



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, APRIL 14, 2025 – 7:00 P.M.  
WEDDINGTON HIGH SCHOOL  
4901 MONROE WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
AGENDA **\*\*AMENDED AT MEETING****

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. Consent Agenda
  - A. Approve March 10, 2025 Town Council Regular Meeting Minutes
  - B. Approve April 7, 2025 Town Council Special Meeting Minutes
  - C. Proclamation P-2025-01 Two Lights for Tomorrow
  - D. Approve Audit Response Letter to the Local Government Commission
10. Old Business
11. New Business
  - A. Ordinance CZ 2025-03 Toll Brothers Weddington Crossing - Application by Toll Brothers for Conditional Zoning Approval for development of a 62-lot subdivision on Weddington Road (Parcel numbers 06129109, 06126001, 06126017, 06126017B, 06126017C)
    - i. Public Hearing
  - \*\*** ~~B. Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping.~~
    - ~~i. Public Hearing~~
12. Code Enforcement Report
13. Update from Finance Officer and Tax Collector
14. Updates from Town Planner and Town Administrator
15. Transportation Report
16. Council Comments
17. Adjournment





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MINUTES  
PAGE 1 OF 14**

**1. Call to Order**

Mayor Bell called the meeting to order at 7:21 pm

**2. Determination of Quorum**

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

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

Visitors: see attached

**3. Pledge of Allegiance**

Mayor Bell led the Pledge of Allegiance.

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

Council agreed to remove item 11.B. *Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping.*

**Motion:** Councilmember Ladner made a motion to approve the agenda as amended.  
**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 councilmember had a conflict of interest.

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

There were no councilmember reports.

## **7. Public Comments**

Randy Hood-Mr. Hood commented on integrity in politics, and trust in those holding public office as custodians of the public trust.

Chad Emerine – Mr. Emerine commented on the Land Use Plan and UDO enhancements. He spoke about items in UDO not being met by applications and the planning board recommending a Land Use Plan consistency statement. Mr. Emerine continued by commenting on the differences between sketch plan vs. preliminary plat and the level of completeness. He urged Council to continue to ensure all boxes are checked.

Ellen McLaughlin – Ms. McLaughlin commented that she attended the March 27 Town Council retreat. She spoke to need for oversight and monitoring of construction. She stated her concern with taxes being used to subsidize staffing for developers. Ms. McLaughlin commented that she believes there is a need to slow construction in Weddington to get staffing up to speed to review.

Jack Plyler – Mr. Plyler commented on the county sewer capacity and – ask general assembly spoke on the resolution passed in May 2023 to the NCGA

Barbara Schick – Ms. Schick spoke in favor of pause on development, commenting on current subdivisions with stormwater issues. She expressed that her property is experiencing sediment and runoff issues from the neighboring subdivision. Ms. Schick commented that it is not in the Town's best interest to allow large subdivisions to be built without ensuring measures are in place to protect neighboring properties.

Gordon Anderson – Mr. Anderson thanked Council for their service. He commented on the city of Greenville's 25-year comprehensive plan. He stated his concern is that while one development at a time doesn't seem like an issue, we need to look at the big picture. Mr. Anderson expressed his love for the area and his concern for what it can be.

## **8. Public Safety Report**

Deputy Wrenn reviewed the public safety report.

## **9. Consent Agenda**

- A. Approve March 10, 2025 Town Council Regular Meeting Minutes**
- B. Approve April 7, 2025 Town Council Special Meeting Minutes**
- C. Proclamation P-2025-01 Two Lights for Tomorrow**
- D. Approve Audit Response Letter to the Local Government Commission**

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

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

## 10. Old Business

## 11. New Business

### A. Ordinance CZ 2025-03 Toll Brothers Weddington Crossing - Application by Toll Brothers for Conditional Zoning Approval for development of a 62-lot subdivision on Weddington Road (Parcel numbers 06129109, 06126001, 06126017, 06126017B, 06126017C)

#### i. Public Hearing

**Motion:** Councilmember Perryman made a motion to continue the public hearing for Ordinance CZ 2025-03 Toll Brothers Weddington Crossing

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

Mayor Bell read the public hearing rules of procedure:

1. Provide your name and address before you begin your comments.
2. Public Comments are limited to 4 minutes. Public Hearing comments are limited to 3 minutes.
3. Comments are to be directed to the entire board and not to individuals nor to the public attending the meeting.
4. A designated spokesperson for a group of three or more may be allocated 6 minutes to speak. At least three members of the group must be present and names and addresses of those members present must be submitted to the Town Clerk before the meeting begins. Other than pursuant to this rule, you may not give your time to another speaker to increase that speaker's allotted time.
5. You must be civil in your language and presentation and act within reasonable standards of courtesy.
6. Use of slander, name-calling, personal attacks or threatening speech or behavior is prohibited.
7. The audience must maintain order and decorum in their conduct. Please refrain from disruptive applause, comments or disorderly speaking during the meeting. Demonstrative disturbances will be prohibited.
8. The Mayor or a majority of the Board may suspend these rules at their discretion.
9. Failure to abide by these rules after receiving notice by the Mayor may result in 1) termination of your comment period and/or 2) your removal from the meeting.

Mr. Gordos presented the staff report:

The applicant, Toll Brothers, is proposing the development of a new residential subdivision of 62 homes on approximately one acre lots. It is located on two sides of Weddington Road (NC-84) with the majority of homes located to the south of the street. Aero Plantation subdivision is located to the south (zoned R-80). Stratford on Providence and Lochaven is west and Weddington Hills is east of the subject property. Four entrances onto Weddington Road are provided: all right-in, right-out as reflected in an approved TIA. The subdivision was previously proposed as a conservation subdivision with greater than 50% open space. This was abandoned for the current proposal with larger lots and fewer homes. The southwest corner of the site is adjacent to a lake and is environmentally sensitive with a noted eagle's nest located there. From application, there have been three significant revisions with lot count reduced

from 93 to 82 to 70, and with a 4th and final revision down to 62. This last change lies outside the 660' buffer around the eagles.

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). Lots are compliant with R-CD standards. The development shall be governed by this Plan and all applicable requirements of the UDO.

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.

The site plan as submitted meets all requirements for cul-de-sac length, lot size, thoroughfare buffer, open space requirements, and maximum density. Wastewater systems are under the jurisdiction of N.C. Department of Environmental Quality and Union County, but that does preclude ensuring they are approved by all regulating agencies as demonstration of due diligence and as a condition for approval. It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 62-Lot Conventional Subdivision located on Weddington Road, known as Weddington Crossing, be recommended for approval with conditions that Union County Environmental Health approve the proposed lots for septic tanks and wells.

Mr. John Floyd with the applicant introduced Anna Deal Morgan, who made a presentation as the property owner.

Mr. Floyd described the history of the application and the iterations of the plans and the changes: decreasing density, increasing setbacks, the eagle save radius, relocating storm ponds away from lakes, heightened land protocols, commitment to build a fence outside 660 radius to prevent anyone from accessing eagle area and lake. The TIA has been reviewed and approved. The developer agreed to meet mitigations required.

Mr. Robert Price, VP of Land Development for Toll Brothers presented the Toll brand and approach to development.

Mr. Floyd addressed the social media false information: there is no wastewater plant, the application is complete. Regarding complaints from other projects land use decisions. All Toll Brothers projects have been consistent with law. Regarding complaints that Toll has changed the plan. It's an iterative process, including engagement with the community and incorporating feedback to develop a finished proposal. Toll has followed the process and made significant material changes.

Mr. Floyd addressed the unsubstantiated claims challenging the professional integrity of former Weddington Town Planner Lisa Thompson. He stated his appreciation for this difficult situation with the fear and consternation that can be present with any development. This is a proposal by a luxury home builder for 62 homes on 167 acres with a density of 2.7 acres per unit with 1-acre lot minimums.

Mr. Floyd stated that this is a wonderful property and a wonderful project that will exceed expectations set in Weddington.

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Emails sent requesting to be added to the record:

Good evening, Mayor Bell, members of the Town Council, and fellow Weddington residents.

I'm Elizabeth Walsh Davis, a Stratford resident for 25 years, and I'm here to urge every resident to demand responsible, well-planned development in Weddington and to voice our collective opposition to

Toll Brothers' developments. Weddington is a unique, sought-after place—a community defined by thoughtful design and a commitment to quality. But that legacy is at risk when developers like Toll Brothers prioritize profit over responsibility. Their track record in our town proves they cannot be trusted to build communities that align with Weddington's values. Take Bromley, a Toll Brothers community, where residents face a staggering \$80,000 bill to dredge their lake again—just three years after the last dredging. That's not a fluke; it's a symptom of poor planning and engineering. Enclave at Baxley, another Toll Brothers project, struggles with persistent stormwater issues and structural problems in the homes themselves. These are not isolated incidents. Then there's Luna, where Toll Brothers clear-cut every single tree, directly violating Weddington's Unified Development Ordinance. Why? Because it's cheaper to build on barren land. Now, runoff from Luna floods into Enclave, worsening their stormwater crisis, and Toll Brothers ignores residents' calls for help. These three communities—Bromley, Enclave, and Luna—are all Toll Brothers developments, and they stand in stark contrast to well-designed neighborhoods like Stratford, Aero, and Highgate. It is a privilege, not a right, to build in Weddington. Yet, incomplete applications from Toll Brothers seem to get rubber-stamped by the town planner. This must stop. We need development that respects our community's standards—thoughtful, sustainable, and built to last. I urge you to vote NO for ANY Toll Brothers developments in Weddington moving forward. Thank you for your time this evening.

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In spite of recent inflammatory and defamatory comments posted on some social media sites, I have expressed NO OPINION regarding support for or opposition to the pending decision regarding the proposed development of the Deal Property. However, I respectfully offer a few thoughts for your consideration:

1. Based on a conversation with the North Carolina Wildlife Commission, there is apparently no evidence that the proposed development will be detrimental to the eagles nesting in the area. It would seem to me that the airplanes that land and take off present a far greater danger to all the flying wildlife in the area. I live in the Weddington Hills community adjacent to the proposed development and can testify to the frequency of take-off and landings (TOL) at the Aero strip every day, all year and beyond! I do not object to the aircraft activity, but I sure would not want to be a bird flying in the area.

2. The North Carolina General Assembly continues to consider assaults on our authority to govern ourselves. This includes taking away our power to determine how property-owners can use their property and to what extent towns can determine the density within their own boundaries. There are currently several bills already filed to not allow towns to limit development in a variety of ways. Consequently, I ask that individual property rights be a major tenant of our zoning decisions. Property rights cut both ways, of course. The right of a property owner to develop their property to its best and greatest use versus the right of other property owners to protect the value of their own property. The law, however, does not provide for a right to an environment. I ask you to ensure that everyone's property rights are defended.

3. Union County has been derelict in their obligation to provide adequate public facilities for the Town of Weddington. Some residences have septic systems that are failing or on the verge of failure. Access to sewer and Water is fundamental to every property owner. Union County has failed to make these public services available to many of the residents of the Town of Weddington.

4. Run-off is an inevitable result of all construction. I ask the Town of Weddington to ensure that run-off from the proposed Deal Property development will be adequately addressed and ameliorated.. As you know, there is a small lake in the Weddington Hills community which is entirely the responsibility of the adjacent property owners. Protection of that lake, the wildlife contained and

supported by the lake as well as the adjacent property owners need and deserve a heightened attention to protection from development.

It appears that the proposed development of the Deal Property meets all of the zoning regulations and conditions as outlined in our ordinances. I am appreciative of your diligence and your efforts to protect the interests of our town now and into the future.

Very respectfully,  
D. Craig Horn

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To: The Weddington Town Council

Re: Public Hearing for Toll Brothers' Deal Lake Conditional Rezoning

I am a Weddington resident writing to comment on the proposed Toll Brothers' Deal Lake Conditional Rezoning. I request that my comments be included in the public record. I am sending this letter anonymously because of the fear of retribution from those who oppose this project. I witnessed the nastiness and threatening behavior of the group who opposed the Weddington Green project. Those same people are leading the "No Deal" movement and are using some of the same vile tactics that they used in the past against those who disagree with them.

It is time that the elected officials of this town stop kowtowing to a small group of loud naysayers who claim to speak for all Weddington residents. They certainly do not speak for me.

The original Toll Brothers plan for a conservation subdivision was exactly what the Town of Weddington sought in the Unified Development Code. When properly designed, conservation subdivisions prioritize open space preservation and reduce infrastructure needs, leading to less impervious area, which helps with tree save and stormwater management. It has been proven that conservation developments improve property values and enhance the protection of natural resources and wildlife. It's a shame that those who do not fully understand conservation development concepts are making changes to the UDO that negatively impact the intent of conservation.

The council should be focused on whether the Toll Brothers' plan meets the requirements of the Weddington Unified Development Code. It is outside of the town's purview to determine the types of wildlife present on the property or to evaluate the proposed wastewater systems. There are other county and state agencies who are responsible for those issues. Voting against this project based on issues not related to the town's areas of responsibility opens up the town, and all the taxpayers, to a lawsuit.

As for "No Deal's" claim that the conditional rezoning application is incomplete, that is a determination that should be made by the Town Planner. It is unreasonable to expect that any developer will submit complete sets of engineered septic or stormwater plans at this stage in the process. Those plans are a significant expense, and they are typically included in the construction document phase of planning new development. If the Town Planner has determined that the submittal is complete, then his determination should be respected. Trust the person you hired.

In closing, I ask that you carefully evaluate whether the plan meets the requirements of the UDO and vote accordingly.

Respectfully,  
A Concerned Weddington Resident

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Good evening, Mayor Bell and Town Council,



My name is Elizabeth Holtey and I reside here in Weddington. I strongly support the Toll Brothers proposal, which I believe will be a tremendous asset to our community. This plan—reduced from approximately 90 homes to 62 homes—preserves nearly 100 acres of natural landscape. It protects thousands of trees and local wildlife, which aligns perfectly with the recent updates made to our UDO. In fact, Toll Brothers’ proposal exceeds the UDO requirements and demonstrates a sincere effort to work with the Town and honor its vision, which has made it all the more frustrating that the proposal has been met with resistance that is not based on merit, but rather, on misinformation and personal agendas.

Over the past year, there has been an endless stream of negative comments and social media postings from some residents in an effort to derail this proposal. These residents have harassed Town and State officials, spread misinformation to incite public outrage, and slandered the reputations of Toll Brothers, the Deal Family, and even members of this very Council—all in an effort to selfishly protect their view of the lake. While I hold them largely responsible, I also hold you, Mayor Bell, and Mayor Pro Tem Tom Smith, responsible for not only enabling it, but assisting in the chaos. You have had private meetings with certain neighborhoods that were not publicly announced, made inappropriate comments that highlighted your bias at community and Town meetings, attempted to interfere with matters beyond the Town’s jurisdiction on numerous occasions, pressured the Town Council to change tonight’s meeting date after their votes were recorded to influence the voting outcome, prematurely disclosed your voting intentions on this proposal – and that’s just to name a handful of instances. These actions are not only inappropriate, but they reflect a broader pattern of unethical behavior that goes well beyond this single issue and falls short of the integrity and leadership this community expects and deserves.

I ran for Mayor this past election because I did not like my choices. One candidate was unknown and new to the area, and you, Jim Bell, appeared to be hand-picked and aligned with some who had personal agendas and no conscience. When you were elected as Mayor, I gave you the benefit of the doubt but what I’ve seen since is disappointing. Your active role in this chaos is not leadership, but rather damage and dysfunction. This kind of politics is exactly what led to the situation in Summerfield and why House Bill 765 was recently introduced. And for what? To destroy a legacy-family who was been instrumental in building the community you now have the privilege to be the Mayor of?

This proposal—62 homes on 167 acres with nearly 100 acres of preserved land—is the best proposal Weddington has ever had. It’s time to stop the dysfunction, the misinformation, and do what’s right for the future of this town – approve this proposal.

Thank you for your time and consideration.

Sincerely,  
Elizabeth Holtey

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Christine Drost: 1203 Delaney Drive: Ms. Drost commented that the property owner has every right to sell their land. She stated her concern with the Aero Plantation Lakes and the ecosystem with the eagles. She commented that the Lake in Bromley is filling in with silt and would like to know how to prevent that in Aero Plantation and protect the land.

Shannon Todd: 1200 Pondmeade Lane: Mr. Todd commented on the stormwater issues in Bromley resulting in the pond filling in because of damage done from past and present construction. He commented on the lack of action from Toll Brothers. Mr. Todd asked for Toll to be held accountable.

Steven Newman:1030 Baron Road: Mr. Newman commented on the character and beauty of the town. He stated concern that the proposal threatens delicate balance of the community sanctuary. Progress at what cost. Mr. Newman expressed that roads, schools, and public services are already under pressure. He stated his support for thoughtful and sustainable growth, and he urged council to consider long term implications.

Buntin Podrebarac: 1154 Baron Road: Ms. Podrebarac commented on development and expressed her bafflement with the Toll situation. She expressed concern over the litigiousness of Toll Brothers. Ms. Podrebarac stated that Aero Planation faces financial ramifications in addition to fouling property if the development is approved. She urged council to enforce ordinances.

Joyce Plyler:1046 Bromley Drive: Ms. Plyler commented on Toll Brothers' untrustworthiness and the promise that they would build responsibility. She stated that council has power to set high standard, to increase, tighten, and add specific conditions.

Amanda Judge:3071 Twin Lakes Drive: Ms. Judge thanked council for their service and residents. She commented on council duty to listen to citizens and expressed concern that voices aren't being heard. She appealed to council to act with integrity and represent the majority of the town.

Jack Plyler: 1015 Estate Lane: Mr. Plyler commented on reasons for denial of the project: the signature page notary is missing, the culdesac length, and he questioned if it meets the master water sewer plan from the county.

John Welfare 909 Baron Road: Mr. Welfare expressed his opposition to project out of a deep concern for the lakes. He stated that the Bromley lake is nightmare and this project would increase number of homes putting septic into the Aero lake, it would increase sedimentation in the Aero lake. He asked what Toll's responsibility would be if the neighborhood is approved

Steven Siegfried-1037 Baron Road: Mr. Siegfried stated that his career is wastewater engineering work. He commented on the Toll statement that the first plan didn't have a wastewater plant. He commented on the UDO requirement that septic plans be completed and turned into Union County and Toll doesn't have a plan. He stated that engineered option plans opens up the septic to options.

John Drahzal: 950 Eagle Road: Mr. Drahzal commented on number of eagles on lake and that the lakes are productive enough for eagles to coexist. He stated that the lake is special and fragile and care needs to be taken with development. He expressed opposition to the project and his lack of trust that Toll will execute the plan.

Neil Heuer 1200 Baron Road: Mr. Heuer commented on the school overcrowding and road traffic created by the development. He stated that this development threatens the rural soul of Weddington and if approved it will shrink wildlife habitats and increase traffic.

Mark Bevins: 1000 Baron Road. Mr. Bevins commented that this isn't the right way to develop this land and stated that he has no confidence in Toll Brothers.

Gayle Butler: 5146 Panhandle Circle. Ms. Butler commented on neighborhood septic and expressed public safety concerns with crowded culdesacs. She expressed her desire that the community stays the way it's always been and also expressed a lack of trust in Toll Brothers because of Bromley and Luna developments.

Steve Hauser: 753 Eagle Road. Mr. Hauser commented on his respect for the Deal family and their contributions to the town. He stated he is opposed to Toll because of lack of follow through on projects. Mr. Hauser expressed that Aero is beautiful and environmentally sensitive. He recognized that the eagles are special, and their quality of life should be protected.

Debbie Moffat: 936 Baron Road: Ms. Moffat commented on the development lot lines. She expressed that something will be built on that land, but she is opposed to this development. Ms. Moffat stated that she owns two properties adjacent to the project and she is concerned with what she will see from windows and whole plan. Ms. Moffat expressed that the plan doesn't meet the land use plan goals limiting development activities on environmentally sensitive lands and minimizing visual impact from roadways.

Cathy Killough Brown 5012 Longview Court: Ms. Brown stated her opposition to Toll Brothers as they are a tract builder, submitted incomplete requirements, ignored the tree ordinance, and have no regard for wildlife. She commented on inviting custom home builders in to build.

Randy Hood: 712 Eagle Road: Mr. Hood commented on lawsuits pending against Toll Brothers.

Jack Braman 963 Woods Loop: opposed to development. Setting precedent. Application ignores Pro smart growth. Schools, 660 eagle buffer-who responsible for it. Gets expensive-maintenance plan required. LUP preservation of open space, low density housing goal 1.4 land use, residential development Aero R-80 2-10 acre lots. The way it perked.

Chad Emerine 953 Eagle Road: Mr. Emerine contended that the application is not complete as a stormwater plan and environmental health approval are missing. He stated existing buildings and structures are not depicted on the plan. Mr. Emerine stated that required buffers and setbacks with lot dimensions are not depicted. He commented that the stream buffers are incorrect, the eagle coordinates given to the town aren't correct. He stated that the existing pond should be required to be evaluated.

John Amon 744 Skytop Road: Mr. Amon commented that he was opposed to the Toll Brothers proposal because of increased traffic, school crowding, and irreparable damage to the Aero Plantation Lakes done by septic.

Craig Birchfield 904 Osprey Court: Mr. Birchfield is on the Aero Plantation HOA Board and he stated that he cares deeply about the community. He is concerned that this project does not line up with the UDO or the Land Use Plan. He stated that he has concerns for the ecosystem. Mr. Birchfield commented that Aero Plantation expects the development to follow the tree ordinance, provide a protected buffer for eagles in a conservation easement with a fence surrounding it. Aero Plantation would like all riparian rights waived and a full environmental study before moving forward to protect the land.

Drew Podrebarac: 700 Eagle Road: Mr. Podrebarac stated his opposition to development. He commented on the Toll track record and he asked council to find a way to deny this developer and approve a subdivision with a better-quality home builder.

Danny Liebl 502 Cottonfield Circle: commented Providence Acres- commented on elected official morale obligation to stand up for people who elected them. Commented on changes on project and reputation of toll brothers. Asked council to be present and represent all districtus in best interests when voting on maor project.

Ellen McLaughlin 3021 Highbury Place: Ms. McLaughlin asked council to deny project. She stated that there are legal troubles, structural issues with Toll homes, the impact from Toll development on the Bromley lake. She commented on taking measures and tests to protect water quality.

Susan Burton: 105 Graham Hall Court. Ms. Burton thanked council for moving the public hearing to a larger venue. She stated that national builders have a place, but she is opposed to Weddington Crossing. She stated her concerns with Toll not following tree ordinance, 6,000 sq ft homes on slabs, traffic. She asked council to slow down and take all comments into consideration and to recognize the developer is making best use of that land.

Janie Pratt: 916 Woods Loop: Ms. Pratt spoke in opposition to the project. She asked for a pause on development for infrastructure to catch up, including sewer and roads. She commented on the Traffic Impact Analysis and the Rea Road construction and the impact on residents with this development. She asked that council condition an approval on developer adding a middle turn lane to access both north and south side-similar to existing turn lane into Aero Plantation and Weddington Hills.

Nancy Anderson 13624 Providence Road: Ms. Anderson stated that she was speaking as private citizen. She commented on the eagles' nest- that fish and wildlife had made their assessment. She stated that there are Aero Plantation homes located within the buffer around the eagles' nest. She suggested a fence constructed in collaboration with environmentalist to keep people out but allow wildlife to move freely. Ms. Anderson commented on the active airfield in near the eagles' nest. The UDO states private airstrips are approved by state and federal agencies and she hasn't been able to confirm if this airstrip is included.

Danny Ellis 1024 Bromley Drive: Mr. Ellis commented on Toll impact to the Bromley lake condition. He stated that there are reasons for several iterations of plan. He urged to fight against this project.

Anna Morgan 610 Weddington Road: Good evening Mr. Mayor and council members. I am Anna Morgan. I believe you are well acquainted with the history of the Deal farm and the decision to exercise our property rights which meet the UDO's and sell due to the inability to farm with 6 neighborhoods surrounding us, infestation of deer ruining crops and the widening of highway 84. I am trying to understand several questions. Why is there such vigorous opposition to a 62-home project on 167 acres? The magnitude of the opposition is what would be expected if a nuclear power plant or a Super Walmart had been proposed. This is a medium-sized residential project which is zoned for what is being proposed, not a large Weddington Green commercial rezoning project. This project has been

- approved by the AICP certified Town Planner,

- approved by the Planning Board in a 5-1 vote,
- meets all existing Unified Development Ordinances
- the Bald eagle protection is 660' double the federal requirement and approved by the Fish and Wildlife Bureau
- State-of-the-art septic solutions are proposed with safety covenants in the HOA docs vs. the 60-year-old systems around the other 3 sides of the lake in question
- Over and above safety and aesthetic conditions have been negotiated with neighboring communities and the town government with binding commitment to implement them.

62 homes with an average family size of 4, would mean 248 new citizens, perhaps 124 children. This will not overcrowd schools, move the needle on traffic, threaten eagles, or pollute the lake.

Do you know what is driving the aggressive opposition? Lack of accurate information?

Why has this project been held to a standard previously never seen before in such communities with more Aero Plantation homes, 110 homes, Weddington Hills 65, Atherton 104, Lake Forest 210 or to the most recent 2025 Keystone and Classica projects?

Should the town council be screening which private sector developers build in Weddington, entertaining what architecture design and coloration homes are, or should these decisions be made by the marketplace and prospective buyers? I understand the future Luna development has hundreds of buyers on a prospective buyer list.

Is continuing to add conditions that are over and above UDO requirements downzoning or zero zoning and completely shutting down the ability to sell our property for many years? I emphasize the rejection of this project will radically damage the valuation of our property.

Do subjective objections by adjacent neighbors carry the day over decisions made based on adherence to legal requirements?

Thank you for your attention and consideration. I look forward to hearing your thoughts on these questions.

Elise Deal 610 Weddington Road: Good evening, Mr. Mayor and Weddington Town Council. My name is Elise Deal. I am a member of the Deal family, and we are here tonight to discuss the legal sale of private property – specifically my family's farm. This hearing tonight should be a routine conditional zoning hearing. But as you can see, it's not. It's been turned into a PR circus. Our property has historically been a farm, which is no longer a viable option in Weddington for reasons already discussed. The proposed development is identical or similar to all the surrounding neighborhoods. We are asking the Town Council for conditional R40 zoning. Through this process, we have learned that there are a handful of community activists living in a similar adjacent neighborhood – Aero Plantation – and their view is going to be altered by the sale and development of our land into an upscale, conservation neighborhood. The activists have taken a scorched earth approach in opposing this project. I share this context to ask you to cut through the manufactured outrage and controversy and follow the facts and the law. Some key points:

The Application is complete, and this project complies with the UDO. Don't take my word for it. Take your professional town planner's word for it. Take your Planning Board's word for it. They voted 5-1 to approve this development BECAUSE IT COMPLIES WITH THE UDO.

- The Bald Eagles who have a nest on our property are not endangered by this development. Full Stop. We have had eagles' nests on our property for decades. They have thrived under my father's stewardship of the land. Toll has worked with Fish & Wildlife and the development follows the broadest interpretations of their regulations.

- Everything but the kitchen sink. I will leave it to Toll to respond to the shifting daily complaints and outrages. Bottom line: It's normal for development and construction projects to evolve and adapt to community input and conditions on the ground. This again has been twisted into something nefarious when it's just not. You have probably noticed the banners around town, "Reject the Deal." That is the activists' real agenda. They were never negotiating in good faith.

- Precedent. A word that is being thrown around a lot in this discussion is precedent. So, I want to share our perspective on that term. For our family—your constituents – by voting no, you would be telling the Deal family that we must maintain our property as a nature preserve to Aero Plantation's standards at our expense indefinitely. The actual and future economic damages that decision would force on our family are significant. I submit that is a dangerous precedent for the Town of Weddington to set for private property owners and any municipality in this state. Full stop. I add that at no time over the past year and a half has the opposition to this deal made any outreach to Toll or our family to buy the land.

Finally, I close with this, when you were elected to this office, you took an oath to represent ALL the people of Weddington and to uphold the law. I ask you to look at the facts, listen to the real experts and professional regulatory agencies, follow the law, and vote YES on this legal sale of private property. Thank you for your time and consideration.

Violetta Butler 7526 Deer Trace: Ms. Butler commented on her own passion for wildlife as well as the Deal Family's love of nature. She stated that the eagles have been weaponized. Ms. Butler expressed that there was a deep history of conservation on this farm and care of the Deal family. She stated if residents are so concerned, a fund should be started so they can buy the property.

Bob Williams: 1440 Weddington Hills Drive. Mr. Williams commented that the adjacent property owners in Weddington Hills are concerned with stormwater control and location of drain fields. He stated that if this project moves forward there need to be conditions for approval, including septic-inspections and maintenance by a 3<sup>rd</sup> party so the HOA cannot cut corners, minimizing tree removal when constructing stormwater ponds, and require stormwater runoff be monitored by a 3<sup>rd</sup> party during construction.

Curtis McDonald 930 Baron Road. Mr. McDonald commented on comments made toward Deal family and Council. He urged residents to not make it personal. He stated he has concerns directly with the developer and he can't get behind Toll Brothers given their history in Weddington with the lake in Bromley, Luna clear cutting and the conservation subdivision Enclave. Mr. McDonald is concerned with the long-term impact on lake. He stated that allowing a builder who has shown no regard to the environment would be a tragedy and he cannot support it.

Cliff Deal 610 Weddington Road-read by Anna Deal -Dear Tom and Darcy, It was a pleasure to meet you last week. Thank you for taking the time to meet with Toll Brothers representatives and my daughter and me regarding the sale of a significant portion of our family farm. It was an excellent opportunity for all parties to share their perspectives, and for me to explain our family's decision to sell a significant acreage of our farm for a high-end, conservation, residential development. I am 90 years old and in the phase of life where I reflect on my lived experience and knowledge and what I would like my legacy to be for my family and for the land, which has been my life's work. Change is inevitable. I have watched the landscape and the community of Weddington (and Western Union County) change

dramatically. On a practical level, property use options and taxes have also changed. In reality, Weddington is not a farming community today. As you know, the growth of the area includes the widening of Highway 84 to a four-lane highway. My adult children and grandchildren all have full-time jobs. Maintaining the land as a working farm is not a viable option. We are keeping the historical farm house and 15 acres around the house. I will continue to maintain a vegetable garden. I strongly believe this development maintains the integrity and beauty of the woodlands, fields, and lake -- and is the best decision for my family. The residents of this new neighborhood will be our neighbors. We have made this decision thoughtfully and have been surprised at the lack of respect for private property owners' rights by a vocal handful of residents with adjacent property. Thank you for listening to us and considering our perspective. The Deal family has lived in the present farm location since the early 1880's. We are not leaving. We will maintain the farm house and 15 acres for future generations. I have three children, five grandchildren, and four great grandchildren (and one more due in June). They will know and enjoy this land as my ancestors have.

Melissa Emerine 953 Eagle Road: Ms. Emerine commented on NCGS 160D-701 as allowing legislative decisions to be made by municipal board based on school availability, traffic and road conditions, and sewer availability. She stated an accusation that council was afraid of being sued.

Sally Holmes 451 Hunting Creek: Ms. Holmes commented on stormwater runoff issues and expressed that wildlife is important. She stated that she wants land and space and doesn't like the loss of wildlife and farmland. Ms. Holmes expressed concern with becoming a suburb of Charlotte and overcrowding and light pollution. She stated that she would like to see a general slowdown of developments. -

**Motion:** Councilmember Perryman made a motion to close the public hearing at 10:27 p.m.

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

~~B. Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping.  
i. Public Hearing~~

## 12. Code Enforcement Report

Report in packet.

## 13. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update on the monthly financials and the proposed FY 25-26 budget.

## 14. Updates from Town Planner and Town Administrator

None.

## 15. Transportation Report

None.

**16. Council Comments**

None.

**17. Adjournment**

**Motion:** Councilmember Perryman made a motion to adjourn the April 14, 2025 Regular Town Council Meeting at 10:31 p.m.

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

Approved: May 12, 2025

Jim Bell  
Jim Bell, Mayor

Karen Dewey  
Karen Dewey, Town Administrator/Clerk



Date: April 14, 2025

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING**

**ATTENDANCE**

NAME (PLEASE PRINT)	ADDRESS	EMAIL/PHONE NUMBER
1. Joffa DRAHZA L	950 Eagle	Jdrahza1222@Comcast.net
2. Neil Henry	1200 Baron Rd	neilhenry@gmail.com
3. Stephen Siegfried	1037 Baron Rd	501-477-4443
4. Craig Botta		
5. Mark B	1000 Baron Rd	704-604-1492
6. Wilton City		704-849-7383
7. Debbie Moffat	936 Baron Rd	703-338-4225
8. Jami Bartolucci	918 Osprey Ct. Wedd	704-361-5707
9. Alan Bartolucci	" " "	704-361-0284
10. Steve Houser	753 Eagle Rd	704-778-6233
11. Marsha Ashcraft	718 Baron Rd	704-506-3656
12. Michael Moffat	936 Baron Rd	704-890-8726
13. Mary Good	621 Brandy Ct	704-607-2241
14. Tim Good	" " "	" " "
15. Carrey Killough	Baron Rd 5212 Levee Dr	704-517-1051
16. Michael McLaughlin	3031 H. S. Hwy #1 Wall	313-388-2150
17. Jack Brammer	963 Woods Loop	425-802-4032
18. Chad Emerine	953 Eagle Rd	
19. Melissa Emerine		
20. Craig Birchfield	904 Osprey Ct.	704-617-2212
21. Wendy Birchfield	904 Osprey Ct	704-996-4892
22. Julie Stoby	907 Tree Top Ct	704-287-7925
23. Nicole B. Jr	815 Eagle Rd	704-996-0932
24. Abby Bode	815 Eagle Rd	704-995-1026
25. Janet Maday	1012 Woods Loop	704-579-9384
26. Dan Maday	"	704-579-0205

Regular Town Council Meeting Attendance

NAME	Address	Email/Phone Number
27. Ann Murthy	5601 Farnwood #7 CLT 28201	704 860 1305
28. Danny Liebl	502 Cottonfield Cir	704-996-4777
29. Chris Drost	1203 DeJarry Drive	973-945-4519
30. JIM DROST	1203 DeJarry Drive	973-670-4169
31. Janet Hall	911 Tee Top Lane	704-560-9316
32. Peter Balletta	630 Baron Rd, Wood-	704-576-9168
33. Shelly Jaworski	2100 Katie Alra Cir	602-369-2545
34. Bob Williams	1440 Weddington Hills Dr. (Gow)	996-8829
35. Lenda Williams	"	" "
36. Lacey Alyarra	943 Woods Loop	704-771-3689
37. Javier Alyarra	" "	laceyhunter222@yahoo.com
38. CHRIS JASKOLKA	2033 GLOUCESTER	216-403-7499
39. Debra Newman	1030 Baron Rd	480-399 4850
40. Gizel Frenette	10065 Oxfordshire	704 844 0323
41. Vicki Frenette	"	"
42. Ruth Pagano	157 Steepk Chase Cir.	704-576-3189
43. Justin Brando	911 Tee Top Ln	<del>704-576-3189</del>
44. DEBRA BADALAMENTI,	1005 Woods Loop	704-400-0164
45. Jim Badalamenti	1005 Woods Loop	704-400-7524
46. OMAR PARKER	304 PECAN BLOSSOM CT	919-274-7006
47. Baker Jordan	3024 Michelle Dr	704-650-9563
48. Julie Brown	723 Carly Scott Drive Wesley Chapel, NC	704-661-4899
49. Shirley Jacobs	602 Cottonfield Circle	704-242-3061
50. Bob Jacobs	"	704-309-9130
51. Ellen Bertone	918 Osprey Ct	704-360-0524
52. Keith Long	6068 Aloubird Hill Ln	412-580 2098
53. Orly Szyrowski	713 Skytop	704-681-4805
54. Vic Szyrowski	713 Skytop	704-6041193
55. John R. Jones	859 Baron	704-201-6808

Date: April 14, 2025

TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING

ATTENDANCE

NAME (PLEASE PRINT)	ADDRESS	EMAIL/PHONE NUMBER
1. Elisabeth Caskey	161 Cari Lane Matthews NC 28104	elisabethcaskey@gmail.com
2. Barbara Schick	208 Dornoch	bl_schick@yahoo.com
3. Ellen McLaughlin	3021 Highway	ridolf@sbcglobal.net
4. Kerry Greenwood (6)	1080 Lake Forest Dr.	kgreenwood.gas@gmail.com
5. Ronald Williams	3004 Thomas Payne Alley	williamsronald067@gmail.com
6. Brenda Williams	" " "	" pentway@aol.com
7. SCOTT PERRY	628 BRAUN CT	scottthehatman@gmail.com
8. CURTIS A MCDONALD	930 BARON RD	CURTISAMCDONALD@AHTV.COM
9. Jen Conroy	3209 Harton	Already have it
10. JIM VIVIAN	3324 Michelle	Already have it
11. Julie Hunter	943 Woodshop	juliehunter464@gmail.com
12. Dwight Hunter	" " "	
13. MIKE MABARAK	1312 VECRY CRT	7474mabes@gmail.com
14. Mike Morse	Shaver Farms	704-621-9890
15. STEPHEN NEWMAN	1030 BARON RD	stephenpaulnewman@hotmail.com
16. TONY PARANO	157 JEEPERS CIRCLE	-
17. Laura Hall	911 Tee Top Ln	980475 0929 laurahall145@gmail.com
18. Ashleigh Long	8110 Lake Providence	ashleigh.long@gmail.com
19. Ryan Petronio	213 Stillwell Dr	rpeltonio01@gmail.com
20. Stephanie Jordan	3024 Michelle Dr	sjordan49@carolina.rr.c
21. Delaney Jordan	" " "	" " "
22. STEPHANIE TURK	665 BARON RD	impact@impactapologetics.com
23. Frank Turk	" " "	" " "
24. Spencer Turk	535 Cottonfield Cir	jc-drummer316@yahoo.com
25. Erin Cusumano	1431 wedding way	erincusumano@yahoo.com
26. David Cusumano	" "	david.p.cusumano@gmail.com

Regular Town Council Meeting Attendance

NAME	Address	Email/Phone Number
27. Alix Paulie PHILLIPS	4601 Antioch Church Rd	704-604-8530
28. Bernd Schmacke	958 Woodloop	704-400-7384
29. Kenneth Frazier	1408 Weldition hills Dr.	Kenbosama@gmail.com
30. Mark Horoschak	1046 Bromley	mhoroschak@bradley.com
31. Joyce Plyler	"	joyceplyler@icloud.com
32. FRED TURNER	7805 Clarendon	419 231 6344
33. Patricia Turner	"	419 957 0906
34. Sara Jedelsky	607 Sorrell Spring Ct	704-907-2533
35. Uday Patel	719 Eagle Rd	704-806-8293
36. Daniel Robinson	1924 Cox Rd	704 622 7878
37. Joann Lewis	1119 Barond	704 965 3084 JLewis1119@gmail.com
38. DEAN SANDBO	942 FAULERD	980-253-9525 Dean.Sandbo@gmail.com
39. Jay Adams	7906 Skytop Dr.	KAYKA350@AOL.COM
40. Paul Waters	1107 Baron Rd	704-507-1892
41. John Plamon	744 Skytop	980 - 722 - 0965
42. Dileep Ch.	1512 Herby Pl <del>623 477 4167</del>	603-479-4167
43. Richard Barkhor	200 Devonport Dr	630 803 8182
44. Muree Smith	906 Baron Rd	704-843-4338
45. Sr Fullhart	1000 James Madison Dr	704-737-9223
46. Ian Blount	935 Eagle Rd	
47. Angola Cauley	935 Eagle Rd	
48. Ivan Merritt	700 Lochaven Rd.	kenyagymnast@yahoo.com
49. Kenny DRAFFEN	8020 Town Pom F Dr.	KDRAFFEN@MCKIMCRISTO.COM
50. LIZ HOLTEY	5017 WOODVIEW LANE	917-531-4433
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Regular Town Council Meeting Attendance

NAME	Address	Email/Phone Number
56. CORAOL ANDERSON	7906 SKYE KNOLL DR	864 991 7910
57. ERSKINE NEEL	924 BAZON RD	704 641 4381
58. DON MARTIN	2924 MICHELLE DR	704-534-3291
59. ANITA TILLY	809 PATER RD	803 322 3354
60. JACKSON JEDELSKY	607 Somell Spring Ct	704 770 6440
61. Gary Greer	1020 Baron	704 231 7856
62. Diana Stoyner	1208 Goldfinch	704-502-7819
63. Jay Beller	117 Chasestone Ct	516 425 4985
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Regular Town Council Meeting Attendance

NAME	Address	Email/Phone Number
114. Denise Demeo	2058 Weddington Lake Dr. Wedd.	demeo@fastmail.com
115. JOHNNY KIM	1008 CHAMBERLAIN	JKK8K4@GMAIL.COM
116. Wendy Shaw	Weddington	
117. Sydney Shaw	" "	
118. Amanda Judge	3071 Twin Lakes	704-2410-9808
119. Houston Lewis	1119 Baron Road	336-420-8186
120. John McFarz	909 Baron Road	704-906-6222
121. JAKE TURKEY	2062 WEDDINGTON LAKE DR	704.443.7351
122. Louise Limestone	Oxfordshire	
123. Susan Burton	105 Graham Hall Ct.	704.502-3781
124. Neil Rayson	340 Spring Oaks Dr	704 491 1637
125. Stephen Pratt	916 Woods Loop	941349-5981
126. Olivia Jordan	3024 Michelle Dr.	704-774-0066
127. Madeline Lodge	1125 Lafayette Park Lane	704 467 0512
128. Brandon Cole	8501 Brantford	804 304 9627
129. ANAND THIRUMANI VASAGAM	3095 TWIN LAKES DR	704 953 2373
130. Tracy Star	Arrow Place	
131. Christopher Nere	110 Chestnut Ct.	christophurnere@gmail.com 919-672-7539
132. Stephen Tazen	301 Sycamore Ln Weddington, NC 27906	ST@MIS Tech.com
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142.		

Regular Town Council Meeting Attendance

NAME	Address	Email/Phone Number
56. JACK PUTCAR	1015 CSTATE LN	704 458-4002
57. Linda Cashion	1142 Baron Rd.	<del>704</del> LindaCashion@gmail.com
58. Ryan Abel	6026 Bluebird Hill Lane	862-812-9809
59. Joseph Pietrantonio	507 lochaven	407-388-5904
60. Bill Deter	Waybridge Way	515-326-5584
61. Camille Natale	Skye Lochs Dr. Waxhaw	607 768 4371
62. <del>AT ADDRESS</del>	<del>202 Bellefaire Ct</del>	
63. VANN WATERS	1107 BARON RD	socialvuk@protonmail.com
64. DANNY MILLS	6044 Bluebird Hill Ln	
65. Kelly Ashley	2018 Weddington Lake Dr.	704-960-2777
66. Frank Sue Corigliano	2005 Weddington Lake Dr.	
67. Jamie & Steve Pratt	nancyjpratt@aatt.net	
68. Jacob Joubert	679 BRANDY CT	312 340 7464
69. STEPHANIE ORAVEC	613 WINTER WIND CT.	724-575-2309 STEPHANIEORAVEC@GMAIL.COM
70. Nancy Anderson	on file	
71. Denny Ellis	1024 Bromley Dr	704 577-2477
72. Anne Ellis	" "	" "
73. Mark Kenison	1114 Baron Rd	704-771-9031
74. Craig + Angela Feltus	1309 Veary Ct	704 594 6900
75. Sarah VanGundy	3305 Strawberry Rd	919 412 5914
76. A Wellefare	200 Rainbow Falls Ln	704 999 6459
77. Traci Lazo	1037 High Meadow Dr.	704-904-6310
78. Nidley belts	6025 bluebird Hill Ln	704-443-7417
79. Christian belts	" "	" "
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