



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, APRIL 13, 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. Presentation From Active Waste
10. Consent Agenda
 - A. February 12, 2026 Town Council Worksession Retreat Minutes
 - B. March 9, 2026 Town Council Regular Meeting Minutes
 - C. Approve Continued Participation in Union County Urban Forestry Contract
 - D. Authorize Tax Collector to charge off 2014 Property Taxes
11. Old Business
 - A. Discussion of Environmental Survey Scope of Work
 - B. Discussion and Consideration of Website Redesign Contract
12. New Business
 - A. CZ 2026-02 - Application by Toll Brothers for Conditional Zoning Approval for development of a 39-lot subdivision at 5017 Weddington Matthews Road and Statement of Land Use Consistency
 - i. Public Hearing
 - ii. Discussion and Consideration
 - iii. Statement of Land Use Consistency
 - B. Text Amendment O-2026-1 Section D607C. Conditional Rezoning
 - i. Public Hearing
 - ii. Discussion and Consideration
 - iii. Statement of Land Use Consistency
 - C. Text Amendment O-2026-2 Section D917A.(G) Private Roads and Gatehouses; D917B.(L) Design Standards Specific to the Conservation Lands; D917E.(D) Lots in Floodplains

- i. Public Hearing
 - ii. Discussion and Consideration
 - iii. Statement of Land Use Consistency
 - D. Discussion of New Text Amendments
 - i. Section D-917D (A) Agricultural Uses (chicken coops)
 - ii. Architectural Standards
 - iii. Engineer review of projects prior to Planning Board
 - E. Discussion and Consideration of Appointments to Board of Adjustment
 - F. Discussion of amending Board of Adjustment Rules of Procedure
 - G. Discussion and Consideration of amendments to Planning Board Rules of Procedure
 - H. Appointments to the Park and Events Advisory Board
 - I. Discussion of Town of Weddington Youth Council
 - J. Discussion of timing of Town Council Packets
- 13. Code Enforcement Report
- 14. Update from Finance Officer and Tax Collector
- 15. Updates from Town Planner and Town Administrator
- 16. Transportation Report
- 17. Council Comments
- 18. Enter into Closed Session NCGS 143-318.11(a)(3) consult with attorney and (6) personnel
- 19. Adjournment

Agenda Item 8. Public Safety Report



Union County Sheriff's Office

Events By Nature

For the Month of: March 2026

Date of Report

4/1/2026

11:48:16AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	39
ABANDONED VEHICLE	1
ABC INVESTIGATION	1
ABUSE ABANDON NEGLECT LAW	2
ACCIDENT BRAVO	2
ACCIDENT EMD	1
ACCIDENT HITRUN PD LAW	6
ACCIDENT PD ONLY	23
ACN BRAVO	1
ALARMS LAW	40
ANIMAL COMP SERVICE CALL LAW	7
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	3
BOLO	4
BOMB THREAT OR FOUND	1
BURGLARY HOME OTHER NONBUSINESS	1
BUSINESS CHECK	34
CARDIAC ARREST ECHO	1
CARDIAC RESPIRATORY ARREST EMD	1
CARELESS AND RECKLESS	9
DISTURBANCE OR NUISANCE	12
DOMESTIC DISTURBANCE	6
DRUG ACTIVITY	2
ESCORT	3
FIGHT	1
FOLLOW UP INVESTIGATION	7
FOOT PATROL	8
FOUND PERSON	1

<u>Event Type</u>	<u>Total</u>
FRAUD DECEPTION FORGERY	8
FUNERAL ESCORT	1
HARASSMENT STALKING THREATS	4
INVESTIGATION	4
INVOLUNTARY COMMITMENT	5
JURISDICTION CONFIRMATION LAW	1
LARCENY THEFT	2
MISSING PERSON	5
MOTORIST ASSIST	10
NC DOT MISCELLANEOUS	1
NOISE COMPLAINT	6
PREVENTATIVE PATROL	645
PROP DAMAGE VANDALISM MISCHIEF	2
PUBLIC SERVICE	4
RADAR PATROL INCLUDING TRAINING	26
REFERAL OR INFORMATION CALL	8
RESIDENTIAL CHECK	8
SERVE CIVIL PAPER	31
SERVE DOMESTIC VIOL ORDER	1
SERVE WARRANT	2
SHOTS FIRED	1
STRUCTURE FIRE EFD	2
SUICIDE THREAT	2
SUSPICIOUS CIRCUMSTANCES	5
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	10
TRAFFIC DIRECT CONTROL	1
TRAFFIC HAZARD	2
TRAFFIC STOP	146
TRESPASSING	5
WELL BEING CHECK	8

Event Type

Total

Total Calls for Month:

1,175

Agenda Item 10.Consent Agenda

- a. February 12, 2026 Council Retreat Minutes
- b. March 9, 2026 Council Regular Meeting Minutes
- c. Urban Forestry Contract
- d. Authorize Tax Collector to charge off 2014 Property Taxes



**TOWN OF WEDDINGTON
TOWN COUNCIL 2026 RETREAT WORK SESSION
ROLLING HILLS COUNTRY CLUB MONROE NC
FEBRUARY 12, 2026
MINUTES-draft
Page 1 of 8**

Call to Order

Mayor Jim Bell called the 2026 Retreat Work Session to order at 9:00 a.m. at Rolling Hills Country Club in Monroe, North Carolina.

Quorum was determined with all Councilmembers present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Darcey Ladner, Ellen McLaughlin, and Clayton Jones

Planning Board members present: Vice Chair Rusty Setzer, Board members Amanda Jarrell, Bill Deter, Scott Buzzard, and Steve Fellmeth

Staff present: Town Administrator/Clerk Karen Dewey, Town Planner Gregory Gordos, Finance Officer Leslie Gaylord, Deputy Clerk/Administrative Assistant Debbie Coram, and Town Attorney Karen Wolter (via ZOOM from 10 a.m. to 12 noon)

Review and Adoption of the Agenda

Motion: Councilmember Ladner moved to adopt the agenda as presented. The motion passed unanimously.

Define Expectations

Ms. Dewey confirmed that the Council wished to maintain flexibility during the retreat to allow for open discussion among the councilmembers and planning board members present.

Administrative Topics

1. Town Event Calendar

Ms. Dewey listed possible events for the Town calendar, which included National Night Out, School Tools Drive, Toys for Tots, and the Tree Lighting Ceremony. Council discussed potentially reinstating previous community events including an Easter egg hunt or spring festival, a litter sweep cleanup event, and possible partnership opportunities with the Weddington Garden Club. The Council noted that many of these initiatives would be appropriate for the future Park and Events Advisory Board to evaluate and implement. Staff was directed to add

suggested events to the planning list and explore coordination with existing community organizations.

2. Weddington Branded Clothing/Products Discussion

Councilmember McLaughlin presented the idea of offering Weddington-branded merchandise to enhance town pride and community identity. Examples included ornaments, apparel, and other items featuring the town hall or Weddington logo. Council discussed the historical challenges of managing inventory and cash transactions at events. The consensus favored establishing an online store with pre-paid orders to eliminate inventory management and accounting concerns. Staff was directed to explore options for an online platform where residents could purchase Weddington-branded merchandise without requiring town staff to maintain physical inventory or handle transactions directly.

3. Public Services

a. Town Hall/Staff Operational Hours

Council discussed whether to extend current town hall public hours, which are Monday, Wednesday, and Friday from 9:00 a.m. to 1:00 p.m. Councilmember McLaughlin expressed concern about accessibility for residents, particularly those unable to visit during current hours. However, extending hours would require Deputy Clerk Debbie Coram to move from part-time to full-time status, triggering retirement benefit obligations at approximately 17% of salary. Council discussed the tradeoff between improved accessibility and the productivity staff achieves during non-public hours when working remotely. The decision was made to maintain current public hours and focus instead on improving the town website to enable more self-service transactions and reduce the need for in-person visits.

Council discussed the remote work policy for town employees. Following discussion about productivity, accessibility, and cost implications, by majority consensus (Mayor Pro Tem Smith and Councilmembers Ladner and Jones), Council determined that the current arrangement of staff working remotely on Tuesdays and Thursdays while being available in the office Monday, Wednesday, and Friday adequately serves the town's needs. An official remote work policy will be on the consent agenda at the March Town Council meeting for adoption.

b. Solid Waste Reporting

Staff will receive and distribute monthly tonnage reports from Active Waste to Councilmembers in the monthly packets.

4. Website Discussion

Ms. Dewey presented proposals from two website vendors: Revize and CivicPlus. Both proposals include ADA accessibility compliance, which is required by April 2027, and AI-enabled chatbot functionality to assist residents. CivicPlus is a larger company with more comprehensive services but at a higher cost, while Revize offers a more affordable option with comparable functionality. Council emphasized the need for improved user experience, easier navigation, and better integration with the town's permitting software. Staff was directed to continue evaluating both proposals, with Council members reviewing example websites and providing feedback. A decision is expected by March or April to allow adequate time for implementation before the ADA compliance deadline.

5. Council iPads

Council discussed challenges with the current iPads, including difficulty viewing and annotating meeting documents, inability to print, and general functionality limitations. Councilmember McLaughlin suggested that when iPads become obsolete, the town should consider replacing them with Chromebooks, which would be less expensive and more functional for reviewing meeting materials. Staff noted they would explore solutions to improve the current iPad functionality and consider alternatives for future procurement.

6. Charter Discussion

a. Mayoral Term

Councilmember McLaughlin raised the question of whether the mayoral term should be extended from two to four years to provide more continuity. After discussion, Council determined that the current two-year term provides appropriate accountability and flexibility. The decision was made to maintain the status quo with no changes to the mayoral term length.

b. Council Vacancy

Councilmember McLaughlin sought clarification on the process for filling council vacancies, particularly regarding whether a councilmember moving out of their district would automatically create a vacancy. Town Attorney Karen Wolter confirmed that the town charter requires councilmembers to reside in their district both for election and for service. If a council member moves out of their district, the seat automatically becomes vacant by operation of state law. The Council then has the authority to appoint a qualified individual who resides in that district to fill the vacancy. This process is clearly established in state statutes and the town charter.

7. Ban on Solicitation

Councilmember McLaughlin proposed exploring a ban on door-to-door solicitation due to safety concerns, including solicitors using the opportunity to case homes for potential burglaries. Town Attorney Wolter explained that a complete ban on solicitation would likely be unconstitutional based on Supreme Court precedent protecting door-to-door solicitation as free speech. However, the town could implement time, place, and manner restrictions, and could establish a civil penalty for solicitors who violate "no solicitation" signs posted by individual property owners. The attorney recommended that rather than attempting a comprehensive ban, the town could adopt an ordinance imposing a civil fine (such as \$100) for solicitors who ignore posted no-solicitation signs on private property. This would give residents enforcement options without requiring them to personally confront solicitors. Council directed Councilmember McLaughlin to meet with Union County Sheriff's Office Lieutenant May to determine how the department would enforce such an ordinance. Based on that feedback, staff and the town attorney will draft an appropriate ordinance for Council consideration.

8. Public Comment Rules Discussion

Town Attorney Wolter presented proposed amendments to the public comment policy to clarify that comments must be relevant to topics within the town's jurisdiction. The amendments would allow the mayor to stop comments on topics the Council has no authority to address, such as national political issues or campaigning, while still permitting discussion of any matters the town

can vote on or make decisions about. The policy also reinforces that personal attacks on staff members will not be permitted during public comment, though elected officials must tolerate a higher level of criticism as public figures. The amendments aim to prevent disruption while protecting appropriate public comment.

Motion: Councilmember Ladner moved to adopt the revised rules for public hearing and comments. The motion passed unanimously.

9. Remote Participation Policy

Town Attorney Wolter explained that under state law, councilmembers may participate remotely in meetings pursuant to a policy, but they cannot count toward a quorum and cannot vote unless participating during a declared state of emergency. Remote participants can, however, make comments and provide input on agenda items. The policy requires two business days advance notice for remote participation, with exceptions for emergency situations such as sudden illness. Council discussed the importance of in-person attendance for voting purposes.

Motion: Councilmember Ladner moved to adopt the remote participation policy for the Town of Weddington. The motion passed unanimously.

Finance Discussion

1. FY 2026-2027 Budget Discussion

Ms. Gaylord presented a preliminary operating budget showing estimated operating revenues of \$308,875 at the current 3.5-cent tax rate. She explained her process of starting with known revenues and mandatory expenditures, then identifying discretionary items for Council consideration. The preliminary budget includes potential increases for sheriff's services (estimated 6%), solid waste services (up to 3% per contract), and salary adjustments to be determined by Council. Leslie presented a separate list of potential non-operating revenues and expenditures totaling approximately \$479,875, including items such as conditional zoning fees, park improvements, mast arm traffic signals, watershed studies, and website development. Council discussed several significant budget items:

- **Engineering Fees:** Staff reported that the on-call engineering budget of \$75,000 is insufficient given recent monthly invoices of \$16,000. Mr. Gordos explained that the town needs to improve fee recovery by charging applicants upfront for plan reviews and inspections rather than billing after services are rendered. The town also discussed eliminating the requirement for the engineers to attend bond release meetings, which would save approximately \$400-500 per meeting. Council agreed that the engineer's written reports are sufficient for most bond releases.
- **Fee Schedule:** Staff recommended adding a \$50 fee for demolition permit letters and adjusting other fees to ensure cost recovery. Gordos noted that the new conditional zoning application fee of \$2,000 plus \$300 per acre, implemented in July, has already generated significantly more revenue than the previous flat \$1,650 fee and better reflects actual staff time.
- **Mast Arm Traffic Signals:** The budget includes estimated costs for decorative mast arm traffic signals at several intersections including Providence Road and Highway 84, and potentially at the Rea Road extension and Hemby Road intersections. Costs range from

\$50,000 to \$100,000 per intersection depending on whether the town pays the full cost or only the incremental upgrade cost above standard signals. NCDOT has also offered to plant trees along the median of the Rea Road extension at no cost if the town agrees to maintain them, similar to the existing arrangement on Providence Road.

- **Park Funding:** No specific park funding is included in the preliminary operating budget pending receipt of cost estimates from LaBella. The town has approximately \$250,000 in state grant funds that must be obligated by June 30, 2026, or risk being lost. Staff is working to amend the grant scope to apply previously spent LaBella planning costs toward this grant requirement. Council emphasized that any park development will not be funded through tax rate increases but rather through available reserve funds and matching grants.

Ms. Gaylord reminded Council that the town has healthy fund balances, including restricted reserves and general reserves, that could be used for one-time capital projects without impacting the tax rate. She noted that using reserves for matching grants would show as an appropriation of fund balance in the budget but would not require a tax increase.

Council also discussed the need to identify operating budget priorities for park maintenance once a park is developed, noting that one-time capital items in the current budget (such as mast arms) could be reallocated to ongoing park operations in future years.

Facilities Discussion

1. Park

a. Event Sponsorship Agreement

Ms. Dewey presented the existing Event Sponsorship Agreement policy, originally adopted in October 2019, which provides a framework for organizations to sponsor or host events at town facilities. The policy establishes different sponsorship levels and outlines what is permitted. Council discussed whether to allow outside organizations to apply to hold events at town facilities or to limit events to only town-sponsored activities. Concerns were raised about the town's ability to decline certain event applications without facing discrimination claims. The consensus was to focus initially on town-sponsored events and fundraising for those events, with the future Park and Events Advisory Board potentially revisiting broader event sponsorship opportunities. Council agreed this item required further consideration before making policy changes.

b. Possible Grants

Ms. Dewey reported that the Parks and Recreation Trust Fund grant application is due May 1, 2026, and staff is working toward submitting an application. A resolution supporting the grant application will be placed on a future consent agenda. She also noted that other state grant opportunities (GoGrants) remain on hold pending state budget approval. Senator Todd Johnson and Representative David Willis have both indicated that the town's \$250,000 state appropriation for the park is at risk of expiring on June 30, 2026, if not obligated. Staff is working with the state to either spend the funds or obtain an extension, with the possibility of applying previously spent LaBella planning costs toward satisfying the grant spending requirement.

c. Park and Events Committee

Mayor Bell outlined plans to establish a seven-member Park and Events Advisory Board, structured similarly to the Planning Board with a chair and vice-chair selected by Council. The board will handle event planning, sponsor recruitment, and provide recommendations to Council on park and recreation matters. Councilmember McLaughlin was identified as the likely Council liaison to the committee. The mayor emphasized that having this advisory board is necessary to qualify for additional grant opportunities and provides the town with increased scoring on competitive grant applications. Four applications have been received to date, with verbal interest from additional residents. Council discussed the committee's role in planning events such as the tree lighting ceremony, food truck events, and other community activities, which would relieve staff of these duties. The mayor clarified that the committee will not be involved in reviewing or providing input on the park design from LaBella, which will come directly to Council. The committee's primary functions will be event planning and management once park facilities are available.

2. Landscaping RFP

Ms. Dewey reported dissatisfaction with the current structure of the landscaping contract, noting issues with being charged separately for services previously included. She is preparing a new Request for Proposals (RFP) for landscaping services that will more clearly specify requirements including seasonal flowers (pansies, begonias) and other maintenance items that were missed in the previous contract. Staff has received one estimate of \$3,100 for landscaping the roundabouts with low-maintenance native plants and crape myrtles. Ms. Dewey is also obtaining estimates for monthly maintenance costs for the roundabouts if they are landscaped. Council suggested considering redbud trees as an alternative to crape myrtles at roundabouts, noting they are native, low-maintenance, and work well in similar applications. Staff will continue developing the RFP for Council review.

Planning Discussion

1. Text Amendments/UDO

a. UDO Audit by Subcommittee

Mayor Bell directed the Planning Board subcommittee, led by Chairman Bill Deter, to conduct a comprehensive audit of the Unified Development Ordinance (UDO) to remove vague language such as "to the greatest extent feasible," "should," "could," and similar discretionary terms. The goal is to establish clear, enforceable standards that prevent developers from using loopholes or subjective language to avoid requirements. Planning Board members and staff discussed several specific areas needing clarification:

- **Steep Slope Definition:** Planning Board member Rusty Setzer demonstrated that the current 25% steep slope threshold is too restrictive and could constitute a regulatory taking. He recommended changing the definition to 35-40% slope, which is more reasonable and still addresses erosion and environmental concerns while allowing property owners to build walkout basements and utilize hillside lots. Council and Planning Board agreed this needed to be revised.
- **Neighborhood Greens:** The Keystone development highlighted confusion about when neighborhood greens are required, with the ordinance stating they are required but adding "to the greatest extent feasible," which developers interpreted as optional if it reduced their lot yield.

- **Primary and Secondary Conservation:** Staff explained that clearer definitions and visual exhibits to distinguish between "primary conservation" areas (floodplains, hydric soils, steep slopes) that should be excluded from lot yield calculations versus "secondary conservation" areas (the required open space set-aside in developments) are being developed.

Planning Board member Bill Deter reported that the Planning Board's February meeting will address many of these issues with updated text and graphics from staff. Mayor Bell emphasized the importance of tightening the UDO in anticipation of the state potentially limiting or eliminating conditional zoning authority in the future. The subcommittee was directed to work with Mr. Gordos to identify all areas needing clarification and to batch amendments together for comprehensive updates rather than making piecemeal changes. Planning Board member Bill Deter suggested potentially using AI tools with large language model capabilities to identify redundancies and inconsistencies in the UDO text, though Council emphasized that human review would still be essential.

2. Fee Schedule Review

a. Increasing Engineering Review Fees

Mr. Gordos explained that the town's current fee structure does not adequately recover costs for engineering plan reviews and inspections. Previously, the town charged developers a flat fee of \$1,650 for projects like Toll Brothers' Deal Lake, which took over two years of staff time before ultimately being denied. The new conditional zoning fee of \$2,000 plus \$300 per acre, implemented in July, has already generated five-figure revenues that better reflect actual costs. Mr. Gordos recommended requiring all fees to be paid upfront rather than after services are rendered, which will improve cash flow and ensure cost recovery. He also noted that inspection fees for items like erosion control need better tracking so that when LaBella performs inspections, those costs are billed directly to the responsible party rather than absorbed by taxpayers. Ms. Gaylord confirmed that moving to upfront fee collection is important for budget management.

b. Add Fees for Demolition Letters and Others

Ms. Dewey requested adding a \$50 fee for demolition permit letters, which the county requires but the town currently provides without charge despite the staff time involved. This would be consistent with the existing \$50 zoning confirmation letter fee. Council supported adding this fee. Staff will present an updated fee schedule for approval with the FY2026-2027 Budget incorporating these and other adjustments.

3. Updating Maps of Subdivisions

Councilmember McLaughlin requested updated maps showing all subdivisions in Weddington to assist with law enforcement coordination and Weddington Watch neighborhood crime prevention efforts. Mr. Gordos explained that the GIS software previously used (ArcMap) has been sunset and replaced with a subscription-based service that costs thousands of dollars annually. All existing shapefiles and maps would need to be completely recreated from scratch in the new software. Staff will first contact Union County GIS to see if they can provide updated maps at no cost since the county maintains parcel data for tax purposes. If the county cannot provide the maps, staff will explore the cost of subscribing to the new GIS software or hiring a consultant to

create updated subdivision maps. Council emphasized the need to know this information but wanted to explore the most cost-effective solution before committing to expensive software subscriptions.

4. Development Projects Process/Tracking

Mr. Gordos confirmed that Section D-607 of the UDO outlines up to eleven steps in the development review process, which provides a framework for tracking project progress. However, staff cannot provide firm timelines to developers due to variables such as items being tabled or requiring multiple revisions. Council discussed the need to better understand the total amount of undeveloped land in Weddington that could potentially be developed, though this would require GIS analysis capabilities the town does not currently have. Staff will explore whether Union County can provide this data.

Council also discussed the challenge of developers submitting incomplete applications or going silent during the review process. Ms. Wolter and staff will develop a policy for closing out inactive applications after a reasonable period of no communication, requiring developers to restart the process if they later wish to proceed.

Review Action Items/Goals

The Council directed staff to proceed with the following action items:

- Continue developing the Park and Events Advisory Board with applications to be reviewed at the March Council meeting
- Find vendors for branding merchandise
- Prepare a resolution supporting the Parks and Recreation Trust Fund grant application
- Develop updated fee schedule including demolition letter fees and upfront payment requirements
- Explore options for website replacement with decision by March or April
- Coordinate with Union County regarding GIS mapping and subdivision data
- Draft solicitation ordinance after meeting with Union County Sheriff's Office
- Continue working with LaBella to obtain park cost estimates within three weeks
- Develop updated landscaping RFP with clearer service specifications
- Prepare comprehensive UDO amendments to remove vague language and clarify standards
- Work with NCDOT on Rea Road extension tree planting and mast arm signal upgrades
- Amend state grant scope to apply LaBella planning costs toward \$250,000 2023 grant obligation

Motion: Mayor Pro Tem Smith made a motion to adjourn the February 12, 2026 Town Council Work Session Retreat at approximately 2:50 p.m.



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 9, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES-DRAFT
PAGE 1 OF 6**

1. Call to Order

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

2. Determination of Quorum

Quorum was determined with Mayor Jim Bell, Mayor Pro Tem Tom Smith, and Councilmember Clayton Jones present. Councilmembers Darcy Ladner and Ellen McLaughlin were absent.

Staff present: Town Planner Gregory Gordos, Finance Officer Leslie Gaylord, Permit Tech/Planning Assistant Jazlyn Moock, Town Attorney Karen Wolter, Deputy David Plyler

Visitors: Bill Cathey, Bob Griswold, Mark Duymovic, Char Duymovic, Liz Holtey, Brent Cowan, Chad Emerine, Bill Deter, Christopher Neve, Dan Liebl, Alan Banks, Christopher Johnson, Lisa Gaffney, Bill Caldwell, David Dahill, Tim Petrie, Ken Hoying, Tracy Stone, Eileen Fellmeth, Shriyan Daggubak, Akshaj Bodapati

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Mayor Bell requested to remove items 10.D, 11.B, and 12.B from the agenda.

Motion: Mayor Pro Tem Smith made a motion to adopt the agenda as amendment
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 receiving a response from DOT regarding road paving contract reviews, which are out for approval but not yet returned. He will notify Karen Dewey when received. Mayor Pro Tem Smith also provided an update from the WUMA meeting, including discussions about Weddington Watch, a presentation from American Legion baseball organization requesting \$2,000 in funding support for their senior team, and a request to petition the county and Lancaster Water System to remove chloride from the water system. The next WUMA meeting is scheduled for April 23rd at 4 PM at Stallings Town Hall. (correction: the March WUMA meeting will be held March 26th at Wesley Chapel Village Hall).

7. Public Comments

Bob Griswold from Wellington Woods thanked the board for their engagement in helping his neighborhood address a resident not adhering to HOA covenants and town ordinances. He expressed appreciation for the collaborative efforts of the board, Greg, Karen, and Union County law enforcement.

Chad Emerine 953 Eagle Road, expressed concerns about the Keystone project, stating it doesn't fit Weddington's character and harmony per the land use plan. He noted the project has been problematic from the beginning, with multiple planning board meetings and missing documentation. He questioned whether the project accurately meets UDO requirements for open space and stormwater. Mr. Emerine also commented favorably on the Grand View proposal as an improvement over previous proposals for that site, though noting it lacks required dual ingress/egress points.

Christopher Neve 110 Chasestone Court, opposed the Keystone development, advocating for maintaining Weddington's founding principle of one-acre lots to preserve rural residential character. He expressed concerns that decisions appear to be made before public input and requested more resident engagement on projects including the proposed park behind Harris Teeter.

Chris Johnson 190 Walden Lane, raised two concerns: stormwater runoff issues from property 3009 Forest Lawn Drive (Keystone) that affects his property, and the need to maintain Weddington's fabric by slowing high-density development that impacts quality of life including overcrowded recreational facilities.

Tim Petrie 345 Walden Lane, also across from the proposed Keystone development, echoed concerns about water impact and protection of their neighborhood pond from construction runoff and long-term stormwater issues.

Tracy Stone 1480 Longleaf Court, opposed the proposed park, citing 44 parks within 30 minutes of town hall and lack of resident interest (only 4 applicants for a 7-person committee). She questioned the location, costs, and potential negative impacts including increased need for deputy services.

8. Public Safety Report

Deputy Plyler reported a quiet February with crime reduction attributed to proactive measures including nearly 700 preventative patrols and 85 traffic stops focusing on speeding violations. He promoted the free security check program available through the town and sheriff's office websites for residents going on vacation.

Mayor Bell added warnings about recent incidents in Wesley Chapel involving groups of children on e-bikes and four-wheelers creating potential street takeover situations on main highways. Mayor Bell asked Deputy Plyler to emphasize the safety concerns.

9. Presentation of Project – Grandview

Mel Graham of Mel Graham Enterprises presented the Grandview project proposed for the corner of Providence and Rea Road. The presentation included team introductions: Brent Cowen (Isaac's engineering), Lisa (biologist for tree ordinance compliance), and Jeremy Shumacher (Arcadia Homes). The project features 37 lots, all one acre or larger, designed as a gated private community with high-quality landscaping and monументation. The development preserves natural drainage patterns, with most property draining to wooded wetlands areas that remain untouched. The entrance is opposite Old Mill Road. Key features include a neighborhood park area with gathering spaces, walking trails, mailbox kiosk, and wellness stations. The development will connect to county water and sewer systems, with sewer tying into existing Long View infrastructure.

Jeremy Shumacher described the architectural vision emphasizing fully custom homes rooted in authentic European architecture, with no two homes alike. Expected home sizes range between 6,000-8,000 square feet, with minimum standards to be established in CCRs.

Council members questioned the second entrance requirement. Graham explained DOT likely won't approve a second entrance near the railroad intersection, but he's working with the Hudson family for an emergency access agreement through their existing gravel driveway.

The presentation addressed landscaping plans for Providence Road frontage, architectural standards including side-entry garages, and confirmed all homes will have basements rather than slabs.

10. Consent Agenda

- A. Approve February 9, 2026 Town Council Regular Meeting Minutes**
- B. Approve 2027 Urban Archery Renewal**
- C. Approve Resolution R-2026-03 in Support of PARTF Grant Application**
- ~~D. Adopt Employee Remote Work Policy~~**

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

Vote: The motion passed with a unanimous vote.

11. 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**

Mr. Gordos presented the revised application, noting this was the third appearance with the lot count reduced from 12 to 11 lots on 16.5 acres, meeting the 1.5 acre per home density requirement. The latest

revision relocated the neighborhood green from north to south to preserve three large heritage trees, with lots averaging 20,000 square feet as required by UDO.

Keith Fenn representing Keystone addressed previous concerns, emphasizing the preservation of three out of four heritage trees and creation of an improved drainage system that will contain impervious runoff in their pond, potentially alleviating existing drainage problems rather than worsening them. He offered to meet with concerned neighbors to discuss drainage details further.

Council members questioned stormwater management, with confirmation that the development meets state requirements for no net gain in runoff. Councilmember Jones emphasized the importance of protecting preserved heritage trees during construction with proper barriers extending to the tree canopy.

Mayor Bell expressed appreciation for moving the green space to save the three large trees but continued to have concerns about tree preservation, asking about additional trees that might be saved between lots. The applicant explained that grading and slope requirements prevent saving additional trees in certain areas.

Discussion covered architectural standards, with the applicant confirming side-entry garages (except potentially for third garage bays), crawl spaces rather than slabs, and varied architectural designs to prevent repetitive appearances.

Mayor Pro Tem Smith suggested that future projects with substantial changes should return to planning board for final review before coming to council, rather than the back-and-forth process experienced with this application.

Motion: Mayor Pro Tem Smith made a motion to approve the application as presented with the developmental and architectural standards as presented.

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Jones made a motion to adopt the statement of reasonableness and consistency, finding CZ 2026-01 reasonable and consistent with town staff recommendations, planning board recommendations, and the council's comprehensive land use plan.

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

Vote: The motion passed with a unanimous vote.

~~B. Discussion and Consideration of Website Update Contract~~

12. New Business

A. Discussion and Consideration of Planning Board Appointments

Mayor Bell thanked Nancy Anderson for her service on the planning board following her resignation in October noting her commitment to the town including previous service as mayor.

Motion: Councilmember Jones made a motion to appoint Taylor Grove to fill the vacant planning board position left by Nancy Anderson to expire March 2028.

Vote: The motion passed with a unanimous vote.

Motion: Mayor Pro Tem Smith made a motion to reappoint Rusty Setzer to the Planning Board for a term to expire in March 2030.

Vote: The motion passed with a unanimous vote.

~~B. Discussion and Possible Consideration of Park and Events Committee~~
Appointments

13. Code Enforcement Report

The report was included in council packets. Councilmember Jones noted ongoing work with the town attorney on a complex case in his district, referencing the earlier public comment about compliance issues in Wellington Woods.

14. Update from Finance Officer and Tax Collector

A. Discussion of FY2026-2027 Budget

Ms. Gaylord presented monthly financials and the updated preliminary operating budget for fiscal year 2027, with changes from the retreat highlighted in yellow. She noted continued work on finalizing sales tax revenue projections, expecting more accurate numbers when property appraisals are completed.

15. Updates from Town Planner and Town Administrator

Mr. Gordos reported on upcoming projects and community meetings for pending residential subdivisions. Staff vets applications and communicates Weddington's high standards to applicants before moving forward. Several applicants have been active this spring, with community meetings scheduled to receive public feedback before staff reviews for completeness. With the Keystone approval, additional applications can now move forward.

Mayor Bell emphasized continued high standards and expectations for developers. Council continued discussions covering conditional zoning powers and the down-zoning legislation. Council members noted their ongoing efforts to tighten UDO requirements to encourage larger lots, with conservation development becoming increasingly difficult due to limited sewer capacity.

16. Transportation Report

Mayor Bell reported on regional transportation issues, particularly I-77 south project facing significant public pushback and potential legal challenges. The project cost has decreased from \$4.2

billion to \$2.3 billion due to public opposition and revised approaches. Regarding local projects on Rea Road and Providence Road, DOT indicated they won't be ready for community updates until late spring or early summer, delayed from previous projections. Mayor Bell is coordinating with other municipal mayors to potentially hold a joint community meeting in Waxhaw covering all affected areas.

17. Council Comments

Councilmember Jones proposed creating a "Councilman Corner" segment for the website or monthly newsletter, allowing different council members to address issues of interest or educate residents about legal limitations on council authority. He referenced the 2018 survey showing resident complaints about issues outside council control and offered to help clarify legal parameters. He thanked staff for their service.

Mayor Pro Tem Smith thanked attendees and staff, expressing appreciation for the productive meeting.

Mayor Bell agreed about education on legal limitation of council, noting frequent misinformation about council responsibilities and authority. He announced continued acceptance of applications for the park and events advisory board, encouraging more residents to apply as selections will be made within one to two weeks.

18. Closed Session pursuant to NCGS 143-318.11(a)(3) To consult with an attorney and NCGS 143-318.11(a)(6) Personnel matters

Motion: Mayor Pro Tem Smith made a motion to enter into closed session pursuant to NCGS 143-318.11(a)(3) to consult with an attorney and NCGS 143-318.11(a)(6) personnel matters at 8:46 p.m.

Vote: The motion passed with a unanimous vote.

Mayor Bell called the meeting back to order at 9:50 p.m.

19. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the March 9, 2026 Regular Town Council Meeting at 9:50 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk

Urban Forestry Interlocal Agreement 2026-27

List of services

- A. Plan Review – review of construction plans to determine ordinance compliance
- B. Tree Ordinance Enforcement – site visits and planning meetings regarding compliance with existing codes, policies regarding the preservation and reforestation of trees, and landscaping requirements on development sites
- C. Urban Tree Canopy Assessment – data-based scientific assessment of the urban forest canopy using geospatial data; consultation on goal-setting and tree planting strategy to improve the urban forest canopy
- D. Expert Witness – service to municipalities for conditional use permitting process and zoning compliance
- E. Tree Ordinance Development – working with staff and citizens to create new or revise existing ordinances to preserve and replant trees
- F. Professional Consultation – advice regarding reforestation, landscape and grounds management, landscape design, parks, streetscapes, and other efforts requiring the advice of an urban forester
- G. Subdivision Outreach Program – neighborhood education about tree issues within a particular subdivision
- H. Needs Assessment for Municipalities – analyze current codes, staffing, tree preservation during development, natural resource management, and environmental issues, creating outlines and strategies, and providing leadership for improving overall tree management
- I. Public Education – presentations, provision of materials and other resources to interested parties about the social, economic, and environmental benefits of trees and the need for management, low impact development, smart growth, conservation subdivisions, green infrastructure, tree protection during development, and tree ordinances
- J. Board Service – service as an ex-officio member of tree boards, beautification committees, parks committees, etc.
- K. Education & Program Development – assisting municipal government through leadership, information dissemination and public outreach (i.e., Arbor Day, Earth Day,) Tree City USA projects, tree inventory strategies, and staff training on tree and environmental issues
- L. Grant Projects – working with staff or citizens to create ideas and submit project proposals for grant funding through the Federal Urban & Community Forestry Grant program, or other funding sources
- M. Tree Checks – field visits for citizens and municipal staff about safety, health, and management of trees.

Contact: Keith O'Herrin, Ph.D. – Urban Forester

Keith.O'Herrin@UnionCountyNC.gov – 704-283-3510

Urban Forester 2026-27 Municipal Contributions

Contributions are based on percentage of total county population

Participating Municipalities	FY 2026-27	Population
Town of Indian Trail	\$ 22,062.27	45,030
Village of Marvin	\$ 3,426.68	6,994
Town of Mineral Springs	\$ 1,674.64	3,418
City of Monroe	\$ 19,233.32	39,256
Town of Stallings	\$ 8,627.95	17,610
Town of Waxhaw	\$ 11,824.85	24,135
Town of Weddington	\$ 7,223.27	14,743
Village of Wesley Chapel	\$ 4,634.40	9,459
Town of Wingate	\$ 2,287.56	4,669
Total Contribution of Participating Municipalities	\$ 80,994.93	165,314

Non-Participating Municipalities (absorbed by Union County)

Town of Fairview	\$ 1,816.72	3,708
Town of Hemby Bridge	\$ 865.24	1,766
Town of Marshville	\$ 1,288.07	2,629
Town of Unionville	\$ 3,441.87	7,025
Village of Lake Park	\$ 1,707.46	3,485
	\$ 9,119.36	18,613

Union County (unincorporated population)

Union County (unincorporated)	\$ 40,540.58	82,745
	\$ 40,540.58	82,745

SUMMARY

Total Contribution of Participating Municipalities	\$ 80,994.93	165,314	62.0%
Total Expense to Union County	\$ 49,659.94	101,358	38.0%
Total Budget	\$ 130,654.87	266,672	

Memorandum

To: Town of Weddington

From: Union County Agricultural Services

Date: March 3, 2026

Re: Urban Forester Contract Estimate for FY 2027

This memorandum serves as notification that the estimated contract costs for the urban forester services to your municipality have been calculated for fiscal year 2026-27. This amount is estimated and subject to change based on the County Manager's proposed budget and, ultimately, the adoption of the budget by the Board of County Commissioners.

We will update you on any changes to this amount upon release of the County Manager's proposed budget and, of course, the final Board of County Commissioners adopted budget.

The estimated amount of **\$7,223.27** will be due to Union County from your municipality on July 1, 2026. Invoices requesting payment will be sent following budget adoption; no payment is necessary at this time.

If you need any additional information, please let me know.

Sincerely,

Keith O'Herrin
Urban Forester

Cc: Andrew Baucom, County Extension Director
Kim Griffin, County Extension Administrative Assistant
Jason May, Director of Grants & Budget Management

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: April 13, 2026
SUBJECT: Charge Off of 2014 Property Taxes

North Carolina General Statute 105-378(a) establishes a continuing ten year statute of limitations against enforcement remedies provided by law for the collection of taxes or the enforcement of any liens. The ten year period is measured from the September 1st due date.

In accordance with General Statutes 105.378(a), I am hereby requesting authorization to charge off 2014 personal property taxes as insolvents. The balance is as follows:

2014 \$136.06

Respectfully submitted,

Kim H. Woods
Town of Weddington
Tax Collector

Witness my hand and official seal this 13th day of April 2026.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Clerk

Agenda Item 11. Old Business

B. Website Redesign Contract



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: February 12, 2026

SUBJECT: Website Proposals Comparisons

The purpose of this memo is to summarize and compare the services provided in two website proposals received from CivicPlus and Revize, focusing on scope, functionality, ongoing support, and long-term considerations.

Overview

Both CivicPlus and Revize specialize in municipal government websites and provide secure, ADA-compliant platforms designed for non-technical staff. While both proposals meet core website needs, they differ in service depth, long-term tools, and delivery model.

Key Service Differences

1. Website Platform & CMS

- CivicPlus provides an all-in-one municipal platform with a structured content management system and optional advanced modules.
- Revize provides a proprietary CMS focused on simplicity and ease of editing, emphasizing “in-page” updates for staff.

2. Design & Implementation

- Both vendors include custom website design, content migration, project management, and staff training.
- Revize emphasizes faster deployment and includes a larger defined content migration scope.
- CivicPlus emphasizes a phased, guided implementation process.

3. Citizen Services & Engagement

- CivicPlus offers a broader suite of resident engagement tools (alerts, records requests, agendas, surveys, chatbot options), some of which are add-ons.
- Revize includes core citizen services such as forms, calendars, service requests, alerts, and document management, with fewer advanced engagement features.

4. ADA Accessibility

- Both proposals commit to WCAG 2.1 AA compliance at launch.
- CivicPlus includes automated accessibility monitoring and compliance tools as part of ongoing service.
- Revize relies more heavily on staff training and includes a free accessibility widget.

5. Hosting, Security & Reliability

- Both vendors provide cloud hosting, daily backups, redundancy, and security monitoring.
- CivicPlus emphasizes enterprise-level monitoring and centralized security services.
- Revize emphasizes physical separation of the CMS and website and rapid site restoration.

6. Support & Ongoing Services

- Both provide ongoing technical support, software updates, and account management.
- Revize includes a free design refresh after year four with a long-term agreement.
- CivicPlus support and enhancements are structured through subscription tiers.

Summary for Council Consideration

- CivicPlus offers a more comprehensive, enterprise-level service model with stronger ongoing accessibility monitoring and advanced engagement tools, typically at higher ongoing cost.
- Revize offers a simpler, cost-predictable solution with strong core website services and ease of use for staff, but fewer advanced automation tools.
- The proposals are not identical in scope; CivicPlus includes more ongoing services, while Revize focuses on core website functionality and simplicity.

Both proposals meet the Town's basic website requirements. The decision largely depends on whether the Town prioritizes advanced ongoing services and monitoring (CivicPlus) or simplicity, predictability, and ease of staff use (Revize).

Service Comparison Table

Service Area	CivicPlus	Revize
Website Platform	All- in- one municipal platform	CMS- focused government website
CMS Ease of Use	User- friendly, structured	Very easy, live/in- page editing
Custom Design	Included	Included
Content Migration	Included (scope- defined)	Included (up to ~1,800 pages)
Staff Training	Included	One full- day training included
Citizen Engagement Tools	Broad suite; some add- ons	Core tools included
Forms & Service Requests	Included	Included
Agendas & Minutes	Included	Included
Public Records Requests	Included	Included
Emergency Alerts	Included	Included
ADA Compliance at Launch	WCAG 2.1 AA	WCAG 2.1 AA
Ongoing ADA Monitoring	Automated tools included	Relies on staff practices
Accessibility Widget	Optional add- on	Included at no charge
Hosting Environment	Enterprise cloud hosting	AWS & Google Cloud
Security & Backups	Advanced monitoring & redundancy	Redundant hosting & rapid restore
Ongoing Support	Subscription- based support	Unlimited support included
Design Refresh	Not standard	Free after year four (with contract)
Long- Term Cost Predictability	Depends on add- ons	Highly predictable

Website Vendor questions:

1.What WCAG standard and level will the Town website meet at launch (e.g., WCAG 2.1 AA)?

CivicPlus website designs are currently built using WCAG 2.1 Level AA guidelines. Our websites are highly accessible by design, and for transparency, we provide annual third-party audits (VPATs). With the optional enhancement of AudioEye, the website will be kept compliant with WCAG 2.2 AA, the latest published and accepted standard for accessibility.

2. What tools, monitoring, or processes are included to help maintain accessibility as staff update content over time?

An ADA checker is included in the Editor widget, and ALT Text is required for all photos. Additionally, we offer 3 solutions to help maintain accessibility: AudioEye, Acquia Web Governance, and Doc Access. These can be added as optional enhancements to your website.

3.If the Town receives an ADA complaint or legal demand, what specific assistance do you provide, and is that assistance included or an additional cost?

CivicPlus can provide our VPAT Certificate, showing our continual progress towards WCAG compliance. We also document all accessibility enhancements in our Product Release Notes. With the optional enhancement of AudioEye, their team of legal experts will analyze claims for validity and assist you in responding line-by-line to your demand letter or legal request.

4. Which ADA responsibilities are handled by the vendor, and which remain the Town's responsibility?

CivicPlus ADA Responsibility: Our websites are built to be highly compliant with WCAG 2.1 A and AA. We are continuously monitoring the accessibility of our websites and regularly push out code-based updates without any effort required from our customers. Additionally, during onboarding training, our trainers use best practices to help teach your staff ways to keep your content and design elements accessible and up-to-date with the latest ADA and WCAG standards.

Customer ADA Responsibility: Use best practices when editing the website and adding new content. Monitor changes to your website and document the progress made towards compliance, as this will help you respond to a complaint if you should receive one. Adding an optional solution like AudioEye or Acquia Web Governance can help do this. Additionally, ensuring that PDFs are compliant (DocAccess can help with this.)

5.What client support is included (phone, email, ticketing), and are there any limits on usage?

Our award-winning Technical Support Team is available from 7 a.m. to 7 p.m. (CST) by phone, email, and live chat (no limit to this). Online support can be accessed through your website dashboard. Any ongoing tickets are available online to track the status. Additionally, you will have a dedicated Account Manager.

Emergency services are available after regular hours with our on-call staff 24/7/365 and are provided free of charge for true emergencies (i.e., website is down, applications are malfunctioning, etc.). A self-service training tool known as the CivicPlus Help Center is also available and accessible at any time. The Help Center includes click-by-click tutorials and instructions on how to create content throughout the system.

6. What are your average and guaranteed response times for routine issues and urgent issues?

Support personnel will respond to calls as they arrive (under normal circumstances, if all lines are busy, messages will be returned within four hours; action will be taken on e-mails within four hours), and if the Client's customer support liaison is unable to assist, the service escalation process will begin. Reported concerns are addressed in a priority order established by CivicPlus' technical teams based on severity and impact. Any ongoing tickets are available online to track the status.

7. What training is included at launch, and what training is available for new staff in future years? Is there a cost?

A CivicPlus trainer will deliver virtual training to all web administrators and departmental users and equip them with the necessary knowledge and tools they need in order to maintain the new CivicPlus municipal website. Your staff will leave training proficient in best practices and module usage, as well as how to use widgets and edit their web pages.

CivicPlus does offer refresher training after your website launches. These can be purchased as a one-time refresher or on a recurring, annual basis.

8. What services are most commonly added by municipalities after launch, and what are their typical costs?

The most commonly added services are typically Chatbot (already included in your proposal), Department Headers (\$4600 up front, roughly \$940/year), and most recently-CommonLook PDF remediation (\$5700/year).

9. Are annual fees subject to increases? If so, how are increases calculated, and can they be capped contractually?

Annual uplift of 5%

10. If the Town changes vendors in the future, how does the Town retrieve its content, and are there any transition or export fees?

The customer owns the data and can download their documents at any time. In the event of cancellation, CivicPlus will work with the customer on getting their content and documents."

Website Vendor questions:

1.What WCAG standard and level will the Town website meet at launch (e.g., WCAG 2.1 AA)?

Revize websites are designed to align with WCAG 2.1 AA, while actively incorporating WCAG 2.2 AA best practices as standards evolve using current industry-recognized approaches.

2. What tools, monitoring, or processes are included to help maintain accessibility as staff update content over time?

We have an accessibility tool built into the CMS that is covered during training that will let you know if there are any ADA issues. Additionally, we do offer ongoing ADA services where we can monitor and correct any issues if that is something you ever opt to add.

3.If the Town receives an ADA complaint or legal demand, what specific assistance do you provide, and is that assistance included or an additional cost?

There would be no additional cost to get our assistance but to what degree depends on the circumstances. If the ADA complaint has to do with our widget or anything we designed and launched then that would fall to us to address. Any changes after that if they were to be the issue would be the towns. At any rate we would always assist you in any manner needed whatever that looks like.

4. Which ADA responsibilities are handled by the vendor, and which remain the Town's responsibility?

We will ensure the site that is launched, with the exception of PDF's/Documents, is fully ADA compliant. Moving forward any updates or changes you make would be up to you to ensure they are ADA compliant. That being said; we have tools that assist in this process that are covered during training and offer ongoing ADA services if the town ever wants to go that route.

5.What client support is included (phone, email, ticketing), and are there any limits on usage?

There is phone, chat and email support and there is no limit or cost ever involved with that.

6. What are your average and guaranteed response times for routine issues and urgent issues?

Average response time is same day and if it is urgent then it would be addressed asap.

7. What training is included at launch, and what training is available for new staff in future years? Is there a cost?

Prior to the launch of the website you will have a scheduled training session with our support group where we will guide everyone through the editor step by step to ensure you are comfortable with everything prior to going live. After that if there is new staff brought on that need to go through the training we can setup another training session at no additional cost. You will also always have access to our online knowledge database as a resource moving forward.

8. What services are most commonly added by municipalities after launch, and what are their typical costs?

It varies depending on the municipality size and needs but generally we ensure all the features and functions needed are included in your program as each proposal is custom tailored to you.

9. Are annual fees subject to increases? If so, how are increases calculated, and can they be capped contractually?

The annual fee is a locked in price, guaranteed, for five years. After that if there is an increase it is capped at 10%.

10. If the Town changes vendors in the future, how does the Town retrieve its content, and are there any transition or export fees?

You own all of the content and are free to take it wherever you want and there would never be a fee to do this. To move everything to the new vendor they would simply migrate the content from your site similar to what we will do if you select us to redesign your site.

Agenda Item 12. New Business

A. Morris Farm



TO: Town Council
FROM: Gregory Gordos, AICP, CZO, Town Planner
DATE: April 13, 2026
SUBJECT: Application by Toll Brothers requesting Conditional Zoning approval for a 39-lot Conventional subdivision located on Weddington-Matthews Rd.

APPLICATION INFORMATION:

SUBMITTAL DATE: June 4, 2025
BUILDER/DEVELOPER: Toll Brothers
ENGINEER/APPLICANT: Kimley Horn
PROPERTY LOCATION: 5017 Weddington-Matthews Road
PARCEL ID#: 06120011
ACREAGE: +/- 94 acres
EXISTING LAND USE: Agriculture
EXISTING ZONING: R-CD, Conservation District

PROPOSAL:

The applicant, Toll Brothers, is proposing the development of a new residential subdivision of 39 homes on approximately one acre lots. It is located on Weddington-Matthews Road, two miles north of Town Hall. Amanda Drive is north of the site while Hemby Road/Beulah Church road is the largest arterial road to the south. Bonner Oaks, Willow Oaks, and Providence Woods (west of Weddington Matthews Road) are directly adjacent to the farm site, with Providence Woods having an existing woodland buffer whereas Willow Oaks has less Willow Oaks Trail having less screening if the existing farmpond is removed. Road access is provided with one entrance to the east and one entrance to the west of Weddington-Matthews. Connectivity to Bonner Drive is also provided via ROAD D and as recommended in the TIA but may be subject to conditional approval based on feedback from adjacent residents and fire/safety considerations.

The unique horizontal dimensions of the site, combined with strict cul-de-sac design requirements not to exceed 500 feet of cul-de-sac length, led to multiple revisions which reduced lot count from 46 to 39.

Development Standards.

The development proposal does not include changes to the Development Standards already set forth in the Unified Development Ordinance (UDO) unless the required public road connection to Bonner Drive is waived by the Council. As accepted by the applicant the development shall be governed by the Schematic Plan and all applicable requirements of the UDO.

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 in-person Community Meeting on June 18th at the Weddington Raquet and Swim Club and a presentation to the Town Council on August 11, 2025. A TIA and concept plan was submitted first and approved on April 23rd, while the final Schematic Plan and associated documents were submitted for application completeness January 5th, 2026.

The Town Council is tentatively scheduled to hold a public hearing regarding this application on Monday, January 26, 2026, at 7:00 pm. 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), Traditional Residential Development (> 6 Lots) is specifically listed as a permissible use within the R-CD, 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		40,000 sq. ft.	40,023 – 85,468 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 lots proposed with the subdivision are generally consistent with this provision. Several irregular or panhandle lots east of Weddington Matthews Road have been removed. Positive findings of compliance can be made.

UDO Section D-917A(D) Lots partially subject to flooding. 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.

Proposed lots farthest east (Lot 12, 13) south of Vintage Creek, requiring crossing a stream and steep slopes, has been removed in the Schematic Plan. The second on-site stream retains a 100' buffer and the pond shall be removed.

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

All lots within the subdivision shall abut a public road as submitted. If the Bonner Drive connection is made private or removed Lot 4 and Lot 5 shall retain public access via ROAD C.

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

Three cul-de-sac roads are proposed and near but do not exceed 500 feet. ROAD C and ROAD F intersect at a 90 degree angle and other roads contain stub-out/turnarounds rather than utilizing cul-de-sacs. After several revisions, staff requests the Board confirm compliance with the spirit of Section D-917A(J)(1) as definitive findings of compliance would result in additional dead end streets and public roads leading to no destination e.g. ROAD C to 4851 Weddington Matthews Road to the north.

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 public connection, ROAD D, out is provided to property to the north (Bonner Drive). ROAD F does not connect to adjacent property to the east; however, this is owned by the Vintage Creek HOA and can't be developed.

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).

Bonner Drive would be extended as ROAD D. The majority of traffic would be entering or existing Weddington-Matthews Road. Adjacent property owners have expressed concerns of creating a “cut-through”. Findings of compliance can be made but can be waived by the discretion of Council.

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

As the subdivision consists of 39 lots, there will be two main points of ingress/egress along the primary thoroughfare as well as secondary access to Bonner Drive. Findings of compliance can be made. Public comments questioned if two more entrances could be added to Weddington-Matthews but this is not recommended by NCDOT or in the Traffic Impact Analysis.

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

All lots will be accessed via internal streets. The existing farm at 5017 Weddington-Matthews Road is not including in the 94 acre proposal.

Section D-917A(O)(1)(b) 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 includes a 100’ roadside buffer both east and west on Weddington Matthews Road. As this property is currently used for agriculture rather than forested land, this one hundred feet must be supplemented with extensive new trees and shrubs in accordance with Section D-918.I (Screening and Landscaping). As staff has frequently recommended, a landscape plan or rendering should be provided by the applicant of what this would look like prior to final development approval.

UDO Section D-917(P) Any major subdivision shall be required to provide that a minimum of twenty percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space.

Positive findings of compliance can be made as the site well exceeds the requirement. Common open space along the thoroughfare (100’), the site perimeter (50’), 11 acres to the west, 3.75 acres to the center, and 24.20 all account for COS. Streams and overhead utilities are present but account for far less than Primary Open Space threshold. See Section D-917E.(B)(1).

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

UDO Section D-917D, establishes supplements requirements for certain uses; however, no uses other than conventional residential apply to this case. 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.

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 met the threshold of requiring a TIA to be completed and approved by the Town. This document was reviewed and found satisfactory by LaBella Engineering on April 23th, 2025 after one revision sent to the Town. Note: this review was conducted prior to the final lot count of 39 units and does maintain connection to Bonner Dr.

LAND USE PLAN CONSISTENCY:

NOTE: 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. Since then, numerous text amendments have been made to better match the plan (

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): 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 *Agriculture* (in green) in the 2024 Future Land Use Map (Map 4). This is the least dense density allowance. At 0.4 dwelling units per acre, this meets the intended low density residential development standards having only 1 dwelling unit per every two acres.

Policy: LU 1.4: Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods.

Lots are equivalent in size, 40,000 sq. ft or greater, to those zoned R-40 in Providence Woods and Willow Oaks. All are convention subdivision designs despite the (vacant land) zoning of R-CD. The thoroughfare buffer requirements, tree ordinance, and road design standards (cul-de-sacs) all exceed standards for developments prior to 2025.

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.

Weddington Matthews Road Road (NC-84) is a significant north-south thoroughfare in Weddington and up to Stallings. The 100' thoroughfare buffer requirement shall be upheld without exception and a full landscape plan is recommended as the roadway is devoid of trees.

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 shown on the exhibit TYPICAL SECTION RESIDENTIAL LOCAL STREET on Sheet C-301 of the schematic plan and would be located on one side of the internal streets. Should the requirement for Bonner Drive connection be waved, this connection should still provide pedestrian access as well as emergency access to adjacent neighborhoods.

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.*

Positive findings of compliance can be made.

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. and minimize the visual impact of development from surrounding properties and roadways.*

Over one-third of the 94 acres will be preserved as open space, including sensitive lands such as the existing pond, several streams, and areas with significant existing tree coverage. In reviews with Planning Board members and staff areas of concern such as the far eastern and western portions of the site were removed from private ownership and placed into COS.

Goal: *Limit development activities on environmentally sensitive land.*

Policy: ***C 3.3:** Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property, as well as preserving the natural areas and habitats.*

The existing pond (to be removed) and eastern stream drain south towards to the Oliver Creek and Weddington Creek watersheds. The current Schematic Plan no longer crosses these streams and land disturbance is limited 100' to centerline as well as Town sediment control standards. Per the developer, grading shall be performed in separate phases: one for road infrastructure and stormwater ponds, the other for house pads. Mass-clearing is not permitted and would not adhere to the new tree protection standards of Section D-917(A)(Q).

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.*

Water to be provided by Union County Water. Wastewater shall be private, served by individual septic systems and repair fields for each of the 39 homes. a2 permits are issued and provided in your submittal packet for your review and consideration. A soil scientist hired by Toll Brothers applied for and received approval for these permits which are roughly equivalent to Improvement Permits (public) as specified in Appendix 2B, item B27. By providing these approvals the applicant is requesting verification from this Board that they have adequately identified and delineated their proposed septic system as required by this Appendix 2B.

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.

The site plan as submitted meets all requirements for cul-de-sac length, lot size, thoroughfare buffer, open space requirements, and maximum density. Compliance with Section D-917A.(J). Cul-de-sacs., due to the odd intersections and turnaround portions of several roads, should be specified on records prior to a vote. A decision on whether it is in the public interest to connect to Bonner Drive shall be at your discretion – it meets UDO standards as submitted and staff recommends it to remain for connectivity land use goals.

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 39-Lot Conventional Subdivision located on Weddington Matthews Road, known as Morris Farm, be recommended for **approval with conditions**.

~~- A Landscape Plan be submitted and approved prior to Construction Document approval of the Town, with preference for an exhibit to be provided to the Weddington Town Council prior to the Public Hearing.~~

ADDENDUM

Additional conditions placed on the application by the Weddington Planning Board on 23rd include:

1. Updated stormwater analysis and BUA summary (HydroCAD)
2. Confirming stub-roads are acceptable to NCDOT (and if not, plans to be modified)
3. Specifications on the gate to connect to Bonner Dr.
4. provide the letter as required under Appendix 2B B44 from Union County Public Schools
5. revised and improved tree survey including exhibit of tree save

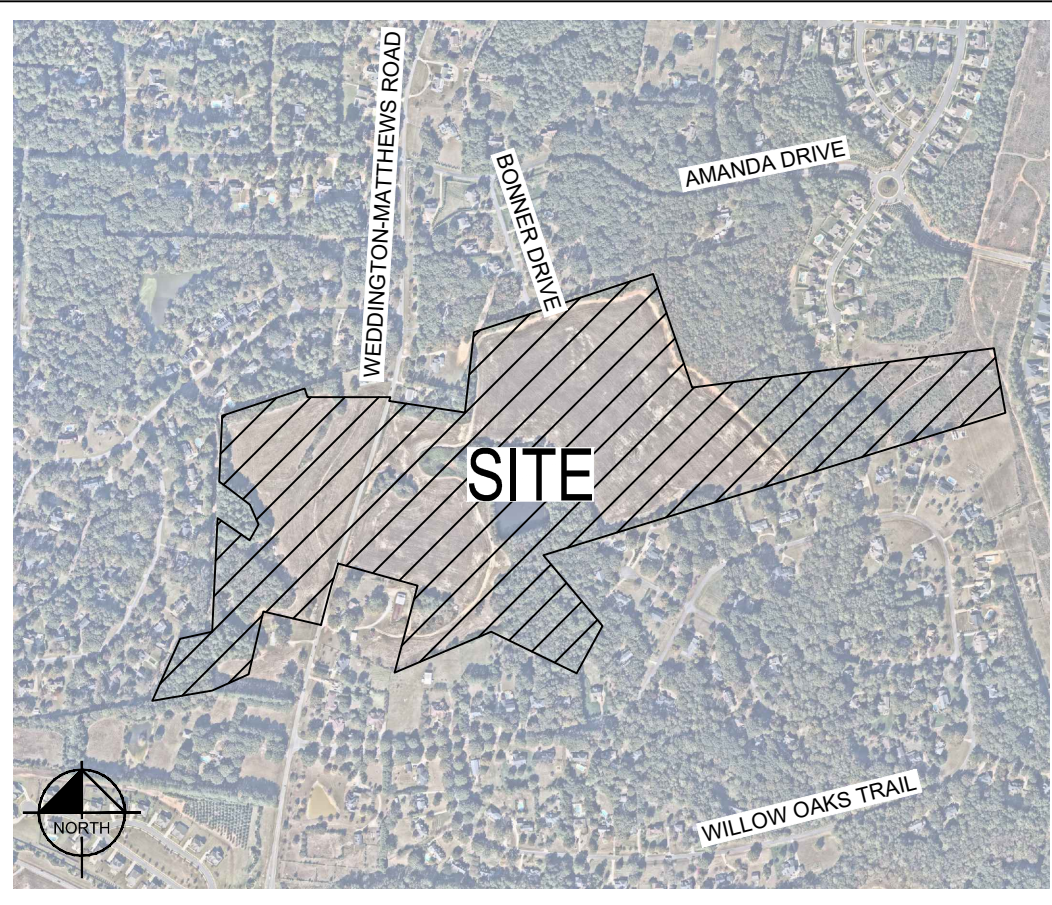
ATTACHMENTS:

Application
Schematic Plan
Land Use Map
Zoning Map
Community Meeting Report
Traffic Impact Analysis
a-2 (septic) Permit Approvals
PB Conditions Exhibits

APPENDIX 2B 30% SET for **MORRIS FARM**

5017 WEDDINGTON-MATTHEWS ROAD

TOWN OF WEDDINGTON, UNION COUNTY, NORTH CAROLINA



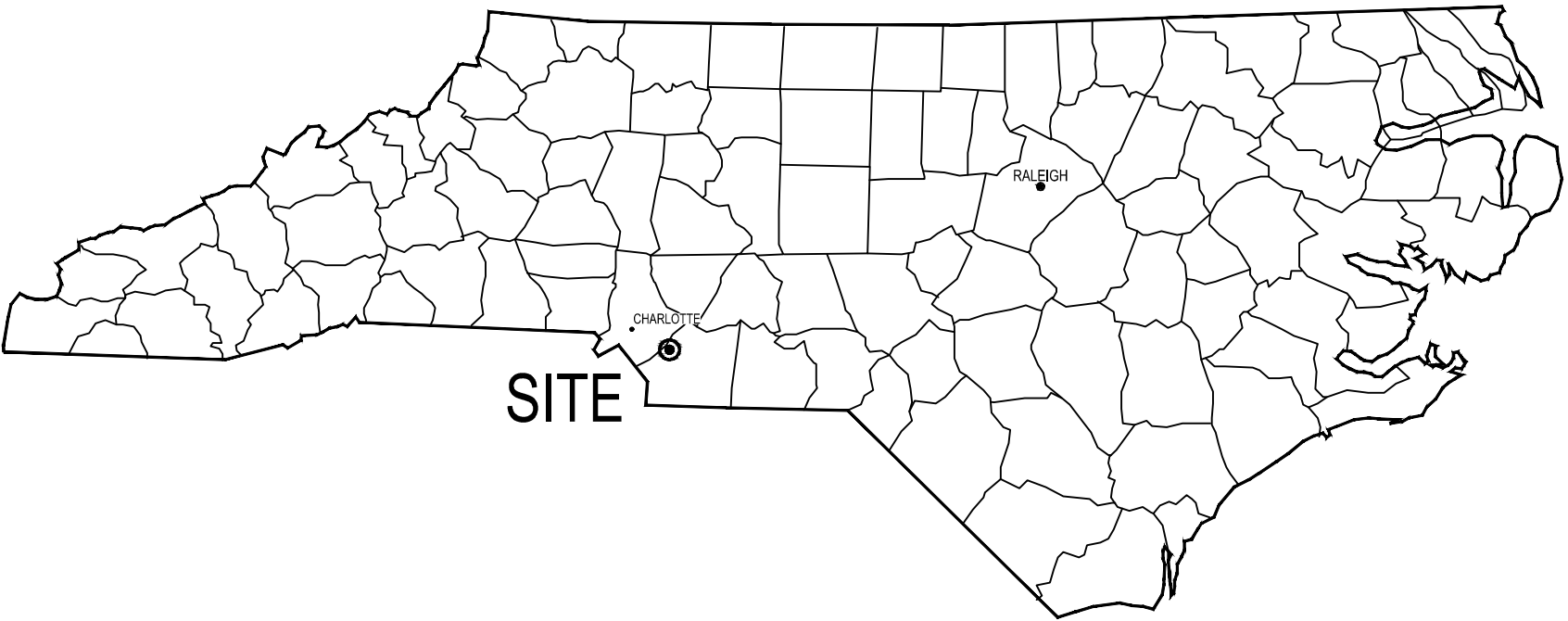
SHEET INDEX		
Sheet No.	Sheet Title	REV. No.
C-001	COVER SHEET	
C-002	EXISTING CONDITIONS PLAN	
C-200	OVERALL EROSION CONTROL PLAN - PHASE 1	
C-201	EROSION CONTROL PLAN - PHASE 1	
C-202	EROSION CONTROL PLAN - PHASE 1	
C-300	OVERALL SITE PLAN	
C-301	SITE PLAN	
C-302	SITE PLAN	
C-400	OVERALL GRADING PLAN	
C-401	GRADING PLAN	
C-402	GRADING PLAN	
C-403	PRE-DEVELOPMENT DRAINAGE MAP	
C-404	POST-DEVELOPMENT DRAINAGE MAP	
C-405	STORM DETAILS	
C-500	ROAD G WEST PLAN AND PROFILE	
C-501	ROAD A WEST PLAN AND PROFILE	
C-502	ROAD B PLAN AND PROFILE	
C-503	ROAD A EAST PLAN AND PROFILE	
C-504	ROAD A EAST PLAN AND PROFILE	
C-505	ROAD C PLAN AND PROFILE	
C-506	ROAD D PLAN AND PROFILE	
C-507	ROAD E PLAN AND PROFILE	
C-508	ROAD F PLAN AND PROFILE	
C-700	OVERALL LANDSCAPE PLAN	
C-701	LANDSCAPE PLAN	
C-702	LANDSCAPE PLAN	

KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

NOTICE TO CONTRACTOR:

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS AS PROVIDED IN THE:

TOWN OF WEDDINGTON ROADWAY MANUAL
TOWN OF WEDDINGTON UNIFIED DEVELOPMENT ORDINANCE
TOWN OF WEDDINGTON STORM WATER DESIGN MANUAL
NCDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES
OR THE MORE RESTRICTIVE OF ANY STANDARDS THAT CONFLICT.



PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER

TOLL BROTHERS
9130 KINGS PARADE BLVD
CHARLOTTE, NC 28273
PHONE (828) 446-0104

CONTACT: ANDREW LOFTIN

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
532 PATTERSON AVENUE
SUITE 106
MOORESVILLE, NORTH CAROLINA 28115
PHONE (980) 346- 6746

CONTACT: AUSTIN POPE, P.E.

SURVEYOR:

ESE CONSULTANTS
1140 VIRGINIA DR.
FORT WASHINGTON, PA 19034
PHONE (215) 914-2050

SEPTIC:

PIEDMONT ENVIRONMENTAL ASSOCIATES, P.A.
216 SOUTH SWING ROAD
GREENSBORO, NORTH CAROLINA 27409
PHONE (336) 215-88220

CONTACT: JIM BEESON

PROGRESS SET

GEOMETRIC CONTROL
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88
DRAWING UNITS: U.S. SURVEY FEET



Know what's below.
Call before you dig.

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.

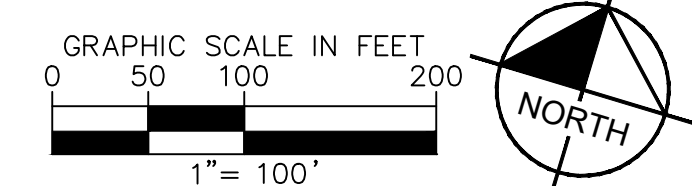
WEDDINGTON
NORTH CAROLINA

COVER SHEET

Kimley»Horn

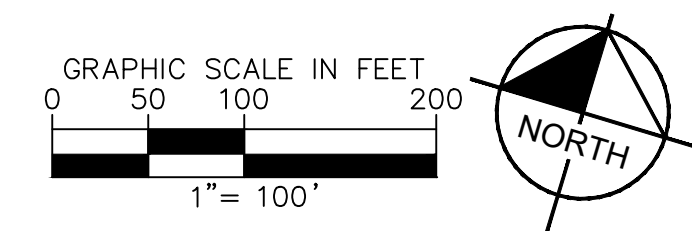
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #E-0102

[illegible]



Know what's below.
Call before you dig.

[illegible]

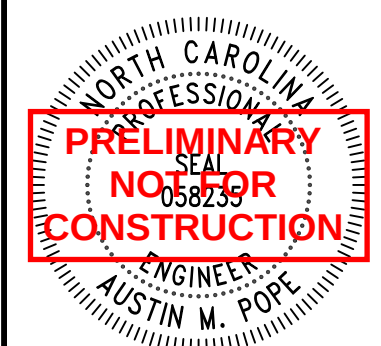


Know what's below
Call before you dig

MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON
NORTH CAROLINA

EROSION CONTROL PLAN - PHASE 1

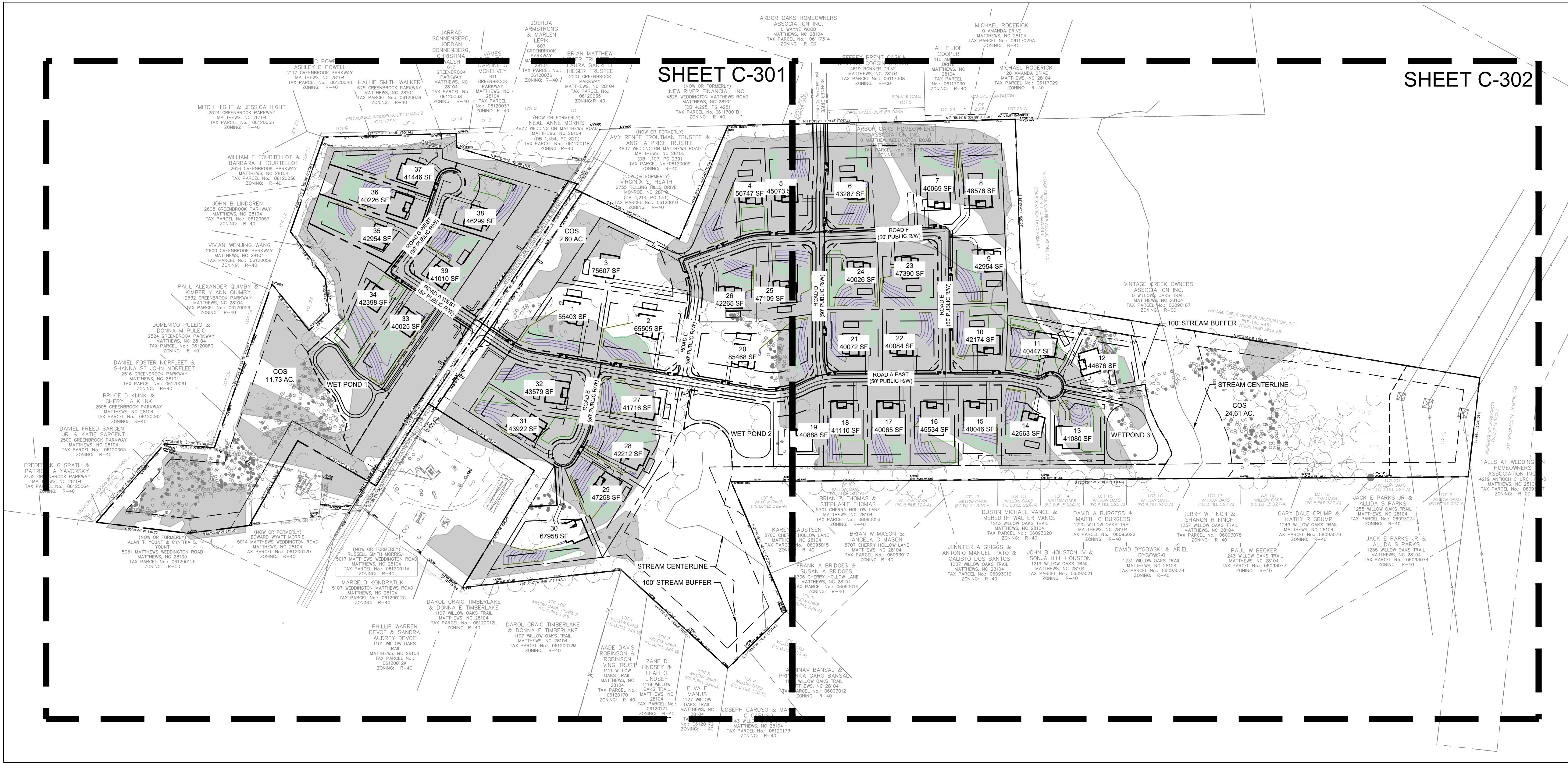
KH PROJECT 012826085	DATE 04/03/2026	SCALE AS SHOWN	DESIGNED BY TTP	DRAWN BY TTP	CHECKED BY AMP
-------------------------	--------------------	----------------	-----------------	--------------	----------------



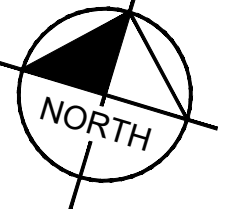
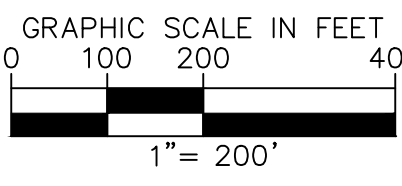
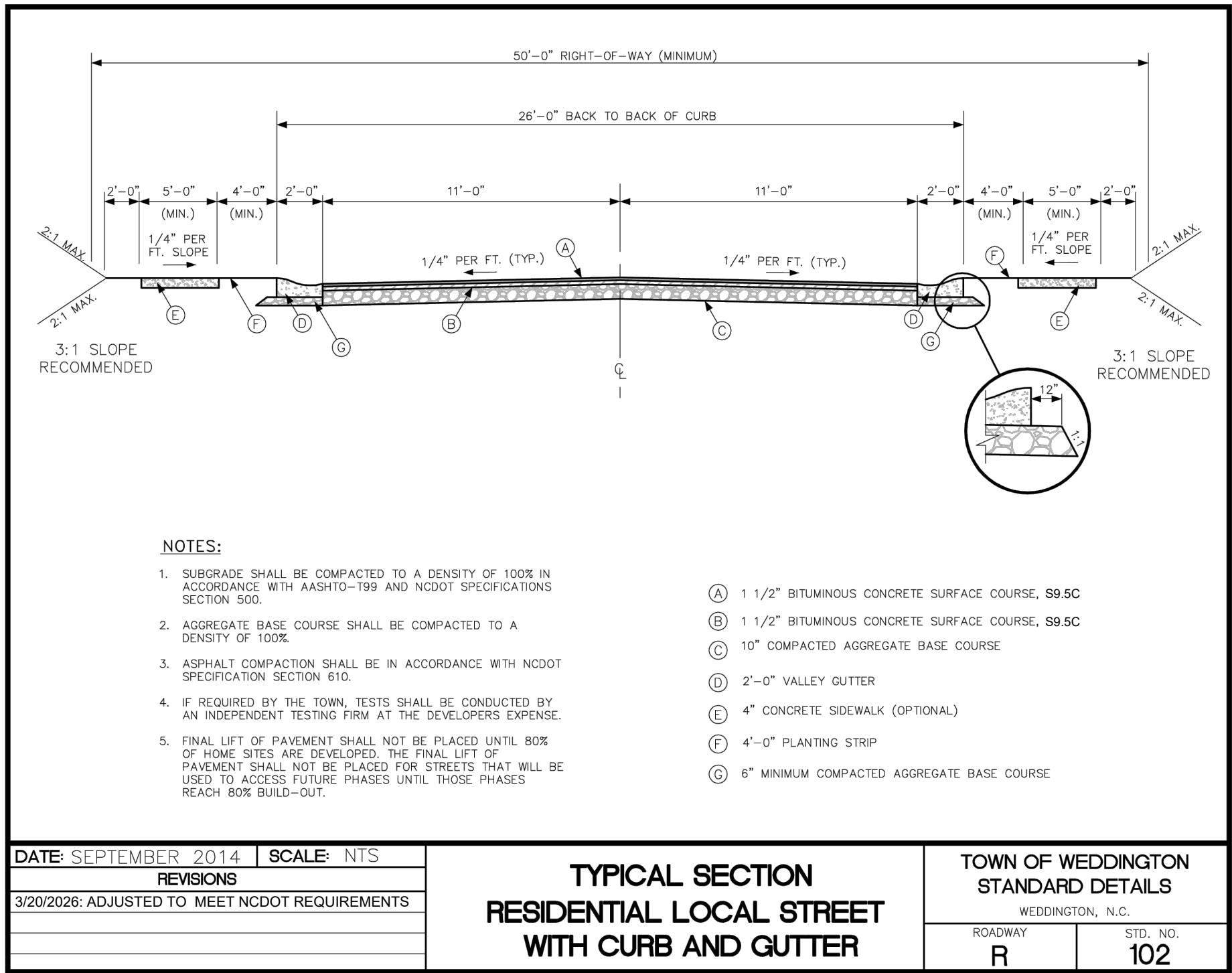
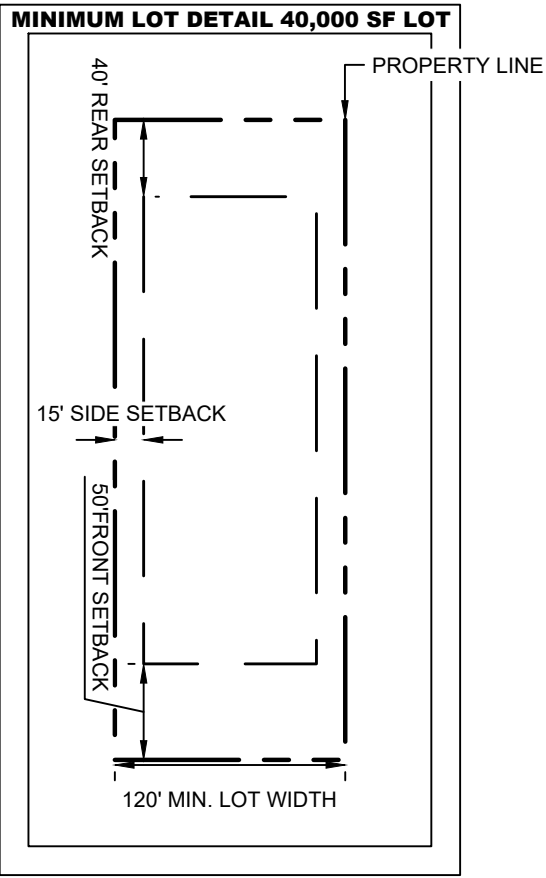
Kimley»»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

[illegible]



SITE DATA TABLE	
OWNER INFORMATION:	
TAX PARCEL ID:	06120011
NAME:	MORRIS R S FAMILY LIMITED PARTNERSHIP
ADDRESS:	5017 WEDDINGTON MATTHEWS ROAD WEDDINGTON, NC 28104
DEVELOPER INFORMATION:	
NAME:	TOLL BROTHERS, INC.
ADDRESS:	9130 KINGS PARADE BOULEVARD CHARLOTTE, NC 28273
CONTACT:	ANDREW LOFTIN (828) 446-0104
SITE DATA:	
SITE AREA EXCLUDING ROW:	90.80 ± ACRES
TOTAL SITE AREA:	92.26 ± ACRES
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
ZONING DISTRICT:	R-CD (TOWN OF WEDDINGTON)
ZONING DATA:	
FEMA FLOOD PANEL:	3710447700L, 3710448700J
WATERSHED CLASSIFICATION:	WEST FORK TWELVE MILE CREEK
LOT INFORMATION	
TOTAL ACREAGE:	92.26 ± ACRES
LOT ACREAGE:	41.67 ± ACRES
TOTAL UNITS:	39
PROPOSED DENSITY:	0.42 DUA
MINIMUM LOT SIZE REQUIRED:	40,000 SF (120' MIN WIDTH)
MINIMUM LOT SIZE PROPOSED:	40,025 SF
AVERAGE LOT SIZE:	46,544 SF
MAX. BUILDING HEIGHT:	35'
REQUIRED SETBACKS:	FRONT: 15' SIDE: 15' REAR: 40'
BUILT UPON AREA:	
TOTAL BUILT UPON AREA:	10,65± ACRES (11.54%)
PAVING:	4.89± ACRES
DRIVEWAYS:	1.44± ACRES
ROADS:	3.68± ACRES
POOLS:	0.64± ACRES
COMMON OPEN SPACE:	
REQUIRED OPEN SPACE:	18.45 ± ACRES (20% OF SITE)
PROVIDED OPEN SPACE:	42.37 ± ACRES (45.92% OF SITE)
PRIMARY OPEN SPACE:	12.27 ± ACRES (28.96% OF PROVIDED OPEN SPACE)
SECONDARY OPEN SPACE:	30.10 ± ACRES (71.04% OF PROVIDED OPEN SPACE)
TREE SAVE CANOPY:	
BUILDABLE AREA:	61.64 ± ACRES
EXISTING TREE CANOPY:	12.76 ± ACRES (20.70% OF BUILDABLE AREA)
REQUIRED TREE SAVE:	2.55 ± ACRES (20% OF EXISTING CANOPY)
PROVIDED TREE SAVE:	6.79 ± ACRES (53.21% OF EXISTING CANOPY)
BUFFER YARDS	
50' PERIMETER BUFFER	
80' PERIMETER BUFFER ALONG ARBOR OAKS SUBDIVISION	
100' THOROUGHFARE BUFFER (CAN BE REDUCED TO 50' WITH PLANTED EVERGREEN MATERIAL)	
FOOTNOTE:	
* INDICATES WETLANDS, SUBMERGED LANDS, STEEP SLOPES, FLOODWAYS, OR LAND UNDER HIGH VOLTAGE ELECTRICAL TRANSMISSIONS LINES	
** INDICATES FORESTLAND, FARMLAND, HISTORIC SITES, STEEP SLOPES, ROCK FORMATIONS, AND LAND ADJACENT TO PARKS	



BY

DATE

REVISIONS

No.

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-353-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-9102

PROJECT

012826085

DATE

04/03/2026

SCALE

AS SHOWN

DESIGNED BY

TTP

DRAWN BY

TTP

CHECKED BY

AMP

OVERALL SITE PLAN

MORRIS FARM

PREPARED FOR

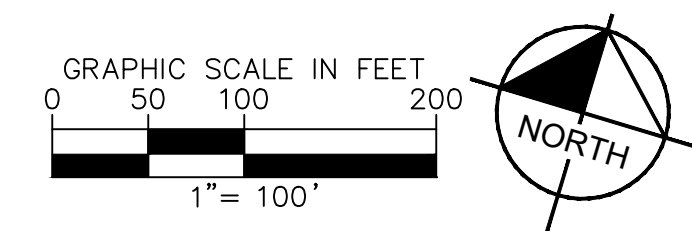
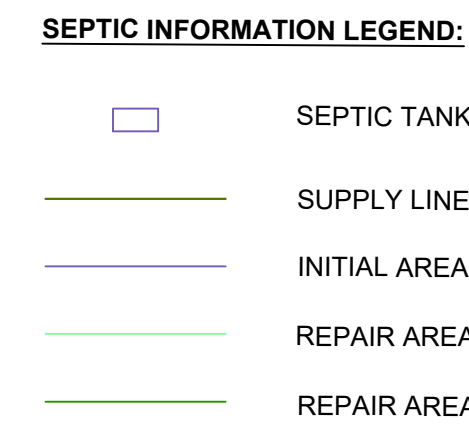
TOLL BROTHERS, INC.

NORTH CAROLINA

WEDDINGTON

SHEET NUMBER

C-300

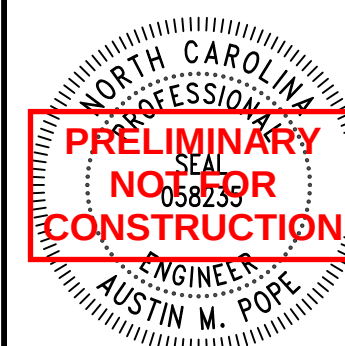


Know what's below.
Call before you dig.

[illegible]

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #E-0102



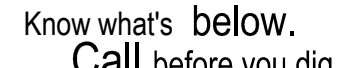
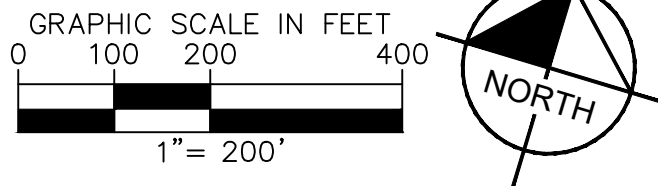
KH PROJECT 012826085
DATE 04/03/2026
SCALE AS SHOWN
DESIGNED BY TTP
DRAWN BY TTP
CHECKED BY AMP

SITE PLAN

MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.

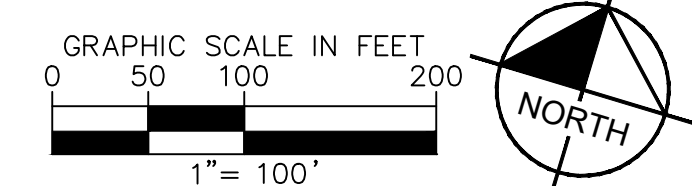
SHEET NUMBER
C-302

1. SEE GENERAL NOTES SHEET FOR OVERALL PAVING, GRADING, AND DRAINAGE NOTES.
2. CONTRACTOR SHALL REVIEW, UNDERSTAND, AND IMPLEMENT ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO DISTURBANCE.
3. ALL SPOT ELEVATIONS ABOVE PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
4. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
5. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
6. INLET PROTECTION - CONTRACTOR SHALL PROVIDE CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED INLETS UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
7. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES
8. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
9. ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC
10. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY PARKS, SCRAPED, GOUGED, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.
11. PROPOSED PRIVATE RETAINING WALLS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
12. GLOBAL STABILITY AND STRUCTURAL DESIGN OF RETAINING WALLS PROVIDED BY OTHERS.
13. THE END ELEVATION CALLS FOR RETAINING WALLS DEPICT GROUND ELEVATION. TOP OF WALL ELEVATIONS ARE TYPICALLY 0.5' ABOVE GROUND.
14. ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 3:1 MAX, UNLESS OTHERWISE NOTED.
15. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
16. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.
17. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON-SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
18. ALL WALL PLANS MUST BE SUBMITTED TO THE CHIEF BUILDING INSPECTOR FOR REVIEW, APPROVAL AND PERMITTING. WALL PLANS ARE NOT APPROVED AT TIME OF SITE PLAN APPROVAL OR LAND DISTURBANCE ACTIVITY PERMIT ISSUANCE. WALL PLANS ARE REVIEWED, APPROVED, AND INSPECTED, BY THE BUILDING INSPECTIONS DIVISION.



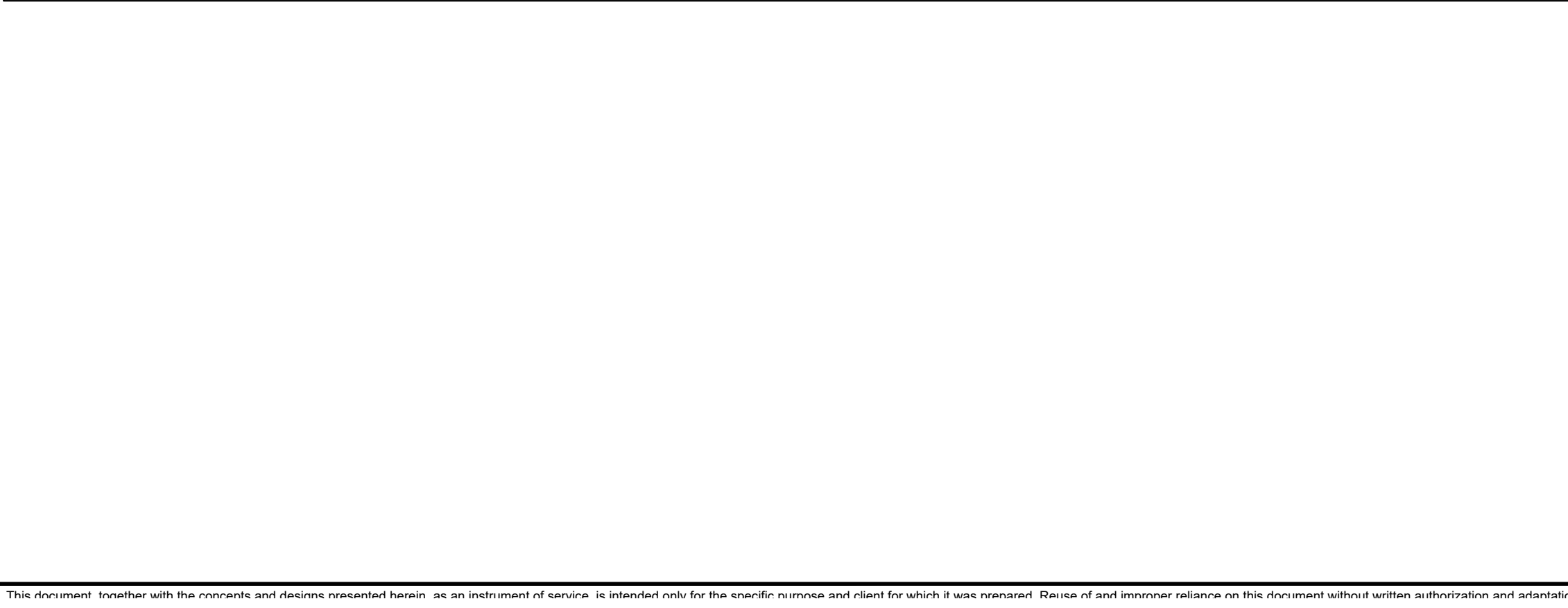
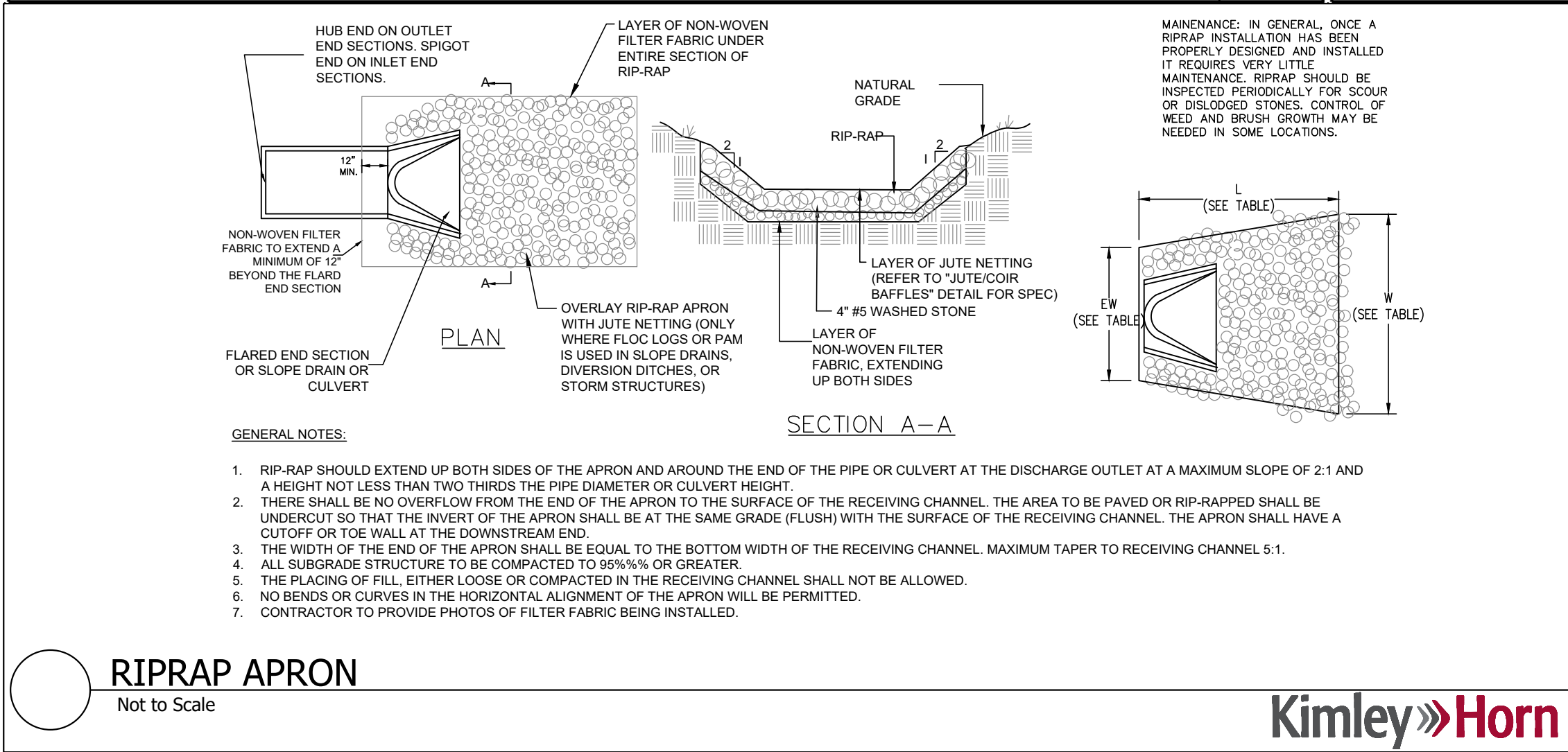
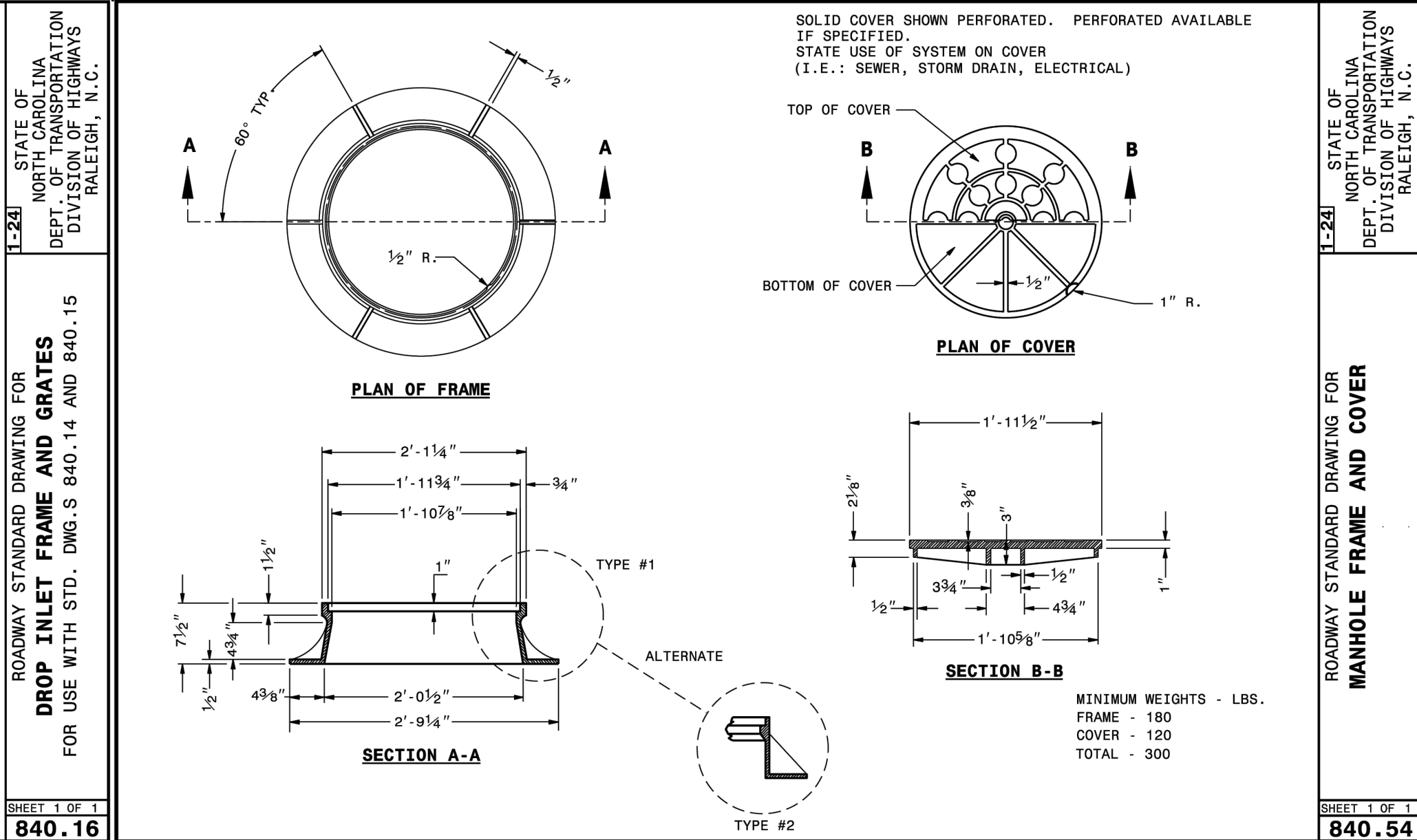
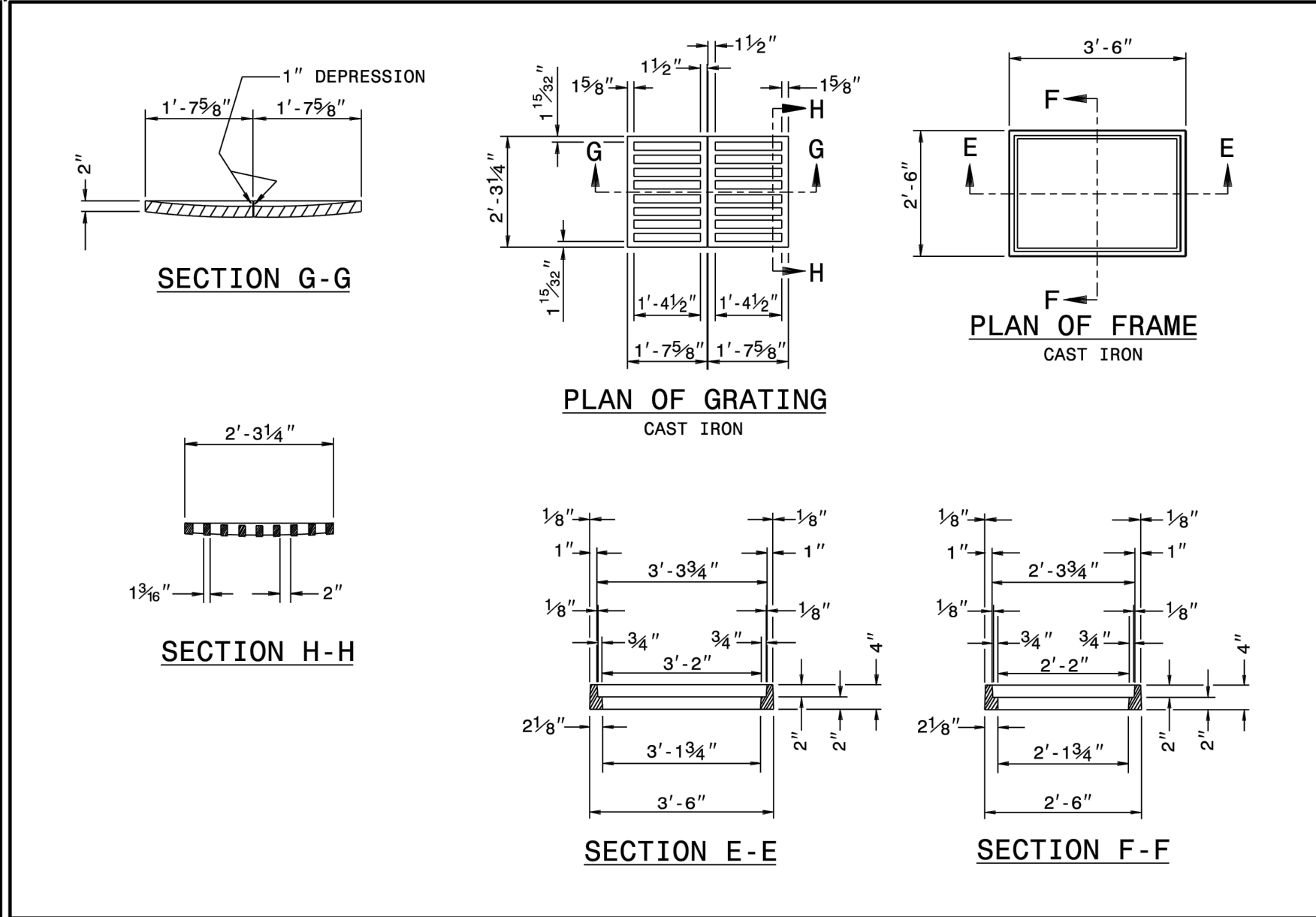
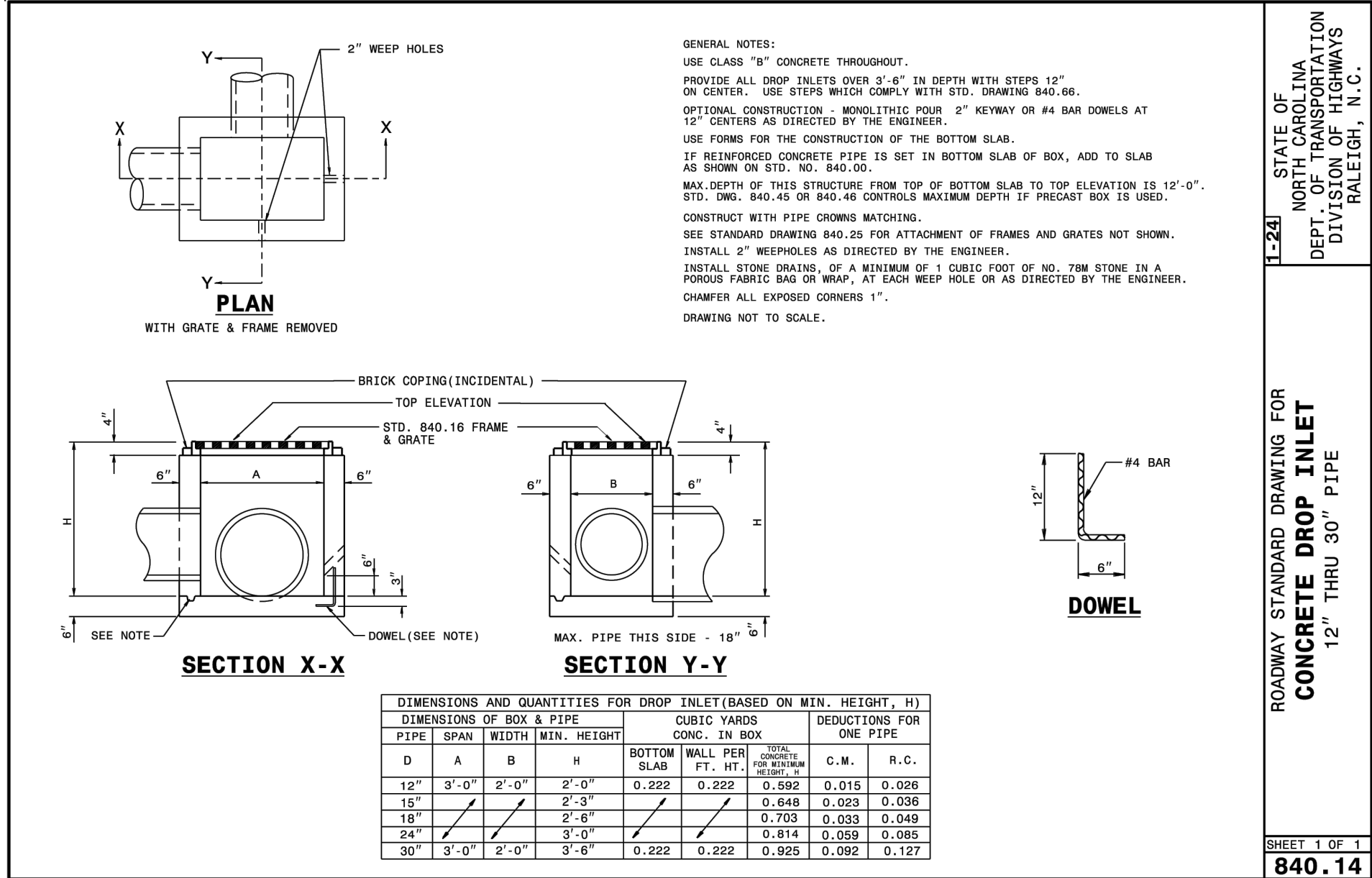
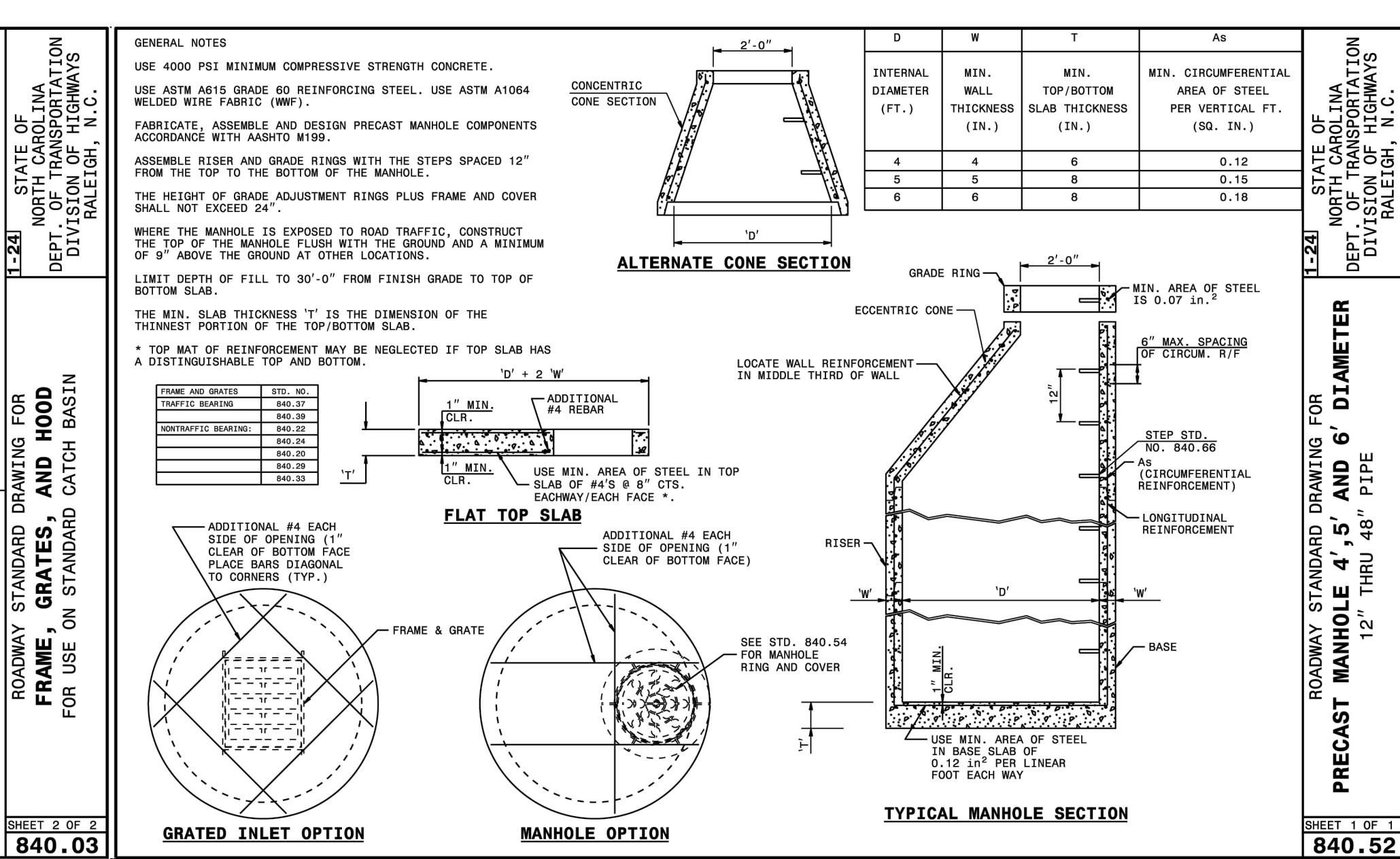
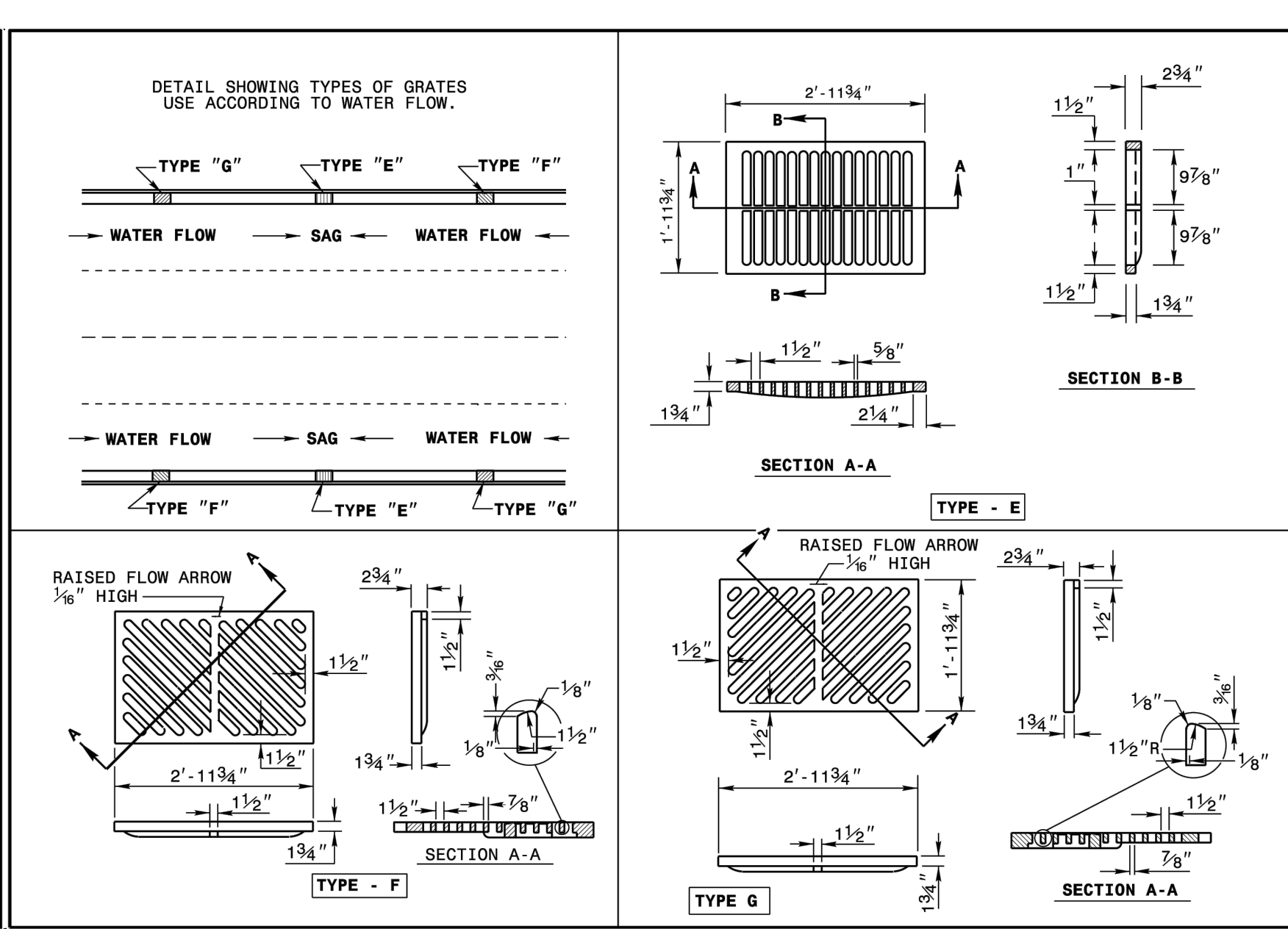
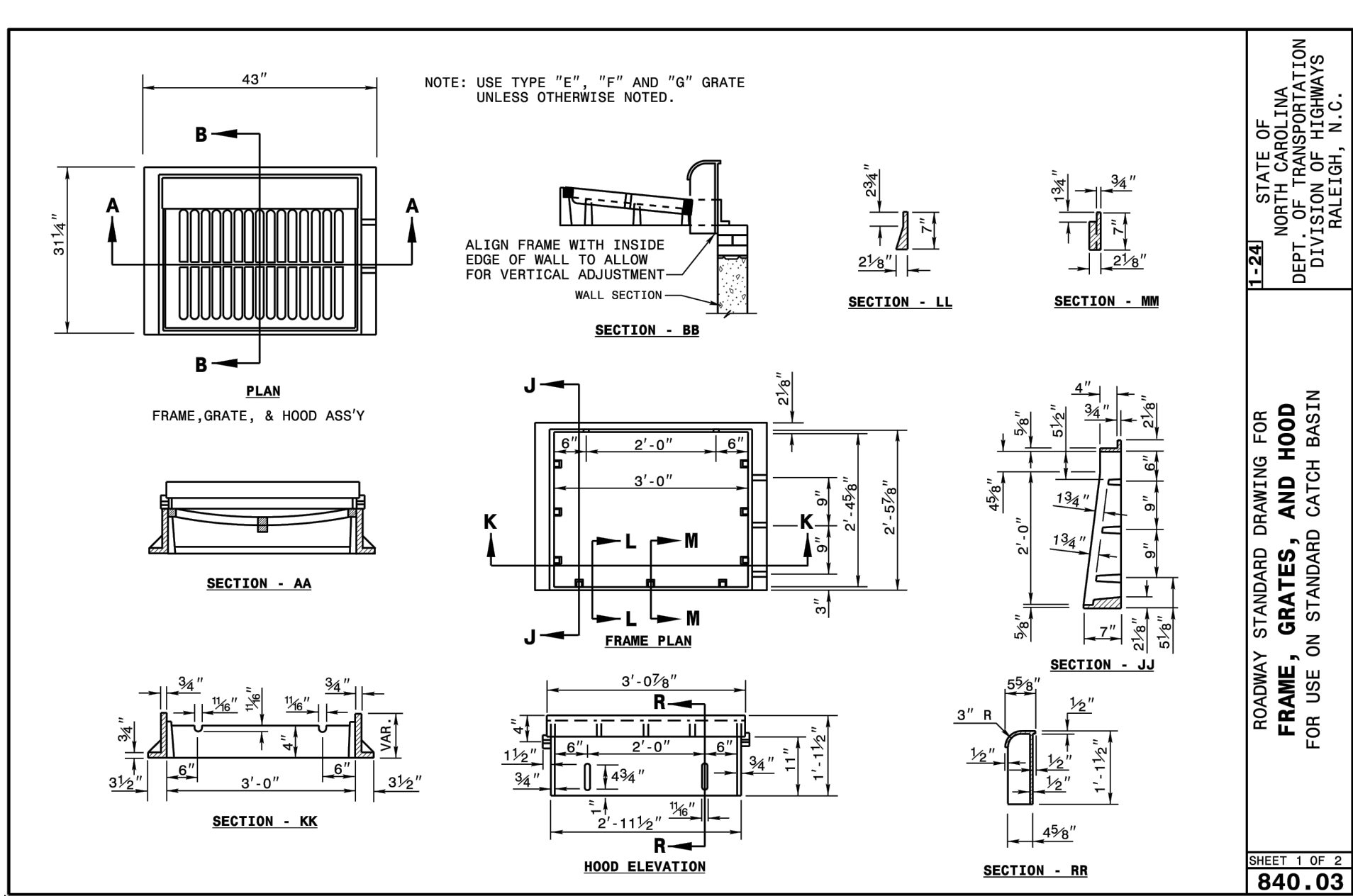
SHEET NUMBER
C-400

[illegible]



Know what's below.
Call before you dig

SHEET NUMBER
C-401



NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-353-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-9102

KH PROJECT 012826085	DATE 04/03/2026	SCALE AS SHOWN	DESIGNED BY TTP	DRAWN BY TTP	CHECKED BY AMP
-------------------------	--------------------	-------------------	--------------------	-----------------	-------------------

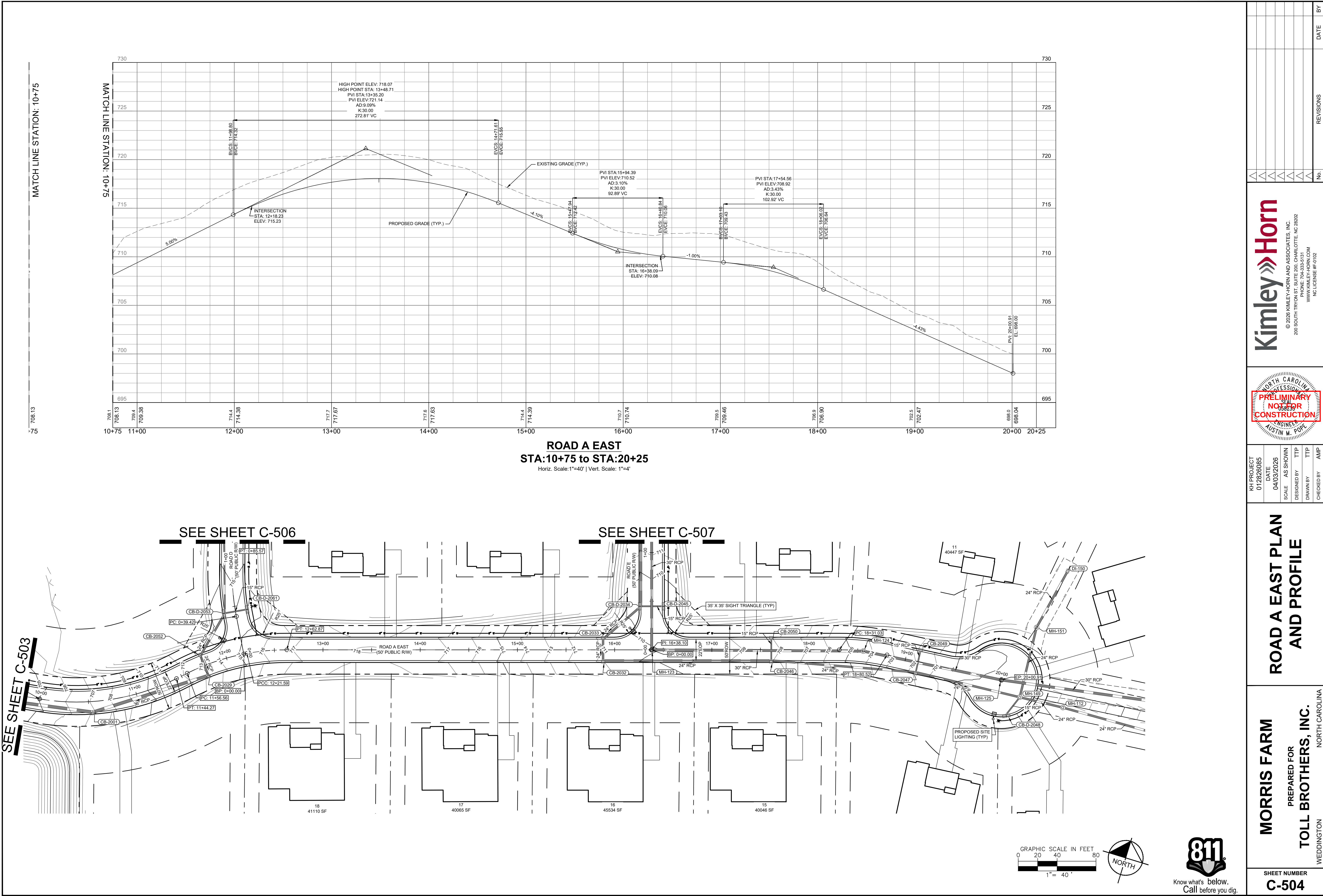
MORRIS FARM

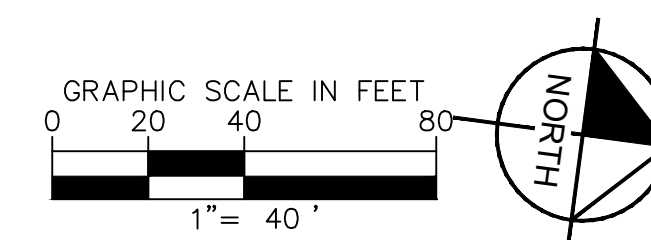
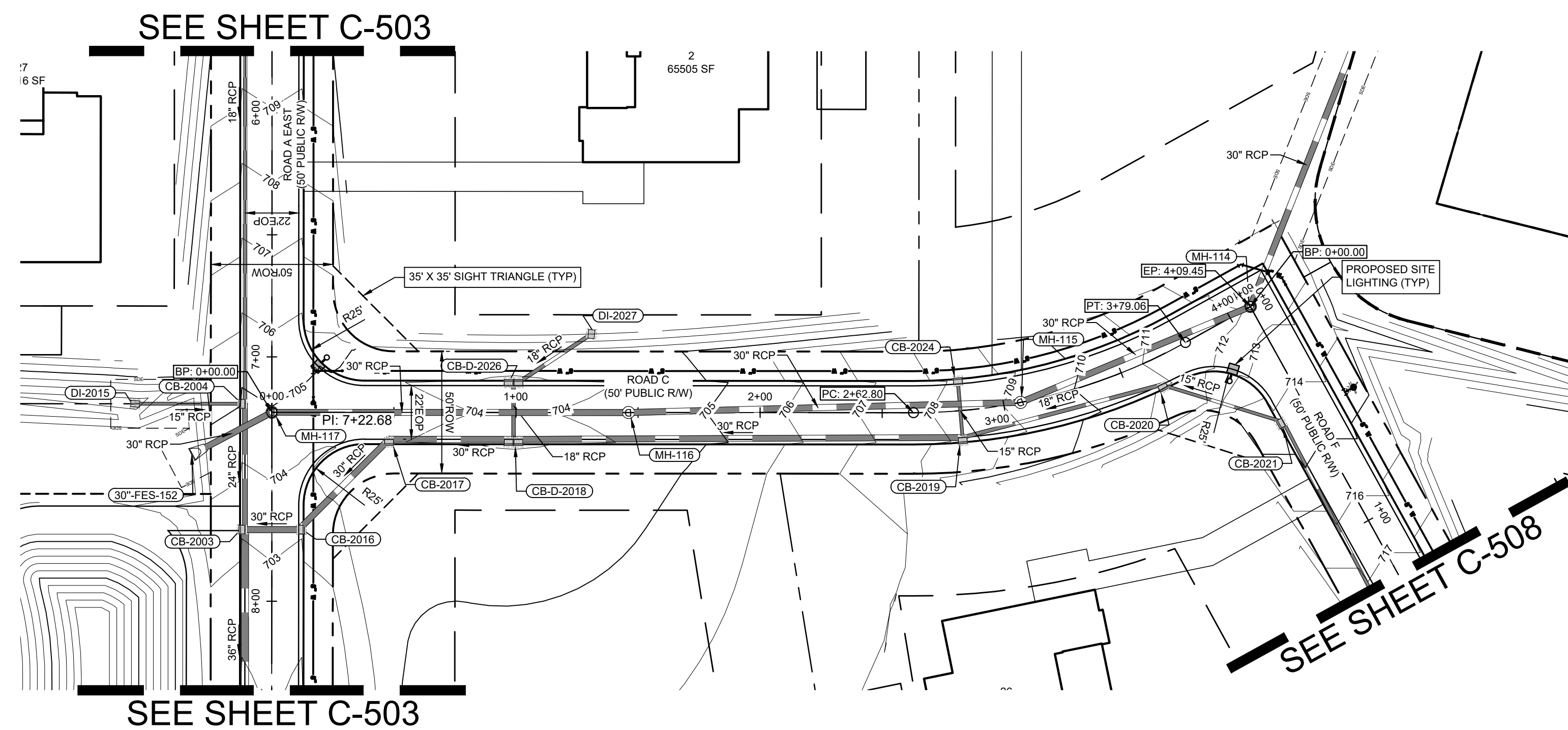
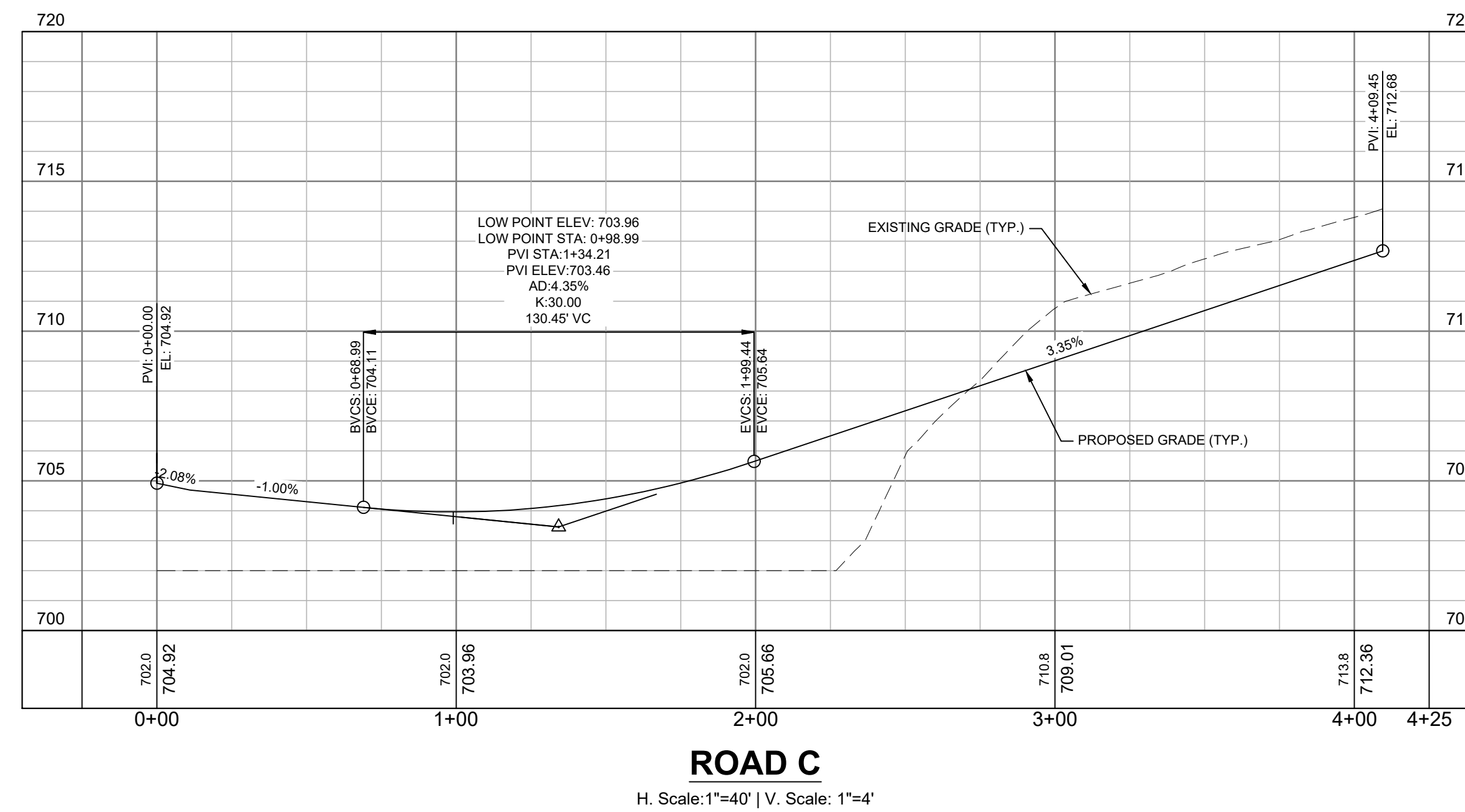
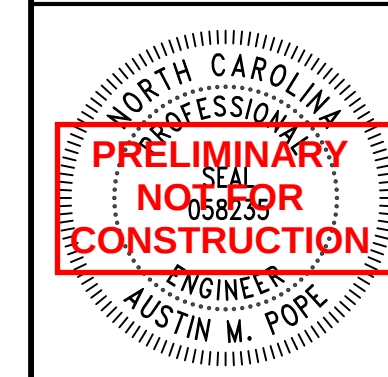
PREPARED FOR
TOLL BROTHERS, INC.

NORTH CAROLINA
WEDDINGTON

811
Know what's below.
Call before you dig.

SHEET NUMBER
C-405



[illegible]

KH PROJECT	SCALE	AS SHOWN
012826085	DESIGNED BY	TTP
DATE	DRAWN BY	TTP
04/03/2026	CHECKED BY	AMP

ROAD C PLAN AND PROFILE

MORRIS FARM

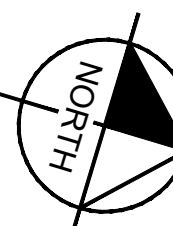
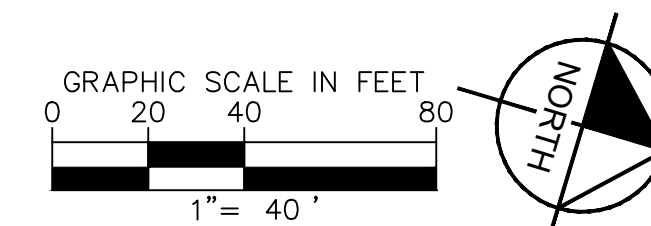
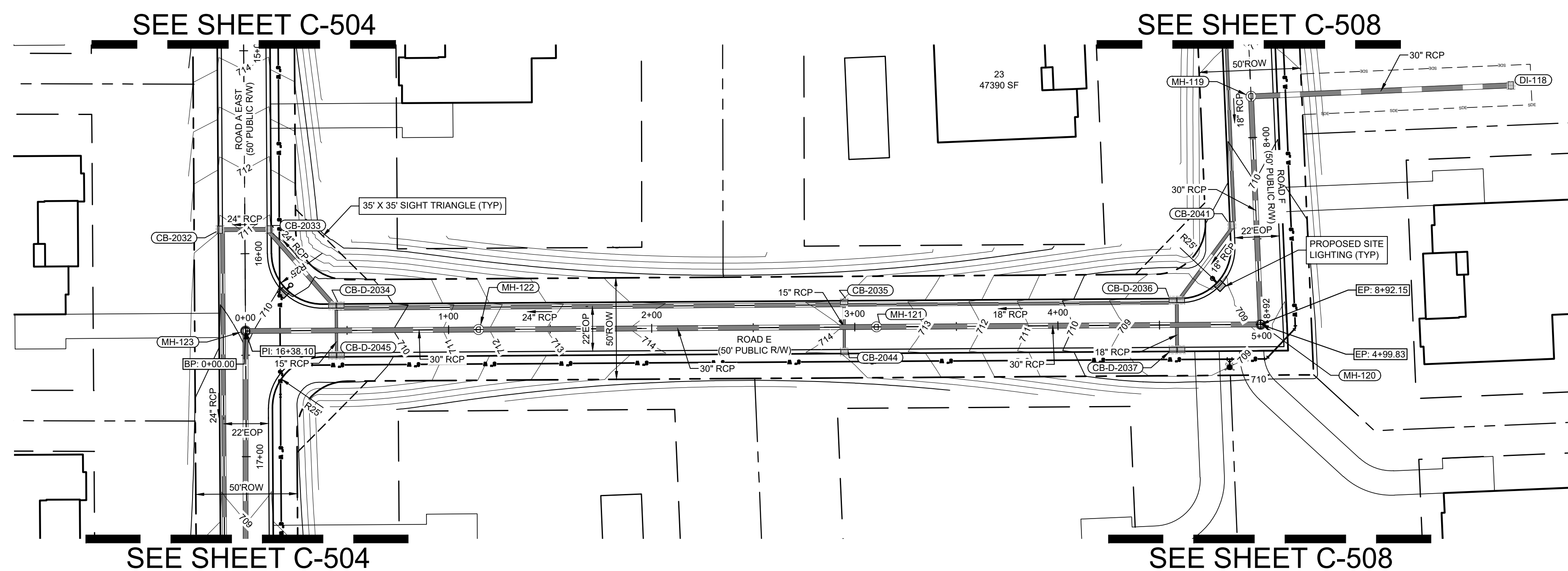
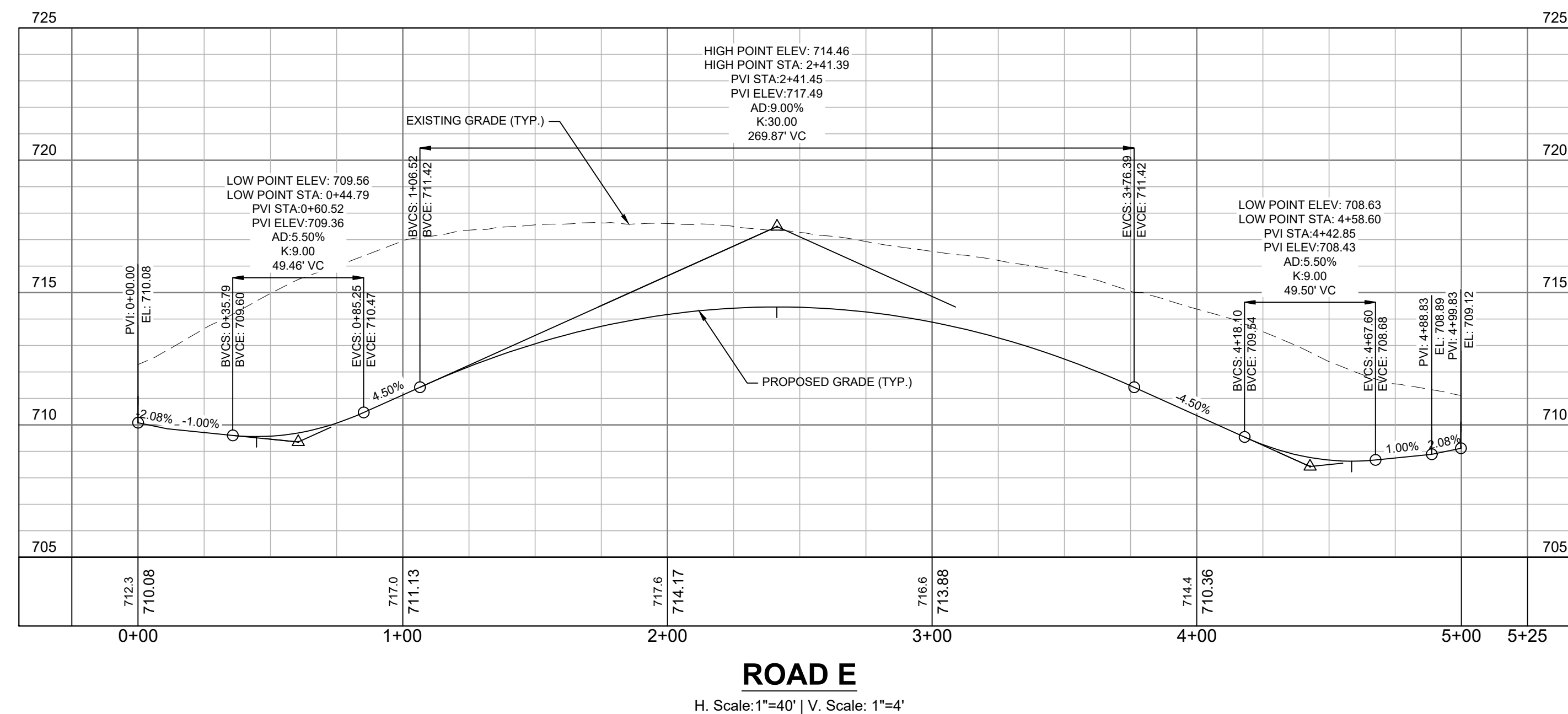
PREPARED FOR

TOLL BROTHERS, INC.

NORTH CAROLINA

WEDDINGTON

SHEET NUMBER
C-505

[illegible]

Kimley»»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
201 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-335-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

ROAD E PLAN AND PROFILE

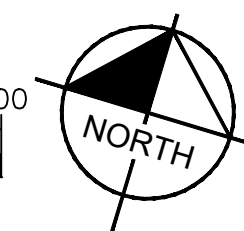
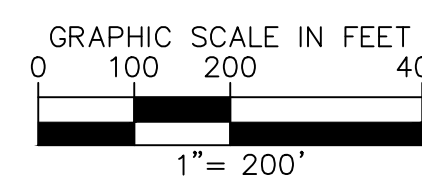
MORRIS FARM
 PREPARED FOR
TOLL BROTHERS, INC.
 WEDDINGTON
 NORTH CAROLINA

SHEET NUMBER
C-507



EXISTING VEGETATION TO REMAIN

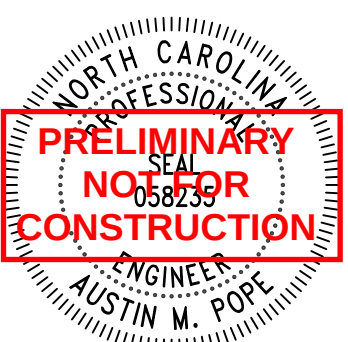
LEGEND	
	HERITAGE TREE TO REMAIN
	HERITAGE TREE TO BE REMOVED



Know what's below.
Call before you dig.

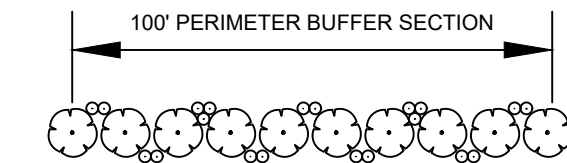
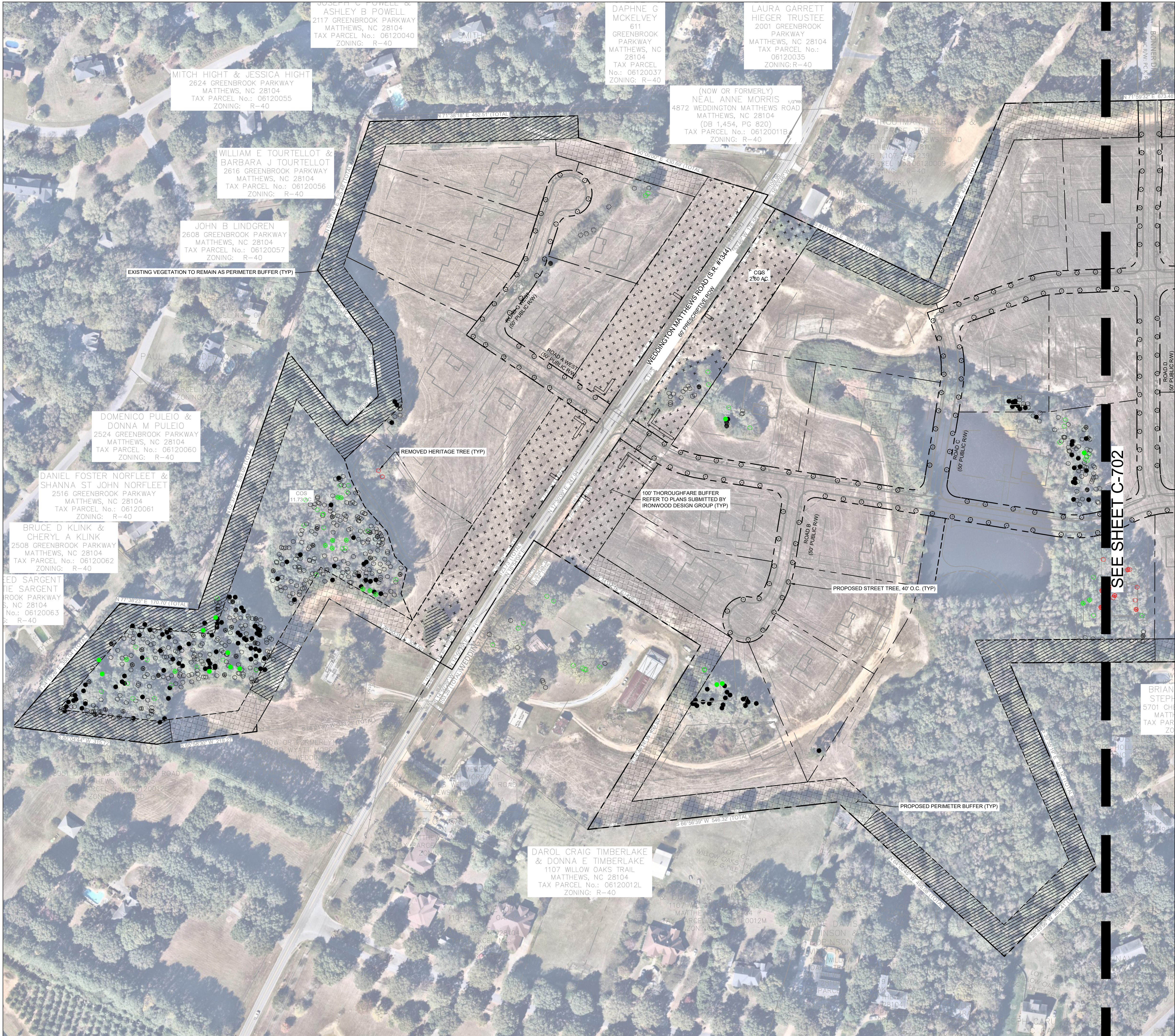
OVERALL LANDSCAPE PLAN

KH PROJECT	SCALE	AS SHOWN
012826085	DESIGNED BY	TTFF
DATE	DRAWN BY	TTFF
04/03/2026	CHECKED BY	AMF



Kimley»»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

△			
△			
△			
△			
△			
△			
△			
No.	REVISIONS	DATE	BY



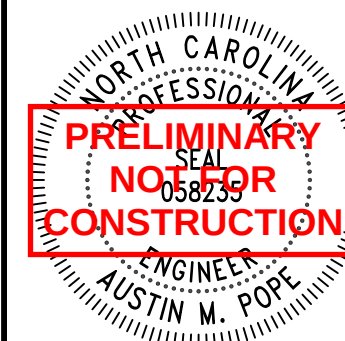
SUPPLEMENTAL BUFFER PLANTINGS REQUIRED
REQUIREMENTS PER 100':
9 TREES
20 SHRUBS

EXISTING VEGETATION TO REMAIN

LEGEND	
●	HERITAGE TREE TO REMAIN
○	HERITAGE TREE TO BE REMOVED

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEY-HORN.COM
NC LICENSE #F-512

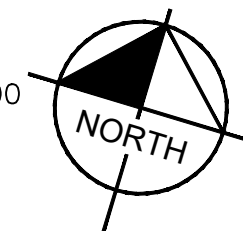
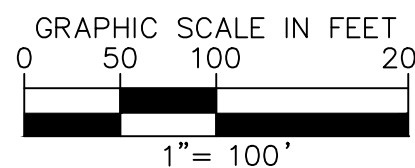


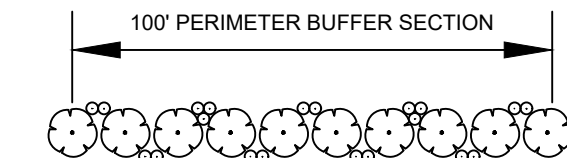
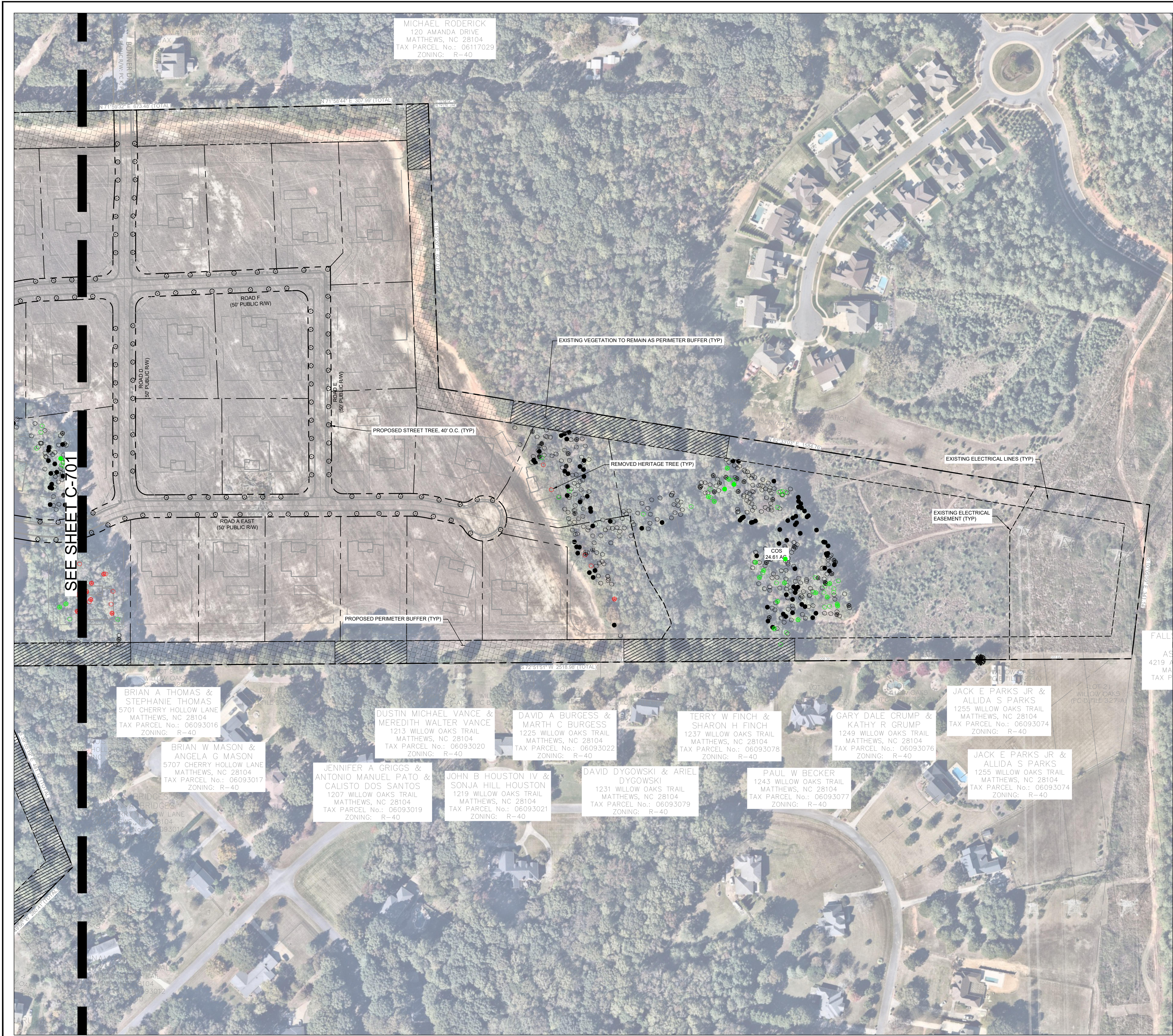
KH PROJECT	DATE	SCALE	AS SHOWN	TTP	TTP	AMP
012826085	04/03/2026	DESIGNED BY	TTP	TTP	TTP	AMP

LANDSCAPE PLAN

MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.
NORTH CAROLINA
WEDDINGTON

SHEET NUMBER
C-701

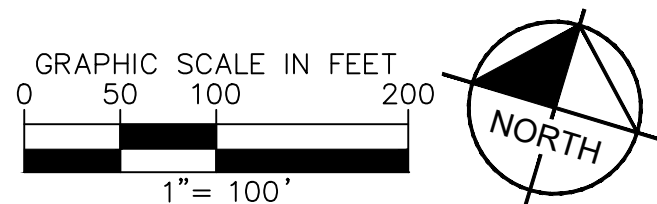




SUPPLEMENTAL BUFFER PLANTINGS REQUIRED
REQUIREMENTS PER 100':
9 TREES
20 SHRUBS

EXISTING VEGETATION TO REMAIN

LEGEND	
○	HERITAGE TREE TO REMAIN
○	HERITAGE TREE TO BE REMOVED



KH PROJECT 012826085		DATE 04/03/2026		SCALE AS SHOWN	TTP	AMP
		DESIGNED BY TTP	DRAWN BY TTP	CHECKED BY AMP		
MORRIS FARM PREPARED FOR TOLL BROTHERS, INC. WEDDINGTON NORTH CAROLINA						
LANDSCAPE PLAN						
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST SUITE 200, CHARLOTTE, NC 28202 PHONE 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-5102 						
				REVISIONS		BY DATE

TIA ADDENDUM

To: Amelia Helms, PE – NCDOT
Greg Gordos – Town of Weddington
Robert Wilson, PE – LaBella Associates

From: Laura Reid, PE
Lauren Zuend, EIT
Kimley-Horn and Associates, Inc.
NC License #F-0102

Date: March 20, 2026

Subject: 5017 Weddington-Matthews Road TIA Addendum



The proposed 5017 Weddington-Matthews Road site is located along both sides of Weddington-Matthews Road between Willow Oaks Trail and Greenbrook Parkway in Weddington, North Carolina (<https://maps.app.goo.gl/1BKmknYpHo27npSt8>). At the time of the original TIA submittal in March 2025 (approved in April 2025), the development was proposed to consist of 47 single-family detached homes. The development is now proposed to consist of 39 single-family detached homes; 7 single-family detached homes on the west side of Weddington-Matthews Road and 32 single-family detached homes on the east side of Weddington-Matthews Road. Access via Bonner Drive is also now proposed to be for emergency vehicles only.

Due to the reduction in dwelling units and minimal re-routing of trips to enter the site via Access A, and per coordination with Town of Weddington and LaBella Associates, **a TIA update is not required.**

This addendum summarizes those changes, including a trip generation analysis for the updated dwelling unit count and site trip calculations.

Site Access

As shown on the attached concept plan and consistent with the March 2025 TIA, two site access points are proposed, as outlined below:

- Bonner Drive Extension – the northbound leg of an existing, unsignalized, full movement intersection of Bonner Drive and Amanda Drive
- Access A – an unsignalized, full-movement connection to Weddington-Matthews Road approximately 1,580 feet south of the intersection of Amanda Drive and Weddington-Matthews Road; this access serves both sides of the development

At the time of the March 2025 TIA, it was assumed that the Bonner Drive Extension access allowed entry/exit of site traffic. This access is now proposed to be gated and only allowed for emergency vehicles to use.

Trip Generation

The trip generation potential of the development was determined using trip generation rates published in Trip Generation (Institute of Transportation Engineers (ITE), Eleventh Edition, 2021). **Table 1** summarizes the projected traffic generation for the proposed development under the original (March 2025) and currently proposed unit count scenarios. During a typical weekday, the proposed development now has the potential to generate 33, 36, and 42 net new external trips during the AM, midday (MID), and PM peak hours, respectively.

Table 1 - Trip Generation and Comparison												
Land Use	Intensity	Units	Daily	AM Peak Hour			MID Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
March 2025 TIA												
210 - Single-Family Detached Housing (West Parcel)	9	DU	110	8	2	6	9	6	3	10	6	4
210 - Single-Family Detached Housing (East Parcel)	38	DU	414	31	8	23	34	21	13	40	25	15
Total Net New External Trips			524	39	10	29	43	27	16	50	31	19
March 2026 Update												
210 - Single-Family Detached Housing (West Parcel)	7	DU	87	7	2	5	7	4	3	8	5	3
210 - Single-Family Detached Housing (East Parcel)	32	DU	354	26	7	19	29	18	11	34	21	13
Total Net New External Trips			441	33	9	24	36	22	14	42	26	16
Trip Difference			-83	-6	-1	-5	-7	-5	-2	-8	-5	-3

In the March 2025 TIA, it was assumed that about 18% of total site traffic would use the Bonner Drive Extension to access the site. With the restriction of Bonner Drive Extension to emergency vehicles, this 18% is expected to use Access A along Weddington-Matthews Road instead. This results in about **6, 7, and 8 trips** (inclusive of ingress and egress) redistributing to Access A during the AM, MID, and PM peak hours, respectively.

The reduction in unit count also is anticipated to reduce the overall trip generation by 6, 7, and 8 trips in the AM, MID, and PM peak hours, respectively.

Turn Lane Warrants

The results of the warrants for left and right-turn lanes under the 2029 build-out conditions within the March 2025 TIA indicated that turn lanes are not warranted at the proposed site access points or the unsignalized intersection of Weddington-Matthews Road and Amanda Drive. Due to the low number of trips expected to re-route from the Bonner Drive extension to Access A during the peak hours, turn lane warrants are still not warranted.

Based on NCDOT coordination, a southbound left-turn lane is required along Weddington-Matthews Road into Access A.

Conclusion

Due to the reduction in dwelling units and minimal re-routing of trips to enter the site via Access A, and per coordination with Town of Weddington and LaBella Associates, **a TIA update is not required**. The identified mitigation within the March 2025 TIA remains and is as follows, with modifications italicized:

Amanda Drive and Bonner Drive

- Extension of the northbound approach of Bonner Drive into the proposed development with one ingress lane and one egress lane.
- *Restriction of the Bonner Drive extension to emergency vehicles only.*

Weddington-Matthews Road and Access A

- Construction of the eastbound and westbound approaches of Access A with one ingress lane, one egress lane, stop control, and an IPS of 100 feet.
- Per NCDOT requirement, construction of a southbound left-turn lane with 100 feet of storage and appropriate taper.

All additions and attachments to the State and Town Roadway system shall be property permitted, designed, and constructed in conformance to standards maintained by the agencies.

Attachment: Site Plan (Dated 1/22/2026)

Andrew Loftin

From: Weltner, Robert C <rcweltner@ncdot.gov>
Sent: Friday, March 13, 2026 2:03 PM
To: Pope, Austin; Helms, Amelia C
Cc: Huntley, Peter; Andrew Loftin
Subject: RE: [External] 5017 Weddington Mathews Road

This message came from outside Toll Brothers

This message came from a sender outside Toll Brothers. Please be careful before clicking on or opening any links. If you are unsure about any of the contents, click the "Report Suspicious" button to report this email to Information Security and they will determine if the email is secure.

Report Suspicious

Austin,
NCDOT would not accept road D as there are no houses on it. As for the rest of the subdivision, I can't say whether we'd accept or not as there has been no submittal, review, approved documents, inspections, etc..

Thank You,
Robert Weltner
Assistant District Engineer
Division 10 - District 3
North Carolina Dept of Transportation

704-218-5100 – Office
704-292-1800 fax
rcweltner@ncdot.gov

From: Pope, Austin <Austin.Pope@kimley-horn.com>
Sent: Friday, March 13, 2026 11:40 AM
To: Weltner, Robert C <rcweltner@ncdot.gov>; Helms, Amelia C <achelms@ncdot.gov>
Cc: Huntley, Peter <Peter.Huntley@kimley-horn.com>; Andrew Loftin <aloftin@tollbrothers.com>
Subject: [External] 5017 Weddington Mathews Road

Some people who received this message don't often get email from austin.pope@kimley-horn.com. [Learn why this is important](#)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Robert,

Thanks for the call this morning. I'm reaching out to you regarding our site plan for the project at 5017 Weddington Mathews Road, Weddington NC, which I have attached for your reference. During our recent planning board meeting, a question was raised about whether NCDOT would be assuming responsibility for these roads. Obviously this is contingent on many things and we understand that turning these roads over to NCDOT require many steps, even after their construction.

In the attached pdf, you will see our proposed site plan and road layout. Would NCDOT have any opposition or reason to deny ownership of these roads, purely from geometry/layout concerns, of the proposed roads internal to the development that follow Town of Weddington standards?

Thanks!

Austin Pope, PE (NC)

Kimley-Horn | 532 Patterson Avenue, Suite 160, Mooresville, NC 28115

Direct: 980-346-6746 | Main: 704-333-5131

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

The electronic files ("Files") furnished by Kimley-Horn to the intended receiver of the Files ("Receiving Party") are provided only for the convenience of Receiving Party and only for its sole use. Receiving Party agrees that it shall be bound by and subject to the terms of this notice. For any signed and sealed plans or final deliverables, if there are discrepancies between the Files and the hardcopy of the Files prepared by Kimley-Horn, the hardcopy shall govern. Only printed copies of such documents conveyed by Kimley-Horn may be relied upon. Any use of these electronic Files will be at the Receiving Party's sole risk. Receiving Party accepts the Files on an "as is" basis with all faults.

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Andrew Loftin

From: Lawyer, Mike <mike.lawyer@deq.nc.gov>
Sent: Tuesday, March 17, 2026 2:13 PM
To: Pope, Austin; Stevens, Thomas J
Cc: Huntley, Peter; Andrew Loftin
Subject: RE: [External] NCDEQ Stormwater

This message came from outside Toll Brothers

This message came from a sender outside Toll Brothers. Please be careful before clicking on or opening any links. If you are unsure about any of the contents, click the "Report Suspicious" button to report this email to Information Security and they will determine if the email is secure.

[Report Suspicious](#)

Austin,

My apologies for the lengthy delay in getting back to you. Your summary below is mostly correct. There can be no stormwater pipe conveyance system within the low density area. All runoff from the BUA in the low density area must be dispersed through vegetated areas or transported by vegetated conveyances (grassed swales with 3:1 or flatter side slopes, not erode during the peak flow from the 10-year storm). Please note that deed restrictions regarding maximum BUA per lot are required for all lots within a subdivision, not just the "low density" lots.

Michael Lawyer, CPSWQ

Stormwater Program Supervisor
Division of Energy, Mineral and Land Resources
North Carolina Department of Environmental Quality
Office: (919) 707-3639 | Cell: (984) 232-1136
Email: mike.lawyer@deq.nc.gov

512 North Salisbury Street, Office 640L, Raleigh, NC 27604 (physical location for delivery by FedEx, UPS, etc.)
1612 Mail Service Center, Raleigh, NC 27699-1612 (mailing address for delivery by US Mail)



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Pope, Austin <Austin.Pope@kimley-horn.com>
Sent: Tuesday, March 10, 2026 12:06 PM
To: Lawyer, Mike <mike.lawyer@deq.nc.gov>; Stevens, Thomas J <thomas.stevens@deq.nc.gov>
Cc: Huntley, Peter <Peter.Huntley@kimley-horn.com>; Andrew Loftin <aloftin@tollbrothers.com>
Subject: RE: [External] NCDEQ Stormwater

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Mike,

I appreciate all your help thus far. I just want to make sure we are understanding you correctly. For this subdivision, we are proposing 39 lots, 10 of which are proving challenging to route to the SCM. The goal of this project is to only cut the roads in and utilize crawl spaces instead of mass grading the site as we are also proposing septic for each lot. If I am understanding you correctly, as long as we are capturing the runoff from proposed streets and all lots possible and routing them to the SCM we can then display how the other lots not being routed through the SCM would be considered low density. This would mainly include deed restricting these lots to not exceed 24% impervious and have no stormwater pipe conveyance system within the lot? Our plan would be to allow un-channelized drainage to follow the existing contours of the property.

Again, thank you for your time!

Austin Pope, PE (NC)

Kimley-Horn | 532 Patterson Avenue, Suite 160, Mooresville, NC 28115

Direct: 980-346-6746 | Main: 704-333-5131

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

The electronic files ("Files") furnished by Kimley-Horn to the intended receiver of the Files ("Receiving Party") are provided only for the convenience of Receiving Party and only for its sole use. Receiving Party agrees that it shall be bound by and subject to the terms of this notice. For any signed and sealed plans or final deliverables, if there are discrepancies between the Files and the hardcopy of the Files prepared by Kimley-Horn, the hardcopy shall govern. Only printed copies of such documents conveyed by Kimley-Horn may be relied upon. Any use of these electronic Files will be at the Receiving Party's sole risk. Receiving Party accepts the Files on an "as is" basis with all faults.

From: Lawyer, Mike <mike.lawyer@deq.nc.gov>

Sent: Tuesday, March 3, 2026 12:50 PM

To: Pope, Austin <Austin.Pope@kimley-horn.com>; Stevens, Thomas J <thomas.stevens@deq.nc.gov>

Cc: Huntley, Peter <Peter.Huntley@kimley-horn.com>; Andrew Loftin <aloftin@tollbrothers.com>

Subject: RE: [External] NCDEQ Stormwater

Austin,

Under our Post-Construction Stormwater program, high density projects must treat the runoff from all proposed BUA via SCM(s). If there are areas where this seems improbable, you would need to demonstrate that those areas can meet all of the requirements to be considered as an area of low density.

Michael Lawyer, CPSWQ

Stormwater Program Supervisor

Division of Energy, Mineral and Land Resources

North Carolina Department of Environmental Quality

Office: (919) 707-3639 | Cell: (984) 232-1136

Email: mike.lawyer@deq.nc.gov

512 North Salisbury Street, Office 640L, Raleigh, NC 27604 (physical location for delivery by FedEx, UPS, etc.)

1612 Mail Service Center, Raleigh, NC 27699-1612 (mailing address for delivery by US Mail)



From: Pope, Austin <Austin.Pope@kimley-horn.com>
Sent: Monday, March 2, 2026 2:29 PM
To: Lawyer, Mike <mike.lawyer@deq.nc.gov>; Stevens, Thomas J <thomas.stevens@deq.nc.gov>
Cc: Huntley, Peter <Peter.Huntley@kimley-horn.com>; Andrew Loftin <aloftin@tollbrothers.com>
Subject: RE: [External] NCDEQ Stormwater

You don't often get email from austin.pope@kimley-horn.com. [Learn why this is important](#)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Mike,

Appreciate the response. This request actually came from the Town of Weddington's Planning Board. They requested that we coordinate with you prior to the Town Council meeting. We are trying to avoid mass grading this site to minimize impacts to existing trees and other natural vegetation on site. This can trigger additional challenges with stormwater (getting all runoff to an SCM). For this particular project we are not running into a attenuation issue but a treatment issue (think a proposed lot and home next to a stream buffer). We are obviously planning to send all road water to the SCM via storm pipe conveyance system but are currently showing some individual lots not being detained by the SCM. Ultimately our question is what is the States stance on over treating what we can capture (treatment calcs would be based on all new impervious) but not capturing some of the lots that are met with grading challenges? Understood on preliminary reviews but we would really just like to better understand the State's view of these items to make the permitting process easier for everyone. If you are still open to a brief call it would be greatly appreciated.

Thanks!

Austin Pope, PE (NC)

Kimley-Horn | 532 Patterson Avenue, Suite 160, Mooresville, NC 28115

Direct: 980-346-6746 | Main: 704-333-5131

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

The electronic files ("Files") furnished by Kimley-Horn to the intended receiver of the Files ("Receiving Party") are provided only for the convenience of Receiving Party and only for its sole use. Receiving Party agrees that it shall be bound by and subject to the terms of this notice. For any signed and sealed plans or final deliverables, if there are discrepancies between the Files and the hardcopy of the Files prepared by Kimley-Horn, the hardcopy shall govern. Only printed copies of such documents conveyed by Kimley-Horn may be relied upon. Any use of these electronic Files will be at the Receiving Party's sole risk. Receiving Party accepts the Files on an "as is" basis with all faults.

From: Lawyer, Mike <mike.lawyer@deq.nc.gov>
Sent: Friday, February 27, 2026 3:56 PM
To: Pope, Austin <Austin.Pope@kimley-horn.com>; Stevens, Thomas J <thomas.stevens@deq.nc.gov>
Cc: Huntley, Peter <Peter.Huntley@kimley-horn.com>; Andrew Loftin <aloftin@tollbrothers.com>
Subject: RE: [External] NCDEQ Stormwater

Austin,

We generally do not offer or provide preliminary reviews of stormwater plans for permitting. An application package including appropriate review fee would need to be submitted to our office to begin the review process.

Having said that, if you have general questions about the submittal requirements and review process, please email those to me. If a meeting is necessary, I will coordinate with you.

Michael Lawyer, CPSWQ

Stormwater Program Supervisor
Division of Energy, Mineral and Land Resources
North Carolina Department of Environmental Quality
Office: (919) 707-3639 | Cell: (984) 232-1136
Email: mike.lawyer@deq.nc.gov

512 North Salisbury Street, Office 640L, Raleigh, NC 27604 (physical location for delivery by FedEx, UPS, etc.)
1612 Mail Service Center, Raleigh, NC 27699-1612 (mailing address for delivery by US Mail)



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Pope, Austin <Austin.Pope@kimley-horn.com>
Sent: Friday, February 27, 2026 12:26 PM
To: Lawyer, Mike <mike.lawyer@deq.nc.gov>; Stevens, Thomas J <thomas.stevens@deq.nc.gov>
Cc: Huntley, Peter <Peter.Huntley@kimley-horn.com>; Andrew Loftin <aloftin@tollbrothers.com>
Subject: [External] NCDEQ Stormwater

Some people who received this message don't often get email from austin.pope@kimley-horn.com. [Learn why this is important](#)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Mike and Thomas,

Happy Friday! We are in the preliminary design stages for a single family subdivision located in Weddington, NC. It is my understanding that stormwater permitting will need to go through NCDEQ. Please see the attached preliminary site plan along with a pre-development drainage map and a post-development drainage map. If possible, I'd like to setup a quick call with you to get an understanding of how and what NCDEQ would like to see during the permitting process for this project. The builder would like to only grade roads and not mass grade this site, leaving lots in their natural condition as much as possible. Impacting only what is needed to build the house. We are also utilizing individual septic on each lot which also requires us to minimize grading. Please let us know your availability and I can send over a meeting invite.

Looking forward to it!

Austin Pope, PE (NC)

Kimley-Horn | 532 Patterson Avenue, Suite 160, Mooresville, NC 28115

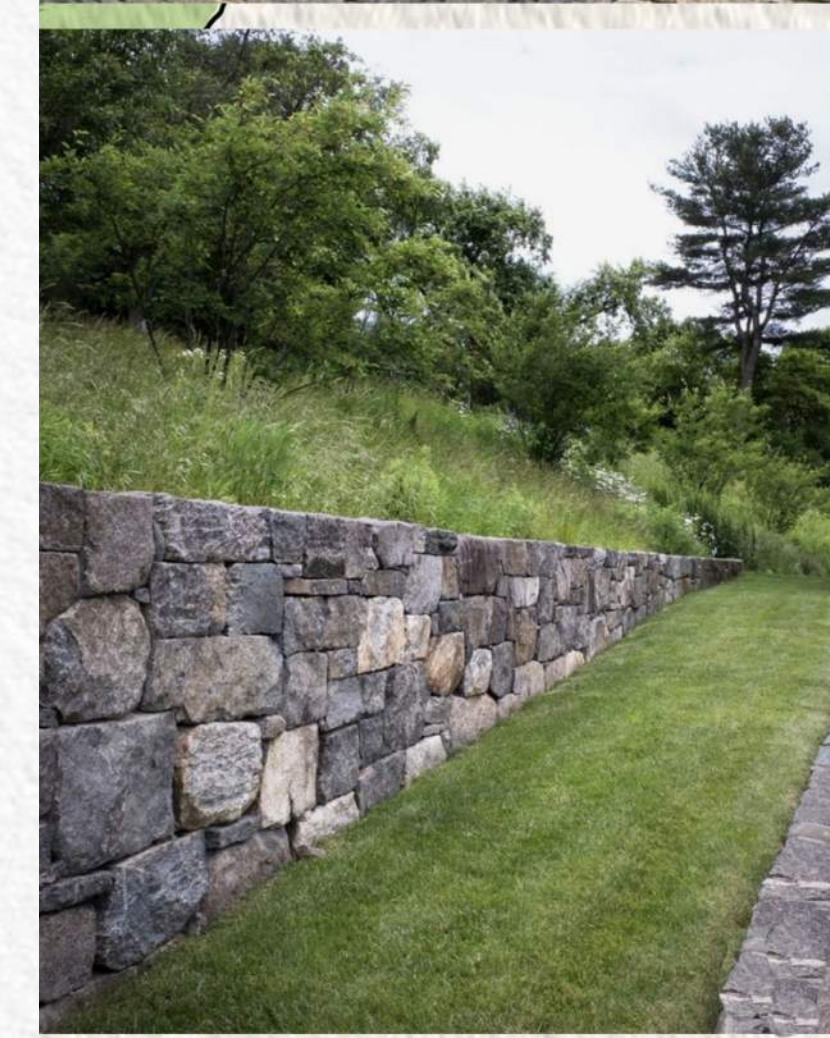
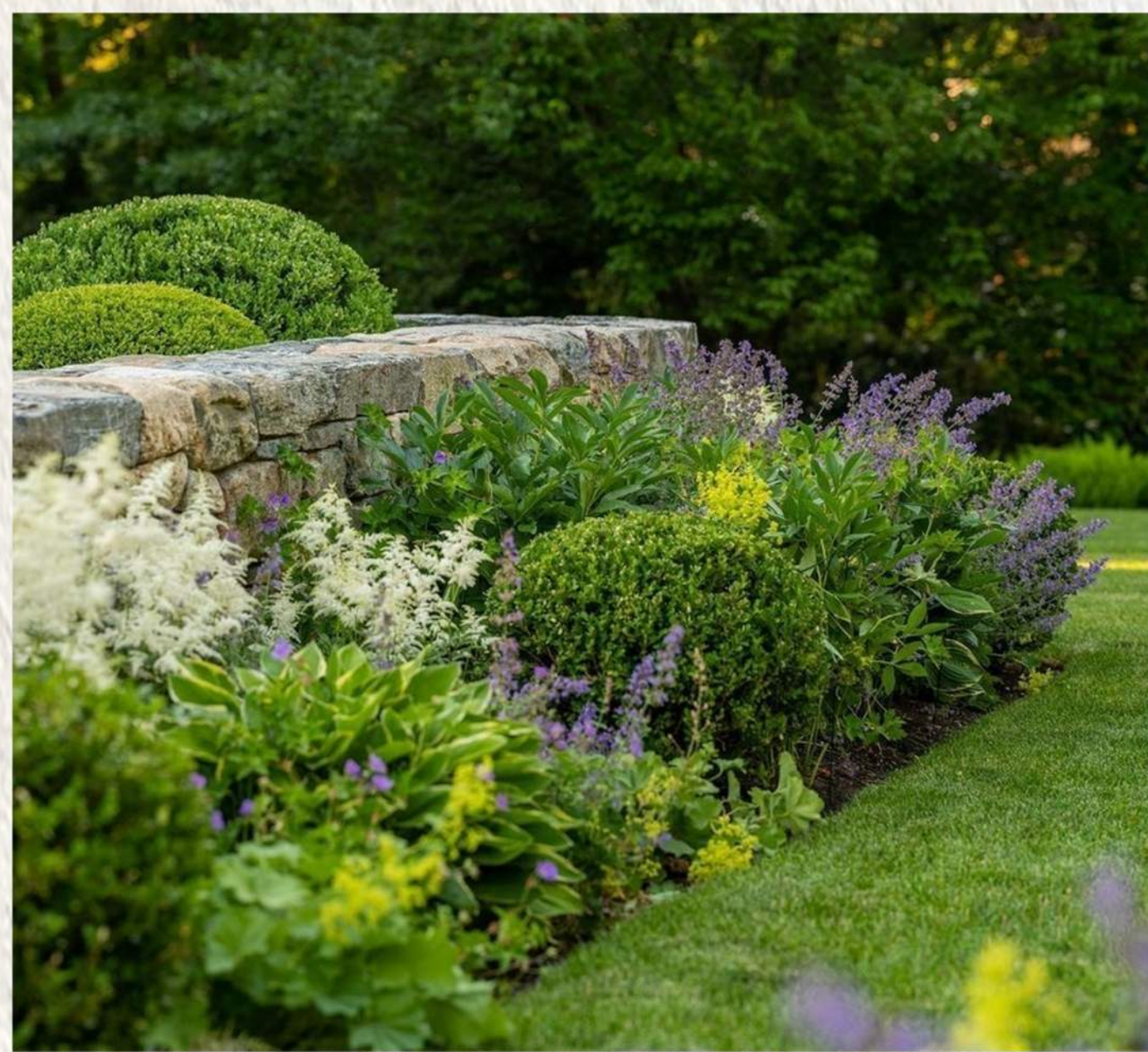
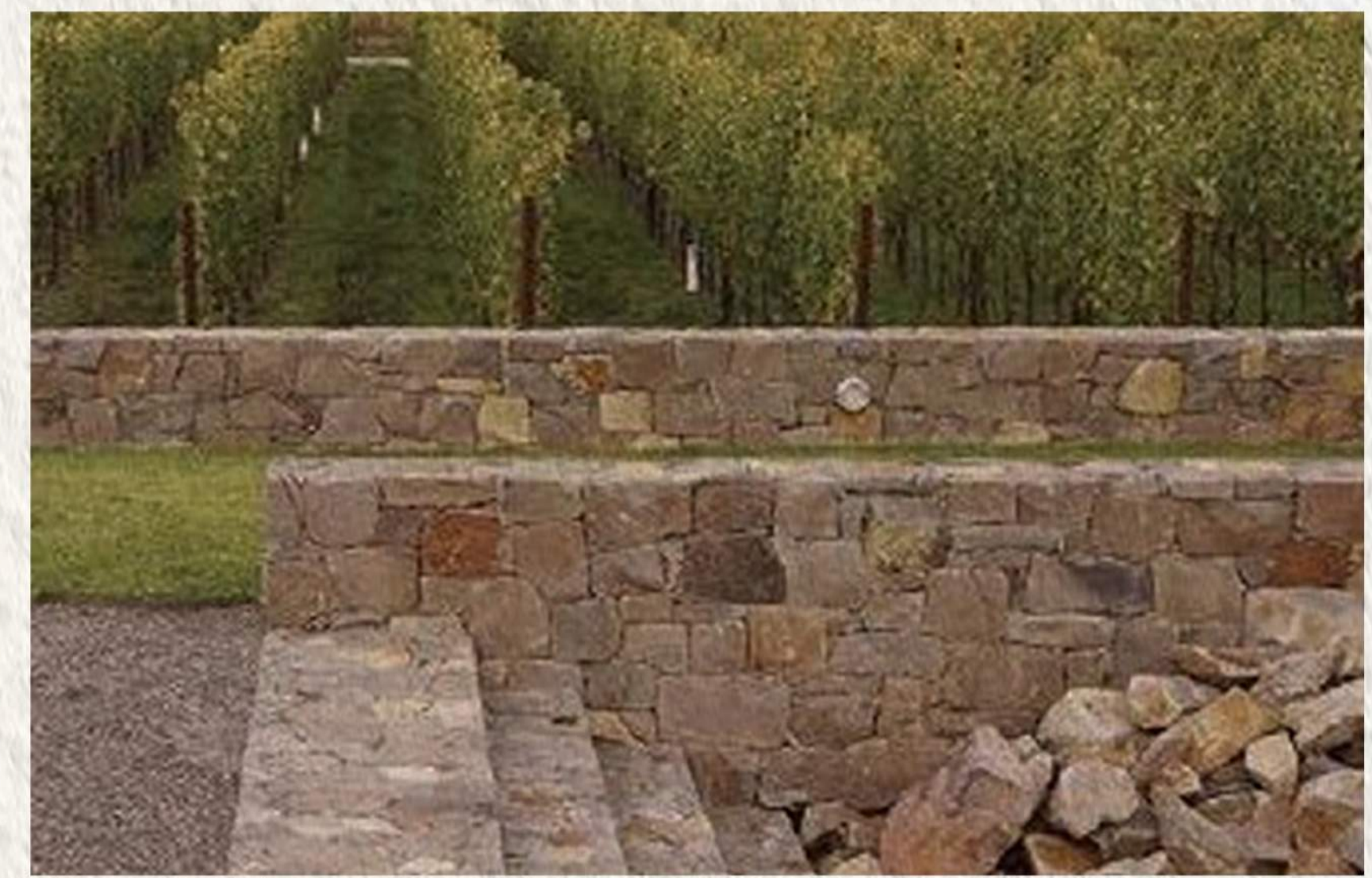
Direct: 980-346-6746 | Main: 704-333-5131

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | Kimley-Horn.com

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

The electronic files ("Files") furnished by Kimley-Horn to the intended receiver of the Files ("Receiving Party") are provided only for the convenience of Receiving Party and only for its sole use. Receiving Party agrees that it shall be bound by and subject to the terms of this notice. For any signed and sealed plans or final deliverables, if there are discrepancies between the Files and the hardcopy of the Files prepared by Kimley-Horn, the hardcopy shall govern. Only printed copies of such documents conveyed by Kimley-Horn may be relied upon. Any use of these electronic Files will be at the Receiving Party's sole risk. Receiving Party accepts the Files on an "as is" basis with all faults.

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.





TOTAL LINEAR DISTANCE SHOWN IN PLAN A: 400'

TREE CODE REQUIREMENTS AND FULFILLMENT

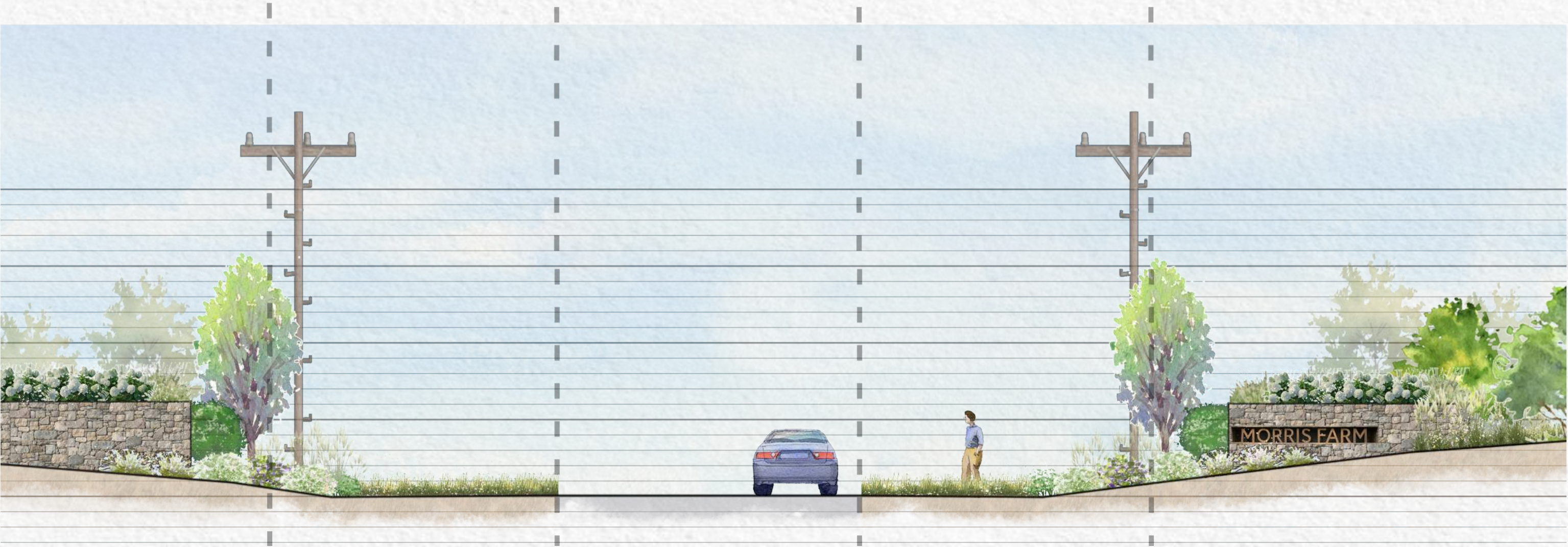
TREES REQUIRED PER 100 LINEAR FEET OF BUFFER (PER SIDE):	6 TREES (3 DECIDUOUS, 3 EVERGREEN)
TOTAL TREES REQUIRED IN PLAN A:	48 TREES (24 DECIDUOUS, 24 EVERGREEN)
TOTAL DECIDUOUS TREES PROVIDED:	# TREES
TOTAL EVERGREEN TREES PROVIDED:	# TREES
TOTAL TREES PROVIDED OVERALL:	# TREES

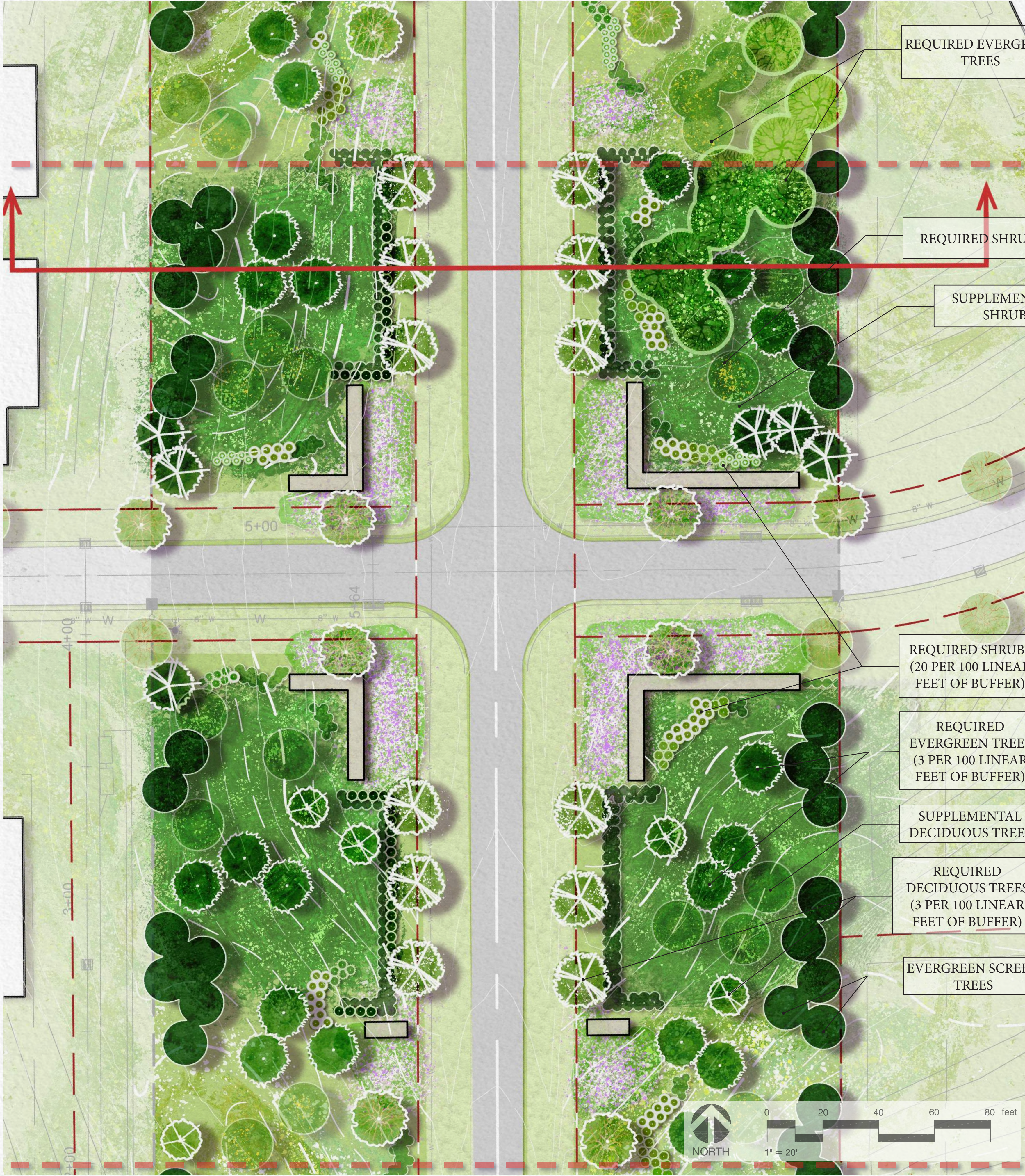
SHRUB CODE REQUIREMENTS AND FULFILLMENT

SHRUBS REQUIRED PER 100 LINEAR FEET OF BUFFER (PER SIDE):	20 SHRUBS
TOTAL SHRUBS REQUIRED IN PLAN A:	160 SHRUBS
TOTAL SHRUBS PROVIDED	# SHRUBS

ACCEPTABLE SPECIES SELECTIONS

REQUIRED DECIDUOUS TREES	OAK, ELM, MAPLE
REQUIRED EVERGREEN	MAGNOLIA, ARBORVITAE, CEDAR
SUPPLEMENTAL TREES	FLOWERING MAGNOLIA, FLOWERING DOGWOOD, HORNBEAM
REQUIRED SHRUBS	HOLLY, DISTYLUM, LIGUSTRUM
SUPPLEMENTAL SHRUBS	LIMELIGHT HYDRANGEA, MOUNTAIN LAUREL, AMERICAN BEAUTYBERRY
BUFFER LAWN SOD	ZOYSIA GRASS
FILLER/GROUNDCOVER	MEADOW MIX OF NATIVE GRASSES RANGING FROM 12"-36" IN HEIGHT







TOTAL LINEAR DISTANCE SHOWN IN PLAN C: #'

TREE CODE REQUIREMENTS AND FULFILLMENT

TREES REQUIRED PER 100 LINEAR FEET OF BUFFER (PER SIDE):	6 TREES (3 DECIDUOUS, 3 EVERGREEN)
TOTAL TREES REQUIRED IN PLAN A:	# TREES (# DECIDUOUS, # EVERGREEN)
TOTAL DECIDUOUS TREES PROVIDED:	# TREES
TOTAL EVERGREEN TREES PROVIDED:	# TREES
TOTAL TREES PROVIDED OVERALL:	# TREES

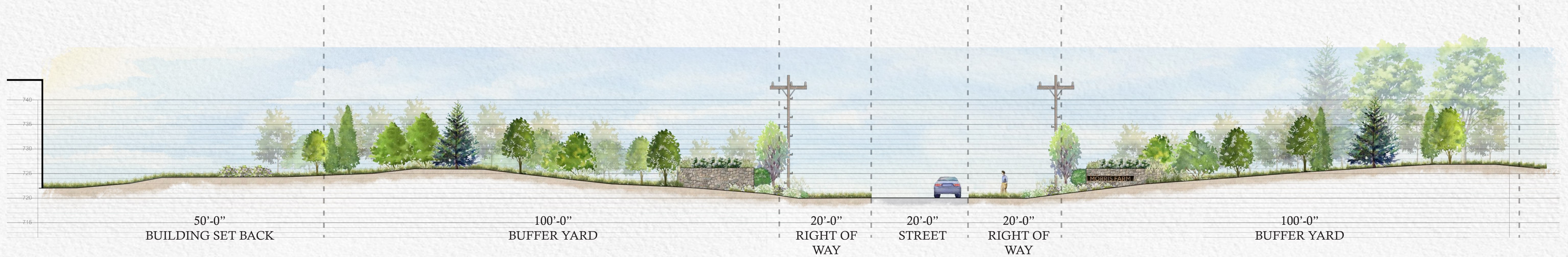
SHRUB CODE REQUIREMENTS AND FULFILLMENT

SHRUBS REQUIRED PER 100 LINEAR FEET OF BUFFER (PER SIDE):	20 SHRUBS
TOTAL SHRUBS REQUIRED IN PLAN A:	# SHRUBS
TOTAL SHRUBS PROVIDED	# SHRUBS

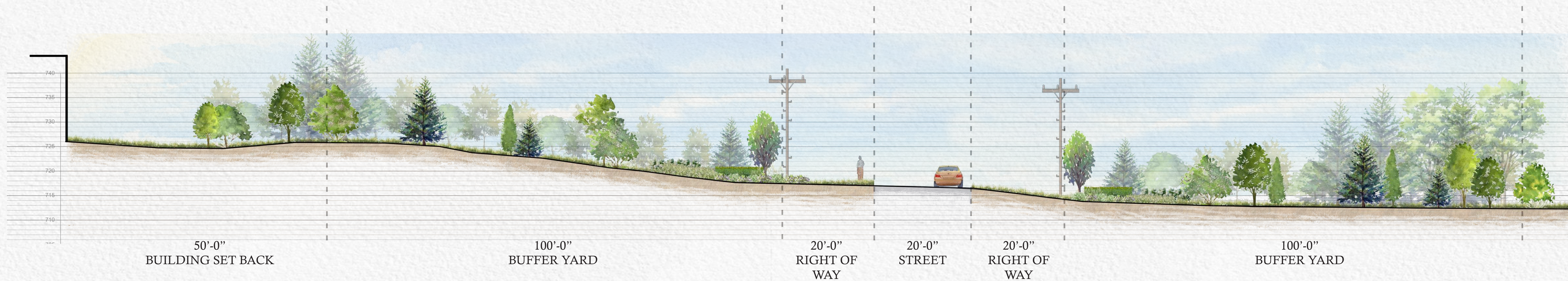
ACCEPTABLE SPECIES SELECTIONS

REQUIRED DECIDUOUS TREES	OAK, ELM, MAPLE
REQUIRED EVERGREEN	MAGNOLIA, ARBORVITAE, CEDAR
SUPPLEMENTAL TREES	FLOWERING MAGNOLIA, FLOWERING DOGWOOD, HORNBEAM
REQUIRED SHRUBS	HOLLY, DISTYLUM, LIGUSTRUM
SUPPLEMENTAL SHRUBS	LIMELIGHT HYDRANGEA, MOUNTAIN LAUREL, AMERICAN BEAUTYBERRY
BUFFER LAWN SOD	ZOYSIA GRASS
FILLER/GROUNDCOVER	MEADOW MIX OF NATIVE GRASSES RANGING FROM 12"-36" IN HEIGHT





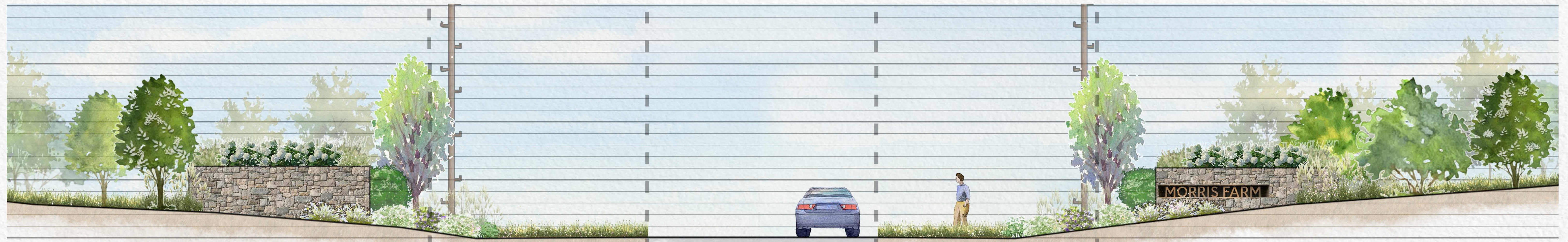
SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"



BUFFER YARD

20'-0"
RIGHT OF WAY

20'-0"
STREET

20'-0"
RIGHT OF WAY

BUFFER YARD

SCALE: 1/4" = 1'-0"



BUFFER YARD

20'-0"
RIGHT OF WAY

20'-0"
STREET

20'-0"
RIGHT OF WAY

BUFFER YARD

SCALE: 1/4" = 1'-0"



BUFFER YARD

20'-0"
RIGHT OF WAY

20'-0"
STREET

20'-0"
RIGHT OF WAY

BUFFER YARD

SCALE: 1/4" = 1'-0"

Andrew Loftin

From: Reid, Laura <laura.reid@kimley-horn.com>
Sent: Monday, March 23, 2026 4:02 PM
To: Wilson, Robert; Helms, Amelia C; Gregory Gordos; Gardner, Zachary L; Weltner, Robert C; Lee, Tou Y
Cc: Robert Price; Richard, Elizabeth; Thiruvengadam, Vaishali; Adler, Bernie; Pope, Austin; Zuend, Lauren; Andrew Loftin
Subject: Re: [Ext] RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal
Attachments: 2026-03-20 5017 Weddington-Matthews ADDENDUM S&S.pdf

This message came from outside Toll Brothers

This message came from a sender outside Toll Brothers. Please be careful before clicking on or opening any links. If you are unsure about any of the contents, click the "Report Suspicious" button to report this email to Information Security and they will determine if the email is secure.

Report Suspicious

Hi all,

Per our email correspondence below, attached is the addendum to the TIA outlining the emergency access and that a full TIA update is not required.

Please let us know if you have any questions or comments!

Thanks,

Laura Reid, PE (NC & SC)

Kimley-Horn | 200 South Tryon Street, Suite 200, Charlotte, NC 28202

Direct: 704 319 7696 | Mobile: 443 804 7984 | www.kimley-horn.com

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

From: Reid, Laura <laura.reid@kimley-horn.com>
Sent: Tuesday, March 3, 2026 9:25 AM
To: Wilson, Robert <RWilson@LaBellaPC.com>; Helms, Amelia C <achelms@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Gardner, Zachary L <zgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>
Cc: Robert Price <rprice1@tollbrothers.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Thiruvengadam, Vaishali <vaishali@LaBellaPC.com>; Adler, Bernie <badler@LaBellaPC.com>; Pope, Austin <Austin.Pope@kimley-horn.com>; Zuend, Lauren <Lauren.Zuend@kimley-horn.com>
Subject: Re: [Ext] RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Bob,

Appreciate your response. We'll pull together a letter documenting our explanation and your direction, and share that with this group.

Thanks,

Laura Reid, PE (NC & SC)

Kimley-Horn | 200 South Tryon Street, Suite 200, Charlotte, NC 28202

Direct: 704 319 7696 | Mobile: 443 804 7984 | www.kimley-horn.com

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

From: Wilson, Robert <RWilson@LaBellaPC.com>

Sent: Tuesday, March 3, 2026 9:23 AM

To: Reid, Laura <laura.reid@kimley-horn.com>; Helms, Amelia C <achelms@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Thiruvengadam, Vaishali <vaishali@LaBellaPC.com>; Adler, Bernie <badler@LaBellaPC.com>; Pope, Austin <Austin.Pope@kimley-horn.com>; Zuend, Lauren <Lauren.Zuend@kimley-horn.com>

Subject: RE: [Ext] RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Laura,

We agree that an updated TIA is not needed. Please document your explanation below in a letter that can supplement the TIA with the updated information. Thank you. Please let me know if you have any questions or concerns.

Bob Wilson

LaBella Associates | Sr. Civil Engineer/Civil Office Leader

+1 (704) 941-2139 direct

From: Reid, Laura <laura.reid@kimley-horn.com>

Sent: Tuesday, March 3, 2026 9:21 AM

To: Wilson, Robert <RWilson@LaBellaPC.com>; Helms, Amelia C <achelms@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Thiruvengadam, Vaishali <vaishali@LaBellaPC.com>; Adler, Bernie <badler@LaBellaPC.com>; Pope, Austin <Austin.Pope@kimley-horn.com>; Zuend, Lauren <Lauren.Zuend@kimley-horn.com>

Subject: Re: [Ext] RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Hi all,

Following up on our email from late last week. Please let us know how you'd like us to proceed so we can make sure any question are addressed prior to the 4/13 meeting.

Thanks again,

Laura Reid, PE (NC & SC)

Kimley-Horn | 200 South Tryon Street, Suite 200, Charlotte, NC 28202

Direct: 704 319 7696 | Mobile: 443 804 7984 | www.kimley-horn.com

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

From: Reid, Laura <laura.reid@kimley-horn.com>

Sent: Friday, February 27, 2026 1:01 PM

To: Wilson, Robert <RWilson@LaBellaPC.com>; Helms, Amelia C <achelms@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Thiruvengadam, Vaishali <vaishali@LaBellaPC.com>; Adler, Bernie <badler@LaBellaPC.com>; Pope, Austin <Austin.Pope@kimley-horn.com>; Zuend, Lauren <Lauren.Zuend@kimley-horn.com>

Subject: Re: [Ext] RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Hi all,

Reaching out on this TIA in regard to the Planning Board meeting that occurred on Monday night (2/23), specifically for some input from the Town and LaBella.

The current iteration of the TIA sends 7-9 trips to the site via Bonner Drive (depending on the peak hour) based on the original site plan that included 47 lots. If that connection is used for emergency access only, those vehicles would use the main access on Weddington Matthews Road. The reduction in the site plan to 39 lots would reduce this re-routing to only 6-7 vehicles over a peak hour.

Given the current direction around the Bonner Drive connection and the minimal number of trips that would be impacts, will the Town require an update to the TIA prior to the Council meeting on 4/13? Or will the current TIA stand?

Thanks,

Laura Reid, PE (NC & SC)

Kimley-Horn | 200 South Tryon Street, Suite 200, Charlotte, NC 28202

Direct: 704 319 7696 | Mobile: 443 804 7984 | www.kimley-horn.com

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

From: Zuend, Lauren <Lauren.Zuend@kimley-horn.com>

Sent: Wednesday, April 23, 2025 2:50 PM

To: Wilson, Robert <RWilson@LaBellaPC.com>; Helms, Amelia C <achelms@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Shirley, Thomas <Thomas.Shirley@kimley-horn.com>; Thiruvengadam, Vaishali <vaishali@LaBellaPC.com>; Reid, Laura <laura.reid@kimley-horn.com>; Adler, Bernie <badler@LaBellaPC.com>

Subject: RE: [Ext] RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Thank you Robert, and thank you all for the approvals.

Best,
Lauren

Lauren Zuend | EIT

Kimley-Horn | 200 South Tryon Street, Ste. #200, Charlotte, NC 28202

Direct: 704 936 0114

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

From: Wilson, Robert <RWilson@LaBellaPC.com>
Sent: Wednesday, April 23, 2025 11:55 AM
To: Zuend, Lauren <Lauren.Zuend@kimley-horn.com>; Helms, Amelia C <achelms@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>
Cc: Robert Price <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Shirley, Thomas <Thomas.Shirley@kimley-horn.com>; Thiruvengadam, Vaishali <vaishali@LaBellaPC.com>; Reid, Laura <laura.reid@kimley-horn.com>; Adler, Bernie <badler@LaBellaPC.com>
Subject: RE: [Ext] RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Lauren,

Good morning. We reviewed the updated TIA for the subject project and found it to be acceptable. Attached is our letter. Please let me know if you have any questions or concerns.

Bob Wilson, PE
LaBella Associates, P.C.
Direct: 704-941-2139

From: Zuend, Lauren <Lauren.Zuend@kimley-horn.com>
Sent: Wednesday, April 23, 2025 8:14 AM
To: Helms, Amelia C <achelms@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>
Cc: Robert Price <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Wilson, Robert <RWilson@LaBellaPC.com>; Shirley, Thomas <Thomas.Shirley@kimley-horn.com>; Reid, Laura <laura.reid@kimley-horn.com>
Subject: [Ext] RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Thank you Amelia -- Looking forward to the Town's response through LaBella.

Best,
Lauren

Lauren Zuend | EIT
Kimley-Horn | 200 South Tryon Street, Ste. #200, Charlotte, NC 28202
Direct: 704 936 0114
Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

From: Helms, Amelia C <achelms@ncdot.gov>
Sent: Thursday, April 17, 2025 10:49 AM
To: Zuend, Lauren <Lauren.Zuend@kimley-horn.com>; Gregory Gordos <ggordos@townofweddington.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>
Cc: Robert Price <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Wilson, Robert <RWilson@LaBellaPC.com>; Shirley, Thomas <Thomas.Shirley@kimley-horn.com>; Reid, Laura <laura.reid@kimley-horn.com>
Subject: RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Hi Lauren,

NCDOT has no additional comments on the 03-05-2025 submittal.

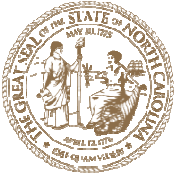
Thank you,

Amelia Helms, P.E.

District Engineer
Division 10 - District 3
North Carolina Department of Transportation

704 218 5100 office
704 292 1800 fax
achelms@ncdot.gov

130 South Sutherland Avenue
Monroe, NC 28112



*Email correspondence to and from this address is subject to the
North Carolina Public Records Law and may be disclosed to third parties.*

From: Zuend, Lauren <Lauren.Zuend@kimley-horn.com>

Sent: Wednesday, April 16, 2025 10:22 AM

To: Helms, Amelia C <achelms@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Wilson, Robert <RWilson@LaBellaPC.com>; Shirley, Thomas <Thomas.Shirley@kimley-horn.com>; Reid, Laura <laura.reid@kimley-horn.com>

Subject: RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hi Everyone,

Hope all is well! We wanted to check back in on the below – let us know if you have any questions as you review.

Best,
Lauren

Lauren Zuend | EIT

Kimley-Horn | 200 South Tryon Street, Ste. #200, Charlotte, NC 28202

Direct: 704 936 0114

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

From: Zuend, Lauren

Sent: Wednesday, April 2, 2025 11:59 AM

To: 'Helms, Amelia C' <achelms@ncdot.gov>; 'Gregory Gordos' <ggordos@townofweddington.com>; Reid, Laura <laura.reid@kimley-horn.com>; 'Gardner, Zachary L' <zlgardner@ncdot.gov>; 'Weltner, Robert C' <rcweltner@ncdot.gov>; 'Lee, Tou Y' <tylee@ncdot.gov>

Cc: 'Robert Price' <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; 'Wilson, Robert' <RWilson@LaBellaPC.com>; Shirley, Thomas

<Thomas.Shirley@kimley-horn.com>

Subject: RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Hi Everyone,

Hope April is starting off well! We wanted to check in on the below submittal – if you have any questions or need to talk through anything as you review please let us know.

Best,
Lauren

Lauren Zuend | EIT

Kimley-Horn | 200 South Tryon Street, Ste. #200, Charlotte, NC 28202

Direct: 704 936 0114

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

From: Zuend, Lauren

Sent: Wednesday, March 5, 2025 12:00 PM

To: 'Helms, Amelia C' <achelms@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Reid, Laura <laura.reid@kimley-horn.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Wilson, Robert <RWilson@LaBellaPC.com>; Shirley, Thomas <Thomas.Shirley@kimley-horn.com>

Subject: RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Hi Everyone,

Happy Wednesday! Please see attached for the updated TIA for this site, incorporating Town/LaBella and NCDOT comments. We have also attached our comments response sheet.

Our updates included incorporating a SBL at Access A along Weddington-Matthews Road per NCDOT requirement, and updating how we modeled the roundabout in SIDRA at Tilley Morris Road & Weddington-Matthews Road.

Please let us know if there are any questions or comments our team can address as you complete your review.

Best,
Lauren

Lauren Zuend | EIT

Kimley-Horn | 200 South Tryon Street, Ste. #200, Charlotte, NC 28202

Direct: 704 936 0114

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

From: Helms, Amelia C <achelms@ncdot.gov>

Sent: Thursday, February 20, 2025 2:23 PM

To: Zuend, Lauren <Lauren.Zuend@kimley-horn.com>; Gregory Gordos <ggordos@townofweddington.com>; Reid, Laura <laura.reid@kimley-horn.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Lee, Tou Y <tylee@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Wilson, Robert <RWilson@LaBellaPC.com>

Subject: RE: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Lauren,

Our comments are listed below:

- Section 3.2 states that no volume balancing was performed between the study area intersections, however the volumes in Figure 3.4 appear to have been balanced.
- The District will require a 100' southbound left turn lane on Weddington Matthews Rd at Access A.

Thank you,

Amelia Helms, P.E.

District Engineer

Division 10 - District 3

North Carolina Department of Transportation

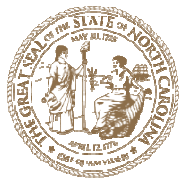
704 218 5100 office

704 292 1800 fax

achelms@ncdot.gov

130 South Sutherland Avenue

Monroe, NC 28112



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Zuend, Lauren <Lauren.Zuend@kimley-horn.com>

Sent: Thursday, February 20, 2025 9:19 AM

To: Gregory Gordos <ggordos@townofweddington.com>; Reid, Laura <laura.reid@kimley-horn.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Helms, Amelia C <achelms@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Wilson, Robert <RWilson@LaBellaPC.com>

Subject: [External] RE: 5017 Weddington Matthews Road - TIA Submittal

Some people who received this message don't often get email from lauren.zuend@kimley-horn.com. [Learn why this is important](#)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Thank you for providing the comments, we'll take a look and let you know if we have any questions. NCDOT do you have any additional comments or do you concur with the Town?

Lauren Zuend | EIT

Kimley-Horn | 200 South Tryon Street, Ste. #200, Charlotte, NC 28202

Direct: 704 936 0114

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

From: Gregory Gordos <ggordos@townofweddington.com>
Sent: Wednesday, February 19, 2025 4:36 PM
To: Zuend, Lauren <Lauren.Zuend@kimley-horn.com>; Reid, Laura <laura.reid@kimley-horn.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Helms, Amelia C <achelms@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>
Cc: Robert Price <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; Wilson, Robert <RWilson@LaBellaPC.com>
Subject: RE: 5017 Weddington Matthews Road - TIA Submittal

You don't often get email from ggordos@townofweddington.com. [Learn why this is important](#)

Good afternoon,

Please see attached document.



From: Zuend, Lauren <Lauren.Zuend@kimley-horn.com>
Sent: Wednesday, February 19, 2025 4:06 PM
To: Reid, Laura <laura.reid@kimley-horn.com>; Gardner, Zachary L <zlgardner@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Helms, Amelia C <achelms@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>
Cc: Robert Price <rprice1@tollbrothers.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>
Subject: RE: 5017 Weddington Matthews Road - TIA Submittal

Hi Everyone,

Checking back in regarding the 5017 Weddington-Matthews Road TIA study. Please let us know if you have any questions or need anything else as you review.

Hope everyone is staying safe and warm during the snow day today!

Best,
Lauren

Lauren Zuend | EIT
Kimley-Horn | 200 South Tryon Street, Ste. #200, Charlotte, NC 28202
Direct: 704 936 0114
Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

From: Reid, Laura <laura.reid@kimley-horn.com>
Sent: Wednesday, January 22, 2025 9:52 AM
To: Gardner, Zachary L <zlgardner@ncdot.gov>; Gregory Gordos <ggordos@townofweddington.com>; Helms, Amelia C

<achelms@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Zuend, Lauren <Lauren.Zuend@kimley-horn.com>; Loftin, Andrew <Andrew.Loftin@kimley-horn.com>; Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>

Subject: 5017 Weddington Matthews Road - TIA Submittal

Hi all,

Happy Wednesday! Please see attached for the TIA for this site for Town and NCDOT review. Let us know if there are any questions or comments our team can address as you complete your review.

I will be out on maternity leave in late February, so I've included a few Kimley-Horn partners on this chain to coordinate while I'm out. Please feel free to coordinate directly with them if you cannot reach me.

Thanks,

Laura Reid, PE (NC & SC)

Kimley-Horn | 200 South Tryon Street, Suite 200, Charlotte, NC 28202

Direct: 704 319 7696 | Mobile: 443 804 7984 | www.kimley-horn.com

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

From: Gardner, Zachary L <zlgardner@ncdot.gov>

Sent: Friday, September 6, 2024 8:04 AM

To: Reid, Laura <laura.reid@kimley-horn.com>; Gregory Gordos <ggordos@townofweddington.com>; Helms, Amelia C <achelms@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Zuend, Lauren <Lauren.Zuend@kimley-horn.com>; Fisher, Bonnie <BFisher@LaBellaPC.com>

Subject: RE: [External] 5017 Weddington Matthews Road - TIA Scoping

Good morning,

NCDOT will provide a cursory review of the TIA.

No further comments from NCDOT on this scoping document. I'll defer to the Town for any comments they may have.

Thanks,

Zach Gardner, PE

Division 10 Traffic Engineer

North Carolina Department of Transportation

704-983-4400 office

zlgardner@ncdot.gov

716 W. Main Street

Albemarle, NC 28001



From: Reid, Laura <laura.reid@kimley-horn.com>

Sent: Thursday, August 29, 2024 8:57 AM

To: Gregory Gordos <ggordos@townofweddington.com>; Helms, Amelia C <achelms@ncdot.gov>; Weltner, Robert C <rcweltner@ncdot.gov>; Gardner, Zachary L <zlgardner@ncdot.gov>

Cc: Robert Price <rprice1@tollbrothers.com>; Zuend, Lauren <Lauren.Zuend@kimley-horn.com>; Fisher, Bonnie <BFisher@LaBellaPC.com>

Subject: [External] 5017 Weddington Matthews Road - TIA Scoping

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hi all,

See attached for the TIA scoping document for 5017 Weddington Matthews Road located in Weddington, NC. We've included Town and NCDOT on this email chain, but note that the trip generation for this site falls below the NCDOT TIA threshold.

Please let us know if you have any questions/comments as you review or if you'd like to get a meeting scheduled to discuss.

Thanks,

Laura Reid, PE (NC & SC)

Kimley-Horn | 200 South Tryon Street, Suite 200, Charlotte, NC 28202

Direct: 704 319 7696 | Mobile: 443 804 7984 | www.kimley-horn.com

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

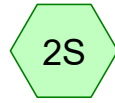
Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

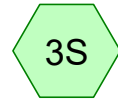
CAUTION: This email originated from outside the LaBella organization. Do not click any links or open attachments, until verified. It is Best to be safe! and forward all questionable messages to "abuse" for evaluation.



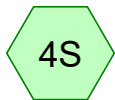
PRE DA-1



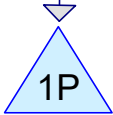
PRE DA-2



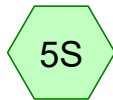
PRE DA-3



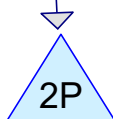
POST DA-1



WET POND 1



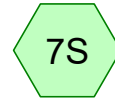
POST DA-2 DETAINED



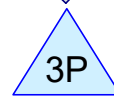
WET POND 2



POST DA-2
UNDETAINED



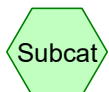
POST DA-3



WET POND 3



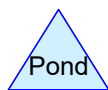
POST DA-2



Subcat



Reach



Pond



Link

Routing Diagram for Morris Hydrocad

Prepared by Kimley-Horn & Associates, Printed 4/1/2026
HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: PRE DA-1

Runoff = 19.62 cfs @ 12.08 hrs, Volume= 1.293 af, Depth= 3.24"

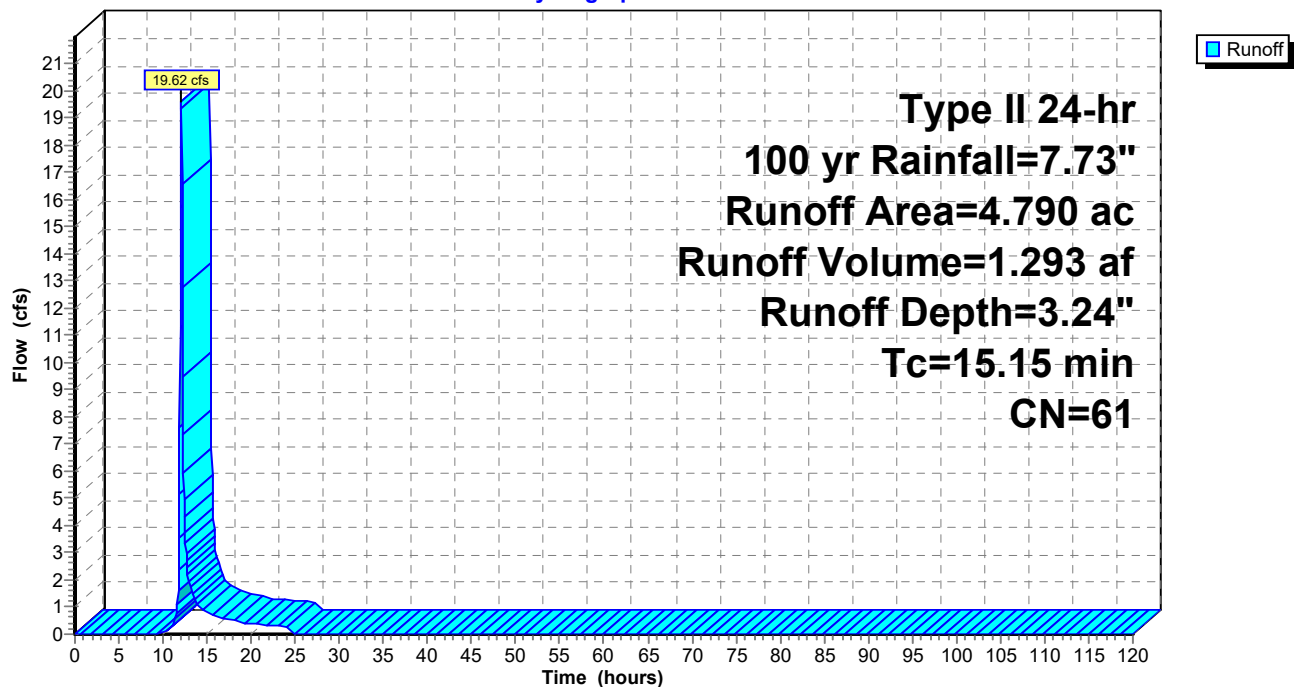
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 4.790	61	
4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.15					Direct Entry, TR-55

Subcatchment 1S: PRE DA-1

Hydrograph



Summary for Subcatchment 4S: POST DA-1

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 52.74 cfs @ 11.96 hrs, Volume= 2.452 af, Depth= 4.12"
Routed to Pond 1P : WET POND 1

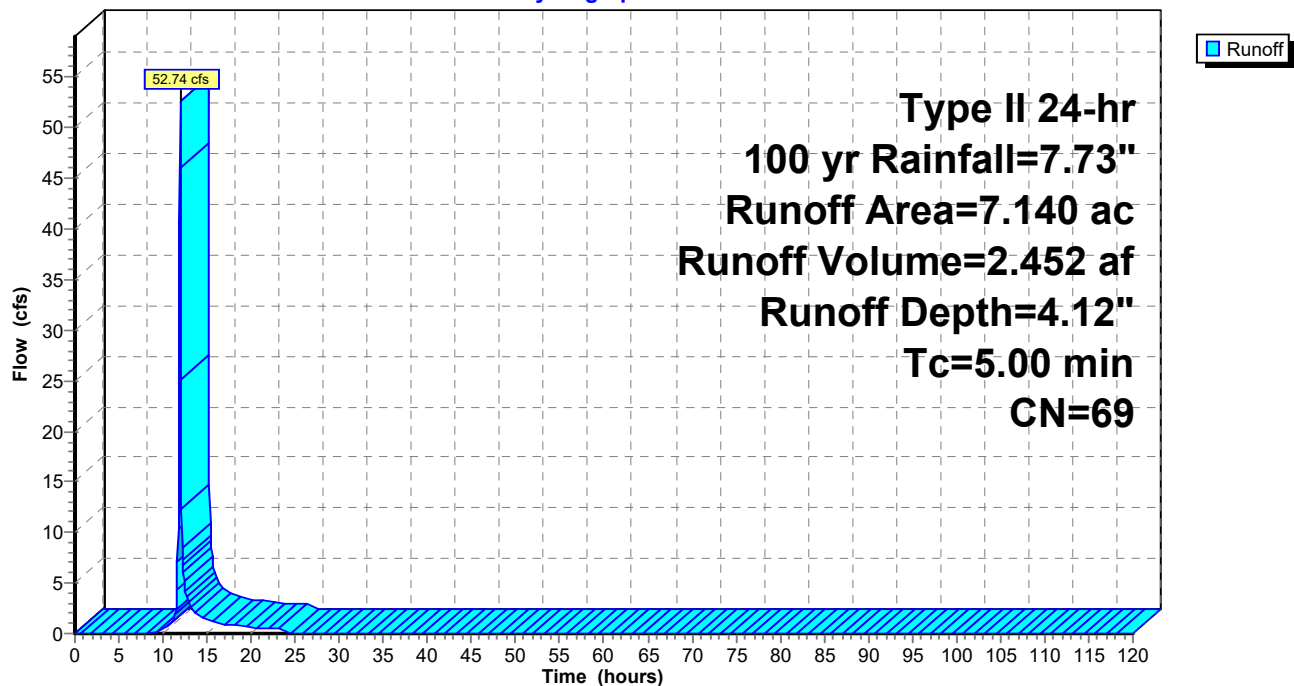
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, $dt=0.05$ hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 7.140	69	
7.140		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.00					Direct Entry, TR-55

Subcatchment 4S: POST DA-1

Hydrograph



Summary for Pond 1P: WET POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 4.12" for 100 yr event
 Inflow = 52.74 cfs @ 11.96 hrs, Volume= 2.452 af
 Outflow = 15.82 cfs @ 12.10 hrs, Volume= 2.134 af, Atten= 70%, Lag= 8.5 min
 Primary = 15.82 cfs @ 12.10 hrs, Volume= 2.134 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 715.20' @ 12.10 hrs Surf.Area= 17,943 sf Storage= 48,533 cf

Plug-Flow detention time= 1,073.0 min calculated for 2.133 af (87% of inflow)
 Center-of-Mass det. time= 1,012.8 min (1,837.2 - 824.4)

Volume	Invert	Avail.Storage	Storage Description
#1	712.00'	83,823 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
712.00	12,497	0	0
713.00	14,136	13,317	13,317
714.00	15,832	14,984	28,301
715.00	17,584	16,708	45,009
716.00	19,393	18,489	63,497
717.00	21,258	20,326	83,823

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	24.0" Round OUTFALL L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 ' / Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	712.00'	1.5" Vert. WQV Orifice C= 0.600 Limited to weir flow at low heads
#3	Device 1	714.75'	48.0" x 48.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.25'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=15.76 cfs @ 12.10 hrs HW=715.20' (Free Discharge)

↑ **1=OUTFALL** (Passes 15.76 cfs of 34.75 cfs potential flow)

↑ **2=WQV Orifice** (Orifice Controls 0.10 cfs @ 8.53 fps)

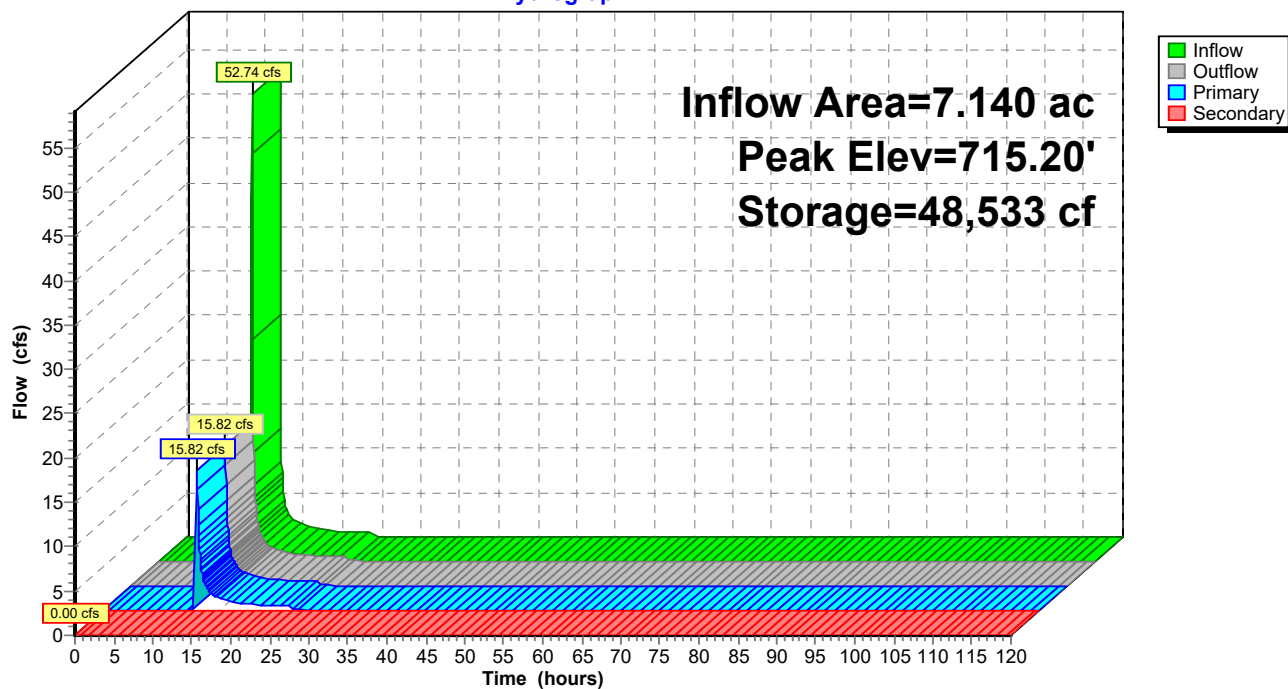
↑ **3=RISER** (Weir Controls 15.66 cfs @ 2.19 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=712.00' (Free Discharge)

↑ **4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 1P: WET POND 1

Hydrograph



Summary for Subcatchment 2S: PRE DA-2

Runoff = 118.79 cfs @ 12.10 hrs, Volume= 8.203 af, Depth= 3.46"

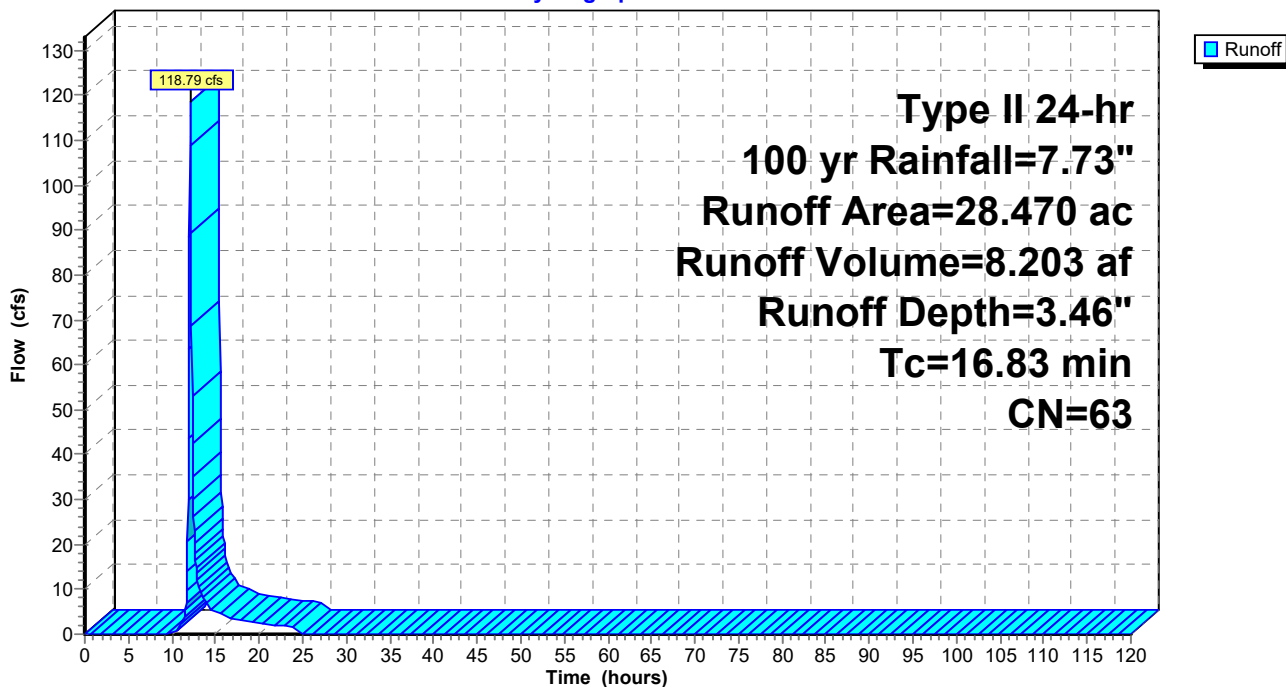
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 28.470	63	
28.470		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.83					Direct Entry, TR-55

Subcatchment 2S: PRE DA-2

Hydrograph



Summary for Subcatchment 5S: POST DA-2 DETAINED

Runoff = 155.64 cfs @ 12.00 hrs, Volume= 8.091 af, Depth= 4.12"
Routed to Pond 2P : WET POND 2

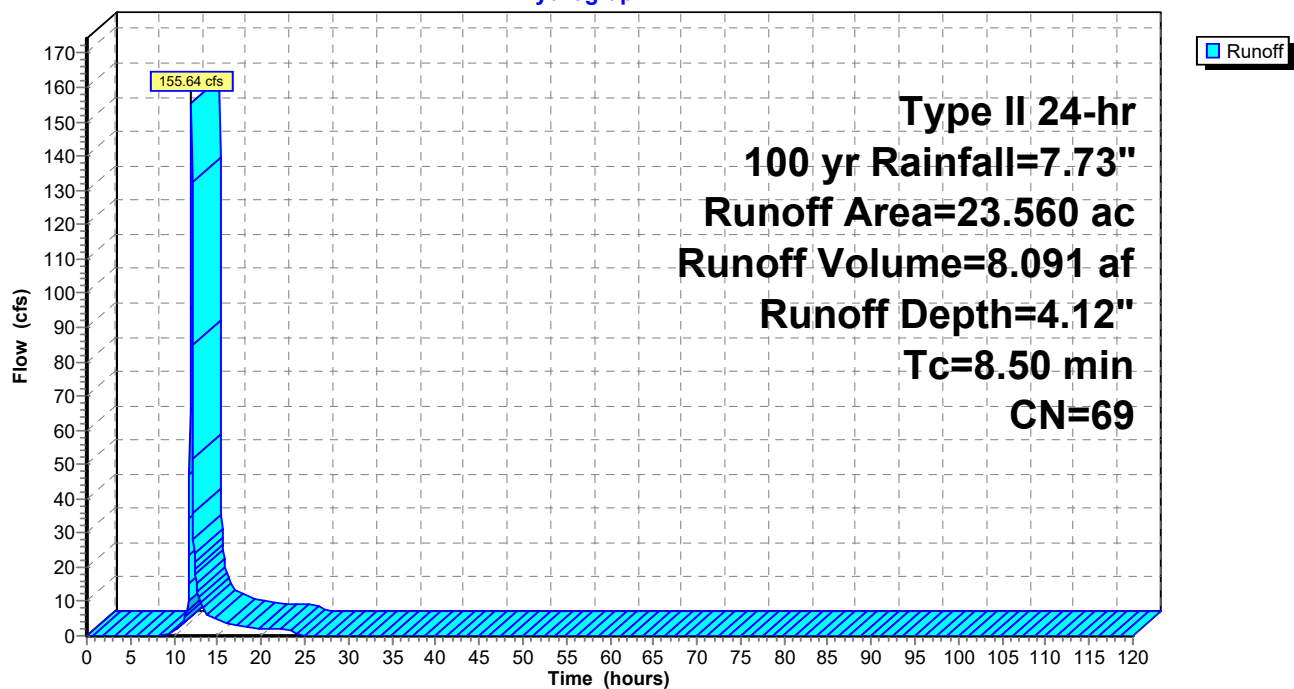
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 23.560	69	
23.560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.50					Direct Entry, TR-55

Subcatchment 5S: POST DA-2 DETAINED

Hydrograph



Summary for Subcatchment 6S: POST DA-2 UNDETAINED

Runoff = 17.84 cfs @ 11.98 hrs, Volume= 0.871 af, Depth= 3.90"
Routed to Link 10L : POST DA-2

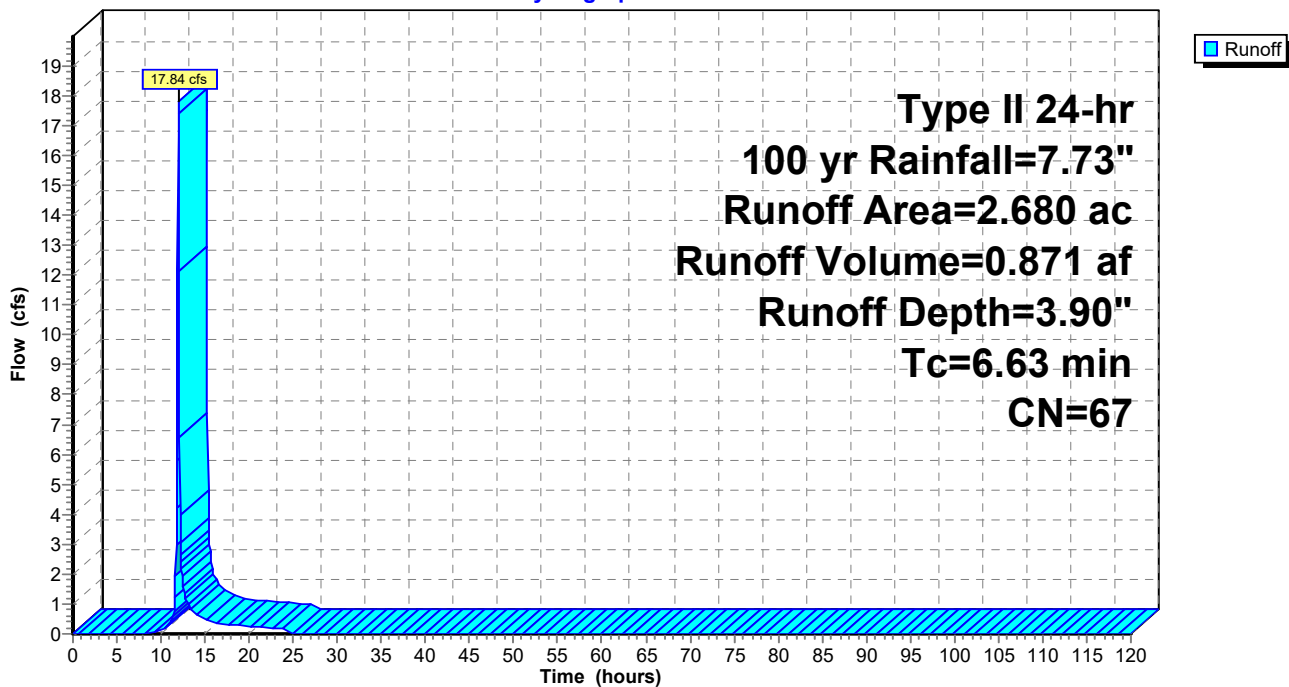
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 2.680	67	
2.680		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.63					Direct Entry, TR-55

Subcatchment 6S: POST DA-2 UNDETAINED

Hydrograph



Summary for Pond 2P: WET POND 2

Inflow Area = 23.560 ac, 0.00% Impervious, Inflow Depth = 4.12" for 100 yr event
 Inflow = 155.64 cfs @ 12.00 hrs, Volume= 8.091 af
 Outflow = 105.72 cfs @ 12.08 hrs, Volume= 7.653 af, Atten= 32%, Lag= 5.1 min
 Primary = 105.72 cfs @ 12.08 hrs, Volume= 7.653 af
 Routed to Link 10L : POST DA-2
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Link 10L : POST DA-2

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 699.88' @ 12.08 hrs Surf.Area= 29,960 sf Storage= 119,206 cf

Plug-Flow detention time= 662.1 min calculated for 7.653 af (95% of inflow)
 Center-of-Mass det. time= 631.8 min (1,459.4 - 827.6)

Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	170,862 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	18,941	0	0
701.50	33,632	170,862	170,862

Device	Routing	Invert	Outlet Devices
#1	Primary	693.50'	48.0" Round Culvert L= 55.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 693.50' / 692.99' S= 0.0093 ' / Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#2	Device 1	695.00'	2.2" Vert. ORIFICE C= 0.600 Limited to weir flow at low heads
#3	Device 1	698.50'	60.0" x 60.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	700.00'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=103.28 cfs @ 12.08 hrs HW=699.85' (Free Discharge)

↑ **1=Culvert** (Passes 103.28 cfs of 140.65 cfs potential flow)

↑ **2=ORIFICE** (Orifice Controls 0.28 cfs @ 10.51 fps)

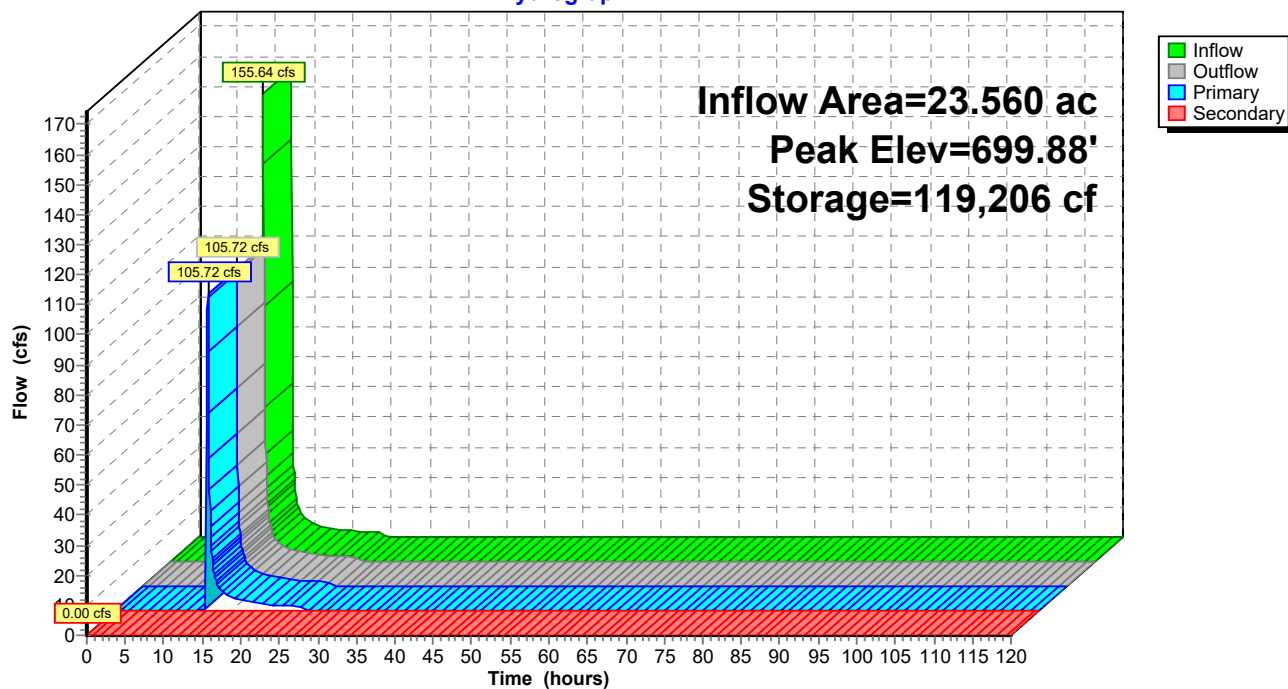
↑ **3=RISER** (Weir Controls 103.01 cfs @ 3.80 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=695.00' (Free Discharge)

↑ **4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 2P: WET POND 2

Hydrograph



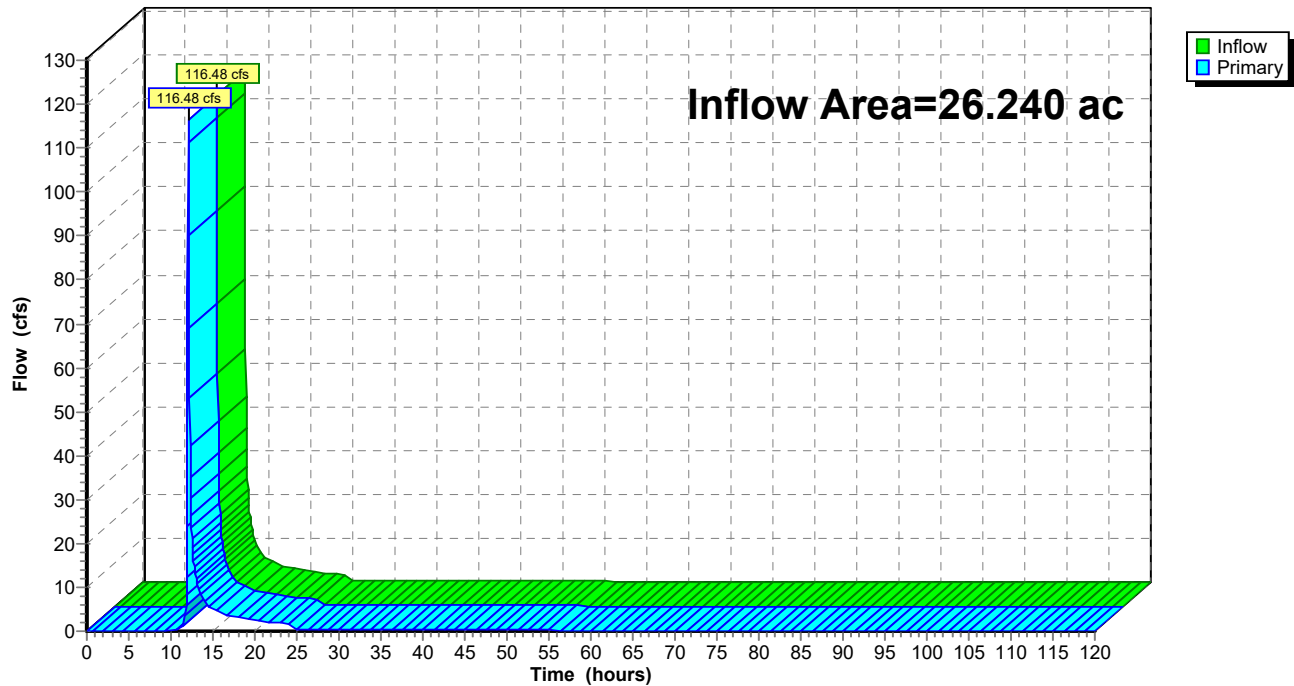
Summary for Link 10L: POST DA-2

Inflow Area = 26.240 ac, 0.00% Impervious, Inflow Depth > 3.90" for 100 yr event
 Inflow = 116.48 cfs @ 12.07 hrs, Volume= 8.524 af
 Primary = 116.48 cfs @ 12.07 hrs, Volume= 8.524 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2

Hydrograph



Summary for Subcatchment 3S: PRE DA-3

Runoff = 81.88 cfs @ 12.06 hrs, Volume= 5.087 af, Depth= 3.24"

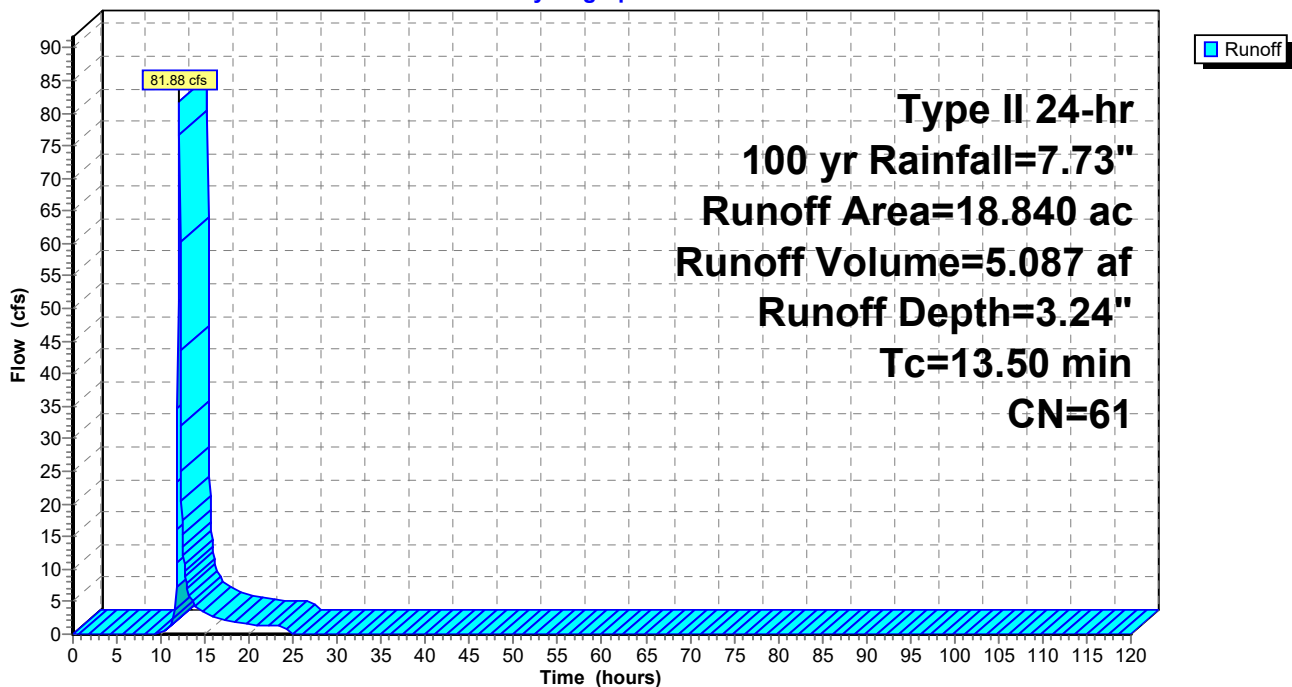
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 18.840	61	
18.840		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.50					Direct Entry, TR-55

Subcatchment 3S: PRE DA-3

Hydrograph



Summary for Subcatchment 7S: POST DA-3

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 138.26 cfs @ 11.96 hrs, Volume= 6.429 af, Depth= 4.12"
Routed to Pond 3P : WET POND 3

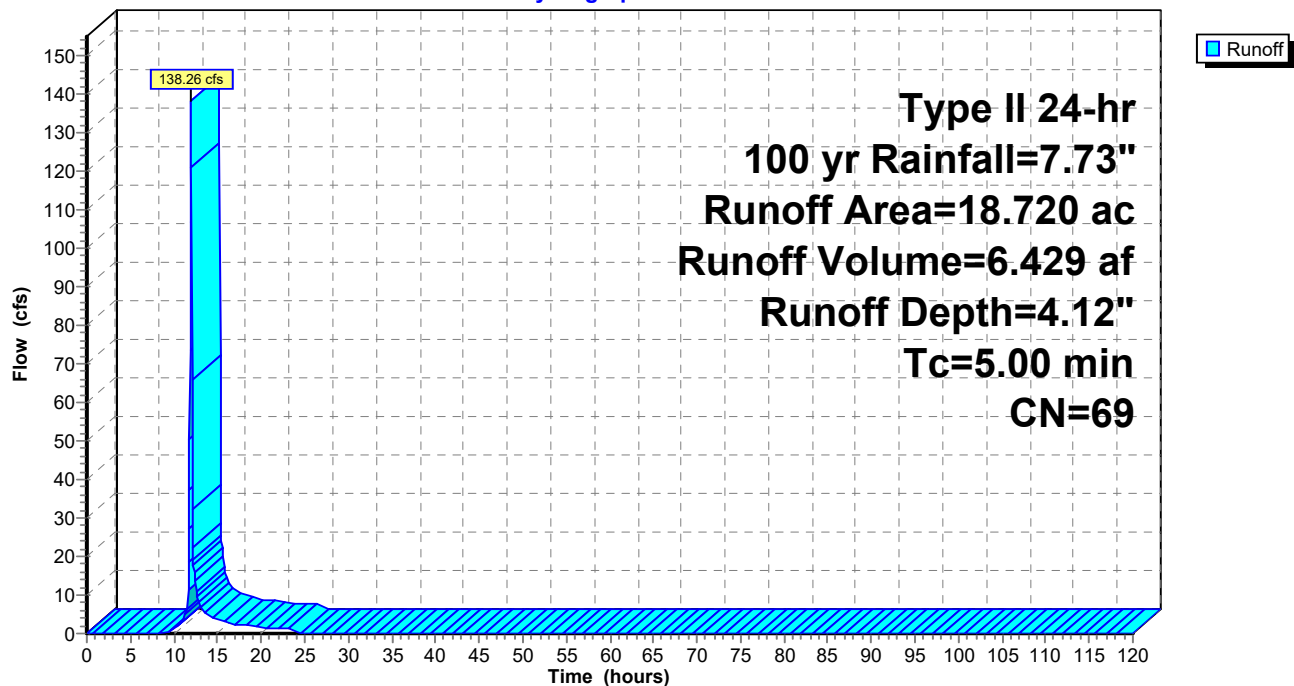
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, $dt=0.05$ hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 18.720	69	
18.720		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.00					Direct Entry, TR-55

Subcatchment 7S: POST DA-3

Hydrograph



Summary for Pond 3P: WET POND 3

Inflow Area = 18.720 ac, 0.00% Impervious, Inflow Depth = 4.12" for 100 yr event
 Inflow = 138.26 cfs @ 11.96 hrs, Volume= 6.429 af
 Outflow = 80.71 cfs @ 12.05 hrs, Volume= 5.927 af, Atten= 42%, Lag= 5.5 min
 Primary = 80.71 cfs @ 12.05 hrs, Volume= 5.927 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 690.40' @ 12.05 hrs Surf.Area= 22,059 sf Storage= 110,410 cf

Plug-Flow detention time= 895.6 min calculated for 5.924 af (92% of inflow)
 Center-of-Mass det. time= 855.9 min (1,680.3 - 824.4)

Volume	Invert	Avail.Storage	Storage Description
#1	684.00'	123,967 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
684.00	12,456	0	0
691.00	22,963	123,967	123,967

Device	Routing	Invert	Outlet Devices
#1	Primary	680.00'	42.0" Round Culvert L= 62.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 680.00' / 679.51' S= 0.0079 ' / Cc= 0.900 n= 0.013, Flow Area= 9.62 sf
#2	Device 1	684.00'	2.0" Vert. ORIFICE C= 0.600 Limited to weir flow at low heads
#3	Device 1	689.25'	60.0" x 60.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	690.50'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=80.50 cfs @ 12.05 hrs HW=690.40' (Free Discharge)

↑ **1=Culvert** (Passes 80.50 cfs of 167.65 cfs potential flow)

↑ **2=ORIFICE** (Orifice Controls 0.26 cfs @ 12.10 fps)

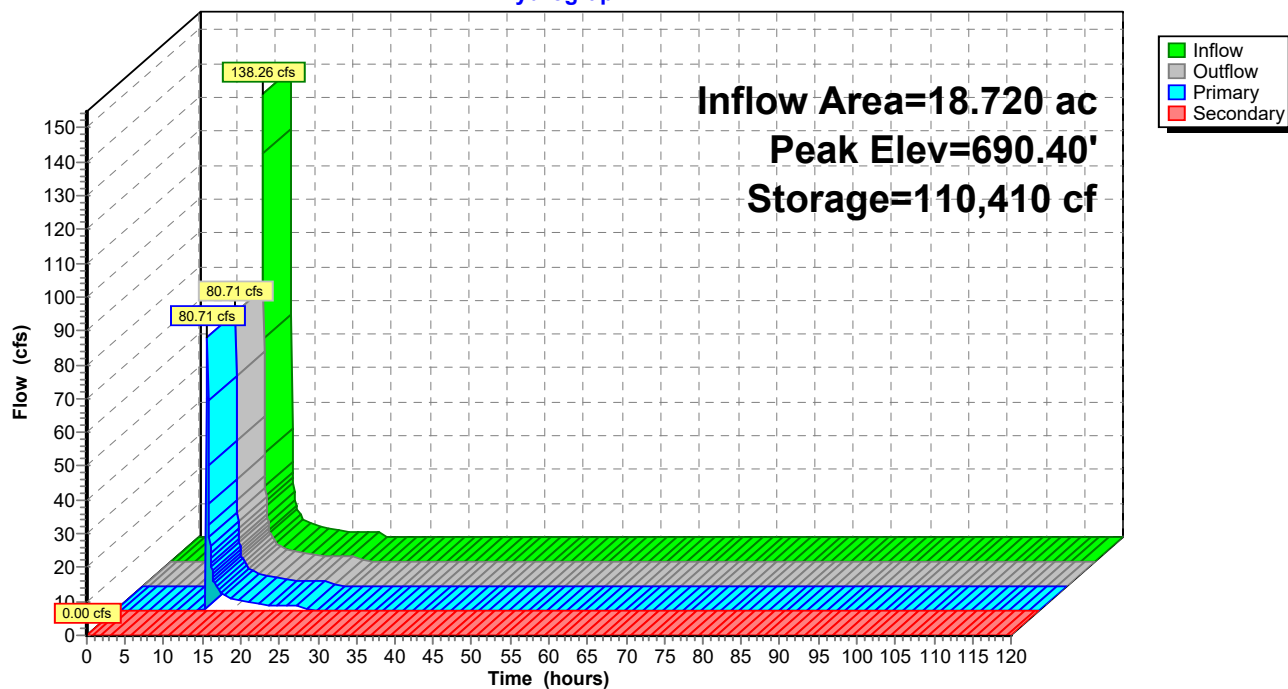
↑ **3=RISER** (Weir Controls 80.24 cfs @ 3.50 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=684.00' (Free Discharge)

↑ **4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 3P: WET POND 3

Hydrograph



COMMUNITY MEETING REPORT FOR REZONING PETITION NO. TBD

Petitioner: Toll Brothers
Rezoning Petition No.: TBD
Property: ±94.03 acres located at 5017 Weddington-Matthews Road

This Community Meeting Report is being filed with the Town of Weddington Town Clerk and the Town of Weddington Planning Department pursuant to section C. 5. of the Town of Weddington Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Town of Weddington mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on June 6th, 2025. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, June 18, 2025, at 6:00 PM at Weddington Swim and Racquet Club, 4315 Weddington Matthews Road, Matthews, NC, 28104.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Robert Price and Margaret Puckett from Toll Brothers, Andrew Loftin, P.E., Thomas Shirley, P.E., Lauren Zuend, and Tate Pouch with Kimley-Horn & Associates, Inc., the site and traffic engineers.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Puckett welcomed and thanked the participants for their interest in the Toll Brothers Morris Farm petition. Ms. Puckett and the petitioner's representatives provided the following information during the presentation:

Ms. Puckett provided the location of the 94-acre site at 5017 Weddington Matthews Road. The site is located on both sides of Weddington Matthews Road. Ms. Puckett explained the existing zoning, R-CD, and the proposed zoning, R-CD CZ. She showed the Weddington Comprehensive Plan and then turned it over to Robert Price. He explained the features on the proposed conceptual site plan: 45 single-family homes, septic in each lot, 100' Weddington Matthews Road buffer, right-of-way to right-of-way clearing, 1.03-acre average lot size, and 33.2 acres of common open space area. Mr. Price then explained that septic will be designed for 5-bedroom systems and the 2 septic systems the site would contain. If a lot contains 16,000 square feet of conducive soil, then it will operate under a conventional system, and if a lot contains 10,000 square feet of conducive soil, then it will operate under an engineered system. He showed the tree exhibit, outlining the existing heritage trees on site. He explained that the Town Ordinance suggests heritage trees need to be preserved and that it would be Toll's intent to salvage as many as possible and mitigate for

the trees that would be lost. Mr. Price presented the preliminary limits of disturbance on the site and explain the right-of-way to right-of-way clearing method that would be used. He then explained that a traffic impact analysis was done for this site and the required mitigation would be: 1) an extension of Bonner Drive into the proposed development with one ingress lane and one egress lane and 2) construction of eastbound and westbound stop-controlled approaches with one ingress and one egress lane that will have 100' IPS along with a southbound left-turn lane with 100' of storage. Mr. Price turned it back over to Ms. Puckett to discuss the Toll Brothers Approach that includes 225 different house combinations. Ms. Puckett showed interior and exterior upgrades, soft and hard scaping on each side of Weddington Matthews Road along with entry monumentation. Lastly, Ms. Puckett displayed the proposed residential renderings and outdoor living to end the presentation.

The anticipated rezoning schedule is for an August Initial Council Meeting, Planning Board meeting and a Public Hearing on, which will be determined based on Town's project load.

The meeting was then opened for questions and answers.

II. Summary of Questions/Comments and Responses:

The Participants inquiries centered around three primary concerns: septic, storm, and traffic. They also asked the Town of Weddington representatives questions about the plan.

A participant asked about the Bonner Drive extension and explained that the existing road is already very tight and that this would increase traffic through their neighborhood. The team explained that this was a recommendation from the Town and that multiple connections are typically required for fire access. Another participant asked about Amanda Drive inquiring if it would be modified. The team stated that no improvements are proposed on Amanda Drive.

A participant asked about the detention pond on the eastern side of the site and where the storm would be discharged. The team explained that ponds are placed in the low points of the site and that the ponds are designed to meet pre-development flows. There was concern from the participant of storm worsening the stream conditions and affecting residents living downstream of it. The team explained that there is a culvert in the stream adjacent to the pond and a hydrology study will be done to ensure that the stream will continue to flow the way it does in existing condition. An engineering study will also be conducted to determine the size of the culvert.

A participant inquired about whether there will be a berm behind the 6 homes adjacent to the pond and to the south of the site. The team explained that the site has a 50' buffer along the entire site and that there will be additional separation from the back of the home ranging from 50' to 200'. The team added that they would be open to screening the pond if this was something residents desired.

The participants had some questions regarding the site features shown on the concept plan. They asked about the large green area shown on the site concept plan. The team explained that this green area was the stream buffer area, and that the town requires a 100' buffer from the stream centerline. They asked if the ponds on the site are existing or proposed. The team described that there is one existing pond on site and 2 proposed ponds. The participants followed up asking how much storm the proposed ponds will hold. The team explained that the Town requires the pond to contain 100-year storm, and for the 2- and 10-year, we will have to meet pre and post. A question was raised on who will maintain the ponds and what would happen if they decided not to maintain them anymore. The team explained that responsibility would be transferred from Toll Brothers to HOA (Home Owner's Association) and that there will be by-laws and rules (a recorded public document) that will require them to maintain those basins.

A participant asked about potable water and the team explained that they plan to tie into an existing water main along Weddington Matthews Road. Another participant asked if properties will have their own wells and the team explained that they would be tying to the Town's water main.

A participant inquired about the sewage for the site. The team explained the brown area shows where suitable soil areas are and that there are two septic systems that will be used on the site depending on the area of conducive soil on each lot.

A participant asked if there will be any work done to stabilize the existing pond. The team explained that they intend to salvage the conditions for aesthetic value but that they would not be treating this as a stormwater system so it would maintain the same integrity on its own.

A participant asked about the common open space areas on the site plan and what they meant. The team explained that it is their intention to keep as many trees in those areas as possible as the focus of grading is only within the right-of-way. Once the right-of-way is graded, they will come back and individually grade each lot which leaves room to salvage more trees. Another participant asked about the buffer zones and what was allowed to be done in the buffers. The team explained that they are treating the buffers as undisturbed even though the Town does not necessarily require this. A follow up question was asked on who would be maintaining these buffers. The team responded that Toll will be responsible until that responsibility is transferred to the HOA and that they would be responsible for maintenance and any impacts to those areas.

A participant had concerns regarding tree removal and how this would affect runoff specifically in lot 40. The team explained that lot 40 will drain to the nearest pond on the site and this lot is bigger in size so this gives them space to work with when grading this lot.

A few participants asked about the cost of the homes. The team gave them a price range of 1.5 million and up depending on optionality and what consumers want in their homes. There were questions about the home exteriors and if they would look similar to the rendering. They expressed desire to see more brick and stone. The team explained that it is their intention to make the homes look like the renderings and that residents will have the option to choose their homes but that neighboring homes will not contain the same design.

A participant asked what school this site would be zoned for and had concern that Union County Schools are already near capacity. The team explained that the impact of this site on the school system would be very low as there are only 45 new homes being constructed. Another participant raised the question of traffic concerns with congestion of school traffic. The team explained that this site is following by right zoning requirements which means that the conditions would be set under what the Town proposed it to be.

A participant asked what the timeline for the project will look like once it breaks ground. The team explained that it will take approximately 12 months to develop the site but most likely activity in the community would be in 2027.

A participant asked about when roads would be widened and what would be done to mitigate it since morning traffic is already a problem. The team explained that it will be a concurrent approach. While the infill portion is happening on site, offsite improvements will also be under construction. The participant followed up asking if there is anything that could be done to help construction traffic and the team explained that there will be a traffic control plan put together that will follow the engineering plan.

A participant asked if the homes would be on slab or have crawl spaces and if the site will follow the updated cul-de-sac lengths outlined in the Town's code. The team explained that the updated cul-de-sac lengths will be used for this site and that homes will have crawl spaces.

A participant inquired if they will be notified of the next meeting taking place. The team explained that notices are sent to adjacent property owners within a certain radius for the final meeting.

A participant asked if there is any intent for Toll Brothers to bring trees onto the property and what this process looks like. The team explained that the operations team will put together a plan that is applicable to development and that they are looking to add in landscaping and larger caliber trees that fit the community's aesthetic. They added that the consumer they serve typically values this so there is intent to keep as many trees as they can.

There being no further questions, the participants were thanked for their time and interest in the development.

Once the meeting adjourned, there were additional questions asked to individuals on the development team. These discussions were continuations of questions asked in the meeting relating to:

- Bonner Drive connection
- Downstream stormwater
- Traffic analysis and turn lane

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Greg Gordos, AICP, Town Planner, Town of Weddington, NC
Robert Price, Toll Brothers
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners (List via email from the Town):

THE FALLS AT WEDDINGTON
HOMEOWNERS ASSOC. INC
2626 GLENWOOD AVE STE 550
RALEIGH, NC 27608

LAVIN ANDREW H
720 VINTAGE CREEK DR
MATTHEWS, NC 28104

MISTRETTA ANTOINETTE
716 VINTAGE CREEK DR
MATTHEWS, NC 28104

ANOTA FAMILY TRUST
712 VINTAGE CREEK DR
MATTHEWS, NC 28104

HUGGINS BRENT
708 VINTAGE CREEK DR
MATTHEWS, NC 28104

TENNEY PAUL JOSEPH
704 VINTAGE CREEK DR
MATTHEWS, NC 28104

BANSAL ABHINAV TRUSTEE ET AL
1153 WILLOW OAKS TR
MATTHEWS, NC 28104

GIBBS MARYLU B
1224 WILLOW OAKS TRL
MATTHEWS, NC 281048625

KLUTTZ HUGH L JR
5809 CHERRY HOLLOW LN
MATTHEWS, NC 281047786

COMMON WEALTH TRUST SERVICES
LLC TRUSTEE
5832 CHERRY HOLLOW LN
MATTHEWS, NC 28104

JACKSON BARRY W
5824 CHERRY HOLLOW LN
MATTHEWS, NC 281047786

BOULDIN NATHAN GREGORY
5816 CHERRY HOLLOW LN
MATTHEWS, NC 28104

REID JOHN P
1440 WILLOW OAKS TRL
MATTHEWS, NC 281048627

BRIERS MELISSA BUSCHE
4706 CEDAR RIDGE LN
MATTHEWS, NC 28104

NEWSOME MICHAEL TEARELL
1264 WILLOW OAKS TRL
MATTHEWS, NC 281048625

ELLIS SCOTT P
4717 CEDAR RIDGE LN
MATTHEWS, NC 28104

CHESSER DALE A
1297 WILLOR OAKS TRL
MATTHEWS, NC 28104

HUNT RUSSELL J
5714 CHERRY HOLLOW LN
MATTHEWS, NC 28104

LAUSTSEN KAREN TRUSTEE
5700 CHERRY HOLLOW LN
MATTHEWS, NC 28104

MASON BRIAN W
5707 CHERRY HOLLOW LN
MATTHEWS, NC 28104

VANCE DUSTIN MICHAEL
1213 WILLOW OAKS TRL
MATTHEWS, NC 28104

HOUSTON JOHN B IV
1219 WILLOW OAKS TRL
MATTHEWS, NC 28104

HOOD WILLIAM BAILEY
1200 WILLOW OAKS TRL
MATTHEWS, NC 28104

FOSKUHL RUDY ALLEN
5815 CHERRY HOLLOW LN
MATTHEWS, NC 28104

LARSON CHARLES C
5831 CHERRY HOLLOW LN
MATTHEWS, NC 281047786

MCPHERSON LUTHER M
4700 CEDAR RIDGE LN
MATTHEWS, NC 28104

PALMER JOHN ROBERT JR
4725 CEDAR RIDGE LN
MATTHEWS, NC 28104

MATHEWS KELLY WILLIAM
4709 CEDAR RIDGE LN
MATTHEWS, NC 281047785

YACENDA DOUGLAS J
1310 WILLOW OAKS TRL
MATTHEWS, NC 28104

GILMORE ANDREW F
700 VINTAGE CREEK DR
MATTHEWS, NC 28104

Exhibit B

Community Meeting Notice:

Community Meeting

In accordance with the Town of Weddington Unified Development Ordinance (UDO) Section D-607(C)(5), notice is hereby given that a Community Meeting will be held at Weddington Swim and Racquet Club at 4315 Weddington Matthews Road on Wednesday, June 18, 2025 at 6:00 p.m. The applicant is To▯ Brothers and the project will be located on approximately 94 acres located at/near 5017 Weddington Matthews Road (parcel number 06120011). This parcel is currently zoned R-CD.



Any questions please contact Andrew Loftin: Andrew.loftin@kimley-horn.com

Site Location:

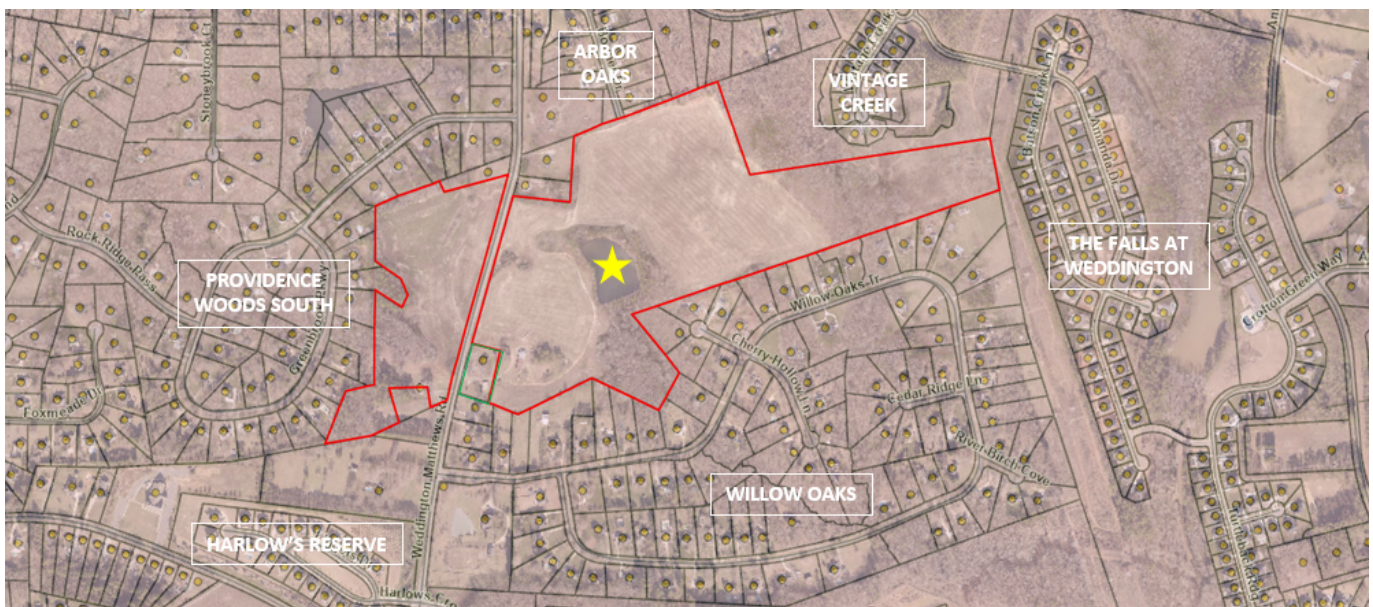


Exhibit C

NEIGHBORHOOD MEETING

PROJECT: Morris Farm Development

MEETING DATE: June 18, 2025

LOCATION: Weddington Swim and Racquet Club
4315 Weddington Matthews Road

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Angela Mason	5767 Cherry Hollow Ln	704-604-1758	carangelamason@gmail.com
K Lawster	5700 Cherry Hollow	704-846-1981	C+ALSTO@yahoo.com
Barry Jackson	5824 Cherry Hollow	704-654-7013	bwj6820@gmail.com
CHRIS FAULK	1162 Willow Oaks Trl	980-721-2353	cfaultk.surveyor@gmail.com
Charlie & Halie Walker	625 Greenbrook Pkwy	704-846-4893	
D Ferraro	2308 Greenbrook Pkwy	704-644-2774	saferazzo@gmail.com
R Clayton Jones	5147 Pawhandle Cr	704-821-2756	
Steve Fellmeth		704-737-9223	stfellmeth@stevens.com
Andy Stern	6114 Palomero Rd		
Bruce Cherry Klink	2508 GREENBROOK	980-275-0868	bklink@windstream.net
Carolyn & Andrew Palmer	700 Victoria Palmer Creek Dr. Weddington		andrewjg.palmer@gmail.com
Dan & Martha Burgess	1225 Willow Oaks Tr.	704-846-0608	mburgess519@gmail.com
Mary Lou Gibbs			mlgibbs@mac.com
JB & Sonja Houston	1219 Willow Oaks Tr.		johnsonjah@gmail.com
Domenico & Donna Pulao	2524 Greenbrook Parkway	704-907-6280	domenicofive@aol.com
Frank & Susan Bridges	5706 CHL	704-572-4444	fabridges@yahoo.com
Chris Owens	760 Eagle Point Ct	704-608-8903	COLENS@SocSouthHaven.com
Jack Cahill	6100 Palomero	704-506-5220	JMC1545@propietors.com
Adam Travers	3512 Tilley Morris	864-979-7540	AdamTravers@kw.com

Exhibit C (Cont.)

NEIGHBORHOOD MEETING

PROJECT: Morris Farm Development

MEETING DATE: June 18, 2025

LOCATION: Weddington Swim and Racquet Club
4315 Weddington Matthews Road

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Kate Munniss	1242 Willow Oaks	704 572-0415	
L.A. Smith	2208 Greenbrook Pkwy	704 516-1906	
Stan & Steve Shopp	5047 Saddle Horn		
Chad Emery	953 Eagle Rd	704 988-8879	
Mark Sartori	1146 Willow Oaks Trl		
Dustin Vance	1213 Willow Oaks	239-960-6549	
Jayme Lee	2024 Greenbrook Pkwy	—	
Verena Keller	4715 Weddington Matthews Rd	704 814-6810	verena.keller77@yahoo.com
Bill Detar	Waybridge Way	515-326-5584	
Donna Timberlake	1102 Willow Oaks Trl		dona.timberlake@live.com
Christopher Neve	110 CHASSTONE CT.	919-672-2539	christopherneve@gmail.com
Mark and Anne W. Moore	Michelle Dr		
Tony Silva	3200 Michelle Drive		
Elizabeth-Jane Gardner	3133 Michelle Drive	248-977-1807	
Eva + Istvan (Steve) Keres	1470 Willow Oaks Trail		eclair.gardner@hotmail.com
JENNIFER TODD	1452 Willow Oaks Trl		
ALAN TODD	1441 WILLOW OAKS TRL		JENNIFERTODD9@gmail.com
	" "		ALAN.E.TODD@gmail.com
Sarah Robinson	1111 Willow Oaks Trl	704-723-2015	Sarahrobinson1984@gmail.com

Exhibit C (Cont.)

NEIGHBORHOOD MEETING

PROJECT: Morris Farm Development

MEETING
DATE: June 18, 2025

LOCATION: Weddington Swim and Racquet Club
4315 Weddington Matthews Road

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Alex Quinby	2532 Greenbrook Pkwy	772-321-1827	quinby.p.alex@gmail.com
LUTHER + LYNDA MEPHISBORN	WILLOW OAKS SUB! 4700 CEDAR RIDGE LN	704-287-1948	lyndaluthe@windstream.net
Linda Piscopo	4837 Weddington Matthews	704-915-5327	lindapiscopo@aol.com

NEIGHBORHOOD MEETING

PROJECT: Morris Farm Development

MEETING
DATE: June 18, 2025

LOCATION: Weddington Swim and Racquet Club
4315 Weddington Matthews Road

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Brian Hieger	2001 Greenbrook Pkwy	602-549-2855	hieggers2015@gmail.com
Ellen McLaughlin	3021 Highland	704-651- 81224 7111	
Leah Lindsay	1119 Willow Oaks Trl	704-400-1837	
Tracy Stone	1480 Longleaf	704-577-3580	tlstjnj@msn.com
Melissa Meier	1470 Willow Oaks	323-363-0724	melissabmeier@gmail.com



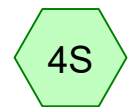
PRE DA-1



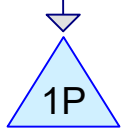
PRE DA-2



PRE DA-3



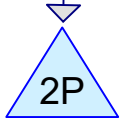
POST DA-1



DRY POND 1



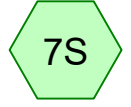
POST DA-2 DETAINED



DRY POND 2



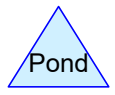
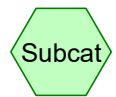
POST DA-2
UNDETAINED



POST DA-3
UNDETAINED



POST DA-2



Routing Diagram for Morris Hydrocad

Prepared by Kimley-Horn & Associates, Printed 12/30/2025
HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: PRE DA-1

Runoff = 2.21 cfs @ 12.18 hrs, Volume= 0.232 af, Depth= 0.58"

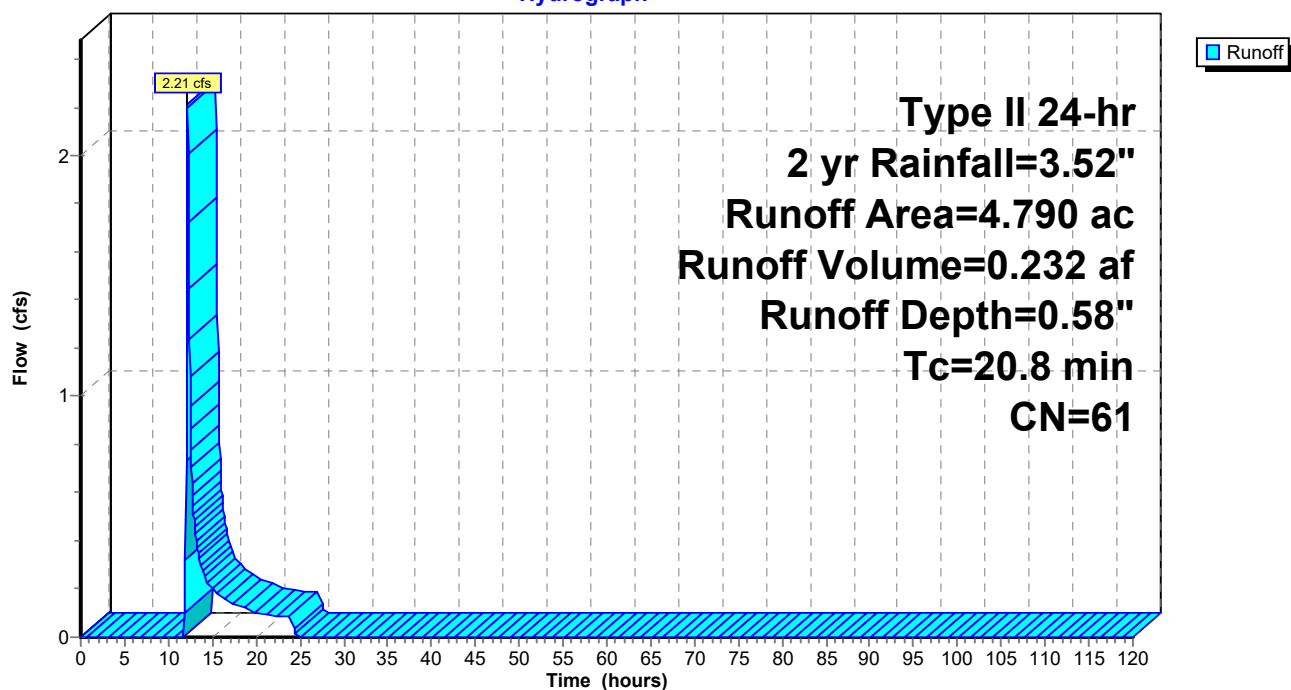
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 yr Rainfall=3.52"

Area (ac)	CN	Description
* 4.790	61	
4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.8					Direct Entry, TR-55

Subcatchment 1S: PRE DA-1

Hydrograph



Summary for Subcatchment 2S: PRE DA-2

Runoff = 14.91 cfs @ 12.22 hrs, Volume= 1.610 af, Depth= 0.67"

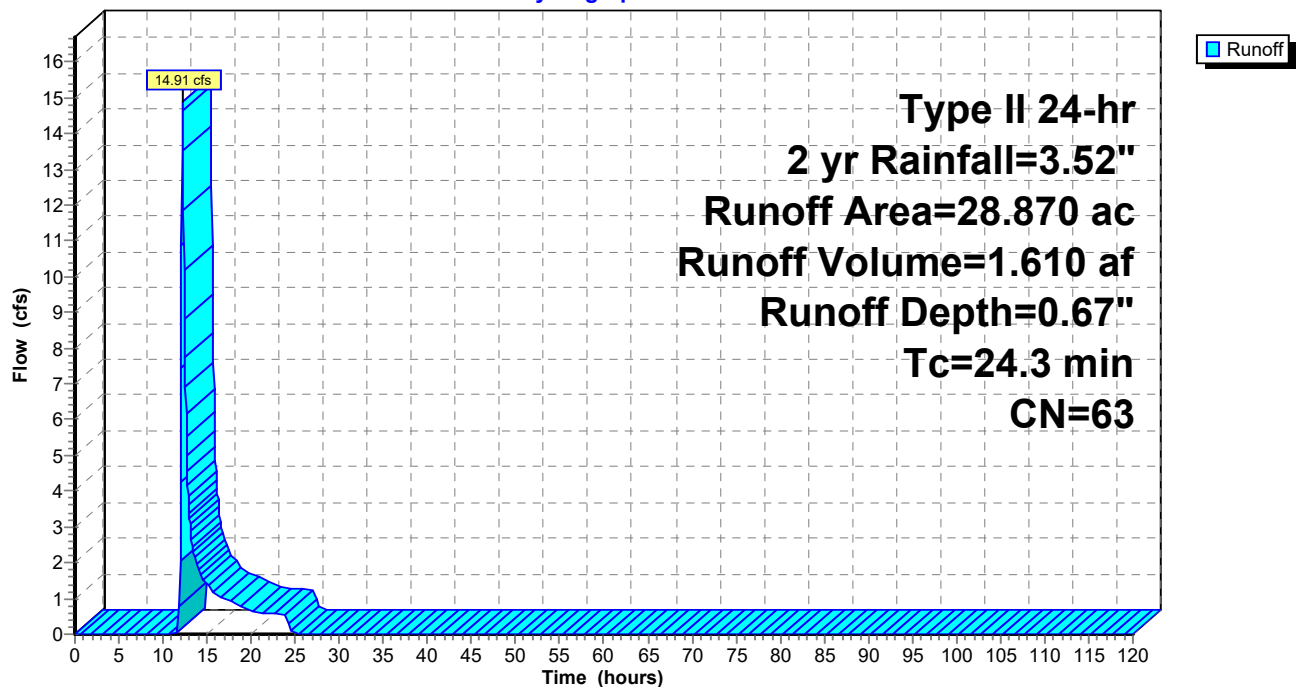
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 yr Rainfall=3.52"

Area (ac)	CN	Description
* 28.870	63	
28.870		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.3					Direct Entry, TR-55

Subcatchment 2S: PRE DA-2

Hydrograph



Summary for Subcatchment 3S: PRE DA-3

Runoff = 9.93 cfs @ 12.15 hrs, Volume= 0.957 af, Depth= 0.58"

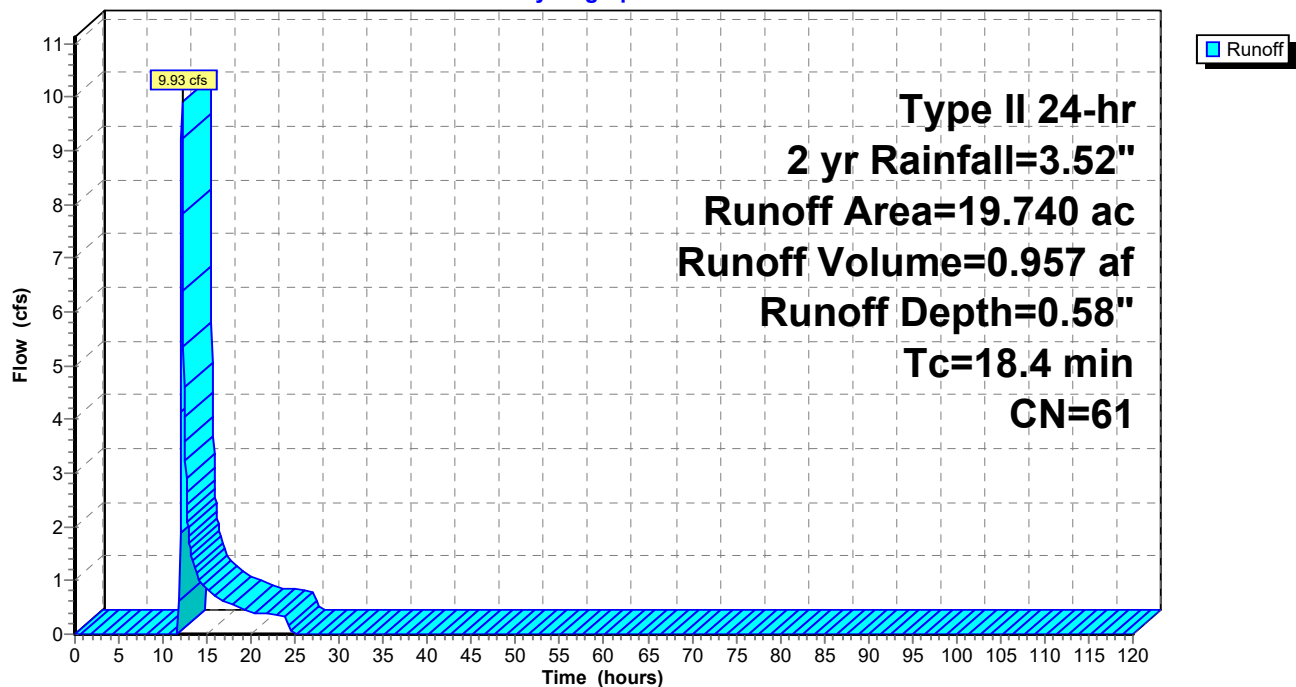
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 yr Rainfall=3.52"

Area (ac)	CN	Description
* 19.740	61	
19.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4					Direct Entry, TR-55

Subcatchment 3S: PRE DA-3

Hydrograph



Summary for Subcatchment 7S: POST DA-3 UNDETAINED

Runoff = 9.89 cfs @ 12.08 hrs, Volume= 0.689 af, Depth= 0.91"

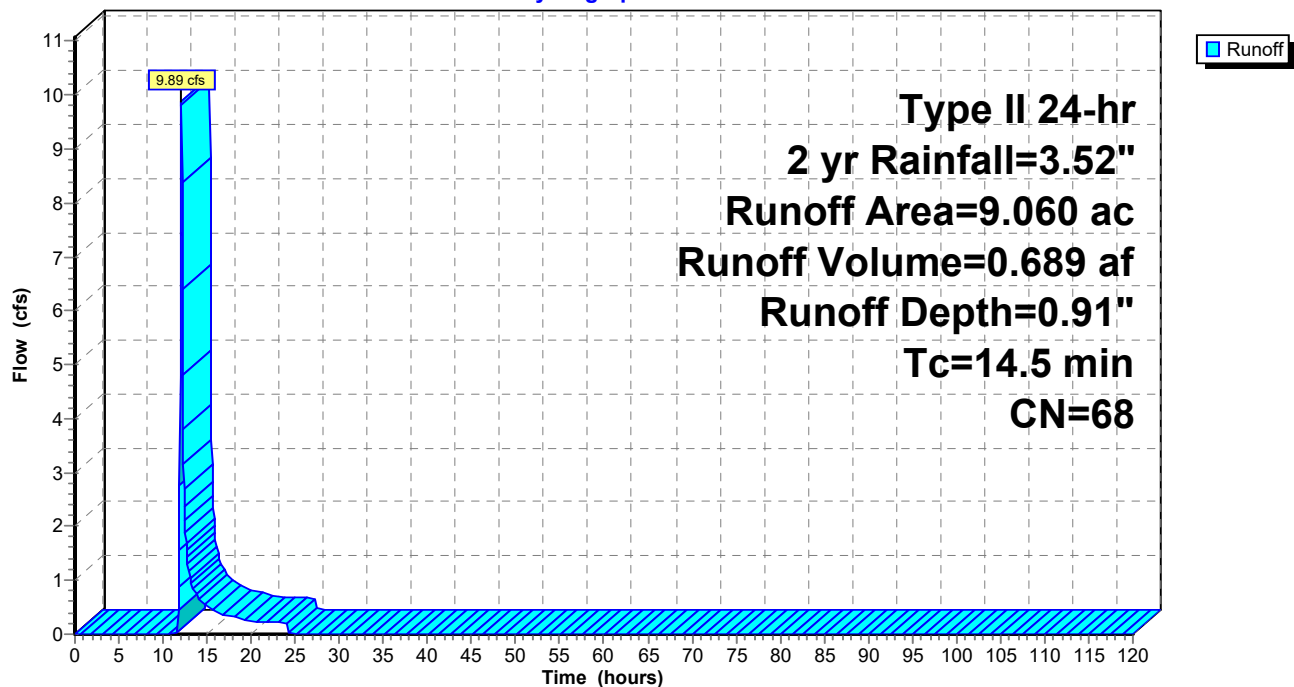
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 yr Rainfall=3.52"

Area (ac)	CN	Description
* 9.060	68	
9.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5					Direct Entry, TR-55

Subcatchment 7S: POST DA-3 UNDETAINED

Hydrograph



Summary for Pond 1P: DRY POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 0.97" for 2 yr event
 Inflow = 12.03 cfs @ 11.97 hrs, Volume= 0.575 af
 Outflow = 0.33 cfs @ 15.93 hrs, Volume= 0.575 af, Atten= 97%, Lag= 238.0 min
 Primary = 0.33 cfs @ 15.93 hrs, Volume= 0.575 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 709.11' @ 15.93 hrs Surf.Area= 8,079 sf Storage= 13,921 cf

Plug-Flow detention time= 562.5 min calculated for 0.575 af (100% of inflow)
 Center-of-Mass det. time= 562.1 min (1,430.1 - 868.1)

Volume	Invert	Avail.Storage	Storage Description
#1	707.00'	127,360 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
707.00	5,144	0	0
708.00	6,502	5,823	5,823
709.00	7,916	7,209	13,032
710.00	9,386	8,651	21,683
711.00	10,913	10,150	31,833
712.00	12,497	11,705	43,538
713.00	14,136	13,317	56,854
714.00	15,832	14,984	71,838
715.00	17,584	16,708	88,546
716.00	19,393	18,489	107,035
717.00	21,258	20,326	127,360

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	24.0" Round OUTFALL L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 ' S= 0.0080 ' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	707.00'	3.0" Vert. ORIFICE 1 C= 0.600 Limited to weir flow at low heads
#3	Device 1	712.00'	48.0" x 48.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.00'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.33 cfs @ 15.93 hrs HW=709.11' (Free Discharge)

1=OUTFALL (Passes 0.33 cfs of 17.94 cfs potential flow)

2=ORIFICE 1 (Orifice Controls 0.33 cfs @ 6.79 fps)

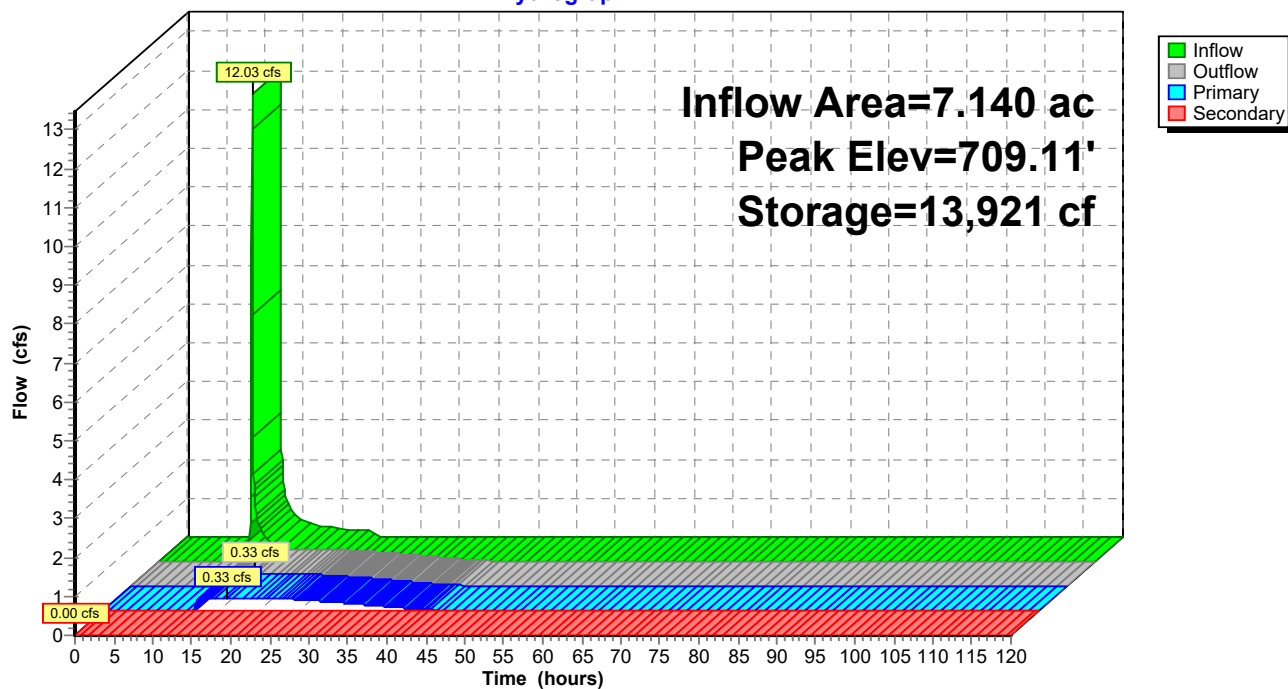
3=RISER (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=707.00' (Free Discharge)

4=EMERGENCY SPILLWAY (Controls 0.00 cfs)

Pond 1P: DRY POND 1

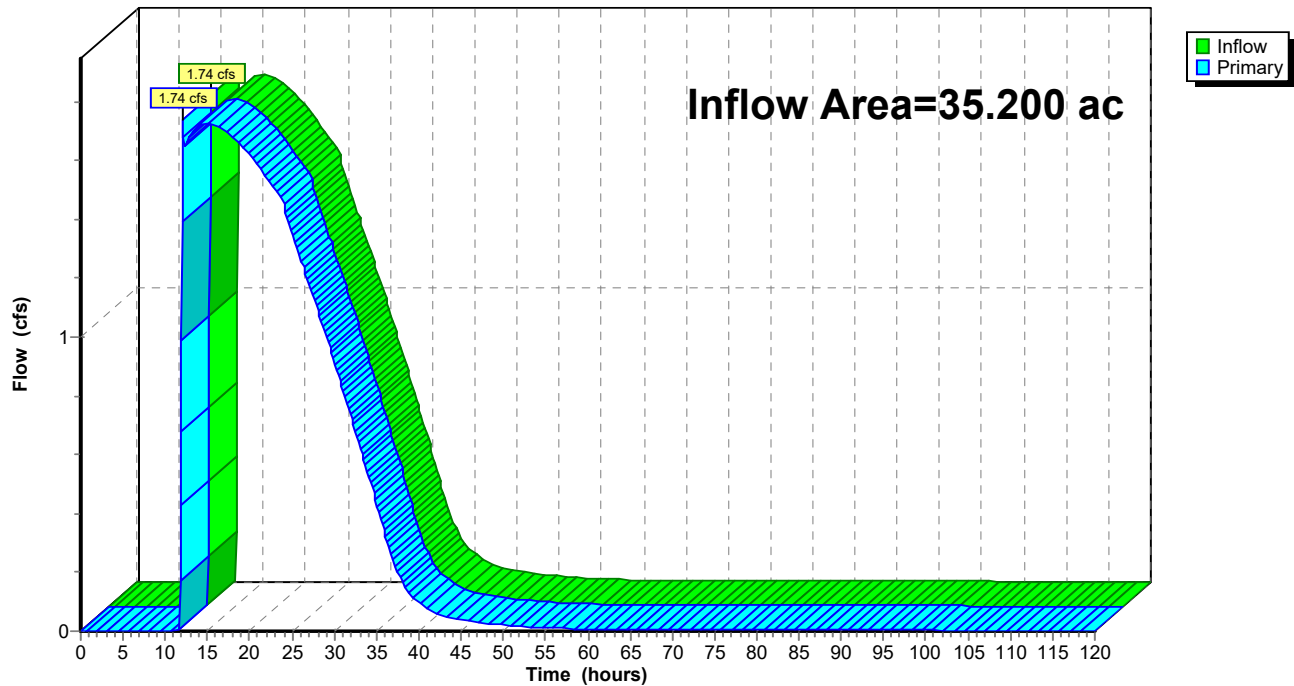
Hydrograph



Summary for Link 10L: POST DA-2

Inflow Area = 35.200 ac, 0.00% Impervious, Inflow Depth > 0.91" for 2 yr event
Inflow = 1.74 cfs @ 12.10 hrs, Volume= 2.668 af
Primary = 1.74 cfs @ 12.10 hrs, Volume= 2.668 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2**Hydrograph**

Summary for Subcatchment 1S: PRE DA-1

Runoff = 6.92 cfs @ 12.16 hrs, Volume= 0.580 af, Depth= 1.45"

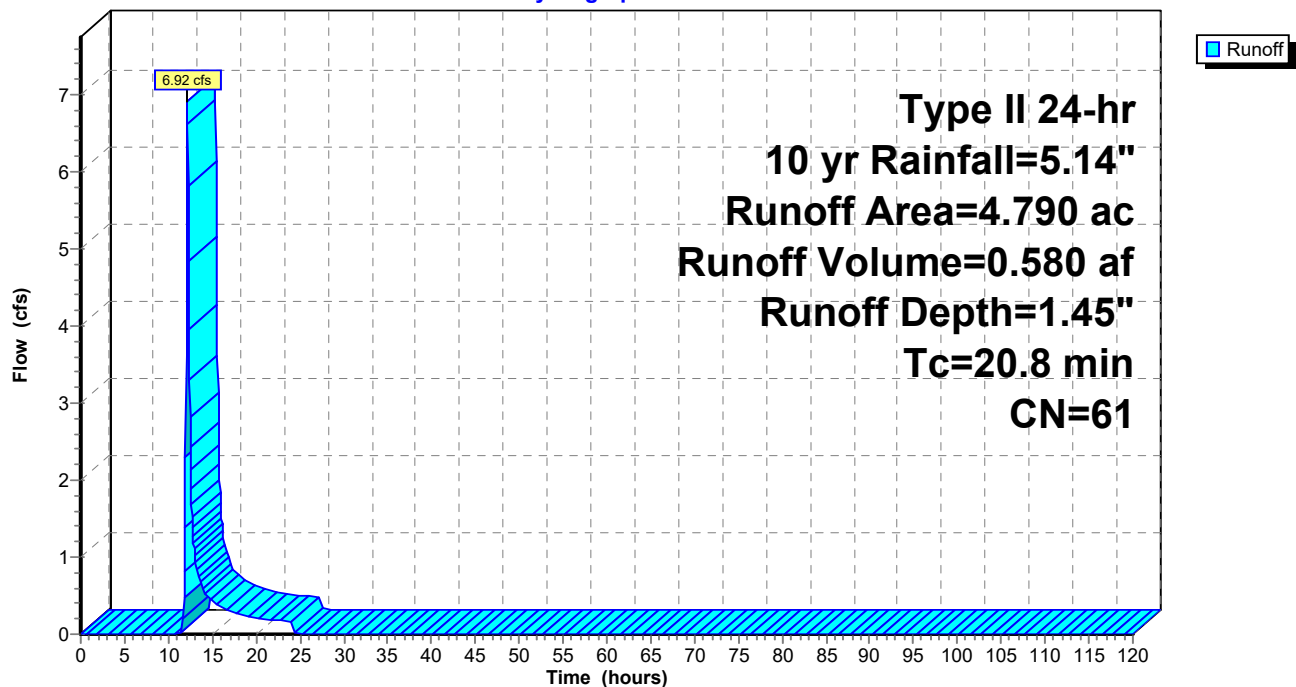
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=5.14"

Area (ac)	CN	Description
* 4.790	61	
4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.8					Direct Entry, TR-55

Subcatchment 1S: PRE DA-1

Hydrograph



Summary for Subcatchment 2S: PRE DA-2

Runoff = 42.44 cfs @ 12.20 hrs, Volume= 3.845 af, Depth= 1.60"

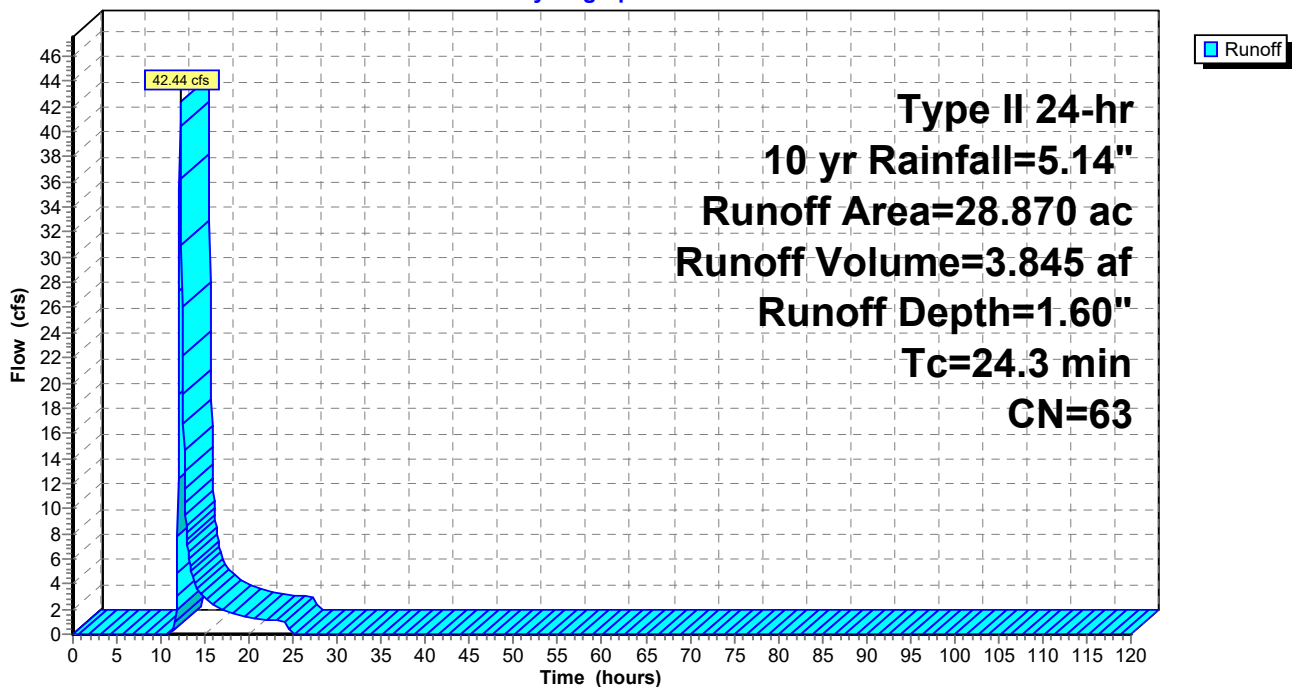
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=5.14"

Area (ac)	CN	Description
* 28.870	63	
28.870		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.3					Direct Entry, TR-55

Subcatchment 2S: PRE DA-2

Hydrograph



Summary for Subcatchment 3S: PRE DA-3

Runoff = 30.63 cfs @ 12.13 hrs, Volume= 2.392 af, Depth= 1.45"

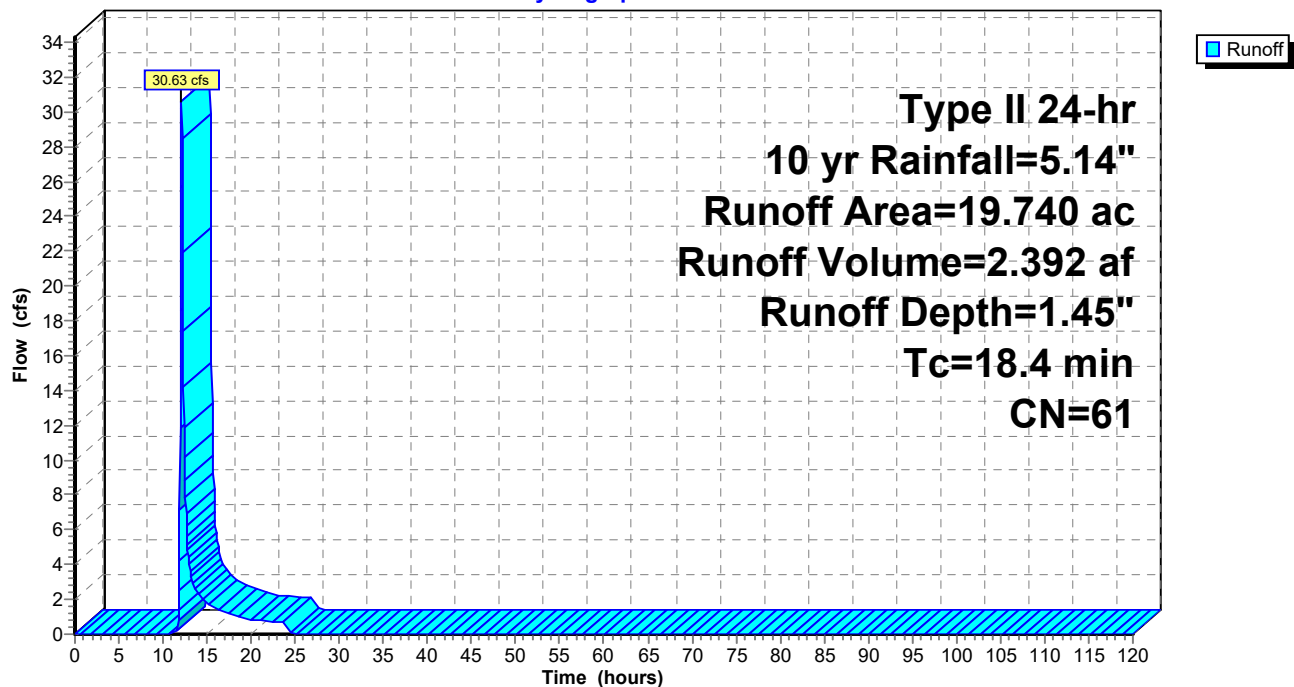
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=5.14"

Area (ac)	CN	Description
* 19.740	61	
19.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4					Direct Entry, TR-55

Subcatchment 3S: PRE DA-3

Hydrograph



Summary for Subcatchment 7S: POST DA-3 UNDETAINED

Runoff = 23.05 cfs @ 12.07 hrs, Volume= 1.495 af, Depth= 1.98"

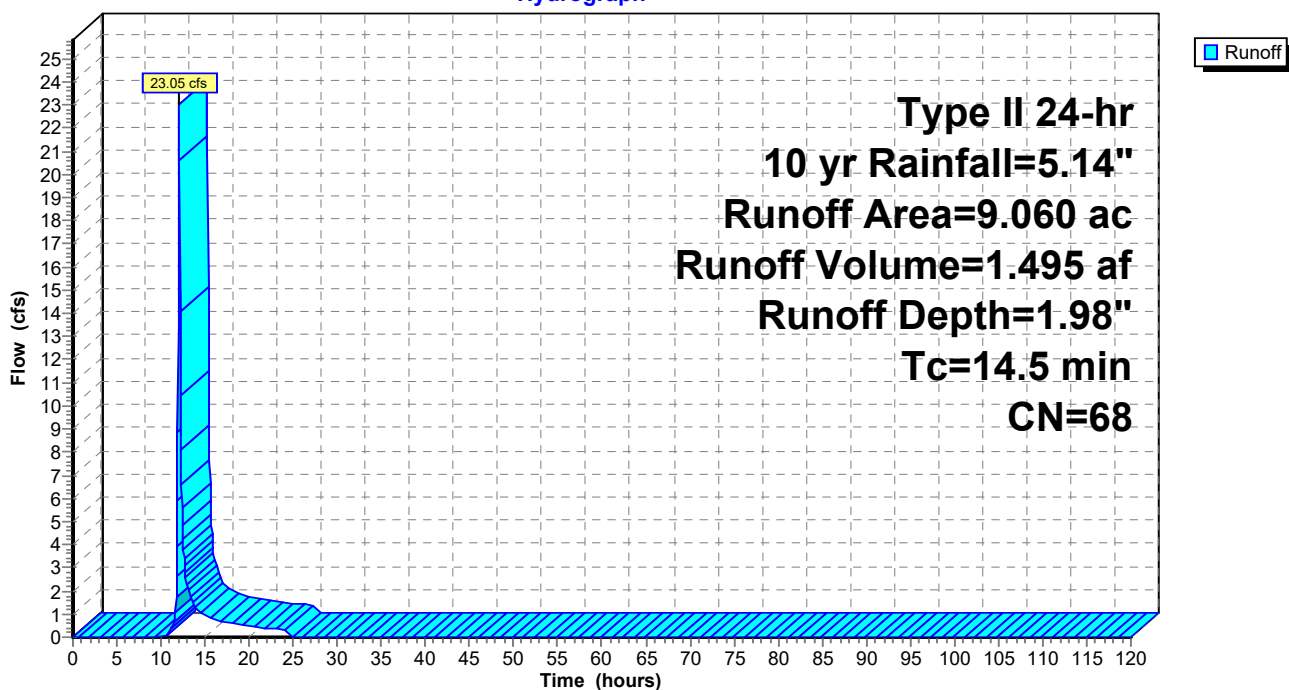
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=5.14"

Area (ac)	CN	Description
* 9.060	68	
9.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5					Direct Entry, TR-55

Subcatchment 7S: POST DA-3 UNDETAINED

Hydrograph



Summary for Pond 1P: DRY POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 2.06" for 10 yr event
 Inflow = 26.48 cfs @ 11.96 hrs, Volume= 1.226 af
 Outflow = 0.48 cfs @ 17.91 hrs, Volume= 1.226 af, Atten= 98%, Lag= 356.9 min
 Primary = 0.48 cfs @ 17.91 hrs, Volume= 1.226 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 711.29' @ 17.91 hrs Surf.Area= 11,377 sf Storage= 35,098 cf

Plug-Flow detention time= 903.3 min calculated for 1.225 af (100% of inflow)
 Center-of-Mass det. time= 904.5 min (1,749.0 - 844.5)

Volume	Invert	Avail.Storage	Storage Description
#1	707.00'	127,360 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
707.00	5,144	0	0
708.00	6,502	5,823	5,823
709.00	7,916	7,209	13,032
710.00	9,386	8,651	21,683
711.00	10,913	10,150	31,833
712.00	12,497	11,705	43,538
713.00	14,136	13,317	56,854
714.00	15,832	14,984	71,838
715.00	17,584	16,708	88,546
716.00	19,393	18,489	107,035
717.00	21,258	20,326	127,360

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	24.0" Round OUTFALL L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 ' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	707.00'	3.0" Vert. ORIFICE 1 C= 0.600 Limited to weir flow at low heads
#3	Device 1	712.00'	48.0" x 48.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.00'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.48 cfs @ 17.91 hrs HW=711.29' (Free Discharge)

1=OUTFALL (Passes 0.48 cfs of 25.14 cfs potential flow)

2=ORIFICE 1 (Orifice Controls 0.48 cfs @ 9.83 fps)

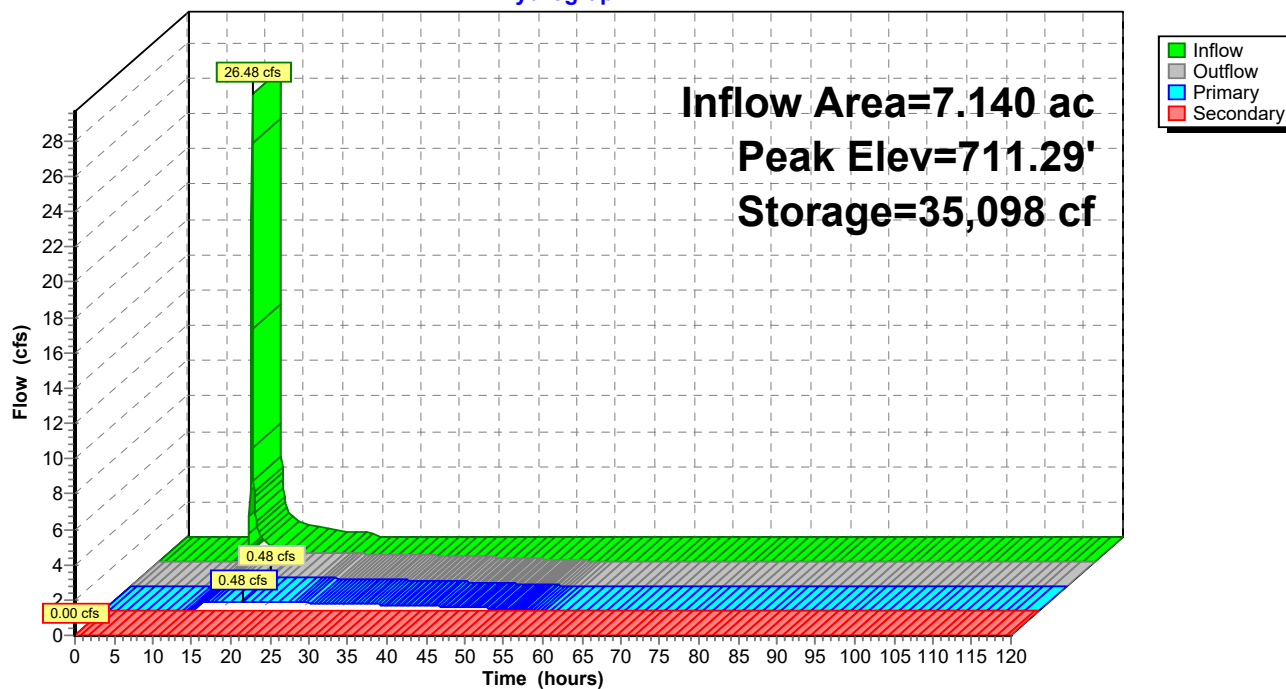
3=RISER (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=707.00' (Free Discharge)

4=EMERGENCY SPILLWAY (Controls 0.00 cfs)

Pond 1P: DRY POND 1

Hydrograph



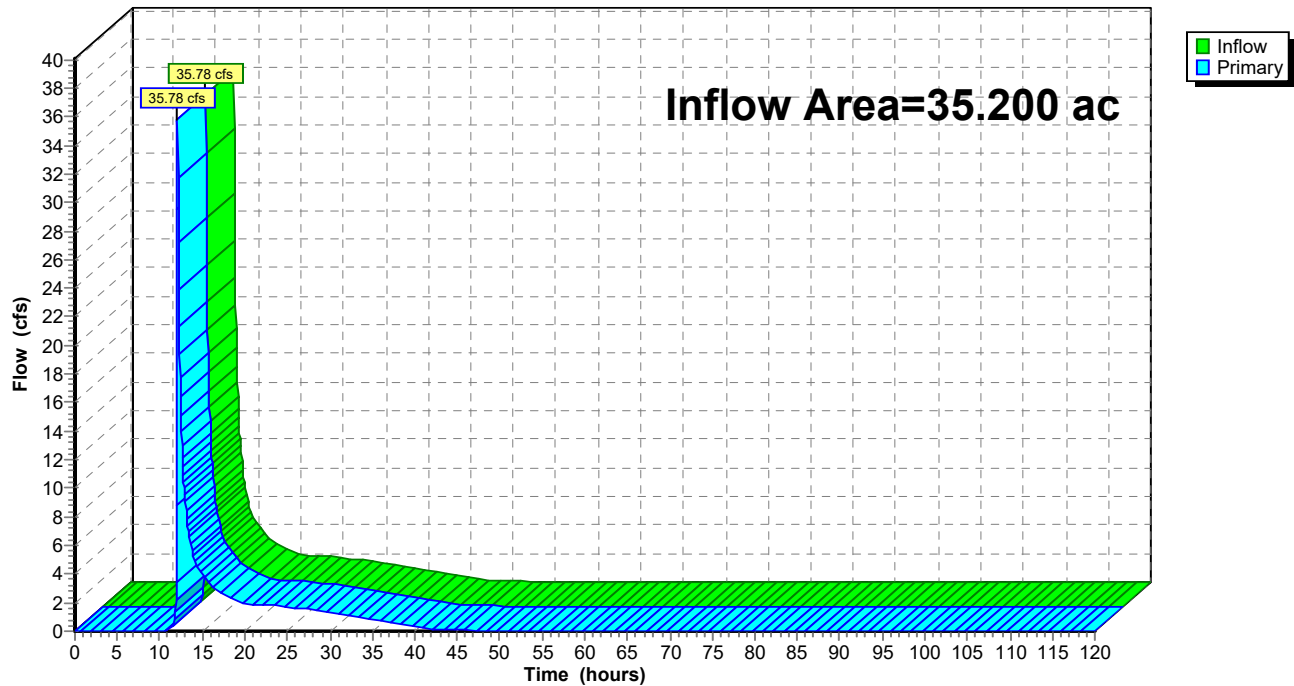
Summary for Link 10L: POST DA-2

Inflow Area = 35.200 ac, 0.00% Impervious, Inflow Depth = 1.97" for 10 yr event
 Inflow = 35.78 cfs @ 12.11 hrs, Volume= 5.767 af
 Primary = 35.78 cfs @ 12.11 hrs, Volume= 5.767 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2

Hydrograph



Summary for Subcatchment 1S: PRE DA-1

Runoff = 10.34 cfs @ 12.15 hrs, Volume= 0.833 af, Depth= 2.09"

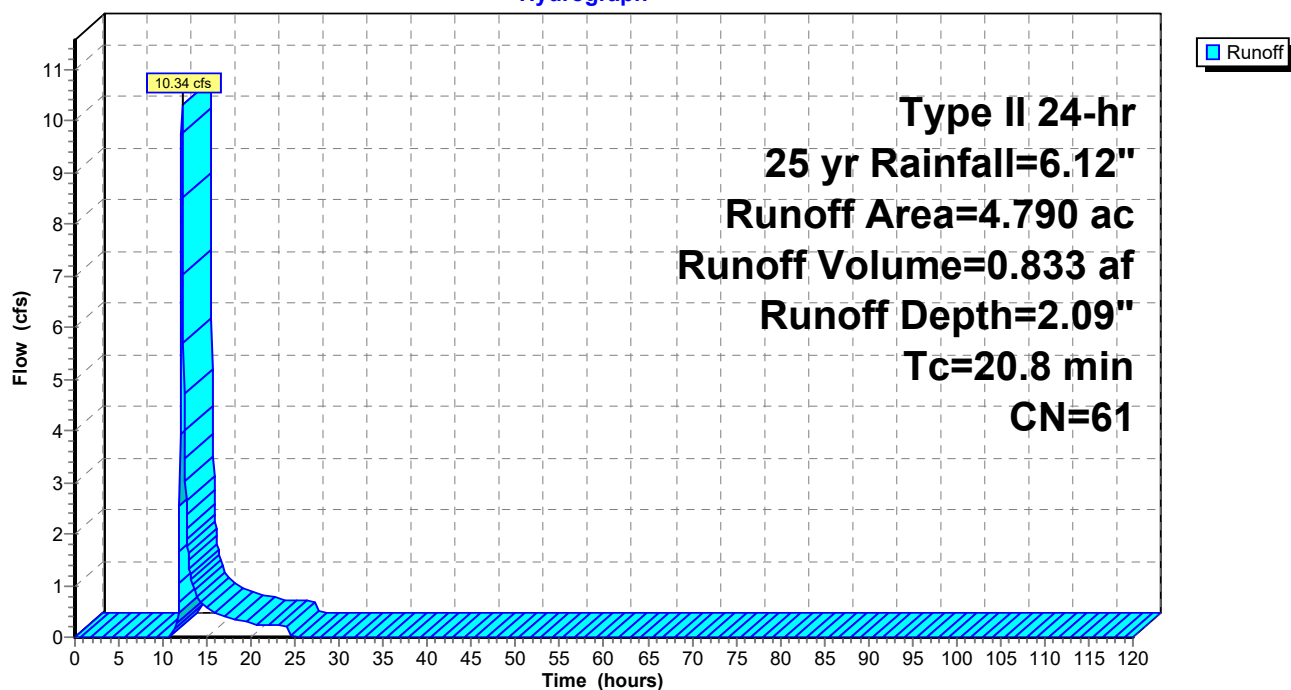
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 yr Rainfall=6.12"

Area (ac)	CN	Description
* 4.790	61	
4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.8					Direct Entry, TR-55

Subcatchment 1S: PRE DA-1

Hydrograph



Summary for Subcatchment 2S: PRE DA-2

Runoff = 62.08 cfs @ 12.19 hrs, Volume= 5.439 af, Depth= 2.26"

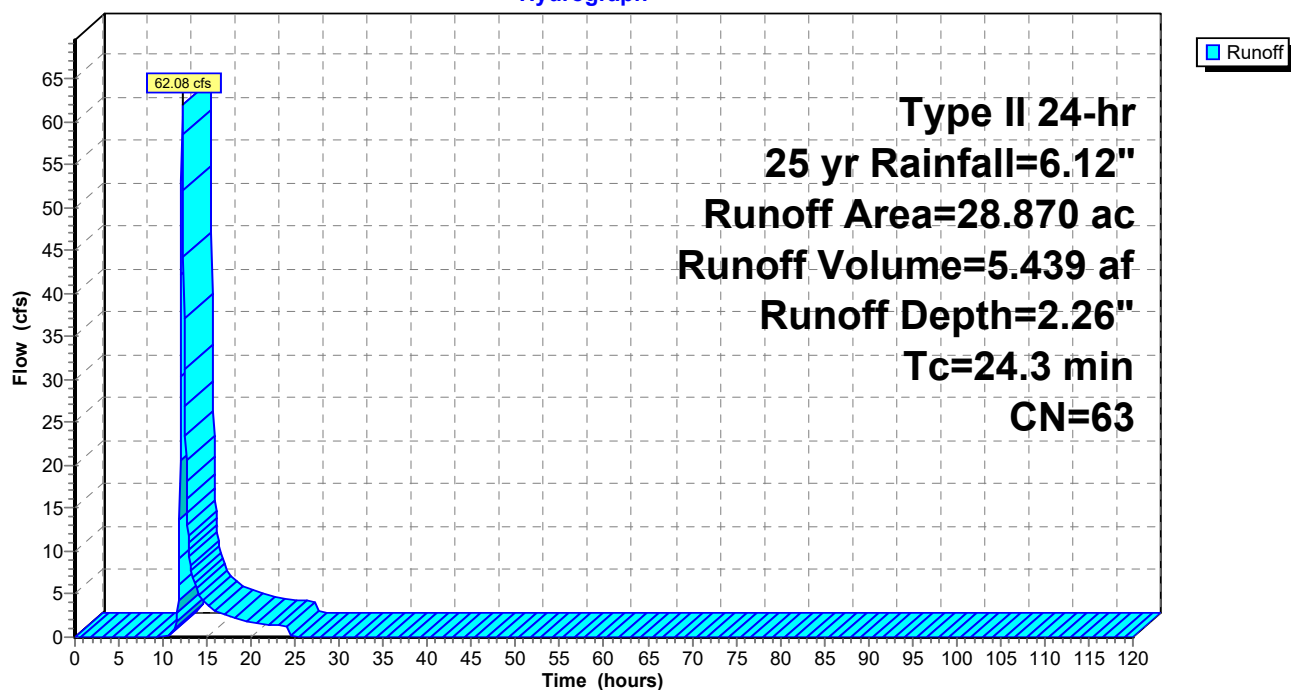
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 yr Rainfall=6.12"

Area (ac)	CN	Description
* 28.870	63	
28.870		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.3					Direct Entry, TR-55

Subcatchment 2S: PRE DA-2

Hydrograph



Summary for Subcatchment 3S: PRE DA-3

Runoff = 45.86 cfs @ 12.12 hrs, Volume= 3.432 af, Depth= 2.09"

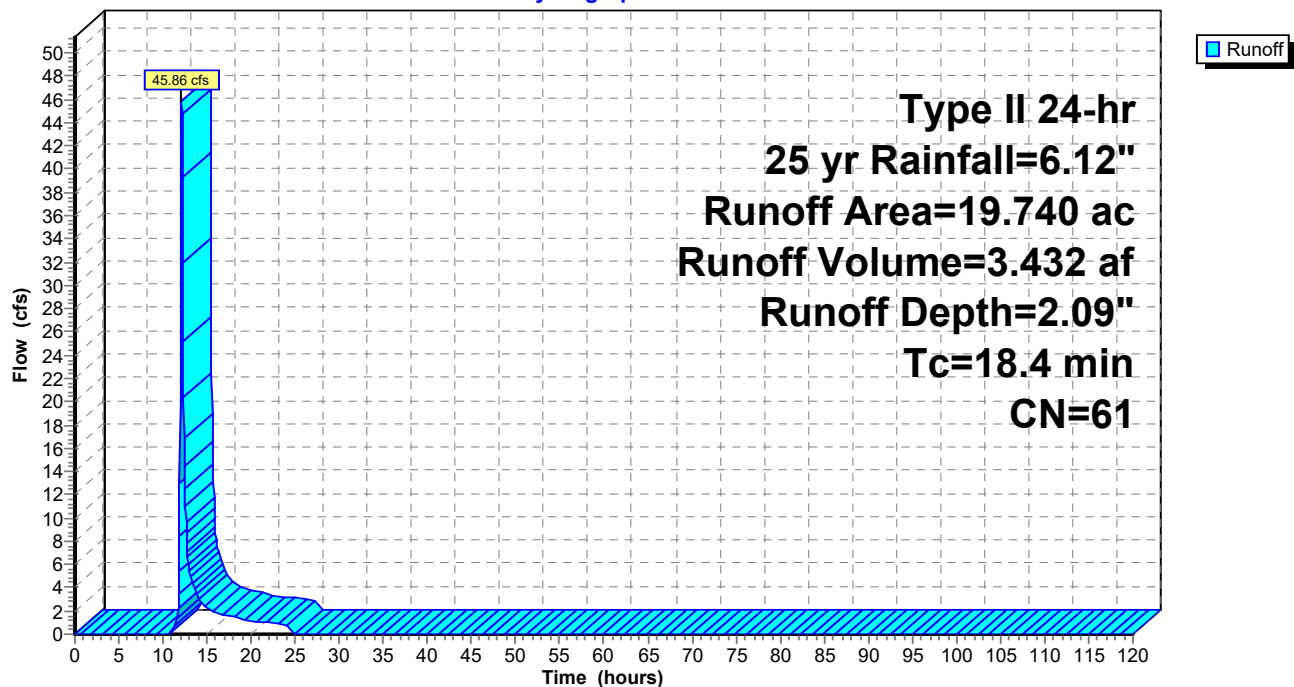
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 yr Rainfall=6.12"

Area (ac)	CN	Description
* 19.740	61	
19.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4					Direct Entry, TR-55

Subcatchment 3S: PRE DA-3

Hydrograph



Summary for Subcatchment 7S: POST DA-3 UNDETAINED

Runoff = 31.95 cfs @ 12.07 hrs, Volume= 2.049 af, Depth= 2.71"

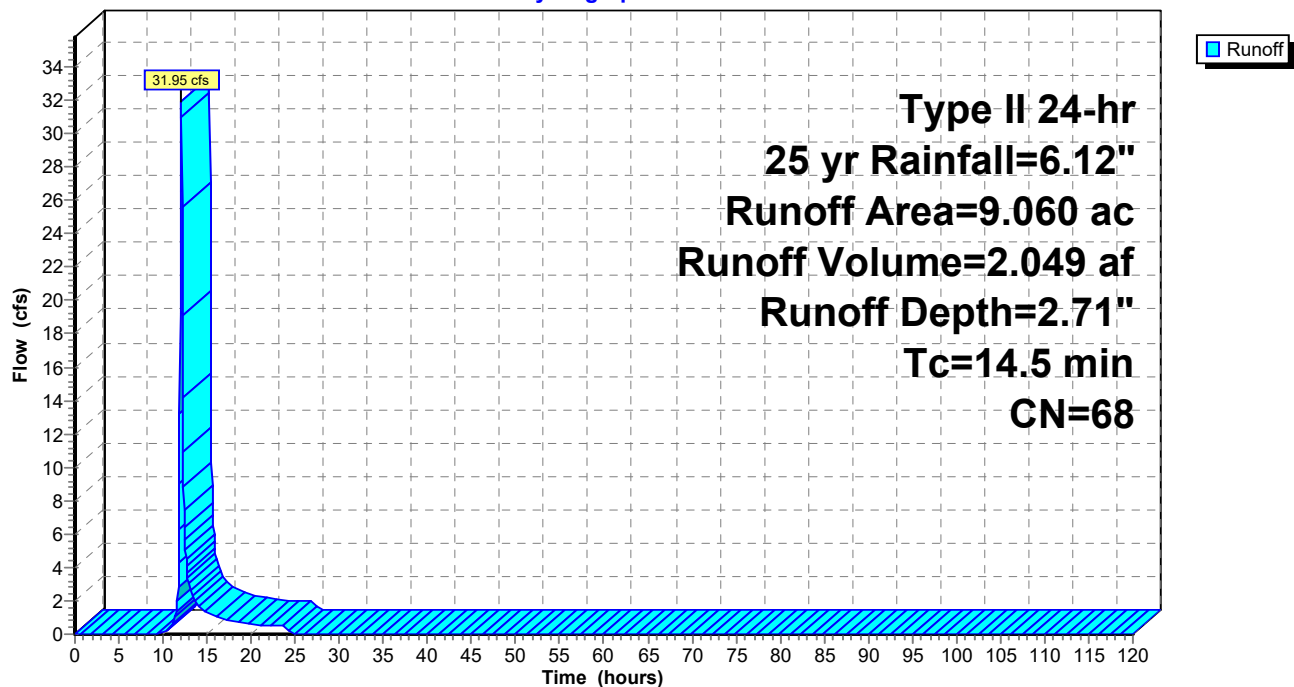
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 yr Rainfall=6.12"

Area (ac)	CN	Description
* 9.060	68	
9.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5					Direct Entry, TR-55

Subcatchment 7S: POST DA-3 UNDETAINED

Hydrograph



Summary for Pond 1P: DRY POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 2.81" for 25 yr event
 Inflow = 36.12 cfs @ 11.96 hrs, Volume= 1.670 af
 Outflow = 1.43 cfs @ 13.67 hrs, Volume= 1.670 af, Atten= 96%, Lag= 102.8 min
 Primary = 1.43 cfs @ 13.67 hrs, Volume= 1.670 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 712.05' @ 13.67 hrs Surf.Area= 12,587 sf Storage= 44,227 cf

Plug-Flow detention time= 924.3 min calculated for 1.669 af (100% of inflow)
 Center-of-Mass det. time= 925.5 min (1,761.0 - 835.4)

Volume	Invert	Avail.Storage	Storage Description
#1	707.00'	127,360 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
707.00	5,144	0	0
708.00	6,502	5,823	5,823
709.00	7,916	7,209	13,032
710.00	9,386	8,651	21,683
711.00	10,913	10,150	31,833
712.00	12,497	11,705	43,538
713.00	14,136	13,317	56,854
714.00	15,832	14,984	71,838
715.00	17,584	16,708	88,546
716.00	19,393	18,489	107,035
717.00	21,258	20,326	127,360

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	24.0" Round OUTFALL L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 ' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	707.00'	3.0" Vert. ORIFICE 1 C= 0.600 Limited to weir flow at low heads
#3	Device 1	712.00'	48.0" x 48.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.00'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=1.20 cfs @ 13.67 hrs HW=712.05' (Free Discharge)

↑ **1=OUTFALL** (Passes 1.20 cfs of 27.28 cfs potential flow)

↑ **2=ORIFICE 1** (Orifice Controls 0.52 cfs @ 10.69 fps)

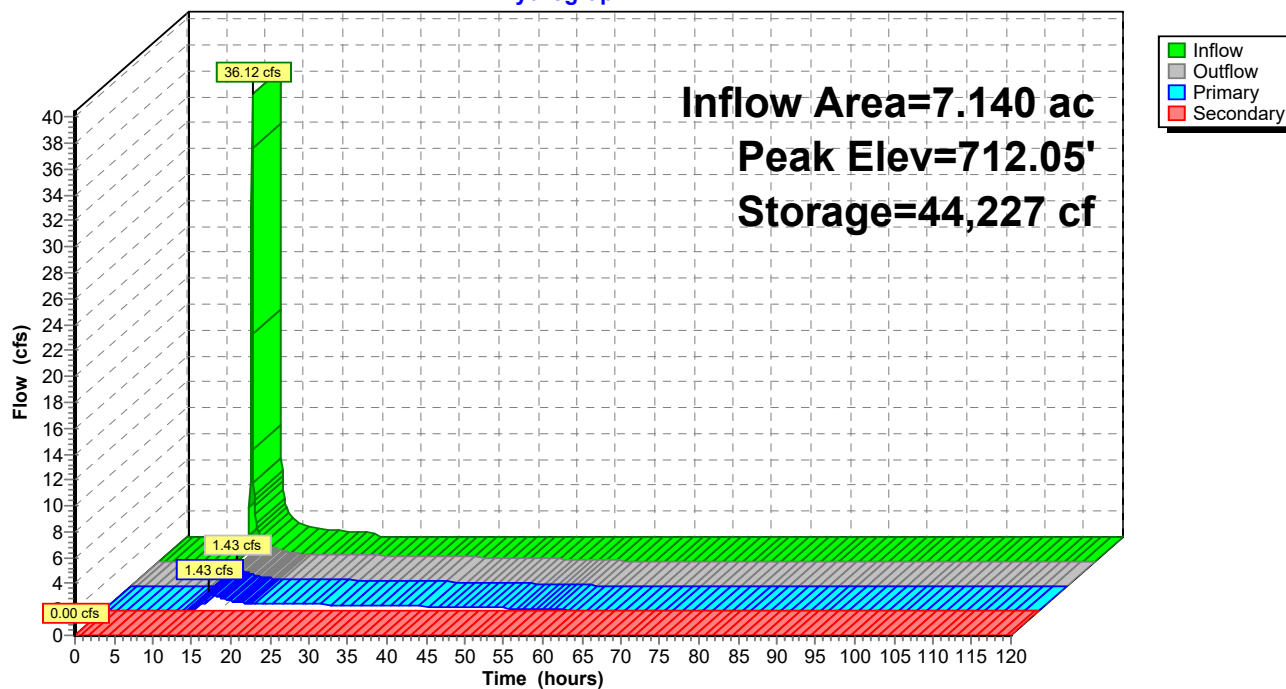
↑ **3=RISER** (Weir Controls 0.67 cfs @ 0.77 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=707.00' (Free Discharge)

↑ **4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 1P: DRY POND 1

Hydrograph



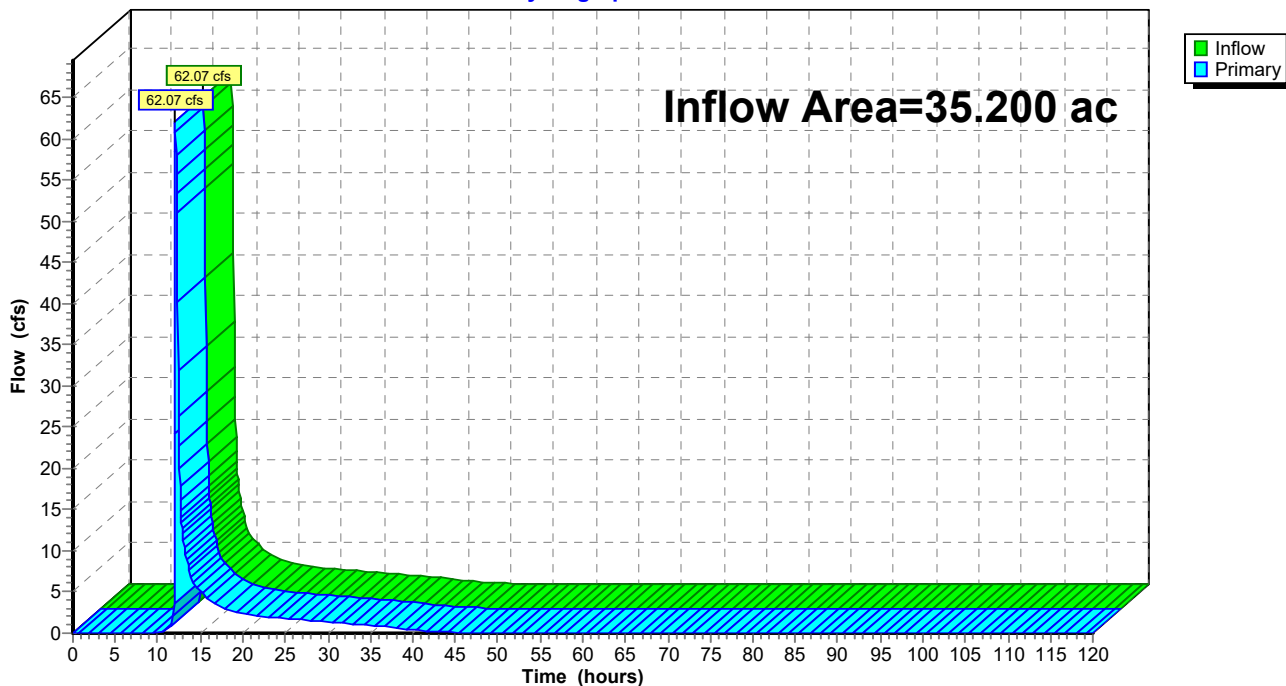
Summary for Link 10L: POST DA-2

Inflow Area = 35.200 ac, 0.00% Impervious, Inflow Depth = 2.69" for 25 yr event
 Inflow = 62.07 cfs @ 12.06 hrs, Volume= 7.900 af
 Primary = 62.07 cfs @ 12.06 hrs, Volume= 7.900 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2

Hydrograph



Summary for Subcatchment 1S: PRE DA-1

Runoff = 13.30 cfs @ 12.15 hrs, Volume= 1.053 af, Depth= 2.64"

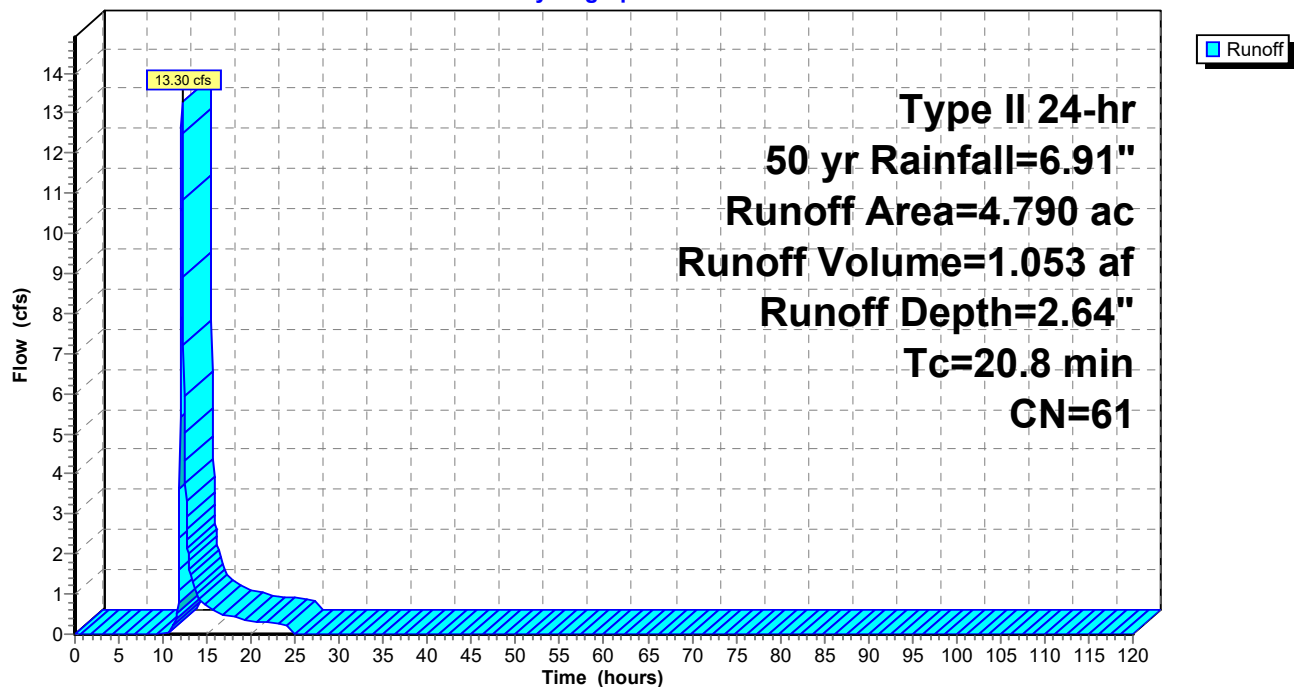
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 yr Rainfall=6.91"

Area (ac)	CN	Description
* 4.790	61	
4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.8					Direct Entry, TR-55

Subcatchment 1S: PRE DA-1

Hydrograph



Summary for Subcatchment 2S: PRE DA-2

Runoff = 78.99 cfs @ 12.19 hrs, Volume= 6.817 af, Depth= 2.83"

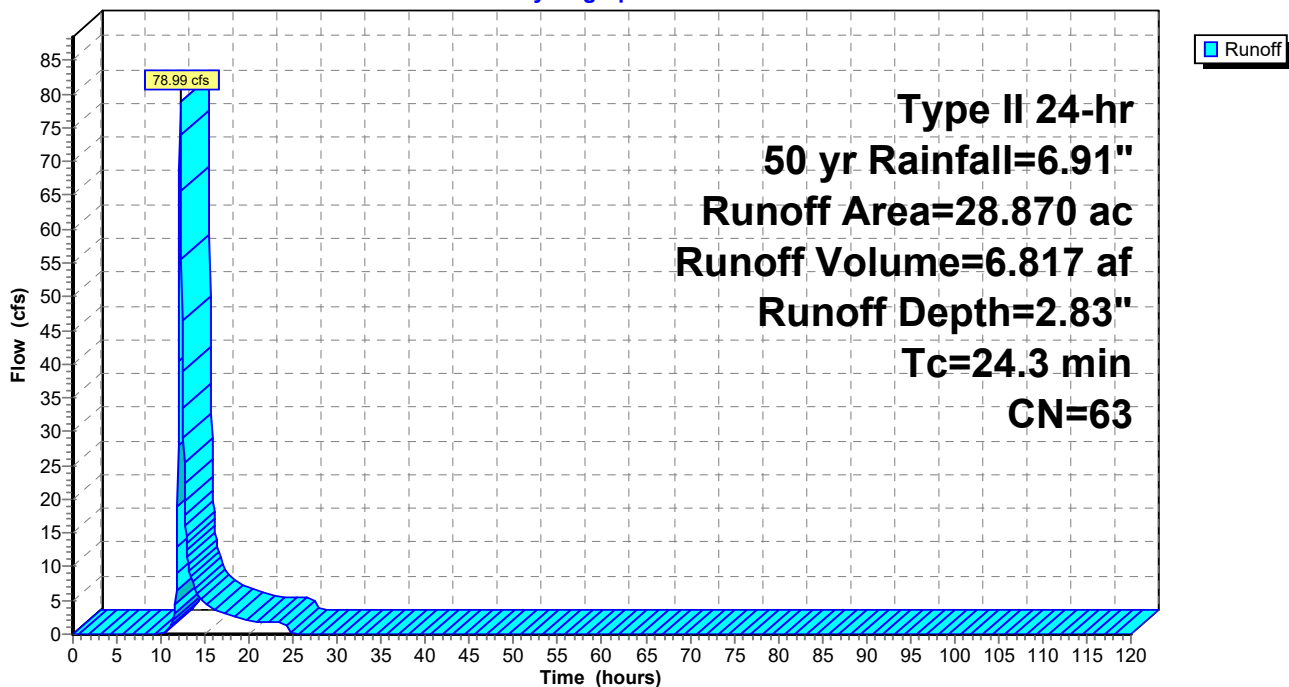
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 yr Rainfall=6.91"

Area (ac)	CN	Description
* 28.870	63	
28.870		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.3					Direct Entry, TR-55

Subcatchment 2S: PRE DA-2

Hydrograph



Summary for Subcatchment 3S: PRE DA-3

Runoff = 58.96 cfs @ 12.12 hrs, Volume= 4.338 af, Depth= 2.64"

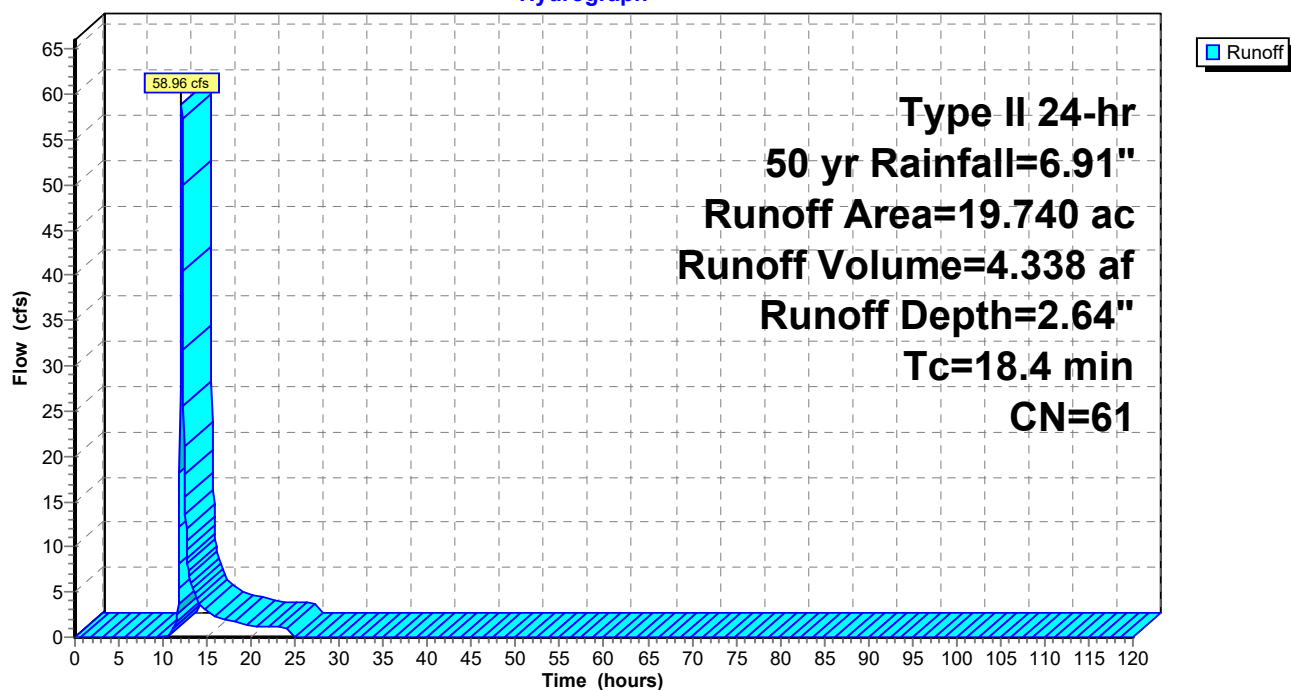
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 yr Rainfall=6.91"

Area (ac)	CN	Description
* 19.740	61	
19.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4					Direct Entry, TR-55

Subcatchment 3S: PRE DA-3

Hydrograph



Summary for Subcatchment 7S: POST DA-3 UNDETAINED

Runoff = 39.45 cfs @ 12.07 hrs, Volume= 2.520 af, Depth= 3.34"

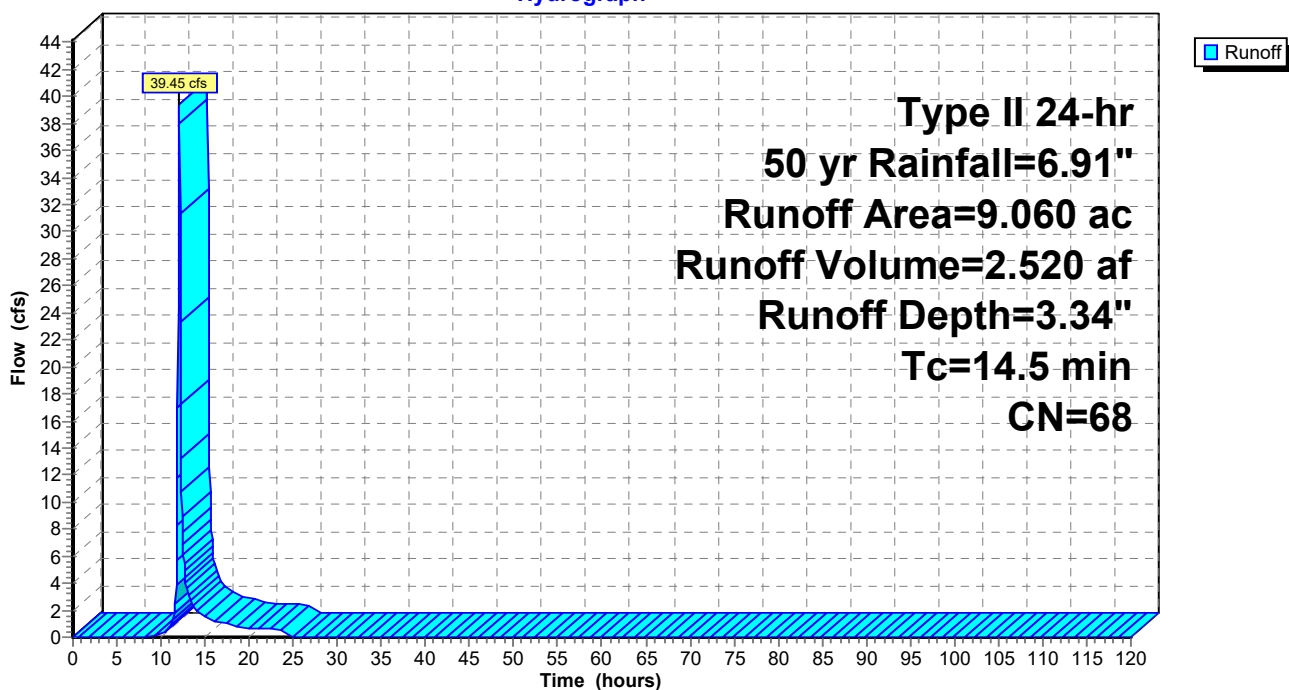
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 yr Rainfall=6.91"

Area (ac)	CN	Description
* 9.060	68	
9.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5					Direct Entry, TR-55

Subcatchment 7S: POST DA-3 UNDETAINED

Hydrograph



Summary for Pond 1P: DRY POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 3.44" for 50 yr event
 Inflow = 44.18 cfs @ 11.96 hrs, Volume= 2.047 af
 Outflow = 4.44 cfs @ 12.42 hrs, Volume= 2.047 af, Atten= 90%, Lag= 27.9 min
 Primary = 4.44 cfs @ 12.42 hrs, Volume= 2.047 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 712.17' @ 12.42 hrs Surf.Area= 12,783 sf Storage= 45,742 cf

Plug-Flow detention time= 781.7 min calculated for 2.047 af (100% of inflow)
 Center-of-Mass det. time= 781.4 min (1,611.0 - 829.6)

Volume	Invert	Avail.Storage	Storage Description
#1	707.00'	127,360 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
707.00	5,144	0	0
708.00	6,502	5,823	5,823
709.00	7,916	7,209	13,032
710.00	9,386	8,651	21,683
711.00	10,913	10,150	31,833
712.00	12,497	11,705	43,538
713.00	14,136	13,317	56,854
714.00	15,832	14,984	71,838
715.00	17,584	16,708	88,546
716.00	19,393	18,489	107,035
717.00	21,258	20,326	127,360

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	24.0" Round OUTFALL L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 ' S= 0.0080 ' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	707.00'	3.0" Vert. ORIFICE 1 C= 0.600 Limited to weir flow at low heads
#3	Device 1	712.00'	48.0" x 48.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.00'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=4.31 cfs @ 12.42 hrs HW=712.17' (Free Discharge)

↑ **1=OUTFALL** (Passes 4.31 cfs of 27.60 cfs potential flow)

↑ **2=ORIFICE 1** (Orifice Controls 0.53 cfs @ 10.82 fps)

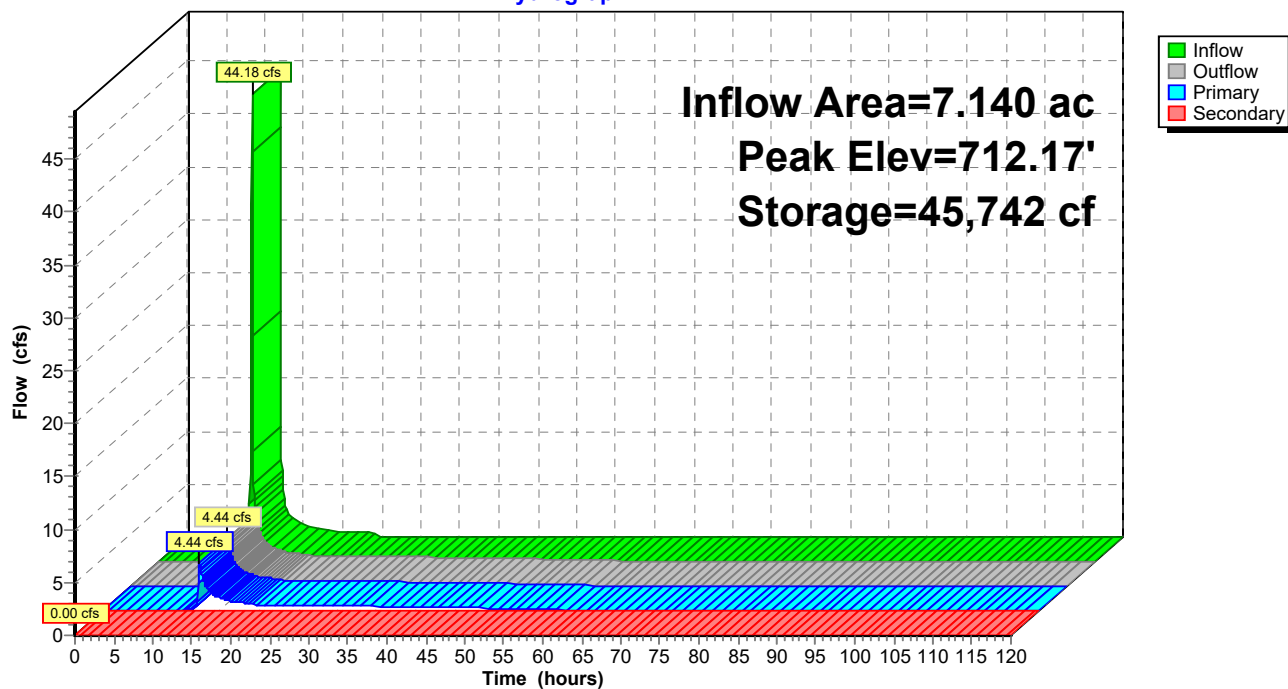
↑ **3=RISER** (Weir Controls 3.78 cfs @ 1.36 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=707.00' (Free Discharge)

↑ **4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 1P: DRY POND 1

Hydrograph



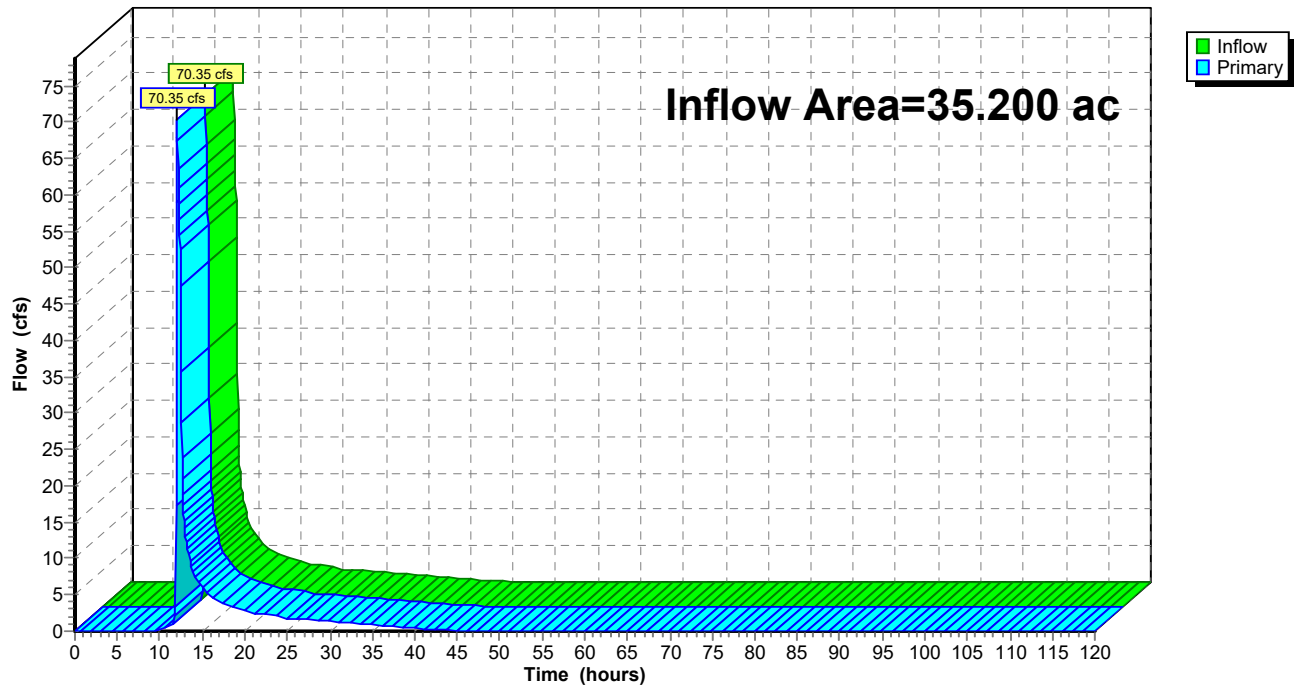
Summary for Link 10L: POST DA-2

Inflow Area = 35.200 ac, 0.00% Impervious, Inflow Depth = 3.19" for 50 yr event
 Inflow = 70.35 cfs @ 12.05 hrs, Volume= 9.368 af
 Primary = 70.35 cfs @ 12.05 hrs, Volume= 9.368 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2

Hydrograph



Summary for Subcatchment 1S: PRE DA-1

Runoff = 16.53 cfs @ 12.14 hrs, Volume= 1.293 af, Depth= 3.24"

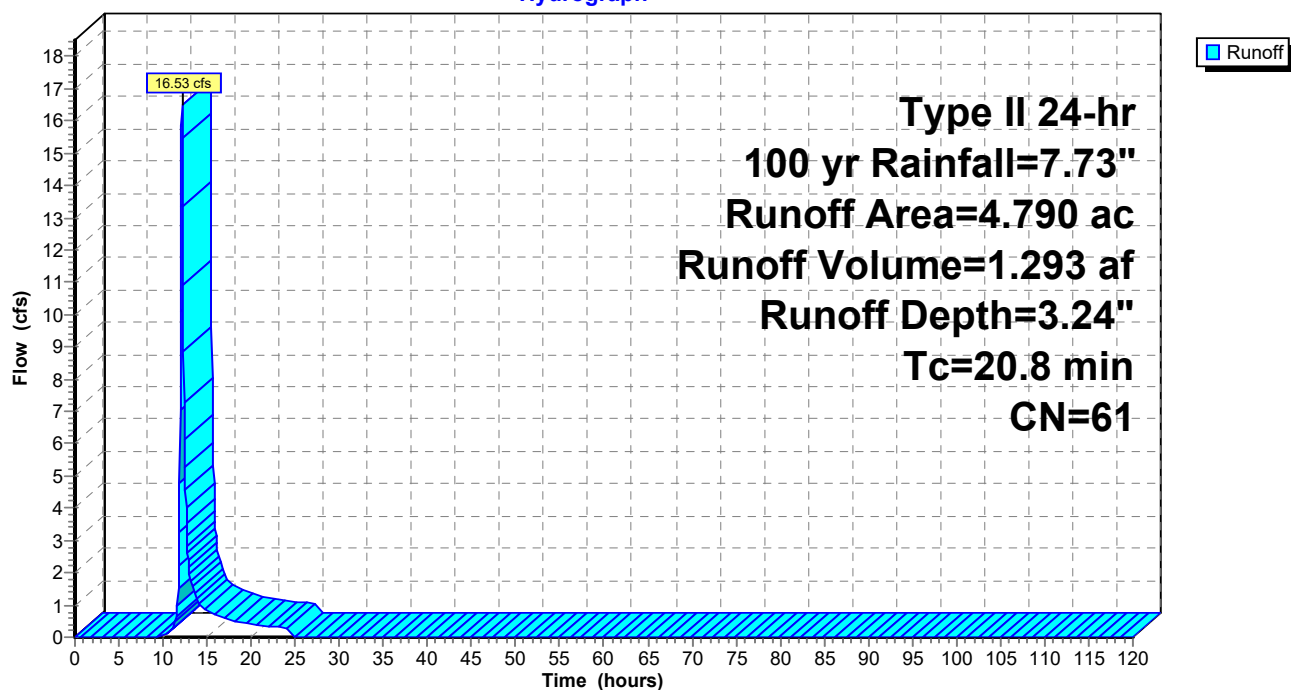
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 4.790	61	
4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.8					Direct Entry, TR-55

Subcatchment 1S: PRE DA-1

Hydrograph



Summary for Subcatchment 2S: PRE DA-2

Runoff = 97.32 cfs @ 12.18 hrs, Volume= 8.319 af, Depth= 3.46"

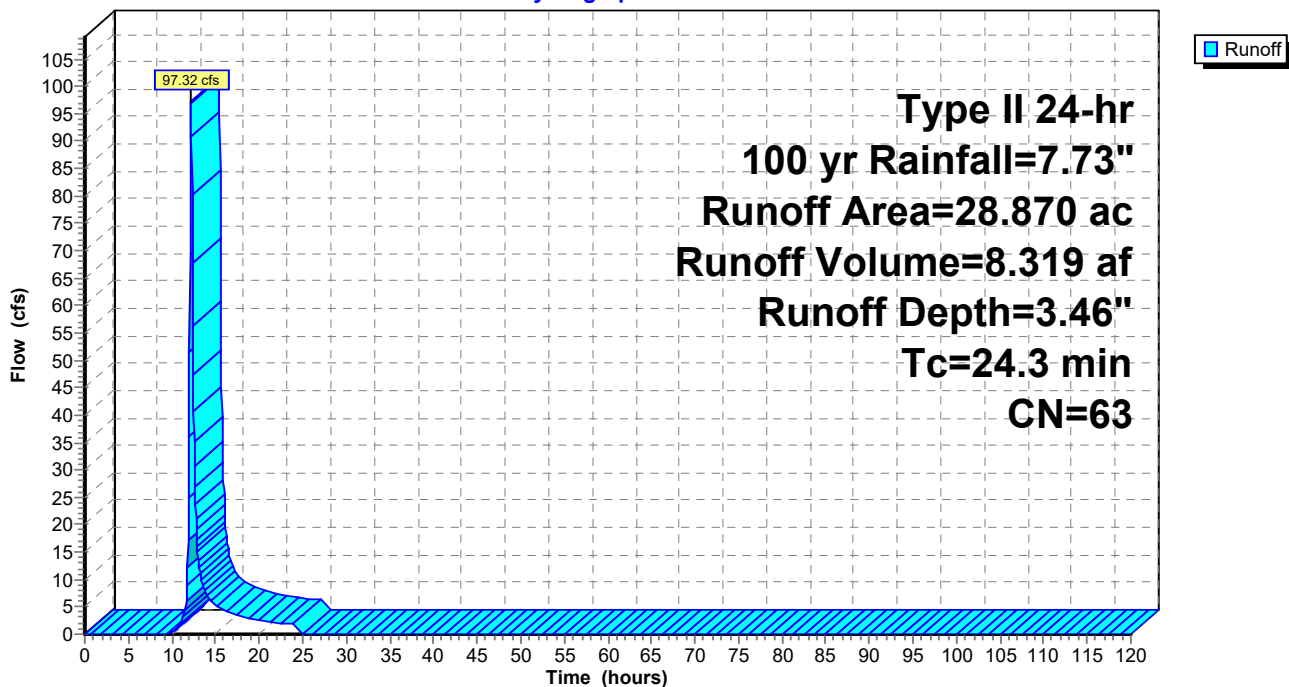
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 28.870	63	
28.870		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.3					Direct Entry, TR-55

Subcatchment 2S: PRE DA-2

Hydrograph



Summary for Subcatchment 3S: PRE DA-3

Runoff = 73.21 cfs @ 12.12 hrs, Volume= 5.330 af, Depth= 3.24"

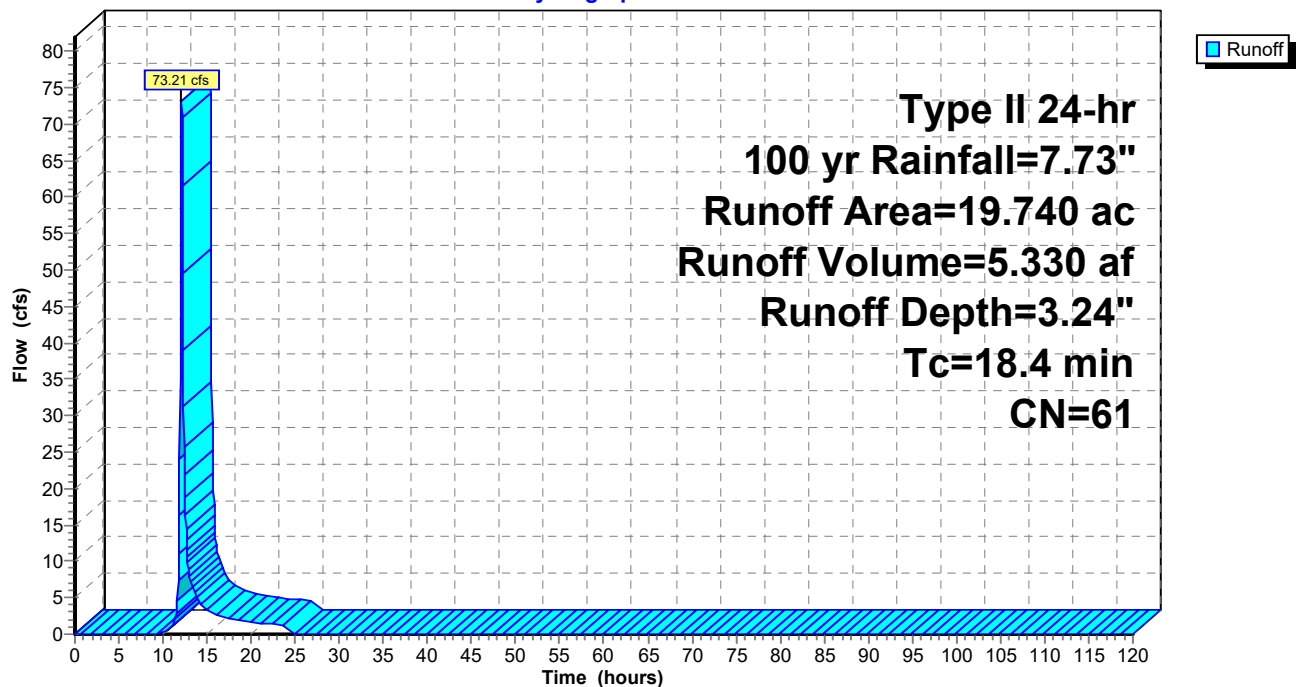
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 19.740	61	
19.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.4					Direct Entry, TR-55

Subcatchment 3S: PRE DA-3

Hydrograph



Summary for Subcatchment 7S: POST DA-3 UNDETAINED

Runoff = 47.46 cfs @ 12.07 hrs, Volume= 3.027 af, Depth= 4.01"

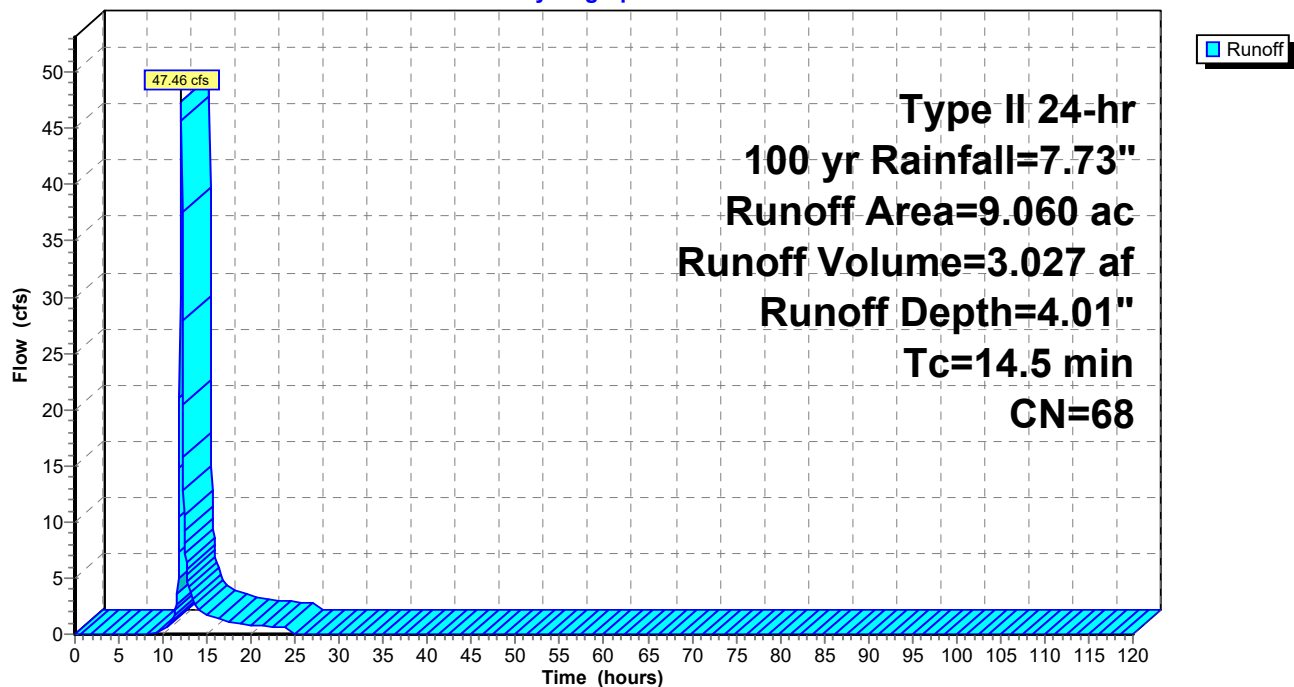
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 9.060	68	
9.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5					Direct Entry, TR-55

Subcatchment 7S: POST DA-3 UNDETAINED

Hydrograph



Summary for Pond 1P: DRY POND 1

Inflow Area = 7.140 ac, 0.00% Impervious, Inflow Depth = 4.12" for 100 yr event
 Inflow = 52.74 cfs @ 11.96 hrs, Volume= 2.452 af
 Outflow = 14.09 cfs @ 12.11 hrs, Volume= 2.452 af, Atten= 73%, Lag= 9.2 min
 Primary = 14.09 cfs @ 12.11 hrs, Volume= 2.452 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 712.41' @ 12.11 hrs Surf.Area= 13,163 sf Storage= 48,750 cf

Plug-Flow detention time= 663.5 min calculated for 2.452 af (100% of inflow)
 Center-of-Mass det. time= 663.2 min (1,487.6 - 824.4)

Volume	Invert	Avail.Storage	Storage Description
#1	707.00'	127,360 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
707.00	5,144	0	0
708.00	6,502	5,823	5,823
709.00	7,916	7,209	13,032
710.00	9,386	8,651	21,683
711.00	10,913	10,150	31,833
712.00	12,497	11,705	43,538
713.00	14,136	13,317	56,854
714.00	15,832	14,984	71,838
715.00	17,584	16,708	88,546
716.00	19,393	18,489	107,035
717.00	21,258	20,326	127,360

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	24.0" Round OUTFALL L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 ' S= 0.0080 ' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	707.00'	3.0" Vert. ORIFICE 1 C= 0.600 Limited to weir flow at low heads
#3	Device 1	712.00'	48.0" x 48.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.00'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=13.52 cfs @ 12.11 hrs HW=712.39' (Free Discharge)

↑ **1=OUTFALL** (Passes 13.52 cfs of 28.19 cfs potential flow)

↑ **2=ORIFICE 1** (Orifice Controls 0.54 cfs @ 11.05 fps)

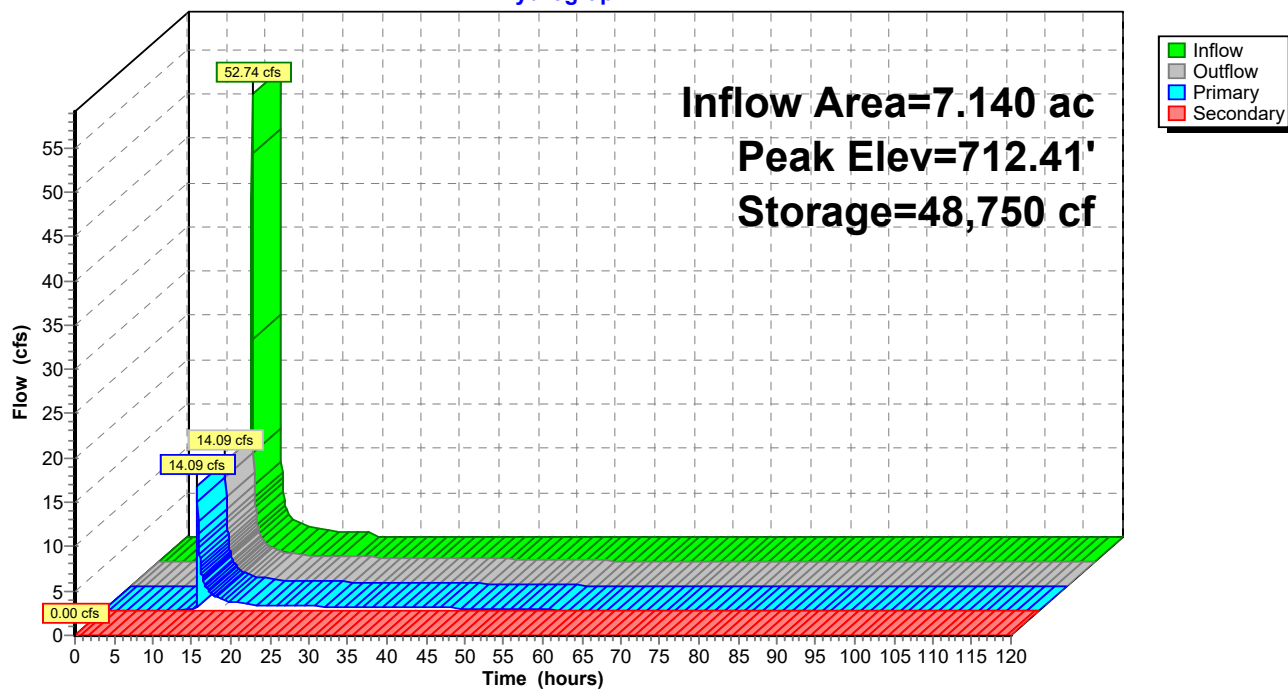
↑ **3=RISER** (Weir Controls 12.97 cfs @ 2.05 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=707.00' (Free Discharge)

↑ **4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 1P: DRY POND 1

Hydrograph



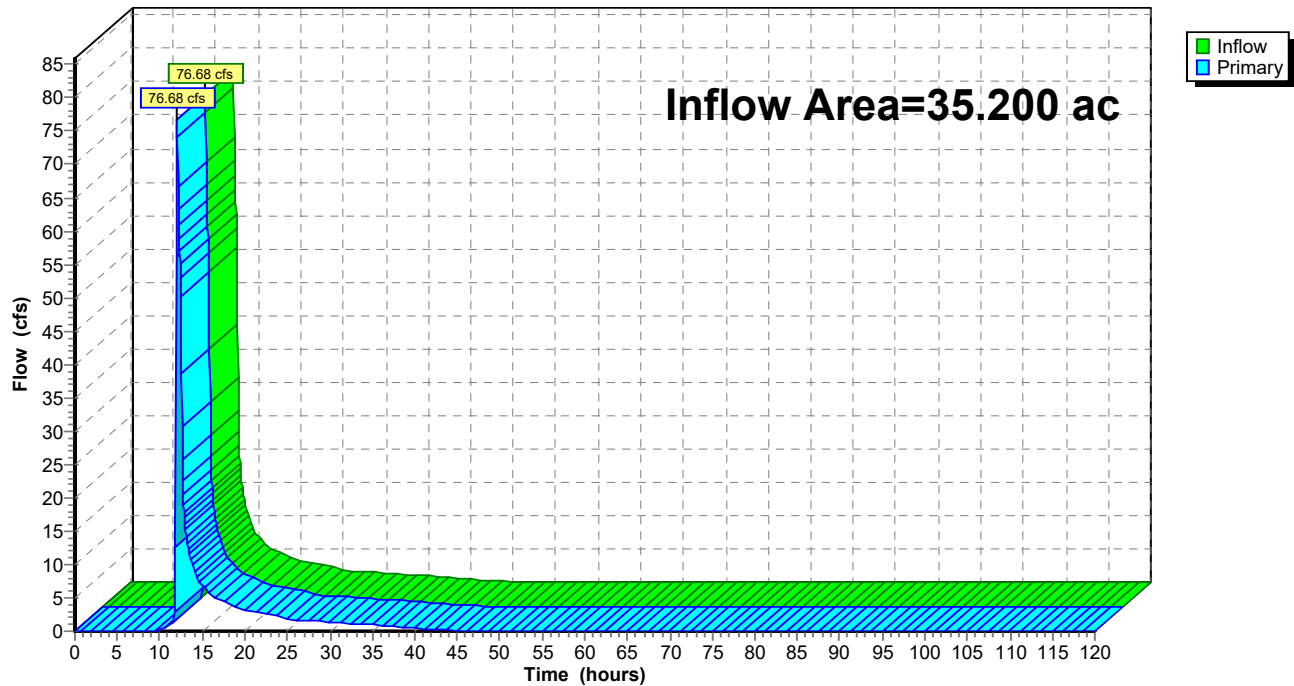
Summary for Link 10L: POST DA-2

Inflow Area = 35.200 ac, 0.00% Impervious, Inflow Depth = 3.63" for 100 yr event
 Inflow = 76.68 cfs @ 12.03 hrs, Volume= 10.649 af
 Primary = 76.68 cfs @ 12.03 hrs, Volume= 10.649 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2

Hydrograph



Email Notification to Union County Public School System
Sent: 12/29/2025

Mr. McManus and Rev. Bention,

We are writing to formally notify the Union County Public School System of a proposed residential subdivision, Morris Farm, to be located at 5017 Weddington-Matthews Road, located within the district's boundaries, inside the Town of Weddington.

The development will consist of approximately 39 single-family homes, with site construction anticipated to begin in November 2026. We are anticipating homes to be occupied in Spring of 2028.

We understand the importance of proactive planning for school capacity, transportation, and resources. Our team is committed to provide any additional information, or participate in discussions to help the district prepare for potential enrollment changes.

Please feel free to contact me at (828) 446-0104 or aloftin@tollbrothers.com for further details or to arrange a meeting to discuss the proposal further.

Thank you for your attention to this matter, and we look forward to working collaboratively to support the educational needs of the growing community.

Thank you,

Andrew Loftin, PE

Senior Land Entitlements Manager, Charlotte

Toll Brothers

9130 Kings Parade Blvd, Charlotte, NC 28273

Cell: (828) 446-0104

NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262535

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 1

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

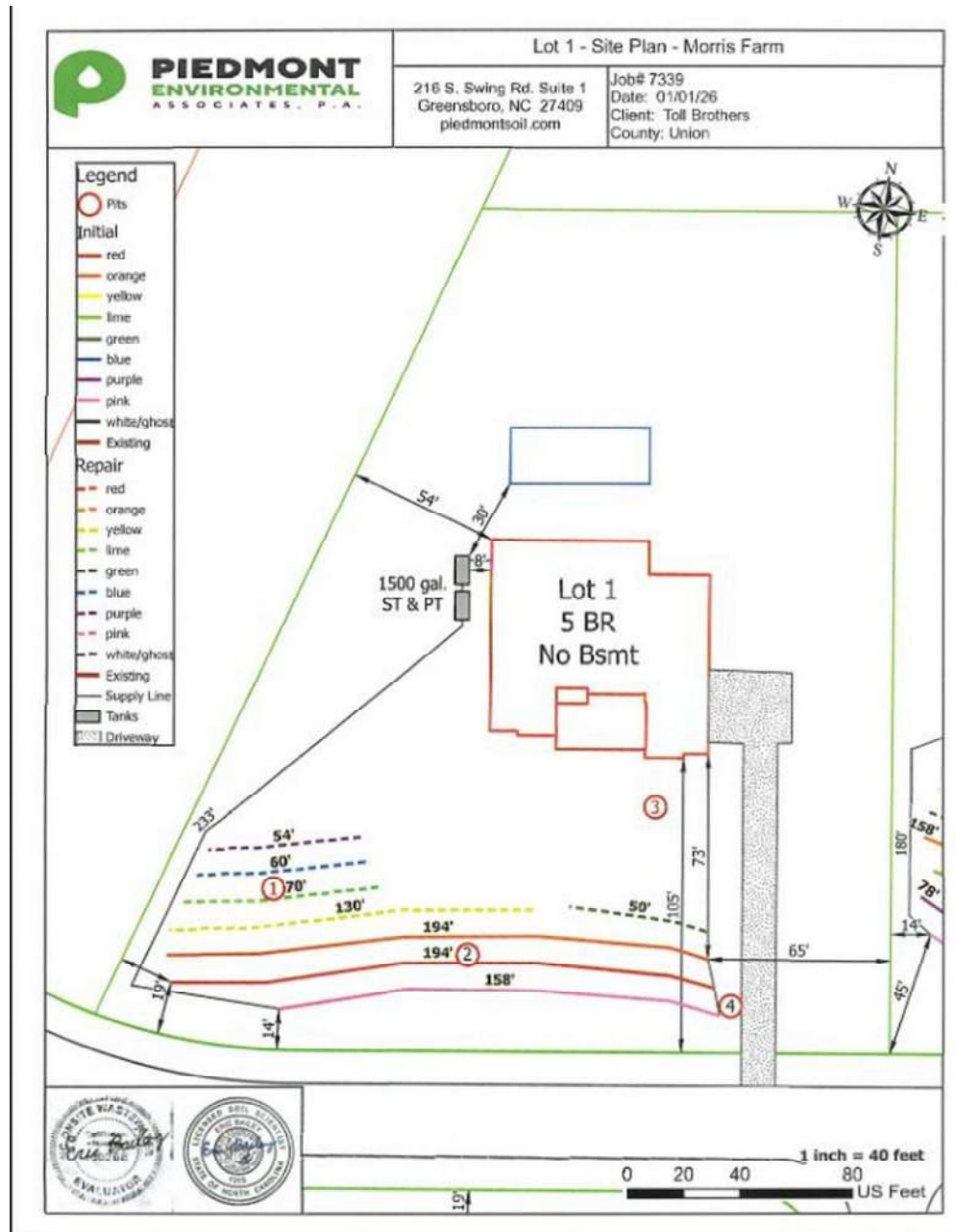
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262535



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262542

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 2

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

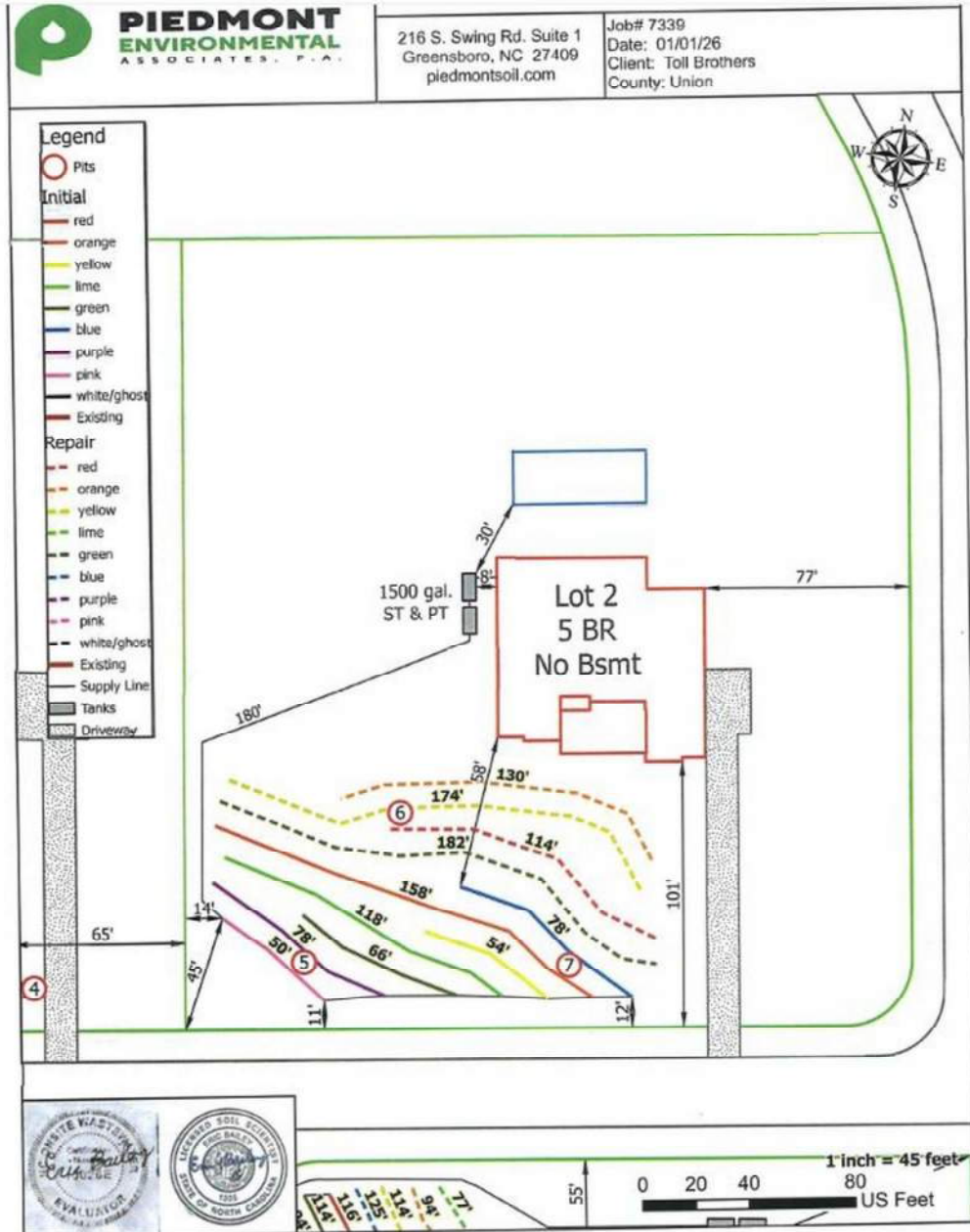
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262542



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262547

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 3

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

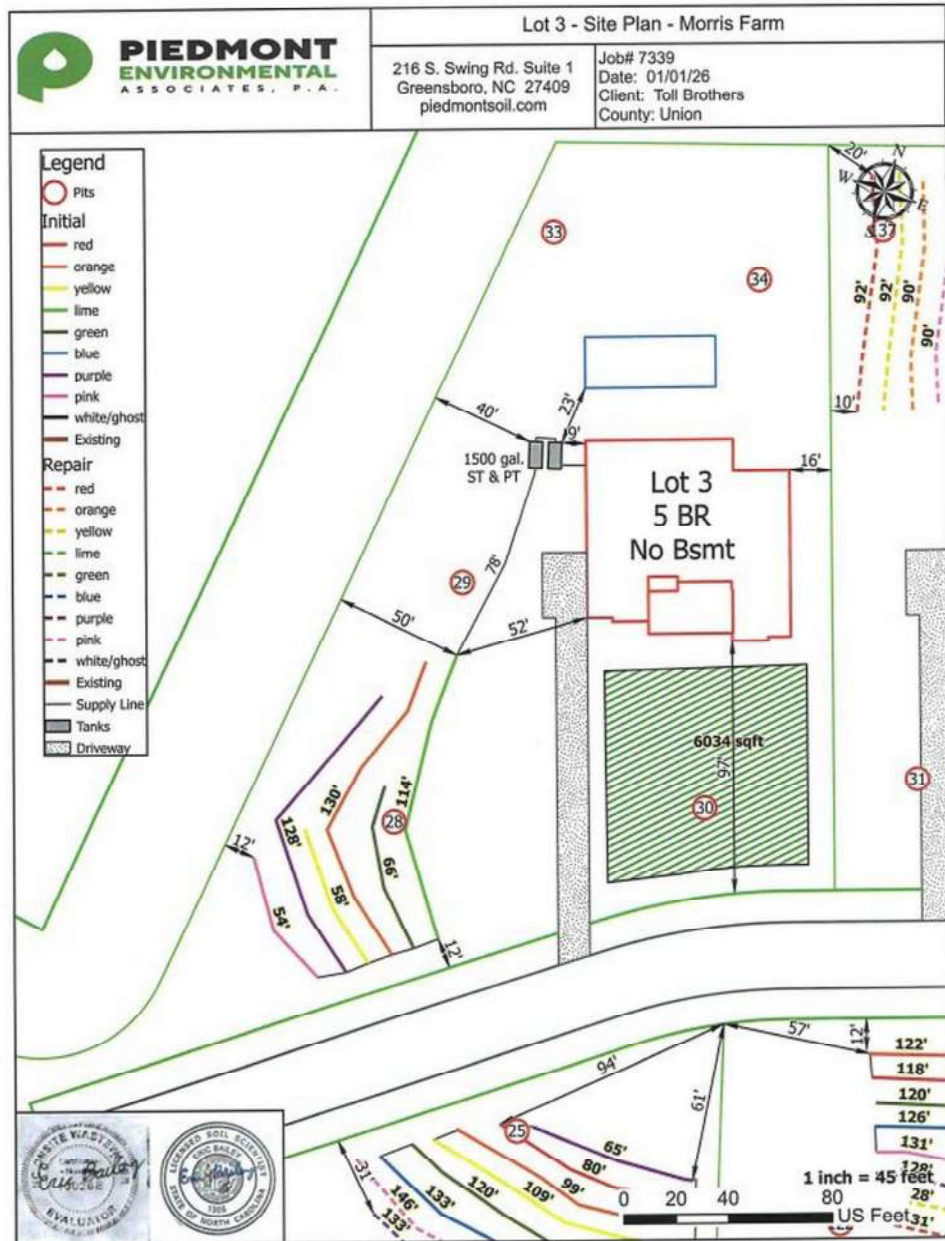
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262547



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262550

Date Issued: 01/12/2026

System Classification: IIb - Accepted wastewater gravity system

System Description: 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 4

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Permit#: A2IP262550

NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262552

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 5

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

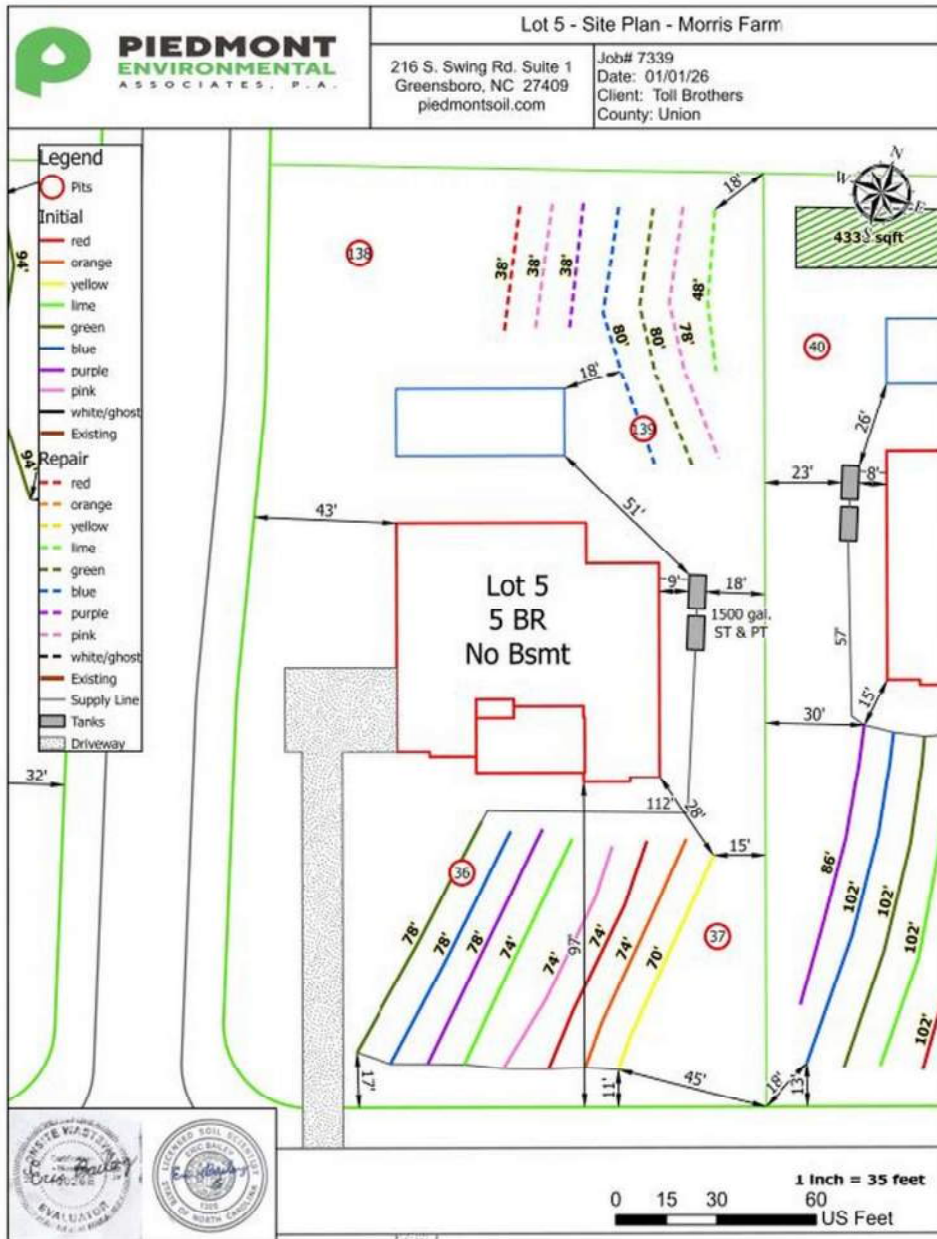
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262552



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262554

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 6

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Permit#: A2IP262554

NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262561

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 7

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

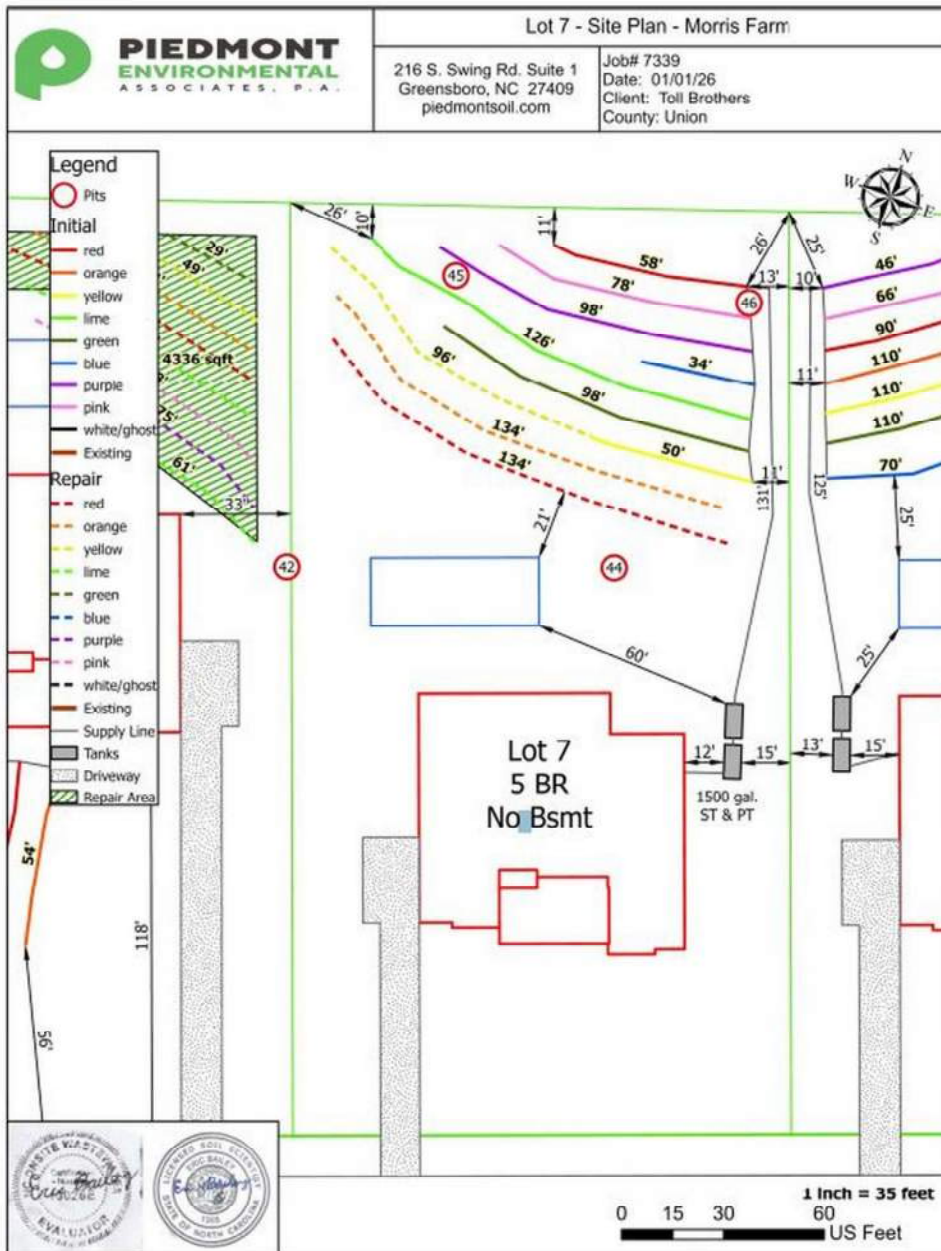
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262561



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262565

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 8

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

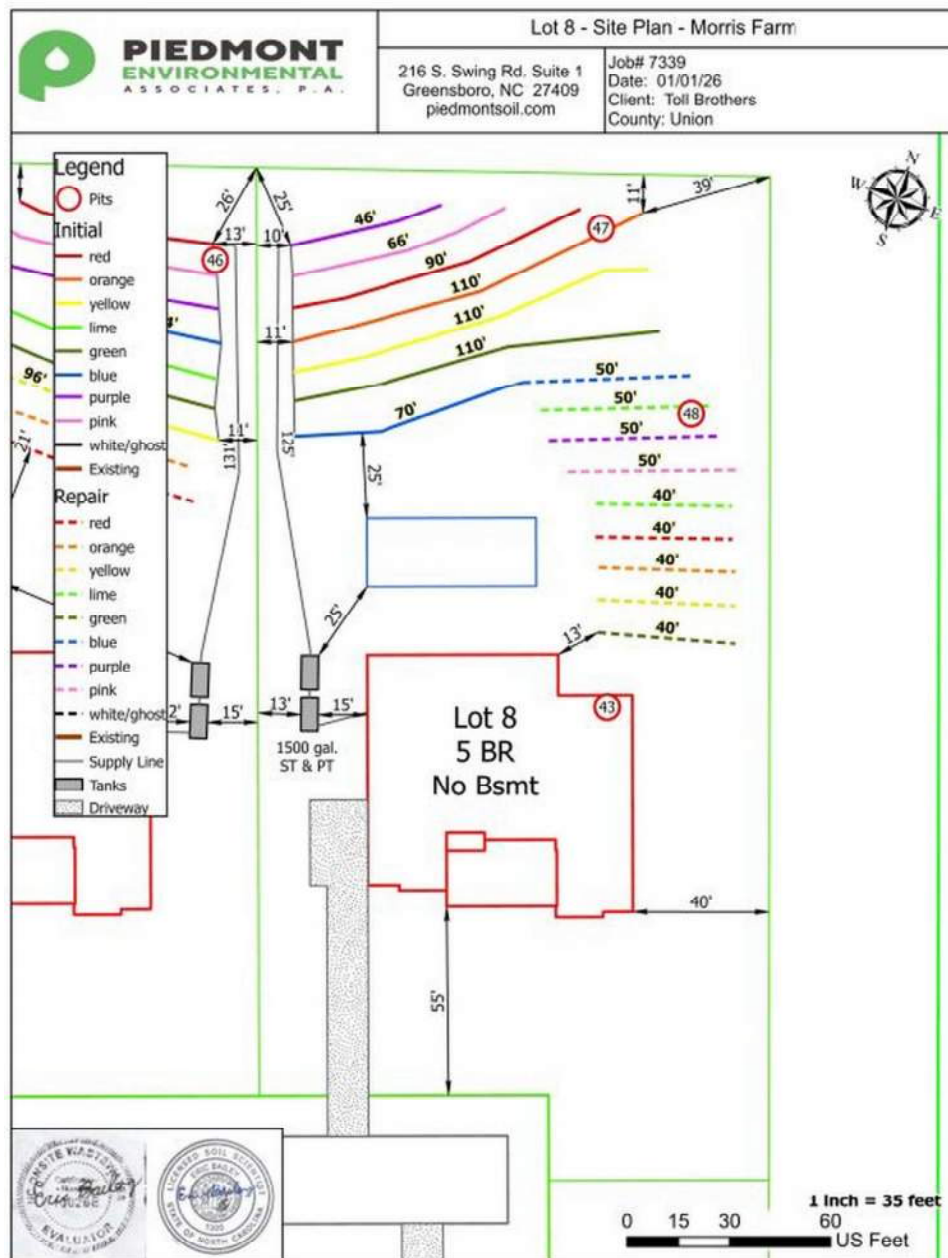
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262565



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262568

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 9

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

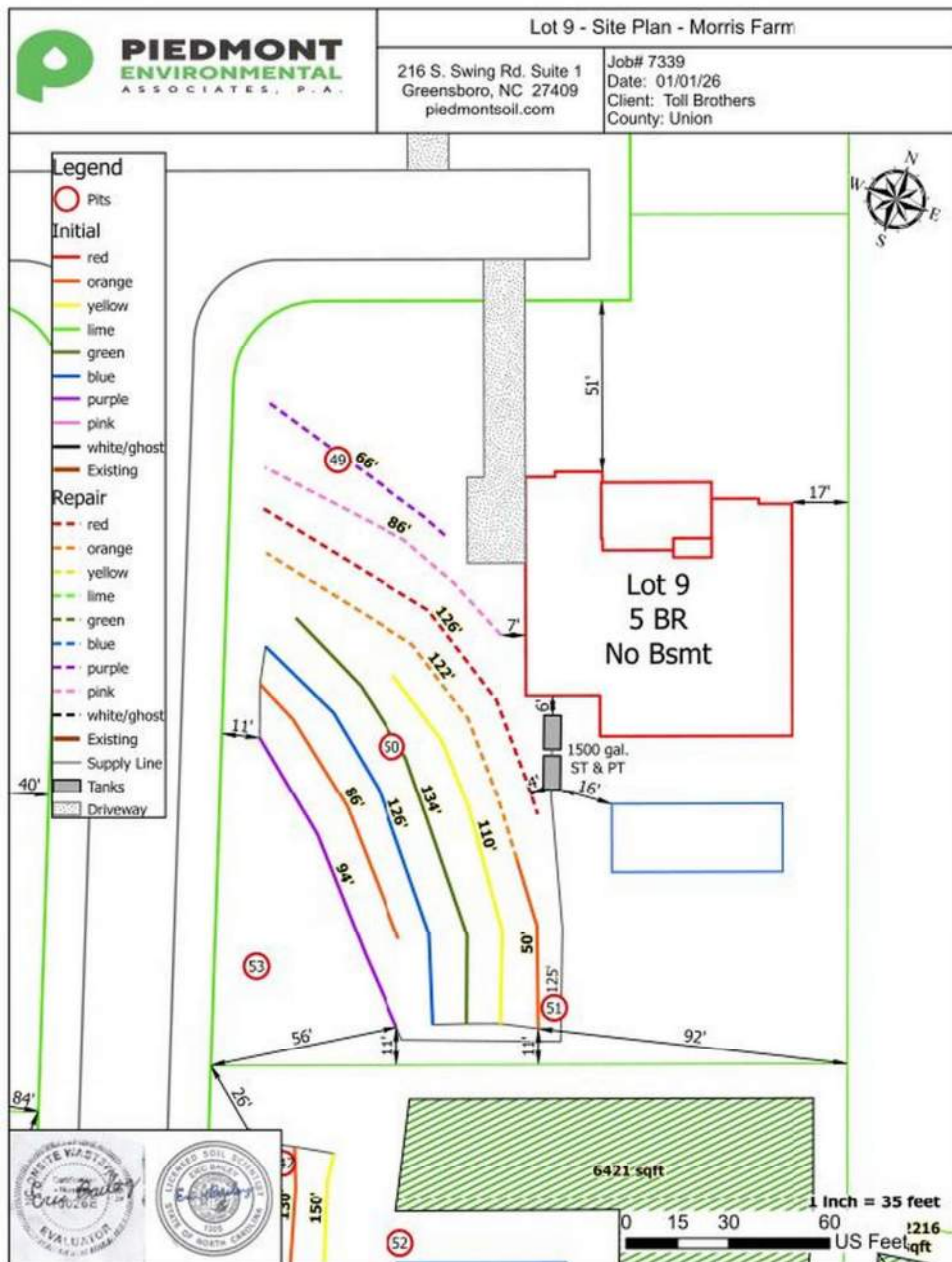
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262568



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262575

Date Issued: 01/13/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 10

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

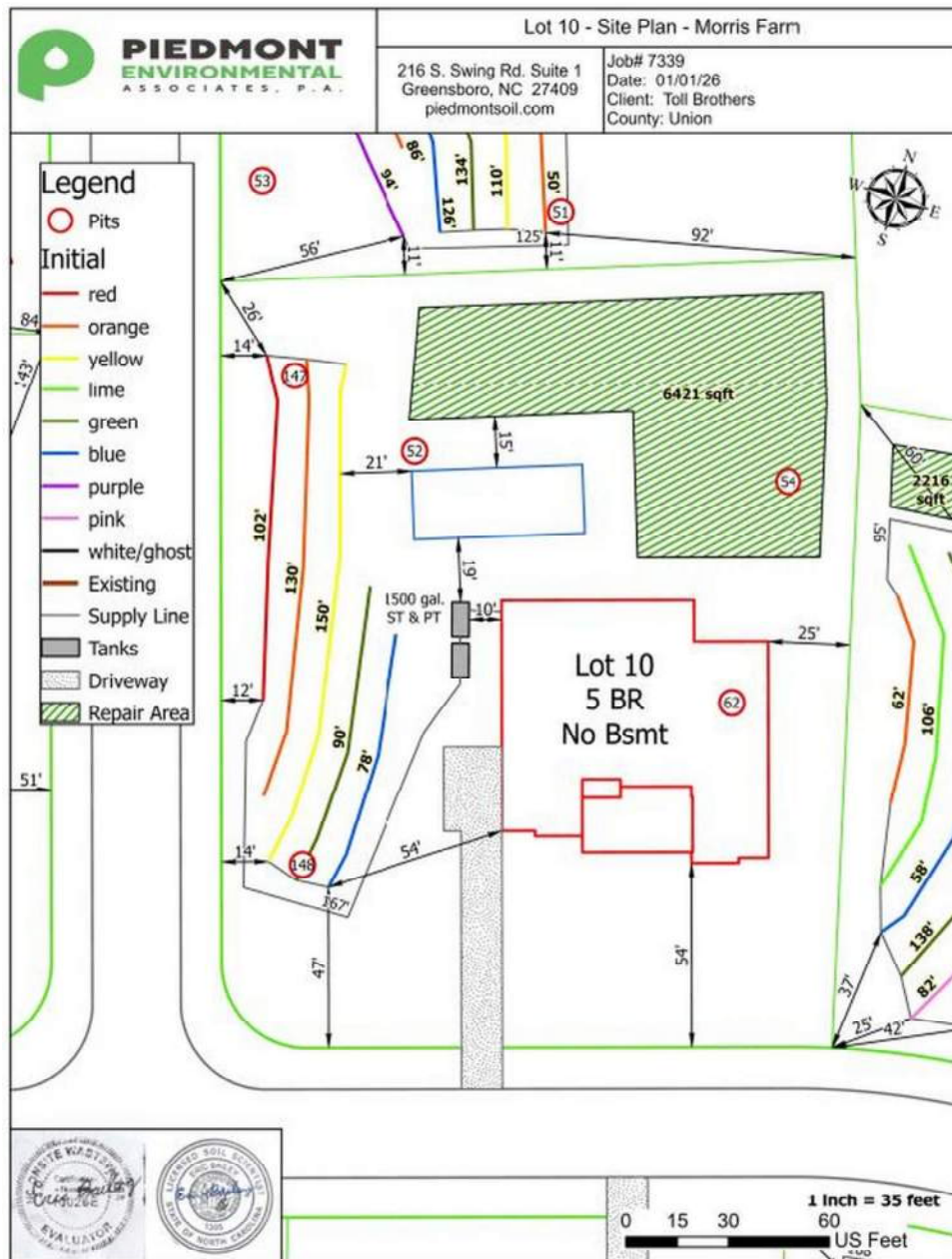
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262575



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262577

Date Issued: 01/13/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 11

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

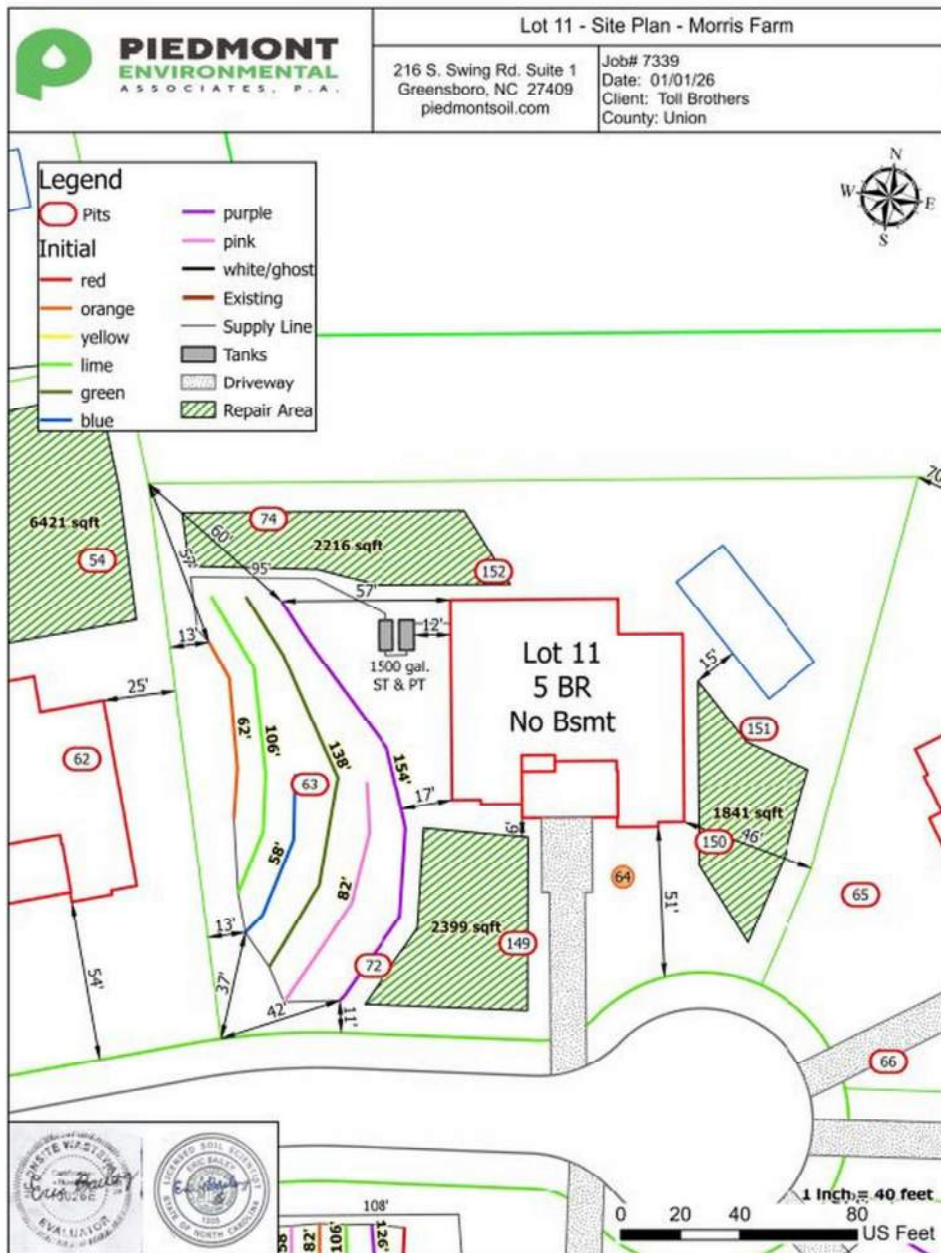
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262577



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262580

Date Issued: 01/13/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to PPBPS-V 50% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 12

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

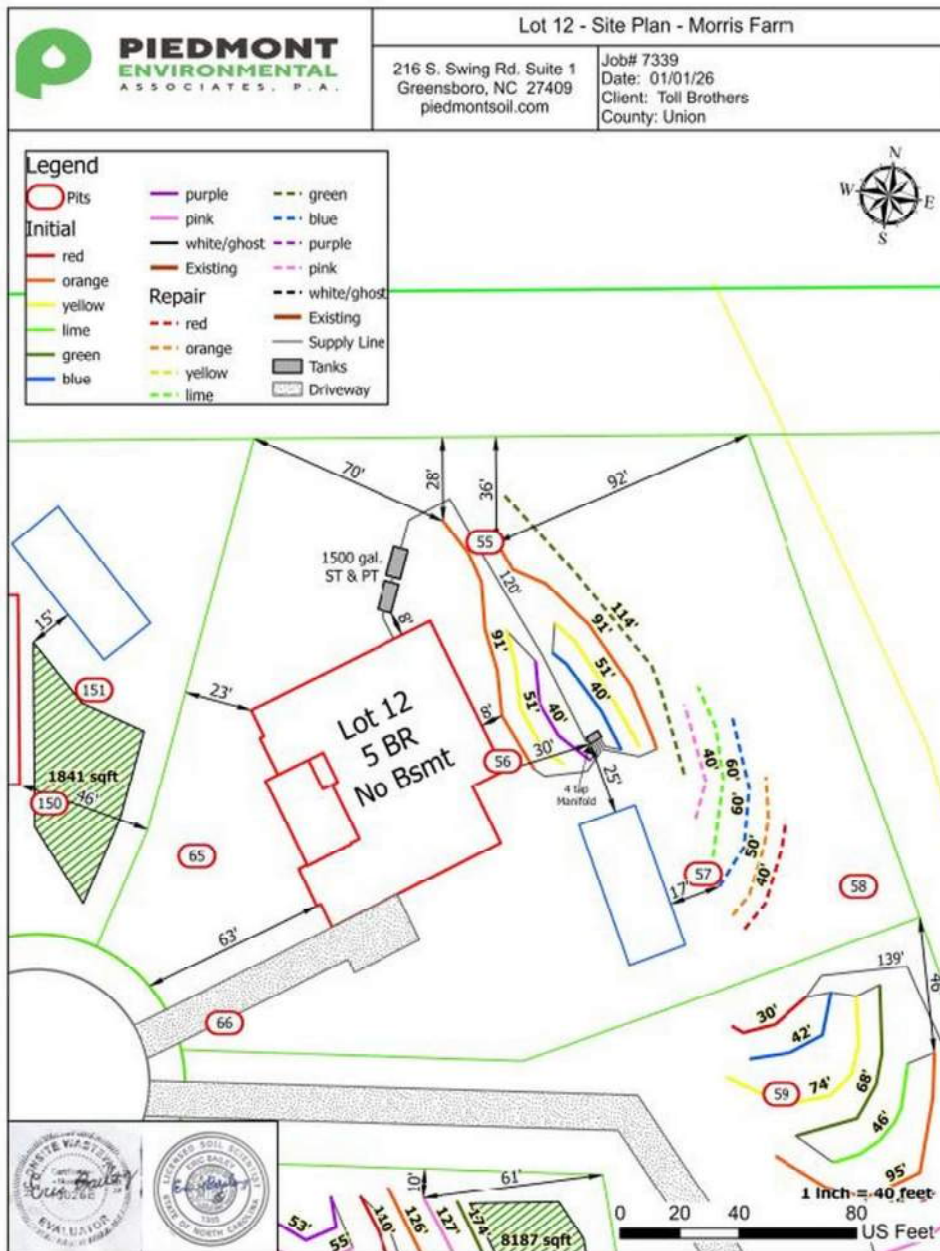
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262580



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262581

Date Issued: 01/13/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 13

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

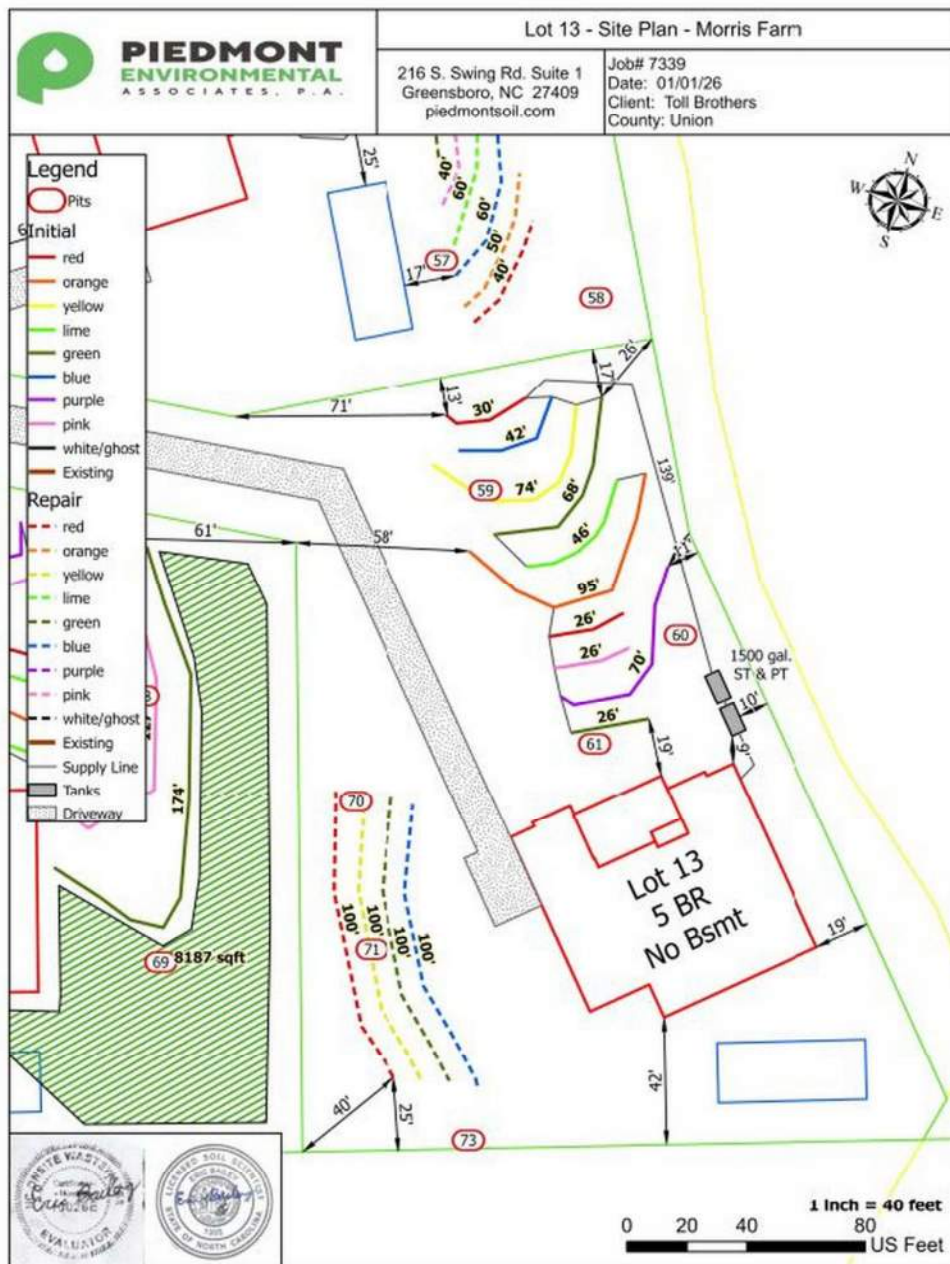
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262581



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262538

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 14

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

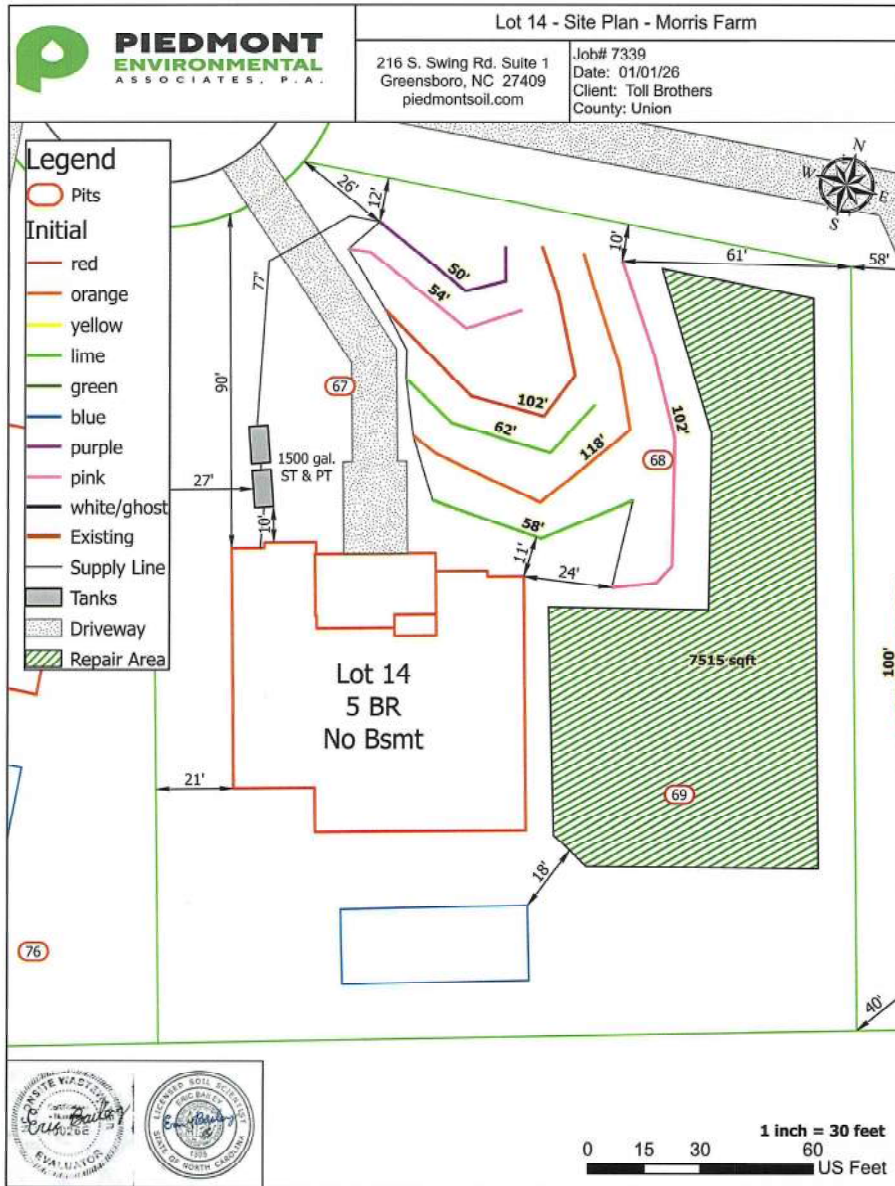
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262538



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262541

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 15

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

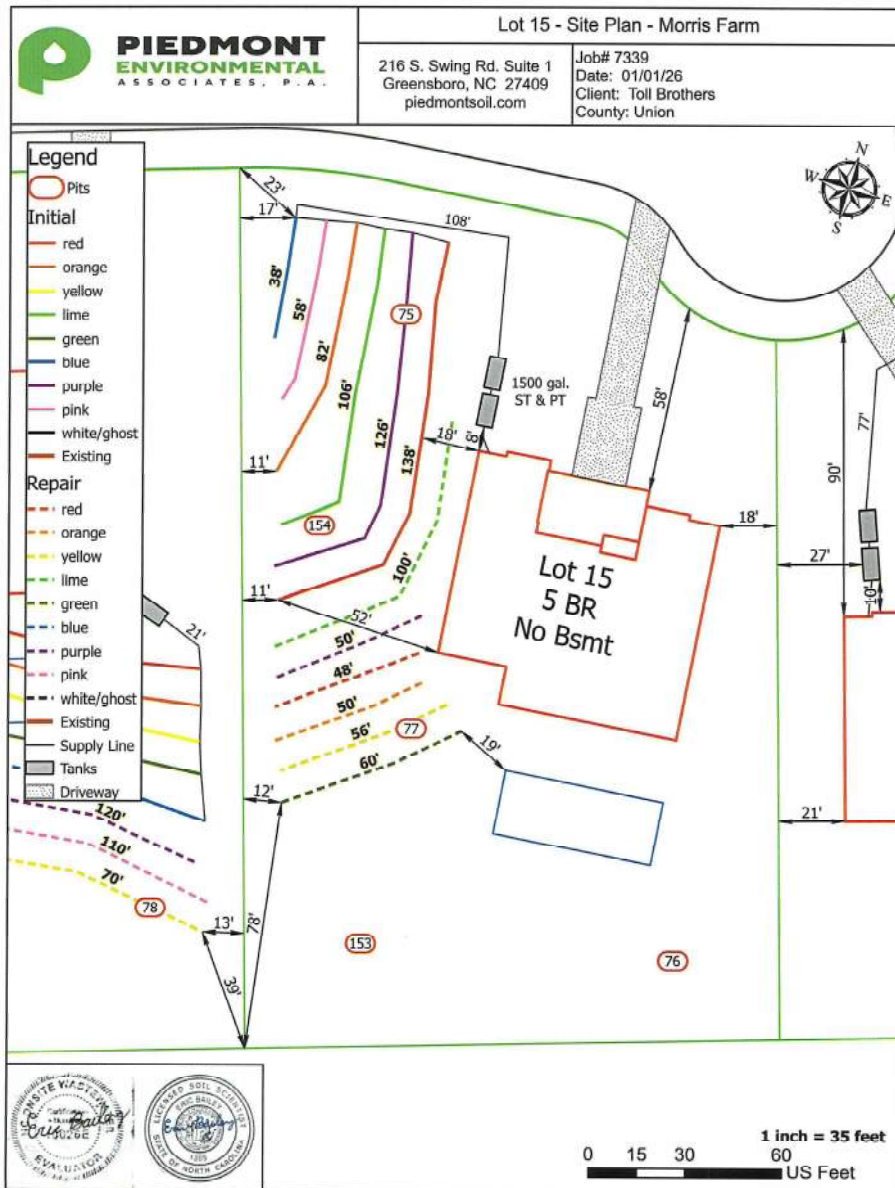
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262541



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262543

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd 28104

Subdivision and Lot Number: Morris Farm 16

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

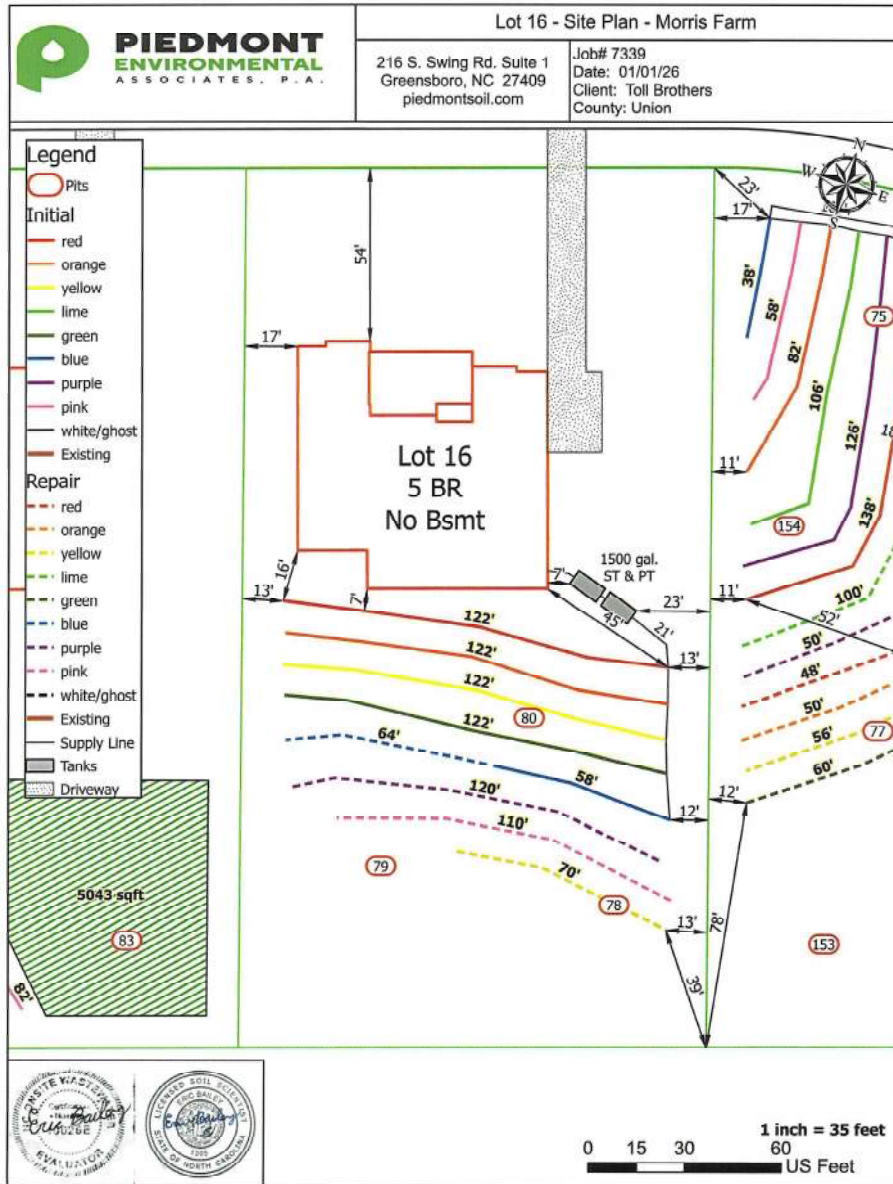
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262543



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262544

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd 28104

Subdivision and Lot Number: Morris Farm 17

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Permit#: A2IP262544

NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262545

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 18

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

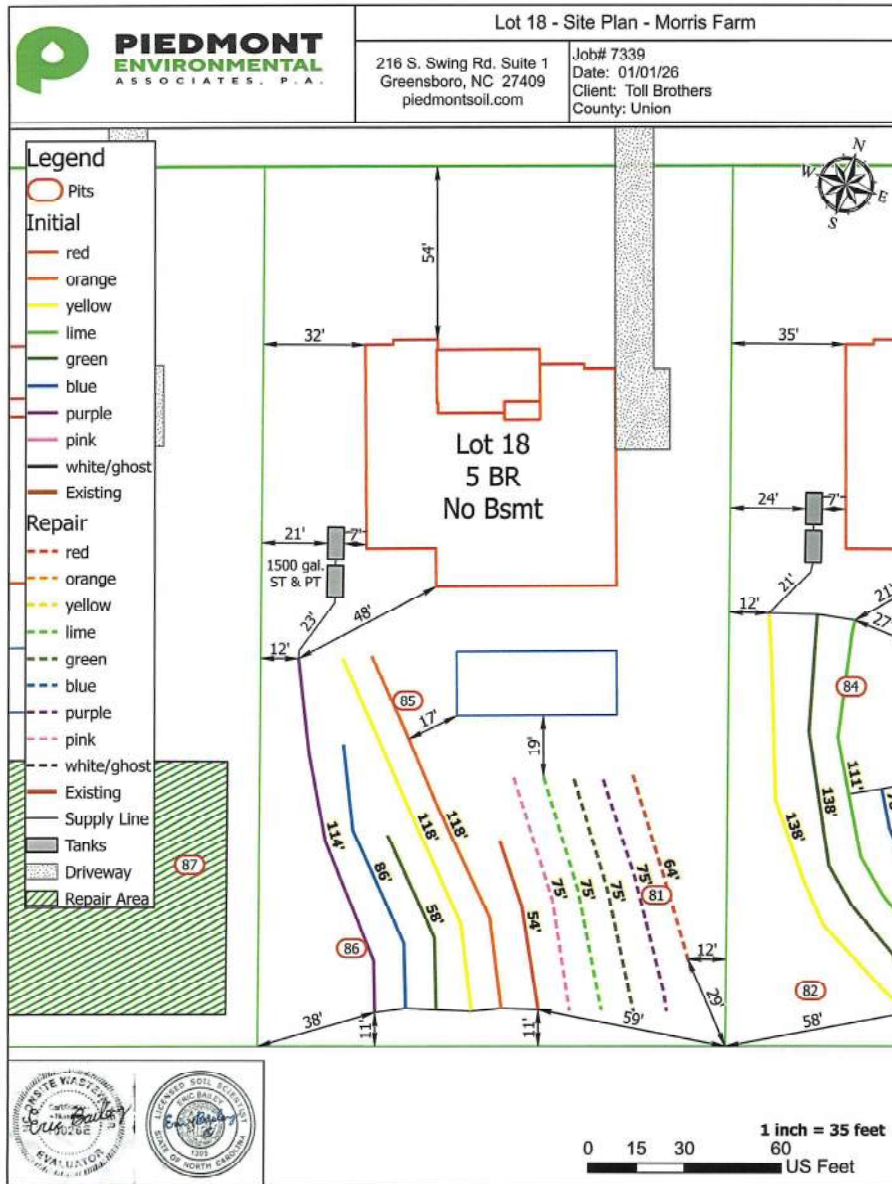
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262545



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262546

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 19

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

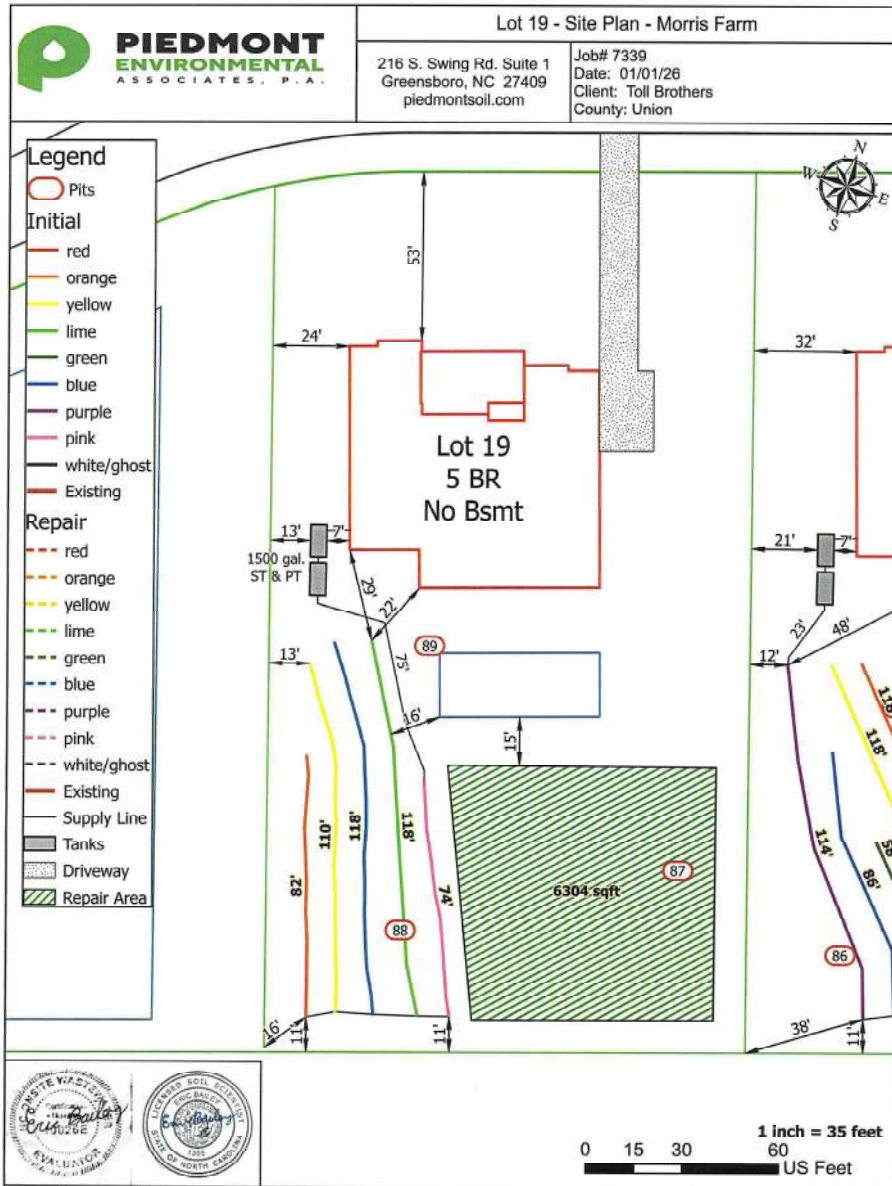
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262546



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262548

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 20

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

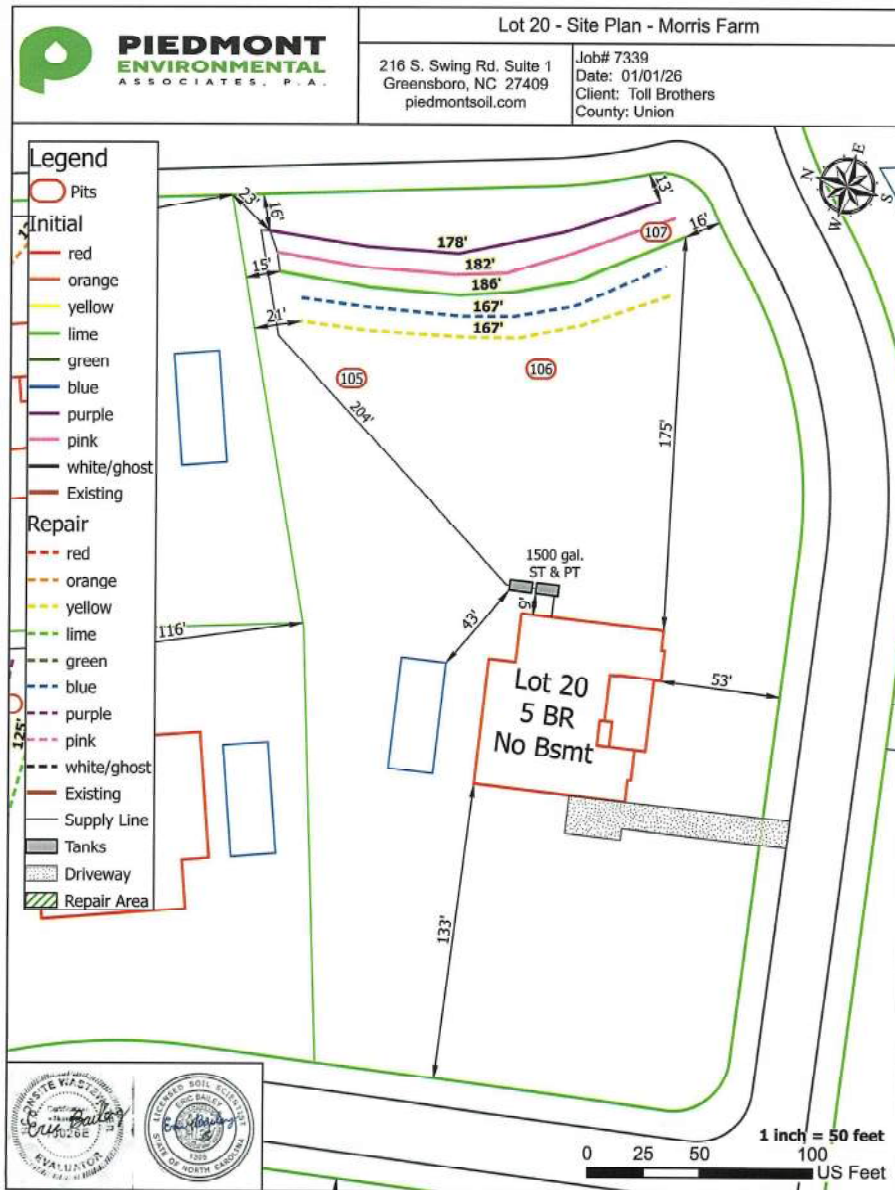
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262548



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262549

Date Issued: 01/12/2026

System Classification: IIb - Accepted wastewater gravity system

System Description: Gravity Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 21

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

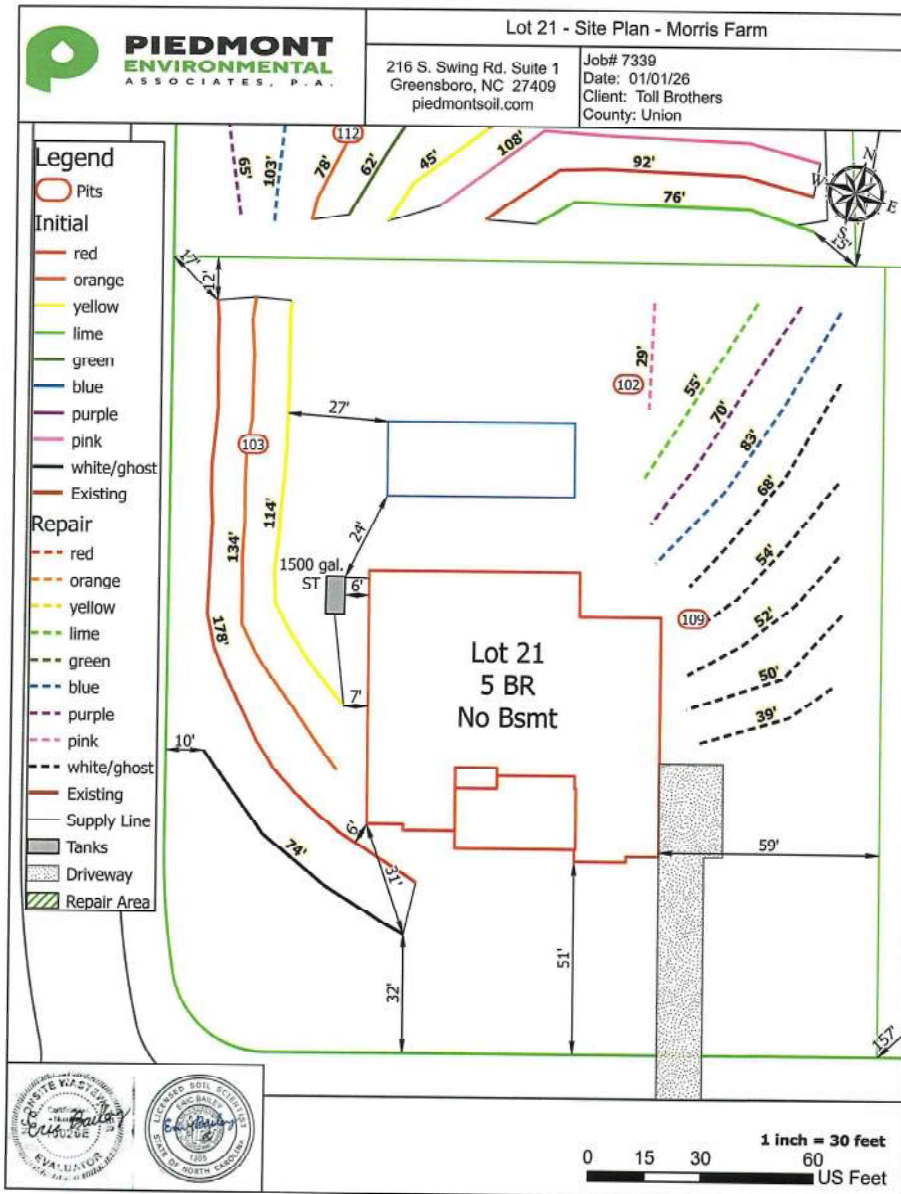
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262549



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262551

Date Issued: 01/12/2026

System Classification: IIb - Accepted wastewater gravity system

System Description: Gravity Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 22

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Permit#: A2IP262551

NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262555

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd 28104

Subdivision and Lot Number: Morris Farm 23

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

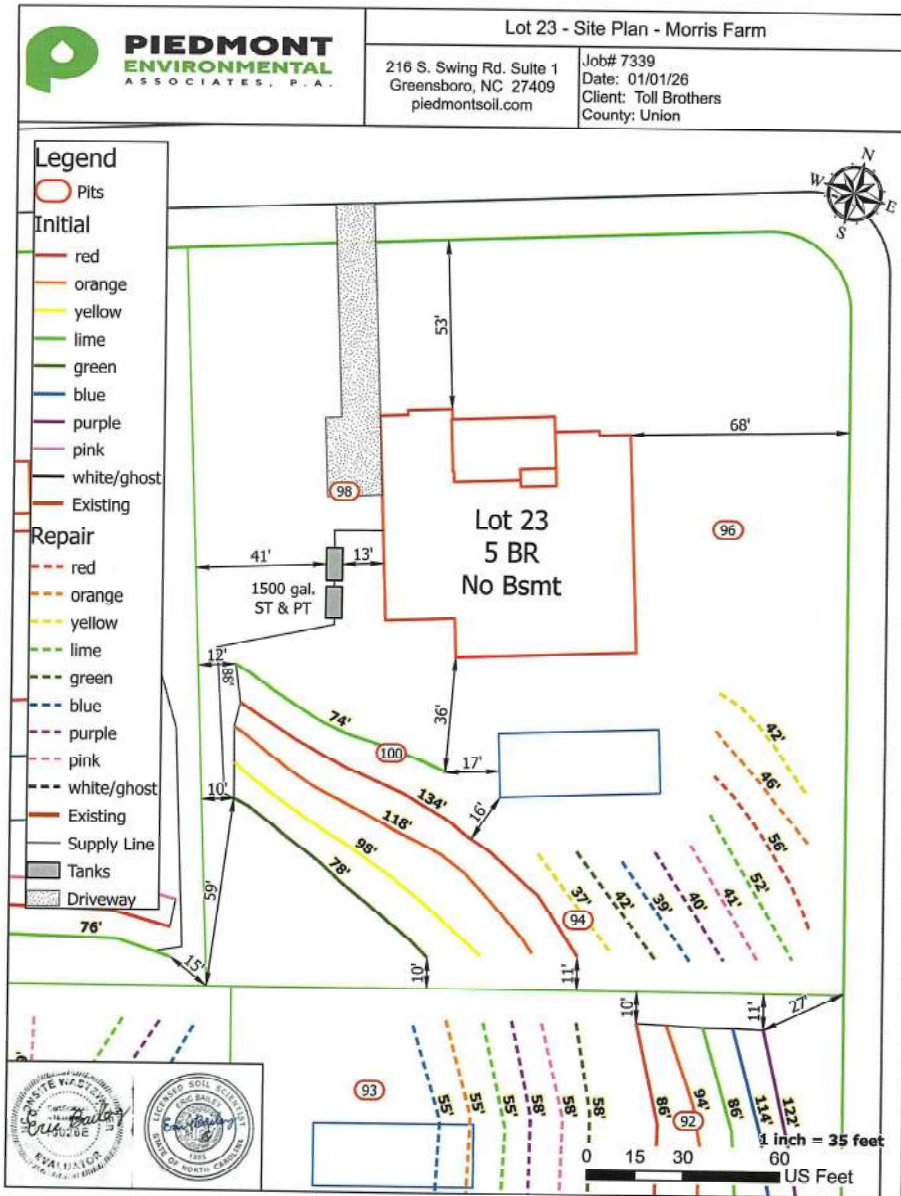
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262555



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262556

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd 28104

Subdivision and Lot Number: Morris Farm 24

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

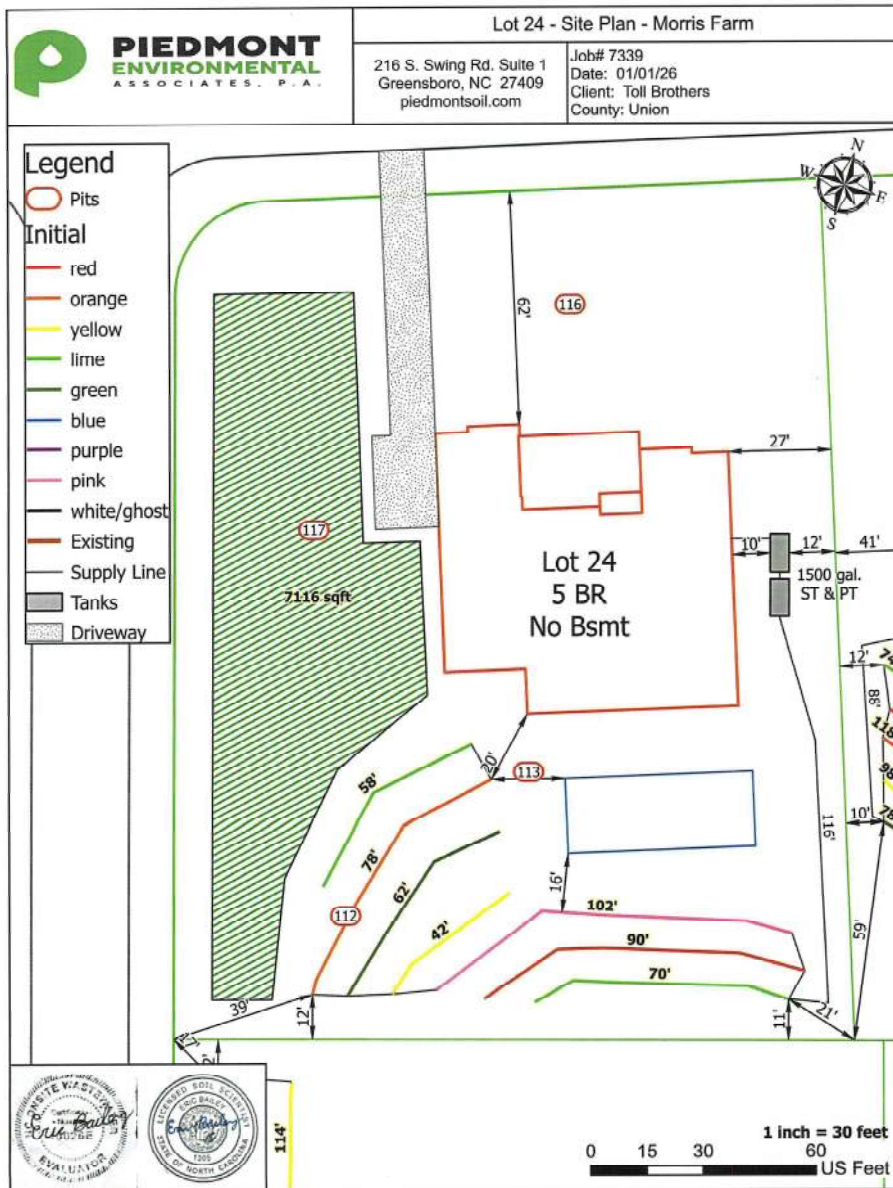
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262556



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262558

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 25

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Permit#: A2IP262558

NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262560

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to Approved 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 26

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Permit#: A2IP262560

NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262553

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: Portion of 06-120-011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farms 27

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

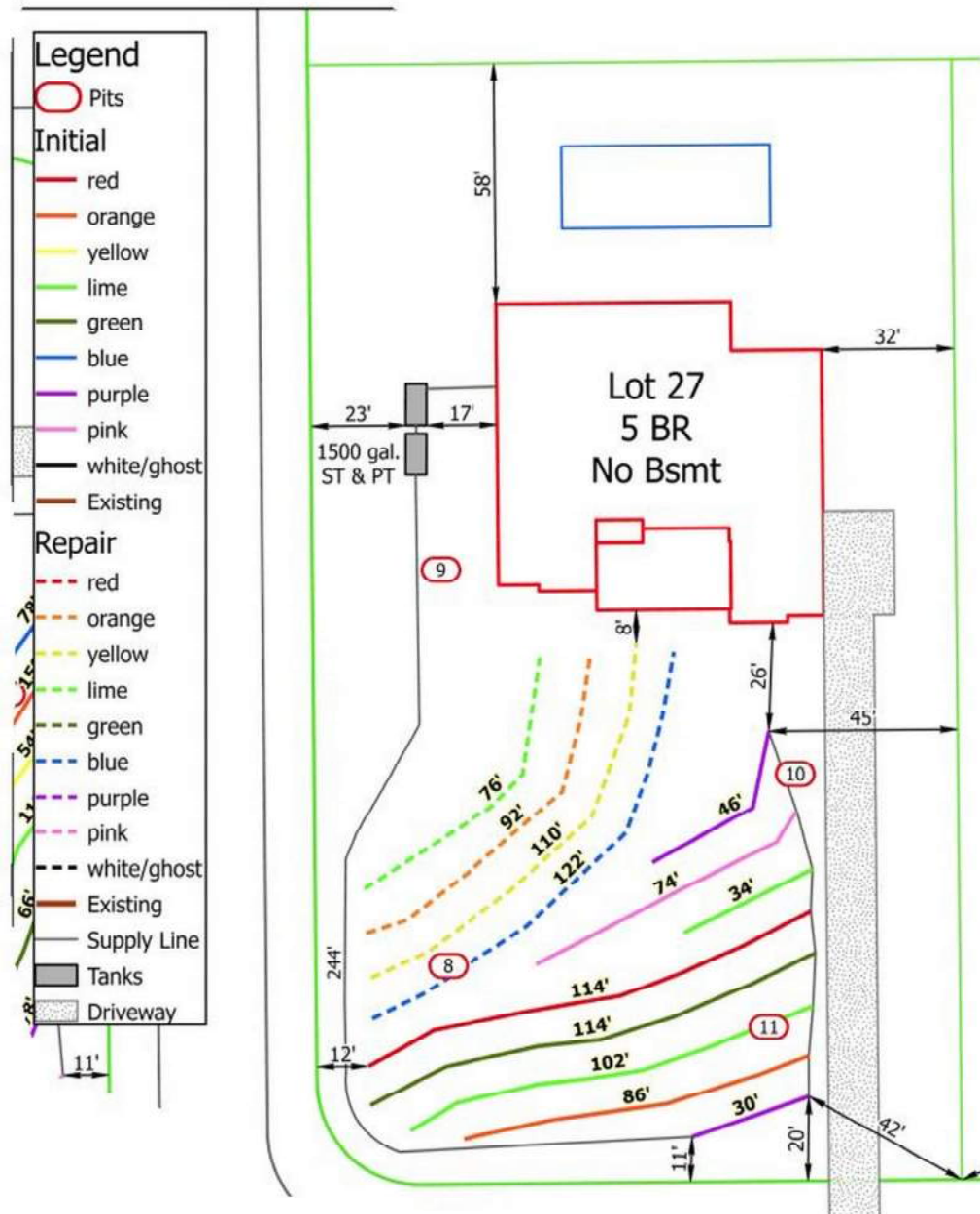
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262553



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262566

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: Portion of 06-120-011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farms 28

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

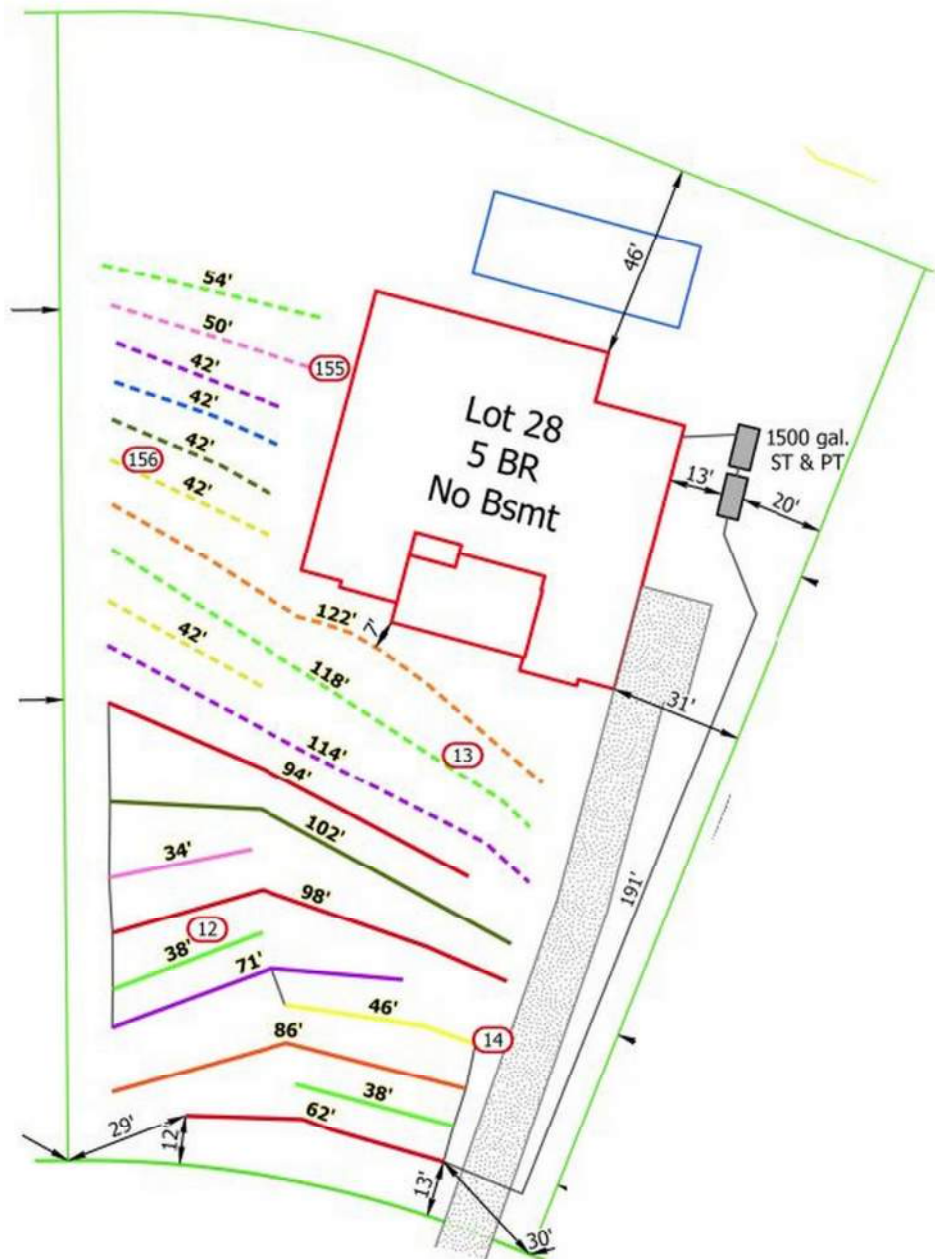
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262566



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262584

Date Issued: 01/13/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: Portion of 06-120-011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farms 29

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

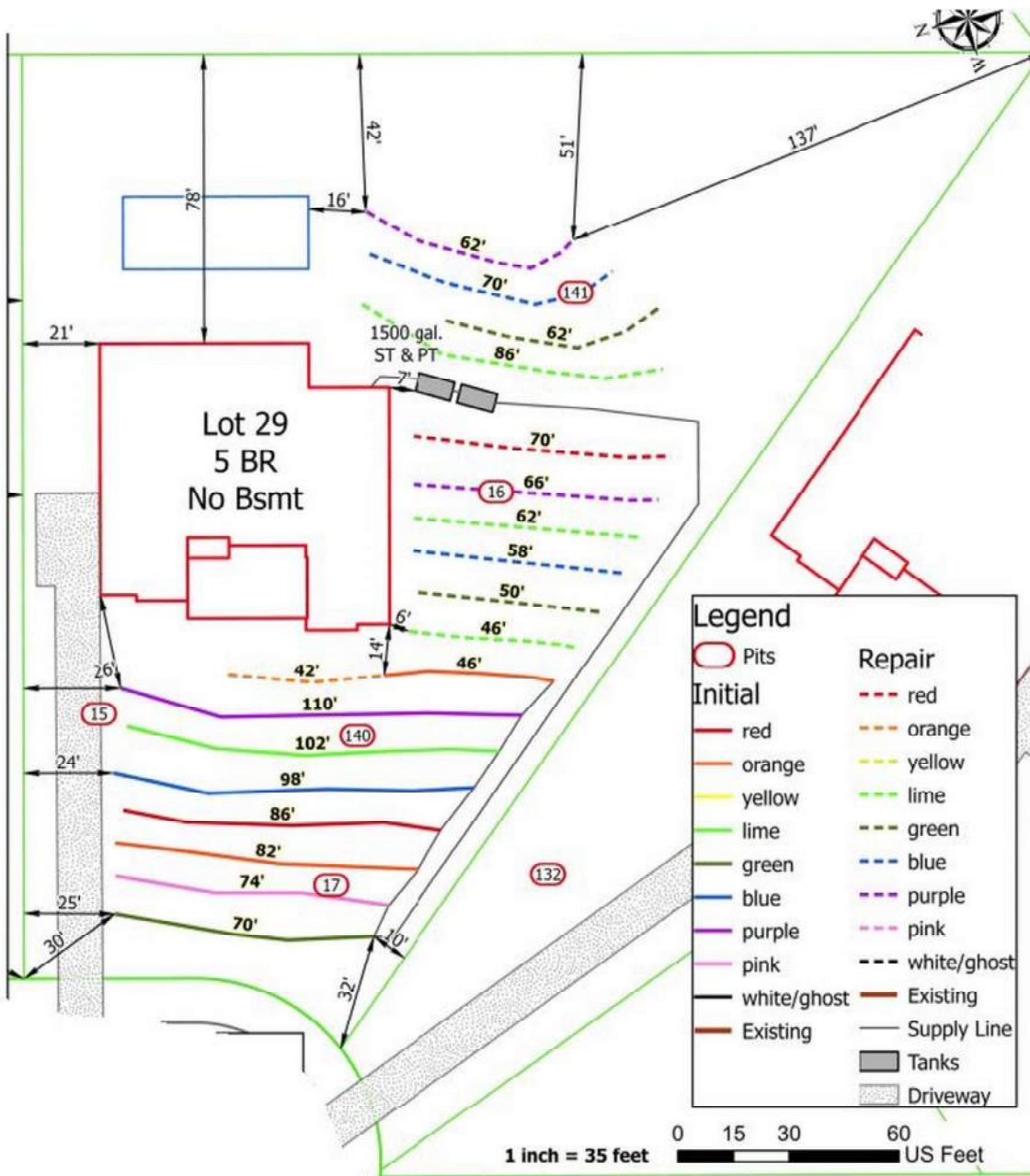
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262584



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262557

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: Portion of 06-120-011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farms 30

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

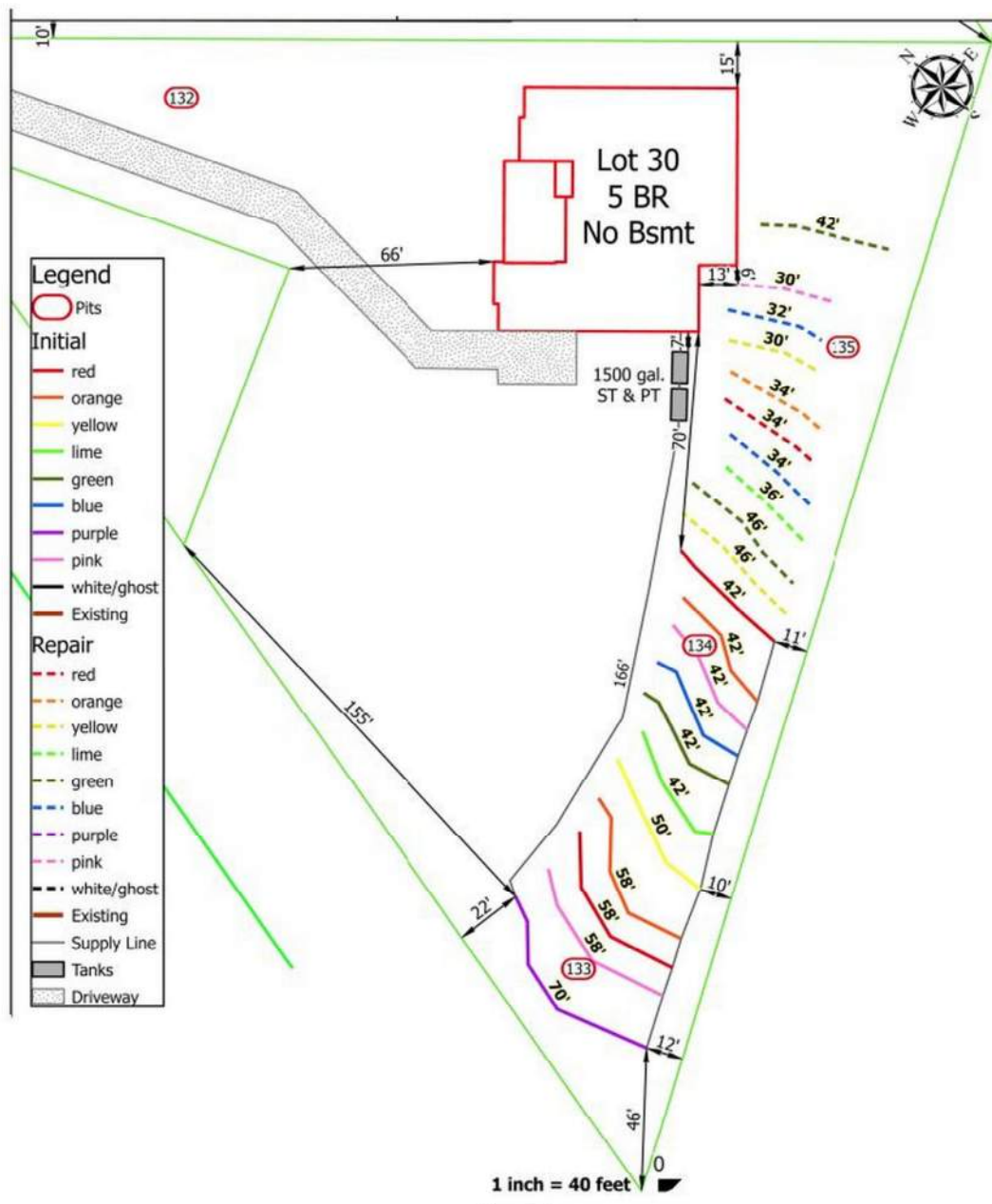
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262557



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262587

Date Issued: 01/13/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 31

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

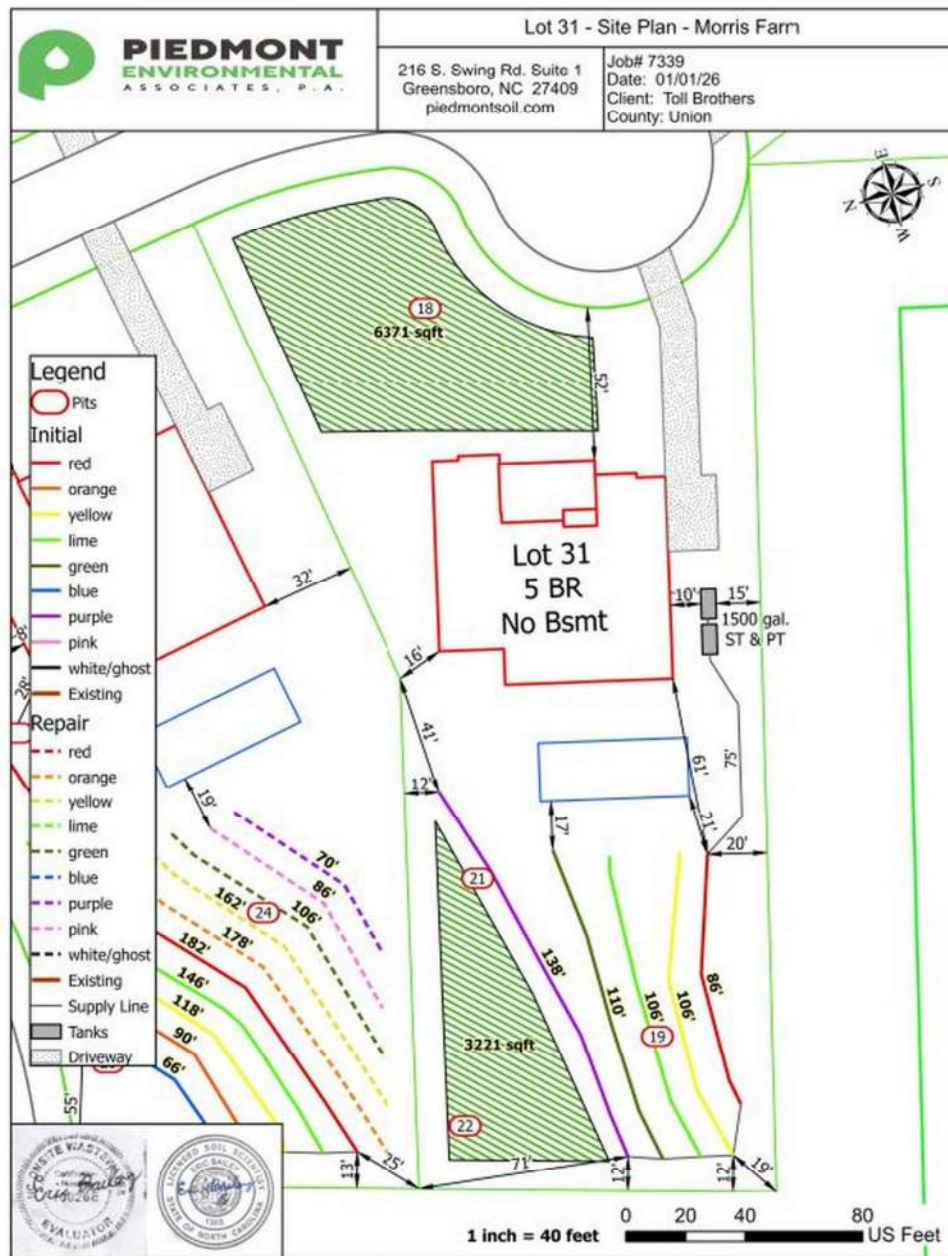
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262587



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262590

Date Issued: 01/13/2026

System Classification: IIb - Accepted wastewater gravity system

System Description: 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 32

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

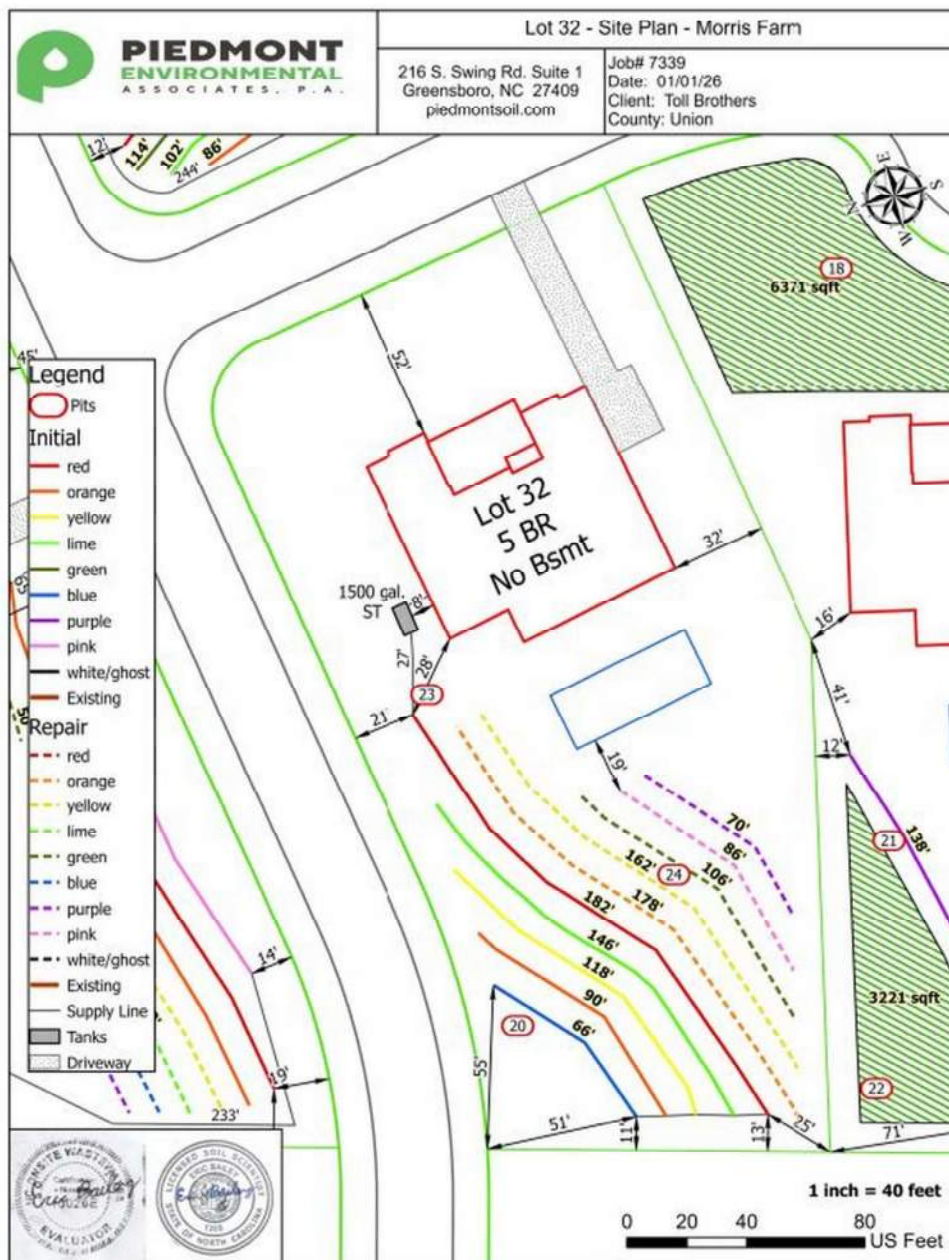
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262590



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262563

Date Issued: 01/12/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: Portion of 06-120-011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farms 33

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

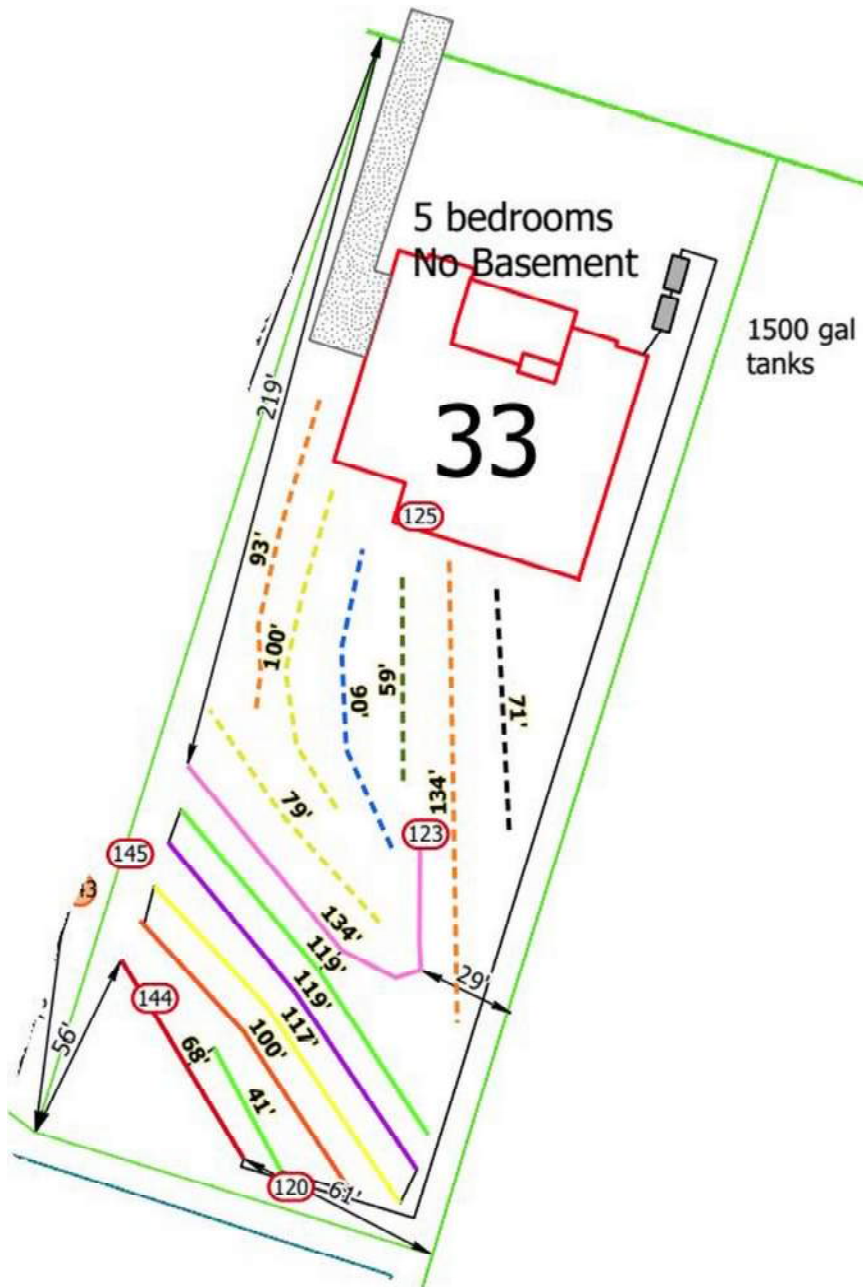
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262563



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262586

Date Issued: 01/13/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: Portion of 06-120-011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farms 34

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

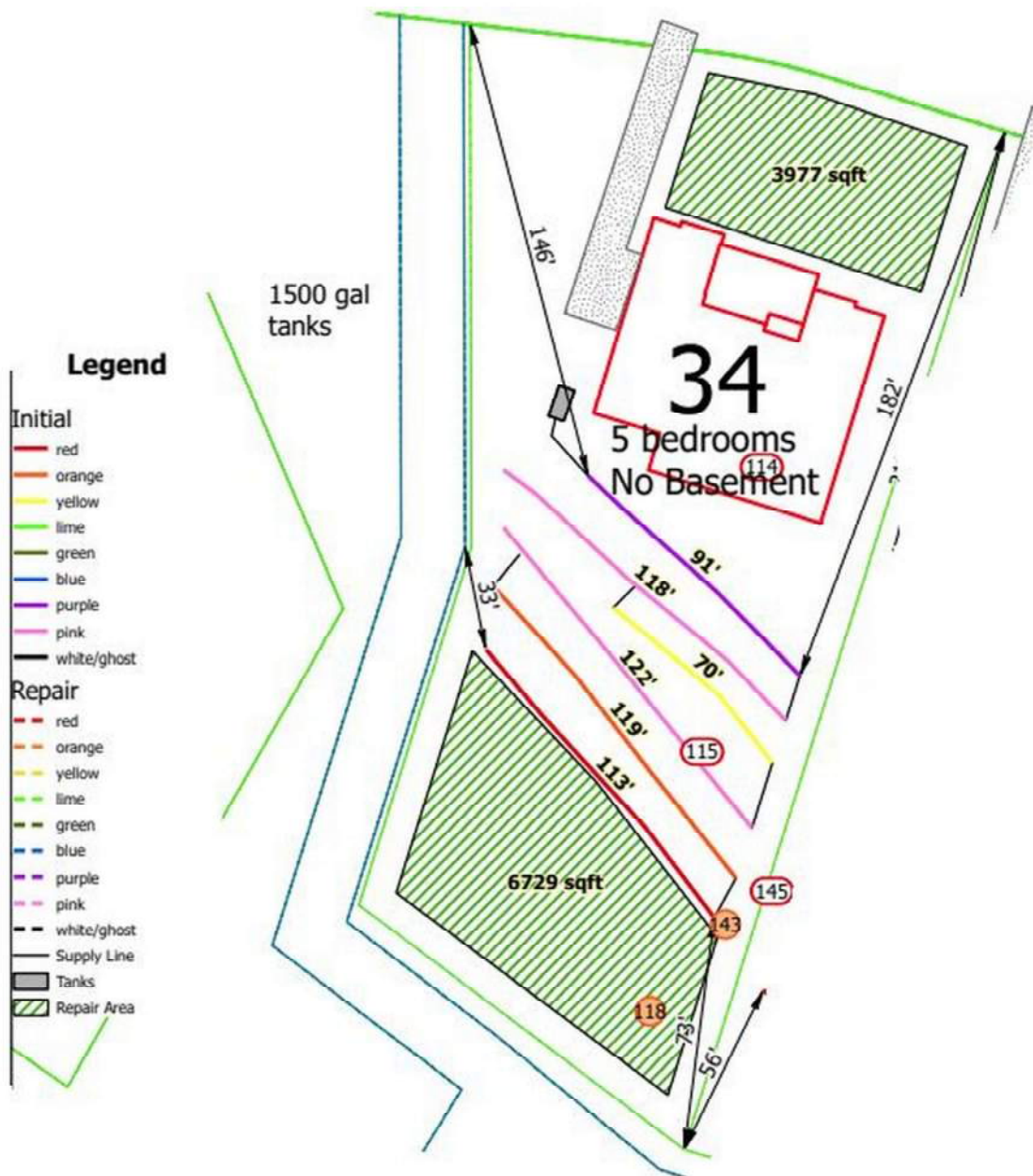
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262586



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262564

Date Issued: 01/12/2026

System Classification: IIb - Accepted wastewater gravity system

System Description: Gravity to 25% Reduction

Tax Parcel Identification Number: 05-063-022A

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farms 35

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

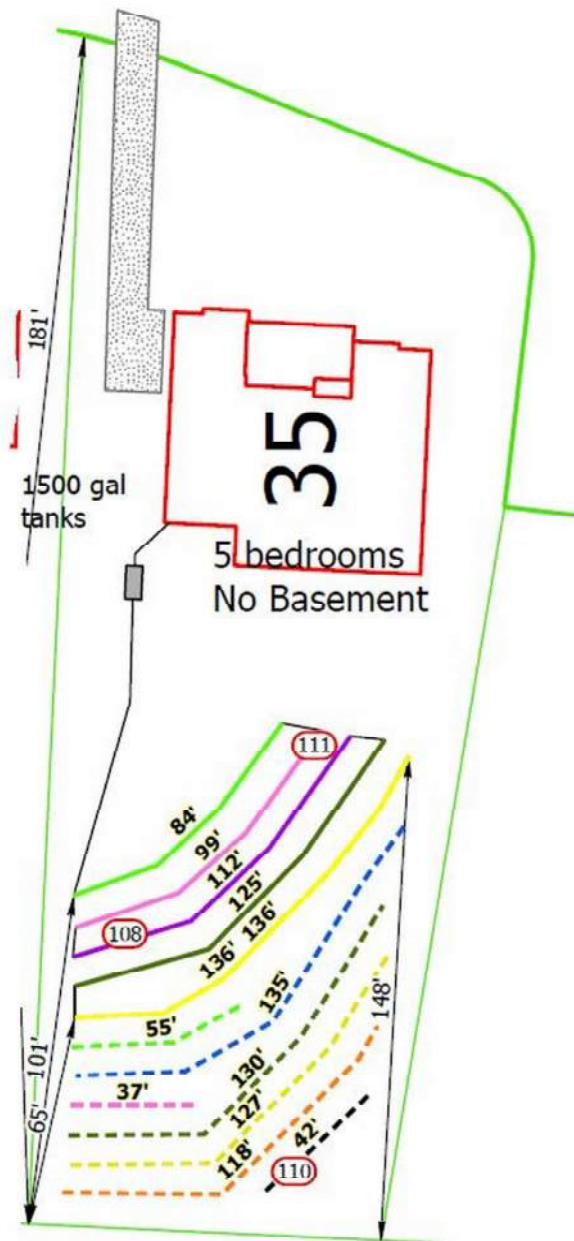
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262564



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262591

Date Issued: 01/13/2026

System Classification: IIb - Accepted wastewater gravity system

System Description: Gravity to 25% Reduction

Tax Parcel Identification Number: Portion of 06-120-011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farms 36

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

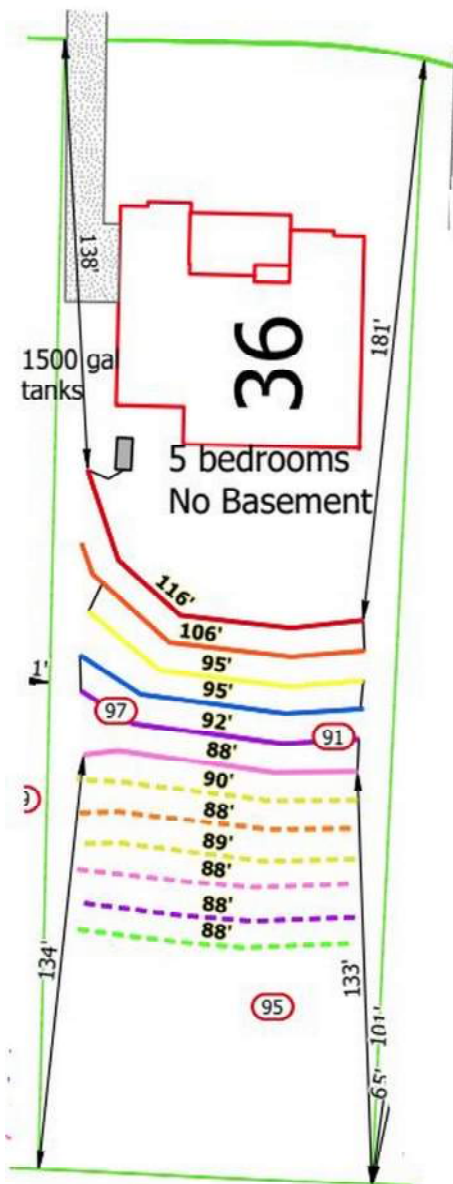
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262591



1 inch = 50 feet

NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262589

Date Issued: 01/13/2026

System Classification: IIb - Accepted wastewater gravity system

System Description: Gravity to 25% Reduction

Tax Parcel Identification Number: Portion of 06-120-011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farms 37

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

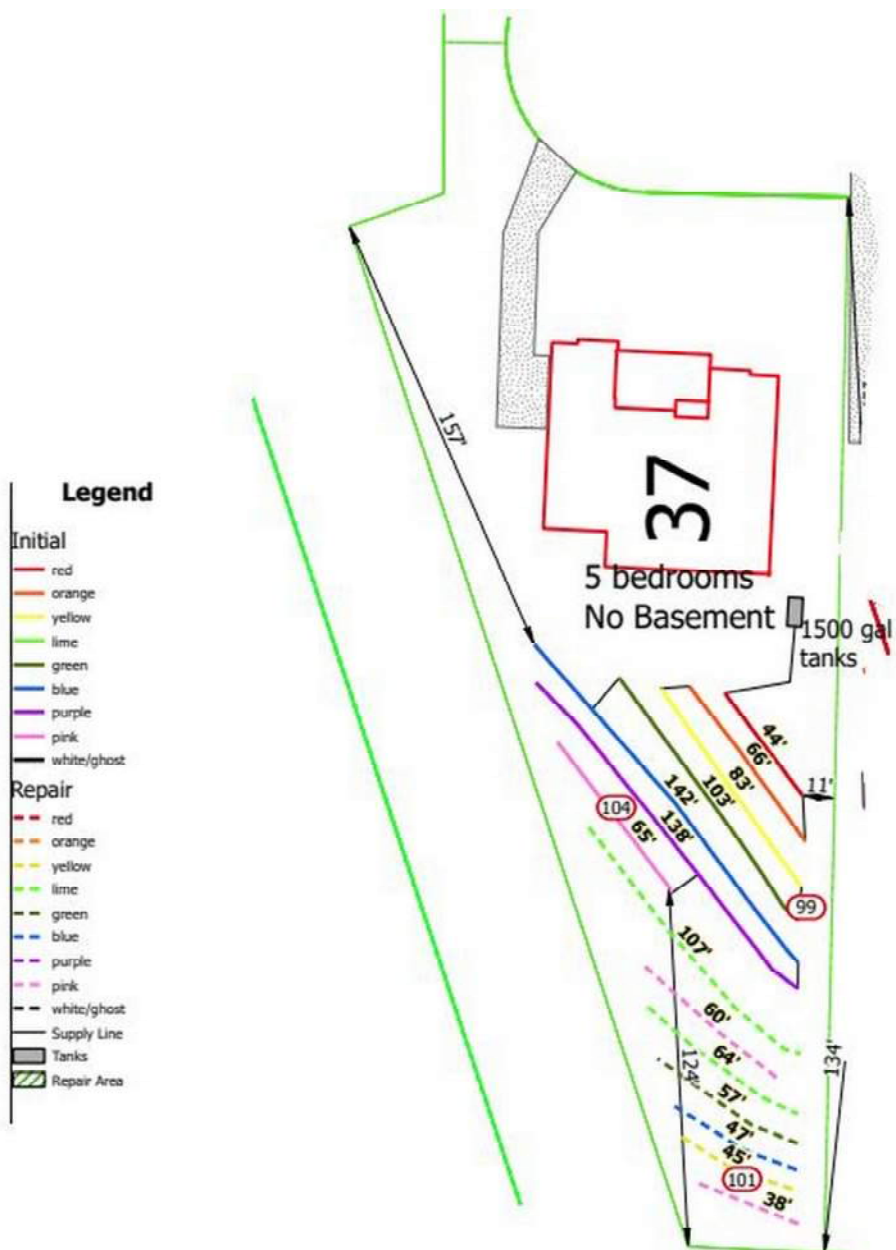
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262589



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262592

Date Issued: 01/13/2026

System Classification: IIb - Accepted wastewater gravity system

System Description: 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 38

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

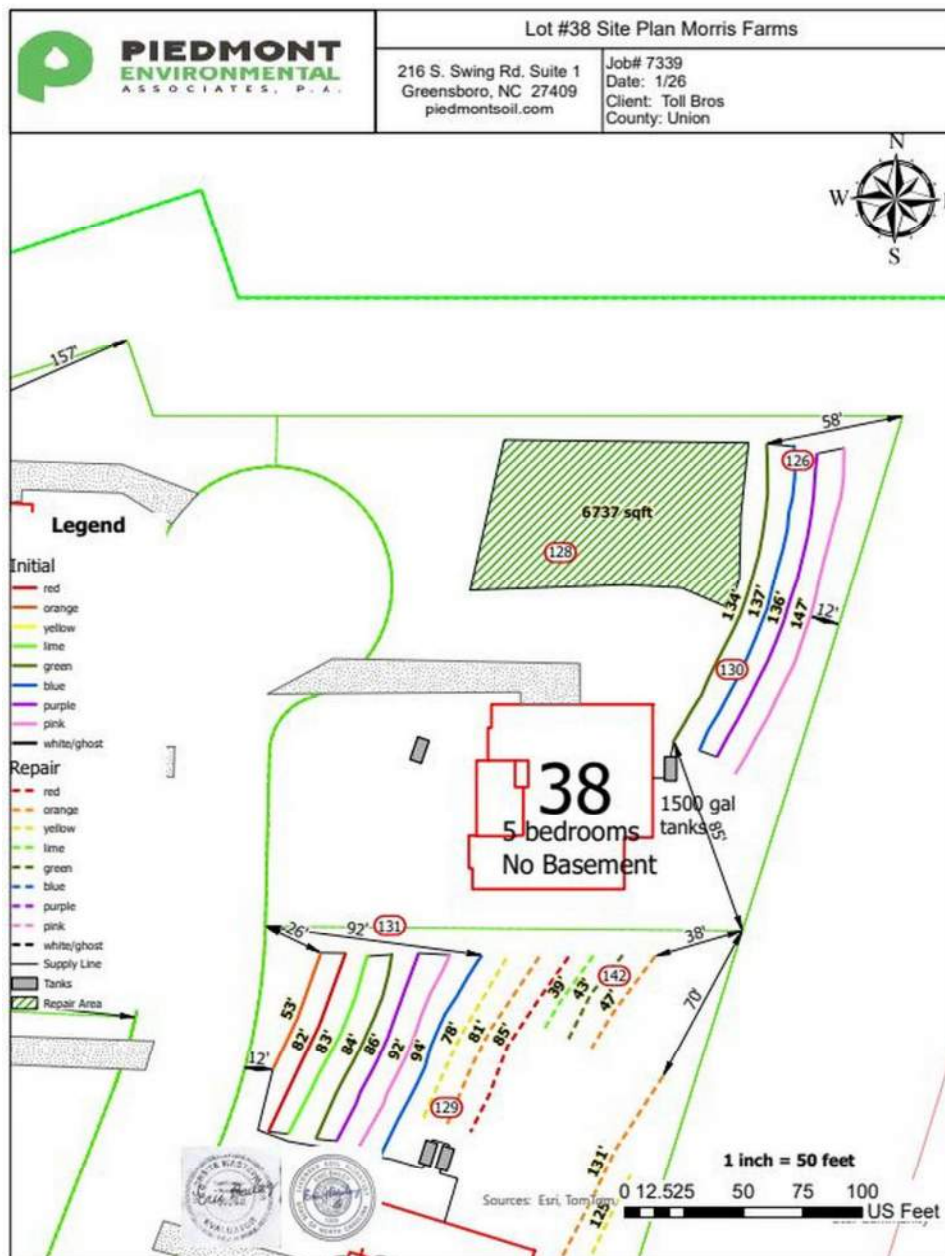
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262592



NOT FOR PROCESSING A BUILDING PERMIT
(a2) Improvement Permit Review
Complete

Permit #: A2IP262593

Date Issued: 01/13/2026

System Classification: IIIb - Wastewater system with a single pump or

System Description: Pump to 25% Reduction

Tax Parcel Identification Number: part of 06120011

Facility Owner's Name: Andrew Loftin

Mailing Address: 9130 Kings Parade Blvd Charlotte, NC 28273

Phone: (828) 446-0104

Email: aloftin@tollbrothers.com

Property Location: Weddington Matthews Rd Weddington NC 28104

Subdivision and Lot Number: Morris Farm 39

Proposed Use: Single Family Residence / 5 Bedrooms

AOWE (Permitting Agent): Eric Bailey

Phone: (336) 596-7585

Email: eric@piedmontsoil.com

Per NC General Statute 130A-335(a6): 40% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste system designed.

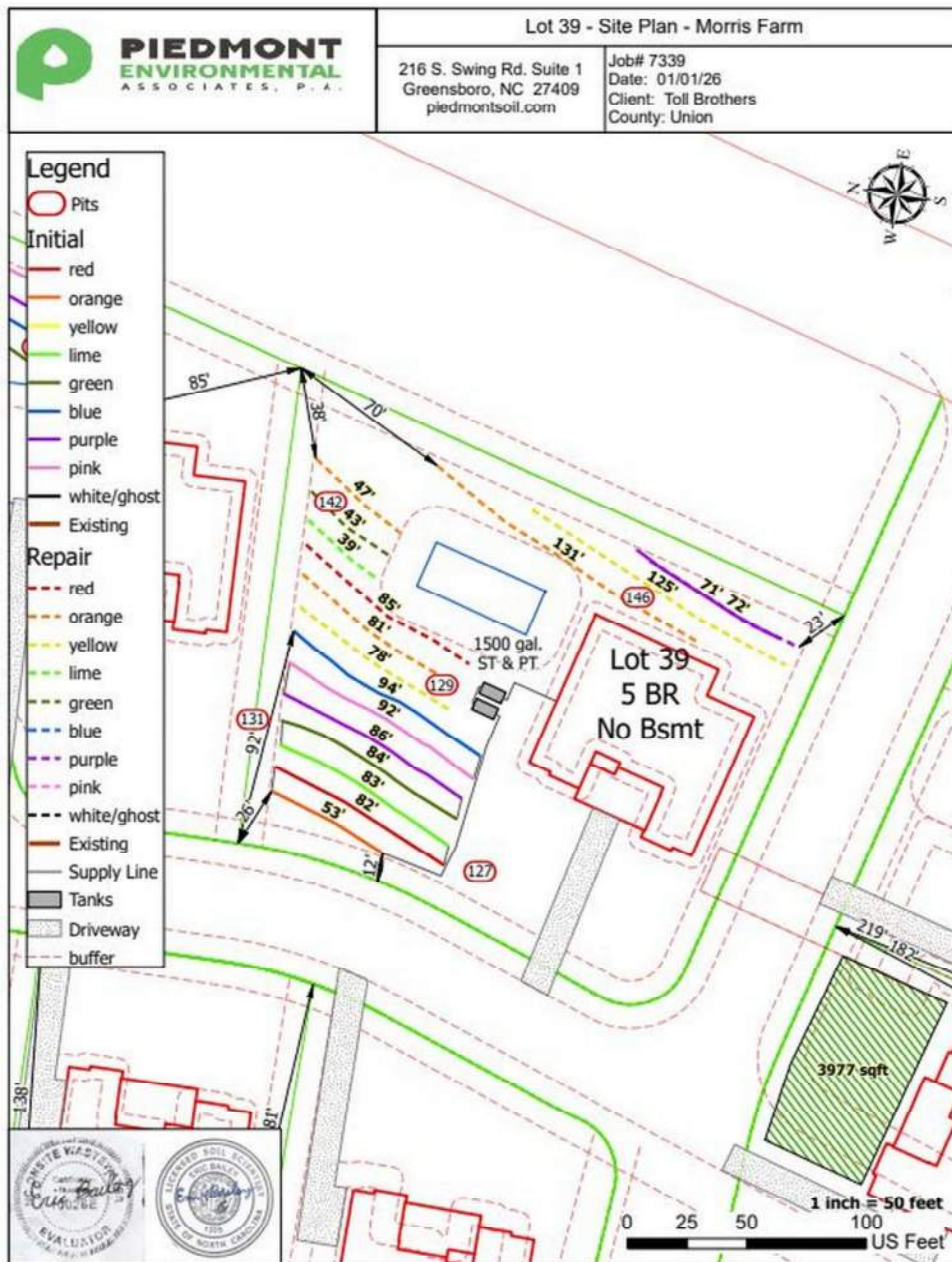
Environmental Health

500 N. Main St
Suite 47
Monroe, NC 28112
T 704-283-3553

unioncountync.gov

Design:

Permit#: A2IP262593



Agenda Item 12. New Business

B. Text amendment 2026-01



MEMORANDUM

TO: Mayor and Town Council
FROM: Gregory Gordos, Town Planner
DATE: April 13, 2026
SUBJECT: Discussion and Consideration of Text Amendments O-2026-01 Section D607 C. Conditional Rezoning; O-2026-02 Section D917A G. Private Roads and Gatehouses; O-2026-03 D917B L. Design Standards Specific to the Conservation Lands; and O-2026-04 D917E D. Lots in Floodplains.

BACKGROUND:

PROPOSAL:

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

Section D-607

C: Conditional Rezoning

3. On Site Visit and Charette Process (Conservation Residential Development Only).

*i. Step One: Designation of Conservation Lands. During the first step, all potential conservation areas, both primary and secondary, shall be identified, using the existing features/ site analysis map. Primary conservation areas shall consist of those features described in section ~~D-901(e)(20)(3)~~ **D-917B. and Table 8D**. Secondary conservation areas shall comprise at least half of the remaining land and shall include the most sensitive and noteworthy natural, scenic, and cultural resources as described in ~~section D-901(e)(20)~~ **D-917B. and Table 8D**. Guidance as to which parts of the remaining land to classify secondary conservation areas shall be based upon discussions at the on-site meeting plus the design standards and specific conservation standards in section ~~D-901(e)(20)~~ **D-917B.(C) Priority for Conservation Lands**. An overall goal is to minimize fragmentation of the conservation lands and to maximize connectivity among its parts, and with conservation lands on adjoining properties.*

Section D-917A.

G: Private Roads and Gatehouses

2. ~~Before the approval of a final plat, As part of the exhibit 2B application,~~ the developer shall submit to the Town the design and layout of any gatehouse, external fence, and walls. Berms shall be located outside any public street right-of-way and shall be designed to blend in, ~~to the greatest degree feasible,~~ with the proposed development and shall be attractive to motorists and pedestrians from adjoining public streets.

* * * * *

Section D-917B.

L: Design Standards Specific to the Conservation Lands

9. Neighborhood Green Required. ~~To the greatest extent feasible, e~~ 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. ~~Existing Trees on the neighborhood green may count toward the shade tree planting requirement.~~

* * * * *

Section D-917E.

D. Lots in Floodplains. Lots within floodplains shall not be approved for recordation unless the following provisions are met:

b. For the purpose of this subsection, the term "useable and functional part of structure" shall be defined as being inclusive of living areas, basements, sunken dens, ~~basement,~~ utility rooms, crawl spaces, attached carports, garages and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits, and wiring, but shall not include water lines or sanitary sewer traps, piping and cleanouts; provided that openings for same serving the structure are above the base flood line.

Staff offers the modification above for the Town Council's consideration and approval, as recommended by the Planning Board. Staff had recommended no text amendment to the Board. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~striketrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

RECOMMENDATION:

Staff recommends approval of the proposed text amendments to Sections D-607C., D-917A., and D-917B. Staff recommends maintaining the current text language regarding usable lot area in Section D-917E.

Attachments:

- Ordinance 2026-01
- Ordinance 2026-02



ORDINANCE NO. 2026-01

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 6, DEVELOPMENT REGULATION (OVERVIEW OF PROCEDURES), SECTION D-607, WEDDINGTON SPECIFIC PROCESS STEPS FOR LEGISLATIVE DECISIONS, SUBSECTION C. CONDITIONAL REZONING.; AS WELL AS ADDING A SUMMARY TABLE UNDER ARTICLE 8. SUBDIVISION REGULATION.; CERTIFYING CONSISTENCY WITH THE TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Weddington adopted the Unified Development Ordinance on April 12, 2021 to comply with North Carolina General Statute 160D and to improve the organization of existing ordinances; and

WHEREAS, the adopted Unified Development Ordinance took effect on April 12, 2021; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

WHEREAS, Planning Board members and staff have identified errors or text needing clarification; and

WHEREAS, UDO Section D-607C. Conditional Rezoning has been identified as a key section of code pertaining to the future development of the Town in review of detailed, complete applications; and

WHEREAS, adding visual aids to assist applicants with complete submittal of information is of public interest to both the Town staff and sets clear expectations of quality from the applicant;

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1A. That Unified Development Ordinance, Article 6, Development Regulation, Section D-607. Weddington Specific Process Steps for Legislative Decisions., Subsection C. Conditional Rezoning, be amended to read as follows:

Section D-607. Weddington Specific Process Steps for Legislative Decisions.

C: Conditional Rezoning

3. On Site Visit and Charette Process (Conservation Residential Development Only).

*i. Step One: Designation of Conservation Lands. During the first step, all potential conservation areas, both primary and secondary, shall be identified, using the existing features/ site analysis map. Primary conservation areas shall consist of those features described in section ~~D-901(c)(20)(3)~~ **D-917B. and Table 8D.** Secondary conservation areas shall comprise at least half of the remaining land and shall include the most sensitive and noteworthy natural, scenic, and cultural resources as described in ~~section D-901(c)(20)~~ **D-917B. and Table 8D.** Guidance as to which parts of the remaining land to classify secondary conservation areas shall be based upon discussions at the on-site meeting plus the design standards and specific conservation standards in section ~~D-901(c)(20)~~ **D-917B.(C) Priority for Conservation Lands.** An overall goal is to minimize fragmentation of the conservation lands and to maximize connectivity among its parts, and with conservation lands on adjoining properties.*

Section 1B. That Unified Development Ordinance, Article 8, Subdivision Regulation, Section D-809. Summary Tables., be amended to read as follows:

See attached exhibit (Table 8D).

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2026-02) are hereby adopted to read as set forth in this Ordinance.

Section 3. The Town of Weddington does hereby certify that the amendments contained herein, as well as the provisions of this Ordinance, are consistent with and in conformance with the Town's Land Use Plan.

Section 4. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 5. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.

Section 6. This ordinance shall take effect immediately upon adoption.

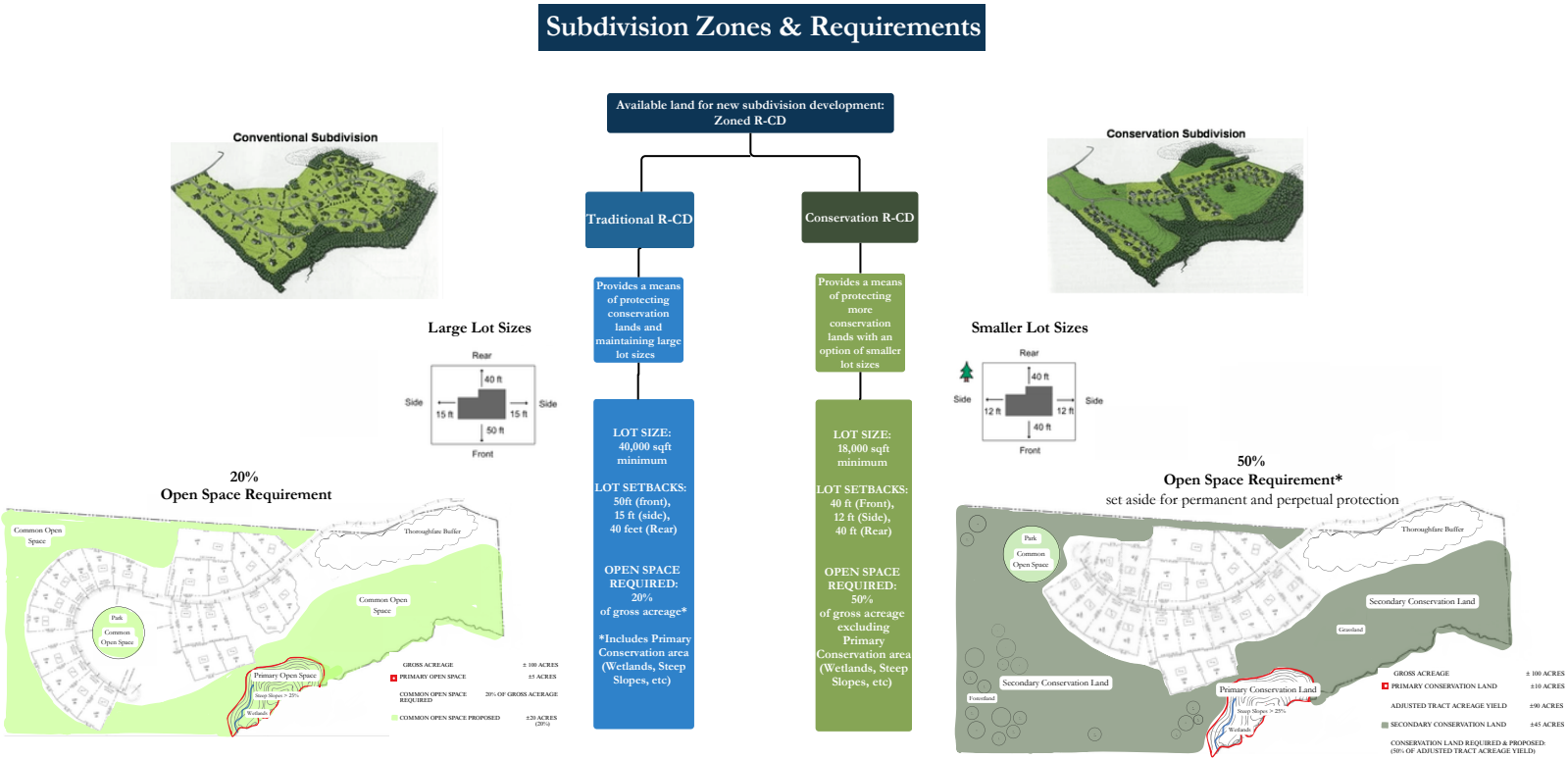
PASSED ON FIRST AND FINAL
READING AND ADOPTED

Honorable Jim Bell
Mayor

Attest:

Karen Dewey
Town Administrator/Clerk

Table 8D – Major Subdivision Zones and Requirements – Conventional and Conservation Residential Development



Agenda Item 12. New Business

C. Text amendment 2026-02



ORDINANCE NO. 2026-02

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 9, REGULATION OF PARTICULAR USES AND AREAS, SECTION D-917A, SPECIFIC REQUIREMENTS FOR ALL RESIDENTIAL DEVELOPMENT – REQUIRED IMPROVEMENTS, DEDICATION, RESERVATION, AND MINIMUM STANDARDS FOR RESIDENTIAL DEVELOPMENT (APPLICABLE TO BOTH TRADITIONAL RESIDENTIAL DEVELOPMENT AND CONSERVATION RESIDENTIAL DEVELOPMENT) SUBSECTION G. PRIVATE ROADS; SECTION D-917B.; AND SECTION D-917C ET AL.; CERTIFYING CONSISTENCY WITH THE TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Weddington adopted the Unified Development Ordinance on April 12, 2021 to comply with North Carolina General Statute 160D and to improve the organization of existing ordinances; and

WHEREAS, the adopted Unified Development Ordinance took effect on April 12, 2021; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

WHEREAS, Planning Board members and staff have identified errors or text needing clarification; and

WHEREAS, UDO Section D-917 has been identified as a key section of code pertaining to the future development of the Town of Weddington in the form of residential development;

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1A. That Unified Development Ordinance, Article 9, Regulation of Particular Uses and Areas, Section D-917A. Specific Requirements for All Residential Development - Required Improvements, Dedication, Reservation and Minimum Standards for Residential Development Subsection G. Private Roads, be amended to read as follows:

Section D-917A.

G: Private Roads and Gatehouses

2. ~~Before the approval of a final plat,~~ *As part of the exhibit 2B application,* the developer shall submit to the Town the design and layout of any gatehouse, external fence, and walls. Berms shall be located outside any public street right-of-way and shall be designed to blend in, ~~to the greatest degree feasible,~~ with the proposed development and shall be attractive to motorists and pedestrians from adjoining public streets.

* * * * *

Section 1.B. That Unified Development Ordinance, Article 9, Regulation of Particular Uses and Areas, Section D-917B. Additional Specific Requirements for Conservation Residential Development., Subsection L. Design Standards Specific to the Conservation Lands, be amended to read as follows:

Section D-917 B.

L: Design Standards Specific to the Conservation Lands

9. Neighborhood Green Required. ~~To the greatest extent feasible, e~~ 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. *Existing Trees on the neighborhood green may count toward the shade tree planting requirement.*

* * * * *

Section 1.C. That Unified Development Ordinance, Article 9, Regulation of Particular Uses and Areas, Section D-917E. Additional Specific Requirements for Conventional Residential Subdivisions, or Major Subdivisions., Subsection L. Design Standards Specific to the Conservation Lands, be amended to read as follows:

Section D-917 E.

D. Lots in Floodplains. Lots within floodplains shall not be approved for recordation unless the following provisions are met:

b. For the purpose of this subsection, the term "useable and functional part of structure" shall be defined as being inclusive of living areas, basements, sunken dens, ~~basement,~~ utility rooms, crawl spaces, attached carports, garages and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits, and wiring, but shall not include water lines or sanitary sewer traps, piping and cleanouts; provided that openings for same serving the structure are above the base flood line.

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2026-02) are hereby adopted to read as set forth in this Ordinance.

Section 3. The Town of Weddington does hereby certify that the amendments contained herein, as well as the provisions of this Ordinance, are consistent with and in conformance with the Town's Land Use Plan.

Section 4. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 5. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.

Section 6. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL
READING AND ADOPTED

Honorable Jim Bell
Mayor

Attest:

Karen Dewey
Town Administrator/Clerk

Agenda Item 12. New Business

H. Board of Adjustment Rules of Procedure

RULES OF PROCEDURE

ZONING BOARD OF ADJUSTMENT

TOWN OF WEDDINGTON NORTH CAROLINA

I. GENERAL RULES

The Zoning Board of Adjustment (hereinafter referred to as the "Board") shall be governed by the terms of Chapter 160A, Article 19, Part 3 of the General Statutes of North Carolina and by the Town of Weddington Code of Ordinances (Sec. 58-231 through Sec. 58-238). All members of the Board shall thoroughly familiarize themselves with these laws.

II. OFFICERS AND DUTIES

A. APPOINTMENTS

The Board of Adjustment shall consist of five (5) regular members who are residents of the Town of Weddington and shall be appointed by the Town Council. In addition, two (2) alternate members shall serve on the Board of Adjustment, both residents of the Town of Weddington. Alternate members shall serve in the absence for any cause of any regular member. Initial appointment of the regular members shall be as follows: Three regular members and one alternate member appointed by the Town Council for terms to expire on December 31, 1987, and two regular members and one alternate member appointed by the Town Council for terms to expire on December 31, 1989. Thereafter, all members and alternate members shall be appointed by the Town Council for terms of four years each. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment. Members shall serve without pay but may be reimbursed for any expenses incurred while representing the Board. Such alternate members while attending any meeting of the Board of Adjustment and serving in the absence of any regular member shall have and may exercise all the powers and duties of such regular member.

The alternate members of the Board shall be requested to attend all meetings and shall be able to cast a vote when a regular member of the Board is absent or if any Board member is excused for a conflict of interest. At no time shall there be more than five (5) members deliberating on a case or casting votes on any issue upon which a public hearing was held. All voting members shall have equal voting privileges on all matters coming before the Board.

One alternate member shall be designated by the Chairman of the Board as Alternate "A" and the other alternate member as Alternate "B". Alternate A shall serve as the alternate for the first hearing in the calendar year which requires an alternate. Alternate B for the second hearing which requires an alternate, etc., rotating in this fashion. In the absence of (or otherwise inability to serve) the designated alternate,

the other alternate shall serve. If two alternates are required then both shall serve. Before entering upon the duties of a Board member, each member shall take and subscribe to the following oath:

“I,, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as member of the Town of Weddington Zoning Board of Adjustment, so help me God.”

B. ELECTIONS

A Chairman and a Vice-Chairman shall be elected by the Board members, including the alternates. Each officer shall serve for a one (1) year term but may be elected by the Board membership for successive terms to the same office. Annually, at a meeting to be held in the month of January, a Chairman and Vice-Chairman shall be elected. Each officer shall serve until relieved of the duties as herein provided.

C. DUTIES

The Chairman shall decide upon all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Board in session at the time. The Chairman shall appoint any committees found necessary to investigate any matters before the Board. The Vice-Chairman shall serve as acting chairman in the absence of the Chairman, and at such times he shall have the same powers and duties as the Chairman.

D. SECRETARY

The Town Clerk shall be the Secretary to the Board of Adjustment. The Secretary, subject to the direction of the Chairman and the Board, shall keep all records, shall conduct all correspondence of the Board, shall arrange for all public notices required to be given, shall notify members of pending meetings and their agenda, shall notify parties to cases before the Board of its decision on such cases, and shall generally supervise the minutes of every meeting of the Board. The Secretary shall keep in a permanent volume the minutes of every meeting of the Board. These shall show the record of all important facts pertaining to each meeting and hearing, every resolution acted upon by the Board, and all votes of members of the Board upon any resolution or upon the final determination of any question, indicating the names of members, how they voted, or if they were absent or failed to vote. The Secretary shall not be eligible to vote upon any matter.

III. RULES OF CONDUCT FOR MEMBERS

- A. Members of the Board may be removed for cause, including violation of the rules, on hearing and vote of a majority of the remaining members of the Board.

- B. In order for the Board to carry out its duties and responsibilities, it is necessary for all members to attend the meetings. If any regular member is absent for two (2) consecutive meetings or hearings, the Chairman may direct the Secretary to notify such member in writing of his absences and if such member fails to attend the next meeting or hearing, the Board of Adjustment may, by a majority vote of the remaining members, request that the position be vacated and also request that a replacement be made.
- C. Any member of the board who declares that a potential conflict of interest may exist with respect to any petition or application before the board may be excused and replaced by an alternate. Impermissible conflicts include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business or other associational relationship with an affected person, or a financial interest in the outcome of the matter. A member of the Board may raise the question of conflict of interest of another member regarding a specific issue that is before the Board. A majority vote of those regular members without such conflict shall determine if such conflict does exist. In the event a regular member disqualifies himself, or is asked by a majority of the remaining regular members to disqualify himself, he shall be replaced by an alternate member for that business associated with the conflict of interest.
- D. No Board member shall vote on any matter deciding an application or appeal unless he attests to having either attended the public hearing on that application or appeal or read the record from the public hearing.
- E. No Board member shall discuss any case with any parties thereto prior to the public hearing on that case; provided however, that members may receive and/or seek information pertaining to the case from any other member of the Board, its Secretary (the Town Clerk), Zoning Administrator or Planner prior to the hearing. To the extent ex parte communications occur, they must be disclosed prior to the public hearing.
- F. Members of the Board will not express individual opinions on the proper judgment of any case with any parties thereto prior to its determination of that case.

IV. MEETINGS

- A. Meetings, The Board shall meet in January and as needed, generally on the fourth Monday of the month at 7:00 PM in the Town Hall; provided that meetings may be held at any other convenient place in the Town if directed by the Chairman in advance of the meeting. Each member (including the alternate members) shall be notified of each meeting by the Secretary to the Board. However, prior to convening the Board of Adjustment, the Planning Board Chairman may convene the Planning

Board promptly at 7:00 PM and conduct Planning Board business or continue or adjourn the Planning Board in order that the Board of Adjustment may be convened.

- B. Special Meetings. Special meetings of the Board may be called at any time by the Chairman. At least forty-eight (48) hours written notice of the time and place of the special meetings shall be given by the Secretary or by the Chairman to each member of the Board including the alternate members.
- C. Quorum. The Board shall not conduct a hearing on an appeal from a decision, an order, a requirement or other determination of the Zoning Administrator, an appeal that requires interpretation by the Zoning Administrator, or on an application for a variance when there are less than four (4) members present. A simple majority (3 members) of the entire regular membership of the Board is required for other votes taken by the Board for which a quasi-judicial hearing is not necessary.
- D. Conduct of Meetings and Hearings. All meetings shall be open to the public. The order of business shall be as follows:
 - a) determination of a quorum
 - b) approval of minutes of the previous meeting
 - c) hearing of cases and consideration and determination of cases heard
 - d) committee reports if applicable
 - e) old business
 - f) new business

V. APPEALS, APPLICATIONS, PUBLIC HEARINGS

- A. Types of Appeals. The Board shall hear and decide all appeals from and review any order, requirement, citation (with or without civil penalties), decision or determination made by the Zoning Administrator. In deciding appeals, it may hear both those based upon an allegedly improper or erroneous interpretation of the ordinance and those based upon alleged hardship resulting from strict interpretation of the ordinance.
- B. Procedure for Filing Appeals. No appeal shall be heard by the Board unless notice thereof is filed in accordance with Sec. 58-232, 233, 234 of the Town of Weddington Code of Ordinances.
- C. Public Hearing. A public hearing conducted by the Board shall be required to:
 - a) decide all appeals from determinations made by the Zoning Administrator,
 - b) grant any variances to the terms of the Ordinance, and,
 - c) hear and decide all other matters referred to it or upon which it is required to pass by Town of Weddington Code of Ordinances, including interpretations.
- D. Public Hearing Notice. After receipt of an application requiring a hearing, the Board Chairman shall schedule the time for a hearing in accordance with Sec. 58-234 of the Town of Weddington Code of Ordinances. The Board shall give public notice of the

hearing in accordance with Sec. 58-234 of the Ordinances. A clearly visible sign shall conspicuously posted on each piece of property in question in accordance with Sec. 58-234 of the Ordinances.

E. Conduct of Hearing. Any party may appear in person or by agent or by attorney at the hearing. At the request of the Town Council, the Town Attorney may be present at Board of Adjustment meetings and hearings. The order of business for any hearing shall be as follows:

- a) the Chairman, Zoning Administrator, or such person as the Chairman shall direct shall give a preliminary statement of the case;
- b) the applicant, or his representative, shall present the argument in support of his application, including substantial, competent, and material evidence, and expert testimony as required;
- c) persons opposed to granting the application shall present the argument against the application, including substantial, competent, and material evidence, and expert testimony as required;
- d) other persons in favor of granting the application shall present the argument for the application, including substantial, competent, and material evidence, and expert testimony as required;
- e) both sides will be permitted to present rebuttals to opposing testimony;
- f) The Board may view the premises before arriving at a decision. All witnesses before the Board shall be placed under oath and the opposing party may cross-examine them.

E. Rehearings. An application for a rehearing may be made in the same manner as provided for in the original hearing. Evidence in support of the application shall initially be limited to that which is necessary to enable the Board to determine whether there has been a substantial change in the facts, evidence, or conditions in the case. The application for rehearing shall be denied by the Board if, from the record, it finds that there has been no substantial change in facts, evidence, or conditions. If the Board finds that there has been a change, it shall thereupon treat the request in same manner as any other application.

F. Decisions.

- a) Time. All decisions of the Board shall be made within thirty (30) days of the hearing, unless consented to by the applicant.
- b) Form. All decisions of the Board shall be filed with the Zoning Administrator and a written copy thereof shall be sent to the applicant by certified mail, return receipt requested or hand delivered within 10 business days following the decision. The final decision of the Board shall be shown in the record of the case as entered in the minutes of the Board. Such record shall show the reasons for the determination, with a summary of the evidence introduced and the findings of fact made by the Board. Where a variance is granted, the record shall state in detail any exceptional difficulty or unnecessary hardship upon which the appeal was based and which the Board finds to exist.

The decision may reverse or affirm, wholly or partially, or modify the order, requirement, decision, or determination appealed from. Where a variance is granted, the record shall state in detail any facts supporting findings required to be made prior to the issuance of such permit. The record shall state in detail what, if any, conditions and safeguards are imposed by the Board in connection with the granting of a variance.

- c) Voting at Hearings. The concurring vote of four-fifths of the members of the Board, not otherwise vacant or excused, shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator to decide in favor of the applicant any matter upon which the Board is required by ordinance to pass, or to grant a variance from the ordinance provisions. Voting on any issue shall be done by a show of hands. If a seat is vacant or a member excused, an alternate shall serve in that position.
- d) Public Record of Decision. The decisions of the Board, as filed in its minutes, shall be a public record, available for inspection at all reasonable times.

G. Swearing of Witnesses. All witnesses appearing before the Board shall be duly sworn by the Chairman, the Town Clerk, or the Board's attorney as follows:

“Do you solemnly swear (or affirm) that you will tell the truth, the whole truth, and nothing but the truth in the testimony you are about to give in the matter now being heard by the Weddington Zoning Board of Adjustment?”

H. Once all interested parties have been heard and prior to deliberating and voting, the Board shall pass a motion that the hearing shall be closed. Once the hearing is closed no further comments from or questions of the public or taking of evidence shall be permitted.

VI. AMENDMENTS

These rules may, within the limits allowed by law, be amended at any time by an affirmative vote of not less than four (4) members of the Board, including the alternates, provided that such amendment be presented in writing to all members at least ten (10) days prior to the meeting at which the vote is taken.

Amended the 26th day of April, 2010.

Jack Steele, Chairman

Attest:

Amy S. McCollum, Town Clerk

Agenda Item 12. New Business

I. Planning Board Rules of Procedure

WEDDINGTON PLANNING BOARD

RULES

OF

PROCEDURE

Adopted 3/10/1986

Amended 8/23/2010

Amended 9/14/2020

Amended by Town Council 6/3/2024

**RULES OF PROCEDURE
WEDDINGTON PLANNING BOARD**

**ARTICLE I
PLANNING BOARD**

- 1-1 The official name of the Planning Board shall be the Weddington Planning Board, hereafter referred to as the Planning Board.

**ARTICLE II
OBJECTIVE AND PURPOSE**

- 2-1 The primary objective of the Planning Board is to develop and maintain a continuing, cooperative planning program to benefit the people of the Town of Weddington.
- 2-2 The purpose of the Planning Board are:
- (a) To make studies of the Town and its surrounding areas;
 - (b) To determine objectives to be sought in the development of the areas under study;
 - (c) To prepare and adopt plans for achieving these objectives;
 - (d) To develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner;
 - (e) To advise the council concerning the use and amendment of means for carrying out plans;
 - (f) Exercise any functions in the administration and enforcement of various means for carrying out plans that the council may direct;
 - (g) To approve minor subdivision plats and bonds not in excess of one million dollars.
 - (h) To keep the Town Council and the general public informed and advised as to these matters; and
 - (i) To perform any other related duties that the council may direct.

**ARTICLE III
MEMBERSHIP**

- 3-1 Members of the Planning Board shall be appointed by the Town Council for designated terms. The Planning Board shall consist of seven (7) members who shall be residents of the Town of Weddington.
- 3-2 If a vacancy shall occur on the Planning Board by reason by death, resignation, change of residence, or any other cause, it shall be filled by Town Council appointment for the duration of the unexpired term.

ARTICLE IV
ELECTION OF OFFICERS *amended by the Town Council 9/14/2020

- 4-1 Annually, at the regular meeting of the Planning Board held in the month of March* a Chairman and Vice-Chairman shall be elected. These officers shall be elected for a term of one year and may be re-elected for successive terms to the same office. Members shall be notified of the date, time and place of the election of officers, at least seven (7) days prior to the regular March meeting. Each officer shall serve until relieved of his duties as herein provided. The Town Clerk shall serve as the Secretary.
- 4-2 The Chairman shall preside at all meetings and hearings of the Planning Board, appoint all standing and temporary committees, and have the duties normally conferred on such office. The Chairman shall have the privilege of discussing all matters before the Planning Board.
- 4-3 In the event of the absence of both the Chairman and Vice-Chairman from a meeting of the Planning Board, the members present may elect a temporary chairman for that meeting and proceed with the order of business.
- 4-4 The Secretary shall keep the minutes and records of the Planning Board, prepare with the Chairman the agenda for regular and special meetings, provide notice of meetings, attend to correspondence of the Planning Board and perform such other duties normally carried out by a secretary.

ARTICLE V
MEETINGS

- 5-1 Regular meetings of the Planning Board shall be held on the fourth Monday of each month at 7:00 p.m. in the Weddington Town Hall or on any other date as shown on the approved calendar of meeting dates. Each member shall be notified of each regular meeting by the Secretary to the Planning Board.
- 5-2 Special meetings may be called only by the Chairman, provided that at least forty-eight (48) hours' notice of the time of such meeting shall be given to each member by the Secretary.
- 5-3 Four (4) members of the Planning Board shall constitute a quorum. A quorum shall be present before any business is transacted.
- 5-4 Unless otherwise stated herein the Board shall operate according to Robert's Rules of Order. The Chairman, subject to these rules, shall decide all points of procedure unless otherwise directed by a majority of the Planning Board in session at the time.
- 5-5 All regular and special meetings of the Planning Board shall be open to the public. Public notice of all regular meetings shall be made by posting a Planning Board agenda in a conspicuous location accessible to the general public within the Weddington Town Hall 4 days prior to the meeting, generally speaking, the Thursday before the regularly scheduled meeting the 4th Monday of the month. The notice shall remain posted until the meeting has been concluded.

- 5-6 Members of the Planning Board shall not commit themselves on any question scheduled to be considered by the Board, prior to a consideration of the matter at a duly authorized meeting. Members shall use discretion in discussing with individuals scheduled agenda items, which are later to be voted upon by the Board. An individual member shall not consider it appropriate to attend any meeting to discuss scheduled agenda items unless all members have been invited to that meeting.

ARTICLE VI **ATTENDANCE**

- 6-1 In order for the Planning Board to carry out its duties and responsibilities, it is necessary for all members to attend the meetings. If any member is absent for two (2) consecutive regular meetings, the Chairman may direct the Secretary to notify such member in writing of his absences and if such member fails to attend the next regular meeting, the Planning Board, by a majority vote of the remaining members, may request that the position be vacated and that a replacement be made by the Town Board.

ARTICLE VII **ORDER OF BUSINESS**

- 7-1 The order of business shall be as follows: (a) roll call and determination of quorum, (b) approval of previous minutes, (c) public comments (d) old business, (e) new business, (f) updates, if any, from the Town Clerk and the Zoning Administrator, (g) adjournment.
- 7-2 Items of business at the regular meeting shall appear on the agenda. Business, which is not identified on the agenda, may be considered only after approval by a majority of the Planning Board in session at the time.

ARTICLE VIII **CONFLICT OF INTEREST**

- 8-1 No member of the Planning Board shall seek to influence a decision, participate in any action or cast a vote involving any matter that is before the Board, which may result in a private benefit to themselves, their immediate relatives or their business interest. In applying this rule the following procedure shall govern:
- 8-2 A Board member who determines that he has a conflict of interest shall declare the existence of a conflict and shall not participate in any discussion, deliberation, or vote on the matter.
- 8-3 A Board member who believes that he may have a conflict of interest shall declare the nature of the possible conflict of interest and ask for a determination by the remainder of the Board. A majority vote of the Board shall determine whether or not a conflict of interest exists. The Board member who believes he may have a conflict of interest shall not vote on the existence of conflict issue.
- 8-4 A challenge of the existence of a conflict of interest or a challenge of an undisclosed conflict of interest may be filed by any interested party with the Board. Such a challenge may be an appeal for a review of the finding of the Board or may be for the purpose of alleging an undeclared conflict of interest. Any challenge made to the Board shall be supported by

competent evidence and shall be submitted to a properly convened meeting of the Board. The Board shall hear all evidence and shall, by majority vote, make the final determination as to the existence of a conflict of interest. The Board member whose possible conflict of interest has been challenged shall not vote on the existence of conflict issue.

- 8-5 Withdrawal from participation in any matter is necessary only in those specific cases in which a conflict arises. There shall be no attempt to exclude entire categories of considerations because of the business or profession with which a member is associated.

ARTICLE IX

PUBLIC COMMENTS

- 9-1 Rules for Public Comments at the Planning Board Meetings
- A maximum of thirty minutes shall be allocated to hear from the public during the public comment period.
 - Speakers shall sign up on the sign-up sheet at the entrance to the meeting room before the meeting is called to order. No individual will be permitted to address the Planning Board if they do not sign up to speak prior to the start of the meeting.
 - Each speaker will be limited to three minutes.
 - Speakers shall approach the podium and state their name and address when addressing the Board.
 - Speakers must be civil in language and presentation and act within reasonable standards of courtesy.
 - Use of slander, name-calling, personal attacks or threatening speech or behavior is prohibited.
 - Speakers will speak on current agenda items.
 - Written or emailed comments are accepted in lieu of oral statements. Submitted comments will not be read aloud during the meeting but will be provided to the Planning Board and included in the minutes.
 - The Planning Board shall not engage in debate or commentary with residents during the public comment period.
 - The audience must maintain order and decorum in their conduct, and must refrain from disruptive applause, comments or disorderly speaking during the meeting.
 - A person who interrupts, disturbs, or disrupts an official meeting is guilty of a misdemeanor. A person who interrupts a meeting and is asked to leave the meeting by the presiding officer and refuses is also guilty of a misdemeanor. (§143-318.17. Disruptions of official meetings.)

ARTICLE X

RECORDS

10-1 The Planning Board shall keep a record of its recommendations, transactions, findings and determinations. Said records shall be public and filed in the office of the Town Clerk for the Town of Weddington. The Secretary will take minutes of all meetings of the Planning Board.

ARTICLE XI

ACTION BY BOARD

- 10-1 All actions of the Planning Board shall have been put before the Planning Board members in the form of a motion, duly seconded, and voted upon by all unexcused members present for a quorum.
- 10-2 Voting shall be done by a show of hands. The Chairman shall vote only in case of a tie and instances where there are only three other voting members present. Only members present at the time a vote is taken shall be eligible to vote.
- 10-3 All members of the Planning Board must vote on all matters except as specified in Section 8-1.

ARTICLE XI
ADOPTION AND AMENDMENT

- 11-1 These rules of procedure may be adopted by a majority vote of the Planning Board membership.
- 11-2 The rules of procedure, within the limits set by law, may be amended by an affirmative vote of the membership present at a regular meeting, provided that such proposed amendment shall have first been submitted to all members in writing at least seven (7) days prior to the meeting at which the vote is taken.

Agenda Item 13. Code Enforcement Report



Code Enforcement Report

March 27 2026

What was accomplished this week?

- Meeting held with staff to discuss code enforcement cases.
- Notice sent to Notice sent to 236 Gatewood. Stop work order issued.
- Inspections occurred on 4000 Ambassador, 448 Hunting Creek, 236 Gatewood.

What will be accomplished next week?

- Meeting to discuss ongoing code cases, new potential cases
- Inspections at 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 steps for Abatement need to be determined by town. Permit applied for 4/7/26
- 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: Applicant is actively working to abate the issue.
- 6939 Tree Hill: Next Inspection: Tbd
- 4519 Beulah Church: Next Inspection March 28th
- 236 Gatewood: Next Inspection April 10th
- 4909 Beulah Church: Reaching out to county for project history. No CO will be issued until mobile home removed.

Other Issues or Concerns:

- Contract will expire in June of this year. Need to discuss extension if town wishes to continue current contract.

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

Agenda Item 14. Update from Finance and Tax

WEDDINGTON

Statement of Revenue and Expenditures - Standard

Revenue Account Range: First to zz-zzzzz-zzz	Include Non-Anticipated: Yes	Year To Date As Of: 03/31/26
Expend Account Range: First to zz-zzzzz-zzz	Include Non-Budget: No	Current Period: 03/01/26 to 03/31/26
Print Zero YTD Activity: No		Prior Year: Thru 06/30/25

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	801,393.55	1,700,000.00	10,202.28	1,701,718.23	1,718.23	100
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	14,804.94	7,500.00	116.74	6,227.28	1,272.72-	83
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	577.18-	500.00	0.00	4.52	495.48-	1
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	99,746.78	102,000.00	9,422.80	72,613.87	29,386.13-	71
10-3115-180	TAX INTEREST	4,746.84	3,000.00	195.12	5,497.53	2,497.53	183
10-3120-000	SOLID WASTE FEE REVENUES	1,209,280.40	10,000.00	74.37	11,712.24	1,712.24	117
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	670,407.25	408,000.00	0.00	205,784.60	202,215.40-	50
10-3322-220	BEER & WINE TAX	56,901.62	45,000.00	0.00	0.00	45,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	498,911.57	425,000.00	136,932.62	257,604.06	167,395.94-	61
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	8,366.21	5,000.00	0.00	8,661.49	3,661.49	173
10-3340-400	ZONING & PERMIT FEES	25,257.50	15,000.00	1,477.50	74,122.50	59,122.50	494
10-3350-400	SUBDIVISION FEES	11,015.03	10,000.00	1,465.00	6,965.00	3,035.00-	70
10-3360-400	STORMWATER EROSION CONTROL FEES	7,736.75	3,500.00	0.00	2,750.00	750.00-	79
10-3830-891	MISCELLANEOUS REVENUES	262,057.19	2,500.00	0.00	141.68	2,358.32-	6
10-3831-491	INVESTMENT INCOME	286,234.15	250,000.00	19,915.13	193,265.01	56,734.99-	77
General Fund Revenue Totals		4,152,251.79	2,987,000.00	179,801.56	2,547,068.01	439,931.99-	85

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	1,012,673.76	1,082,950.00	89,944.98	805,628.22	277,321.78	74
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON

Statement of Revenue and Expenditures

04/03/2026
10:54 AM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	3,965.00	0.00	0.00	0.00	0.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	533,779.36	691,645.00	0.00	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	65,170.00	72,500.00	5,000.00	41,410.00	31,090.00	57
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	8,376.59	10,000.00	0.00	11,779.48	1,779.48-	118
10-4110-343	SPRING EVENT	5,363.67	8,550.00	300.00	300.00	8,250.00	4
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	1,704,328.38	1,918,145.00	95,244.98	1,383,271.08	534,873.92	72
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	69,678.09	74,250.00	5,971.88	54,792.09	19,457.91	74
10-4120-123	SALARIES - TAX COLLECTOR	58,146.72	64,500.00	5,003.87	44,956.47	19,543.53	70
10-4120-124	SALARIES - FINANCE OFFICER	17,561.86	21,615.00	3,118.08	14,117.98	7,497.02	65
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,500.00	3,300.00	18,900.00	6,600.00	74
10-4120-181	FICA EXPENSE	13,049.73	15,500.00	1,330.64	10,156.80	5,343.20	66
10-4120-182	EMPLOYEE RETIREMENT	27,750.74	29,575.00	2,467.36	22,423.46	7,151.54	76
10-4120-183	EMPLOYEE INSURANCE	32,983.00	37,975.00	2,311.26	20,712.38	17,262.62	55
10-4120-184	EMPLOYEE LIFE INSURANCE	464.64	500.00	333.86	1,003.14	503.14-	201

WEDDINGTON

Statement of Revenue and Expenditures

04/03/2026
10:54 AM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-185	EMPLOYEE S-T DISABILITY	322.00	375.00	198.29	564.61	189.61 -	151
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	10,800.00	15,000.00	0.00	0.00	15,000.00	0
10-4120-193	CONTRACT LABOR	19,028.74	9,000.00	1,475.00	10,205.96	1,205.96 -	113
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	4,359.25	10,000.00	708.03	3,326.66	6,673.34	33
10-4120-210	PLANNING CONFERENCE	574.43	2,000.00	0.00	712.40	1,287.60	36
10-4120-321	TELEPHONE - ADMIN	2,083.47	2,000.00	0.00	1,184.38	815.62	59
10-4120-325	POSTAGE - ADMIN	2,245.20	2,500.00	0.00	1,368.36	1,131.64	55
10-4120-331	UTILITIES - ADMIN	3,980.96	5,000.00	652.61	3,250.56	1,749.44	65
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	16,659.55	5,000.00	0.00	0.00	5,000.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	84,623.10	97,000.00	7,786.69	68,486.37	28,513.63	71
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	65,302.34	105,000.00	5,530.00	57,592.38	47,407.62	55
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	6,360.00	6,500.00	960.00	4,080.00	2,420.00	63
10-4120-370	ADVERTISING - ADMIN	1,231.69	500.00	0.00	223.95	276.05	45
10-4120-397	TAX LISTING & TAX COLLECTION FEES	377.35	500.00	0.00	396.99	103.01	79
10-4120-400	ADMINISTRATIVE: TRAINING	4,352.60	7,500.00	1,733.44	6,868.44	631.56	92
10-4120-410	ADMINISTRATIVE: TRAVEL	5,683.71	5,000.00	716.47	5,361.90	361.90 -	107
10-4120-450	INSURANCE	26,649.27	28,350.00	0.00	28,036.61	313.39	99
10-4120-491	DUES & SUBSCRIPTIONS	18,167.04	29,925.00	5,696.00	30,439.61	514.61 -	102
10-4120-498	GIFTS & AWARDS	1,000.19	1,500.00	105.69	948.15	551.85	63
10-4120-499	MISCELLANEOUS	12,506.59	9,500.00	898.07	7,428.77	2,071.23	78
	4120 ADMINISTRATIVE	532,155.62	613,065.00	50,297.24	418,601.44	194,463.56	68
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

WEDDINGTON

Statement of Revenue and Expenditures

04/03/2026
10:54 AM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-121	SALARIES - ZONING ADMINISTRATOR	81,220.39	85,200.00	7,000.00	64,218.30	20,981.70	75
10-4130-122	SALARIES - ASST ZONING ADMINISTRATOR	0.00	22,450.00	1,863.00	10,913.50	11,536.50	49
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	23,476.04	26,250.00	1,608.18	17,172.39	9,077.61	65
10-4130-124	SALARIES - PLANNING BOARD	2,600.00	6,300.00	350.00	2,800.00	3,500.00	44
10-4130-125	SALARIES - SIGN REMOVAL	3,487.05	3,600.00	264.60	2,674.35	925.65	74
10-4130-181	FICA EXPENSE - P&Z	8,090.84	11,765.00	798.00	7,003.65	4,761.35	60
10-4130-182	EMPLOYEE RETIREMENT - P&Z	13,571.94	20,050.00	1,223.60	11,225.36	8,824.64	56
10-4130-183	EMPLOYEE INSURANCE	16,488.00	19,350.00	1,150.07	10,350.63	8,999.37	53
10-4130-184	EMPLOYEE LIFE INSURANCE	307.20	375.00	47.00	423.00	48.00-	113
10-4130-185	EMPLOYEE S-T DISABILITY	168.00	200.00	30.46	274.14	74.14-	137
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	113,924.80	67,000.00	4,683.47	36,696.87	30,303.13	55
10-4130-193	CONSULTING	45,807.19	75,000.00	23,471.71	65,852.21	9,147.79	88
10-4130-194	CONSULTING - COG	5,436.62	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	4,455.35	7,500.00	708.01	2,925.03	4,574.97	39
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	2,173.49	2,000.00	0.00	1,184.33	815.67	59
10-4130-325	POSTAGE - PLANNING & ZONING	2,100.43	2,500.00	0.00	1,368.37	1,131.63	55
10-4130-331	UTILITIES - PLANNING & ZONING	4,036.68	5,000.00	328.69	2,964.15	2,035.85	59
10-4130-370	ADVERTISING - PLANNING & ZONING	489.38	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		402,833.40	455,790.00	43,526.79	244,664.13	211,125.87	54
General Fund Expenditure Totals		2,639,317.40	2,987,000.00	189,069.01	2,046,536.65	940,463.35	69

WEDDINGTON
Statement of Revenue and Expenditures

10 General Fund	Prior	Current	YTD
Revenues:	4,152,251.79	179,801.56	2,547,068.01
Expenditures:	2,639,317.40	189,069.01	2,046,536.65
Net Income:	1,512,934.39	9,267.45-	500,531.36

Grand Totals	Prior	Current	YTD
Revenues:	4,152,251.79	179,801.56	2,547,068.01
Expenditures:	2,639,317.40	189,069.01	2,046,536.65
Net Income:	1,512,934.39	9,267.45-	500,531.36

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 03/31/26

2026

2025

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	734,149.94	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	1,468,934.57	492,051.80
10-1130-001	BB&T/TRUIST MONEY MARKET	1,868,576.15	2,336,152.82
10-1140-000	NC CLASS INVESTMENT ACCOUNT	268,487.94	260,501.59
10-1170-000	NC CASH MGMT TRUST	5,283,819.11	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	9,410.62	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	74,621.92	13,279.34
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	7,052.06	9,149.43
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,125.59	5,019.66
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	2,586.24	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>12,651,709.25</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	3,935.67	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	4,220.72	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	3,538.83-	0.00
10-2156-000	LIFE INSURANCE PAYABLE	4,079.31-	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	2,586.24	1,632.50
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	9,410.62	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	7,052.06	9,149.43
10-2625-000	DEFERRED REVENUE - CURR YR TAX	74,621.92	13,279.34
10-2630-000	DEFERRED REVENUE-NEXT 8	9,125.59	5,019.66
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	0.00

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 03/31/26

	2026	2025
Total Liabilities	203,187.24	201,518.89
10-2640-001 FUND BALANCE - UNASSIGNED	4,011,564.15	4,011,564.15
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	7,606,373.74	7,606,373.74
Revenue	2,717,068.01	1,054,301.79
Less Expenses	2,216,536.65	458,632.60-
Net	500,531.36	1,512,934.39
Total Fund Balance	8,106,905.10	9,119,308.13
Total Liabilities & Fund Balance	8,310,092.34	9,320,827.02

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: April 13, 2026

SUBJECT: **Tax Report– March 2026**

Transactions:	
Balance Adjustments	\$(94.01)
Refunds	\$58.14
2025	\$(10,313.40)
As of March 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	\$16,745.65
2025	\$75,439.08
2025 Credit Bal	\$(121.65)
Total Outstanding:	\$105,285.47