



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, MARCH 10, 2025 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council 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.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Presentation from Lee Ainsworth, Division 10 Project Development Engineer, NCDOT
10. Consent Agenda
  - A. Approve February 10, 2025 Town Council Regular Meeting Minutes
  - B. Adopt R-2025-02 for the Cabarrus Stanly Union Hazard Mitigation Plan
11. Old Business
  - A. Discussion of Park Phase 1 Proposal from LaBella and Authorize Staff to enter into contract for services related to the park project.
12. New Business
  - A. Ordinance CZ 2025-02 Classica Homes Hemby - Application by Classica Homes for Conditional Zoning Approval for development of a 27-lot subdivision on Hemby Road (Parcel numbers 06120004, 06120004C)
    - i. Public Hearing
    - ii. Discussion and Consideration of Ordinance CZ 2025-2 Classica Homes - Hemby
    - iii. Discussion and Consideration of Council Statement of Consistency of Ordinance CZ 2025-2
  - B. Discussion and Possible Consideration of Volunteer Advisory Board Appointments
  - C. Discussion and Possible Consideration of Resolution in support of unique zip code.
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Updates from Town Planner and Town Administrator
16. Transportation Report
17. Council Comments

18. Enter into Closed Session pursuant to NCGS 143-318.11(a)(3) to consult with an attorney to protect the attorney-client privilege and NCGS 143-318.11 (a)(5) To establish the public body's negotiation position for the material terms of a contract
19. Adjournment



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MINUTES  
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**1. Call to Order**

Mayor Bell called the meeting to order at 7:00 p.m.

**2. Determination of Quorum**

Quorum was determined with all Councilmembers present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Jeff Perryman, Brannon Howie, and Darcey Ladner.

Staff Present: Town Administrator/Clerk Karen Dewey, Town Planner Gregory Gordos, Finance Officer Leslie Gaylord, Deputy Clerk/Admin Assistant Debbie Coram, Town Attorney Karen Wolter, Deputy Grant Wrenn.

Visitors: Harry Chilcot, Mike Morse, Chad Emerine, Melissa Emerine, Brian Hall, Mark Kime, Jordan Hudson, Ellen McLaughlin, Shannon Todd, Bill Deter, Jessica Lundgren, Mason Greeson, Mike Petrizzo, Wanda Mobray, Charlton Plyler, Elizabeth Davis, John Allen, Tracy Stone, Debbie Taylor, Christopher Neve, Aparicio Giddins

**3. Pledge of Allegiance**

Councilmembers led the Pledge of Allegiance.

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

**Motion:** Mayor Pro Tem Smith made a motion to adopt the agenda as presented.  
**Vote:** The motion passed with a unanimous vote.

**5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council 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.***

Mayor Bell read the Conflict of Interest Statement. No members had a conflict of interest.

## **6. Mayor/Councilmember Reports**

Councilmember Perryman: There has been a change in the WUMA schedule. The March meeting will have County Manager Brian Matthews. The NC Congressional delegation had a conflict and we are trying to reschedule for the May 22 meeting in Waxhaw. On March 27 the meeting will be in Marvin at 7 p.m. with County Mgr. Brian Matthews. He has been asked to provide an update on water and sewer plans and projects, long term capital needs, questions on revaluation, discussion of deputy duties, and senior meal assistance funding. The change in time was made to encourage residents to attend.

Councilmember Ladner: The Trees Union Board meets tomorrow at 7 p.m. There are some board seats opening. There is an NCDOT litter sweep April 12-26. It provides a good opportunity for community service for teens.

Mayor Pro Tem Smith: received paving plans for Weddington roads from NCDOT. This year will be contracts for Cobble Creek, Fox Run, Red Fox, Maple Grove Church Road. NCDOT is about 6 years out in the planning process. Tree Hill Road in Providence Place was added for 2031.

Mayor Bell: Thank you to Representative Dean Arp and David Willis for sponsoring HB170 to restore downsizing authority to Union County and the municipalities in Union County.

## **7. Public Comments**

Chad Emerine- 953 Eagle Road: Mr. Emerine commented on neighborhoods out of compliance with stormwater standards and sites without silt fences. He thanked the Council for adding deputies for 24-hour coverage in town. Mr. Emerine requested a new environmental study and public information meeting for the Rea Road Extension.

Elizabeth Davis- 5012 Oxfordshire: Ms. Davis commented on the Rea Road extension, the importance of a new environmental study, and the congestion on Providence Road as evidence that project needs to be moved up. Ms. Davis requested a new public meeting and full environmental study.

## **8. Public Safety Report**

Deputy Wrenn gave the public safety report. February had a spike in 911 hang-ups. 8 vehicle collisions. 26 alarm reports. 2 vehicle or house structure fires. Business check requests increased. 16 careless/reckless driving citations. 24 different. suspicious vehicles (mostly construction / fiber optic installation) 113 traffic stops. 1994 calls for service.

Deputy Wrenn reminded residents to encourage children to pay attention as weather gets nice and to continue to lock car doors and be mindful of security at home.

UCSO performed a license check at 348 Providence Road from 9 p.m. to 11 p.m. on a Friday night. They caught 2 DWIs, 16 vehicle registration expirations, 1 stop with no insurance and the car was

towed, 2 arrests included a concealed weapon. Deputies are looking to step it up for the next check point.

#### **9. Presentation from Lee Ainsworth, Division 10 Project Development Engineer, NCDOT**

Mr. Ainsworth gave a presentation on future NCDOT projects in Weddington. Rea Road Extension is in motion. Right of way acquisition has started and the alignment is set. Utility relocation begins in Fall of 2025. The anticipated contract award will be summer 2027.

Providence Road widening: right of way acquisition begins in April 2025. Utility relocation in summer 2027 and anticipated contract award in summer 2029.

Forest Lawn at Potter Road roundabout: right of way acquisition begins in May 2025. Utility relocation in May 2026 and anticipated contract award in March 2027.

New Town Road culvert replacement: Contract awarded in November 2024, completion date March 2026.

Mr. Ainsworth explained that he can likely make an additional public meeting for the Rea Road extension happen, but it will be more informational. A new environmental study was conducted, and a consult done in 2024. There was no note of activity from bald or golden eagles and another consult will be performed a year prior to construction. If nests are 660 feet or more outside of the study area, it won't matter. If any residents see eagles in the study area, contact NCDOT.

#### **10. Consent Agenda**

- A. Approve February 10, 2025 Town Council Regular Meeting Minutes**
- B. Adopt R-2025-02 for the Cabarrus Stanly Union Hazard Mitigation Plan**

**Motion:** Councilmember Perryman made a motion to approve the Consent Agenda as presented.

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

#### **11. Old Business**

- A. Discussion of Park Phase 1 Proposal from LaBella and Authorize Staff to enter into contract for services related to the park project.**

Council asked for staff to confirm ownership of plans before town staff enters into contract.

**Motion:** Councilmember Perryman made a motion to direct staff to enter into contract with LaBella, ensuring that plans become property of town, for predesign services for town park project.

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

#### **12. New Business**

**A. Ordinance CZ 2025-02 Classica Homes Hemby - Application by Classica Homes for Conditional Zoning Approval for development of a 27-lot subdivision on Hemby Road (Parcel numbers 06120004, 06120004C)**

Larry Burton, Classica Homes, presented the project. 26 lots on Hemby Road. Sewer easement from the adjacent neighborhood and is served by Mecklenburg County sewer with no capacity issues. There are planned sidewalks throughout the community. Topsoil from road grading will be used for the berm with additional buffering.

Councilmember Ladner asked about the location of the sidewalks. Mr. Burton responded that sidewalks run on one side of the road throughout the neighborhood, connecting with Weddington Glen. Sidewalks start at Hemby and follow the road on one side and circles the central park area which will have landscaping and benches acting as an open area for gathering.

Mark Kime, Civil and Environmental Consultants, added, the sidewalks on one side of the road throughout the project were to meet the requirement of an internal trail system from the Planning Board meeting. The plan is to have minimal impact in the park and stormwater areas, to build and minimize grading impact to leave that area as natural as possible.

Council and Applicant discussed sidewalks, open space for minimal impact, park spaces, landscaping plan. Part of land development will include supplemental planting plans.

Councilmember Perryman wanted confirmation that the road connection with Weddington Glen would not be open to traffic until the neighborhood is completed. Mr. Burton responded that typically a guardrail is in place until roads are completed and accepted by NCDOT.

Mayor Bell asked about Heritage trees on the property. Applicant responded that a survey was completed, and one is located in stream buffer in the far NW corner, in an area not to be disturbed.

Mayor Pro Tem Smith commented that some trees will be removed for stormwater pond and it would be advantageous to clarify how they will be replaced.

Council and Applicant discussed tree save areas, parks, and open areas. Council would like to see a condition to get a plan for park areas.

**i. Public Hearing**

Mayor Bell opened the Public Hearing at 8:25 p.m.

Mike Petrizzo 304 Braemar Drive: Mr. Petrizzo commented on the road connection between the proposed subdivision and Weddington Glen. He asked the connection to be an emergency entrance with gate. He stated that the road was initially pitched as a shortcut for emergencies. He asked to make the connection an emergency gate.

Chad Emerine - 953 Eagle Road: Mr. Emerine suggested making a second neighborhood greenspace to benefit the residents, and the common open space landscaping to maximize the use of neighborhood space. Mr. Emerine also commented on the stormwater pond landscaping. He commented on the completeness of applications before presenting to the Planning Board. He stated his approval of the project pursuant to the UDO and LUP.

Shannon Todd – 2100 Pondmeade: Mr. Todd commented on the state of Bromley lake and that it's filling in. He extended an invitation to visit the lake to see consequences of development and the increased deposition rate.

Ellen McLaughlin - 3021 Highbury Place: Ms. McLaughlin stated that she works in safety and security. She expressed that the development has inundated the Bromley lake. She asked for consideration that the silt and other factors that will affect Bromley be contained so the cleanup doesn't become a financial burden on Bromley residents.

Mayor Bell closed the Public Hearing at 8:34 p.m.

**ii. Discussion and Consideration of Ordinance CZ 2025-2 Classica Homes – Hemby**

The Applicant addressed the public comments: the developer is getting state approval of stormwater, everything designed will go through the wet detention facility and will not release at rate higher than the existing rate. It is designed to control and contain everything in pond, catching sediment from the retention pond, aprons are required to handle sediment during construction.

The second park will better conserve trees and will be at a good central location for more residents to use that area.

Connecting road to Weddington Glen must be left open to meet the connectivity requirement. Ms. Dewey read the proposed development standards and guidelines into the record:

1. *Development Standards. The development will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance (UDO) in place on the Filing Date.*
2. *Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance regulations at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.*
3. *Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during*

*design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.*

4. Access and Transportation.

- a. *All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.*
- b. *Required connected road to Dornoch Drive in Weddington Glen as shown in Exhibit A will remain closed until completion of development unless otherwise directed by the County Fire Marshal or Union County Public Schools.*
- c. *Pedestrian Pathway provided connecting cul-de-sacs of Road A and Road C or alternative pedestrian plan in accordance with UDO Section D-917B(L)(8).*

5. Environmental Features and Open Space.

- a. *The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance.*
- b. *Landscape and Buffer plan with detailed tree save and mitigation plan shall be submitted to Planning Director with specific planting plan detailing the 100-foot thoroughfare buffer for review and approval prior to construction plan approval.*
- c. *Exhibits of design and landscaping of parks (2) submitted to planner for approval.*

6. Stormwater Management. *Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.*

7. Water and Sewer Connectivity Approvals from Union County

8. Permitted Uses. *Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to twenty-seven (27) single-family residential units.*

**Motion:** Mayor Pro Tem Smith made a motion to approve CZ 2025-02 Classica Homes Hemby for development of a 27-lot subdivision on Hemby Road with the development standards read into the record.

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

iii. **Discussion and Consideration of Council Statement of Consistency of Ordinance CZ 2025-2**

**Motion:** Councilmember Perryman made a motion to approve the Council Statement of Land Use Consistency of Ordinance CZ 2025-02

*While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there may also be Goals and Policies for which there may be reason for concern, positive findings can nonetheless be made in support of this development proposal.*

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

#### **B. Discussion and Possible Consideration of Volunteer Advisory Board Appointments**

Mayor Bell expressed gratitude for all those who submitted applications. Mayor Pro Tem Smith made a motion to appoint Scott Buzzard to the Planning Board/Board of Adjustment/Historic Preservation Commission to a 4-year term expiring in March 2029. Councilmember Ladner and Mayor Pro Tem Smith voted in favor of the motion. Councilmembers Howie and Perryman opposed the motion. Mayor Bell voted in favor to break the councilmembers tie.

Councilmember Ladner made a motion to appoint Steve Fellmeth to the Planning Board/Board of Adjustment/Historic Preservation Commission to a 4-year term expiring in March 2029.

The motion passed with a unanimous vote.

#### **C. Discussion and Possible Consideration of Resolution in support of unique zip code.**

Mayor Bell explained the background: Bill passed by the House of Representatives with several US towns petitioning to have their own unique zip codes. This resolution is to request the bill to get reintroduced and to include the Town of Weddington. Mayor Bell contacted Senator Tillis, to get Weddington added before going before the Senate, but the session ended, and the bill died. Congressman Harris will work to rewrite and introduce the bill.

Council expressed their general support for a unique zip code for Weddington.

**Motion:** Mayor Pro Tem Smith made a motion to approve Resolution 2025-01 in support of unique zip code.

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

### **13. Code Enforcement Report**

Code enforcement report is in the packet. Violations are being noticed.

#### **14. Update from Finance Officer and Tax Collector**

Ms. Gaylord presented the finance update: the audit has been submitted to the LGC and is anticipated to be presented at the next Council meeting. The Preliminary Budget is in the packet. The county reval will be incorporated and staff will present different tax rate scenarios. There are some proposed non-operating items to review and those will be driving factors in going revenue neutral.

#### **15. Updates from Town Planner and Town Administrator**

Mr. Gordos presented the planning update. Zoning permits are up. Next project up for Council deliberation is Deal Lake. It was recommended by the Planning Board in December.

#### **16. Transportation Report**

No additions to Mr. Ainsworth's transportation presentation.

#### **17. Council Comments**

Councilmember Ladner: Thank you – thank you – thank you. Thanks to everyone for their input, the staff, the deputies. Everybody is doing a great job. Leslie, I know that you've been extremely busy with finance, so thanks.

Councilmember Howie: In the interest of time, I'll say the same as Darcey, thank you.

Mayor Pro Tem Smith: Thank everybody for coming out. I know it's been over 2 hours already and we're not going to be done, but y'all will be done for the evening. Thank you for coming out on a rainy night and thank staff for all the hard work they did preparing us for this and Greg answering all the questions. There were a lot of questions that I had on things to make sure that I'm a 100% clear on things that I'm not ever 100% clear on and want to be before I make a decision on something, so thank you.

Councilmember Perryman: Thanks to all folks, that came out tonight. Thanks for the folks watching from home. Again thank you to staff for all the hard work they do, including the deputies.

Mayor Bell: Thank you as well, for folks here and folks watching at home and in the future who watch. It's been a good evening. Again, thank you.

#### **18. Enter into Closed Session pursuant to NCGS 143-318.11(a)(3) to consult with an attorney to protect the attorney-client privilege and NCGS 143-318.11 (a)(5) To establish the public body's negotiation position for the material terms of a contract**

**Motion:** Mayor Pro Tem Smith made a motion to enter into Closed Session pursuant to NCGS 143-318.11(a)(3) at 9:07 p.m.

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

#### **19. Adjournment**

Mayor Bell called the meeting back to order at 10:19 p.m.

**Motion:** Councilmember Ladner made a motion to adjourn the March 10, 2025  
Regular Town Council Meeting at 10:19 p.m.

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

Approved: April 14, 2025

Karen Dewey  
Karen Dewey, Town Administrator/Clerk

Jim Bell  
Jim Bell, Mayor