	CRAIG HAZELTINE KATHY HEINTZ	UCPS	
11.	BRAD PRILLAMAN SARAH MAY	UCPS	
12.	KURT MEADOWS		
13.	Kim Topalian		
14.	Kelly Myers		
15.	Clayton Jones		
16.	Elton Hardy		
17.	Cathy Kilby Bon		
18.	Donna Harris		
19.	DON TITHERINGTON	2301 Greenbrook Pkwy	
20.	Bill Deter	ON RECORD	
21.	TOP R UEBELE, Sr	201 AMAND DR WEDDINGTON, NC 28104	704 246 7467

	Name	Address	Phone #
22.	CRAIG HAZELTINE		
23.	BRAD TRILLAMAN	2117 Keegan Ct.	704-219-5589
24.	BILL Deter		
25.	Rob Doo	6750 MAH-Wedder	704-589-6252
26.	JACK PLYER	1015 ESTATE LN	704-458-4222
27.	Tony Prior	WENAWOODS	704 219 1602
28.	Janet Perrano	Providence Place II	973 - 945-4096
29.	Wendy Shaw	MAH-Wedder Rd	
30.	Ellen Hardy	Longleaf	
31.	BRUCE KLINK	2508 GREENBROOK	980-275- 0468
32.	MICHAEL WARD	126 LARK FIELD DR	
33.	Patricia Hines	425 Vintage Creek Dr	704 578 5064
34.	Christine Frost	1203 Delaney Drive	973 945-4519

	Name	Address	Phone #
35.	✓ Hughie Sexton	Weddington, NC	704- 564-1267
36.	✓ Gordon Howard	Weddington, NC	540-903 5343
37.	✓ YANNI MACHERAS	WEDDINGTON	949 922 0225
38.	✓ Michael Brook	weddington, NC	704 - 363-7043
39.	✓ Margie Timmons	Forest Lawn Dr	
40.	✓ Sally Holmes	Weddington	
41.	✓ Jay Belle	n	
42.	✓ Nancy Anderson	weddington	7
43.	✓ BOB WETTEROFF	WEDDINGTON	704-246- 7518
44.	RAY BUTLER	Weddington	704 - 591 - 2499
45.			
46.			

Angela & Ben Tilley
8109 Potter Rd

Ewa Manus
1127 Willow Oaks Trl.
704 846-5056

Stephanie T. Jordan
3024 Michelle Dr
Matthews, NC 28104
(980) 339-5600



Minnie N Shinn
414 Hunting Creek Rd
Weddington, NC 28104

Mark Shinn
414 Hunting Creek Rd

Charles + Hilah Steenroc
3600 Bounty Ct
Matthews, NC 28104
704-846-5529



Nydia M. Morales
423 Hunting Creek Rd
919 818 0388

Mina. Wheeling
7002 High Oak Drive
704 582-0438

Carla Stevens
713 Eagle Point Ct

Carline Sitterud
4019 Paul Rose Ln.
Weddington NC 28104
704.698.5404



Rejet Wedding town Zoning

3/14/22

Name

Address

Denise Demeo 2058 Weddington Lk. Dr.
DANA DEMEO 2058 WEDDINGTON LAKE DR.

Bob Fornshell 7101 STIRRUP COURT

Mica Snow 1509 Cox Rd.

JEFF HERBST 2059 WEDDINGTON LAKE DR



Susan Everhart, 4039 Mourning Dove
Weddington NC 28104 204-~~609~~
AGAINST 604-2578

Bob + Gail Everhart 4362 Mourning Dove
Dr., Weddington NC 28104 204-509-
AGAINST 5609

Vimal Vijay - 3045 Twin Lakes Dr Matthews
NC 28104 -

KIRAN KANDU

3051 TWIN LAKES DR
MATTHEWS NC

Max Starkie
1201 Hadley Park Lane
Weddington, NC



March 14, 2022
Waddington Town Meeting

Present =
1) Mitali Vasavada
Lake Forest Preserve
Strongly Oppose

2) - LIN LI & YAN ZHOU
strongly "NO"!

3) - Michael Paolantonio
212 Lark Field Dr.
Waxhaw, NC 28173 'Strongly NO!'
(704) 9004972

4 David Pitre
6116 Greystone DR.
Waddington, NC 28104 NO
704-650-4500

5 Diane Pitre
6116 Greystone Dr.
Matthews NC 28104 NO
704-726-7962

Syn PLYLER & TERRY PLYLER ~~NO~~!
224 Waddington Rd,
Matthews, N.C. 28104
(704) 546-1980

No!! Ryan Dixon 3105 Highbury Pl Waddington NC 28104
Kari Dixon 3105 Highbury Pl Waddington NC 28104

~~AGAINST~~
~~RETAINING~~

March 14, 2022

Weddington Town Mtg

Present

Ben Meagher Weddington Presene NO
ROMAN PROKOPOVICH WEDDINGTON Presene NO
Lisa Lewis Lake Providence 704/516-0474 NO
Kerry Lewis Lake Providence 704/561-9999 NO
Nancy & Scott Baetsch Shaver Farms 704-614-2444 NO
Dave & Nancy Strunk PWS 704-443-5356 NO
Phokni Polemidas 704-564-3381 NO
Milton Polemidas 704-576-0847 NO
John Kalkounis 704-381-1120
Sophi Kalkounis 704-381-1120
Angelo Kalkounis 704-381-1120

NO → TJ DAVIS STRATFORD 704 650 1001
Elizabeth W Davis Stratford 704. 650.502 4042
Lindsay Detterson 704 968. 1210
Jen Roper Stratford 704. 804.3011
Vicki Nee Stratford 201. 236.2416
Cecilia Hwang Stratford 704. 649.4755
Snehaan Broehl Highgate
Michelle Cornell Stratford 704. 666.2533
Kara Brooks
Hansen Nicholson
Kara Bedford
Louise Lemmestani
Jennifer Egan Highgate NO

Preben Andersen 468 Valley Run Dr.

Randy Veltre 518 Cone Mill Ct. Weddington

Tony Reason 7203 Yellowhorn Trail Waxhaw, NC

Colleen Sowers 6309 High View Rd.

Randy Echols 506 Cone Mill Ct. Wed. NC 704-708-5881

Tom & Fran Brown 4601 Stonebrook Ct 704-846-0246

Rob Moore 104 Kee Ct. 704-301-2540

Jay Brunner 3000 Scottsdale Ln Matthews, NC

Stuart Stout 1856 Tanglebriar Ct, Matthews, NC 704 578 0802

Donald Lablanc 320 Eden Hollow Ln. Weddington, NC 28104

GARY + LISA 1209 Larkridge

Lisa O Rose 1209 Larkridge Ct, Waxhaw 28173

Gain Soffley 3315 Greenhurst Ln. Weddington 28104

JORDYN SOFFLEY 3315 GREENHURST Dr. WEDDINGTON NC, 28104

Evelyn Soffley 3315 Greenhurst Dr.

Dana Soffley 3315 Greenhurst Dr.

Jennifer Soffley 3315 Greenhurst Weddington, NC

Rejection Vote

1. Katy Jernigan 7148 Stirrup Ct Weddington NC 28104
2. Tony Rolfer 2408 Greenbrook Parkway Weddington, NC 28104
3. Maria Hamrick 7141 Stirrup Ct
4. John Hart 1131 Maremont Ct Weddington, NC 28104
5. James Lassu 708 Farmer Mill Lane Weddington NC 28104
6. John & Nail Giattino 610 Maple Valley Ct Weddington
7. Charlie Tam 404 Wheatberry Hill Dr Weddington
8. Tamara Kottun 7134 Weddington Brook Weddington
9. ~~Fred & Kay Porter Jr~~ 7001 Horseman Cove Matthews
(704) 957-7687
11. Jill Meadows 4432 Stryker Dr 28104
12. Cory Tackett 4419 Stryker Dr 28104
13. Danny DANIEL 4440 Stryker Dr 28104
14. Cynthia Burke 1832 Tanglebriar Ct, 28104
15. Tom Smith 184 Tanglebriar Ct Matthews 28104
16. Christine Van Gelder 8008 Wierslow Hall Dr 28104

SERGE DILCOI
1401 AVERY CT
WEDDINGTON, NC, 28104

SINDU KUMAR
1401 AVERY CT
WEDDINGTON, NC 28104

ROBERT AND SHERYL ANDERSON
1447 WILLOW CREEK TRAIL
MATTHEWS NC 28104

Gabriel T Oprea 3708 Beulah Church Rd, Weddington,

Bob & Elaine Golden
564 Cottonfield Circle
~~Waxham, NC~~
Weddington

Sai & Pooja Gurnadi
6154 Bluebird Hill Lane
Weddington, NC

DERYCK WHITE
1217 BROMLEY DRIVE
WEDDINGTON NC 28104

William H White III
4056 Weddington Manor Ct.
Weddington NC 28104

Heloisa Crane
1235 Delaney Dr, Weddington NC 28104

Scott Crane
1235 Delaney Dr. Weddington NC 28104

SUKIL KIM

7111 Weddington Brook Dr. Matthews, NC 28104

Kelley Cobb
2138 Climbing Rose Ln.
Wedd, NC 28104
kelley@fairwayforms.com

Kelly Luedtke
401 Amanda Dr
Weddington NC 28104
kellyluedtke@me.com

Michael Luedtke
401 Amanda Drive
Weddington, NC 28104

AGAINST PLEASE SIGN

- ✓ Tim Miller 501 Cone Mill Ct 276-618-2061
- ✓ Tom & Gail Snyder 5012 Red Willow Ln 704-708-5187
- ✓ Denise & Neeraj Singh 720 Farmer Mill Ln 202-9058255
- ✓ Missy & Greg George 9052 RANCH VIEW CT 704-807-7811
- Julith Amon & John Amon 744 Skytop Rd 980-722-1583
- Cindy & Anthony Reis 1841 Tanglebriar Ct 704-493-6925
- Jesse & Taylor King 3625 Benly Church Rd 704-614-1167
- Robert Thornton 4711 Homestead Pl 704-292-8675
- Sharon Thornton 4711 Homestead Place
- CHARLES THORNTON 4711 HOMESTEAD PLACE
- ALAN KAUFMAN 423 HUNTING CREEK RD 919-818-0878
- MARION BROkaw 3611 Quail Ridge Lane 704-288-8055

March 14, 2022
Weddington Town Meeting

Present - Renee Austin austinfamily2013@aol.com Cobblestone

Brandi Joy Brandiefird27@gmail.com Cobblestone

Sara Jedelsky sjedelsky@hotmail.com Skycroft

Kerry Kernan Kerrykernan@yahoo.com Skycroft

Lindsey Brader lrrobins81@yahoo.com Walden Lake

Kristen Higgins khiggins_4@hotmail.com Stratford Hall

Jacky Groome bgroome@windstream.net Twelve Mile Creek

Wedding to 314122

R. Hye 1908 Cox Rd wedding town

Mariann McKnight 540 Amanda Dr.

Dorothy McKnight 540 Amanda Dr.

Larry Walto 100 PARKFIELD DR

Harris Doulaveris 310 Abellia Dr Waxhaw NC 28173 704-258-8686

Nitsa + Pete Matalas 339 Abellia Dr. Waxhaw NC 704-968-3388

Annette Baker 1289 Greylyn Dr Matthews, NC 28104 704-846-3920

Trinetta Jackson 416 Gatewood Ln, Weddington, 704-776-8068 (opposed)

Crystal Brown 416 Gatewood Lane, Weddington, NC 28104 704-737-8194

Robert Bromfield 2112 Keegan Ct. Weddington NC 704-488-0268 (opposed)

Michael Simons 2125 Keegan Ct Weddington NC 28104 704-840-7651 (in opposition)
28104 704-631-8037

John Ryker 3174 FOXMEAD DR

Ellen Engelhardt 2009 Seth Dr Weddington 28104 704-309-8550

Cory Tackett 4119 Stryker Dr. 28104 513-805-8140

Yagin Cao 112 Crawley Ct, W 28173 704-707-5719

John Reiser 5026 Arcady Circle 804-761-1294

Mike Angerale 9017 Pine Laurel 704-500-3874

Wendy Birchfield 904 Osprey Ct 704-996-4892

Walter L. Zeltzer

Robin Jones 8516 Foxbridge Dr. 704-849-7704

~~Donna Jones~~ 3503 Antioch Church RD. 704-461-8900

Sreedhar 405 Timber Top Ct 980-465-9695

DONALD D. DEACON Donald D. Deacon 704-774-9132 7896 HIGH MEADOW DR MATTHEWS, NC
Mary & George Hass-Furter 1310 Weddington Hills Dr 617-731-2163
Guy N. Tchoupou 5910 BLUEBIRD HILL LANE 240-645-7617
TARKE PIRKEY 2068 WEDDINGTON LAKE DR, 28104
Mary Deacon Mary S Deacon 704-756-6157

Angelica Kondratuk 5107 Weddington Matthews Rd. Weddington NC 28104
Marcelo Kondratuk -

Miriam Hrebien 6008 Pinewood Ct. Weddington NC 28104
Gabriel Hrebien

Lidia Kondratuk 8008 Providence Forest Dr. Weddington NC 28104
Pedro Kondratuk

Jim Maldonado 5609 Weddington Matthews Rd. Weddington NC 28104
Agnia Kapiavani 1068 Lake Forest Dr, Weddington NC 28104
Jat Madelka 1064 Lake Forest Dr - Weddington

Chandra Ramidi 2015 Weddington Lake Dr, Weddington NC

Rachel Starkie 1201 Hadley Park Lane, Weddington, NC

Tiago Rodrigues 4016 Weddington Manor CT Weddington, NC

Brandon and Lisa Sterenchuk - 739 Lingfield Ln. Wedd, NC
602-432-0793

GEORGE SINICA 2008 Providence Forest Dr

Joseph Goldstein 6123 Gryptone Drive
Matthews N.C. 28104

Vlad Korakovsky 617 Brown Creek Dr, Weddington, NC 28104

Paul Greenwood 1080 Lake Forest Drive, Weddington

MARCH 14, 2022

Weddington Town Meeting

Present

1) CHNS & Bo Ollis
Hunting Creek

Totally apposed
to Rezoning
Development

2) Todd & Jen Klej
7165 Stinson Court - NO-

3) Marigael Goldstein
6123 GREYSTONE DR
Matthews NC 28104

Reject
Zoning
Weddington
GREEN

4) FRANK TRAMMELL
433 Cambridge Rd
WAXHAW 28123 - 704 579 7070

5) Christopher and Tami Duggan
6010 Hunter Ln
Weddington, NC 28104

6) Frederike Atkins
6190 Hunter Ln.
Weddington NC 28104

7) Mike & Anna Boyd
933 Tangle M¹/₂ Green Rd
WAXHAW NC 28173
704 568 1217

8) Jeff & Stephanie Oravec
613 Winter Wheat Ct
Matthews, NC 28104

Reject

NOT

Natasha Eller 9046525087 4257 morning Dore Dr

704-564-1905 SPIRO KALTSOUNIS 314 ABELL ADR Weddington.

704-564-1136 Jawn G-74CH - 6' 2" extended down in 1 riding ch

704-516-3344 Shelby Stout 704-516-3344 1856-

704-576-1481 Tracy + Chuck Chronis 4223 Mornings Dore Dr + L Chronis @ Sm

704 363-2631 Mike Wheeling 7002 High Lakes Dr Weddington NC 28104

60.	DATLUCK GALLAGHAN	120 KEE CT.	704-236-5144
61.	Rob Dow	6720 MAH-Wedg	704-589-6252
62.	SAUK PUTER	1815 GSTATEN	704-458-4062
63.	MIMI MILLER	5149 Saddlehorn	704-964-4982
64.	Tony Prior	2241 Wedgewood	704-219-1602
65.	Janet Peirano	Providence Place II	973-945-4096
66.	Monica Schrader	355 Ancestry Cir	858-243-6736
67.	Kathy Bonjour	2324 Greenbrook Pk	704-609-1585
68.	Jan Duckett	401 Covington Xing	704-534-9080
69.	Mary Trojan	173 Valley Glen	704-654-7297
70.	John Trojan	173 Valley Glen	
71.	Irene Titherington	3016 Rock Ridge Pass	704-582-1618
72.	Don Titherington	3016 Rock Ridge Pass	704-582-1619
73.	WAYNE TAVES	125 Turtle Back Ridge	401-248-8330
74.	Lauren Tawares	125 Turtle Back Ridge	(603) 266-2600
75.	Karla Sanchez	121 Turtle Back	201-575-0175
76.	Jami Bartolucci	918 Osprey Ct.	704-361-5707
77.	Richard Byrne	652 Deal Rd	704-318-8944
78.	April Waters	4510 Eldacherry Ct	704-962-7202
79.	Heather Glaue	201 Weddington Church	704-578-5917
80.	Jeremy Glaue	201 Weddington Church	704-975-0171
81.	Heidi Hamilton	6057 Oxfordshire	704-287-1787
82.	Jay Beller	117 Chesebrough Ct	516-378-1388
83.	Angela Sutton	3009 Highbury Pl	703-881-1502
84.	Darnell Parker	6925 Tree Hill Rd	818-612-7938
85.	Heather Parker	6925 Tree Hill Rd	805-630-0846
86.	Ed Gossick	5013 Duckside Ct	704-443-7782
87.	Nancy Anderson	on file	704-564-5897
88.			
89.			
90.			
91.			

60.		
61.		
62.	Monica Rushon 1024 ^{James} Madison Dr. ^{Weddington}	
63.	Kathy Gory 1032 James Madison Dr. "	
64.	Dwain Starn 7016 Stirrup Ct Weddington	
65.	Brenda Stone " "	"
66.	Rusty Reed 3000 Rock Ridge	"
67.	Cathy Dow 6720 Matt Wedd Rd	Weddington
68.	Rusty Gerson 425 VINTAGE CIRCLE	"
69.	Matthew Castelli 435 Hunting Cr	Weddington
70.	Coy Shu 2411 CHERRYWOOD LN	"
71.	Lin Shu 6004 FOGGY GLEN	"
72.	Andal Williams 7001 Willow Trace	"
73.	Kari Duffy 7015 Willow Trace	
74.	Jim Duffy	Kari Duffy
75.	Gay Flinn 116 CHALKSTONE CT	
76.	Judy Rung 6751 Iron Horse	
77.	Becky Custer 118 Chaseston Ct. Weddington	
78.	Endo Jezek 2028 Meadow Run Dr. Weddington	
79.	Tiffany Brink 7119 Stirrup Ct	Weddington
80.	Sandra Chapman 3142 Rappahannock	Sandra Chapman
81.	Sharon Barber 4081 Mourning	Sharon Barber
82.	FRANK BARBER 4081 Mourning	Frank Barber
83.	Dick Sylvester 5080 Cambridge Oaks	Dick Sylvester
84.	Farrell Boris 121 Turfback Rdg	
85.	Left Setford 4008 Horseshoe Bend	
86.	Bill Maynard 647 Lochmar Rd	
87.	Nedra Maynard "	
88.	Grady A. Valdez 7156 Cobblestone Dr	Grady A. Valdez
89.	Sherrill + Melvin 722 Lingfield Ln	

King

Date: March 14, 2022

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING**

ATTENDANCE

NAME (PLEASE PRINT)	ADDRESS	EMAIL/PHONE NUMBER
1. Petrina DeKaster	412 Wheatberry Hill Drive	704-219-2982
2. Anne Ellis	1024 Bromley Dr.	704-846-2699
3. WALTON HOGAN	5009 Laurel Gable Ln	
4. Gayle Butler	5746 Panhandle Cir	704-444-6506
5. Kim Topalian	130 Bluebird Lane	704-519-8508
6. Leon Topalian	130 Bluebird Lane	
7. Jason Watts	115 Lark Field Dr.	704-574-7427
8. KURT MEADOWS	4492 Styler Dr.	
9. Clayton Jones	5147 Panhandle Cir	704-821-2756
10. Re Smith	Highview	
11. Janna Tucker	Weddington Heritage	
12. Kelly Peter Bill	401 Haven Chase Dr	704-989-9698
13. Doreen Platter	2001 Belkford Ct	
14. DON THERIAULT	2301 Greenbrook Pkwy	
15. M. WAYNE ARCHIE	5050 ANCESTRY CIR	(704) 617-5222
16. Brad Bullen	2117 KEGAN CT	704-219-5589
17. JAYNA + MARK ERICO	3116 Michelle Dr	980-339-5412
18. TODD R UEBELE SR	201 AMANDA DR WEDDINGTON NC	704 246 7467
19. Tony Silva	3133 Michelle Dr	tony.silva.uso@gmail.com
20. Christy Martin	2924 Michelle Dr	704-534-3405
21. Gordon Hoffmann	209 Plymouth Dr	704-821-9003
22. Alex Paul Phillips	4601 Antioch Church Rd	704-604-8530
23. Greg Sundell	701 Beulahaven Lane	205-999-3763
24. Ivan Merritt	700 Lochaven Rd.	334-482-0466
25. Kami Merritt	"	334-482-0467
26. Kim Myers	9033 Pine Laurel	901-246-5781
27. Kelly Myers	" "	901-246-0120
Sheila McCant	302 Caltechia Ln	704-607-2980

UNABLE TO BE ADMITTED

Melissa Mutch	3020 Stanbury Dr.	303-811-8445
John DRUDICK	9022 Pine Laurel	980-721-5358
Ray Butler	9023 Pine Laurel	704-591-2499
FRANIZ WIEBER	9021 PINE LAUREL	980-245-2549
TIM BOARDMAN	459 Vally Run Dr	216-408-7823
MICHELLE BOARDMAN		615-218-4655
Mary Ann MAXSON	7097 High Meadow Dr	704-641-1311
MIKE MAXSON	7097 High Meadow Dr	980-328-3700
Kohyn + Steve McAreary	262 Lochaven Rd	704-846-4518
Mark + Gloria Randles	438 Hunting Creek Rd	704-904-1513
Andy + Peggy Stallings	5100 Laurel Grove Ln	704-609-3642
Kimberly Crooks	4500 Glen Oaks Dr	703-568-7498
MARTIN NADER	4416 STRYKER DR.	925-519-4485
DAVID SMITH	1785 Whispering willows Dr	(904) 517-8720
Ashleigh Long	8110 Lake Providence Dr	704-491-4465
Timothy + Christine Gregg	209 Grantham Pl	704-607-3006
Hallie Walker	625 Greenbrook Pkwy	
Charles Ben Arant	646 Sandy Courts	704-619-1741
Sonya Houston	1219 Willow Oaks	704-576-0440
JOHN HOUSTON	1219 WILLOW OAKS	704-576-2476 NO
BROCK + LARIS Voss	915 LINGFIELD LANE	704-905-0514
JARANT BRYN MOORE	2134 WEDGEWOOD DR	757 752 0344
L AMAR STEWART SR	1036 JAMES MADISON DR	204 708-6206
Michael Armstrong	100 Rainbow Falls Lane	Wedgeford 704 564 4141

Attendance.

28.	Danny Ellis	dellis@gemmanagement	1024 Bromley Dr.
29.	Brian Deter		
30.	Joan Brownell	207 RIVERTON RD	jpbrownell@twc.com 978-852-0591
31.	Pete Brown	207 RIVERTON RD	978-314-3554
32.	Arthur Cameron	4006 Brosson Hwy	704-444-5800
33.	Angie Cameron	4006 Brosson Hwy	
34.	Paul Badu	815 EAGLE RD	704-562-9544
35.	Ernest Lowery	3700 Fox Run Rd	704-618-4912
36.	Miriam Lowery	3700 Fox Run Rd	704-618-4912
37.	Ruth Pagan	157 Steeple Chase Cir	704-576-3189
38.	Tony Pagan	157 Steeple Chase Cir	704-576-3189
39.	Nestle Weaver	419 Hunting Creek	704-877-9203
40.	Charles Hammer	445 Hunting Creek	704-576-9208
41.	JOHN DRAHEAL	950 Eagle	917 758 3667
42.	Hughie Sexton	Wedge	704 564-1267
43.	YANNIS MACHERAS	6072 FOXGLOVE GLEN	949 922 0225
44.	Elise Bent	187 Cari Lane, 28104	980-245-2108
45.	Gale Schwartz	3201 Highbury Place	703-282-3704
46.	Aileen Schwartz	3201 Highbury Pl	703-615-1749
47.	Cam Higgs	8016 Skycrest Commons	704-708-6348
48.	Donal Miller	225 Old Mill Rd	704-651-9152
49.	Wesley Honeycutt	7121 Stirrup Ct	704 681 0262
50.	Chuck Fork	1103 Barkley	404-861-2908
51.	David Fisher	7117 Stirrup Ct.	980 228 1793
52.	Mark + Chan Dymovic	409 Walden Lane	704-846-1964
53.	Jerry D Smith	1517 Cox Rd	704-309-4372
54.	TIM WESCOTT	6008 HICKORY R	704 814 0921
55.	John Doctoners	310 Abella Rd	704 996 2187
56.	Jalley Holman	Weddington	704 993-1996
57.	LOUIS BERNIER	WEDDINGTON	704 578-4212
58.	LUANNE BERNIER	WEDDINGTON	704 905 6324
59.	David Lyons	Weddington	712 541 8358
	Dina Byrne	Weddington	704-661-2654

Shondel Gough Highlands of Wedd
Dennis Van Taylor LAKE PROVIDENCE

BOB WETTEROFF 1204 HADLEY PARK LN, WEDDINGTON
Richard RAMIREZ 1230 Bromley Dr., Weddington, NC, 28104 (704) 906-6847

Jac Toubert 679 BRANDY CT, WEDDINGTON, NC, 28173, 312-340-7464

Catherine + Geoff Sessa 6113 Hunter Ln, Weddington, NC 28104 704 516 9371 REJECT

MARK S. THOMAS 108 DUNDIN PLACE WYTHOUS (WEDDINGTON) 980-722-

Hun Peng 305 Enclave Blvd Weddington 28104 1576
704 307
5866

92.	JANE Smith	3001 Thomas Payne Alley Weddingston NC	704-598-5269
93.	CHRIS Jones	101 Topsail Ct Weddingston NC	919 524 9031
94.	Grand Harper	227 Cari Lane Wedgton	980-269-7550
95.	Lance Harper	227 Cari Lane Wedgton	704-877-5228
96.	CHRIS MARTIN	6403 Antioch Ct	704-488-3780
97.	Bruce Hansen	2121 Fairview Lane	630-258-9940
98.	Karen Hansen	" "	"
99.	Emily Kline	2508 Greenbrook Pkwy	704 814 9488
100.	Fachel Kline	" "	"
101.	Beth Caskey	161 Cari Lane Matthews NC	704-309-1965
102.	James Drost	1203 Edenway Dr. Weddingston	980-245-2797
103.	Scott Ladner	301 Old Mill Rd	704 287 9057
104.	Darcy Ladner		
105.	Henry Ladner		
106.	Gordon Howard	316 Squox Harts Court Matthews NC	540-903-3343
107.	Walter Nichols	6007 Carmel Cross Matthews, NC 28055	
108.	ALICE PETERSON	209 CARI LN	704-989-2257
109.	Sandra Tull	3090 Ancestry Cr.	980 722 0621
110.	Monica Schrader	Ancestry Cr.	858 204 6705
111.	Robert Wilburn	Foxmeade Dr	516-769-9701
112.	Elaine Brown	5032 Saddle Horn Trl	704-619-2212
113.	Mark Brown	" "	704-619-8248
114.	Bob & Maria McEnroe	400 Whittington Hill Dr	410 207 1275
115.	Chal Chyke	306 Rivista Rd	704-821-9891
116.	Chrysanthia Dabner	ABellia Dr	704 996 2424
117.	Chase Pillermer	4008 Horseshoe Bend	
118.	Allison Jeffords	4008 Horseshoe Rd	
119.	KEH Jeffords	↓	
120.	Debbie Jeffords		
121.	CHRIS FALK	1162 Willow Oaks Trl.	980.721.2353
122.	Barbara Martin	4535 Elderberry	704-619-3623
123.	Patty Grau	4625 Stonybrook Ct	704-564-3850
	Heidi Barney	120 Highclere Dr.	601-667-7520
	DON BARNEY	" "	601 874 1170

Rachael Pugh 303 Highway Place 917 743 4422
Brentley Development

THE UNIFIED DEVELOPMENT ORDINANCE or UDO

The Town's Unified Development Ordinance ("UDO") is a 200-page document that you could call the *rules of the road* for developing anything in Weddington. This is what the Town Planner must use to see if Weddington Green meets these requirements. We don't have a permanently hired Town Planner at the moment, so Leamon Brice of **DAVIDSON**, is filling in.

Now, I'm not an expert, but there are many deviations from the Town's Ordinance that the Town Council would have to approve in order for the 200-unit Weddington Green complex to be built. Allow me to provide a few quick examples:

PARKING: The UDO has a formula that requires 680 parking spaces for retail or a shopping center. This Developer is showing 553 spaces...or 592 if you include on streetparking. And they have the nerve to tell us *"4 parking spaces per 1,000 square foot is an accepted standard."* The UDO clearly states that's NOT an accepted standard in Weddington.

DENSITY: the UDO basically mandates one home per acre. The 80 acres would mean about 80 family homes. Tom Waters, the Developer, is proposing 170 townhomes, villas, or whatever term you prefer. This proposal with 170 units blatantly ignores the UDO's one home per acre.

STORM WATER RUNOFF: The UDO also requires a 100-year storm water runoff for residential. The Developer proposes using a 10-year. With every development in Weddington, one of the biggest complaints during the construction phase is flooding.

BUILDING HEIGHTS: The UDO limits building heights to 30 feet. The Developer updated their Development Standards last Wednesday (March 9th) which said quote, "shall not exceed 3 stories and 45-feet in height." Rooftop terraces and gables aren't part of the calculation, so the Developer could actually build much higher. Again, blatantly disrespecting the Town and the Town Ordinance here.

BUILDING SETBACKS: The UDO requires buildings to have a 40-foot setback. The Developer is proposing 5-foot setbacks. When asked to increase the setback they said, *"We have revised the setbacks... to have an 11-foot setback from the street and front porches CAN encroach up to 6-foot within the set back."* So, 11-foot, minus 6-foot is a 5-foot setback. Do they think the Town Council and Interim Planner are stupid? Or is something else going on? The UDO has a defined 40-foot number, and Conditional Zoning would invalidate the UDO and the hard work from the folks who put it together.

I'm assuming there is a list of all of the deviations from the UDO that must be approved for this project to be accepted. And I'm sure it's a long list. HAS THE COUNCIL REVIEWED ALL OF THEM? I, AS A WEDDINGTON RESIDENT, AND I'M SURE I SPEAK FOR EVERYONE IN THIS ROOM, I WANT TO SEE THEM. Thank you.

Statement by Joyce E. Plyler before the Town Council, Town of Weddington, North Carolina concerning the Conditional Zoning Request of Provident Land Services for a Mixed-Use Development on Land Currently Zoned R-40, March 14, 2022

This development is a radical departure from the Town's Land Use Plan, which is effective through 2024. It abandons the Land Use Plan without good cause, and it disregards the wishes of the vast majority of Weddington residents, as shown in the 2018 Community Survey and by the overwhelming public opposition.

The Land Use Plan was approved after a lengthy process of public input. Significant deviations, as would be the case here, undermine the very purpose and process of the Plan. Worse, to approve a plan and shortly thereafter depart from it, without necessity or good cause, would raise significant questions of motive and integrity. The Land Use Plan functions as a commitment by the Town Council to shepherd the land responsibly and according to the vision of the community as a whole. Citizens count on the integrity of their elected officials. We expect you to keep your word. We expect you to act in good faith and in the public trust.

Is this development necessary? No. The Town already possesses land suitable for a park and commercial expansion. The Town has already expended its time and our tax dollars to design such a space. Other options are readily available. This mixed-use plan is not necessary and it is a radical departure from the historic nature and character of Weddington.

If this development is not necessary, is it desirable? No. Our infrastructure – Schools, Roads, Utilities – cannot support an expansion of this magnitude at this time. The Planning Board was unwise to forward this proposal to Council without proper due diligence and without the citizen engagement contemplated by the Town's Unified Development Ordinance. The proposal raises significant issues that have not been adequately addressed. It is easy to create pretty pictures and idealized scenarios; it is quite another to do the deep cost-benefit analysis necessary to support such a radical alteration of the town and its environment.

We are your neighbors. You were elected to serve our best interests. You were not elected by the people of Union County, you were not elected by the people of Davidson. You were not elected by anyone who desires to exploit the land of Weddington to the detriment of the people of Weddington. We are not fools. We are informed, we are committed to our historic community, and we will fight for it. I ask you: take the time to do the much-needed due diligence. Listen and respond to the people. Be open and transparent with your reasoning and decisions. That is the least we deserve.

I request that this statement and attached documentation be placed on the public record.

Deviations from Land Use Plan and Incompatibility with Community Survey

Regarding the Application for a Conditional Rezoning for “Weddington Green”
Presented to the Town Council, March 14, 2022

The proposed mixed-use development is a radical variance from the Weddington Land Use Plan approved by the Town Council in 2019 and effective through 2024. It also ignores the opinions of the vast majority of Weddington residents, as documented in the 2018 Community Survey. If the Town Council approves this proposed development, it will be in contravention of its own Land Use Plan and in contravention of a survey that was determined representative of the Town residents. There has been no Town-sponsored survey since 2018. The vast negative outcry of residents against this particular development shows a strong correlation to the opinions expressed in the Survey.

The Land Use Plan functions as the word of the Town Council regarding their significant responsibilities in shepherding the use of land within the town. Citizens count on the integrity of their elected officials to keep their word and to act in the public trust. The Land Use Plan is approved after a lengthy and costly process of public input and planning. Significant deviations from it, as would be the case with the “Weddington Green” proposal, undermine the very process by which such a plan is created. Worse, to approve a Plan and then to depart from it without necessity or good cause, and in the face of overwhelming public opposition, would raise significant questions of motive and integrity.

I. The Land Use Plan

Specific quotes from the Land Use Plan are in italics and are listed in order as they appear in the Plan.

A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the needs of its residents and retain the quality of life that initially attracted those residents to the community.

Residents of Weddington value the natural environment, the rural character and diversity of the style of their neighborhoods, as well as the strong sense of community identity. However, they have also expressed concern about the effects of new growth in and around Weddington.

The 2018 Community Survey and the vast public outcry since this proposal came into the light show unequivocally that changes wrought by this and similar developments will NOT retain the quality of life for which residents were initially attracted to the community. One zoning change will lead to

another and soon the natural environment and rural character will be destroyed. A determination to alter the character of a community through radical rezoning should be made by the voice of the majority and not by a small group of self-interested political operatives and developers.

The Town recognizes the importance of coordinating growth management efforts with Union County and adjacent communities while [it is] also cognizant of the limitation of the authority the Town possesses. The Town can strive to influence the policies and actions of other parties, but it does not have direct authority to do so, as with decisions relating to schools or transportation corridors. ... Accordingly, the Town seeks ... coordinated strategies for growth management to make efficient use of valuable infrastructure that is already in place, and to minimize unnecessary loss of the surrounding open space areas where such infrastructure is not yet in place.

This rezoning will further stress existing infrastructure and cause deterioration of the community. Because of the limits of the Town's authority, by its own admission, the Town will have no means to assure needed infrastructure improvements, especially in our schools and roads.

The developer has erroneously claimed that the development will not attract school-age children. This development is NOT restricted to 55+. Weddington schools are already overcrowded. According to Don Ogram, Planning and Construction Manager for Union County Schools:

Weddington Middle is currently at 113% capacity.

Weddington High is currently at 103% capacity.

There are already approved 1418 housing units to be built in multiple neighborhoods within the Weddington school cluster.

Mr. Ogram states: "Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff.

Schools are not the only infrastructure problem. The developer has claimed that the development will comply with traffic and environmental regulations. This is an empty representation. Of course, legal obligations must be met. However, the Planning Board forwarded this application to the Town Council before the developer's Traffic Impact Analysis had even been completed. The developer has not proffered a satisfactory analysis of how water and sewer

overcapacity will be remedied. Water pressure in many homes is already too low. The Planning Board has insufficiently analyzed all of the material environmental questions raised by this development, nor to our knowledge has it retained a town expert to do so. **Where are the guarantees these problems will be fixed? Why create the problems in the first place?**

Community values set priorities for community action and plan implementation.

The 2018 Survey and public opposition strongly show that the stresses on the community caused by this particular development do NOT reflect community values. If the Town Council really cares about community values, it will reject this rezoning petition.

All new commercial development will be in the Town Center and is subject to additional requirements found in the Downtown Overlay District. (Page 11 in exhibit on Future Land Use Categories)

The proposed development includes a very large commercial expansion of the type that is NOT desired by residents (see survey results) and which is outside the Downtown Overlay District. If the Town Council approves it, the Council will negate and be in contravention of its own representations to the community through the Land Use Plan. Either the Council will adhere to the Land Use Plan or it will make a mockery of the entire process. The Land Use Plan is basically the word of the Council regarding how it will shepherd the land. Rejection of the Plan is the same as breaking their word to the community. Land is precious. Integrity matters.

[T]he Planning Board and the Town Council will use the Plan's policies and maps to decide whether to approve a proposed rezoning of land within its Town limits.

Weddington has the distinct atmosphere of a small town and a quality of life that provides its citizens with a sense of place that is different than other parts of the region. The natural environment and community structure that characterize Weddington, along with its land use regulations, have been major factors in shaping the growth of the town and making it a desirable place to live. ... [A] primary community goal is to maintain the Town's rural character as new growth occurs. New growth must occur within a framework that is in keeping with the existing rural community character and that avoids negative social, economic, and environmental effects on the town.

The majority of residents are happy with the Town's existing low-density single-family developments. Few support a "growth at any cost" policy.

In developing a plan, the most important item in assuring that the community has ownership in the product is public participation.

To date only one, one-hour, community meeting has been held, with very little prior notice to residents. Prior public participation in the form of the 2018 survey shows strong opposition to such a development.

The Town's Unified Development Ordinance, Article 5, D-501.A, states: "The planning process shall include opportunities for citizen engagement in plan preparation and adoption." (Emphasis supplied.) The Planning Board apparently had the participation of some community members – they themselves are community members – but it did NOT provide an opportunity for input from the broader community. As is evident by the public outcry against this particular project, most Weddington residents were blind-sided by this proposal and most were absolutely shocked that the Planning Board voted to approve the petition. Any deliberations at Planning Board meetings were conducted during a period of pandemic when meetings either were not held in person or were conducted online with inferior audio and video. Such meetings did not allow for public input. It has also become obvious that Planning Board members, as well as members of the Town Council, have been negotiating this proposal with developers for as much as two years.

Very simply, the Planning Board did not comply with its obligation to provide legitimate and complete citizen engagement by law or by common courtesy to its constituents. This is NOT good government.

The Town conducted a citizens' survey in the spring of 2018 to gain a better understanding of resident perceptions and inform future planning initiatives. The citizens of Weddington are very satisfied with the community, the Town's land development pattern, and the quality of life they enjoy. Many people who have moved to Weddington did so to take advantage of the quality of life that the Town provides. When driving into Weddington... one notices a distinctly different land use pattern.... As compared with other communities, the Town has been quite successful in maintaining a low-density residential character that sets it apart from many of its neighbors.

Maintain land use regulations that protect and maintain the Town's open space, unique character and overall quality of life. Emphasis in original, p.7

The Planning Board's vote to recommend Weddington Green is not compatible with this previously determined strong intent of Town and community leaders. This is a radical shift away from the "unique character and overall quality of life" of Weddington. From available records of

Planning Board meetings and retreats, it appears that further such developments are already being favorably considered and even encouraged.

The following are specific policies identified in the Land Use Plan that do not support the proposed development.

Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby protecting property values.

Policy 8: Prohibit medium and high-density residential development and large-scale commercial development that could create potential traffic and safety problems for the Town.

Policy 9: Ensure that the scale and design of commercial development is consistent with the unique small-town character of Weddington. Limit such development to small-scale retail and service businesses, serving Town residents, particularly specialty shops and restaurants and prohibit regional scale retail and service commercial establishments. Provide for open space preservation in new and/or expanded commercial developments.

According to the "Weddington Green Development Guidelines and Standards," dated February 16, 2022, the following uses, among other things, would be allowed:

- Brewery, Micro (Producing up to 100,000 barrels a year)
- Taproom
- Brewpub
- Restaurants up to 20,000 sq. ft.
- Retail business and services up to 20,000 sq. ft.

A brewery is NOT a quaint boutique shop, consistent with the current atmosphere of Weddington. It is an industrial use and very obviously not the type of business contemplated by existing zoning or land use plans. It would also be an appalling insult to the neighboring Methodist church, which provides significant alcohol and drug addiction counseling services.

Policy 11: Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods.

This development is not compatible in scale, intensity or overall character of neighborhoods as they exist, or as they have been approved or contemplated under the Land Use Plan.

Policy 13: Allow alternative smaller lots to retain open space while maintaining a density of 1 dwelling per 40,000 square feet.

The proposed development is a radical departure from longstanding zoning standards, for which there is no apparent justification other than to satisfy the self-interests of a small minority or to satisfy the commercial greed of developers who wish to exploit Weddington for their own profit.

II. 2018 Community Survey

The following are highlights from the Community Survey.

Many residents are concerned that the pace of growth is outpacing infrastructure and their sense of community, threatening to swallow the small-town charm and becoming another town resembling Charlotte. Residents wish to maintain what charm they feel is left and want the Council to consider limiting growth and modifying the conservation subdivision.

While many do believe 55+ age communities would be appropriate, many have stated that this type of development should be limited to areas adjacent to existing commercial areas due to walkability concerns.

The proposed development is not 55+. It pretends to offer "walkability" to existing commercial but most believe crossing Hwy 84 at the traffic circle, as proposed, would be a danger to pedestrians and a hindrance to the traffic flow that the traffic circle was initially designed to facilitate. The Planning Board did not review or vet, using expert opinion, the developer's Traffic Impact Analysis before it made its decision to send the application to Town Council

Respondents were very strong in their responses about non-residential development. The major theme...is that current residents do not want commercial development, but would prefer civic or park-related development, offering suggestions for parks, greenways, and open spaces for gathering. There is a solid group of respondents that did wish to see sit-down eatery locations within their Town for dinner and gathering with neighbors.

Roughly half of the respondents said they are satisfied with park and recreation facilities currently available, while the other half of respondents are not. ... A majority of residents (66%) believe a new park will be worth the Town's investment. ... When given the choice, residents would prefer this type of development over commercial or residential spaces, offering residents open spaces to walk, play, and gather.

Residents have stated desires for a park and gathering space. Existing areas of the Town are already available for this use. In fact, the Town has previously considered and requested feedback on plans that would include an open-seating amphitheatre and walking area. (Where are those plans

now?) This development would require an unacceptable bargain of increased density and unwanted commercial in exchange for a park that would not be easily accessible (lack of parking) or practical for the majority of residents. The primary beneficiaries of the park at "Weddington Green" would be those who have homes in its own high-density subdivision. The development plan would require Town taxpayers to maintain a park that benefits a very small minority of residents. The failure to conduct an economically valid cost-benefit analysis on a development this radical and of this magnitude is unacceptable. The fact that such a proposal has gotten this far in the planning process without broader community input or support is indicative of a government that wishes to arrogate to itself the power to determine the Town's current and future character.

This survey is a testament to how many residents value the Town of Weddington. ...[A] few main points that stand out [are:]

The residents do not want to continue to grow at this pace. ...Additionally, the 12,000 square foot lot size many need to be revised to 20,000 or more as per respondent comments. Otherwise, the Town may want to update their future land use map significantly to conserve land from certain types of development.

To state the obvious, the Town knows that residents have expressed a desire for an increase in lot size rather than a decrease. For the Town to allow a decrease in lot size for single family homes to as low as 6000 sq. ft. (not counting townhomes), is a slap in the face to the residents of Weddington and to all those who have struggled for so long to maintain Weddington's unique qualities.

Survey respondents are worried that the pace of growth will significantly deteriorate the transportation and school system.

Perhaps the clearest opinion to come out of this survey is that residents do not want commercial development, aside from a small boutique-style complex adjacent to the current commercial area. Instead, residents would prefer an investment into park and open spaces with greenways and sidewalks to improve connectivity. This opinion came across strong in the majority of the survey sections, leading it to be a top priority for Weddington's future.

The developer is using an old trick and is being disingenuous. He is dangling the carrot of "park" but failing to disclose material facts about how the maintenance of such greenspace would be funded or how practical the greenspace would be in meeting the needs of Weddington as a whole.

Survey participants are very clear about what land uses they like and support and which ones they do not. The largest concerns are focused on infrastructure and services not keeping pace with growth.

The Town has yet to conduct sufficient due diligence. The Town should retain its own experts in the fields of transportation, environmental, stormwater, etc., to adequately critique the developer's proffered reports. Serious concerns about the strain on infrastructure must not be ignored or Weddington will suffer the same issues that have been caused by irresponsible development in neighboring communities. For example, Providence Crossing has suffered an increase in flooding since the construction of Waverly, presumably due to inadequate planning for stormwater runoff. The developer of Weddington Green has asked to lower the current 100-yr stormwater standard to an unacceptable 10-yr standard.

Preferred housing types are overwhelmingly larger lot, single-family homes on one acre (86%). Types of housing that are not preferred include town or patio homes (80%), smaller lot residential (75%), a mix of various-sized residential and small business spaces (66%), and age-restricted communities (45%). Respondents could click any that applied for either preferred, not preferred, or no preference.

The historic character and charm of Weddington is important to Weddington residents. "One home per acre" has been a longstanding planning concept that has lured a significant percentage of homeowners to the Town. The use of conservation subdivisions has allowed for homes on smaller lots at lower cost, while preserving nature and maintaining the overall environmental benefits of greenspace. Once destroyed by buildings and concrete, greenspace cannot be recovered. I sincerely hope that neither material interests nor other corruptible factors are influencing our town leaders to take actions that do not reflect the wishes or needs of the greater community.

The current zoning restrictions in Weddington preserve this Town as one option available in the wide world of housing options. There are few, if any, alternatives to Weddington in the greater Charlotte metropolitan area. As noted above, the Town's own Land Use Plan recognized that, "compared with other communities, the Town has been quite successful in maintaining a low-density residential character that sets it apart from many of its neighbors." The people of Weddington deserve to keep the community that they have invested in and the Town leaders have promised to protect. The greater region deserves to have one area with the environmental and other advantages of a community like Weddington. We should not be coerced into following a path of irresponsible, excessive and unnecessary growth.

Weddington March 14th

Jim Bell <JBell@media-comm.com>

Sun 3/13/2022 3:55 PM

To: Jim Bell <JBell@media-comm.com>

My name is Jim Bell and I have lived in Weddington for over 22 years.

Taken from the Towns own survey and from what you can see here tonight, well over 60% of the residents do not want commercial growth and feel that the town is growing too fast. 86% prefer larger 1 acre lots and the small town feel. 80% said no town homes, patio homes or a mix of various size residential.

You guys know this of course from the survey. That's why you campaigned as you did and made the promises you made.

If I may remind you....

Mayor Craig Horn stated:
Control Growth - Contain Commercial Development.

ANNE PRUITT:

- Continue to limit commercial zoning to the existing district, Weddington Corners.
- Continue to maintain 1 acre per home density (R-40).
- Protect our rural character.

JANICE PROPST:

- I have a proven record of defending our rural community, R40-1 acre homes.

- I have and will continue to support the preservation of Weddington's unique character and our quality of life.
- I support commercial development only at the Weddington Town Center.

JEFF PERRYMAN:

- I support protecting Weddington from overdevelopment, preserving our unique small town atmosphere.
- I support the Weddington Land Use Plan.

BRANNON HOWIE:

- Ran unopposed and did not state campaign promises.

Guys I was raised that your integrity and character was huge. And also, to keep your word. If you make a promise then keep it. Trust is hard to restore once broken.

The residents of Weddington voted for you on your campaign promises and what you said. They trusted you! I'm asking you to keep your word and don't deceive the residents of Weddington. Changing the zoning for Weddington Green is like saying one thing and doing another. PLEASE DON'T. CAN YOU BE TRUSTED? YOU TELL ME??

US

Thank you!

Me and wife 24 years

Clayton Jones

A few old maxims

"Can't teach an old dog new tricks"

This old Dog learned a few new ^{things} ~~tricks~~ in the last 2 months.

1. Weddington Land Use Plan (LUP)

Beautiful document that captures the heart and sole of Weddington

Not worth the paper it's written on.

Apr 2021

2. Weddington Unified Development Ordinance (UDO)

a. Zoning in Weddington has been gutted

i. B-1, B-2, and R-40 doesn't mean anything.

b. Conditional Zoning makes every lot and plat in Weddington free game.

c. The Planning Board can meet with land owners and developers and the citizens of Weddington are not required to be notified or be present.

d. Citizens are only intitled to one Public Information meeting with as little as 10 days notice. Maybe not even that much.

If it looks to good to be true the it probably is not true.

Conservation
subdivision

1. You're not going to get anything for free; so how much are we paying for the free park the developer has offered us?
2. At the last Planning Board meeting Mr. Tom Waters admitted the he has not budgeted any money for the park amenities. He said he thought Weddington would pay for it since we were already planning a park.

You get what you pay for.

1. If the citizens want a park then lets pick our own lot, pay a fair price, and have multiple PIMs and do it the way that Weddington Citizens want it done.
2. We cannot afford this free park; the cost is way too high.

Good Evening Mayor and Council Members.

I am Walton Hogan, a Weddington resident.

I have been involved with Weddington issues for 8+ years, 5 on the PB. I brought the concept of the Unified Development Ordinances, (UDO) to Weddington 5 years ago. I also pushed hard for a 5 year plan to compliment the Land Use Plan by setting a clear vision and path for our future protection of the existing rural character of Weddington while protecting us from developer overrun/ expansion.

Weddington Green is unsatisfactory for the town residents and is not consistent with Weddington's rural character.

I found it interesting that the developer used one part of the 2018 Survey to justify a small park but failed to mention "NO increase in taxes and 1 house/acre". Read Tax Increases.

I was shocked to learn at the formal presentation that the Town Interim Planner had a long time working relationship a member of the development team in Davidson. (Pause)

I have concerns about several glaring aspects of this proposal.

- 1. Lack of public notification regarding the public meeting. The -160 series specifically says "Newspaper". Lots of questions there.**
- 2. Developer's financial status and solvency for this proposed development. Dun & Bradstreet is very reliable.**
- 3. An incomplete TIA was presented with a vague "it would be okay". This is a show stopper.**
- 4. The existing development commercial district is suitable - no need for another commercial district.**
- 5. A previous presentation of this project showed it stretching to Aero Plantation.**
- 6. Weddington has a park in development, and at least 3 parks within close distance of our town. Same for restaurants.**
- 7. Pedestrian traffic crossing Highway 84 is extremely dangerous and is a fatality waiting to happen.**
- 8. Proposal for 190+ houses on less than 80 acres does not fit anything in Weddington.**
- 9. I am not sure about the septic/sewerage and the 100-year stormwater runoff locations.**

- 10. Our current zoning prevents us from looking like Mecklenburg, neighboring towns and Davidson. That's good; we want to look like Weddington.**
- 11. The Town has been approached by Roots and NC84/12Mile Creek already. Rea Road/Providence is another future project awaiting your response/decision.**

I found it in extremely poor judgment that 2 current Planning Board members publicly supported this project before it was formally presented. One of those members also publicly criticized Weddington citizens for opposing the project but did not vote in the last election,

I believe a candidate/council member should clearly state their position and keep their campaign promises. Council is the guardian of the gate and it's up to you to protect Weddington. Just manage it properly and in accordance with the desires of the Weddington residents.

I am personally opposed to this proposal and I ask you to please keep your campaign promises.

Thank you for your time.

We are witnessing tonight the power of community involvement.

People are defending their Town against a process that doesn't represent their wishes. Those desires and expectations are clearly stated In the Land Use Plan "Single Family subdivisions are the preferred land use type; residents continue to show limited to no interest in having other types of development in the Town". This was further supported in the 2018 survey where it is stated that "preferred housing types are overwhelmingly larger lot, single family homes on one acre (86% of respondents). Types of housing that ARE NOT preferred include town or patio homes (80%) and smaller lot residential (75%)".

So today the residents are here fighting a conditional rezoning that would encompass everything they are overwhelmingly against. High density Town homes, 6,000 sq ft lots and loss of a hardwood tree canopy. Increased traffic that ties into Hwy 84 that NC DOT says is already overstressed and 181 homes and townhomes on a site that would yield 64 homes at best. UCPS uses build out data based on 1 home per acre for the UCPS Enrollment Forecast. This development is 117 homes above that forecast and will lead to additional over-crowding.

When looking at this plan it raises serious concerns on several fronts. None of these uses are allowed today.

- High density housing breaking what has been a strict 1 house per acre equivalent
- Attached multi-family housing
- Reducing buffers and in some cases eliminating buffers.
- The Open space, even with the proposed park, is less than currently required
- The Commercial Town Center is clearly defined in the Land Use Plan to avoid ambiguity. This project is not contiguous or a part of the Town Center.
- The Town requires residential developments to meet the 100 year storm requirements to protect current and future residents. This Developer is asking to reduce this requirement to the 10-year event.

- The proposal calls for a 100,000 Barrel Micro Brewery. Has anyone researched the fact that this will be the largest micro-brewery in the state? Once approved the developer is vested.
- What about the private sewer system for 139,000 sq ft of commercial and 181 homes? How long will it run, where is it located , who will manage it, what are the back-up systems? Not one question was asked at the planning board.
- And the coup de gras a parking lot and retail 14' from a historic Cemetery that dates to the early 1800's. Have we seen our last Easter Morning Sunrise Service?

This project is not even close to meeting the vision the residents moved to Weddington for. It is the Antithesis.

And to the Council the role of a Public Servant is to serve the people who elected you; not your individual wishes. This is not a Critical Infrastructure or Public Safety issue. It is a quality of life issue.

I ask that you reject this project. However, if you are inclined to approve this project I challenge you to verify your assumptions by putting this to a referendum.

Citizens certainly deserve a vote on something of this magnitude that will forever change Weddington. This can be done quickly by mail utilizing the secure drop box at Town Hall.

After all we can elect a President of the United States with mail-in ballots shouldn't we have that same say in our Hometown?

"A very small change, a very small change." I'm quoting Tom Waters, from Provident Development Group.

MR JENSEN
B9 C A1 ?

To him a very small change is adding 170 high density townhomes, villas, whatever you want to call them, where Weddington normally allows 62-63 single family homes.

To him a very small change is creating a new commercial center in Weddington. The Land Use Plan sets as a goal for the town, "to retain a single business center within the existing overlay district."

This is not a very small change. It is a very gigantic change for Weddington. It is a seismic shift away from the vision and policies that have governed Weddington for almost 40 years. A vision and policies that have made Weddington the unique town that it is today.

As previously noted, all of you ran and were elected based on your campaign promises. Your promises were to restrict commercial development and protect our 1-acre residential heritage. This is **why** you were elected. That's why you are sitting where you are now. Several of you took office approximately 90 days ago based on your campaign promises.

Will this be the legacy of Mayor Horn and the council? Will you be the people who destroyed the very fabric of our community? Think of why you were elected to represent the people of Weddington. The promises you made should be promises you keep.

Let's talk numbers and the implication on our taxes. Mr. Waters says this will bring \$166 million dollars of taxable revenue to the town. . . of course not to mention the traffic, high-density housing, school crowding, crime, etc.

With our current tax rate that \$166 million amounts to approximately \$78,000 of new income for the town. Against that we will have expenses of \$96,000 just to maintain the park. The town will also be responsible for maintaining the BMPs. The added expense of adding a playground and pavilion or something could run into \$200,000. The high-density housing like Waverly has can bring increased crime and traffic. So lets say \$100,000 a year to hire an additional deputy. What happens to the park plaza behind town hall? The council has already spent \$150,000+ on that. Actually, closer to \$700,000 if you include the purchase of the land.

My point being, for the developer it's about money. For the residents it's about quality of life.

CALL A
SPECIAL MEETING
Bill Deter

From: tru120542@aol.com,

To: chorn@townofwedding.com,

Cc: no1mommie@aol.com, amy.uebele@gmail.com, tyler.uebele@gmail.com, jperryman@townofweddington.com, apruitt@townofweddington.com, bhowie@townofweddington.com, jpropst@townofweddington.com,

Subject: town council meeting on Monday at the anglican church

Date: Sat, Mar 12, 2022 4:41 pm

Dear Mayor Horn,

I met you on Election day at the fire department and had several conversations with you about why I moved my family here.

I truly hope that you are sincere about your love for the community of Weddington.

I would like to have the opportunity to speak at the council meeting on Monday evening, so please reserve a moment for me to speak on behalf of my extended family AND most of the residents of "Providence Woods". I will try and arrive early to maybe have a few words with you personally. I have below a prepared statement which is what I wish to share with the council and the Weddington community.

I await your prompt response, thank you,

Warmest Regards,

Todd R. Uebele, Sr.
201 Amanda Drive
Weddington, NC 28104

"Member at Large" Providence Woods HOA

"Recently I became aware of the proposed Weddington Green development project which involves high density housing. Naturally I went to confirm this and found the [documentation on the town website](#). While I was on the website I also read the [town history](#), which included references to how "The leaders of the community wanted to ensure the things which made Weddington unique were preserved for the future," and "our Town remains committed to keeping the spirit and character of Weddington alive for those who are here now, and for those who come after us." As I understand it, an important part of Weddington's founding character is the low density housing, with one acre per home being the stated minimum. Indeed, this is part of why many families move to Weddington, and pay a premium so to do. The one acre minimum was even cited by our then-Mayor when our town suffered the loss of its own fire department as a reason we would never have enough homes to justify our own department. "

"So, without feeling a need to discuss concerns about traffic, or how area schools are already overcrowded, I simply ask why the town even considers abandonment of the 1 acre minimum and similar conservation rules, [such as trees per lot](#), to suffer the development of a high density area which will not match the things which make Weddington unique or keep the spirit and character of Weddington."

I also ask whether there are any other projects making similar challenges to our town's spirit and character.

Bruce Klink. 24-year resident of Weddington.

PLANNING BOARD

I served on the Planning Board for four years. The purpose of this position is to review applications for projects and events within the town, understand the details and compare these elements to established zoning regulations. Decisions are made based on whether the application conforms to code and is consistent with the Land Use Plan—or not. ~~This should be~~ *pretty* straightforward. *—until now.*

So why is this important? *responsibility* Weddington is the Weddington we know because of almost 40 years of intentionally curated and enforced zoning regulations. These high standards have made Weddington unique. Weddington has limited commercial *establishment* ~~influence~~. It is attractive and highly desirable. Residents enjoy nice homes and neighborhoods. We benefit from high property values and from low taxes. All this by careful design and many years of hard work.

The recommendation of Weddington Green by the Planning Board was made ~~to Town Council~~ with multiple items of concern; problems inappropriately given over to Town Council to resolve. One of the more egregious is that the traffic impact analysis was completed on January 31st, and yet on February 28th, 4 weeks later, the Planning Board sent the project to Town Council with a favorable recommendation without ever having seen the traffic study. Why didn't Town Council share this with the Planning Board?

TOWN COUNCIL

Town Council is an elected body and as such is responsible to the citizens of Weddington. Judging by the magnitude of opposition to Weddington Green and the large number of people *2536* signing a petition opposing the project, I should think that Town Council would pause to ~~2505~~ *at 5:30* consider the will of the people. Imagine if this were put to the voters by referendum.

So, here's the question: Do you, the citizens of Weddington, support this project? Are you willing to tolerate high density housing, increased traffic, probable increases in crime and most certainly increases in your property taxes for a small green space and a one-mile walking path?

Few current Weddington residents will benefit from high density housing. Weddington does not need retail, nor does it need restaurants. Those are available just minutes down the road in any direction. We certainly don't need more traffic, nor negative impact on our schools or our infrastructure. And most concerning of all would be the precedent set by a conditional approval of this project, which opens the floodgates to commercial development applications throughout Weddington.

Weddington Green is a bad idea. Please reject it.

Karen Dewey

From: tony prior <tprior2241@gmail.com>
Sent: Tuesday, March 15, 2022 10:15 AM
To: Craig Horn; Karen Dewey
Subject: from resident Tony Prior

2241 Wedgewood Drive- 704-219-1602

Mr Mayor, thank you for the meeting last night, I spoke near the end of the public comments session. I had prepared remarks but did not use or read them, I didn't need them as I changed my comments mostly because of the PLANNERS and Developers discussion.

here is a recap

- The previous Board voted in the new Garbage Service, citing heavy traffic from trucks So the current proposal replaces a dozen trucks with well over 200 cars daily. Really ? Mr Mayor thats a conflict.
- The Planners and the Developer said we are not going to be like Waverly, but suggested we be more like Davidson . Really, WHY Davidson ? Do they have a personal connection to Davidson? Who cares what Davison is doing, we are 40 miles South we are Weddington.
- Many cited School Overload many years in advance, nobody talked about CURRENT SCHOOL TRAFFIC . Rt 84, Deal Road Wedgewood Drive , 12 Mile Creek, Buelah Church in and around the 3 schools is a traffic nightmare, right now. 7 AM to 9 Am and then 3PM to around 4 PM every day. Your neighbors that live in this area are LOCKED IN and LOCKED OUT. We don't need stats going into 2025.2026 or 2027, we are living the STAT right now, Why is there no traffic light at RT 84 and Deal Rd ? The schools have been here going on 20 years now.
- The Planners and Developers were quick to bypass COMMUNITY IMPACT, all the focus was on how great INSIDE their community would be. They showed us pictures of TWO Trees and once again, Davidson . So when they clear 85 acres, they are leaving TWO TREES ?
- I learned a lot last night hopefully so did you and the Board. . The number one thing you should have learned was that a very busy community stopped , took time out from daily life , came out in FORCE, WHY ? 300 inside and probably 300 outside, because they don't trust that the Newly Elected Officials will recognize what the Community wants, WE are hopeful, but not convinced. SO, what you saw last night was a room full of angry, disappointed residents that don't even understand why this is even an issue. A zoning change along with adding a NEW Residential ZONE for Town Houses is up to the people, its up to the community not the Planners and certainly not a Developer.. It should be a Referendum not a Board vote.

I certainly can't tell the Board how to vote but I can tell you that you saw first hand what the community wants. . They have spoken. They arrived. If this proposal gets passed, its yours and the Boards legacy, not the residents. Your neighbors have spoken. Do the right thing, prove to the community that you and the Board represent the residents, VOTE THIS PROPOSAL DOWN, and SOON.

Respectfully

Tony Prior, 2241 Wedgewood Drive.