



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 9, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA **AMENDED AT MEETING**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Presentation of Project - Grandview
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~~
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
 - ~~B. Discussion and Consideration of Website Update Contract~~
- ** w Business
 - A. Discussion and Consideration of Planning Board Appointments
 - ** ~~B. Discussion and Possible Consideration of Park and Events Committee Appointments~~
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
 - A. Discussion of FY2026-2027 Budget
15. Updates from Town Planner and Town Administrator
16. Transportation Report
17. Council Comments
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
19. Adjournment



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MINUTES
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1. Call to Order

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

2. Determination of Quorum

Quorum was determined with 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 Mook, 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 monumentation. 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: April 13, 2024

Karen Dewey
Karen Dewey, Town Administrator/Clerk

Jim Bell
Jim Bell, Mayor