



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 9, 2026 – 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. Consent Agenda
 - A. Approve January 12, 2026 Town Council Regular Meeting Minutes
 - B. Authorize Tax Collector to Advertise 2025 Unpaid Real Property Taxes
10. Old Business
 - A. Discussion and Possible Consideration of Ordinance CZ 2026-01 - Application by Keystone Custom Homes for Conditional Zoning Approval for development of a 12-lot subdivision on 3009 Forest Lawn Drive (Parcel number 07150015) and Statement of Land Use Consistency
11. New Business
 - A. Consideration of the Release of Weddington Acres Improvements Bond #CMS0330993 in the amount of \$57,361.00.
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



Union County Sheriff's Office

Events By Nature

For the Month of: January 2026

Date of Report

2/1/2026

9:07:30AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	42
911 TESTING	1
ACCIDENT BRAVO	1
ACCIDENT EMD	1
ACCIDENT HITRUN PD LAW	4
ACCIDENT PD ONLY	24
ACCIDENT PININ DELTA	1
ACN BRAVO	1
ALARMS LAW	41
ANIMAL BITE REPORT LAW	2
ANIMAL COMP SERVICE CALL LAW	8
ASSAULT	1
ASSIST EMS OR FIRE	1
ASSIST OTHER AGENCY LAW	4
ATTEMPT TO LOCATE	3
BOLO	1
BURGLARY HOME OTHER NONBUSINESS	3
BUSINESS CHECK	93
CARDIAC RESPIRATORY ARREST EMD	3
CARELESS AND RECKLESS	11
DISTURBANCE OR NUISANCE	6
DOMESTIC DISTURBANCE	6
ESCORT	2
FIGHT	1
FOLLOW UP INVESTIGATION	13
FOOT PATROL	5
FRAUD DECEPTION FORGERY	2
FUNERAL ESCORT	4

<u>Event Type</u>	<u>Total</u>
HARASSMENT STALKING THREATS	4
INVESTIGATION	3
JURISDICTION CONFIRMATION LAW	1
LARCENY THEFT	3
LOST OR FOUND PROPERTY	1
MISSING PERSON	1
MOTORIST ASSIST	5
NOISE COMPLAINT	2
PREVENTATIVE PATROL	1,028
PROP DAMAGE VANDALISM MISCHIEF	2
PSYCHIATRIC EMERGENCY	1
PUBLIC SERVICE	1
RADAR PATROL INCLUDING TRAINIG	17
REFERAL OR INFORMATION CALL	8
RESIDENTIAL CHECK	15
SERVE CIVIL PAPER	20
SERVE WARRANT	1
SEX ASSAULT CHILD LAW	1
SHOTS FIRED	2
STRUCTURE FIRE EFD	3
SUSPICIOUS CIRCUMSTANCES	1
SUSPICIOUS PERSON	6
SUSPICIOUS VEHICLE	6
TRAFFIC HAZARD	4
TRAFFIC STOP	88
TRESPASSING	1
WELL BEING CHECK	5

Total Calls for Month:

1,515



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JANUARY 12, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
MINUTES
PAGE 1 OF 9**

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 Darcey Ladner, Ellen McLaughlin, and Clayton Jones.

Staff: Town Administrator/Clerk Karen Dewey, Town Planner Greg Gordos, Finance Officer Leslie Gaylord, Admin Asst/Deputy Clerk Debbie Coram, Permit Tech/Planning Assistant Jazlyn Moock, Town Attorney Karen Wolter, Deputy David Plyler.

Visitors: Lieutenant James Maye, Anne Marie Cruz, Gayle Butler, Bob Griswold, Bill Cathey, Kyle Helmbright, Bob Williams, Liz Holtey, Chad Emerine, Tracy Stone, Sarah VanGundy, Bill Caldwell III, Casey Whitman, Erin Cusumano, Nicky Beltz, Nick Ganbarini, Samantha Doun, Bill McIntyre, Wendy Shaw, Heather Presson, Ken Taylor, Lynn Taylor, Christopher Johnson

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Staff requested to add item 9.E. Approval of Amendment to Audit Contract to the Consent Agenda.

Motion: Mayor Pro Tem Smith made a motion to adopt 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 councilmembers had a conflict of interest

6. Mayor/Councilmember Reports

Mayor Pro Tem Smith reported that he had been in contact with the Department of Transportation regarding road repaving. Despite regular communication, DOT has not provided any schedule updates for Weddington, and no new projects have been scheduled for the town.

7. Public Comments

Mayor Bell read the rules for public comments.

Chad Emerine, 953 Eagle Road, suggested updating the wording in Appendix 2B, item B54 regarding school notifications. He noted that while developers notify Union County Public Schools about proposed projects, this only results in acknowledgment rather than the intended residential impact statement. He requested the Council revise this language to ensure proper impact information is requested for future projects. Mr. Emerine also asked that the Park and Events Committee rules be revised to allow only Weddington residents to serve, rather than allowing non-residents when there are insufficient applications. He emphasized that committee members should have a vested interest in the town.

Tracy Stone, Long Leaf Court, disputed claims that she had interrupted meetings, stating that she had filed a FOIA request that yielded no complaints about her behavior. Ms. Stone suggested holding the council retreat workshop at Town Hall instead of at a private facility in Monroe to save money and improve accessibility. Ms. Stone also expressed opposition to creating a town park, noting there are at least 43 parks within 30 minutes of Town Hall. She cited survey data from 2023 showing minimal public support for parks, stating that only a small percentage of participants in public input sessions requested parks. She questioned the expenditure of \$230,000 on park planning despite limited public demand.

8. Public Safety Report

Lieutenant Maye introduced the newest Weddington deputy, David Plyler, who will be taking over as the administrative deputy following Sergeant Wrenn's promotion. Lieutenant Maye addressed a recent residential break-in near 12 Mile Creek, clarifying that while investigations were ongoing, the incident did not match the pattern of previous South American theft group activities that had occurred in 2023-2024. He emphasized that the Sheriff's Office would communicate directly with residents about any safety concerns.

Deputy Plyler presented his first report, highlighting December statistics: 70 business checks, some increases in fraud cases, 935 preventive patrols, and 96 traffic stops. He recommended residents utilize the free residential security check service offered through the Union County Sheriff's Office website when they plan to be away from home. He also encouraged residents to download the UCSO mobile app for direct information from the Sheriff's Office.

9. Consent Agenda

- A. Approve December 8, 2025 Town Council Regular Meeting Minutes
- B. Approve Updated Memorandum of Agreement with NC Sedimentation Control Commission for local erosion control per NCDEQ
- C. Approve of Resolution 2026-01 in Support of Eliminating the connection of Weddington Hills Drive to the Proposed Highway 84 Extension and constructing a cul de sac
- D. Approve FY2026 Budget Amendment
- E. *Approval of Amendment to Audit Contract*

Motion: Mayor Pro Tems Smith made a motion to approve the Consent Agenda as amended.

Vote: The motion passed with a unanimous vote.

10. Old Business

No old Business was discussed.

11. New Business

- A. **Weddington High School Athletic Booster Club presentation and possible consideration of Resolution 2026-02 in Support of the Weddington Athletic Booster Club Funding Proposal to Construct a Multi-Purpose Athletic Facility At Weddington High School.**

Sara Van Gundy, president of the Weddington High School Athletic Booster Club, explained that the high school is currently at 106% capacity, with student athlete numbers nearly equaling the entire student population when the school first opened. The Booster Club has been attempting to raise funds to build an expanded weight room and athletic facility, but Union County Public Schools initially rejected their proposal despite not requesting county funding. Ms. Gundy noted that county facilities staff have now acknowledged that Weddington has the greatest need for expanded athletic facilities among all schools, but approval to move forward has still not been granted. The Booster Club is seeking town support through a resolution to help pressure the county to approve the privately-funded project.

Mayor Bell read Resolution 2026-02, which expressed support for the Booster Club's proposal to fund and construct improved athletic facilities at Weddington High School through private donations. The resolution also encouraged the Union County Board of Education to approve and facilitate this privately-funded project.

Motion: Councilmember Ladner made a motion to approve Resolution 2026-02 in Support of the Weddington Athletic Booster Club Funding Proposal to Construct a Multi-purpose Athletic Facility at Weddington High School.

Vote: The motion passed with a unanimous vote.

- B. **Kendall Communications presentation and possible consideration of allowing environmental testing of town property**

Kyle Hembright, founder and CEO of Kendall Communications, presented on behalf of Galaxy Towers regarding potential cell tower installations to address connectivity issues in Weddington. Mayor Bell noted that there are areas in town where deputies' personal radios don't work outside their vehicles, presenting a safety concern. The schools in the area also experience significant connectivity problems.

Ms. Van Gundy returned to describe how the Weddington Athletic Booster Club pays \$315 monthly for Wi-Fi hotspots to run their ticketing and concession operations during events because cell service is so poor. She noted that service has worsened over the years as the school population has increased, creating communication difficulties during events and raising safety concerns.

Mr. Hembright explained that his company specializes in designing more aesthetically pleasing cell towers for communities with stringent design requirements. He showed proposed locations and designs, including a stealth "monopine" tower that would blend with surrounding trees near town property. He also presented a potential clock tower design for a second location near the fire department. He requested permission to conduct environmental testing on town property to determine soil suitability for a potential tower. He emphasized this would be at no cost to the town and would not commit the town to any future agreement.

Councilmember Ladner requested more specific information about the exact location and coverage improvements before making a decision. Mr. Hembright agreed to provide detailed coverage maps and to specifically analyze how the proposed tower would affect connectivity at the schools.

Ms. Wolter explained that a request from Galaxy (represented by Kendall Communications) to conduct soil testing on town property was unusual in its timing, as typically such testing would occur after a contract is in place. She emphasized the need for an agreement with appropriate liability protections before allowing access for testing.

Councilmember Ladner suggested waiting until they knew what problem this testing would resolve before proceeding with paperwork.

Mr. Hembright clarified that soil testing is a lengthy process they hoped to initiate while continuing discussions about tower design. He explained that if the soil testing showed favorable conditions, it would allow the project to move forward.

Councilmember Ladner expressed concern about the lack of information regarding coverage improvement, questioning whether it would only benefit a small area.

Mayor Bell emphasized the safety issues reported by the sheriff's office, high school booster club, and fire department, arguing that they should at least explore the option rather than doing nothing. He noted that if testing showed it wouldn't solve the problem at the school, they wouldn't proceed.

Motion: Councilmember Jones made a motion to allow environmental testing of town Property on Deal Road.

Vote: The motion passed with a 2-2 vote Councilmembers Jones and McLaughlin voted in favor. Mayor Pro Tem Smith and Councilmember Ladner voted against the motion. Mayor Bell voted in favor of the motion.

C. Ordinance CZ 2026-01 - Application by Keystone Custom Homes for Conditional Zoning Approval for development of a 12-lot subdivision on 3009 Forest Lawn Drive (Parcel number 07150015)

i. Public Hearing

Mayor Bell opened the public hearing at 8:11 p.m.

Mr. Gordos presented the project. He explained that this was a conservation subdivision where lots would be significantly smaller than the standard 1-unit-per-acre in exchange for designating 50% or more of the land as open space. Mr. Gordos noted this was the first project voluntarily subject to the town's new tree ordinance, which requires a full tree survey. He described the property as approximately 17 acres with significant topography changes, floodplain areas, and wetlands at the back of the property. The proposal included a stub road connection to an adjacent property for future connectivity and would be connected to sewer and Union County water. Mr. Gordos explained that the conservation subdivision approach would keep the floodplain and wetlands areas as common open space rather than including them in private lots. He highlighted that the project had been under discussion for nearly a year, with two presentations to the planning board. A key focus of the application is tree preservation. The site contains 1,295 trees, with 795 to remain after development. Mr. Gordos presented maps showing which trees would be removed versus preserved, noting that two of four significant heritage trees at the front of the property would be removed due to road placement. He explained the developer would plant supplemental trees, including street trees and 4-6 trees per backyard. He acknowledged that while the project met most requirements, there were some issues that should be addressed, including the lack of a neighborhood green and architectural standards. He suggested the Council could approve a development agreement to ensure architectural quality.

Alan Bank of Keystone Custom Homes thanked the town for working with them on the tree ordinance requirements. He introduced Wayne Helms, the current property owner who had lived there for 60 years and was looking to move on from the property. Mr. Bank presented architectural renderings showing mixed materials, high pitched roofs, and multiple gables. He noted they could commit to 8 of 12 homes having side-load garages, with the possibility of more.

Chad Emerine, 953 Eagle Road, raised concerns that the application was incomplete, lacking required breakdowns of primary conservation land acreage. He argued the project failed to comply with UDO requirements regarding the percentage of conservation land from steep slopes, wetlands, and submerged lands. He also noted the absence of a required neighborhood green.

Keith Fenn from the developer responded that all conservation areas were being respected and would not be disturbed by grading.

Mayor Bell closed the public hearing at 8:39 p.m.

ii. Discussion and Possible Consideration

Councilmember Jones questioned how much of the 16.66-acre lot was actually buildable, given the floodplains and steep slopes. He also questioned whether the UDO required both open space and trails, not one or the other as suggested.

Mr. Gordos acknowledged that his initial recommendation to the planning board was for both a neighborhood green and a walking trail, though he noted the ordinance language regarding the requirement was not explicit.

Mr. Fenn cited topography challenges and the desire to preserve trees. He explained they were achieving about 65% tree preservation and creating a green space would compromise that goal.

Mayor Bell expressed concern about incomplete information in the application, noting that the staff report stated "positive finding of compliance cannot be made" and "compliance cannot be determined."

Mayor Pro Tem Smith emphasized that the developers should provide clear calculations on buildable versus non-buildable land, rather than staff having to figure it out. He also raised concerns about tree preservation, questioning whether the plans accurately represented which trees would be saved beyond the heritage trees.

Council members expressed frustration that they couldn't determine if the project complied with density requirements since they didn't know how much of the land was unbuildable. They also questioned why the application had progressed to the Council level with these outstanding issues.

Mayor Bell asked for more accurate information regarding tree preservation and compliance with the UDO requirements.

Mayor Pro Tem Smith expressed concerns about tree preservation, questioning how many trees would actually be saved beyond the designated heritage trees. He noted that while the large heritage trees were being addressed, there seemed to be limited information about preserving other sizable trees. Smith requested clarification on how much area would be graded and what trees outside the building pads would be preserved.

The applicant explained that mass grading would not be possible for this project due to the trees being preserved, noting they would need to work around trees and protect root systems. They indicated that trees in rear yards that were not explicitly marked on plans would generally remain, especially those near heritage trees beyond buildable areas.

Mr. Gordos explained the current tree preservation requirements in the UDO, noting that trees within building pads can be removed, and those outside can be removed for utilities, stormwater retention, and right-of-way purposes. He clarified that the rear yards, particularly in flatter areas of the property, offered the best opportunity for tree preservation.

Mr. John Floyd, representing the developer, stated that the project would not be economically viable with fewer than 12 lots. He acknowledged the Council's concern about needing verification of the

buildable acreage calculation but emphasized the effort already made to preserve trees and work within the site's constraints.

Motion: Mayor Pro Tem Smith made a motion to table the application by Keystone Custom Homes for conditional zoning approval of a 12-lot subdivision until the February 2026 Regular Town Council meeting to get calculation of total land and total land in flood plain and steep slopes over 25% for the yield plan.

Vote: The motion passed with 3-1 vote. Mayor Pro Tem Smith, Councilmembers Ladner and McLaughlin voted in favor. Councilmember Jones opposed.

iii. **Statement of Land Use Consistency**

D. Approve Release of Roadway Performance Bond #0192527 in the amount of \$579,478.51 for Weddington Preserve Subdivision

Mr. Gordos presented the request to release the roadway performance bond for Weddington Preserve subdivision. He explained that the bond, dating back nearly 10 years, was for road infrastructure that had been built to DOT standards and maintained in good condition. Mr. Gordos noted that while the NC Department of Transportation had accepted most of the roads in the subdivision in 2021, they declined to take over one stub road that only served one house. Despite this, staff recommended releasing the bond because the developer had fulfilled their obligation to build the road to standards.

Bob Wilson from LaBell Associates confirmed that the developer had completed all required infrastructure. He noted that water and sewer were accepted by Union County Public Works in 2016, and DOT signed off on the roads they would accept in 2021. He explained that the stub road was required by the town's land use code but wouldn't require maintenance for many years.

Council discussed notifying both the affected homeowner and the HOA about the situation with the stub road that would remain private.

Motion: Councilmember Ladner made a motion to release Roadway Performance Bond #0192527 in the amount of \$579,478.51 for Weddington Preserve Subdivision

Vote: The motion passed with a unanimous vote.

Staff was directed to notify the homeowner and the HOA regarding the stub road refused by NCDOT.

E. Discussion of Appointment for Planning Board Vacancy

The Council discussed the process for filling Planning Board vacancies. They noted there were currently 12 applicants for the position vacated by Nancy's resignation, and another position (currently held by Rusty) would be coming open in March.

Councilmember McLaughlin emphasized the importance of following the established process for transparency and community engagement. The Council agreed to move forward with interviewing candidates for both positions concurrently, with the goal of making a decision on Nancy's replacement at the February meeting and on Rusty's position in March.

The Council directed staff to continue accepting applications and to post information about the openings on the town website, email list, and Facebook page. They agreed to begin interviews in two weeks and to re-rank applications if additional candidates applied.

F. Discussion and Possible Consideration of Adoption of Park and Event Committee Rules of Procedure

The Council reviewed the proposed rules of procedure for a Park and Event Committee. Councilmember McLaughlin suggested two amendments: changing the term limits from 6 years to 2 years for three members, and removing the provision allowing a non-Weddington resident to serve on the committee.

The Council also discussed the relationship between the committee and the Council, with Karen Wolter (Attorney) clarifying that any committee expenditures would need to be approved through the Council's budget process. They emphasized that the committee would be for planning town events regardless of whether a park is ultimately developed.

Motion: Councilmember McLaughlin made a motion to adopt the Park and Event Committee Rules of Procedure as amended to change term limits and ensure all members are town residents.

Vote: The motion passed with a unanimous vote.

Council directed staff to applicants for park and events committee for appointment in March.

12. Code Enforcement Report

Ms. Dewey provided an update on code enforcement activities, noting that letters were being sent to violators, though no fines had been collected yet. She mentioned some challenging cases were being addressed.

Councilmember Jones inquired about a specific unbuildable lot violation, suggesting that staff reach out to the HOA since they might have more leverage to address the issue than the town. Mr. Gordos agreed to contact the HOA.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the December financial statements and tax report, noting the town was at the six-month mark of the fiscal year. She reported that a previously approved budget amendment was reflected in the numbers and the town was in good financial shape. She pointed out one discrepancy in the tax report where the transactions section showed November numbers but assured the Council that the outstanding tax figures for December were correct.

14. Updates from Town Planner and Town Administrator

Mr. Gordos reported that several large subdivisions were anticipated in spring 2026, including the Bellevue project at Ray Road and Providence, the Morris Farm property (under contract by Toll Brothers), and a third project recently brought to his attention. He noted that the town's revised fee schedule would better reflect the staff time required for processing these applications.

15. Transportation Report

Mayor Bell reported that the CRTPO did not meet in December. He noted the opening of the Weddington Road ramp on 485 and indicated that DOT expected Highway 485 South to open in February with express lanes. He mentioned the state was planning to keep tolls lower than on Highway 77 North to encourage usage. Mayor Pro Tem Smith inquired about the stoplight at Forest Lawn, and Mayor Bell reported that DOT indicated it was still in the design phase and would take a couple more months before proceeding.

16. Council Comments

Mayor Pro Tem Smith stated that the WUMA meeting will be in Weddington on January 22nd. Councilmember Jones thanked the staff for their hard work and for helping educate him on processes as a new council member. Councilmember Ladner thanked staff for their relentless work and the citizens who stayed until the end of the meeting for their patience. Councilmember McLaughlin expressed appreciation to the staff and the town attorney for their guidance. She mentioned the upcoming training for council members and looked forward to continuing to provide helpful perspective. Mayor Bell thanked the citizens who remained until the end of the meeting and expressed appreciation for the staff's work.

17. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the January 12, 2026 Regular Town Council meeting at 10:03 p.m.
Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: February 9, 2026
SUBJECT: 2025 Authorization to Advertise

In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2025 taxes that are liens on real property to date:

\$ 95,324.46

In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2025 taxes that are liens on real property.

State of North Carolina
Town of Weddington
To the Tax Collector of the Town of Weddington

The Town of Weddington Tax Collector is ordered to advertise all unpaid 2025 taxes that are liens on real property, pursuant to North Carolina General Statute 105-369(a), -369(c).

Witness my hand and official seal this 9th day of February 2026.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Clerk

Range: First to Last
Range of Account Types: First to Last
Include Service Type: Prop Tax: Y
Range of Cycles: First to Last Status: Active
Range of Bill Codes: First to Last Range of CO Dates: 0 to 02/04/26 Range of User Codes: First to Last
Range of Sections: First to Last
Range of Exempt Codes: First to Last Range of Zoning Codes: First to Last
Bill Year Range: 2025 to 2026 Bill Period Range: 1 to 12 Date Range: 02/04/26 to 02/04/26
Incl Prior Yr Bal: N
Include Only: Total Balance Not Zero

Account Id: 5256 Prop/Parcel: 324875
Owner: DARLINGTON PETER

Prop Tax Total Bal: 6.02

Account Id: 5284 Prop/Parcel: 334842
Owner: GARRETT JOHN RYMER II

Prop Tax Total Bal: 9.82

Account Id: 5360 Prop/Parcel: 361985
Owner: MCCOTTER JASON GREGORY

Prop Tax Total Bal: 11.87

Account Id: 5384 Prop/Parcel: 371444
Owner: OSBORNE ALLEN W

Prop Tax Total Bal: 30.46

Account Id: 5431 Prop/Parcel: 385098
Owner: SEAGRAVES JAMES ANTHONY III

Prop Tax Total Bal: 9.41

Account Id: 5535 Prop/Parcel: 408411
Owner: CHARLOTTE AMUSEMENT & MUSIC SERVICE

Prop Tax Total Bal: 9.27

Account Id: 5558 Prop/Parcel: 408872
Owner: CRC CONSTRUCTION MANAGEMENT GROUP I

Prop Tax Total Bal: 10.38

Account Id: 5586 Prop/Parcel: 409774
Owner: EZ CREEK LAND SERVICES LLC

Account Id:	5586	Prop/Parcel:	409774	EZ CREEK LAND SERVICES LLC	Continued
Prop Tax	Total Bal:	322.75			

Account Id:	5589	Prop/Parcel:	409850
Owner: FDC CONSTRUCTION & INVESTMENTS LLC			

Prop Tax	Total Bal:	11.81
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Account Id:	5599	Prop/Parcel:	410384
Owner: GREENSPACE LAWN CARE INC			

Prop Tax	Total Bal:	65.81
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Account Id:	5607	Prop/Parcel:	410764
Owner: HIT FITNESS LLC			

Prop Tax	Total Bal:	19.31
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Account Id:	5624	Prop/Parcel:	411511
Owner: KINETIC SPINE & SPORTS PLLC			

Prop Tax	Total Bal:	25.75
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Account Id:	5632	Prop/Parcel:	411704
Owner: LAUSCH CONSTRUCTION INC			

Prop Tax	Total Bal:	9.64
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Account Id:	6800	Prop/Parcel:	412420
Owner: MIGAMEX LLC			

Prop Tax	Total Bal:	10.72
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Account Id:	5690	Prop/Parcel:	413488
Owner: WEDDINGTON B P CENTER PRESSLEY JERR			

Prop Tax	Total Bal:	13.66
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Account Id:	5713	Prop/Parcel:	414269
Owner: SEAGRAVES JAMES ANTHONY III			

Prop Tax	Total Bal:	66.23
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Account Id:	5732	Prop/Parcel:	415148
Owner: THE ENTERTAINERS INC			

Prop Tax	Total Bal:	11.43
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Account Id: 5733 Prop/Parcel: 415175
Owner: THE HUNTER FARM INC

Prop Tax Total Bal: 27.25

Account Id: 5759 Prop/Parcel: 415994
Owner: GREDA GINNY

Prop Tax Total Bal: 30.40

Account Id: 5760 Prop/Parcel: 415995
Owner: COUNTRY HAVEN SWIM AND RACQUET CLUB

Prop Tax Total Bal: 40.76

Account Id: 6345 Prop/Parcel: 577494
Owner: ADVANCED SITE ENVIRONMENTAL SOLUTIO

Prop Tax Total Bal: 122.50

Account Id: 5798 Prop/Parcel: 578424
Owner: JONES SAMUEL A

Prop Tax Total Bal: 11.75

Account Id: 5842 Prop/Parcel: 585182
Owner: KENISON TANNER ASHTON

Prop Tax Total Bal: 14.37

Account Id: 6035 Prop/Parcel: 600126
Owner: INDUS GROUP INC

Prop Tax Total Bal: 6.49

Account Id: 6372 Prop/Parcel: 606079
Owner: BIG OAK STABLES LLC

Prop Tax Total Bal: 5.48

Account Id: 6409 Prop/Parcel: 606741
Owner: HOLLEMAN WILLIAM A

Prop Tax Total Bal: 11.69

Account Id: 6805 Prop/Parcel: 611025
Owner: TAYLOR DEANNA HOPE

Account Id:	6805	Prop/Parcel:	611025	TAYLOR DEANNA HOPE	Continued
Prop Tax	Total Bal:	8.90			

Account Id:	6420	Prop/Parcel:	611728
Owner:	BOLEY JOSEPH DALE		

Prop Tax	Total Bal:	12.19
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Account Id:	6435	Prop/Parcel:	614147
Owner:	CABALLERO IGNACIO CAPUCHINO		

Prop Tax	Total Bal:	11.38
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Account Id:	6438	Prop/Parcel:	615592
Owner:	HERITAGE REGENERATIVE HOLDINGS LP		

Prop Tax	Total Bal:	5.64
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Account Id:	6526	Prop/Parcel:	621863
Owner:	TAGG RICHARD THOMAS		

Prop Tax	Total Bal:	49.88
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Account Id:	6608	Prop/Parcel:	625885
Owner:	CRUISE CONTROL TRUCKING LLC		

Prop Tax	Total Bal:	35.79
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Account Id:	6614	Prop/Parcel:	630578
Owner:	MCKINNEY LARRY DARNELL		

Prop Tax	Total Bal:	6.29
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Account Id:	6648	Prop/Parcel:	631118
Owner:	EGGART JOEL FRANCIS		

Prop Tax	Total Bal:	7.74
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Account Id:	6665	Prop/Parcel:	631476
Owner:	D&D LAWN CARE OF CHARLOTTE LLC		

Prop Tax	Total Bal:	5.87
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Account Id:	6806	Prop/Parcel:	640864
Owner:	RICHARDSON BARRY DEVON		

Prop Tax	Total Bal:	17.68
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Account Id: 6812 Prop/Parcel: 641054
Owner: ROBINSON MAYCE VADEN

Prop Tax Total Bal: 28.67

Account Id: 6828 Prop/Parcel: 645133
Owner: SEAGRAVES JAMES ANTHONY III

Prop Tax Total Bal: 28.96

Account Id: 6858 Prop/Parcel: 646400
Owner: HIDER ANDREW PHILIP

Prop Tax Total Bal: 22.15

Account Id: 6861 Prop/Parcel: 646430
Owner: THOMAS MARK STEPHEN JR

Prop Tax Total Bal: 8.17

Account Id: 6863 Prop/Parcel: 646453
Owner: FAITHWOOD CONSTRUCTION LLC

Prop Tax Total Bal: 7.00

Account Id: 6898 Prop/Parcel: 657530
Owner: CIGNA CHRISTOPHER

Prop Tax Total Bal: 5.39

Account Id: 6932 Prop/Parcel: 658344
Owner: SHELL BRANDON MCARTHUR

Prop Tax Total Bal: 7.32

Account Id: 6951 Prop/Parcel: 658834
Owner: KISER KRISTIN ANGELINE

Prop Tax Total Bal: 7.79

Account Id: 6969 Prop/Parcel: 661802
Owner: CHEF PURPLE LLC

Prop Tax Total Bal: 7.65

Account Id: 5193 Prop/Parcel: 2785182
Owner: PAPA'S PIZZA LLC

Account Id:	5193	Prop/Parcel:	2785182	PAPA'S PIZZA LLC	Continued
Prop Tax	Total Bal:		7.94		

Account Id: 24 Prop/Parcel: 06042039
Owner: WARHOLIC THEODORE C
Name 2: WARHOLIC BARBARA

Prop Tax Total Bal: 183.01

Account Id: 40 Prop/Parcel: 06042055
Owner: CRULL RICHARD E M SR
Name 2: CRULL PATRICIA M

Prop Tax Total Bal: 235.67

Account Id: 46 Prop/Parcel: 06042070
Owner: VASQUEZ SELVIN N SORTO
Name 2: GOMEZ MARIBEL GRANADOS

Prop Tax Total Bal: 121.22

Account Id: 64 Prop/Parcel: 06042088
Owner: JACOBS ELIZABETH RHYNE

Prop Tax Total Bal: 146.69

Account Id: 86 Prop/Parcel: 06042111
Owner: BIVENS JONATHAN L
Name 2: BIVENS LISA A

Prop Tax Total Bal: 226.16

Account Id: 102 Prop/Parcel: 06063003
Owner: PROVIDENCE PLACE INC

Prop Tax Total Bal: 6.17

Account Id: 108 Prop/Parcel: 06063009
Owner: GALLOWAY RONALD E
Name 2: GALLOWAY DIANNE T

Prop Tax Total Bal: 213.39

Account Id: 112 Prop/Parcel: 06063013
Owner: ESCOBAR SARA
Name 2: OROZCO GUILLERMO JR

Prop Tax Total Bal: 48.56

Account Id: 113 Prop/Parcel: 06063014
Owner: ESCOBAR SARA
Name 2: OROZCO GUILLERMO JR

Prop Tax Total Bal: 316.61

Account Id: 131 Prop/Parcel: 06063032
Owner: PEARSON CALVIN LEE
Name 2: PEARSON MERRILL C

Prop Tax Total Bal: 205.32

Account Id: 156 Prop/Parcel: 06063059
Owner: SEAGRAVES VIOLA NAOMA
Name 2: SEAGRAVES JAMES ANTHONY III

Prop Tax Total Bal: 314.93

Account Id: 175 Prop/Parcel: 06063078
Owner: CHEN YONG

Prop Tax Total Bal: 323.26

Account Id: 184 Prop/Parcel: 06063087
Owner: LINN DANIEL J
Name 2: LINN MEGHAN

Prop Tax Total Bal: 283.69

Account Id: 202 Prop/Parcel: 06063105
Owner: MARTINI DEXTER E

Prop Tax Total Bal: 222.63

Account Id: 221 Prop/Parcel: 06063129
Owner: A & J FINISHING LLC

Prop Tax Total Bal: 262.09

Account Id: 236 Prop/Parcel: 06063144
Owner: MUCHA GREG
Name 2: MUCHA DANIELLE

Prop Tax Total Bal: 12.38

Account Id: 283 Prop/Parcel: 06066006-E
Owner: LAKE PROVIDENCE PROPERTIES INC

Account Id:	283	Prop/Parcel:	06066006-E	LAKE PROVIDENCE PROPERTIES INC	Continued
Prop Tax	Total Bal:		6.57		

Account Id: 285 Prop/Parcel: 06066008
Owner: COLLINS FRANCES W

Prop Tax Total Bal: 140.67

Account Id: 297 Prop/Parcel: 06066021
Owner: HEAVEN PROPERTIES LLC

Prop Tax Total Bal: 186.08

Account Id: 307 Prop/Parcel: 06066031
Owner: WICKLUM CHRISTIN K C

Prop Tax Total Bal: 164.32

Account Id: 349 Prop/Parcel: 06066073
Owner: BLANKENSHIP SAMUEL L
Name 2: BLANKENSHIP ELIZABETH F

Prop Tax Total Bal: 200.53

Account Id: 376 Prop/Parcel: 06066101
Owner: EGGLESTON BOBBY RAY

Prop Tax Total Bal: 418.67

Account Id: 390 Prop/Parcel: 06066115
Owner: MIDDLETON DANIEL A

Prop Tax Total Bal: 295.84

Account Id: 392 Prop/Parcel: 06066117
Owner: ROBERTSON BERYL H

Prop Tax Total Bal: 290.62

Account Id: 406 Prop/Parcel: 06066131
Owner: LAVALLEY CASIA
Name 2: LAVALLEY BENNETT

Prop Tax Total Bal: 303.84

Account Id: 414 Prop/Parcel: 06066139
Owner: MUCHA DANIELLE
Name 2: MUCHA GREGORY

Account Id:	414	Prop/Parcel:	06066139	MUCHA DANIELLE	Continued
Prop Tax	Total Bal:	519.68			

Account Id: 424 Prop/Parcel: 06066152-A
Owner: STEWART DOUGLAS J
Name 2: STEWART MICHELE E

Prop Tax Total Bal: 10.92

Account Id: 443 Prop/Parcel: 06066179
Owner: MANNION LANCE WILLIAM
Name 2: MANNION EMILY

Prop Tax Total Bal: 317.65

Account Id: 473 Prop/Parcel: 06066208
Owner: WILSON DAVID A
Name 2: WILSON SHERYL L

Prop Tax Total Bal: 338.43

Account Id: 477 Prop/Parcel: 06066212
Owner: WATERS JENNIFER L
Name 2: WATERS JONATHAN R

Prop Tax Total Bal: 293.94

Account Id: 492 Prop/Parcel: 06066229
Owner: SMITH KEVIN P
Name 2: SMITH LISA C

Prop Tax Total Bal: 318.25

Account Id: 494 Prop/Parcel: 06066232
Owner: NIERMEYER KIMBERLY L
Name 2: NIERMEYER KYLE

Prop Tax Total Bal: 277.87

Account Id: 504 Prop/Parcel: 06066243
Owner: COMSTOCK TIMOTHY
Name 2: COMSTOCK JENNIFER

Prop Tax Total Bal: 219.02

Account Id: 536 Prop/Parcel: 06066273
Owner: OPENDOOR PROPERTY TRUST I

Account Id:	536	Prop/Parcel:	06066273	OPENDOOR PROPERTY TRUST I	Continued
Prop Tax	Total Bal:	232.67			

Account Id: 539 Prop/Parcel: 06066276
Owner: AGUILAR GUILLERMO

Prop Tax Total Bal: 19.56

Account Id: 545 Prop/Parcel: 06066283
Owner: NORMAN STEVE TROY TRUSTEE
Name 2: NORMAN KRYSTAL CORLETTE TRUSTEE

Prop Tax Total Bal: 400.85

Account Id: 562 Prop/Parcel: 06069003
Owner: HANCOCK LILLIE O

Prop Tax Total Bal: 180.07

Account Id: 567 Prop/Parcel: 06069021
Owner: PLAZM GROUP LLC

Prop Tax Total Bal: 237.50

Account Id: 593 Prop/Parcel: 06069050
Owner: MANESS JEFFREY A
Name 2: MANESS REBECCA R

Prop Tax Total Bal: 4.74

Account Id: 636 Prop/Parcel: 06069094
Owner: DOBUG ENTERPRISE LLC

Prop Tax Total Bal: 94.63

Account Id: 743 Prop/Parcel: 06069204-A
Owner: SERGEANT ROBERT L
Name 2: SERGEANT MELONIE L

Prop Tax Total Bal: 21.56

Account Id: 759 Prop/Parcel: 06069223
Owner: SERGEANT ROBERT L
Name 2: SERGEANT MELONIE L

Prop Tax Total Bal: 50.81

Account Id: 792 Prop/Parcel: 06069269
Owner: HARGETT BOBBY R JR
Name 2: HUNTER DEBBIE

Prop Tax Total Bal: 297.08

Account Id: 801 Prop/Parcel: 06072004
Owner: WEDDINGTON HWY84 LLC

Prop Tax Total Bal: 144.50

Account Id: 805 Prop/Parcel: 06072035
Owner: BAKER DARYL HANSEL
Name 2: BAKER SUSAN YOUNG

Prop Tax Total Bal: 231.28

Account Id: 843 Prop/Parcel: 06090004-A
Owner: SMITH ROY C JR FAMILY TRUST
Name 2: JOYNER DEBORAH S TRUSTEE

Prop Tax Total Bal: 349.79

Account Id: 854 Prop/Parcel: 06090011-B
Owner: SMALL JENNIFER L
Name 2: SMALL JON D

Prop Tax Total Bal: 91.06

Account Id: 872 Prop/Parcel: 06090023
Owner: GRODSKY LYUDMILA
Name 2: GRODSKY GUNNAR

Prop Tax Total Bal: 203.42

Account Id: 874 Prop/Parcel: 06090025
Owner: JONES TAMARA BRAGG
Name 2: JONES MARK

Prop Tax Total Bal: 226.66

Account Id: 878 Prop/Parcel: 06090029
Owner: SMALL JON D
Name 2: SMALL JENNIFER L

Prop Tax Total Bal: 83.70

Account Id: 879 Prop/Parcel: 06090030
Owner: SMALL JENNIFER L
Name 2: SMALL JON D

Prop Tax Total Bal: 84.10

Account Id: 880 Prop/Parcel: 06090031
Owner: SMALL JON D
Name 2: SMALL JENNIFER L

Prop Tax Total Bal: 84.06

Account Id: 881 Prop/Parcel: 06090032
Owner: SMALL JON D
Name 2: SMALL JENNIFER L

Prop Tax Total Bal: 108.79

Account Id: 882 Prop/Parcel: 06090033
Owner: SMALL JON D
Name 2: SMALL JENNIFER L

Prop Tax Total Bal: 1,231.64

Account Id: 883 Prop/Parcel: 06090034
Owner: SMALL JENNIFER L
Name 2: SMALL JON D

Prop Tax Total Bal: 25.45

Account Id: 909 Prop/Parcel: 06090060
Owner: STEPHAN AMY

Prop Tax Total Bal: 453.37

Account Id: 1014 Prop/Parcel: 06090165
Owner: TORODE JOEL WILLIAM TRUSTEE

Prop Tax Total Bal: 382.20

Account Id: 1018 Prop/Parcel: 06090169
Owner: BELTTARI ROBERT KENT
Name 2: BELTTARI SUSAN ELIZABETH

Prop Tax Total Bal: 391.53

Account Id: 1058 Prop/Parcel: 06093013
Owner: HUNT RUSSELL J

Account Id:	1058	Prop/Parcel:	06093013	HUNT RUSSELL J	Continued
Name 2: HUNT BINH T					

Prop Tax	Total Bal:	279.97
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Account Id:	1080	Prop/Parcel:	06093035
Owner: BENZING MARTHA S			

Prop Tax	Total Bal:	409.06
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Account Id:	1100	Prop/Parcel:	06093058-A
Owner: BLAKE LAUREN			
Name 2: BLAKE DYLAN			

Prop Tax	Total Bal:	62.23
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Account Id:	1142	Prop/Parcel:	06093101
Owner: FRIEDL MARIO GONZALEZ TRUSTEE			

Prop Tax	Total Bal:	312.51
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Account Id:	1143	Prop/Parcel:	06093102
Owner: KST FAMILY PROPERTIES LLC			

Prop Tax	Total Bal:	342.00
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Account Id:	1148	Prop/Parcel:	06093108
Owner: OVENDORF ERIC R			
Name 2: OVERDORF MICHELE			

Prop Tax	Total Bal:	348.75
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Account Id:	1150	Prop/Parcel:	06093110
Owner: KELLY SUSAN J			

Prop Tax	Total Bal:	420.13
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Account Id:	1165	Prop/Parcel:	06093125
Owner: BUTLER MARY V ET AL			
Name 2: BUTLER EDWARD			

Prop Tax	Total Bal:	506.86
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Account Id:	1174	Prop/Parcel:	06093134
Owner: PIZII ANDREW C			
Name 2: PIZII KIMBERLY E			

Account Id:	1174	Prop/Parcel:	06093134	PIZII ANDREW C	Continued
Prop Tax	Total Bal:	446.34			

Account Id: 1234 Prop/Parcel: 06093194
Owner: VLADMERE TRUST
Name 2: ARMSTRONG MICHAEL WAYNE TRUSTEE

Prop Tax Total Bal: 456.12

Account Id: 1241 Prop/Parcel: 06093201
Owner: UNDERWOOD TONY
Name 2: MANGINI AUDRA

Prop Tax Total Bal: 436.88

Account Id: 1256 Prop/Parcel: 06093216
Owner: MALLIREDDY SAI GAUTAM REDDY

Prop Tax Total Bal: 461.62

Account Id: 1306 Prop/Parcel: 06093266
Owner: WOFFORD BRIAN MICHAEL
Name 2: WOFFORD MARIE ANDERSON

Prop Tax Total Bal: 472.51

Account Id: 1321 Prop/Parcel: 06093281
Owner: LAVENDER DOUGLAS
Name 2: LAVENDER ANNETTE

Prop Tax Total Bal: 441.80

Account Id: 1362 Prop/Parcel: 06093322
Owner: SURAPANENI SWETHA RAO
Name 2: POLAVARAPU AKSHATH

Prop Tax Total Bal: 474.72

Account Id: 1364 Prop/Parcel: 06093324
Owner: GILL JONATHAN
Name 2: GILL NICOLE

Prop Tax Total Bal: 436.53

Account Id: 1375 Prop/Parcel: 06093335
Owner: SHELL BRANDON

Prop Tax Total Bal: 677.93

Account Id: 1378 Prop/Parcel: 06093338
Owner: DESAI SHISHIR MUKESH
Name 2: DESAI ANJALI TARUN

Prop Tax Total Bal: 563.92

Account Id: 1413 Prop/Parcel: 06096005-B
Owner: MUDITA CASA LLC

Prop Tax Total Bal: 215.70

Account Id: 1414 Prop/Parcel: 06096005-C
Owner: REDA FRANK
Name 2: REDA KELLY

Prop Tax Total Bal: 103.48

Account Id: 1416 Prop/Parcel: 06096007
Owner: MUDITA CASA LLC

Prop Tax Total Bal: 86.52

Account Id: 1428 Prop/Parcel: 06096017-A
Owner: WEGERT RACHEL DAWN
Name 2: WEGERT SAMUEL ERWIN

Prop Tax Total Bal: 153.90

Account Id: 1434 Prop/Parcel: 06096020-C
Owner: BRYANT DANIEL
Name 2: BRYANT KATHLEEN L

Prop Tax Total Bal: 5.35

Account Id: 1449 Prop/Parcel: 06096031-B
Owner: FOUR CORNERS OF CHARLOTTE LLC

Prop Tax Total Bal: 39.57

Account Id: 1472 Prop/Parcel: 06096047
Owner: VARGAS MARIA
Name 2: ALONSO JUAN MANUEL CARRILLO

Prop Tax Total Bal: 124.15

Account Id: 1499 Prop/Parcel: 06096072
Owner: ANDERSON PHILLIP GERALD TRUSTEE
Name 2: ANDERSON NANCY D TRUSTEE

Account Id:	1499	Prop/Parcel:	06096072	ANDERSON PHILLIP GERALD TRUSTEE	Continued
Prop Tax	Total Bal:	12.62			

Account Id: 1511 Prop/Parcel: 06096083
Owner: SEXTON MICHAEL C

Prop Tax Total Bal: 64.62

Account Id: 1527 Prop/Parcel: 06096099-A
Owner: HOLLEMAN EMILY K
Name 2: HOLLEMAN WILLIAM ADAM

Prop Tax Total Bal: 482.78

Account Id: 1530 Prop/Parcel: 06096103
Owner: SHOEMAKER PAUL
Name 2: SHOEMAKER TINA N

Prop Tax Total Bal: 186.18

Account Id: 1572 Prop/Parcel: 06096148
Owner: RODRIGUES MILANA GLUKHOY
Name 2: RODRIGUES WILSON JR

Prop Tax Total Bal: 7.53

Account Id: 1573 Prop/Parcel: 06096149
Owner: SHJARBACK JEFFREY F
Name 2: SHJARBACK STACY M

Prop Tax Total Bal: 364.78

Account Id: 1576 Prop/Parcel: 06096152
Owner: KISER TRACY D
Name 2: KISER D LYNNE

Prop Tax Total Bal: 339.96

Account Id: 1604 Prop/Parcel: 06096182
Owner: NICHOLS GEORGE K
Name 2: NICHOLS GLENDA M

Prop Tax Total Bal: 191.46

Account Id: 1661 Prop/Parcel: 06096241
Owner: DOUGLASS WILLIAM R
Name 2: DOUGLASS PATRICIA A

Account Id:	1661	Prop/Parcel:	06096241	DOUGLASS WILLIAM R	Continued
Prop Tax	Total Bal:	250.06			

Account Id: 1721 Prop/Parcel: 06096302
Owner: PRICE TODD JON
Name 2: PRICE LYNDA MICHELE

Prop Tax	Total Bal:	460.29
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Account Id: 1776 Prop/Parcel: 06099016-B
Owner: JACKSON JENNIFER TRUSTEE
Name 2: JACKSON JENNIFER BLIND TRUST

Prop Tax	Total Bal:	422.16
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Account Id: 1779 Prop/Parcel: 06099017-A
Owner: PORTARO ROGER A JR
Name 2: PORTARO ALLISON AMESBURY

Prop Tax	Total Bal:	275.54
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Account Id: 1799 Prop/Parcel: 06099033
Owner: SAN JOSE DARLENE M

Prop Tax	Total Bal:	166.96
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Account Id: 1823 Prop/Parcel: 06099058
Owner: KINGSLEY AMANDA DUNN
Name 2: KINGSLEY MATTHEW B

Prop Tax	Total Bal:	158.85
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Account Id: 1826 Prop/Parcel: 06099061
Owner: KUHNS CARL D
Name 2: KUHNS NAOMI S

Prop Tax	Total Bal:	178.46
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Account Id: 1837 Prop/Parcel: 06099073
Owner: PLEASANTS WILLIAM J
Name 2: EDWARDS RUTH P TRUSTEE

Prop Tax	Total Bal:	211.27
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Account Id: 1839 Prop/Parcel: 06099075
Owner: BYRNE RICHARD A
Name 2: BYRNE DINA ANN

Account Id:	1839	Prop/Parcel:	06099075	BYRNE RICHARD A	Continued
Prop Tax	Total Bal:	145.26			

Account Id: 1864 Prop/Parcel: 06099100
Owner: DEPASQUALE DAWN
Name 2: DEPASQUALE JOHN

Prop Tax	Total Bal:	94.63
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Account Id: 1940 Prop/Parcel: 06099176
Owner: BABU HELEN ET AL
Name 2: HOSSEINI ELYSSA NICOLE

Prop Tax	Total Bal:	361.24
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Account Id: 1963 Prop/Parcel: 06099199
Owner: MAYFIELD ROBERT J
Name 2: MAYFIELD HANNAH H

Prop Tax	Total Bal:	369.82
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Account Id: 2021 Prop/Parcel: 06099258
Owner: HERBST JEFFREY D
Name 2: HERBST KIMBERLY P

Prop Tax	Total Bal:	304.65
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Account Id: 2037 Prop/Parcel: 06099274
Owner: TAREEN TAMOUR KHAN
Name 2: TAREEN BUSHRA

Prop Tax	Total Bal:	390.25
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Account Id: 2054 Prop/Parcel: 06099291
Owner: KANSAL ANIL
Name 2: KANSAL RICHA

Prop Tax	Total Bal:	374.59
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Account Id: 2116 Prop/Parcel: 06099354
Owner: LANGDON-GALBREATH REBECCA TRUSTEE
Name 2: GALBREATH STUART TRUSTEE

Prop Tax	Total Bal:	7.30
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Account Id: 2138 Prop/Parcel: 06099376
Owner: PINGEL JAN TRUSTEE
Name 2: PINGEL JAN AND PAULA PATRICIA PINGE

Account Id:	2138	Prop/Parcel:	06099376	PINGEL JAN TRUSTEE	Continued
Prop Tax	Total Bal:	18.56			

Account Id: 2141 Prop/Parcel: 06099379
Owner: ARTHUR MICHAEL D
Name 2: ARTHUR HAILEY H

Prop Tax Total Bal: 410.67

Account Id: 2182 Prop/Parcel: 06099420
Owner: RITCHIE KIMBERLY
Name 2: RITCHIE CRAIG

Prop Tax Total Bal: 360.97

Account Id: 2249 Prop/Parcel: 06102359
Owner: MAJOR ROBERT
Name 2: MAJOR IVETH

Prop Tax Total Bal: 363.57

Account Id: 2256 Prop/Parcel: 06102366
Owner: PERI CHANDRA S
Name 2: PERI KAMESWARI

Prop Tax Total Bal: 453.52

Account Id: 2285 Prop/Parcel: 06117001-B
Owner: NEW RIVER FINANCIAL INC

Prop Tax Total Bal: 261.63

Account Id: 2286 Prop/Parcel: 06117002
Owner: PEDERSEN DAVID SCOTT

Prop Tax Total Bal: 109.33

Account Id: 2305 Prop/Parcel: 06117012
Owner: NUNEZ CARMEN MARIBEL
Name 2: NUNEZ MILTON FRANCISCO

Prop Tax Total Bal: 212.38

Account Id: 2320 Prop/Parcel: 06117028
Owner: RITTER GRADING & LANDSCAPING INC

Prop Tax Total Bal: 48.49

Account Id: 2332 Prop/Parcel: 06117047
Owner: COUNTRY HAVEN SWIM AND RACQUET CLUB

Prop Tax Total Bal: 943.45

Account Id: 2337 Prop/Parcel: 06117054
Owner: LEDFORD TRACY
Name 2: HAUGHWOUT PAUL C

Prop Tax Total Bal: 188.01

Account Id: 2347 Prop/Parcel: 06117067
Owner: PEDERSEN DAVID SCOTT

Prop Tax Total Bal: 210.42

Account Id: 2401 Prop/Parcel: 06117132
Owner: MCKNIGHT DOROTHY

Prop Tax Total Bal: 127.21

Account Id: 2404 Prop/Parcel: 06117135
Owner: REILLY KRISTEN
Name 2: REILLY MICHAEL A

Prop Tax Total Bal: 232.46

Account Id: 2408 Prop/Parcel: 06117139
Owner: SHANNON JULIANNE
Name 2: SHANNON MICHAEL A

Prop Tax Total Bal: 320.22

Account Id: 2425 Prop/Parcel: 06117156
Owner: LATORRE LUZ

Prop Tax Total Bal: 308.19

Account Id: 2428 Prop/Parcel: 06117159
Owner: LEDER MARY ELLEN

Prop Tax Total Bal: 110.98

Account Id: 2450 Prop/Parcel: 06117183
Owner: WILSON JASON CHRISTOPHER TRUSTEE ET
Name 2: WILSON JEAN MARIE TRUSTEE

Account Id:	2450	Prop/Parcel:	06117183	WILSON JASON CHRISTOPHER TRUSTEE ET Continued
Prop Tax	Total Bal:	313.86		

Account Id:	2463	Prop/Parcel:	06117196
Owner:	BRUNSON JAMES R		
Name 2:	BRUNSON BRENDA P		

Prop Tax	Total Bal:	224.99
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Account Id:	2473	Prop/Parcel:	06117208
Owner:	ZAKARY JONATHAN E		
Name 2:	ZAKARY DIANE S		

Prop Tax	Total Bal:	255.70
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Account Id:	2504	Prop/Parcel:	06117240
Owner:	CORNELIUS SAMUEL J JR		
Name 2:	SCOTT SHIRLEY K		

Prop Tax	Total Bal:	639.56
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Account Id:	2526	Prop/Parcel:	06117262
Owner:	COBB CHRISTOPHER WILLIAM TRUSTEE ET		
Name 2:	COBB KELLEY COMMERFORD TRUSTEE		

Prop Tax	Total Bal:	412.84
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Account Id:	2549	Prop/Parcel:	06117285
Owner:	ANDREWS BERRECE JR		
Name 2:	ANDREWS ADRIAN J		

Prop Tax	Total Bal:	459.58
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Account Id:	2563	Prop/Parcel:	06117299
Owner:	NGO DAI D		
Name 2:	PHAN CHAU		

Prop Tax	Total Bal:	526.10
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Account Id:	2585	Prop/Parcel:	06120002-A
Owner:	HP NORTH CAROLINA I LLC		

Prop Tax	Total Bal:	229.34
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Account Id:	2608	Prop/Parcel:	06120012-I
Owner:	BAKER DARRELL L		
Name 2:	HALL-BAKER EVERLYN L		

Account Id:	2608	Prop/Parcel:	06120012-I	BAKER DARRELL L	Continued
Prop Tax	Total Bal:	449.02			

Account Id: 2640 Prop/Parcel: 06120028
Owner: DELANEY SUSAN R

Prop Tax Total Bal: 130.69

Account Id: 2654 Prop/Parcel: 06120042
Owner: GOODALL WILL EDWARD JR
Name 2: GOODALL CAROL S

Prop Tax Total Bal: 273.73

Account Id: 2658 Prop/Parcel: 06120046
Owner: WALSH REBECCA S TRUSTEE

Prop Tax Total Bal: 457.98

Account Id: 2728 Prop/Parcel: 06120117
Owner: MINER JEFFREY D
Name 2: DIRAIMO MICHELLE MARIE

Prop Tax Total Bal: 271.33

Account Id: 2750 Prop/Parcel: 06120141
Owner: MOODY MICHAEL PATRICK
Name 2: MOODY AMANDA MARIA

Prop Tax Total Bal: 235.88

Account Id: 2779 Prop/Parcel: 06120170
Owner: ROBINSON LIVING TRUST
Name 2: ROBINSON SARAH CLAGHORN TRUSTEE

Prop Tax Total Bal: 321.79

Account Id: 2817 Prop/Parcel: 06120208
Owner: HUANG DONGCHA

Prop Tax Total Bal: 483.04

Account Id: 2830 Prop/Parcel: 06120222
Owner: MCSWAIN KRISTINA
Name 2: MCSWAIN JUSTIN

Prop Tax Total Bal: 260.13

Account Id: 2839 Prop/Parcel: 06120233
Owner: HOU HUL

Prop Tax Total Bal: 217.17

Account Id: 2850 Prop/Parcel: 06120244
Owner: MCKENZIE LINDA JOHNSON

Prop Tax Total Bal: 201.10

Account Id: 2921 Prop/Parcel: 06120315
Owner: NACHIMUTHU VIJAYAKUMAR

Prop Tax Total Bal: 13.17

Account Id: 6305 Prop/Parcel: 06120327
Owner: SHARDA AMIT
Name 2: MOONDRA SHWETA

Prop Tax Total Bal: 277.91

Account Id: 6330 Prop/Parcel: 06120352
Owner: MILLER STEVEN M TRUSTEE
Name 2: MILLER JENNIFER L TRUSTEE

Prop Tax Total Bal: 354.24

Account Id: 6780 Prop/Parcel: 06120391
Owner: COLLICELLI SILVIA
Name 2: BALDUCCI ALESSANDRO

Prop Tax Total Bal: 428.66

Account Id: 2932 Prop/Parcel: 06123001-A
Owner: SHOBE DAVID HENRY
Name 2: SHOBE LUDMILA

Prop Tax Total Bal: 18.35

Account Id: 2934 Prop/Parcel: 06123001-D
Owner: SHOBE DAVID
Name 2: SHOBE LUIDMILLA

Prop Tax Total Bal: 189.65

Account Id: 2935 Prop/Parcel: 06123001-E
Owner: EVANS RANDALL SCOTT

Account Id:	2935	Prop/Parcel:	06123001-E	EVANS RANDALL SCOTT	Continued
Prop Tax	Total Bal:	147.14			

Account Id: 2936 Prop/Parcel: 06123001-F
Owner: SHOBE DAVID HENRY
Name 2: SHOBE LUDMILA

Prop Tax	Total Bal:	140.93
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Account Id: 2948 Prop/Parcel: 06123008
Owner: COX RONALD DOUGLAS

Prop Tax	Total Bal:	140.23
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Account Id: 2950 Prop/Parcel: 06123008-C
Owner: COX RONALD DOUGLAS

Prop Tax	Total Bal:	146.23
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Account Id: 2965 Prop/Parcel: 06123021
Owner: LOWE PAMELA TRUSTEE
Name 2: BARE ANGELA L TRUSTEE

Prop Tax	Total Bal:	342.15
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Account Id: 2998 Prop/Parcel: 06123054
Owner: LEONID FIMOVICH OCHEREDNER
Name 2: NIZHNAYAE SOFYA L'VOVNA

Prop Tax	Total Bal:	289.12
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Account Id: 3001 Prop/Parcel: 06123057
Owner: COTTO CHRISTOPHER A TRUSTEE

Prop Tax	Total Bal:	291.20
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Account Id: 3022 Prop/Parcel: 06123080
Owner: MOISEYENKO NIKOLAY

Prop Tax	Total Bal:	45.77
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Account Id: 3077 Prop/Parcel: 06123138
Owner: O'CONNELL ELIZABETH S
Name 2: O'CONNELL DANIEL J

Prop Tax	Total Bal:	370.61
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Account Id: 3112 Prop/Parcel: 06123173
Owner: WHITE DERYCK
Name 2: WHITE MICHELLE

Prop Tax Total Bal: 670.08

Account Id: 3127 Prop/Parcel: 06123188
Owner: ALROMAIZAN WALEED SALEH A
Name 2: ALSUWAILEM MAJDALI SULAIMAN A

Prop Tax Total Bal: 515.00

Account Id: 3170 Prop/Parcel: 06123231
Owner: PATEL DIPESH
Name 2: PATEL PANKTI

Prop Tax Total Bal: 576.06

Account Id: 3180 Prop/Parcel: 06123241
Owner: TUCKER WYATT THOMAS JR
Name 2: TUCKER DELORA PORCELLI

Prop Tax Total Bal: 577.81

Account Id: 3187 Prop/Parcel: 06123248
Owner: BLACK RUSSELL M TRUSTEE

Prop Tax Total Bal: 630.65

Account Id: 3265 Prop/Parcel: 06123326
Owner: MIRIYALA VENKATA
Name 2: CHINIMILLI RAJA LAKSHMI

Prop Tax Total Bal: 578.81

Account Id: 3275 Prop/Parcel: 06123336
Owner: O'CONNOR SHAWN MATTHEW TRUSTEE ET A
Name 2: O'CONNOR ANNA CRISTINA TRUSTEE

Prop Tax Total Bal: 669.18

Account Id: 3293 Prop/Parcel: 06126003-D
Owner: CUTHBERTSON WILLIAM L
Name 2: CUTHBERTSON CAROLYN C

Prop Tax Total Bal: 98.61-

Account Id: 3324 Prop/Parcel: 06126022
Owner: BUCARIA JOAN K REVOCABLE TRUST

Prop Tax Total Bal: 133.79

Account Id: 3329 Prop/Parcel: 06126027
Owner: CORTELLI MATTHEW
Name 2: CORTELLI CINDY

Prop Tax Total Bal: 299.23

Account Id: 3364 Prop/Parcel: 06129006
Owner: MARTINEZ ANDREW
Name 2: MARTINEZ CHRISTIE

Prop Tax Total Bal: 650.40

Account Id: 6333 Prop/Parcel: 06129030-A
Owner: PODREBARAC DREW
Name 2: PODREBARAC SYDNEY

Prop Tax Total Bal: 531.60

Account Id: 6334 Prop/Parcel: 06129030-B
Owner: HOOD ALISA GAYE
Name 2: HOOD STEVEN RANDALL

Prop Tax Total Bal: 158.36

Account Id: 3393 Prop/Parcel: 06129034
Owner: BOUCHER EMILY
Name 2: BOUCHER CASEY

Prop Tax Total Bal: 508.71

Account Id: 3401 Prop/Parcel: 06129042-A
Owner: BOYD MIKE
Name 2: BOYD ANNA

Prop Tax Total Bal: 291.66

Account Id: 3405 Prop/Parcel: 06129045
Owner: RAHMA CENTER OF CHARLOTTE INC

Prop Tax Total Bal: 524.36

Account Id: 3427 Prop/Parcel: 06129064
Owner: HALL JANET

Account Id:	3427	Prop/Parcel:	06129064	HALL JANET	Continued
Prop Tax	Total Bal:	336.76			

Account Id: 3434 Prop/Parcel: 06129071
Owner: GARRETT JOHN
Name 2: GARRETT MORGAN LYNN

Prop Tax	Total Bal:	381.06
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Account Id: 3436 Prop/Parcel: 06129073
Owner: OSBORNE ALLEN W

Prop Tax	Total Bal:	277.44
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Account Id: 3448 Prop/Parcel: 06129085
Owner: NORFORD SHERRI L
Name 2: NORFORD JEFFERY T

Prop Tax	Total Bal:	341.33
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Account Id: 3477 Prop/Parcel: 06129116
Owner: TEODOROVICI EMILIA M

Prop Tax	Total Bal:	484.88
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Account Id: 3481 Prop/Parcel: 06132001-A
Owner: MORRISON HENDERSON JR
Name 2: MORRISON RUTHIE

Prop Tax	Total Bal:	84.99
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Account Id: 3483 Prop/Parcel: 06132001-C
Owner: SIMS CURL W JR

Prop Tax	Total Bal:	16.49
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Account Id: 3486 Prop/Parcel: 06132001-G
Owner: MORRISON WORTHELL JR

Prop Tax	Total Bal:	176.46
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Account Id: 3518 Prop/Parcel: 06147012
Owner: GAO FENG
Name 2: ZHANG LIN

Prop Tax	Total Bal:	236.64
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Account Id: 3595 Prop/Parcel: 06147086
Owner: MORRIS PHILIP SCOTT

Prop Tax Total Bal: 329.47

Account Id: 3615 Prop/Parcel: 06147106
Owner: NEWMAN NAKIA M
Name 2: NEWMAN MICHAEL L

Prop Tax Total Bal: 335.83

Account Id: 3635 Prop/Parcel: 06147127
Owner: JONES SAMUEL A
Name 2: FROHNING ANDREA L

Prop Tax Total Bal: 875.49

Account Id: 3661 Prop/Parcel: 06147153
Owner: WARREN LEAH

Prop Tax Total Bal: 505.75

Account Id: 3712 Prop/Parcel: 06147204
Owner: JONES RICHARD W III
Name 2: JONES MISTY S

Prop Tax Total Bal: 950.99

Account Id: 6723 Prop/Parcel: 06147230
Owner: LALWANI PRIYANKA ANIL
Name 2: KUCHERIA SHIRISH ANIL

Prop Tax Total Bal: 509.87

Account Id: 6738 Prop/Parcel: 06147245
Owner: BOLAND BRIAN CHRISTOPHER
Name 2: BOLAND ALIA KHADIJAH

Prop Tax Total Bal: 519.61

Account Id: 3753 Prop/Parcel: 06150025
Owner: DEAN KEVIN
Name 2: DEAN CASEY

Prop Tax Total Bal: 144.50

Account Id: 3754 Prop/Parcel: 06150026
Owner: DEAN KEVIN

Account Id: 3754 Prop/Parcel: 06150026
Name 2: DEAN CASEY

DEAN KEVIN

Continued

Prop Tax Total Bal: 43.45

Account Id: 3779 Prop/Parcel: 06150048
Owner: ANDERSON PHILLIP GERALD TRUSTEE ET
Name 2: ANDERSON NANCY D TRUSTEE

Prop Tax Total Bal: 103.98

Account Id: 3780 Prop/Parcel: 06150048-A
Owner: ANDERSON LIVING TRUST
Name 2: ANDERSON NANCY D TRUSTEE

Prop Tax Total Bal: 18.56

Account Id: 3793 Prop/Parcel: 06150059-C
Owner: MOORE JAMES LLOYD JR
Name 2: MOORE MARGARET C

Prop Tax Total Bal: 116.97

Account Id: 3810 Prop/Parcel: 06150073-B
Owner: NITSCHER ERIC G
Name 2: NITSCHER ROBIN L

Prop Tax Total Bal: 146.80

Account Id: 3811 Prop/Parcel: 06150073-D
Owner: NITSCHER ERIC G
Name 2: NITSCHER ROBIN L

Prop Tax Total Bal: 135.65

Account Id: 3851 Prop/Parcel: 06150106
Owner: REA CHRISTOPHER A
Name 2: REA JANICE E

Prop Tax Total Bal: 9.82

Account Id: 3872 Prop/Parcel: 06150127
Owner: RICH DONNA RABON
Name 2: RICH JOHN CLEMENT

Prop Tax Total Bal: 5.52

Account Id: 3889 Prop/Parcel: 06150145
Owner: SMITH VELMA W

Prop Tax Total Bal: 242.60

Account Id: 3895 Prop/Parcel: 06150151
Owner: YOUNG DONELLE

Prop Tax Total Bal: 190.61

Account Id: 3896 Prop/Parcel: 06150152
Owner: BLAKENEY-BLACKMON LIZ
Name 2: BLACKMON JUSTIN

Prop Tax Total Bal: 304.25

Account Id: 3917 Prop/Parcel: 06150173
Owner: MEYER JEFFREY
Name 2: MEYER JESSICA

Prop Tax Total Bal: 751.28

Account Id: 3955 Prop/Parcel: 06153006-A
Owner: CURLIN WILLIAM G

Prop Tax Total Bal: 591.70

Account Id: 3959 Prop/Parcel: 06153008
Owner: REA16 LLC

Prop Tax Total Bal: 268.44

Account Id: 6461 Prop/Parcel: 06153009-A
Owner: BELLE MAR LLC

Prop Tax Total Bal: 24.92

Account Id: 6785 Prop/Parcel: 06153009-E
Owner: UDOH ANIEMA E
Name 2: UDOH ETIM JERRY

Prop Tax Total Bal: 149.79

Account Id: 6789 Prop/Parcel: 06153009-J
Owner: KOVVALI YETHI RAJA RAMA MOHAN RAO
Name 2: KOVVALI VENKATA SIRISHA

Account Id:	6789	Prop/Parcel:	06153009-J	KOVVALI YETHI RAJA RAMA MOHAN RAO	Continued
Prop Tax	Total Bal:	149.79			

Account Id: 6790 Prop/Parcel: 06153009-K
Owner: KANCHUSTAMBHAM TEJA SRIDEVI
Name 2: TADI RAMA SATYANARAYANA

Prop Tax	Total Bal:	149.79
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Account Id: 6791 Prop/Parcel: 06153009-L
Owner: KIM SINA E
Name 2: KIM SEUNG HO

Prop Tax	Total Bal:	149.79
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Account Id: 6792 Prop/Parcel: 06153009-M
Owner: BELLE MAR LLC

Prop Tax	Total Bal:	6.35
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Account Id: 3971 Prop/Parcel: 06153012-G
Owner: DOULAVERIS JOHN
Name 2: DOULAVERIS CHRISANTHE

Prop Tax	Total Bal:	23.67
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Account Id: 3977 Prop/Parcel: 06153013-A
Owner: COPTIC ORTHODOX DIOCESE OF NC SC KY

Prop Tax	Total Bal:	392.38
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Account Id: 3985 Prop/Parcel: 06153014-F
Owner: HILL LAUREN D
Name 2: HILL THOMAS JR

Prop Tax	Total Bal:	448.01
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Account Id: 3989 Prop/Parcel: 06153016
Owner: HEDRICK P SCOTT ET AL
Name 2: HEDRICK CATHERINE D

Prop Tax	Total Bal:	996.76
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Account Id: 3997 Prop/Parcel: 06153023
Owner: LITTLE WILLIAM E JR

Prop Tax	Total Bal:	370.75
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Account Id: 4005 Prop/Parcel: 06153030
Owner: SALAMI MARJAN
Name 2: SALAMI SAID ZIAOLDIN

Prop Tax Total Bal: 91.73

Account Id: 4024 Prop/Parcel: 06153053
Owner: PUROHIT RICHA V
Name 2: PUROHIT MOHIT

Prop Tax Total Bal: 92.17

Account Id: 4026 Prop/Parcel: 06153054-A
Owner: HEDRICK P SCOTT ET AL
Name 2: HEDRICK EDWARD W

Prop Tax Total Bal: 7.28

Account Id: 4036 Prop/Parcel: 06153084
Owner: COX SHANNON M
Name 2: COX JAMES E

Prop Tax Total Bal: 256.56

Account Id: 4114 Prop/Parcel: 06153164
Owner: BCJ RES LLC

Prop Tax Total Bal: 150.11

Account Id: 4116 Prop/Parcel: 06153166
Owner: OKOCHA CHIEDU

Prop Tax Total Bal: 754.92

Account Id: 4127 Prop/Parcel: 06153178
Owner: PATTERSON DAVID L
Name 2: PATTERSON LINDSAY M

Prop Tax Total Bal: 582.09

Account Id: 4151 Prop/Parcel: 06153202
Owner: CLEMENTS NATHAN D JR
Name 2: CLEMENTS MELISSA

Prop Tax Total Bal: 982.87

Account Id: 4153 Prop/Parcel: 06153204
Owner: HYBRID PROPERTIES LLC

Account Id:	4153	Prop/Parcel:	06153204	HYBRID PROPERTIES LLC	Continued
Prop Tax	Total Bal:	471.33			

Account Id: 4163 Prop/Parcel: 06153214
Owner: ROGERS DAVID ELDON REVOCABLE TRUST
Name 2: ROGERS DAVID ELDON TRUSTEE

Prop Tax Total Bal: 155.44

Account Id: 4164 Prop/Parcel: 06153215
Owner: VAN WYNEN SAMUEL JACOB
Name 2: VAN WYNEN REBECCA ANN

Prop Tax Total Bal: 1,401.75

Account Id: 4198 Prop/Parcel: 06153307
Owner: REILLY MICHAEL A
Name 2: REILLY KRISTEN

Prop Tax Total Bal: 789.76

Account Id: 4201 Prop/Parcel: 06153310
Owner: BANTZ WILLIAM
Name 2: BANTZ LINDA

Prop Tax Total Bal: 910.13

Account Id: 4217 Prop/Parcel: 06153326
Owner: UDOH ETIM J
Name 2: UDOH ANIEMA E

Prop Tax Total Bal: 470.90

Account Id: 4250 Prop/Parcel: 06153359
Owner: UDENZE NC ROLAND
Name 2: UDENZE CONSTANCE

Prop Tax Total Bal: 435.10

Account Id: 4261 Prop/Parcel: 06156007-E
Owner: KAPITAN RICHARD
Name 2: JACKSON WHITNEY

Prop Tax Total Bal: 543.42

Account Id: 4290 Prop/Parcel: 06174013
Owner: UA RENTAL PROPERTY LLC

Account Id:	4290	Prop/Parcel:	06174013	UA RENTAL PROPERTY LLC	Continued
Prop Tax	Total Bal:	560.20			

Account Id: 4300 Prop/Parcel: 06174023
Owner: SMITH ISHMAEL L
Name 2: SMITH JULIANNA ALYSSA

Prop Tax Total Bal: 1,008.87

Account Id: 4313 Prop/Parcel: 06174036
Owner: POSTON WILLIAM K
Name 2: POSTON PAMELA J

Prop Tax Total Bal: 649.62

Account Id: 4319 Prop/Parcel: 06174042
Owner: LEE BRENT TAYLOR
Name 2: LEE DANIA ELIZABETH

Prop Tax Total Bal: 656.37

Account Id: 4336 Prop/Parcel: 06174059
Owner: GENEROSO ROCCO
Name 2: GENEROSO MARY JOSEPHINE SANTORO

Prop Tax Total Bal: 718.89

Account Id: 4337 Prop/Parcel: 06174060
Owner: SHELBURNE PALISADES LLC

Prop Tax Total Bal: 111.33

Account Id: 4342 Prop/Parcel: 06174065
Owner: SAIR FARRUKH IQBAL
Name 2: SAIR SAHER

Prop Tax Total Bal: 111.76

Account Id: 4354 Prop/Parcel: 06174077
Owner: EASON JAMES M
Name 2: EASON JENNIFER A

Prop Tax Total Bal: 624.83

Account Id: 4369 Prop/Parcel: 06174092
Owner: BAHAKEL STEPHEN A

Prop Tax Total Bal: 670.93

Account Id: 4370 Prop/Parcel: 06174093
Owner: TURNER WALLACE REID JR
Name 2: TURNER TERESA D

Prop Tax Total Bal: 410.63

Account Id: 4373 Prop/Parcel: 06174097
Owner: WANG DEBORAH C
Name 2: WANG ERIC A

Prop Tax Total Bal: 950.74

Account Id: 4395 Prop/Parcel: 06174119
Owner: M2 DEVELOPMENT GROUP LLC

Prop Tax Total Bal: 111.36

Account Id: 4398 Prop/Parcel: 06174122
Owner: FOURIE JACOBUS

Prop Tax Total Bal: 689.82

Account Id: 4415 Prop/Parcel: 06174295
Owner: ORIAKU OBINNA CHIKA TRUSTEE
Name 2: ORIAKU NGOZI I TRUSTEE

Prop Tax Total Bal: 1,063.64

Account Id: 4417 Prop/Parcel: 06174297
Owner: YADA RAMAKRISHNA
Name 2: JALLA DEEPIKA

Prop Tax Total Bal: 780.73

Account Id: 4422 Prop/Parcel: 06174302
Owner: MCQUEEN SUSAN HALES
Name 2: MCQUEEN RALPH L

Prop Tax Total Bal: 680.57

Account Id: 4427 Prop/Parcel: 06174307
Owner: SMITH WYATT L
Name 2: SMITH AMBER W

Prop Tax Total Bal: 725.28

Account Id: 4435 Prop/Parcel: 06174315
Owner: MASUCCI FRANK M

Account Id: 4435 Prop/Parcel: 06174315
Name 2: MASUCCI LESLIE J

MASUCCI FRANK M

Continued

Prop Tax Total Bal: 598.42

Account Id: 4486 Prop/Parcel: 06174369
Owner: SDA PROPERTIES LLC

Prop Tax Total Bal: 829.14

Account Id: 4506 Prop/Parcel: 06174389
Owner: LEWIS RHONDA D TRUSTEE
Name 2: LEWIS RICHARD JR TRUSTEE

Prop Tax Total Bal: 933.13

Account Id: 4516 Prop/Parcel: 06174399
Owner: RUNDLETT LESLIE MAY
Name 2: RUNDLETT RAYMOND CRAWFORD II

Prop Tax Total Bal: 472.37

Account Id: 4527 Prop/Parcel: 06177010
Owner: MARTINS EDER

Prop Tax Total Bal: 143.69

Account Id: 4554 Prop/Parcel: 06177035
Owner: WAPNER KEITH L
Name 2: ROBBINS HOLLY A

Prop Tax Total Bal: 741.05

Account Id: 4557 Prop/Parcel: 06177038
Owner: TAYLOR ROBERT THOMAS
Name 2: TAYLOR REBECCA TARTE

Prop Tax Total Bal: 453.61

Account Id: 4563 Prop/Parcel: 06177046
Owner: JAMES GAIRY

Prop Tax Total Bal: 351.57

Account Id: 4565 Prop/Parcel: 06177048
Owner: VU LINDSEY

Account Id:	4565	Prop/Parcel:	06177048	VU LINDSEY	Continued
Prop Tax	Total Bal:	528.57			

Account Id: 4568 Prop/Parcel: 06177051
Owner: REITER MARK LOGAN
Name 2: REITER TANYA

Prop Tax	Total Bal:	146.40
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Account Id: 4607 Prop/Parcel: 06177091
Owner: PATEL SEJAL CHANDRAKANT
Name 2: PATEL KUNAL CHANDRA

Prop Tax	Total Bal:	651.12
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Account Id: 4613 Prop/Parcel: 06177099
Owner: PUCKETT DANIELA H
Name 2: PUCKETT LOGAN S

Prop Tax	Total Bal:	559.17
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Account Id: 4676 Prop/Parcel: 06180071
Owner: TUREK CAROLINE ELIZABETH
Name 2: TUREK SPENCER KEVIN

Prop Tax	Total Bal:	241.03
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Account Id: 4690 Prop/Parcel: 06180354
Owner: DEBOER CALVIN GEORGE
Name 2: DEBOER JENNIFER ELIZABETH

Prop Tax	Total Bal:	109.19
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Account Id: 4698 Prop/Parcel: 06180362
Owner: MCLAIN JAMES
Name 2: MCLAIN MARY

Prop Tax	Total Bal:	595.20
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Account Id: 4801 Prop/Parcel: 07138014
Owner: RICHARDSON BARRY
Name 2: RICHARDSON ASIA

Prop Tax	Total Bal:	233.21
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Account Id: 4863 Prop/Parcel: 07138073
Owner: EVANS JAMES R
Name 2: EVANS JEAN D

Account Id:	4863	Prop/Parcel:	07138073	EVANS JAMES R	Continued
Prop Tax	Total Bal:	259.73			

Account Id: 4869 Prop/Parcel: 07138079
Owner: SKETO KAY SHIVER HEIRS

Prop Tax Total Bal: 223.28

Account Id: 4879 Prop/Parcel: 07138087
Owner: WARFORD JORDAN MICHELLE

Prop Tax Total Bal: 199.96

Account Id: 4881 Prop/Parcel: 07138089
Owner: DEMBY RODNEY L
Name 2: DEMBY KAREN C

Prop Tax Total Bal: 298.83

Account Id: 4893 Prop/Parcel: 07138101
Owner: WEASE JAMES
Name 2: WEASE STACEY R

Prop Tax Total Bal: 282.95

Account Id: 4895 Prop/Parcel: 07138103
Owner: JOSEPH MICHAL TRUSTEE
Name 2: JOSEPH IAN TRUSTEE

Prop Tax Total Bal: 297.83

Account Id: 4938 Prop/Parcel: 07138146
Owner: PETTY DEELORES
Name 2: PETTY NORMAN

Prop Tax Total Bal: 228.85

Account Id: 4969 Prop/Parcel: 07138177
Owner: BERGER BRYAN L TRUSTEE

Prop Tax Total Bal: 179.28

Account Id: 4991 Prop/Parcel: 07150071
Owner: PRESSON HEATHER
Name 2: PRESSON JONATHAN

Prop Tax Total Bal: 296.13

Account Id: 5001 Prop/Parcel: 07150081
Owner: COKE CAROLINE E
Name 2: COKE WILFORD G

Prop Tax Total Bal: 313.65

Account Id: 5002 Prop/Parcel: 07150082
Owner: WARREN DEAN HERBERT
Name 2: WARREN ROBIN T

Prop Tax Total Bal: 309.40

Account Id: 5024 Prop/Parcel: 07150104
Owner: HAYDN SARAH ANN TRUSTEE
Name 2: HAYDN MICHAEL TRUSTEE

Prop Tax Total Bal: 268.41

Account Id: 5039 Prop/Parcel: 07150600
Owner: KAWYN JOHN THEODORE
Name 2: KAWYN LISA GIARDINI

Prop Tax Total Bal: 322.43

Account Id: 5049 Prop/Parcel: 07150611
Owner: CLEMENTS NATHAN D JR

Prop Tax Total Bal: 351.26

Account Id: 5059 Prop/Parcel: 07150640
Owner: REMELLA SRINIVASA RAVI
Name 2: REMELLA PRAVEENA

Prop Tax Total Bal: 411.84

Account Id: 5092 Prop/Parcel: 07150673
Owner: UGWUOKE EMMANUEL CHUKWUMA

Prop Tax Total Bal: 103.55

Account Id: 5095 Prop/Parcel: 07150676
Owner: DAS SHANTANU
Name 2: TALUKDAR SABITA

Prop Tax Total Bal: 77.67

Account Id: 5096 Prop/Parcel: 07150677
Owner: DALEY DENNIS

Account Id:	5096	Prop/Parcel:	07150677	DALEY DENNIS	Continued
Prop Tax	Total Bal:	510.54			

Account Id: 5103 Prop/Parcel: 07150684
Owner: RAMIREZ JOSE
Name 2: RODRIGUEZ CARLA JOSEFINA

Prop Tax Total Bal: 103.55

Account Id: 5106 Prop/Parcel: 07150687
Owner: THRONE DEVELOPMENT LLC

Prop Tax Total Bal: 103.55

Account Id: 5113 Prop/Parcel: 07150694
Owner: SIMS SHARI
Name 2: WILSON DOUGLAS

Prop Tax Total Bal: 103.55

Account Id: 5116 Prop/Parcel: 07150697
Owner: PATEL SWATIBEN
Name 2: PATEL JIGAR

Prop Tax Total Bal: 544.61

Account Id: 6795 Prop/Parcel: 07150704
Owner: FERGUSON ANTHONY

Prop Tax Total Bal: 82.49

Account Id: 5123 Prop/Parcel: 07153002-B
Owner: KILGO JAMES W
Name 2: KILGO MYRTLE A

Prop Tax Total Bal: 91.75

Account Id: 6453 Prop/Parcel: 99999999-14
Owner: MCI METRO ACCESS TRANS SERV INC
Name 2: JOY PITTMAN

Prop Tax Total Bal: 89.29

Account Id: 6763 Prop/Parcel: 99999999-20
Owner: DISH WIRELESS LLC
Name 2: PRISCILLA VILLEGAS

Prop Tax Total Bal: 48.57

Account Id: 6041 Prop/Parcel: E7150011
Owner: AUTRY PEGGY M

Prop Tax Total Bal: 338.93

Account Id: 6042 Prop/Parcel: E7150011-A
Owner: AUTRY PEGGY M

Prop Tax Total Bal: 21.46

Account Id: 6044 Prop/Parcel: F7150011
Owner: AUTRY PEGGY M

Prop Tax Total Bal: 9.92

Account Id: 6045 Prop/Parcel: F7150011-A
Owner: AUTRY PEGGY M

Prop Tax Total Bal: 112.39

Account Id: 6046 Prop/Parcel: G6123018
Owner: HINSON FARMS LLC

Prop Tax Total Bal: 412.34

Account Type Totals:		
Type	Number	Accounts
PP	46	
PRS	2	
RE	<u>294</u>	
All Types	342	

Prop Tax Total Bal: 95,324.46



TO: Mayor and Town Council
FROM: Gregory Gordos, AICP, Town Planner
DATE: January 12, 2026
SUBJECT: Application by Keystone Custom Builders. requesting Conditional Zoning approval for the development of a 12-lot conservation subdivision located at 3009 Forest Lawn Drive.

APPLICATION INFORMATION:

SUBMITTAL DATE: August 1, 2025
APPLICANT/ENGINEER: Casey Whiteman, Colliers Engineering & Design
PROPERTY LOCATION: 3009 FOREST LAWN DR
PARCEL ID#: 07150015
ACREAGE: +/- 16.66 acres
EXISTING LAND USE: Single-family residential
EXISTING ZONING: Residential-Conservation District (R-CD)

PROPOSAL:

The applicant is proposing the development of a 12-lot conservation (>50% open space) subdivision on a single parcel currently owned by the Helms family. The subdivision contains a single entrance on Forest Lawn Drive with a 100' buffer (per UDO) along the thoroughfare. Open space is primarily found at the rear of the property near steep slopes and floodplain for Twelvemile Creek. Other vacant lands along the creek are found to the east and south; Greylyn Drive is to the north and private road Walden Lane is across the street. Forest Lawn Drive, along with property along Weddington Road, remain some of the last undeveloped and contiguous tracts of land within Weddington.

Development Standards.

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO, including at applicant consent the new Appendix 2B. of the code.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

UDO Section D-607(C), Conditional Rezoning.

As required by UDO Section D-607(C)(5), the applicant held their required design charette outdoors on the property on April 29th, 2025 and a Community Meeting at Town Hall on June 19th, 2025. A public presentation was made to the Weddington Town Council at their regularly scheduled meeting on July 14th.

As a Conditional Zoning (CZ) application with over six residential units, approval is solely under the responsibility of the Town Council, with staff and the Planning Board serving as advisory. The Conditional Zoning process allows the developer and the town to ask for conditions which could include special exceptions to rules or additional improvements. The town and the developer must agree on a condition for it to become a part of an approval.

UDO Section D-703(D), Permitted Uses (by zoning district).

Pursuant to Table 1, Permitted Uses, as contained within UDO Section D-703(D), Conservation Residential Development is specifically listed as a permissible use within the R-CD zone, subject to Conditional Zoning approval.

UDO Section D-703(E), Lot and Building Standards Table.

Pursuant to Table 2, Lot and Building Standards, as contained within UDO Section D-703(E), all development within the R-CD is required to meet certain standards. The following table identifies those standards, as well as how the subject development proposal complies:

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		18,000 sq. ft. (avg. 20,000)	18,960 – 23,877 sq. ft.
Minimum Lot Width		120'	120' (min)
Minimum Setbacks	Front	50'	50'
	Side	15'	15'
	Rear	40'	40'
Maximum Height		35'	35'
Maximum Floor Area Ratio		N/A	N/A

UDO Section D-917A, Specific Requirements for All Residential Development.

UDO Section D-917A, establishes numerous rules for how residential development is intended to occur within the Town. These rules include, but are not limited to, the location of house sites, easements, the requirement of lots to abut public roads, street design and layout, cul-de-sacs, open space, buffering, and tree requirements. While not all these rules are appropriate to be included at this stage of the development process, there are many that must be considered.

UDO Section D-917A(A) Side lot lines shall be substantially at right angles or radial to street lines, and double frontage lots are to be avoided wherever possible.

The majority of lots are rectangular facing “Public Road A” and a stub-out “Public Road B” with two wedge-shaped lots on the cul-de-sac. Positive findings of compliance can be made.

UDO Section D-917A(D)(2) No proposed residential building lot that is partially subject to flooding as defined herein shall be approved unless there is established on the lot plan a contour line representing an elevation no lower than two feet above the base flood line as defined in Appendix 7. Floodplain Regulations.

While floodplain is found on the site, all proposed lots lie outside of it.

UDO Section D-917A(F)(1) All subdivision lots shall abut public roads.

All lots abut a proposed public road to be maintained by NCDOT and exit onto Forest Lawn. As such, positive findings of compliance can be made.

UDO Section D-917A(J)(1) Cul-de-sacs shall not exceed 500 feet.

One proposed road (A) is intersected by another public road, whereafter only four homes are accessed off the cul-de-sac. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. By creating connectivity to an adjacent, vacant parcel, the two roads comply with this requirement.

UDO Section D-917A(J)(2) When cul-de-sacs end in the vicinity of an adjacent undeveloped property capable of being developed in the future, a right-of-way or easement shall be shown on the final plan to enable the street to be extended when the adjoining property is developed.

A street extension is proposed onto adjacent property Parcel No. 07150017. Positive findings of compliance can be made. The turnaround as submitted will need to be shown as a full road extension on the Final Plat.

UDO Section D-917A(K)(2) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended. Street connections shall be designed so as to minimize the number of new cul-de-sacs and to facilitate easy access to and from homes in different part of the tract (and on adjoining parcels).

Unfortunately an additional cul-de-sac would be added to the network. However, only 12 homes are proposed and thus only one point of ingress-egress is required.

UDO Section D-917A(K)(5) Two points of ingress and egress onto an adjoining public road from subdivision containing more than 15 lots is required.

N/A. Only 12 lots proposed. Positive findings of compliance can be made.

UDO Section D-917A(K)(6) Developable lots shall be accessed from interior streets, rather than from roads bordering the tract.

All lots are accessed from the new interior streets rather than Forest Lawn.

UDO Section D-917A(O)(1) Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required.

The development proposal includes the provision of a 100-foot thoroughfare buffer. Sheet C-601 details the 39 buffer trees provided. Species are not specified as year-round and no existing trees would remain. See also Sheet C-100 Existing Conditions Plan.

UDO Section D-917A(Q)(2) Tree Save and Tree Replenish Requirements. In order to maintain or replenish the Town tree canopy in any new major residential development the following shall apply: a. The tree removal of trees greater than or equal to 8-inches DBH is not permitted within areas that have naturally occurring trees located outside the buildable area of a lot or development.

Please see limits of disturbance (LOD) as indicated on the Grading Plan and areas designated as Conservation Area as provided on the Layout Plan.

UDO Section D-917A(Q)(3) All buildings, building additions, and other structures (including but not limited to driveways) shall be located upon a lot or parcel of land in such a way as to minimize damage to or removal of Heritage trees.

Heritage Trees to be preserved are shown within the Planting Plan, with at least eight trees within the buildable area to be preserved. Several heritage trees visible from Forest Lawn Drive would be removed, however. See new exhibit and email provided from the Urban Forester.

UDO Section D-917B, Additional Specific Requirements for Conservation Residential Development.

UDO Section D-917B(B)(1) At a minimum, fifty percent (50%) of the net acreage of the tract will be required to be retained as Conservation Land. Not more than zero percent (0%) of the minimum required area of Conservation Lands shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).

This UDO Section was amended in 2025 to change the minimum required area of Conservation Lands and consider ZERO PERCENT (0%) of steep slopes and floodways. Positive findings of compliance cannot be made when applying this new standard given the existing FEMA AE zone.

Steep slopes and forestlands are the Highest Priority (Tier A) for Conservation Lands and should not be penalized.

UDO Section D-917B(E)(3) Because of their extreme limitations, stream valleys, swales and other lowland areas may warrant designation as Conservation Lands. They may also require adjoining buffer lands to be included as Conservation Lands, to be determined by an analysis of the protection requirements of such areas as determined by the Town Council on a case by-case basis upon finding that designation of such areas as Conservation Land would have significant and positive long-term environmental impact on the Conservation Lands.

Staff argues that the inclusion of floodplain as Conservation Land ensures permanent protection of the watershed and adjacent properties.

UDO Section D-917B(J)(2) *In addition, all principal dwelling units shall otherwise be set back a minimum of 50 feet from the external boundaries of the conservation subdivision.*

Positive findings of compliance can be made.

UDO Section D-917B(L) *Design Standards Specific to the Conservation Lands*

Conservation Lands on the provided plans includes the thoroughfare buffer, which is currently unforested. After several revisions Pedestrian Pathways were added to the Planting Plan but not the overall Schematic Plan. To the greatest extent feasible, each conservation residential development should provide at least one neighborhood green, not less than 10,000 square feet in area, planted with shade trees at 40-foot intervals around the edge. No neighborhood green was provided.

UDO Section D-917D, Supplemental Requirements for Certain Uses.

UDO Section D-917D, establishes supplements requirements for certain uses; however, not for all uses that are specifically listed in the UDO, including traditional residential development. As such, this Section is not applicable.

UDO Section D-918, General Requirements.

The various provisions set forth in UDO Section D-918, including, but not limited to visibility at intersections, lighting, screening, and landscaping, fences and walls, signs, and off-street parking and loading, as applicable, shall be reviewed for compliance with the submittal of plans for a Construction Permit. It is noted, however, that there do not appear to be any immediate concerns regarding compliance with these provisions.

UDO Appendix 5, Architectural Standards.

It is noted that many of the basic building design standards established in Appendix 5 are intended more for the engagement of pedestrians with retail storefronts and are not applicable to this residential proposal.

RELATION TO THE CODE OF ORDINANCES:

Appendix C, Traffic Impact Analysis.

Pursuant to Sec. II (A) (1), a Traffic Impact Analysis (TIA) is required for any CZ which is expected to create 50 or more peak hour vehicle trips or 500 or more daily vehicle trips. The proposal would add 12 single-family homes to Weddington. Even if each home had three vehicles operating at peak hours, it would not meet the threshold to require a traffic impact analysis. None provided or required.

LAND USE PLAN CONSISTENCY:

On June 3rd 2024 the Weddington Town Council adopted the new Comprehensive Land Use Plan, which established new goals and policies from those previously used by the Planning Board.

Land Use Goals:

Goal 1: New development and redevelopment activities shall be consistent with the Future Land Use Map and categories.

Policy LU 1.1: The following Future Land Use categories, along with their intended uses, densities, and intensities, are hereby established (floor area ratio (FAR) only applies to non-residential uses): a. Agriculture: This category is intended to accommodate very low density residential development to retain rural character and agricultural activity. Maximum density: 1 dwelling unit per 1.5 acres.

The subject property is identified as *Traditional Residential* in the 2024 Future Land Use Map (Map 4). Traditional Residential allows for low density residential developments and applies to areas where most of the lots and parcels are less than six acres in area. Primarily, parcels with this designation have one dwelling unit per acre. 12 lots are proposed over 17 acres: a density of less than one unit per acre for this proposal.

Transportation Goals:

Goal 1: Encourage the development of well-designed streets that are safe, connected, and welcoming for all users.

Policy: T 1.1: Major thoroughfares and key entryways shall be given the highest priority for beautification efforts and corridor design.

Forest Lawn Drive is a connector road between the municipalities of Stallings and Wesley Chapen, with the property in-between in Weddington largely forested. Adequate visual screening throughout the year is a key consideration in this conditional zoning case. Staff recommends a planting plan specific to the thoroughfare buffer to ensure adequate design.

Policy: T 1.3: Encourage roads be designed and constructed to provide a high level of safety and comfort for all users (pedestrians, bicyclists and motorists), in a manner consistent with the character of the neighborhood through which the road travels.

Sidewalks are not provided on Forest Lawn Drive or in the subdivision itself. Mulch trails are proposed but would not be graded or maintained to ADA accessibility.

Housing Goals:

Goal 2: Maintain the Town's strong single-family residential character.

Policy: H 1.1: Retain the residential character of the community by ensuring that new residential development consists of single-family homes with a maximum density of one (1) dwelling unit per 40,000 sq feet.

Low-density housing is proposed under 1 unit/ac (12 units on 16 acres).

Conservation Goals:

Goal 1: Ensure that all new development takes place in a manner that conserves open space and scenic views.

Policy: C 1.1: Preserve open space and scenic views through zoning regulations that require open space preservation in both conventional and conservation subdivisions, as well as commercial developments.

Common open space in the development is limited to Conservation Lands and buffers around the perimeter of the property. Open space is not a useable amenity but tree screening.

Infrastructure Goals:

Goal 1: Ensure that all existing and future developments in Weddington are served by adequate water, wastewater, drainage and emergency services.

Policy: I 1.1: Require water, wastewater, and drainage system improvements to be constructed concurrent with new development and that they provide adequate capacity to meet demands from existing and new users.

One stormwater pond is proposed for stormwater runoff, which must be designed to meet 100-year stormwater events per the Town of Weddington UDO. Union County Water serves the site and most importantly, public sewer shall be provided via an existing line on Twelvemile Creek.

Based upon the above, staff provides the following **Land Use Plan Consistency Statement** for consideration:

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.

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 12-lot conservation subdivision (unnamed), generally located on Forest Lawn Drive, be recommended for approval based upon the recommendation of the Planning Board (including review of Appendix 2B.) in a Special Called follow-up meeting on October 2nd, and the satisfaction of conditions recommended by the Town Planner as provided in your agenda packet (Sheet C-600-TREE REMOVAL, Sheet C-601-PLANTING PLAN).

ATTACHMENTS:

Application
Layout Plan
Existing Conditions Plan
Grading and Drainage Plan
Utilities Plan
Planting Plan
Zoning Map
Community Meeting Report



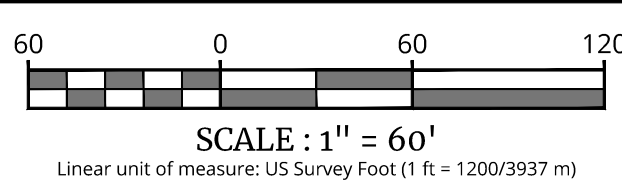
NOTE:
ORIGINAL SUBMITTAL WAS IN FEBRUARY OF 2025 USING 10% CRITERIA.
CODE CHANGE TO 20% WAS ON JULY 14, 2025.

PRELIMINARY
FOR REVIEW
ONLY

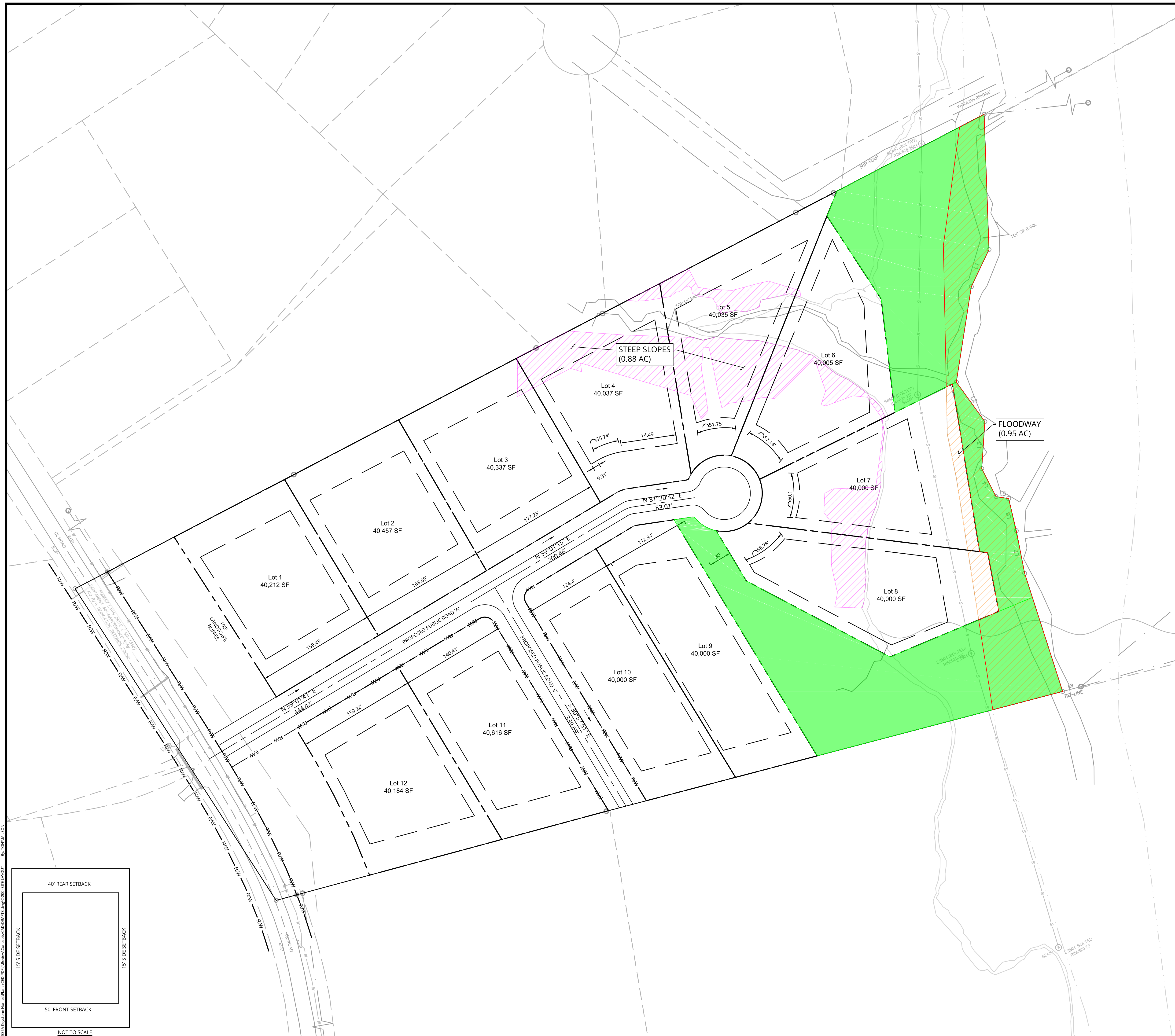
Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

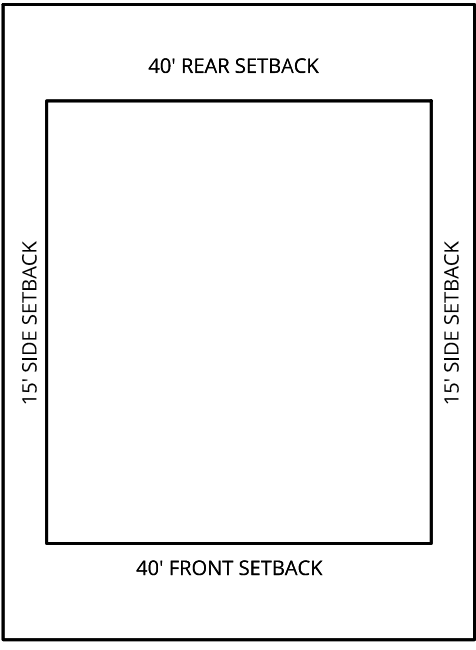
PIN 07150015
3009 FOREST LAWN DRIVE

SHEET TITLE:	YIELD PLAN
SHEET NUMBER:	C-200



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION





TYPICAL LOT SETBACKS

KEYSTONE CUSTOM HOMES, WEDDINGTON		
SITE DATA		
SITE ADDRESS	3009 FOREST LAWN DR, MATTHEWS, NC, 28104	
PARCEL (PIN)	07150015	
ZONING	RESIDENTIAL CONSERVATION DISTRICT (R-CD)	
PROPOSED USE	SINGLE FAMILY CONSERVATION DEVELOPMENT	
GROSS SITE AREA	16.66 AC	
TOTAL # OF LOTS	11	
MIN LOT SIZE	18,000 SF	
AVERAGE LOT SIZE	22,132 SF	
MIN LOT WIDTH	100 FT	
MAXIMUM BUILDING HEIGHT	35 FT	
CUL DE SAC ROAD A	156 FT	
	REQUIRED /EXISTING	PROPOSED
CONSERVATION SPACE	MIN. 6.96 AC	7.13 AC
MINIMUM FRONT SETBACK	40 FT	40 FT
MINIMUM REAR SETBACK	40 FT	40 FT
MINIMUM SIDE SETBACK	15 FT	15 FT

HERITAGE TREES

HERITAGE TREE TO REMAIN = 72 TREES

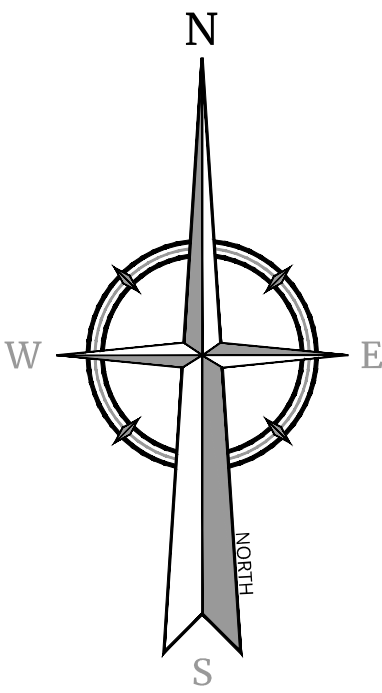
NON-HERITAGE TREE TO REMAIN = 720

PROPOSED TREES = 113 TREES

TOTAL TREES ONSITE - POST DEVELOPMENT = 905 TREES

LEGEND		
EXISTING	13+00	PROPOSED
TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)		12+00 13+00
RIGHT OF WAY LINE		
SETBACKS		
PROPERTY LINE		
EDGE OF PAVEMENT		
CURB		
DEPRESSED CURB		
SIDEWALK		
FENCES		
TREELINE		
ROADWAY SIGNS		
WETLAND LINE		
MUNICIPAL BOUNDARY LINE		
STALL COUNT		
ADA ACCESSIBLE STALL		
DEPRESSED CURB AND ADA RAMP		
FLOODWAY LIMITS		

50 0 50 100
SCALE : 1" = 50'
Linear unit of measure: US Survey Foot (1 ft = 1200/9937 m)



Colliers

Engineering & Design,
Architecture, Landscape Architecture,
Surveying, CT P.C.

www.colliersengineering.com

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Doing Business as MASER CONSULTANTS



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV. DATE. DRAWN BY. DESCRIPTION.

Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. # C-4746

SITE DEVELOPMENT PLANS

FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

Colliers

Engineering & Design,
Architecture, Landscape Architecture,
Surveying, CT P.C.

CHARLOTTE
5275 Parkway Plaza Boulevard,
Suite 100
Charlotte, NC 28217

Phone: 980.245.3161
Colliers Engineering & Design,
Architecture, Landscape Architecture,
Surveying, CT P.C.

SCALE: AS SHOWN
DATE: 09/25/25
PROJECT NUMBER: 25003536A
DRAWN BY: NNB
CHECKED BY: CW
DRAWING NAME: C-LAY2

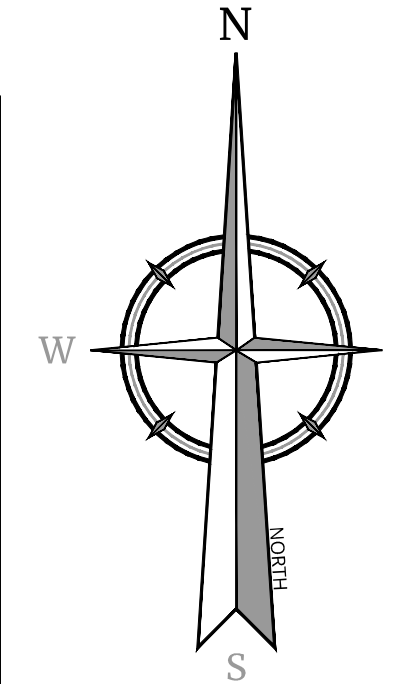
TREE PLANTING PLAN

C-200

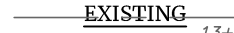
















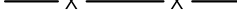
















NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

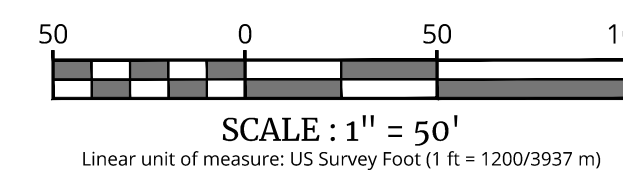
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

SHEET NUMBER: C-200



KEYSTONE CUSTOM HOMES, WEDDINGTON		
SITE DATA		
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MINIMUM FRONT SETBACK	40 FT	40 FT
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MINIMUM SIDE SETBACK	15 FT	15 FT

- ## LEGEND
- | <u>EXISTING</u> | <u>TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)</u> | <u>PROPOSED</u> |
|---|---|---|
|  | |  |
|  | RIGHT OF WAY LINE |  |
|  | SETBACKS |  |
|  | PROPERTY LINE |  |
|  | EDGE OF PAVEMENT |  |
|  | CURB |  |
|  | DEPRESSED CURB |  |
|  | SIDEWALK |  |
|  | FENCES |  |
|  | TREE LINE |  |
|  | ROADWAY SIGNS |  |
|  | WETLAND LINE |  |
|  | MUNICIPAL BOUNDARY LINE |  |
|  | STALL COUNT |  |
|  | ADA ACCESSIBLE STALL |  |
|  | DEPRESSED CURB AND ADA RAMP |  |
|  | FLOODWAY LIMITS |  |



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

[illegible]



January 28, 2026

Mr. Gregory Gordos, Town Planner
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: Weddington Acres – Release of Performance Bond

Dear Mr. Gordos:

LaBella has verified satisfactory completion of the dry ponds, roadway construction, and site grading for Weddington Acres previously bonded by the developer for the subdivision. As-built surveys of the stormwater systems and stormwater management pond with supporting Engineer's certification have previously been submitted to the Town. The as-built plans are acceptable. NCDOT has inspected and approved the driveway turn lanes at Weddington-Matthews Road and Antioch Church Road entrances (Attachment 1). Water and sewer utilities have been accepted by Union County Public Works (Attachment 2). The internal roadways are private and not subject to NCDOT approval. Therefore, the performance bond in the following amount may be released:

\$57,361.00

Please let us know of any questions or concerns.

Sincerely,

LaBella Associates

A handwritten signature in blue ink, appearing to read 'Robert E. Wilson', is positioned above the printed name and title.

Robert E. Wilson, PE
Project Manager

Attachments:

Union County Water Letter of Final Acceptance
NCDOT Driveway Access Permit Final Inspection
Bond Release/Reduction Review Form

cc: Blair Propert, Sunbelt Holdings



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

Attachment 1

J. ERIC BOYETTE
SECRETARY

February 25, 2022

Sunbelt Holdings SE I, LLC
Randy Allen
3129 Springbank Lane
Charlotte, NC 28226

SUBJECT: Final Inspection – Driveway Access Permit # - 16-050-U

This letter is to advise you that this office has made inspections of the road improvements associated with the subject permit. The project appears to be constructed in accordance with NCDOT standards. The project will now enter the one-year warranty period. Please reference the driveway permit number when requesting the bond to be released.

If you have any questions, please contact me at the number below.

Sincerely yours,

Robert Weltner
Engineering Specialist 1
Division 10 District 3
North Carolina Dept of Transportation

704-218-5100

Mailing Address:

NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS, DISTRICT 3
130 S. SUTHERLAND AVENUE
MONROE, NC 28112

Telephone: 704-218-5100

Fax: 704-292-1800

Customer Service: 1-877-368-4968

Website: ncdot.gov

Location:

130 S. SUTHERLAND AVENUE
MONROE, NC 28112



September 15, 2021

Sunbelt Holdings SE I, LLC
Attn: Graham Allen
3129 Springbank Ln.
Charlotte, NC 28226

RE: Letter of Final Acceptance for the Development: Weddington Acres

Dear Graham Allen;

This Letter of Final Acceptance pertains to the Development Phase referenced above. If you have requested that UCPW accept less than the entire Development Phase Project, such reduced portion of the Development Phase Project for which acceptance is given is identified on Exhibit A, attached and incorporated herein by reference. That part of the Development Phase Project for which acceptance is given, whether the entire Development Phase Project or only such portion as identified on Exhibit A, shall be referred to in this letter as the "Accepted Portion of the Development Phase Project." Article 5 of the Union County Water and Sewer Extension Ordinance (the "Ordinance") is enclosed for your convenience. Capitalized terms in this letter shall have the meanings set forth in the Ordinance, unless otherwise clearly required by the context.

UCPW has determined that all conditions imposed pursuant to Section 5.1 of the Ordinance for the Accepted Portion of the Development Phase Project have been satisfied. As to the Accepted Portion of the Development Phase Project, UCPW will release authorization to set water meters in accordance with the provisions in Section 5.2 of the Ordinance. The date of this letter will begin the warranty required pursuant to Section 5.5 of the Ordinance. You are requested to contact UCPW three months prior to expiration of the applicable warranty in order that a warranty inspection may be conducted in accordance with Section 5.6 of the Ordinance.

Union County Water
500 N. Main Street, Suite 500
Monroe, NC 28112
T 704-296-4210
unioncountync.gov/water



Please contact UCPW should you have any questions.

Sincerely,

Crystal Panico, PE
New Development Program Manager

Cc: Weston Boles- WK Dickson
Amy McCaskill- UCW
Jennifer Corbett- UCW
Leamon Brice- Town of Weddington

COP/lm



EXHIBIT A

If only a portion of the Development Phase Project is being accepted as evidenced by this Letter, such portion is described below or in accordance with the stapled attachment identified below:



ARTICLE 5 - SYSTEM ACCEPTANCE AND INITIATION OF SERVICE

5.1 - Conditions for Acceptance

Prior to acceptance of the water and sewer infrastructure by UCPW and as a prerequisite to activation of water and/or sewer service within the Development Phase Project, Developer shall ensure that all of the following conditions have been satisfied:

1. All punch list items identified in the final inspection performed pursuant to Article 4 have been resolved.
2. UCPW has received a Warranty Repair Guarantee as described in Section 5.6.
3. All applicable NCDENR/NCDWQ approvals have been obtained.
4. Developer's Engineer of Record has submitted to UCPW an opinion of cost of the value of the water and sewer improvements.
5. All releases have been obtained by other agencies, such as State, County or others applicable to encroachment permits or other liabilities.
6. All easements necessary for the conveyance of the water and/or sewer facilities to be maintained and owned by UCPW have been executed and recorded with the Union County Register of Deeds.
7. UCPW has received transfer of title for all real property and infrastructure that is to be dedicated to UCPW either by fee simple conveyance or granting of easements, as further described in Section 5.4.
8. The Engineer of Record has provided to UCPW in writing all applicable NCDENR/NCDWQ certifications and test results.
9. UCPW has received record drawings, pump station specific operation and maintenance manuals, if applicable, and any other supporting documentation in paper and electronic format as provided for in the UCPW Standard Sewer and Water Specifications.
10. The Engineer of Record has submitted to UCPW a certificate of completion certifying that the water and sewer infrastructure has been constructed in conformance with the terms and conditions of the Standard Water and Sewer Line Extension Agreement for this Project.

Once the above items have been completed to the satisfaction of UCPW, UCPW will issue a Letter of Final Acceptance and then water and sewer service may be activated as provided in Section 5.2.

5.2 - Meter Set/Service Authorization

Upon satisfaction of the items delineated in Section 5.1, UCPW will release authorization to set water meters for those portions of the Development Phase Project accepted by UCPW. Developer or the home builder must contact UCPW Customer Service to pay meter installation fees and schedule the water meter installation. After such fees have been paid, UCPW will install the meter and establish an account in the name of the current property owner of the Lot



the meter is being set to serve. UCPW will notify the Union County Inspections Department of its release for issuance of certificate of occupancy for those metered connections to the system.

Water furnished for a given Lot shall be used on that Lot only. Each consumer's service must be separately metered at a single delivery and metering point.

Master meters may be allowed or required to serve commercial buildings, multi-family buildings, or other applications on any un-subdivided parcel at the time of the initial application at the sole discretion of UCPW.

5.3 - Partial Acceptance

In some cases, Developer may want UCPW to accept a portion of the water and sewer infrastructure to allow for authorization of service to a portion of the Development Phase prior to final completion and acceptance of the Development Phase Project by UCPW. Developer recognizes that such partial acceptance is solely for Developer's benefit in expediting Service Authorizations to potential customers. UCPW may accept a portion of the Development Phase Project if UCPW, in its sole discretion, determines that such acceptance would not impact primary system functionality or create potential water quality problems.

For any such portion to be accepted by UCPW, all conditions in Section 5.1 must be satisfied as applicable to that portion of the Development Phase Project. Developer shall segregate that portion of the work being activated from the remaining infrastructure by providing a jumper connection on the water lines and terminating sewers at a manhole.

Developer shall remain responsible for the cost of repairs for any damage to the work accepted by UCPW under this section from the time of activation until acceptance of the entire Development Phase Project, regardless of the cause of the damages, including damages from third parties. Developer must post a maintenance/repair guarantee with UCPW for that portion of the work as described in Section 5.5.

Developer shall provide such performance guarantee or security as may be required by the Appropriate Planning Agency in its land development ordinance(s) to ensure the completion of construction of the required infrastructure necessary to serve the remainder of the Development Phase not subject to partial acceptance. UCPW shall not be responsible for requiring a performance guarantee or security for completion of such infrastructure, except as may be otherwise required by the County's land development ordinance(s).

5.4 - Transfer of Title

Upon acceptance by UCPW of all water distribution and sewage collection systems installed pursuant to the Development Phase Project, Developer and Owner shall transfer title to such



infrastructure to UCPW. As further evidence of transfer of title, upon completion of the installation and prior to the activation of service by UCPW, Developer and Owner shall, without cost to UCPW:

- (a) Convey or dedicate to UCPW, its successors and assigns by good and sufficient easement in a form satisfactory to UCPW a perpetual right, easement and privilege to operate, maintain and repair or replace all water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment within the Development Phase Project in connection with supplying water and wastewater service to the inhabitants, occupants and customers in the Development Phase and secure a release or subordination of each mortgagee's and lienholder's interest in the easement and fixtures thereon.
- (b) Transfer to UCPW by document in a form satisfactory to UCPW all right, title and interest in and to all of the water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment installed pursuant to the Development Phase Project.
- (c) Furnish UCPW with an affidavit that all persons, firms or corporations that furnished labor or materials in the construction of the Development Phase Project have been paid. The affidavit shall be written in such a form as approved and accepted by UCPW.
- (d) Furnish UCPW with a release of liens from all contractors and suppliers that provided materials and/or labor in the construction of the Development Phase Project. The release shall be written in such a form as approved and accepted by UCPW.
- (e) Furnish UCPW with all manufacturers' warranties which Developer received or is due to receive on any part of the installations.
- (f) Pay to UCPW any and all applicable costs and fees which are due and payable prior to connection to UCPW's wastewater system or water system.

5.5 - Warranty/Repair Guarantee

Prior to final acceptance by UCPW of any portion of the Development Phase Project, Developer shall provide a Warranty/Repair Guarantee to UCPW in the form of an irrevocable letter of credit, a cash deposit, or such other security as may be acceptable to UCPW. The amount of the letter of credit or cash deposit will be equal to ten percent (10%) of the Engineer of Record's opinion of cost of the value of the water and sewer improvements to be accepted by UCPW. The Warranty/Repair Guarantee shall remain in effect for a period of one (1) year after the acceptance by UCPW of the entire Development Phase Project or until all infrastructure required in the final plat for the Development Phase has been installed, whichever is later.

If during the warranty period UCPW determines that a system or component has failed, UCPW will attempt to notify Developer so that Developer may effect repairs. Should Developer not be able to repair the damage or defect within twenty-four (24) hours or such longer period if deemed reasonable by UCPW, UCPW may make such repairs and apply the cost against this warranty. Furthermore, all other items specified in this Ordinance and within the approved engineering plans and specifications which have not been completed as specified may be corrected by UCPW and the cost for such corrections will be applied against this warranty. UCPW will attempt to notify Developer by mail at least five (5) business days prior to exercising



the use of the letter of credit or cash deposit. In the event the repair exceeds the amount of the letter of credit or cash deposit, Developer shall be responsible for reimbursement of the excess amount.

5.6 – Warranty Inspection

Following completion of construction of all infrastructure identified on the approved plat for the Development Phase Project, including installation of all utilities (by way of illustration and not limitation, telephone, gas, power, cable television), Developer or Developer's Engineer of Record shall make a written request for a Warranty Inspection. Developer shall provide not less than two (2) business days' notice for any inspections requested outside of the normal week day work hours, 8 a.m. to 5 p.m. Monday through Friday. The Engineer of Record and UCPW Inspector shall prepare a written punch list of any defects or deficiencies noted during this inspection, should any exist. All identified deficiencies must be corrected to the satisfaction of UCPW prior to reducing or releasing any Warranty Repair Guarantees.



TOWN OF WEDDINGTON

Bond Release / Reduction Review

SURETY INFORMATION

Date of Issue: February 14, 2024 Amount in Figures: \$57,361.00
Amount in Words: Fifty Seven Thousand three hundred and sixty one dollars 00/100
☐ Check: Number _____ Bank Name: _____
☐ Irrevocable Letter of Credit: Number _____
☒ Bond: Number CMS0330993

PROJECT INFORMATION

Project Name: Weddington Acres Phase # 1 Map # _____
Purpose (Brief description): Improvements

Items Needed for Bond / Cash/ LOC Reduction or Release:

- ☐ As-Built drawing for Storm Drainage system with Engineer's Certification
- ☐ As-Built drawing for Storm Water Control Facilities with Engineer's Certification
- ☐ Executed Operation & Maintenance Agreement for stormwater control facilities recorded w/ final plat
- ☐ NCDOT Built to Suit Letter for completed street subgrade, stone, and asphalt (public streets)
- ☐ UCPW acceptance letter for water and sewer utilities
- ☐ Verification by Town representative for construction completion of reduced /released items
- ☐ Stamped Bond Estimate (for reductions only)

RELEASE INFORMATION *(party responsible)*

Name: Randy Allen Title: Manager
Company: Sunbelt Holdings SE I, LLC
Address: 3129 Springbank lane, Suite 201, Charlotte, NC 28226
Email: blair.proper@sunbeltlandmgmt.com Phone: (704)295-4623
Signature:  Date: 1-23-2026



Code Enforcement Report

January 23, 2025

What was accomplished this week?

- Meeting held with staff to discuss code enforcement cases.
- Inspections at 4002 Ancestry, 236 Gatewood, and 4000 Ambassador
- Notices sent to Notice sent to 236 Gatewood

What will be accomplished next week?

- Meeting to discuss ongoing code cases, new potential cases
- Inspections at 109 Foxton, 6939 Tree Hill, 4519 Beulah Church

Schedule Status:

- 4500 Homestead (Construction Debris): Abatement scheduled-cost of abatement will not be recouped by property lien as site is unbuildable.
- 109 Foxton: Next Inspection Next Inspection Jan 24th
- 416 Gatewood: Property owner is attempting to apply for a permit which would negate any minimum housing issue so long as it's active.
- 4000 Ambassador: Discussion with team Next Week
- 6939 Tree Hill: Next Inspection Jan 24th
- 6259 Greystone: Discussion to happen with property owner
- 4519 Beulah Church: Next Inspection Jan 24th
- 236 Gatewood: Next Inspection Feb 23rd

Other Issues or Concerns:

- New code enforcement officer will be beginning in next few months. Matthew will still be on for transition and will be overseeing the contract post transition.

Matthew Rea, AICP, NCCZO
(330) 885-0937
mrea@ibts.org

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 01/31/26

	2026	2025
Assets		
10-1120-000 SOUTH STATE CHECKING ACCOUNT	734,462.50	735,558.48
10-1120-001 TRINITY MONEY MARKET	0.00	0.00
10-1120-002 CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000 BB&T/TRUIST CHECKING	1,581,848.78	492,051.80
10-1130-001 BB&T/TRUIST MONEY MARKET	1,862,725.84	2,336,152.82
10-1140-000 NC CLASS INVESTMENT ACCOUNT	266,877.86	260,501.59
10-1170-000 NC CASH MGMT TRUST	5,253,446.95	5,131,607.54
10-1205-000 DUE FROM OTHER FUNDS (SCIF/PARK)	97,590.32	54,932.32
10-1210-000 A/R SOLID WASTE FEES	13,139.59	24,175.84
10-1210-001 A/R SOLID WASTE FEES PRIOR YR	0.00	0.00
10-1210-002 A/R SOLID WASTE FEES NEXT 8 PY	51,874.31	51,874.31
10-1211-001 A/R PROPERTY TAX	90,593.25	13,279.34
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	7,480.10	9,149.43
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,455.55	5,019.66
10-1213-000 A/R PROPERTY TAX INTEREST RECEIVABL	2,661.38	1,632.50
10-1214-000 PREPAID ASSETS	0.00	36,575.14
10-1215-000 A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	91,453.12
10-1216-000 A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	7,790.24
10-1217-000 A/R INTERGOVT - UTILITY/SOLID WASTE	0.00	105,899.33
10-1220-000 AR OTHER	0.00	16,375.60
10-1232-000 SALES TAX RECEIVABLE	670.89	670.89
10-1240-000 INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003 FIXED ASSETS - EQUIPMENT	32,076.19	32,076.19
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005 FIXED ASSETS - COMPUTERS	9,539.00	9,539.00
10-1610-006 FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
Total Assets	<u>12,747,636.91</u>	<u>12,149,509.54</u>
Liabilities & Fund Balance		
10-2110-000 ACCOUNTS PAYABLE	0.00	39,644.26
10-2115-000 ACCOUNTS PAYABLE ACCRUAL	387.00	387.00
10-2116-000 CUSTOMER REFUNDS	8,860.77	8,765.30
10-2120-000 BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000 FICA TAXES PAYABLE	0.00	0.00
10-2152-000 FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000 STATE W/H TAXES PAYABLE	305.00-	305.00-
10-2154-001 NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000 HEALTH INSURANCE PAYABLE	3,241.88-	0.00
10-2156-000 LIFE INSURANCE PAYABLE	119.93-	0.00
10-2157-000 401K PAYABLE	0.00	0.00
10-2200-000 ENCUMBRANCES	0.00	0.00
10-2210-000 RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000 DEFERRED REVENUES- TAX INTEREST	2,661.38	1,632.50
10-2610-000 DEFERRED REVENUE SOLID WASTE FEES	13,139.59	24,175.84
10-2610-001 DEFERRED REVENUE SOLID WASTE PY	0.00	0.00
10-2610-002 DEFERRED REVENUE SOLID WASTE N8 PY	51,874.31	51,874.31
10-2620-000 DEFERRED REVENUE - DELQ TAXES	7,480.10	9,149.43
10-2625-000 DEFERRED REVENUE - CURR YR TAX	90,593.25	13,279.34
10-2630-000 DEFERRED REVENUE-NEXT 8	9,455.55	5,019.66
10-2635-000 DEFERRED REVENUE - PREPAID TAXES	0.00	0.00
Total Liabilities	<u>228,681.39</u>	<u>201,518.89</u>
10-2640-001 FUND BALANCE - UNASSIGNED	4,011,564.15	4,011,564.15

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 01/31/26

		2026	2025
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,774,809.59	2,774,809.59
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,606,373.74</u>	<u>7,606,373.74</u>
	Revenue	2,431,104.67	1,054,301.79
	Less Expenses	<u>1,860,139.80</u>	<u>458,632.60-</u>
	Net	<u>570,964.87</u>	<u>1,512,934.39</u>
	Total Fund Balance	<u>8,177,338.61</u>	<u>9,119,308.13</u>
	Total Liabilities & Fund Balance	<u><u>8,406,020.00</u></u>	<u><u>9,320,827.02</u></u>

WEDDINGTON

Statement of Revenue and Expenditures - Standard

02/03/2026
05:07 PM**Revenue Account Range:** First to zz-zzzzz-zzz**Expend Account Range:** First to zz-zzzzz-zzz**Print Zero YTD Activity:** No**Include Non-Anticipated:** Yes**Include Non-Budget:** No**Prior Year:** Thru 01/31/25**Current Period:** 01/01/26 to 01/31/26**Year To Date As Of:** 01/31/26

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	774,295.99	1,700,000.00	141,685.93	1,680,902.69	19,097.31-	99
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	8,132.33	7,500.00	529.40	5,799.24	1,700.76-	77
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	925.12	500.00	0.00	4.52	495.48-	1
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	55,927.83	102,000.00	18,674.95	52,667.35	49,332.65-	52
10-3115-180	TAX INTEREST	1,958.00	3,000.00	417.59	5,075.58	2,075.58	169
10-3120-000	SOLID WASTE FEE REVENUES	1,168,491.98	10,000.00	1,247.75	11,109.87	1,109.87	111
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	288,415.70	408,000.00	34,389.93	170,779.29	237,220.71-	42
10-3322-220	BEER & WINE TAX	0.00	45,000.00	0.00	0.00	45,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	135,964.40	425,000.00	0.00	120,671.44	304,328.56-	28
10-3329-220	ARPA FEDERAL FUNDS	195,969.19	0.00	0.00	0.00	0.00	0
10-3333-220	SOLID WASTE DISP TAX	2,856.80	5,000.00	0.00	5,534.89	534.89	111
10-3340-400	ZONING & PERMIT FEES	14,440.00	15,000.00	31,475.00	44,872.50	29,872.50	299
10-3350-400	SUBDIVISION FEES	7,110.03	10,000.00	0.00	5,500.00	4,500.00-	55
10-3360-400	STORMWATER EROSION CONTROL FEES	308.75	3,500.00	0.00	2,750.00	750.00-	79
10-3830-891	MISCELLANEOUS REVENUES	241,409.26	2,500.00	9.54	141.68	2,358.32-	6
10-3831-491	INVESTMENT INCOME	166,927.75	250,000.00	20,066.89	155,295.62	94,704.38-	62
General Fund Revenue Totals		3,063,133.13	2,987,000.00	248,496.98	2,261,104.67	725,895.33-	75

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	590,341.36	1,082,950.00	89,944.98	625,738.26	457,211.74	58
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON

Statement of Revenue and Expenditures

02/03/2026
05:07 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-155	POLICE PROTECTION	294,330.45	691,645.00	163,481.70	490,445.10	201,199.90	71
10-4110-160	EVENT PUBLIC SAFETY	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-180	GOVERNING BOARD	0.00	0.00	0.00	0.00	0.00	0
10-4110-190	LEGAL	0.00	0.00	0.00	0.00	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	30,528.00	72,500.00	10,660.00	31,410.00	41,090.00	43
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	0.00	20,000.00	0.00	17,858.68	2,141.32	89
10-4110-340	PUBLICATIONS	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	6,451.59	10,000.00	1,217.04	11,779.48	1,779.48-	118
10-4110-343	SPRING EVENT	0.00	8,550.00	0.00	0.00	8,550.00	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	17,500.00	0.00	15,849.60	1,650.40	91
10-4110-498	LIBRARY DONATIONS	75,000.00	0.00	0.00	0.00	0.00	0
	4110 GENERAL GOVERNMENT	996,651.40	1,918,145.00	265,303.72	1,193,081.12	725,063.88	62
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	41,240.59	74,250.00	5,971.88	42,848.33	31,401.67	58
10-4120-123	SALARIES - TAX COLLECTOR	35,054.56	64,500.00	4,779.68	35,504.72	28,995.28	55
10-4120-124	SALARIES - FINANCE OFFICER	11,033.86	21,615.00	1,666.56	10,999.90	10,615.10	51
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	14,700.00	25,500.00	1,700.00	13,900.00	11,600.00	55
10-4120-181	FICA EXPENSE	7,805.11	15,500.00	1,080.06	7,898.98	7,601.02	51
10-4120-182	EMPLOYEE RETIREMENT	16,563.67	29,575.00	2,416.96	17,613.75	11,961.25	60
10-4120-183	EMPLOYEE INSURANCE	19,243.00	37,975.00	2,300.14	16,100.98	21,874.02	42
10-4120-184	EMPLOYEE LIFE INSURANCE	271.04	500.00	83.66	585.62	85.62-	117
10-4120-185	EMPLOYEE S-T DISABILITY	182.00	375.00	45.79	320.53	54.47	85
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON

Statement of Revenue and Expenditures

02/03/2026
05:07 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-191	AUDIT FEES	0.00	15,000.00	0.00	0.00	15,000.00	0
10-4120-193	CONTRACT LABOR	12,428.74	9,000.00	0.00	8,730.96	269.04	97
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	1,783.97	10,000.00	818.58	2,365.28	7,634.72	24
10-4120-210	PLANNING CONFERENCE	0.00	2,000.00	0.00	0.00	2,000.00	0
10-4120-321	TELEPHONE - ADMIN	932.91	2,000.00	169.21	1,184.38	815.62	59
10-4120-325	POSTAGE - ADMIN	1,137.65	2,500.00	0.00	1,068.36	1,431.64	43
10-4120-331	UTILITIES - ADMIN	1,926.80	5,000.00	480.19	1,924.59	3,075.41	38
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	16,426.25-	5,000.00	0.00	0.00	5,000.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	61,685.07	97,000.00	9,323.04	57,258.64	39,741.36	59
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	44,944.34	105,000.00	4,000.00	48,062.38	56,937.62	46
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,013.36	1,500.00	0.00	1,063.02	436.98	71
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	3,240.00	6,500.00	600.00	3,120.00	3,380.00	48
10-4120-370	ADVERTISING - ADMIN	449.02	500.00	0.00	140.92	359.08	28
10-4120-397	TAX LISTING & TAX COLLECTION FEES	377.35	500.00	0.00	396.99	103.01	79
10-4120-400	ADMINISTRATIVE: TRAINING	2,695.60	7,500.00	1,325.00	4,935.00	2,565.00	66
10-4120-410	ADMINISTRATIVE: TRAVEL	2,744.29	5,000.00	1,334.98	3,519.33	1,480.67	70
10-4120-450	INSURANCE	26,649.27	28,350.00	0.00	28,036.61	313.39	99
10-4120-491	DUES & SUBSCRIPTIONS	17,693.04	29,925.00	675.00	24,743.61	5,181.39	83
10-4120-498	GIFTS & AWARDS	561.30	1,500.00	593.67	842.46	657.54	56
10-4120-499	MISCELLANEOUS	9,910.49	9,500.00	1,229.19	5,594.41	3,905.59	59
	4120 ADMINISTRATIVE	319,840.78	613,065.00	40,593.59	338,759.75	274,305.25	55
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4130-121	SALARIES - ZONING ADMINISTRATOR	47,887.09	85,200.00	7,000.00	50,218.30	34,981.70	59
10-4130-122	SALARIES - ASST ZONING ADMINISTRATOR	0.00	22,450.00	1,794.00	7,394.50	15,055.50	33

WEDDINGTON

Statement of Revenue and Expenditures

02/03/2026
05:07 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	14,082.41	26,250.00	1,821.51	13,704.41	12,545.59	52
10-4130-124	SALARIES - PLANNING BOARD	1,300.00	6,300.00	300.00	2,150.00	4,150.00	34
10-4130-125	SALARIES - SIGN REMOVAL	2,031.75	3,600.00	264.60	2,145.15	1,454.85	60
10-4130-181	FICA EXPENSE - P&Z	4,885.89	11,765.00	805.21	5,408.07	6,356.93	46
10-4130-182	EMPLOYEE RETIREMENT - P&Z	8,001.94	20,050.00	1,223.60	8,778.16	11,271.84	44
10-4130-183	EMPLOYEE INSURANCE	9,618.00	19,350.00	1,150.07	8,050.49	11,299.51	42
10-4130-184	EMPLOYEE LIFE INSURANCE	179.20	375.00	47.00	329.00	46.00	88
10-4130-185	EMPLOYEE S-T DISABILITY	98.00	200.00	30.46	213.22	13.22-	107
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	53,756.30	67,000.00	0.00	14,040.80	52,959.20	21
10-4130-193	CONSULTING	22,639.28	75,000.00	380.00-	33,018.60	41,981.40	44
10-4130-194	CONSULTING - COG	0.00	15,000.00	0.00	6,476.93	8,523.07	43
10-4130-195	OTHER CONSULTING CONTRACTS	0.00	55,500.00	0.00	0.00	55,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	1,819.23	7,500.00	716.07	1,963.67	5,536.33	26
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	75,000.00	0.00	0.00	0.00	0.00	0
10-4130-321	TELEPHONE - PLANNING & ZONING	932.92	2,000.00	169.20	1,184.33	815.67	59
10-4130-325	POSTAGE - PLANNING & ZONING	992.88	2,500.00	0.00	1,068.37	1,431.63	43
10-4130-331	UTILITIES - PLANNING & ZONING	1,792.68	5,000.00	345.20	2,014.01	2,985.99	40
10-4130-370	ADVERTISING - PLANNING & ZONING	376.84	500.00	0.00	140.92	359.08	28
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	30,000.00	0.00	0.00	30,000.00	0
	4130 ECONOMIC & PHYSICAL DEVELOPMEN	245,394.41	455,790.00	15,286.92	158,298.93	297,491.07	35
	General Fund Expenditure Totals	1,561,886.59	2,987,000.00	321,184.23	1,690,139.80	1,296,860.20	57
	10 General Fund	Prior	Current	YTD			

WEDDINGTON
Statement of Revenue and Expenditures

Revenues:	3,063,133.13	248,496.98	2,261,104.67
Expenditures:	1,561,886.59	321,184.23	1,690,139.80
Net Income:	1,501,246.54	72,687.25-	570,964.87

Grand Totals	Prior	Current	YTD
Revenues:	3,063,133.13	248,496.98	2,261,104.67
Expenditures:	1,561,886.59	321,184.23	1,690,139.80
Net Income:	1,501,246.54	72,687.25-	570,964.87

**TOWN OF WEDDINGTON
OSBM QUARTERLY UPDATE
AS OF 12/31/25**

BEGINNING OSBM BALANCE	\$ 250,000.00
INTEREST EARNED FY25	7,872.20
BALANCE AT 7/1/25	<u><u>\$ 257,872.20</u></u>
INTEREST EARNED 7/1/25-12/31/25	5,469.21
BALANCE AT 12/31/25	<u><u>\$ 263,341.41</u></u>

**TOWN OF WEDDINGTON
ARPA QUARTERLY UPDATE
AS OF 12/31/25**

BEGINNING ARPA BALANCE	\$ 1,635,187.50
SPENT 10/1/21-6/30/23	(799,944.67)
SPENT 7/1/23-6/30/24	(639,273.64)
SPENT 7/1/24-12/31/24	(195,969.19)
BALANCE AT 7/1/25	<div><div>\$ -</div></div>
SPENT 7/1/25-12/31/25	-
BALANCE AT 12/31/25	<div><div>\$ -</div></div>

**TOWN OF WEDDINGTON
SCIF QUARTERLY SUMMARY REPORT
AS OF 12/31/2025**

		TOWN HALL REPAIR & RENOVATIONS	OUTBUILDING RENOVATION & SIDEWALK CONSTRUCTION	PARK PLAZA CONSTRUCTION	TOWN PARK AMPITHEATER & PICNIC TABLES	LANDSCAPING, LIGHTING, GRADING & IRRIGATION	INTERSECTION IMPROVEMENTS	AUDIO-VISUAL ENHANCEMENTS	CONSULTING & PROJECT MANAGEMENT	ESTIMATED COST OVERRUNS	INTEREST EARNED	
SCIF PROJECT ORDINANCE BUDGET	\$	-	\$ 175,000.00	\$ 150,000.00	\$ 105,000.00	\$ 75,000.00	\$ 35,000.00	\$ 65,000.00	\$ 20,000.00	\$ 75,000.00	\$ 150,000.00	\$ -
RECEIPT OF FUNDS 8/25/23	\$	850,000.00										
INTEREST EARNED AS OF 12/31/25	\$	63,130.26										\$ 63,130.26
TRANSFER TO GENERAL FUND	\$	(153,081.57)	\$ (42,555.57)	\$ -	\$ (102,034.00)	\$ -	\$ (8,492.00)	\$ -	\$ -	\$ -	\$ -	
SCIF CASH BALANCE AT 12/31/25	\$	760,048.69	\$ 132,444.43	\$ 150,000.00	\$ 2,966.00	\$ 75,000.00	\$ 26,508.00	\$ 65,000.00	\$ 20,000.00	\$ 75,000.00	\$ 150,000.00	\$ 63,130.26
DUE TO GENERAL FUND FY2025												
DEHAAN PAINTING	Nov-23	\$ 10,320.00	\$ 10,320.00									
DEHAAN PAINTING	Dec-23	\$ 3,945.63	\$ 3,945.63									
DEHAAN PAINTING DEPOSIT	Sep-23	\$ (10.00)	\$ (10.00)									
WD SMITH GRADING ADJ		\$ (337.36)		\$ (337.36)								
XL MEDIAWORKS	Jul-24	\$ 14,329.05						\$ 14,329.05				
LABELLA CONSULTING	Jun-25	\$ 26,685.00							\$ 26,685.00			
DUE TO GENERAL FUND FY2025	\$	54,932.32	\$ 14,255.63	\$ -	\$ (337.36)	\$ -	\$ -	\$ -	\$ 14,329.05	\$ 26,685.00	\$ -	\$ -
DUE TO GENERAL FUND FY2026												
LABELLA CONSULTING	Jul-25	\$ 13,710.00							\$ 13,710.00			
LABELLA CONSULTING	Sep-25	\$ 11,034.00							\$ 11,034.00			
DUE TO GENERAL FUND FY2026	\$	79,676.32	\$ 14,255.63	\$ -	\$ (337.36)	\$ -	\$ -	\$ -	\$ 14,329.05	\$ 51,429.00	\$ -	\$ -
SCIF BALANCE REMAINING AT 12/31/25												
SCIF BALANCE REMAINING AT 12/31/25	\$	680,372.37	\$ 118,188.80	\$ 150,000.00	\$ 3,303.36	\$ 75,000.00	\$ 26,508.00	\$ 65,000.00	\$ 5,670.95	\$ 23,571.00	\$ 150,000.00	\$ 63,130.26

**TOWN OF
W E D D I N G T O N
MEMORANDUM**

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: February 9, 2026

SUBJECT: Tax Report– January 2026

Transactions:	
Interest Charges	\$1935.94
Balance Adjustments	\$175.79
Refunds	\$8567.89
Releases	\$(283.25)
2022	\$(71.17)
2023	\$(737.97)
2024	\$(1369.71)
2025	\$(147,224.26)
As of January 31, 2026, the following taxes remain Outstanding:	
2014	\$136.06
2015	\$187.26
2016	\$251.29
2017	\$421.72
2018	\$139.46
2019	\$390.77
2020	\$285.81
2021	\$408.89
2022	\$1914.84
2023	\$9086.29
2024	\$17,594.18
2025	\$95,657.36

2025 Credit Bal	\$(98.61)
Total Outstanding:	\$126,375.32