



# Union County Sheriff's Office

## Events By Nature

For the Month of: July 2026

Date of Report

8/1/2026

11:48:20AM

| <u>Event Type</u>               | <u>Total</u> |
|---------------------------------|--------------|
| 911 HANG UP                     | 60           |
| 911 TESTING                     | 2            |
| ABANDONED VEHICLE               | 1            |
| ACCIDENT ALPHA                  | 1            |
| ACCIDENT BRAVO                  | 3            |
| ACCIDENT HITRUN PD LAW          | 2            |
| ACCIDENT PD ONLY                | 20           |
| ACN BRAVO                       | 1            |
| ALARMS LAW                      | 48           |
| ANIMAL BITE REPORT LAW          | 1            |
| ANIMAL COMP SERVICE CALL LAW    | 9            |
| ARMED SUBJECT REPORT            | 2            |
| ASSIST EMS OR FIRE              | 2            |
| BOLO                            | 3            |
| BURGLARY HOME OTHER NONBUSINESS | 2            |
| BUSINESS CHECK                  | 81           |
| CARDIAC RESPIRATORY ARREST EMD  | 1            |
| CARELESS AND RECKLESS           | 17           |
| DISTURBANCE OR NUISANCE         | 7            |
| DOMESTIC DISTURBANCE            | 14           |
| DOMESTIC VIOL ORD VIOLATION     | 2            |
| ESCORT                          | 3            |
| FOLLOW UP INVESTIGATION         | 17           |
| FRAUD DECEPTION FORGERY         | 8            |
| FUNERAL ESCORT                  | 3            |
| HARASSMENT STALKING THREATS     | 2            |
| IMPROPERLY PARKED VEHICLE       | 1            |
| INDECENCY LEWDNESS EXPOSURE     | 1            |

| <u>Event Type</u>              | <u>Total</u> |
|--------------------------------|--------------|
| INVESTIGATION                  | 4            |
| INVOLUNTARY COMMITMENT         | 1            |
| JURISDICTION CONFIRMATION LAW  | 2            |
| LARCENY THEFT                  | 1            |
| LIVE STOCK ON HIGHWAY          | 1            |
| LOST OR FOUND PROPERTY         | 1            |
| MISSING PERSON                 | 2            |
| MOTORIST ASSIST                | 13           |
| NOISE COMPLAINT                | 18           |
| PREVENTATIVE PATROL            | 711          |
| PROP DAMAGE VANDALISM MISCHIEF | 1            |
| PUBLIC SERVICE                 | 5            |
| RADAR PATROL INCLUDING TRAINIG | 31           |
| REFERAL OR INFORMATION CALL    | 14           |
| REPOSESSION OF PROPERTY        | 1            |
| RESIDENTIAL CHECK              | 6            |
| ROAD CLOSURE                   | 1            |
| ROLLOVER ACCIDENT DELTA        | 1            |
| SERVE CIVIL PAPER              | 16           |
| SERVE DOMESTIC VIOL ORDER      | 7            |
| SERVE WARRANT                  | 1            |
| SHOTS FIRED                    | 1            |
| SMALL VEHICLE FIRE             | 1            |
| STRUCTURE FIRE EFD             | 3            |
| SUICIDE THREAT                 | 1            |
| SUSPICIOUS CIRCUMSTANCES       | 2            |
| SUSPICIOUS PACKAGE             | 1            |
| SUSPICIOUS PERSON              | 4            |
| SUSPICIOUS VEHICLE             | 8            |
| TRAFFIC DIRECT CONTROL         | 1            |
| TRAFFIC HAZARD                 | 17           |
| TRAFFIC STOP                   | 86           |

| <u>Event Type</u> | <u>Total</u> |
|-------------------|--------------|
| TRESPASSING       | 2            |
| WANTED PERSON     | 1            |
| WELL BEING CHECK  | 8            |

***Total Calls for Month: 1,288***



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, JULY 13, 2026 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

**1. Call to Order**

Mayor Bell called the July 13, 2026 Regular Town Council Meeting to order at 7:00p.m.

**2. Determination of Quorum**

Quorum was determined with Mayor and Council all present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Darcey Ladner, and Ellen McLaughlin. One council seat was vacant.

Staff present: Finance Officer Leslie Gaylord, Deputy Clerk/Admin Assistant Debbie Coram, Town Attorney Karen Wolter

**3. Pledge of Allegiance**

Mayor Pro Tem Tom Smith led the Pledge of Allegiance.

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

**Motion:** Mayor Pro Tem Smith made a motion to approve the agenda as presented.

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

**5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.***

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



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

Councilmember McLaughlin reported on an extensive month of activity. She coordinated approximately thirteen interviews total, personally interviewing seven council applicants and seven candidates for staff positions, and reviewed thirty-five to thirty-six applications. She attended a joint meeting with the Mayor, Brian Helms, and Erin Weddington. Additionally, she researched employee onboarding processes, evaluated background screening companies, and contacted the North Carolina League of Municipalities (NCLM) regarding training resources. She also held a substantive meeting with Keith O'Harron and Chris Faulk on the integration of Union County Urban Forestry into the Town's planning department, and conducted a call with LaBella regarding the park project.

Mayor Pro Tem Smith thanked Town staff for their diligence during the staffing transition period. He reported on the most recent WUMA meeting, noting that the meeting start time had been changed from 4:00 PM to 3:00 PM, and that the next meeting is scheduled for August 27th in Weddington. He noted that most member towns reported adoption of their tax rates at that meeting. He also briefly referenced ongoing matters related to CRTPO.

Mayor Bell expressed appreciation for the continued efforts of staff members Kim, Leslie, Debbie, and Jazlyn, acknowledging the additional hours and cross-functional coverage they had provided during the staffing transition. He also recognized the Waxhaw-Weddington Rotary Club for their placement of flags on holidays, specifically noting the participation of Mayor Craig Horn and Mayor Pro Tem Smith and his wife in the most recent flag installation and removal.

The Mayor additionally addressed the subject of public records requests, providing context on their frequency and associated costs to the Town. He noted that North Carolina's public records law, established in 1935 under General Statutes Section 132, was created for purposes of historical preservation, effective government, and public transparency. He cited several recent requests received between April and June 2026 from multiple individuals seeking records pertaining to various residents, town dealings, and development matters. He estimated that the first three requests alone involved approximately 8,000 emails at a cost of roughly \$3,000 in staff time, not including attorney review costs. A prior request from approximately eighteen months ago involved approximately 16,000 emails at an estimated cost of \$6,000. The Mayor emphasized that while he fully supports the right of citizens to request public records, he expressed concern about the financial burden on taxpayers when requests are directed at fellow residents rather than at governmental actions or decisions. He indicated that if the volume of requests necessitates hiring temporary staff to fulfill them, the Town may pursue its legal option to charge for that service.

## **7. Public Comments**

**Ann Marie Cruz**, 13624 Providence Road, addressed the Council regarding the pending appointment to the District 3 seat. He stated he was not advocating for any particular applicant, as he

was not aware of the full applicant list. He focused instead on the importance of the process and what the decision communicates to the community. He encouraged the Council to select someone who has demonstrated a servant's heart, high moral character, a commitment to public service, and the capacity to thoughtfully consider all sides of an issue. He reflected on divisions within the town and challenged the Council and community alike to engage in productive disagreement rather than adversarial posturing. He suggested that trust is built not by unanimous agreement but by ensuring that people feel heard. He characterized the appointment as a defining moment for Weddington, expressing hope that residents would remember the Council as having chosen to build trust when it was needed most.

**Tracy Stone**, 1480 Longleaf Court, expressed the view that the Town's priorities were misaligned, and that the Council should return to baseline standards of service before undertaking new initiatives. She cited concerns about the condition of Town landscaping, missing street lighting, the absence of a Town newsletter, and significant staffing vacancies. She questioned the logic of hiring a temporary planner. She argued that a development moratorium would be an appropriate response to the current state of organizational capacity, and stated that she had independently researched the topic by contacting the NCLM and the UNC School of Government. She indicated that a senior assistant legal counsel at the NCLM confirmed that moratoriums are not illegal in North Carolina, and that a UNC School of Government representative provided her with NCGS 160D-107 and an associated publication. She submitted copies of these materials to the Council and asked Town Attorney Karen Wolter to cite a specific statute if moratoriums are indeed prohibited. She also raised concerns about vandalism and maintenance costs at Dogwood Park in Wesley Chapel and other nearby parks, questioning the wisdom of developing a new park given those circumstances. She concluded by asking who bears the cost of public records act compliance—the Town or an insurer.

## **8. Public Safety Report**

Deputy David Plyler of the Union County Sheriff's Office presented the public safety report for the month of June 2026. Key highlights included:

- 550 preventative patrols conducted by Weddington deputies during the reporting period.
- Just under 100 business security checks performed, involving door checks and inspections for signs of breaking and entering.
- 90 traffic stops were conducted.
- Only 2 residential checks were completed. He encouraged residents to complete the free residential check form available on the Town of Weddington or the Sheriff's Office website prior to leaving their homes for extended periods.

Deputy Plyler highlighted a notable arrest that arose from the annual security briefing held with South State Bank. Following that briefing, bank staff contacted law enforcement when an individual attempted to open a fraudulent business account. Investigation revealed the subject possessed

multiple fake identification documents and fraudulent Social Security numbers, and was linked to upward of \$500,000 in fraud across numerous accounts. The individual is currently in custody.

The Mayor commended Deputy Helms for his hands-on assistance following a recent storm, noting that he joined residents with chainsaws to clear a downed tree from Antioch Road.

Councilmember McLaughlin inquired about the timeline for the implementation of a sergeant position to oversee deputies across multiple municipalities, as approved in the budget. Deputy Plyler indicated he did not have a confirmed date and offered to follow up by email with a definitive answer.

## 9. Consent Agenda

- A. Approve June 8, 2026 Regular Town Council Meeting Minutes
- B. Authorize Tax Collector to Collect 2026 Real Property Taxes
- C. Approval of CRTPO Memorandum of Understanding

*Motion:* A motion was made to approve the Consent Agenda as presented.

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

## 10. Old Business

- A. Discussion and Possible consideration of contract for public engagement with LaBella

Councilmember McLaughlin led the discussion, explaining that she had reviewed the proposed contract from LaBella and found the scope of work insufficiently detailed. She had sought additional information—including survey timelines, postcard distribution frequency, and methods to ensure one response per household—but the supplemental materials provided did not reach the required level of specificity. She expressed support for the concept of conducting community market research before committing to a Phase 2 design engagement, noting that the 2018 community survey did not ask residents about specific park amenities or priorities.

Discussion followed among the Council regarding the overall utility and timing of additional surveys. Mayor Pro Tem Smith noted that two prior community meetings on the park had been held and were not well-attended. He expressed concern that ongoing surveying could serve as a mechanism for indefinitely delaying action, and stated his preference for the Council itself to establish a working group to define the design parameters, with community input invited through existing public channels. He emphasized that the Town has grant funds that may expire, sufficient reserves, and the potential for sponsorship contributions to offset costs—and that a park is a basic municipal function that Weddington has gone without for decades.

Councilmember Ladner raised the question of what action would follow survey results and whether the process risked repeating past inaction. A brief discussion also arose regarding the long-term condition of the existing Town Hall structure and whether future office space needs should factor into the park planning process. Mayor Pro Tem Smith noted that the current conceptual plans leave ample open space for any future facility needs.

After deliberation, Mayor Pro Tem Smith moved to forgo the Phase 1 public engagement survey and instead proceed directly to a Council working group approach for park redesign, retaining LaBella under Phase 2 of the agreement for design services.

***Motion:*** Mayor Pro Tem Smith made a motion to approve the LaBella agreement excluding Phase 1 (the public engagement survey), and to proceed with Phase 2 with a redesign by Council.

***Vote:*** The motion passed 2-1, with Councilmember McLaughlin dissenting.

## **11. New Business**

### **A. Discussion and possible contract with Barbee Landscaping**

Mayor Bell introduced this item, explaining that the purpose of the proposed contract with Barbee Landscaping is to clear and clean up the Town-owned park property on NC 16/85 in preparation for use by the Parks and Events Advisory Board. He noted that the property is currently maintained and insured, but requires removal of overgrown vegetation including privet, poison ivy, vines, and a large stump from a previously removed oak tree. Mayor Pro Tem Smith added that the overgrowth presents a safety concern and that the Town could be considered in violation of its own nuisance ordinance if the property were not addressed.

***Motion:*** Mayor Pro Tem Smith made a motion to approve the contract with Barbee Landscaping to clear and clean up the Town park property.

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

### **B. Discussion regarding amending the Town of Weddington Nuisance Ordinance**

Code Enforcement Officer Matthew presented an audit of the Town's existing nuisance ordinance, which the Council had previously requested. He indicated that he also performs code enforcement for the towns of Davidson and Cornelius, and that his recommendations were intended to bring the Town's ordinance in line with regional best practices and to address common complaint categories. He emphasized that he was not advocating for or against any specific provision, and that the final determinations were at the Council's discretion.

Discussion touched on several proposed changes:

- Definitions (Page 3–4): The addition of a definition for "litter," which does not currently exist in the ordinance, was noted. Councilmember McLaughlin suggested adding "rodents" to the definition of "small dead animals" and asked whether a weight distinction for large animals should be considered. The Code Enforcement Officer noted that definitions in this section serve later enforceable provisions and can be expanded. Mayor Pro Tem Smith cautioned against overly granular regulations that could create an HOA-like environment, particularly given the diversity of lot sizes in Weddington.
- Overgrown Vegetation Exemptions (Page 6): Councilmember McLaughlin proposed adding clarifying language to the exemption for "areas designated by the Town as natural buffers or preserved open space," suggesting that the exemption be conditioned on the existence of an approved maintenance plan, to ensure that open spaces with maintenance obligations are not inadvertently exempt. The Code Enforcement Officer indicated that the existing language already requires Town designation as a precondition, but agreed that more specific language could be incorporated.
- The Code Enforcement Officer and Town Attorney clarified that nuisance ordinance enforcement applies only to conditions posing a threat to the general public, and that naturalized wooded areas on larger private lots would generally not be subject to enforcement. The distinction between residential and agricultural properties was identified as a priority clarification for the revised ordinance, given the number of larger agricultural parcels within the Town.
- Parking Regulations (Section 50-24): Discussion centered on lawn parking, specifically whether temporary parking associated with events such as parties or graduation gatherings could inadvertently trigger enforcement. The Code Enforcement Officer explained that practical enforcement timelines would typically render short-term temporary violations moot, and that a time-based exemption—or an explicit carve-out for vehicles parked solely within the right-of-way—could be added to address the Council's concern. It was noted that the existing ordinance already provides for a seven-day threshold before a vehicle is considered abandoned on a public right-of-way.
- RV and Camper Regulations (Section 9-19): Mayor Pro Tem Smith expressed concern about the provision allowing extensions to the 30-day temporary occupancy period for RVs and campers, questioning whether repeated extensions could result in indefinite occupancy. The Code Enforcement Officer clarified that extensions are subject to administrative discretion and are not automatic, and that the proposed ordinance language explicitly prohibits use as a

rental unit, permanent dwelling, separate accessory dwelling unit, or substitute for a required principal structure.

- Home Occupation Permits: A proposal to require a permit for home-based businesses was discussed. The Code Enforcement Officer noted this would create a registry of home occupations and ensure residents are informed of applicable regulations before commencing operations, thereby reducing inadvertent violations. Mayor Pro Tem Smith noted potential interaction with state statute and asked that the Town Attorney research any applicable state-level changes before the provision is finalized.

Town Attorney Wolter noted that the last two pages of the proposed amendments relate to the Unified Development Ordinance (UDO) rather than the nuisance ordinance, and that those provisions would need to go through the standard UDO amendment process, including Planning Board review, and are not part of the nuisance ordinance action. The Town Attorney indicated she would incorporate the Council's comments and work with the Code Enforcement Officer to bring a revised draft back for Council approval at a future meeting. No vote was taken on this item.

### **C. Discussion and Possible action authorizing abatement of Code Enforcement violations**

The Code Enforcement Officer presented three properties with outstanding code violations that had progressed to the abatement stage, meaning the full enforcement process had been exhausted without remediation by the property owner.

- 109 Foxton: This property had been subject to violations for unpermitted renovation work, minimum housing code deficiencies related to the unpermitted work, and improper handling of construction debris. A change in ownership during the enforcement process extended the timeline, but the new owners have since cleaned up the construction debris and applied for the required permits. The physical violation is substantially resolved; however, significant fines have accumulated, potentially exceeding \$15,000 due to the per-day accrual rate. The Code Enforcement Officer noted that courts are unlikely to enforce the full accumulated amount and that a reasonable negotiated fine, benchmarked to the estimated cost of municipal abatement (\$4,000–\$6,000), would be a more practical resolution. The Town Attorney recommended that a Council member be authorized to negotiate a settlement and report back at the next meeting.
- 4915 Beulah Church Road: This property has an outstanding violation for junk and debris located in the front and side yards of the home. While much of the accumulated material is in the rear yard—which is permissible under the current ordinance—some materials remain in front of the rear plane of the home in violation of current provisions. The Code Enforcement

Officer recommended proceeding with formal abatement: issuing a notice specifying the date of municipal action, securing contractor services to remove the non-compliant materials, and invoicing the property owner. He noted that sheriff's deputies should be present during abatement for safety. The Town Attorney explained that the Town may place a lien on the property for the cost of abatement, which functions similarly to a tax lien and carries priority over judgment liens. The Council directed that this property proceed to abatement.

- 4500 Homestead: This property has an outstanding violation involving construction debris—including roofing materials and a pallet of bricks—left on the lot following an abandoned development attempt and a period in which the property was used as a staging area for telecommunications installation. The Code Enforcement Officer noted that abatement costs may not be recoverable given the property's inability to perk and its low likelihood of sale. He presented the court order option as an alternative, though the Town Attorney noted that code enforcement liens carry higher priority and longer duration than judgment liens. The Council acknowledged the complexity of this case.

Following discussion on all three properties, the Town Attorney recommended that the Council authorize a single Council member to coordinate contractor procurement and abatement activities across the properties, with an approved spending ceiling.

***Motion:*** Mayor Pro Tem Smith made a motion to authorize Councilmember Ladner to proceed with abatement coordination and contractor procurement for the referenced properties, with expenditure authority of up to \$20,000.

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

**D. Presentation by NBI Investments, LLC, for a proposed project, the Estates at Weddington, to be located on approximately 23 acres at 3832 Twelve Mile Creek Road (parcel numbers 06099006 zoned RCD, 06099006A zoned RCD, and 06099007 zoned R-40).**

A representative of NBI Investments, LLC, accompanied by engineer Mason Creason of Civil and Environmental Consultants, presented a conceptual overview of the Estates at Weddington, a proposed 12-lot luxury residential subdivision on approximately 23 acres at 3832 Twelve Mile Creek Road, located across from Weddington schools. The property is split-zoned RCD and R-40.

The proposal calls for 11 new lots around an existing 12,000-square-foot home, which would be retained as part of the community and offered for sale. All lots are proposed at approximately one acre or greater, with the largest at approximately 1.75 acres. All homes would be a minimum of 8,000 square feet. The presenter indicated the development would feature a gated entry, monument

signage, and would engage established luxury custom home builders rather than national production builders. The anticipated price point for homes was estimated to exceed \$8,000,000.

Water service is currently available at the site. Sewer service is proximate, and the applicant is pursuing an easement, though the representative noted that the completion of a nearby treatment plant may be several years away. The property is believed to perk for septic with the exception of a small area in the rear. The development would use a roll-curb street design with a single point of ingress and egress, which meets the Town's threshold of fewer than 15 lots not requiring a second access point.

Interim Planner Melissa confirmed that based on a preliminary review, the proposal appears to be consistent with the Town's UDO, though a more detailed review would be required as the project advances. The Council received the presentation favorably, noting the project's compatibility with the Town's character and its potential to enhance surrounding property values. The applicant was directed to continue coordination with Town staff, the stormwater engineer, and applicable regulatory agencies. No action was taken on this item.

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

Finance Officer Gaylord presented the June 2026 monthly financial statements, which represent the final month of Fiscal Year 2026. She noted that the statements are preliminary pending final accruals and payables. The Town ended the fiscal year with just over \$300,000 in net income, due in part to deferral of a \$125,000 mast arm expenditure. Quarterly special revenue fund updates for SCIF, ARP, and park grants were also included in the Council's packet.

Regarding the FY2025 audit, Ms. Gaylord reported that the submission deadline of June 30th was not met, and an extension appeal was filed with the Local Government Commission (LGC), which acknowledged receipt. Current auditor Ann Craven is preparing the audit and submission is anticipated by the end of the month.

Ms. Gaylord reported that a Request for Proposals for audit services was issued, yielding four responses with fees ranging from \$8,500 to \$21,000. Given that Fiscal Year 2027 has already begun and the FY2025 audit is already in progress, Ann Craven recommended continuing her services for the FY2026 audit as well rather than transitioning to a new firm at this time. Ms. Gaylord indicated that Ann Craven that due to Ms. Craven's age, this would be her final year of service, and that other



firms would be invited to resubmit for the FY2027 engagement. She recommended Council authorization to enter into a contract with Ann Craven for the FY2026 audit at a cost of \$11,880.

***Motion:*** Mayor Pro Tem Smith made a motion to authorize staff to enter into an audit contract with Ann Craven for the FY2026 audit in the amount of \$11,880.

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

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

No formal report was presented, as both the Town Planner and Town Administrator positions are currently vacant. Mayor Bell acknowledged the continued efforts of staff members Kim Woods, Leslie Gaylord, Debbie Coram, and Jazlyn Moock during the transition period. The Mayor also noted that Ms. Moock would be departing for a full-time position, wished her well, and commended her contributions during the transition.

### **14. Update from Park and Events Committee**

Gayle Butler, representing the Parks and Events Advisory Board, reported that the Board held its July 6th meeting and is continuing preparations for an upcoming two-day event titled "Weddington's Revolutionary Legacy – Camp New Providence," to be held July 31st and August 1st from 10:00a.m. to 3:00p.m.. The event will feature a portrayal of General Nathanael Greene in period character, a display of Revolutionary War artifacts including muskets, cannonballs, and period currency, a copy of the Declaration of Independence, and a book signing by author Mr. Anderson, whose work addresses Cornwallis's campaign in the Charlotte region. The event has been cross-promoted by the Museum of the Waxhaws. Ms. Butler indicated coordination with the Union County Sheriff's Department regarding the use of blank musket fire during the event. She expressed the hope that this event would become an annual tradition celebrating Weddington's Revolutionary War heritage.

Ms. Butler also reported that the Board has begun planning for the Town's Christmas tree lighting and is scheduled to hold a working meeting on July 28th to address the volume of planning items. She noted that the Museum of the Waxhaws has moved the Battle of Charlotte reenactment to their Waxhaw facility, and that a growing partnership between the two institutions is anticipated.

### **15. Transportation Report**

Mayor Bell noted that coverage of the CRTPO matter and the I-77 South toll franchise situation has been ongoing in the news. He indicated that the matter remains contentious and that additional updates would be provided at a future meeting once there is more definitive information to report.

#### **16. Discussion and Possible Action regarding District 3 Vacancy**

Mayor Bell acknowledged all applicants who submitted applications and participated in the interview process, expressing appreciation for their time and willingness to serve. He noted that the appointed individual would serve the remainder of the vacated term through the next municipal election in November 2027, at which time the seat would be subject to competitive election.

**Motion:** Councilmember Ladner made a motion to appoint Tripp Soukup to fill the District 3 vacancy on the Weddington Town Council.

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

Councilmember. Soukup was sworn in by the Mayor.

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

Councilmember McLaughlin thanked staff for their sustained efforts during the transition period and expressed appreciation to all applicants who participated in the District 3 selection process. She noted that her evaluation criteria included candidates' familiarity with current Town issues, longevity in the community, attitude toward commercial development, and awareness of long-term challenges facing Weddington.

Councilmember Ladner echoed appreciation for the efforts of Leslie, Debbie, and Kim, encouraging residents to express their gratitude when they encounter these staff members in the community.

Mayor Pro Tem Smith thanked all staff and all individuals who participated in the appointment process. He expressed appreciation for civic participation generally.

Councilmember Soukup stated that he has resided in Weddington since 2014, that his daughter will be attending Weddington Elementary School in August, and that he looks forward to greater engagement in Town affairs.

Mayor Bell stated that we may not always agree but we will always be cordial.

#### **18. *Enter in to closed session pursuant to NCGS 143-318.11(a) (3) and (6) to consult with Town Attorney.***

- Motion:*** Mayor Pro Tem Smith made a motion to enter into closed session pursuant to NDGS 143-318.11(a)(3) and (6) to consult with Town Attorney at 9:23 p.m.
- Vote:*** The motion passed with a unanimous vote.

The Council entered into closed session to consult with the Town Attorney on personnel matters.

### 19. Adjournment at 9:22pm

Mayor Bell called the meeting back to order at x:xx p.m.

- Motion:*** Mayor Pro Tem Smith made a motion to adjourn the July 13, 2026 Regular Town Council meeting at xx:xx p.m.
- Vote:*** The motion passed with a unanimous vote.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Jim Bell, Mayor

\_\_\_\_\_  
Debbie Coram, Deputy Town Clerk

The meeting adjourned following the conclusion of the closed session.

**APPENDIX 2A.**

- No Application – precursor to conservation residential development site walk and design/charette and precursor to formal application with site plan submittal.
- No Fee
- Existing Resource/Site Analysis Plan
- Conditions beyond the tract boundaries may be described on a more general basis from existing published data available from governmental agencies, and from aerial photographs and need not be as specific as those that are required for the development site. Unless otherwise requested by the subdivision administrator to facilitate readability, such plans shall be prepared at a scale of one-inch equals 100 feet or one-inch equals 200 feet, whichever would fit best on a single standard size sheet (24 inches by 36 inches). The following information shall be included in this plan:
  - An aerial photograph enlarged to the same scale as the ER/SA Map, with the site boundaries clearly marked.
  - Topography, the contour lines of which shall generally be at two-foot intervals, determined by photogrammetry. Slopes shall be clearly indicated when they are between ten and 15 percent, between 15 and 25 percent, or when exceeding 25 percent. Topography shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official USGS benchmarks. Such contour lines shall also be superimposed on the aerial photo, in a contrasting color to facilitate legibility.
  - The location and delineation of ponds, lakes, streams, ditches, natural drainage swales, wetlands, and floodplains. Additional areas of wetlands on the proposed development tract shall also be indicated, as evident from testing, visual inspection, or from the presence of wetland vegetation.
  - Vegetative cover conditions on the property according to general cover type including cultivated land, permanent grass land, meadow, pasture, hedgerow, forestland and wetland, location of trees with a caliper in excess of 15 inches, the actual canopy line of existing trees and forestlands. Vegetative types shall be described by plant community, relative age and condition.
  - Soil series, types and phases, as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service in the published soil survey for the county, and accompanying data published for each soil relating to its suitability for construction (and, in unsewered areas, for septic suitability).
  - Ridge lines showing boundaries of catchment areas for stormwater runoff.
  - A viewshed analysis showing the location and extent of views into the property from public roads and from public parks, and from the boundaries of lakes, ponds, and streams on the site.
  - Geologic formations on the proposed development parcel, such as rock formations and outcroppings, and fault lines, based on available published information or more detailed data obtained by the applicant.
  - All existing manmade features including, but not limited to, streets, driveways, farm roads, forest roads, buildings, foundations, walls, wells, drainage fields, dumps, utilities, fire hydrants, and sanitary sewers.
  - Locations of all historic sites on the tract.
  - Locations of trails that have been in public use (pedestrian, equestrian, bicycle, etc.).
  - All easements and other encumbrances of property which are or have been filed of record with the county register of deeds.
  - Total acreage of the tract, and the location and acreage of primary conservation lands.

**APPENDIX 2B.**

Information to be contained in or depicted on a site plan (schematic plan) preliminary and final plats.

An "X" indicates that the information is required.

| Information                                                                                                                                                                                                                                                                                                                         | Schematic Plan | Final Plat | Reference Number |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------|------------------|
| Title block containing the subdivision name                                                                                                                                                                                                                                                                                         | ✓ X            | X          | B1               |
| Location (including township, county and state)                                                                                                                                                                                                                                                                                     | ✓ X            | X          | B2               |
| Developer Name and contact information                                                                                                                                                                                                                                                                                              | ✓ X            | X          | B3               |
| Civil engineer and contact information                                                                                                                                                                                                                                                                                              | ✓ X            | X          | B4               |
| Consulting engineers and contact information (if applicable)                                                                                                                                                                                                                                                                        | ✓ X            | X          | B5               |
| Table of Contents                                                                                                                                                                                                                                                                                                                   | X              | X          | B6               |
| Vicinity Map with North arrow showing the relationship between the proposed subdivision and surrounding area                                                                                                                                                                                                                        | ✓ X            | X          | B7               |
| The registration numbers and seals of the professional engineers and land surveyors                                                                                                                                                                                                                                                 | ✓ X            | X          | B8               |
| Existing Conditions                                                                                                                                                                                                                                                                                                                 | Schematic Plan | Final Plat | Reference Number |
| Acreage of the total tract(s) to be subdivided                                                                                                                                                                                                                                                                                      | ✓ X            |            | B9               |
| The name and location of any property/building within the proposed subdivision or within any contiguous property listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the County or town<br><b>SEE HISTORICAL PRESERVATION LETTER DATED 02/16/2026</b> | ✓ X            | X          | B10              |
| Vicinity map with North arrow showing the relationship between the proposed subdivision and surrounding area.                                                                                                                                                                                                                       | ✓ X            | X          | B11              |
| Exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings with adjacent parcel numbers and owner names                                                                                                                                                                                          | ✓ X            | X          | B12              |
| Street and lots of adjoining properties within 300' and names of the owners of the adjoining property                                                                                                                                                                                                                               | ✓              | X          | B13              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                       |                   |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------|-------------------------|
| Marshes, ponds, streams and stream beds, wetlands, steep slopes, and other natural features effecting the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  X   | X                 | B14                     |
| Existing Structures, watercourses, railroads, bridges, culverts, and storm drains both on the land to be subdivided and adjacent parcels                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  X   | X                 | B15                     |
| Existing topography with vertical datum NAVD88 with 1' or 2' contours                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  X   | X                 | B16                     |
| Existing tree locations per the UDO Tree Preservation Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  X   |                   | B17                     |
| Location of all easements and utilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  X   |                   | B18                     |
| <b>DEED WITH DESCRIPTION PROVIDED, ALONG WITH SURVEY</b><br>Parcel description from Union County GIS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  X   |                   | B19                     |
| Zoning classification of the tract to be subdivided and on adjoining properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  X   |                   | B20                     |
| <b>Proposed Site Improvements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Schematic Plan</b>                                                                 | <b>Final Plat</b> | <b>Reference Number</b> |
| <b>COVER SHEET IS 120 SCALE. ALL OTHERS ARE 100' OR LESS</b><br>Plans to be scale of not greater than 100' per inch and consistent between sheets. Listed in words and figures                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  X | X                 | B21                     |
| <b>TIA NOT REQUIRED B/C LESS THAN 500 DAILY TRIPS AND 50 PEAK HOURLY TRIPS</b><br>A traffic impact assessment per Appendix C and as required by the Traffic Impact and Analysis Manual.                                                                                                                                                                                                                                                                                                                                                                                                                                              | X<br>N/A                                                                              |                   | B22                     |
| Entrances: Schematic plans shall include a detailed entrance design for all proposed access points. This design must illustrate the alignment and dimensions of the entrance road, pavement width, median layout (if applicable), and integration with existing public rights-of-way. Additionally, the plan shall identify monument sign locations, any landscape islands, lighting, and hardscape features associated with the entrance. All entrance designs should reflect the character of the proposed development and be consistent with applicable NCDOT and Town of Weddington access requirements and ordinance standards. |  X |                   | B23                     |
| Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  X | X                 | B24                     |
| Percentage of open space required and provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  X |                   | B25                     |
| Proposed landscape plan for buffers and entrances                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  X |                   | B26                     |

|                                                                                                                                                                                                              |          |   |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---|-----|
| Identification and delineation** of proposed septic system, including locations of drain fields, repair areas, and associated infrastructure, with improvement permits or public sewer lines, if applicable. | X<br>N/A |   | B27 |
| Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours                                                                                             | ✓ X      | X | B28 |
| Location of all retention ponds                                                                                                                                                                              | ✓ X      |   | B29 |
| Location of all swales and ditches                                                                                                                                                                           | ✓ X      |   | B30 |
| Preliminary storm water lines and structure (if applicable)                                                                                                                                                  | ✓ X      |   | B31 |
| Preliminary calculations of proposed impervious surface and runoff volume to see proportionally sized BMP ponds.                                                                                             | ✓ X      |   | B32 |
| Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes.                                                                                                       | N/A X    | X | B33 |
| Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps                                                                                                            | ✓ X      | X | B34 |
| Preliminary drainage, stormwater management plan and wetland protection plan                                                                                                                                 | ✓ X      | X | B35 |
| Preliminary proposed details of stormwater structures, flumes, etc.                                                                                                                                          | ✓ X      |   | B36 |
| Preliminary locations of all utility and other easements.                                                                                                                                                    | ✓ X      | X | B37 |
| Compliance with setbacks from streams                                                                                                                                                                        | ✓ X      | X | B38 |
| A preliminary erosion control plan with proposed limits of disturbance.                                                                                                                                      | ✓ X      |   | B39 |
| The future ownership (dedication of reservation for public use to government body, HOA, or tenants remaining in subdivider's ownership) of recreational and open space lands                                 |          | X | B40 |
| Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size.                                                                          | ✓ X      |   | B41 |

\*\*Delineation refers to precise marking or documentation of boundaries, work zones, and responsibilities within a construction site. It ensures clarity between project stakeholders.

|                                                                                                                                                                                           |                       |                   |                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|-------------------------|
| The exact locations and descriptions of all monuments, markers, and control points                                                                                                        |                       | X                 | B43                     |
| A copy of notification submitted to the Facilities Director of UC Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application | ✓ X                   | X                 | B44                     |
| Wetlands report provided. If wetlands impact permit is required, it will be provided during construction drawing phase.<br>A copy of permits from the Army Corps of Engineers             | N/A X                 |                   | B45                     |
| A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance.                                                                                                  | X<br>N/A              |                   | B46                     |
| A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable)                                                                                     | ✓ X                   |                   | B47                     |
| <b>Roads</b>                                                                                                                                                                              | <b>Schematic Plan</b> | <b>Final Plat</b> | <b>Reference Number</b> |
| Proposed roads with horizontal and vertical alignment                                                                                                                                     | ✓ X                   | X                 | B48                     |
| A preliminary proposed street layout with pavement and right-of- way widths and proposed grades                                                                                           | ✓ X                   | X                 | B49                     |
| Existing and platted roads on adjoining properties and in the proposed subdivision                                                                                                        | ✓ X                   | X                 | B50                     |
| <b>Amenity Areas (if applicable)</b>                                                                                                                                                      | <b>Schematic Plan</b> | <b>Final Plat</b> | <b>Reference Number</b> |
| Club house location                                                                                                                                                                       | N/A X                 | X                 | B51                     |
| Club house parking                                                                                                                                                                        | N/A X                 | X                 | B52                     |
| Pools and/or sport courts and fields                                                                                                                                                      | N/A X                 | X                 | B53                     |
| Walking trails and paths requiring improvement (grading, stone, fencing, etc.)                                                                                                            | ✓ X                   | X                 | B54                     |

\*\*Delineation refers to precise marking or documentation of boundaries, work zones, and responsibilities within a construction site. It ensures clarity between project stakeholders.



| Heritage Trees                                                                                                                                                       | Schematic Plan                                                                      | Final Plat | Reference Number |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------|------------------|
| Indicate Heritage trees proposed for removal and provide preservation/mitigation plans per the Weddington Tree Ordinance.                                            |  X |            | B55              |
| Indicate perimeter protect area required during construction                                                                                                         |  X |            | B56              |
| A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection<br><b>SURVEY BY WEPG</b> |  X |            | B57              |

(O-2025-06)

## Doug Gailey

---

**Subject:**

FW: DOT letter - Grandview Project

Good afternoon Jim & Jazlyn -

As requested, please find attached the DOT letter below, confirming approval of the emergency entrance only while not wanting a permanent entrance so close to the Rea Road intersection. This completes the two conditions that we were required to provide from the unanimous planning board approval last month .

Please let us know if you need anything else. Have a blessed day thanks, Mel.

Mel,

Following up on our phone conversation from last week, NCDOT is okay with the proposed emergency only access on Rea Rd. Per our conversation, we agree that an access in the future extending the Hudson Farm Ln stub-out would likely be more beneficial, as it would be further west from the Rea Rd/NC 16 intersection.

We will require the emergency only access to be paved from Rea Rd up to the right of way line.

Please let me know if you need anything else.

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](mailto:achelms@ncdot.gov)

130 South Sutherland Avenue

Monroe, NC 28112



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**North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Josh Stein  
Secretary Pamela B. Cashwell

Office of Archives and History  
Deputy Secretary Darin J. Waters, Ph.D.

February 16, 2026

Britt Helms  
Wetlands & Waters, Inc.  
328 East Broad Street, Suite D  
Statesville, NC 28677

[britthelms@wetlands-waters.com](mailto:britthelms@wetlands-waters.com)

Re: Construct Grandview Subdivision, 248 Rea Road, Waxhaw, Union County, ER 26-0368

Dear Ms. Helms:

Thank you for your letter of January 30, 2026, regarding the above-referenced undertaking. We have reviewed the submission and offer the following comments.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we are not requiring any archaeological or architectural survey and have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or [environmental.review@dn-cr.nc.gov](mailto:environmental.review@dn-cr.nc.gov). In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

  
for Ramona Bartos, Deputy  
State Historic Preservation Officer

cc: Mel Graham, Signature Properties of the Carolinas, LLC

[mel@grahamenterprises.org](mailto:mel@grahamenterprises.org)



---

**FW: DOT letter - Grandview Project**

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**From** Brent Cowan <bcowan@isaacsgrp.com>

**Date** Wed 7/29/2026 12:40 PM

**To** Melissa Jamison <mjamison@centralina.org>; Lela Ijames <lijames@centralina.org>; Lynne Hair <lhair@centralina.org>

**Cc** Mel Graham <mel@grahamenterprises.org>; Dana Scott <dana@grahamenterprises.org>; Jim Bell <jbell@townofweddington.com>; Keith Cooper <keith.cooper1@icloud.com>

Melissa, Lela and Lynne,

Per our meeting this afternoon, below is the email from the NCDOT regarding our emergency access driveway on Rea Road.

This is email 2 of 3.

Thanks,

Anthony Brent Cowan, P.E., **LEED® AP**  
The Isaacs Group, P.C.  
8720 Red Oak Blvd., Ste. 420  
Charlotte, NC 28217  
P: 704-227-9402 F: 704-227-9403  
Web: [www.isaacsgrp.com](http://www.isaacsgrp.com)

---

**From:** Mel Graham <mel@grahamenterprises.org>

**Sent:** Tuesday, July 28, 2026 1:25 PM

**To:** Jim Bell <jbell@townofweddington.com>; Jazlyn Moock <permit.tech@townofweddington.com>

**Cc:** Brent Cowan <bcowan@isaacsgrp.com>; Anthony Newsome <anewsome@isaacsgrp.com>; Chris Isaacs <cisaacs@isaacsgrp.com>; Dana Scott <dana@grahamenterprises.org>; Keith Cooper <keith.cooper1@icloud.com>

**Subject:** Fwd: DOT letter - Grandview Project

Good afternoon Jim & Jazlyn -

As requested, please find attached the DOT letter below, confirming approval of the emergency entrance only while not wanting a permanent entrance so close to the Rea Road intersection.

This completes the two conditions that we were required to provide from the unanimous planning board approval last month .

Please let us know if you need anything else. Have a blessed day thanks, Mel.

Mel,

Following up on our phone conversation from last week, NCDOT is okay with the proposed emergency only access on Rea Rd. Per our conversation, we agree that an access in the future extending the Hudson Farm Ln stub-out would likely be more beneficial, as it would be further west from the Rea Rd/NC 16 intersection.

We will require the emergency only access to be paved from Rea Rd up to the right of way line.

Please let me know if you need anything else.

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](mailto:achelms@ncdot.gov)

130 South Sutherland Avenue

Monroe, NC 28112



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Union County Government  
500 N. Main Street  
Suite 47  
Monroe, NC 28112  
704-283-3816

February 10, 2026

Anthony Cowan  
The Isaacs Group  
8720 Red Oak Blvd  
Charlotte, NC 28217

|                       |                 |
|-----------------------|-----------------|
| <b>Project Number</b> | 20253268        |
| <b>Location</b>       | Providence Road |
| <b>Stage</b>          | Sketch Plan     |
| <b>Parcel(s)</b>      | 06150001        |
| <b>Status</b>         | Not Approved    |

Dear: Anthony Cowan

We have completed our review of the above referenced Sketch Plan and offer the attached comments. Please make all necessary corrections and resubmit a revised Sketch Plan.

## Plan Review Comments

Public Works - Angela Parker -  
Angela.Parker@unioncountync.gov

Not Approved

**Review Comments:**

1. This project has been sent to Union County Water (UCW) third party modeler for a modeling quote. Once UCW receives the quote the developer and engineer will be contacted and will be provided modeling fees for the project. The associated modeling cost and fees are the developer's responsibility. UCW will not authorize the modeler to do the work until payment is received. Modeling typically takes 3 weeks after authorization is given by UCW. The Sketch Plan is not eligible for approval until the modeling report is received.

---







# TOWN OF WEDDINGTON

## Conditional Zoning Application

This application is required for all conditional zoning applications. Completed applications along with all associated submittal requirements, must be submitted via the Town's Self-Service Permitting Portal.

No application shall be considered complete unless accompanied by the application fee in the amount of \$2,000 plus \$300/acre.

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. The applicant, by filing this application, agrees to comply with all applicable requirements of the Unified Development Ordinance.

### APPLICANT INFORMATION

Name: Signature Properties of the Carolinas, LLC (Mel Graham)  
Mailing Address: PO Box 78926, Charlotte, NC 28271  
Phone Number: 980-254-4094 Email: mel@grahamenterprises.org

### PROPERTY OWNER INFORMATION *(if different from applicant)*

Name: Signature Properties of the Carolinas, LLC (Mel Graham)  
Mailing Address: PO Box 78926, Charlotte, NC 28271  
Phone Number: 980-254-4094 Email: mel@grahamenterprises.org

### SUBJECT PROPERTY INFORMATION

Location: NW corner of Providence Road and Rea Road  
Parcel Number: 06150001  
Existing Zoning: RCD  
Use of Property: Existing - undeveloped / Proposed - SF Residential

## APPLICANT SUBMITTAL INFORMATION

### Preapplication Meeting

Any person contemplating a conditional rezoning is strongly encouraged to schedule a preapplication meeting with the Zoning Administrator. A preapplication meeting is required for conservation residential developments.

### Existing Resource/Site Analysis Plan & Yield Plan (Conservation Residential Development Only).

The following information shall be submitted for all proposed conservation residential developments as prescribed in section D-607 C. of the Unified Development Ordinance.

- Existing resources and site analysis plan which shall be prepared to provide the developer and the Town with a comprehensive analysis of existing conditions
- A yield plan showing all proposed lots, streets, rights-of-way, and other pertinent features that would be required for a schematic plan for major conventional subdivisions as identified in Appendix 2.

### On Site Visit and Charette Process (Conservation Residential Development Only).

The Applicant shall schedule time to walk the property with the Administrator, Planning Board members, and adjacent property owners. Immediately following the site visit the applicant shall sit down with the Administrator and on-site visit attendees to review the findings and begin the four-step process below.

- Designation of Conservation Lands. All potential conservation areas, both primary and secondary, shall be identified using the existing features/site analysis map. Guidance on conservation designations shall be based upon discussions at the on-site meeting plus the design standards and specific conservation standards in section D-901(c)(20).
- House Site Location. Generally, house sites should be located no closer than 100 feet from primary conservation areas. Such sites may be situated 50 feet from secondary conservation areas to permit the enjoyment of scenic views without negatively impacting primary conservation areas.
- Street Alignment and Trail Networks. Align proposed streets to provide vehicular access to each house in the most reasonable and economical manner, and lay out a network of informal trails connecting neighborhood areas with open space features within the conservation lands. When lots and access streets are laid out, they shall be located in such a way that minimizes impacts on both primary and secondary conservation areas.
- Drawing in the Lot Lines around potential house sites. Each lot must contain a buildable area of sufficient size to accommodate a single-family detached dwelling and customary accessory uses, including, but not limited to, storage buildings and garages, patios and decks, lawns, and driveways. Individual wells and septic systems, where these are to be provided, may be located within the undivided conservation lands if sufficient space is not available on the lots.

## **Application, Including Site Plan**

**All applications** must include a site plan, drawn to scale, and supporting text that, as approved, will become a part of the Ordinance amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in North Carolina, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions in addition to all predetermined Ordinance requirements, will govern the development and use of the property. The applicant acknowledges that they will review the conditional zoning request prior to any zoning permits being issued by the Town for such project. The applicant shall, at a minimum, include as part of the application, each of the items listed below (including all submittal requirements listed in Appendix 2 of the UDO):

- A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
- The owner's names, addresses and the tax parcel numbers of all adjoining properties.
- All existing easements, reservations, and right-of-way on the property or properties in question.
- Proposed principal uses: a general summary of the uses that will take place, with reference made to the list of uses found in Section D-703 of the Unified Development Ordinance.
- Traffic impact analysis/study for the proposed service area, as determined by the Town Engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all shared parking facilities) along with typical street cross-sections.
- General information on the number, height, size, and location of structures.
- All proposed setbacks, buffers, screening, and landscaping required by these regulations or otherwise proposed by the petitioner.
- All existing and proposed points of access to public streets.
- Proposed phasing of the project.
- Proposed number, location, type, and size of all commercial signs.
- Exterior treatment of all principal structures.
- Delineation of all marginal lands, including areas within the regulatory floodplain, as shown on official Flood Hazard Boundary Maps for Union County.
- Existing and proposed topography at five-foot contour intervals or less.
- Scale and physical relationship of buildings relative to abutting properties.
- Public Involvement Meeting Labels.

## **Planning Board Review**

Before the Planning Board review, the applicant must provide a written report of at least one community meeting held by the applicant. Reasonable notice of the required community meeting shall be provided as stated in Section D-607.C.5 of the Unified Development Ordinance. The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the

application has been deemed complete and ready for submission to the Planning Board. The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have 30 days from the date that the application is presented to it to review the application and to act. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council without a Planning Board recommendation.

### **Public Hearing Required**

Prior to deciding on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in Section D-602 of the Unified Development Ordinance.

### **Action by Town Council**

Conditional Zoning District decisions are a legislative process and shall consider applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application and evaluated by the Town Council. Once the public hearing has been held, the Town Council shall act on the petition. The Town Council shall have the authority to:

- a. Approve the application as submitted.
- b. Deny approval of the application.
- c. Approve application with modifications that are agreed to by the applicant.
- d. Submit the application to the Planning Board for further study. The Planning Board shall have up to 31 days from the date of such submission to make a report to the Town Council. If no report is issued, the Town Council can take final action on the petition. The Town Council reserves the right to schedule and advertise a new public hearing based on the Planning Board's report.

## **CERTIFICATION**

I HEREBY CERTIFY that all the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all applicable requirements of the Weddington Unified Development Ordinance concerning this proposal, and I acknowledge that any violation of such will be grounds for revoking any approvals or permits granted or issued by the Town of Weddington.

Melvin F. Graham

Melvin F. Graham (Feb 17, 2026 14:21:22 EST)

Applicant

Date

Melvin F. Graham

Melvin F. Graham (Feb 17, 2026 14:21:22 EST)

Property Owner

Date

# Grandview 2026conditional\_zoning\_application\_revised

Final Audit Report

2026-02-17

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2026-02-17                                   |
| By:             | Dana Scott (dana@grahamenterprises.org)      |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAALQyRGqwmcmOmmQngXe4G_GKRG1Nc9Nmc |

## "Grandview 2026conditional\_zoning\_application\_revised" History

-  Document created by Dana Scott (dana@grahamenterprises.org)  
2026-02-17 - 7:18:04 PM GMT
-  Document emailed to mel@grahamenterprises.org for signature  
2026-02-17 - 7:19:52 PM GMT
-  Email viewed by mel@grahamenterprises.org  
2026-02-17 - 7:20:19 PM GMT
-  Signer mel@grahamenterprises.org entered name at signing as Melvin F. Graham  
2026-02-17 - 7:21:20 PM GMT
-  Document e-signed by Melvin F. Graham (mel@grahamenterprises.org)  
Signature Date: 2026-02-17 - 7:21:22 PM GMT - Time Source: server
-  Agreement completed.  
2026-02-17 - 7:21:22 PM GMT





## Heritage Tree Inventory

For: ***GRANDVIEW - WEDDINGTON***

Union County, North Carolina

**By: Lisa R. Gaffney, Kelsey Strasbaugh, and Brett Kasberger**  
**February 17, 2026**

## EXECUTIVE SUMMARY:

The Grandview site is located in the Town of Weddington in the northwest quadrat of the intersection of Providence Road at Rea Road. Historical reference data including the 1968 USGS topography map, 1996 NRCS soil map, and aerial photography indicates that until a few decades ago, a large portion of this site was open and under cultivation. At present, the site is dominated by an overgrowth of volunteer pines and sweetgum trees, typical of abandoned farmland, with mixed hardwoods on the lower slopes and stream corridors.

This study evaluates the forest cover on the Grandview site to provide a Heritage Tree Inventory; documenting qualifying and quantifying data for desired classes of heritage trees on site as specified by the Town of Weddington UDO Section D-917A. Q-Tree Requirements.

For the inventory, the site was separated into two groups:

Group A: areas of the site that will be disturbed during the installation of infrastructure, including roads, utility corridors, spoil stockpiles, and storm water controls. An intensive evaluation of these areas produced a comprehensive location and identification of all heritage trees that exist in this group.

Group B: areas of the site that will be preserved in their existing state, including undisturbed buffers, setbacks and designated tree save and open space. A fixed radius plot (FRP) method was used to produce an evidence based estimate of the number of heritage trees per acre for this group.

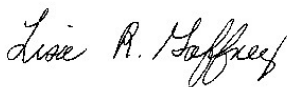
## Results:

Group A: All Heritage Trees were marked in the field and recorded on a digital map. With adjustments made to avoid impacts to 12 trees out of the group, **a calculated total of 93 heritage trees were documented within the future disturbed areas.**

Group B: A fixed radius plot (FRP) study provided the number of Heritage Trees per acre (HTPA) value for the designated preserved areas of the site. HTPA = 13.28. The data results in **a calculated estimate of 676 heritage trees occurring within the future undisturbed areas.**

The data presented in this report is solely intended to aid site planning for the Grandview site.

Respectfully submitted,



---

Lisa R. Gaffney  
Biologist  
February 17, 2026

## GENERAL LANDSCAPE DESCRIPTION:

Grandview is located directly west of Providence Road and north of Rea Road, in Weddington, Union County, North Carolina. The site was historically under cultivation as evidenced by images from the 1968 USGS Topographic Map, and 1996 NRCS Soil Survey Aerial Map. (Figures 1-3). At present, the site is dominated by an overgrowth of volunteer pines and sweetgum trees, typical of abandoned farmland, with mixed hardwoods on the lower slopes and stream corridors

**Figure 1: VICINITY MAP**

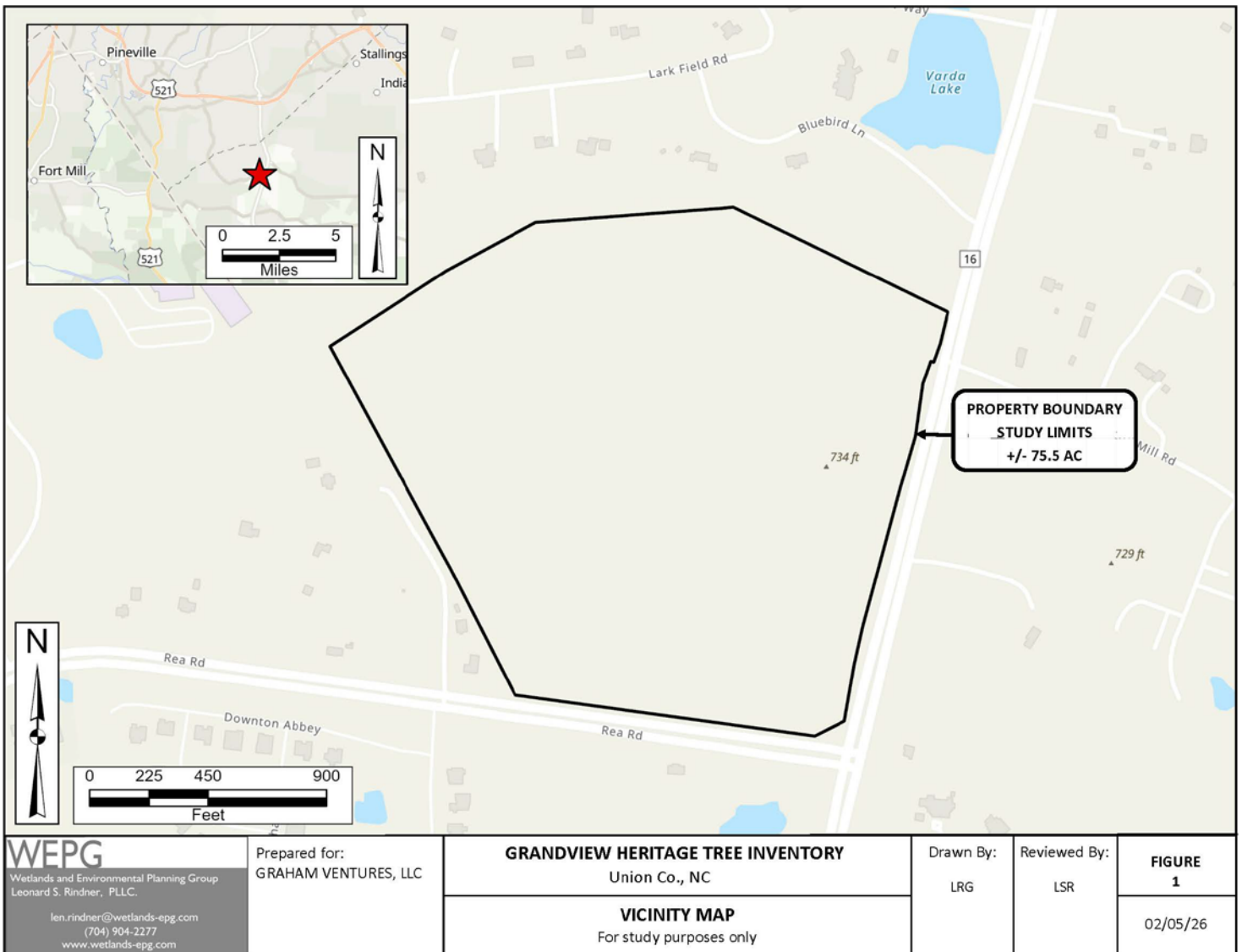




Figure 2: USGS MAP

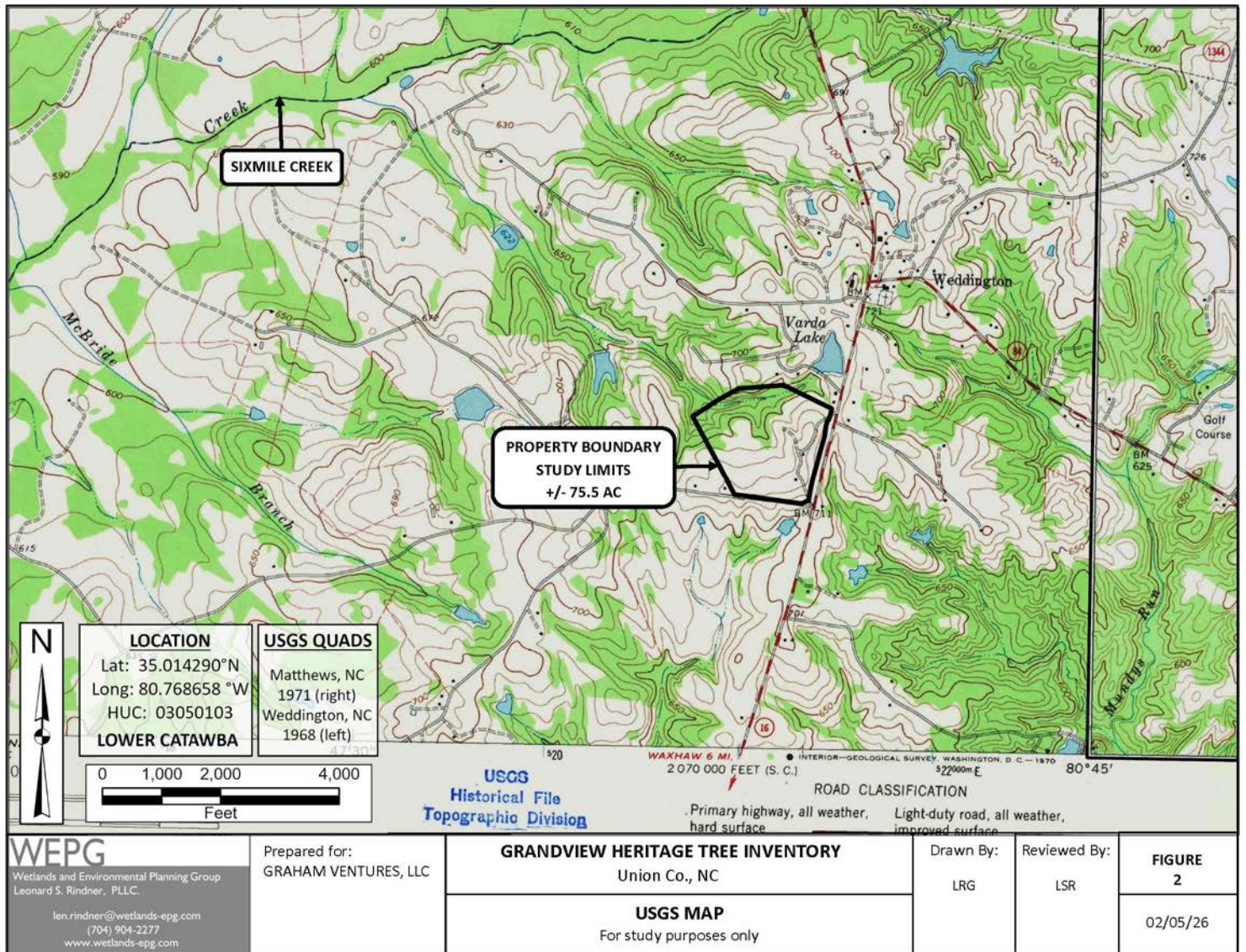
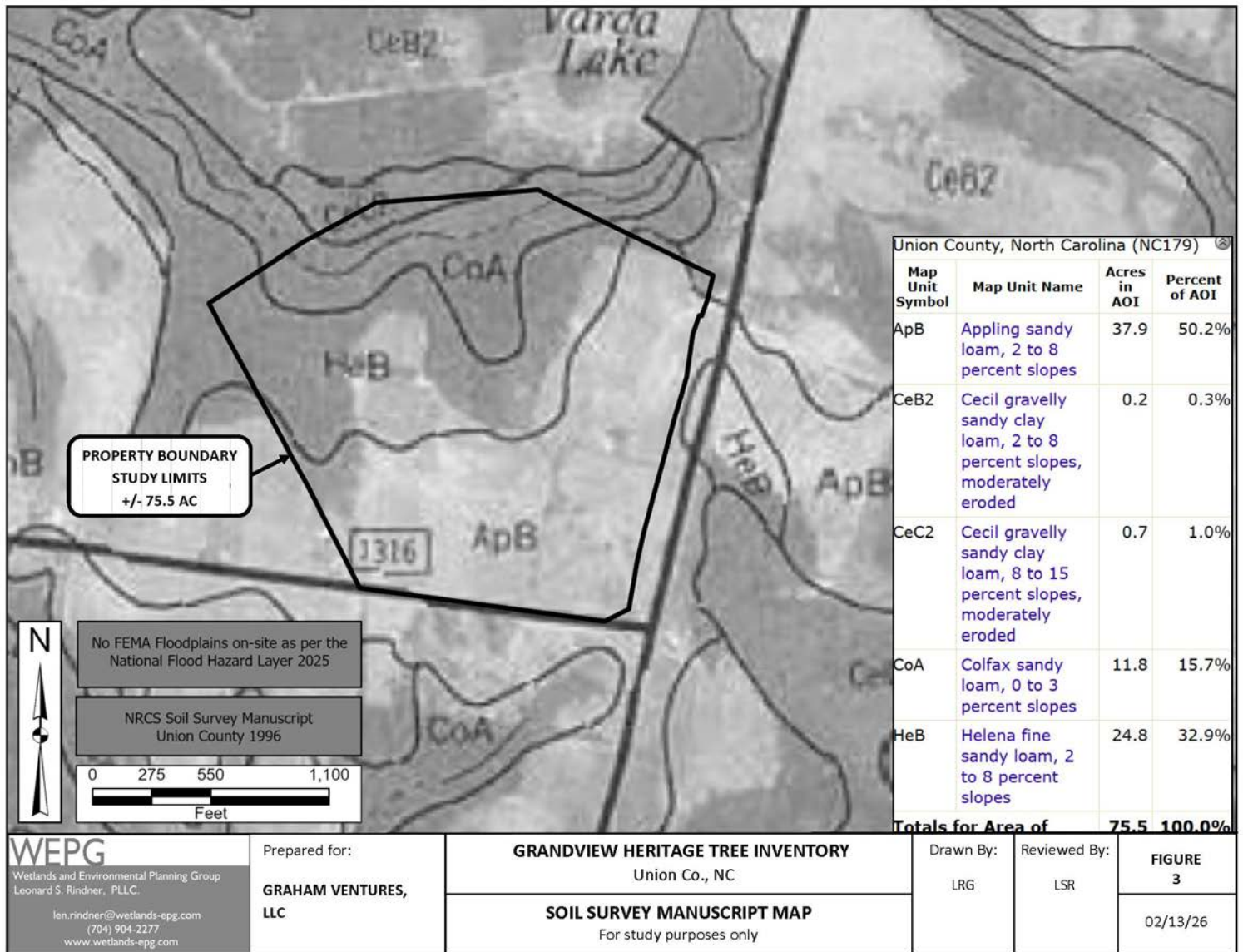


Figure 2: USGS MAP





**OBJECTIVE:**

The tree inventory documents qualifying and quantifying data for desired classes of Heritage Trees on site as specified by the Town of Weddington UDO Section D-917A. Q-Tree Requirements. WEPG conducted a tree inventory of the ~75 acre Grandview site during January and February 2026.

**METHODOLOGY:**

- **GROUP A: ROADS / UTILITIES / STORMWATER / SPOIL – (Calculated 26.07 acres)**. The roads, utility corridors, stormwater ponds, common open space and spoil sites were reviewed, and Heritage trees were identified, flagged, and measured for DBH within the following extents of disturbance:
  - Roads - 50' either side of the road center lines to consider trees that may occur on the edge of clearing and grading limits
  - Sewer lines - 25' either side of sewer center lines (50 ft behind Lots 17 & 18) to consider trees that may occur on the edge of clearing and grading limits
  - Stormwater Control Measures (4) - 25' outside the pond perimeters to consider trees that may occur on the edge of clearing and grading limits
  - Common Open Space - inside B loop road
  - Spoil sites (2) - 25' outside the spoil area perimeters to consider trees that fall on the edge of clearing and grading limits
- **GROUP B: PRESERVED AREAS / BUFFERS / OPEN SPACE – (Calculated 50.92 acres)**. The Fixed Radius Plot (FRP) method was used to inventory heritage trees in areas of the site that are to remain undisturbed including the buffers along the perimeter of the site near Providence Road and Rea Road, along the stream corridor, and in the northwest corner of the site. Additionally, plots in the zone immediately adjacent to the southeast side of the creek were sampled as noted on (Figure 4).
  - Heritage Trees are defined as deciduous noninvasive native tree species as follows:
    - Oaks (*Quercus*) and Tulip Trees (*Liriodendron*) 20 inches diameter at breast height (DBH) or larger
    - Hickory and Pecans (*Carya*) 18 inches DBH or larger

- Southern Magnolias (*Magnolia grandiflora*) and other magnolias (*Magnolia*) 10 inches DBH or larger
- Red Maples (*Acer rubrum*), Sugar Maples (*Acer saccharum*), and Elms (*Ulmus*) 10 inches DBH or larger
- Dogwoods (*Cornus florida*) 5 inches DBH or larger
- Standard 1/10<sup>th</sup> acre fixed circular plots were used to sample the trees. A count of heritage trees occurring in the fixed plots was used to determine the number of heritage trees per unit of area, in this case HERITAGE TREES PER ACRE (HTPA). \*only qualified heritage trees are included in the calculations.

Data collected for each plot:

- Coordinates
- Species Identification
- Number of trees ≥20" DBH for oak and poplar species
- Number of trees ≥18" DBH for hickory species
- Number of trees ≥10" DBH for elm, maple, and magnolia species
- Number of trees ≥5" DBH for dogwood species
- Use plot data to calculate # Heritage Trees per Acre (HTPA)

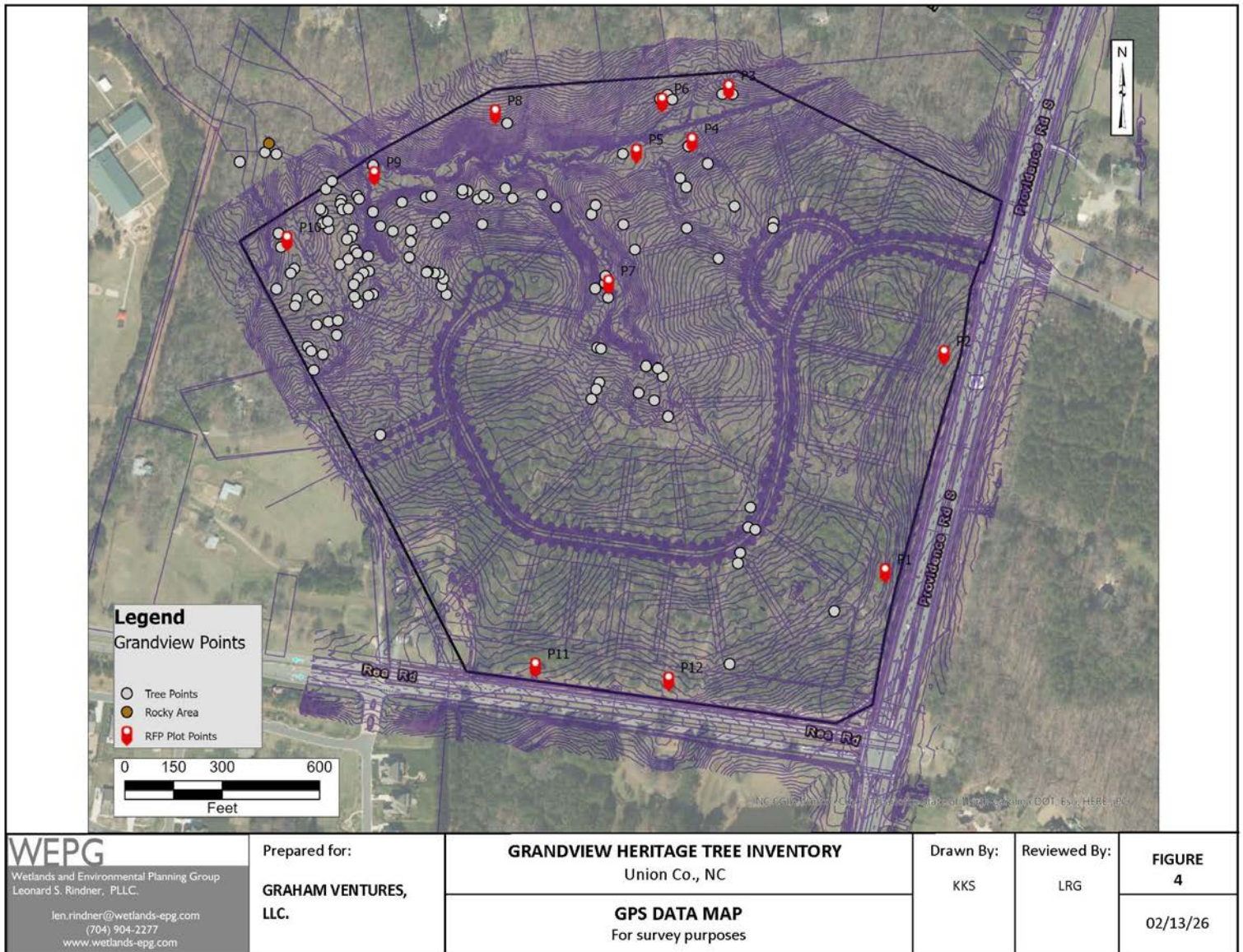
Determining HTPA from fixed plots:

1. Determine the expansion factor (the number of trees per acre a given plot tree represents) by taking the denominator of the plot size (1/10<sup>th</sup> acre) and dividing by the number of plots.
2. Add up the total number of heritage trees for all the plots in the stand
3. Multiply the total number of plot heritage trees by the expansion factor to determine total HTPA for the stand.

Factors and Formulas:

- Plot size = 1/10<sup>th</sup> acre plots (circular plots – radius 37.2 lf)
- Expansion factor = Plot size denominator / # Plots
- HTPA = # Heritage Trees x Expansion Factor

**Figure 4: HERITAGE TREE AND FIXED RADIUS PLOT LOCATION MAP**



**GROUP A (26.07 acres): SUMMARY OF FINDINGS FOR COMPREHENSIVE STUDY**

| TREE SPECIES #                                     | ROADS | SEWER | SPOIL | SCM | TOTALS    |
|----------------------------------------------------|-------|-------|-------|-----|-----------|
| Willow Oak<br>( <i>Quercus phellos</i> )           |       |       |       | 6   | 6         |
| Chestnut Oak<br>( <i>Q. prinus</i> )               |       |       |       | 1   | 1         |
| Red Oak<br>( <i>Q. rubra</i> )                     | 6     | 6     | 1     | 5   | 18        |
| White Oak<br>( <i>Q. alba</i> )                    |       | 7     | 4     | 6   | 17        |
| Black Oak<br>( <i>Q. velutina</i> )                |       | 1     |       |     | 1         |
| Tulip Poplar<br>( <i>Liriodendron tulipifera</i> ) | 2     | 22    | 3     | 20  | 47        |
| Red Maple<br>( <i>Acer rubrum</i> )                |       | 1     | 5     | 6   | 12        |
| Pignut Hickory<br>( <i>Carya glabra</i> )          |       |       | 1     |     | 1         |
| American Elm<br>( <i>Ulmus americana</i> )         |       |       |       |     | 0         |
| Dogwood<br>( <i>Cornus florida</i> )               |       | 1     |       |     | 1         |
| Magnolia<br>( <i>Magnolia grandiflora</i> )        |       |       | 1     |     | 1         |
| 12 individuals to be<br>preserved in Group A       |       |       |       |     | -12       |
| <b>TOTAL # Heritage<br/>Trees in Group A</b>       |       |       |       |     | <b>93</b> |

**GROUP A – 93 Heritage Trees**

**GROUP B (50.92 acres): SUMMARY OF FINDINGS FOR FIXED RADIUS PLOTS**

| PLOT #                                           | DOMINANT TYPE | # HERITAGE TREES PER PLOT |
|--------------------------------------------------|---------------|---------------------------|
| 1                                                | Pine          | 0                         |
| 2                                                | Pine          | 0                         |
| 3                                                | Hardwood      | 2                         |
| 4                                                | Hardwood      | 1                         |
| 5                                                | Hardwood      | 1                         |
| 6                                                | Hardwood      | 4                         |
| 7                                                | Hardwood      | 3                         |
| 8                                                | Hardwood      | 2                         |
| 9                                                | Hardwood      | 1                         |
| 10                                               | Hardwood      | 2                         |
| 11                                               | Pine          | 0                         |
| 12                                               | Pine          | 0                         |
| <b>TOTAL #<br/>Heritage<br/>Trees in<br/>FRP</b> |               | <b>16</b>                 |

Expansion factor = Plot size denominator / Plots  
 $10 / 12 = 0.83$

HTPA = # Heritage Trees x Expansion Factor

Heritage Trees Per Acre: HTPA=  $16 \times 0.83 = 13.28$

50.92 ACRES x 13.28 HTPA = 676 Heritage Trees

**GROUP B - 676 Heritage Trees**



**PLOT DATA (all photos facing west from plot center):**

**Plot 1:** Dominated by pines

**# Heritage Trees = 0**





**Plot 2:** Dominated by pines.

**# Heritage Trees = 0**





**Plot 3:** Dominated by hardwoods.

**# Heritage Trees = 2**





**Plot 4:** Dominated by hardwoods.

**# Heritage Trees = 1**





**Plot 5:** Dominated by hardwoods.

**# Heritage Trees = 1**





**Plot 6:** Dominated by hardwoods.

**# Heritage Trees = 4**





**Plot 7:** Dominated by hardwoods.

**# Heritage Trees = 3**





**Plot 8:** Dominated by hardwoods.

**# Heritage Trees = 2**





**Plot 9:** Dominated by hardwoods.

**# Heritage Trees = 1**





**Plot 10:** Dominated by hardwoods.

**# Heritage Trees = 2**





**Plot 11:** Dominated by pines.

**# Heritage Trees = 0**





**Plot 12:** Dominated by pines.

**# Heritage Trees = 0**





Project: Grandview Subdivision

Date: 04/07/2026

**Response to Comments on Conditional Zoning Plans – 1st review**

| Sheet | Comment                                                                                                                | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C0.0  | Is this jurisdictional?                                                                                                | <i>This channel is not jurisdictional. We received from the ACOE on 03/31/2026 a Preliminary Jurisdictional Determination approval and this channel is not identified as regulated. We will remove these lines from the plans to avoid confusion.</i>                                                                                                                                                                                                                       |
| C0.0  | include sheet showing park plans in common open space                                                                  | <i>We have included sheet L1.3.1-Community Park with the resubmitted CZ plans.</i>                                                                                                                                                                                                                                                                                                                                                                                          |
| C1.0  | per TOW UDO D-917A K: (Re: emergency access)                                                                           | <i>We are working on an agreement with the Hudsons to obtain their approval to allow an emergency access to the Proposed Hudson Farm Lane via the existing driveway on the adjacent Hudson properties. This is noted as Option 1 on our plans.<br/>Should this option not work out, the revised plans also show an Option 2 which provides a 20' wide gravel emergency access road via an existing curb cut on Rea Road that is located near the western boundary line.</i> |
| C1.0  | Make sure this topsoil berm follows existing drainage patterns.                                                        | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                                                                                            |
| C1.0  | SS easement is in 100' stream buffer                                                                                   | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.<br/>Note that we have correspondence with Mike Lawyer at NCDEQ where this buffer impact will be allowed.</i>                                                                                                                                                                                                                                                                   |
| C1.0  | easements overlap                                                                                                      | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                                                                                            |
| C2.0  | provide turning movements for emergency vehicles                                                                       | <i>Turning movements have been provided on the revised Conditional Zoning plans.</i>                                                                                                                                                                                                                                                                                                                                                                                        |
| C2.0  | Show turning movements for fire truck. Island looks too big.                                                           | <i>Fire truck turning movements have been provided on site plan sheet C1.0. There has been no change to the cul-de-sac geometry.</i>                                                                                                                                                                                                                                                                                                                                        |
| C3.0  | Very flat slope. Is this the existing cross slope at Providence Road?                                                  | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                                                                                            |
| C4.0  | It seems like these ridge lines are based off the post-development DAs, which is not accurate for pre-development here | <i>This was discussed with LaBella on 04/02/26 and concluded that two predeveloped drainage area maps would be required. Sheet C4.0 is the map previously submitted and is the NCDEQ Water Quality Pre-Developed drainage area map, which shows pre-developed sub areas to each BMP so that the water</i>                                                                                                                                                                   |

**THE ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING  
 8720 RED OAK BOULEVARD, STE. 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

|      |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                           |
|------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                                                                                                                                  | <i>quality volume can be calculated. The new map added with this resubmittal is C4.1 and is called "Predeveloped Drainage Area Map - Detention". This map shows one large pre-dev area to the creek on the northern side of property, and three smaller pre-dev areas that drain towards NC Hwy 16.</i>                                                                                                   |
| C4.0 | TC path goes U/S and crosses DA boundary                                                                                         | <i>Time of Concentration lines have been cleaned up on both C4.0A and C4.0B</i>                                                                                                                                                                                                                                                                                                                           |
| C4.0 | Another POA for this DA is needed further downstream if you want to compare pre and post of the area collected by SCM #1         | <i>Sheet C4.0A-Detention Predeveloped Drainage Area Map has been added which provides multiple points of analysis for the detention model.</i>                                                                                                                                                                                                                                                            |
| C4.0 | looks like TC path would end here                                                                                                | <i>Time of Concentration lines have been cleaned up on both C4.0A and C4.0B</i>                                                                                                                                                                                                                                                                                                                           |
| C4.0 | TC path is not realistic here                                                                                                    | <i>Time of Concentration lines have been cleaned up on both C4.0A and C4.0B</i>                                                                                                                                                                                                                                                                                                                           |
| C4.0 | Another POA for this DA is needed further downstream if you want to compare pre and post of the area collected by SCM #1         | <i>Sheet C4.0A-Detention Predeveloped Drainage Area Map has been added which provides multiple points of analysis for the detention model.</i>                                                                                                                                                                                                                                                            |
| C4.1 | Significant flow diversions are proposed. Flow diversions should be minimized as much as possible and justification provided.    | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.<br/>Per meeting with LaBella on 04/02/2026, we have added a narrative to the revised CZ plans that addresses this.</i>                                                                                                                                                                                       |
| C4.1 | make sure ditches are within DA                                                                                                  | <i>Drainage area lines have been cleaned up on the resubmitted CZ plans.</i>                                                                                                                                                                                                                                                                                                                              |
| C4.1 | is this necessary? DI won't capture much runoff from sheet flow                                                                  | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.<br/>The park plan includes a tiered lawn area where we believe two inlets will be required to intercept water b/t flowing over a wall or out into the street. These inlets look odd on the CZ plan but they are place holders for the final grading design to be completed during Construction drawings.</i> |
| C4.1 | bypasses SCM                                                                                                                     | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                          |
| C4.2 | The proposed wetlands will also need to meet the detention requirements for the 1 through 100-year storm per the Weddington UDO. | <i>Acknowledged. The Narrative lists this as a requirement.</i>                                                                                                                                                                                                                                                                                                                                           |
| C6.0 | show early phasing EC with construction entrance, sediment basin locations, silt fence outlets, etc                              | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                          |
| C6.0 | site will need clean water bypasses for isolated undisturbed areas                                                               | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                          |

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8720 RED OAK BOULEVARD, STE. 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

Comment: In email correspondence, Town Planner Greg Gordos had inquired about the need for a TIA.

Response: On Sheet C0.0 of the CZ plans, right above the seals is a trip generation summary by Design Resource Group that concludes that a TIA is not warranted b/c we were less than 500 daily trips and 50 peak hour trips. Also included in this report is a letter from LaBella which likewise concludes that a TIA is not warranted for this project.





**Grandview**

**3/11/2026**

| Land Use [ITE Code]                    |    |     | Daily | AM Peak Hour |      |       | PM Peak Hour |      |       |
|----------------------------------------|----|-----|-------|--------------|------|-------|--------------|------|-------|
|                                        |    |     |       | Enter        | Exit | Total | Enter        | Exit | Total |
| Single-Family (Detached) Housing [210] | 37 | DUs | 336   | 7            | 19   | 26    | 21           | 13   | 34    |

References: Trip Generation, 12th Edition, Institute of Transportation Engineers, Washington, DC. 2025.

\*Trip generation was calculated using the rate rather than the equation, as the relatively small number of dwelling units resulted in unreasonable values when the equation was applied.

1111 Hawthorne Lane  
Charlotte, NC 28205

O 704.343.0608  
W [www.drgrp.com](http://www.drgrp.com)

**From:** Wilson, Robert <RWilson@LaBellaPC.com>  
**Sent:** Monday, April 6, 2026 1:30 PM  
**To:** Brent Cowan  
**Subject:** FW: [Ext] FW: Grandview - Planning Board?

Brent,

Here is the email regarding the need for a TIA at Grandview. The project as currently proposed is below the TIA threshold. 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:** Wilson, Robert <[RWilson@LaBellaPC.com](mailto:RWilson@LaBellaPC.com)>  
**Sent:** Tuesday, March 24, 2026 11:32 AM  
**To:** Gregory Gordos <[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)>  
**Cc:** Mabaso, Tumi <[tmabaso@LaBellaPC.com](mailto:tmabaso@LaBellaPC.com)>  
**Subject:** FW: [Ext] FW: Grandview - Planning Board?

Greg,

Good morning. Our traffic engineer has reviewed the information submitted for the Grandview project and done his own analysis. Based on our findings, a TIA is not required for the Grandview project. Our understanding is that the previous development plan for this site had 60 homes vs. the currently proposed 37 units. The Developer should also consider the proposed improvements along S. Providence Road near Old Mill Road and its potential impact of the proposed southbound right-turn lane (see highlighted text below).

Please let me know if you have any questions or concerns.

---

**From:** Hipp, Starke <[shipp@LaBellaPC.com](mailto:shipp@LaBellaPC.com)>  
**Sent:** Monday, March 23, 2026 10:49 PM  
**To:** Mabaso, Tumi <[tmabaso@labellapc.com](mailto:tmabaso@labellapc.com)>; Wilson, Robert <[RWilson@LaBellaPC.com](mailto:RWilson@LaBellaPC.com)>  
**Subject:** Re: [Ext] FW: Grandview - Planning Board?

Good evening Tumi/Bob,

I've reviewed the materials.

For starters, I recall us looking at a scoping document prepared by Kimley-Horn last May for this site. (B:\GLOBAL\Projects\Weddington, NC Town of\2242731 - On Call Eng Services 2024-25\02\_Correspondence\Outgoing\Rea Road Property\TIA Scoping & Review)

As for the Trip Gen table provided by the applicant and whether a TIA is necessary according to the UDO. The short answer is no, I don't believe a TIA is necessary according to the UDO. The long answer is that I believe the applicant should have provided additional support/background with its Trip Gen table.

Starting with the Daily Trips, the ITE data returns results based on Average Rates and a Fitted Curve Equation. The Daily Trips noted by the applicant are the Average Rate result. The Fitted Curve Equation result is 564. However, the Fitted Curve Equation has a y-intercept of 265.45 trips that, in my opinion, unrealistically skews the results for such a small development. The other approach, which is what I believe should be done in this situation, is to select clustered data points. Taking the average of the clustered data points results in 468, which is still below the 500 daily trip threshold of the UDO.

Similarly, the Peak Hour trips noted by the applicant are the Average Rate results. In my opinion, the Fitted Curve Equation results should be used as that is the guidance from ITE and the y-intercept does not unrealistically skew the results. The Fitted Curve Equation results, which are below the 50 peak hour trip threshold of the UDO, are provided below:

AM - Entering: 8 | Exiting: 22 | Total: 30

PM - Entering: 24 | Exiting: 15 | Total: 39

Finally, I looked through the email exchanges below. I should note that the design and construction of the southbound right-turn lane along S. Providence Road should take into consideration the proposed improvements along S. Providence Road south of Old Mill Road associated with U-5769 -

<https://www.ncdot.gov/news/public-meetings/Pages/U-5769-2019-03-14.aspx>

Thanks,

**Starke Hipp, PE**

LaBella Associates | Senior Traffic Engineer

+1 (914) 269-5604 direct

+1 (910) 616-5608 mobile

---

**From:** Mabaso, Tumi <[tmabaso@labellapc.com](mailto:tmabaso@labellapc.com)>

**Sent:** Wednesday, March 18, 2026 3:39 PM

**To:** Hipp, Starke <[shipp@LaBellaPC.com](mailto:shipp@LaBellaPC.com)>

**Subject:** FW: [Ext] FW: Grandview - Planning Board?

Hi Starke,

I work with Bob Wilson in the Charlotte office. We received a trip generation table for a proposed 37-lot subdivision in Weddington, NC. Do you mind taking a look whenever you have time? The project # is 2242731 phase 001, and the file path for the conditional zoning sketch plan is below for reference:



B:\GLOBAL\Projects\Weddington, NC Town of\2242731 - On Call Eng Services 2024-25\02\_Correspondence\Outgoing\Grandview\CZ Review\Grandview CZ Plan\_2026-02-23.pdf

Best,

**Tumi Mabaso**

LaBella Associates | Civil Engineer

+1 (980) 207-7931 direct

---

**From:** Gregory Gordos <[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)>

**Sent:** Tuesday, March 17, 2026 6:34 PM

**To:** Mabaso, Tumi <[tmabaso@labellapc.com](mailto:tmabaso@labellapc.com)>; Wilson, Robert <[rwilson@labellapc.com](mailto:rwilson@labellapc.com)>

**Subject:** [Ext] FW: Grandview - Planning Board?

Does this TIA justification fly for you? Please send to your traffic count specialists to verify.



**Greg Gordos**

Town Planner

**Phone:** 704-846-2709

**Cell:** 980-210-1822

[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)

1924 Weddington Road

Weddington, NC 28104

[www.townofweddington.com](http://www.townofweddington.com)

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**From:** Brent Cowan <[bcowan@isaacsgrp.com](mailto:bcowan@isaacsgrp.com)>

**Sent:** Wednesday, March 11, 2026 5:42 PM

**To:** Gregory Gordos <[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)>

**Cc:** Mel Graham <[mel@grahamenterprises.org](mailto:mel@grahamenterprises.org)>; Keith Cooper <[keith.cooper1@icloud.com](mailto:keith.cooper1@icloud.com)>; Dana Scott <[dana@grahamenterprises.org](mailto:dana@grahamenterprises.org)>; Lisa Gaffney <[lisa.gaffney@wetlands-epg.com](mailto:lisa.gaffney@wetlands-epg.com)>; Jeremy Schumacher <[jschumacher@arcadiahomesinc.com](mailto:jschumacher@arcadiahomesinc.com)>

**Subject:** RE: Grandview - Planning Board?

Good evening Greg,

Please see comments/responses below in red.

Thanks,

Anthony Brent Cowan, P.E., **LEED<sup>®</sup> AP**

The Isaacs Group, P.C.

8720 Red Oak Blvd., Ste. 420

Charlotte, NC 28217

P: [704-227-9402](tel:704-227-9402) F: [704-227-9403](tel:704-227-9403)

Web: [www.isaacsgroup.com](http://www.isaacsgroup.com)

---

**From:** Gregory Gordos <[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)>

**Sent:** Tuesday, March 10, 2026 1:49 PM

**To:** Brent Cowan <[bcowan@isaacsgroup.com](mailto:bcowan@isaacsgroup.com)>

**Cc:** Mel Graham <[mel@grahamenterprises.org](mailto:mel@grahamenterprises.org)>; Keith Cooper <[keith.cooper1@icloud.com](mailto:keith.cooper1@icloud.com)>; Dana Scott <[dana@grahamenterprises.org](mailto:dana@grahamenterprises.org)>; Lisa Gaffney <[lisa.gaffney@wetlands-epg.com](mailto:lisa.gaffney@wetlands-epg.com)>; Jeremy Schumacher <[jschumacher@arcadiahomesinc.com](mailto:jschumacher@arcadiahomesinc.com)>

**Subject:** Re: Grandview - Planning Board?

Yup, the draft with the third column is current.

A few traffic comments/questions.

- TIA? Required for 50 peak hour trips. Y'all put N/A. Providence is already equipped for this site but please confirm or provide a scoping study. **[Brent Cowan]** On Sheet C0.0 of the CZ plans, right above the seals is a trip generation summary that concluded that a TIA was not warranted b/c we were less than 500 daily trips and 50 peak hour trips. We took this from another development that had the same number of lots. In light of your comment, to officially memorialize this, I requested a trip gen study from Design Resource Group, and this trip gen shows that we are less than the warrants for a TIA. Please let me know if anything additional is needed to conclude this item.
- Second form of ingress/egress? Required for 15 or more units. **[Brent Cowan]** Mel is working with the Hudsons to obtain an easement to allow emergency access along their existing driveway from Rea Road to the proposed stub road of Hudson Farm Lane. We will provide evidence of this agreement prior to the Planning Board meeting.
- Access easement obtained with the neighbor? **[Brent Cowan]** See response above.
- any turn lane modifications on Providence? **[Brent Cowan]** We have submitted our CZ plans to Amelia Helms and Bob Weltner with the NCDOT. Bob has informed us that a southbound right turn into the project will be required on Hwy 16. I assume that this will be addressed in the construction drawing phase, but if you need us to amend the plans to show this RTL before our PB meeting, please let me know.

Per the UDO: now that the public outreach steps are complete I can begin staff review. The Mayor asked me to have LaBella looks at plans prior to Planning Board now, so they'll take a look as well.

If other comments are found upon review I can let you know.

There must be fifteen business days between determination of completeness and the Planning Board date. That eliminates March. **[Brent Cowan]** Are we considered complete as of now? If not, can you please tell us what the milestones that will allow us to be considered complete?

---

**From:** Brent Cowan <[bcowan@isaacsgrp.com](mailto:bcowan@isaacsgrp.com)>

**Sent:** Tuesday, March 10, 2026 1:29 PM

**To:** Gregory Gordos <[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)>

**Cc:** Mel Graham <[mel@grahamenterprises.org](mailto:mel@grahamenterprises.org)>; Keith Cooper <[keith.cooper1@icloud.com](mailto:keith.cooper1@icloud.com)>;

Dana Scott <[dana@grahamenterprises.org](mailto:dana@grahamenterprises.org)>; Lisa Gaffney <[lisa.gaffney@wetlands-epg.com](mailto:lisa.gaffney@wetlands-epg.com)>;

Jeremy Schumacher <[jschumacher@arcadiahomesinc.com](mailto:jschumacher@arcadiahomesinc.com)>

**Subject:** Grandview - Planning Board?

Good afternoon Greg,

With last night's council presentation behind us, can you please advise on the following questions:

- Will be on the Monday March 23<sup>rd</sup> planning board agenda?
- One of the board members noted to make sure that we had the current Appendix 2B checklist. Attached is the one we were using. Can you please confirm this is the current/correct one?
- Is there anything else you need from me or owner/developer to keep this project moving forward?
- Will we expect any sort of comments from you or LaBella on the CZ plans submitted?

Thanks,

Anthony Brent Cowan, P.E., **LEED<sup>®</sup> AP**

The Isaacs Group, P.C.

8720 Red Oak Blvd., Ste. 420

Charlotte, NC 28217

P: [704-227-9402](tel:704-227-9402) F: [704-227-9403](tel:704-227-9403)

Web: [www.isaacsgrp.com](http://www.isaacsgrp.com)

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Project: Grandview Subdivision

Date: 04/07/2026

**Response to Comments on Conditional Zoning Plans – 1st review**

| Sheet | Comment                                                                                                                | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C0.0  | Is this jurisdictional?                                                                                                | <i>This channel is not jurisdictional. We received from the ACOE on 03/31/2026 a Preliminary Jurisdictional Determination approval and this channel is not identified as regulated. We will remove these lines from the plans to avoid confusion.</i>                                                                                                                                                                                                                   |
| C0.0  | include sheet showing park plans in common open space                                                                  | <i>We have included sheet L1.3.1-Community Park with the resubmitted CZ plans.</i>                                                                                                                                                                                                                                                                                                                                                                                      |
| C1.0  | per TOW UDO D-917A K: (Re: emergency access)                                                                           | <i>We are working on an agreement with the Hudsons to obtain their approval to allow an emergency access to the Proposed Hudson Farm Lane via the existing driveway on the adjacent Hudson properties. This is noted as Option 1 on our plans. Should this option not work out, the revised plans also show an Option 2 which provides a 20' wide gravel emergency access road via an existing curb cut on Rea Road that is located near the western boundary line.</i> |
| C1.0  | Make sure this topsoil berm follows existing drainage patterns.                                                        | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                                                                                        |
| C1.0  | SS easement is in 100' stream buffer                                                                                   | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings. Note that we have correspondence with Mike Lawyer at NCDEQ where this buffer impact will be allowed.</i>                                                                                                                                                                                                                                                                   |
| C1.0  | easements overlap                                                                                                      | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                                                                                        |
| C2.0  | provide turning movements for emergency vehicles                                                                       | <i>Turning movements have been provided on the revised Conditional Zoning plans.</i>                                                                                                                                                                                                                                                                                                                                                                                    |
| C2.0  | Show turning movements for fire truck. Island looks too big.                                                           | <i>Fire truck turning movements have been provided on site plan sheet C1.0. There has been no change to the cul-de-sac geometry.</i>                                                                                                                                                                                                                                                                                                                                    |
| C3.0  | Very flat slope. Is this the existing cross slope at Providence Road?                                                  | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                                                                                        |
| C4.0  | It seems like these ridge lines are based off the post-development DAs, which is not accurate for pre-development here | <i>This was discussed with LaBella on 04/02/26 and concluded that two predeveloped drainage area maps would be required. Sheet C4.0 is the map previously submitted and is the NCDEQ Water Quality Pre-Developed drainage area map, which shows pre-developed sub areas to each BMP so that the water</i>                                                                                                                                                               |

**THE ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING  
 8720 RED OAK BOULEVARD, STE. 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

|      |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                           |
|------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                                                                                                                                  | <i>quality volume can be calculated. The new map added with this resubmittal is C4.1 and is called "Predeveloped Drainage Area Map - Detention". This map shows one large pre-dev area to the creek on the northern side of property, and three smaller pre-dev areas that drain towards NC Hwy 16.</i>                                                                                                   |
| C4.0 | TC path goes U/S and crosses DA boundary                                                                                         | <i>Time of Concentration lines have been cleaned up on both C4.0A and C4.0B</i>                                                                                                                                                                                                                                                                                                                           |
| C4.0 | Another POA for this DA is needed further downstream if you want to compare pre and post of the area collected by SCM #1         | <i>Sheet C4.0A-Detention Predeveloped Drainage Area Map has been added which provides multiple points of analysis for the detention model.</i>                                                                                                                                                                                                                                                            |
| C4.0 | looks like TC path would end here                                                                                                | <i>Time of Concentration lines have been cleaned up on both C4.0A and C4.0B</i>                                                                                                                                                                                                                                                                                                                           |
| C4.0 | TC path is not realistic here                                                                                                    | <i>Time of Concentration lines have been cleaned up on both C4.0A and C4.0B</i>                                                                                                                                                                                                                                                                                                                           |
| C4.0 | Another POA for this DA is needed further downstream if you want to compare pre and post of the area collected by SCM #1         | <i>Sheet C4.0A-Detention Predeveloped Drainage Area Map has been added which provides multiple points of analysis for the detention model.</i>                                                                                                                                                                                                                                                            |
| C4.1 | Significant flow diversions are proposed. Flow diversions should be minimized as much as possible and justification provided.    | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.<br/>Per meeting with LaBella on 04/02/2026, we have added a narrative to the revised CZ plans that addresses this.</i>                                                                                                                                                                                       |
| C4.1 | make sure ditches are within DA                                                                                                  | <i>Drainage area lines have been cleaned up on the resubmitted CZ plans.</i>                                                                                                                                                                                                                                                                                                                              |
| C4.1 | is this necessary? DI won't capture much runoff from sheet flow                                                                  | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.<br/>The park plan includes a tiered lawn area where we believe two inlets will be required to intercept water b/t flowing over a wall or out into the street. These inlets look odd on the CZ plan but they are place holders for the final grading design to be completed during Construction drawings.</i> |
| C4.1 | bypasses SCM                                                                                                                     | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                          |
| C4.2 | The proposed wetlands will also need to meet the detention requirements for the 1 through 100-year storm per the Weddington UDO. | <i>Acknowledged. The Narrative lists this as a requirement.</i>                                                                                                                                                                                                                                                                                                                                           |
| C6.0 | show early phasing EC with construction entrance, sediment basin locations, silt fence outlets, etc                              | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                          |
| C6.0 | site will need clean water bypasses for isolated undisturbed areas                                                               | <i>Acknowledged. This will be worked out after CZ approval and during Construction Drawings.</i>                                                                                                                                                                                                                                                                                                          |

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CIVIL ENGINEERING DESIGN AND LAND SURVEYING  
8720 RED OAK BOULEVARD, STE. 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

Comment: In email correspondence, Town Planner Greg Gordos had inquired about the need for a TIA.

Response: On Sheet C0.0 of the CZ plans, right above the seals is a trip generation summary by Design Resource Group that concludes that a TIA is not warranted b/c we were less than 500 daily trips and 50 peak hour trips. Also included in this report is a letter from LaBella which likewise concludes that a TIA is not warranted for this project.





# Grandview

3/11/2026

| Land Use [ITE Code]                    |    |     | Daily | AM Peak Hour |      |       | PM Peak Hour |      |       |
|----------------------------------------|----|-----|-------|--------------|------|-------|--------------|------|-------|
|                                        |    |     |       | Enter        | Exit | Total | Enter        | Exit | Total |
| Single-Family (Detached) Housing [210] | 37 | DUs | 336   | 7            | 19   | 26    | 21           | 13   | 34    |

References: Trip Generation, 12th Edition, Institute of Transportation Engineers, Washington, DC. 2025.

\*Trip generation was calculated using the rate rather than the equation, as the relatively small number of dwelling units resulted in unreasonable values when the equation was applied.

1111 Hawthorne Lane  
Charlotte, NC 28205

O 704.343.0608  
W [www.drgrp.com](http://www.drgrp.com)

**From:** Wilson, Robert <RWilson@LaBellaPC.com>  
**Sent:** Monday, April 6, 2026 1:30 PM  
**To:** Brent Cowan  
**Subject:** FW: [Ext] FW: Grandview - Planning Board?

Brent,

Here is the email regarding the need for a TIA at Grandview. The project as currently proposed is below the TIA threshold. 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:** Wilson, Robert <[RWilson@LaBellaPC.com](mailto:RWilson@LaBellaPC.com)>  
**Sent:** Tuesday, March 24, 2026 11:32 AM  
**To:** Gregory Gordos <[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)>  
**Cc:** Mabaso, Tumi <[tmabaso@LaBellaPC.com](mailto:tmabaso@LaBellaPC.com)>  
**Subject:** FW: [Ext] FW: Grandview - Planning Board?

Greg,

Good morning. Our traffic engineer has reviewed the information submitted for the Grandview project and done his own analysis. Based on our findings, a TIA is not required for the Grandview project. Our understanding is that the previous development plan for this site had 60 homes vs. the currently proposed 37 units. The Developer should also consider the proposed improvements along S. Providence Road near Old Mill Road and its potential impact of the proposed southbound right-turn lane (see highlighted text below).

Please let me know if you have any questions or concerns.

---

**From:** Hipp, Starke <[shipp@LaBellaPC.com](mailto:shipp@LaBellaPC.com)>  
**Sent:** Monday, March 23, 2026 10:49 PM  
**To:** Mabaso, Tumi <[tmabaso@labellapc.com](mailto:tmabaso@labellapc.com)>; Wilson, Robert <[RWilson@LaBellaPC.com](mailto:RWilson@LaBellaPC.com)>  
**Subject:** Re: [Ext] FW: Grandview - Planning Board?

Good evening Tumi/Bob,

I've reviewed the materials.

For starters, I recall us looking at a scoping document prepared by Kimley-Horn last May for this site. (B:\GLOBAL\Projects\Weddington, NC Town of\2242731 - On Call Eng Services 2024-25\02\_Correspondence\Outgoing\Rea Road Property\TIA Scoping & Review)

As for the Trip Gen table provided by the applicant and whether a TIA is necessary according to the UDO. The short answer is no, I don't believe a TIA is necessary according to the UDO. The long answer is that I believe the applicant should have provided additional support/background with its Trip Gen table.

Starting with the Daily Trips, the ITE data returns results based on Average Rates and a Fitted Curve Equation. The Daily Trips noted by the applicant are the Average Rate result. The Fitted Curve Equation result is 564. However, the Fitted Curve Equation has a y-intercept of 265.45 trips that, in my opinion, unrealistically skews the results for such a small development. The other approach, which is what I believe should be done in this situation, is to select clustered data points. Taking the average of the clustered data points results in 468, which is still below the 500 daily trip threshold of the UDO.

Similarly, the Peak Hour trips noted by the applicant are the Average Rate results. In my opinion, the Fitted Curve Equation results should be used as that is the guidance from ITE and the y-intercept does not unrealistically skew the results. The Fitted Curve Equation results, which are below the 50 peak hour trip threshold of the UDO, are provided below:

AM - Entering: 8 | Exiting: 22 | Total: 30

PM - Entering: 24 | Exiting: 15 | Total: 39

Finally, I looked through the email exchanges below. I should note that the design and construction of the southbound right-turn lane along S. Providence Road should take into consideration the proposed improvements along S. Providence Road south of Old Mill Road associated with U-5769 -

<https://www.ncdot.gov/news/public-meetings/Pages/U-5769-2019-03-14.aspx>

Thanks,  
**Starke Hipp, PE**  
LaBella Associates | Senior Traffic Engineer

+1 (914) 269-5604 direct  
+1 (910) 616-5608 mobile

---

**From:** Mabaso, Tumi <[tmabaso@labellapc.com](mailto:tmabaso@labellapc.com)>  
**Sent:** Wednesday, March 18, 2026 3:39 PM  
**To:** Hipp, Starke <[shipp@LaBellaPC.com](mailto:shipp@LaBellaPC.com)>  
**Subject:** FW: [Ext] FW: Grandview - Planning Board?

Hi Starke,

I work with Bob Wilson in the Charlotte office. We received a trip generation table for a proposed 37-lot subdivision in Weddington, NC. Do you mind taking a look whenever you have time? The project # is 2242731 phase 001, and the file path for the conditional zoning sketch plan is below for reference:



B:\GLOBAL\Projects\Weddington, NC Town of\2242731 - On Call Eng Services 2024-25\02\_Correspondence\Outgoing\Grandview\CZ Review\Grandview CZ Plan\_2026-02-23.pdf

Best,

**Tumi Mabaso**

LaBella Associates | Civil Engineer

+1 (980) 207-7931 direct

---

**From:** Gregory Gordos <[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)>

**Sent:** Tuesday, March 17, 2026 6:34 PM

**To:** Mabaso, Tumi <[tmabaso@labellapc.com](mailto:tmabaso@labellapc.com)>; Wilson, Robert <[rwilson@labellapc.com](mailto:rwilson@labellapc.com)>

**Subject:** [Ext] FW: Grandview - Planning Board?

Does this TIA justification fly for you? Please send to your traffic count specialists to verify.



---

**From:** Brent Cowan <[bcowan@isaacsgrp.com](mailto:bcowan@isaacsgrp.com)>

**Sent:** Wednesday, March 11, 2026 5:42 PM

**To:** Gregory Gordos <[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)>

**Cc:** Mel Graham <[mel@grahamenterprises.org](mailto:mel@grahamenterprises.org)>; Keith Cooper <[keith.cooper1@icloud.com](mailto:keith.cooper1@icloud.com)>; Dana Scott <[dana@grahamenterprises.org](mailto:dana@grahamenterprises.org)>; Lisa Gaffney <[lisa.gaffney@wetlands-epg.com](mailto:lisa.gaffney@wetlands-epg.com)>; Jeremy Schumacher <[jschumacher@arcadiahomesinc.com](mailto:jschumacher@arcadiahomesinc.com)>

**Subject:** RE: Grandview - Planning Board?

Good evening Greg,

Please see comments/responses below in red.

Thanks,

Anthony Brent Cowan, P.E., **LEED<sup>®</sup> AP**

The Isaacs Group, P.C.

8720 Red Oak Blvd., Ste. 420

Charlotte, NC 28217

P: [704-227-9402](tel:704-227-9402) F: [704-227-9403](tel:704-227-9403)

Web: [www.isaacsgroup.com](http://www.isaacsgroup.com)

---

**From:** Gregory Gordos <[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)>

**Sent:** Tuesday, March 10, 2026 1:49 PM

**To:** Brent Cowan <[bcowan@isaacsgroup.com](mailto:bcowan@isaacsgroup.com)>

**Cc:** Mel Graham <[mel@grahamenterprises.org](mailto:mel@grahamenterprises.org)>; Keith Cooper <[keith.cooper1@icloud.com](mailto:keith.cooper1@icloud.com)>; Dana Scott <[dana@grahamenterprises.org](mailto:dana@grahamenterprises.org)>; Lisa Gaffney <[lisa.gaffney@wetlands-epg.com](mailto:lisa.gaffney@wetlands-epg.com)>; Jeremy Schumacher <[jschumacher@arcadiahomesinc.com](mailto:jschumacher@arcadiahomesinc.com)>

**Subject:** Re: Grandview - Planning Board?

Yup, the draft with the third column is current.

A few traffic comments/questions.

- TIA? Required for 50 peak hour trips. Y'all put N/A. Providence is already equipped for this site but please confirm or provide a scoping study. **[Brent Cowan]** On Sheet C0.0 of the CZ plans, right above the seals is a trip generation summary that concluded that a TIA was not warranted b/c we were less than 500 daily trips and 50 peak hour trips. We took this from another development that had the same number of lots. In light of your comment, to officially memorialize this, I requested a trip gen study from Design Resource Group, and this trip gen shows that we are less than the warrants for a TIA. Please let me know if anything additional is needed to conclude this item.
- Second form of ingress/egress? Required for 15 or more units. **[Brent Cowan]** Mel is working with the Hudsons to obtain an easement to allow emergency access along their existing driveway from Rea Road to the proposed stub road of Hudson Farm Lane. We will provide evidence of this agreement prior to the Planning Board meeting.
- Access easement obtained with the neighbor? **[Brent Cowan]** See response above.
- any turn lane modifications on Providence? **[Brent Cowan]** We have submitted our CZ plans to Amelia Helms and Bob Weltner with the NCDOT. Bob has informed us that a southbound right turn into the project will be required on Hwy 16. I assume that this will be addressed in the construction drawing phase, but if you need us to amend the plans to show this RTL before our PB meeting, please let me know.

Per the UDO: now that the public outreach steps are complete I can begin staff review. The Mayor asked me to have LaBella looks at plans prior to Planning Board now, so they'll take a look as well.

If other comments are found upon review I can let you know.

There must be fifteen business days between determination of completeness and the Planning Board date. That eliminates March. **[Brent Cowan]** Are we considered complete as of now? If not, can you please tell us what the milestones that will allow us to be considered complete?

---

**From:** Brent Cowan <[bcowan@isaacsgrp.com](mailto:bcowan@isaacsgrp.com)>

**Sent:** Tuesday, March 10, 2026 1:29 PM

**To:** Gregory Gordos <[ggordos@townofweddington.com](mailto:ggordos@townofweddington.com)>

**Cc:** Mel Graham <[mel@grahamenterprises.org](mailto:mel@grahamenterprises.org)>; Keith Cooper <[keith.cooper1@icloud.com](mailto:keith.cooper1@icloud.com)>;

Dana Scott <[dana@grahamenterprises.org](mailto:dana@grahamenterprises.org)>; Lisa Gaffney <[lisa.gaffney@wetlands-epg.com](mailto:lisa.gaffney@wetlands-epg.com)>;

Jeremy Schumacher <[jschumacher@arcadiahomesinc.com](mailto:jschumacher@arcadiahomesinc.com)>

**Subject:** Grandview - Planning Board?

Good afternoon Greg,

With last night's council presentation behind us, can you please advise on the following questions:

- Will be on the Monday March 23<sup>rd</sup> planning board agenda?
- One of the board members noted to make sure that we had the current Appendix 2B checklist. Attached is the one we were using. Can you please confirm this is the current/correct one?
- Is there anything else you need from me or owner/developer to keep this project moving forward?
- Will we expect any sort of comments from you or LaBella on the CZ plans submitted?

Thanks,

Anthony Brent Cowan, P.E., **LEED<sup>®</sup> AP**

The Isaacs Group, P.C.

8720 Red Oak Blvd., Ste. 420

Charlotte, NC 28217

P: [704-227-9402](tel:704-227-9402) F: [704-227-9403](tel:704-227-9403)

Web: [www.isaacsgrp.com](http://www.isaacsgrp.com)

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**TO:**

**FROM:**

**DATE:**

**SUBJECT:**

Town Council

Lela Ijames,  
Centralina Regional Council

August 10th, 2026

Application by Mel Graham requesting Conditional Zoning approval for a 37-lot Conventional subdivision located on Providence Road

## **APPLICATION INFORMATION:**

**SUBMITTAL DATE:** February 23, 2026  
**BUILDER/DEVELOPER:** Graham Enterprises, Signature Properties of the Carolinas LLC  
**ENGINEER/APPLICANT:** The Issacs Group  
**PROPERTY LOCATION:** Providence Road and Rea Road  
**PARCEL ID#:** 06150001  
**ACREAGE:** +/- 78 acres  
**EXISTING LAND USE:** Vacant, Woodland  
**EXISTING ZONING:** R-CD, Conservation District

## **PROPOSAL:**

The applicant, Mr. Mel Graham, is proposing the development of a new residential subdivision of thirty seven homes on 1-1.5 acre lots. It is located on the corner of Providence and Rea roads. This prominent site was previously proposed for an academic campus (2022) and a subdivision by Beechwood Homes (2024). Weddington Estates is located north of the subject property, while tracts immediately to the east, south, and west are undeveloped or underdeveloped (non-residential subdivisions). The Hudson family property provides the western boundary and a future HUDSON FARM LN extension is proposed. Highclere is located to the southwest on Rea Road however access roads will not align due to the unique hexagon shape of the 77.997 acres. An extension of Rea Road is underway for future road improvements. A TIA was not required; however NCDOT will require a south bound right turn lane from Hwy 16 into the main entrance. Revised plans now show emergency access-only on Rea Road between Lot 24 and 25.

The site design is characterized by a meandering Grandview Drive and 32% open space (20% required).

*Development Standards.*

The development proposal does not include changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). 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 January 5<sup>h</sup> at the Weddington Methodist and a presentation to the Town Council on March 9, 2026. An initial submittal was submitted via the online permit portal in February while the final Schematic Plan was revised based on Town Engineer feedback and sent for completeness on April 7<sup>th</sup> (earlier this month).

The Town Council is scheduled to hold a public hearing regarding this application on Monday, August 10, 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. | 43,576 – 63,651 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 consistent with this provision.

*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.*

Wetlands previously located on private Lot 20 have been moved to common open space. Stream buffers (unbuildable land) remains on many lots including 100' of a perennial stream buffer on Lot 2 and Lot 4.

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

All lots within the subdivision are located along prop. Grandview Drive which is a private, gated road but built to public NCDOT standards.

*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.*

Hudson Farm Lane provides an intersection at a 90 degree angle and connects to future developable land. This intersection creates the starting point when measuring the cul-de-sac linear length of Grandview Dr.

*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.*

Hudson Farm Lane is proposed but there is not yet an established easement connection allowing access to the property. The road shall be extended for future development or a future phase.

*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).*



Street connections are limited due to one primary gated ingress-egress. Traffic volumes on Providence Road and Rea Road discourage curb-cuts.

*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.*

One main point of ingress/egress is provided on Providence Road. After several revisions a second, 20' emergency access route is shown in CABC (Course Aggregate Base Course). Findings of compliance are questioned.

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

All lots are accessed off a single, internal private street.

*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 south on the two major thoroughfares. However, Sheet 1.2 TREE SAVE AREA ANALYSIS shows portions of this buffer within the LOD (Limits of Disturbance) to accommodate storm drainage on both sides. Staff recommends shifting these drainage easements to Lot 26-Lot 29 as well as Lot 31-Lot 37. Findings of compliance cannot be made re: the 100' buffer.

*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.*

This site design provides an additional 12.5% open space on top of the 20% required (32.55% total), including SCM's and streams. Compliance is met. In addition, a neighborhood green and sidewalks are provided on both sides of Grandview Drive, exceeding requirements and providing excess greenspace and amenities typically reserved for Conservation subdivisions.

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

UDO Section D-917D, establishes supplemental 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. Entrance and community park space designs are provided as Sheets L1.1 – Sheet L1.3.1.

## **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 was reviewed by The Issacs Group and LaBella Associates using the Trip Generation, 12th Edition, Institute of Transportation Engineers guide and was found to not require a TIA for Single Family Detached Housing. Providence Road's latest iteration was design to accommodate development on this large tract, but NCDOT still recommends a new southbound right turn lane into the main entrance.

## **LAND USE PLAN CONSISTENCY:**

In 2024 the Weddington Town Council adopted the new Comprehensive Land Use Plan, which established new goals and policies. Since then, numerous text amendments have been made to better match the plan. These goals determining appropriateness for any zoning change remain: several are referenced below.

### ***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 0.49 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 smaller in size, 40,000 sq. ft or greater, to those zoned R-40 Weddington Estates, but much larger than those in Highclere. Density far exceeds the "Weddington Standard" of one acre lots with 0.5 units/ac, a variety of lot sizes up to 63K and a large thoroughfare buffer.

### ***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.*

Providence Road (NC-16) is a significant north-south thoroughfare in Weddington connecting Charlotte to Waxhaw. The 100' thoroughfare buffer requirement must be

upheld without exception and a full landscape plan is recommended. The Rea Road portion of the site consists of less visually appealing, thin evergreen trees and could be supplemented, perhaps as a condition/response to the SDE encroachment, with canopy trees per Section D-917A.(Q).

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 provided on both sides of the road, connect to a neighborhood gathering place/park, and indicates new sidewalk on the Rea Road thoroughfare as well.

### ***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.*

Nearly one-third of the 77.9 acres will be preserved as open space, including sensitive lands such as wetland, intermittent streams, a perennial stream, and areas with significant existing tree coverage. A large berm will screen traffic at the Providence and Rea Road intersection.

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 initial Limits of Disturbance is shown on the plan sheet and only encompasses clearing for the road R/W, utility easements, and stormwater measures. Mass-clearing shall not be permitted and the plans when adhered to will not clear private lots until a builder is selected and a Zoning Permit has been obtained.

### ***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.*

No septic concerns, as the site shall be serviced by Union County Water and public sewer service. The sewer easement is located on the northwest corner of the site as shown.

## **RECOMMENDATION:**

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 37-Lot Conventional Subdivision located on the corner of Providence Road and Rea Road, known as Grandview (previously known as Bellevue), be recommended for approval.

## **PLANNING BOARD MOTION: June 8, 2026**

Board Member Setzer made a motion, stating that the revised submission presented to Town Council should reflect only the modifications discussed at this meeting and that no further design development changes should be incorporated into the submission forwarded to Council.

Motion to recommend approval of the application by Signature Properties of the Carolinas LLC for Conditional Zoning Approval for the development of a 37-lot conventional subdivision located at the intersection of Providence Road and Ray Road, subject to the following two conditions: (1) submission of written documentation from NCDOT confirming that a full residential entrance cannot be constructed at the Ray Road curb cut location, thereby justifying the emergency-only access configuration; and (2) elimination of the rear topsoil stockpile berm in the sensitive area adjacent to the wetland buffer, was made by Board Member Rusty Setzer and seconded by Board Member Bill Deter. The motion carried unanimously.

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### **ATTACHMENTS:**

Application  
Schematic Plan  
Community Meeting Report  
Heritage Tree Report  
Union County Water letter  
North Carolina Department of Natural and Cultural Resources letter  
Union County Public Schools email  
The Issacs Group response letter to Town Engineer  
TIA correspondence  
Appendix 2B. checklist per applicant













## NOTICE OF 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 Methodist Church, 13901 Providence Road from 4:00 to 6:00 on Monday January 5, 2026. The applicant is Signature Properties of the Carolinas LLC and the project will be located on approximately 78 acres located at the northwest corner of Rea Road and Providence Road (parcel number 06150001). This parcel is currently zoned R-CD Weddington, NC.

Any questions please email: Mel Graham at [projectinfo356@gmail.com](mailto:projectinfo356@gmail.com)



## Bellevue Subdivision

Public Involvement Meeting to review proposed conditional rezoning plan

Date / Time: Monday 01/05/2026 4:00 p.m. to 6:00 p.m.

Location: Weddington Methodist Church, 13901 Providence Road

### Attendance Log

| Name                     | Address                                               | Phone and/or email                   |
|--------------------------|-------------------------------------------------------|--------------------------------------|
| Anthony Brent Cowan      | 8720 Red Oak Blvd.<br>Ste. 420<br>Charlotte, NC 28217 | 704.227.9402<br>bcowan@isaacsgrp.com |
| Verne Varden             | 201 Lark Field Dr.<br>Weddington NC.                  | 704-846-2164                         |
| Edith Hudson             | 250 REAR R<br>Wardlaw 28173                           | 704 846 2164                         |
| CHRIS<br>Faulk           | 1162 Willow Oaks Trl<br>Matthews, NC 28104            | cfalk.surveyor@gmail.com             |
| Stee<br>Kellmeth         | 1000 James Madison Dr                                 | smkellmeth@att.net.com               |
| Eileen<br>Kellmeth       | 1000 James Madison Dr                                 |                                      |
| JOAN<br>DRAHZAL          | 950 Eagle Rd<br>Weddington                            | 919 750 3667                         |
| Bryon & Marianne<br>Beck | 595 Landsbury Dr<br>28173                             | BECKTHEBUILDER<br>@AOL.COM           |

W

| Name                             | Address                                    | Phone and/or email                        |
|----------------------------------|--------------------------------------------|-------------------------------------------|
| Danny Liebl                      | 502 Cottonfield Circle                     | 704-996-4777<br>fixmycloset@yahoo.com     |
| Patricia Hines<br>Russell Setzer | 425 Vintage Creek Dr                       | 704 578 5064<br>Patricia.hines@gmail.com  |
| LIZ HOLTEY                       | 5017 WOODVIEW LANE<br>WEDDINGTON, NC 28104 | 919.531.4433                              |
| Karen Dewey                      | 1904 Waddington                            | kedewey@<br>townofweddington.com          |
| Clayton Jones                    | 5147 PANHANDLE Cir                         | 704-980-239-2639                          |
| Bill Deter                       | 461 HAVENCHASE Dr                          | deterbille@gmail.com<br>515-326-5584      |
| CHRISTOPHER NEVE                 | 110 CHASESTOWN CT.<br>WAXHAW, NC 28173     | 919-672-2539<br>christopherneve@ymail.com |
| Tracy Gore                       | 1480 Longleaf Ct<br>matthews 28104         | 704 577 9580<br>t15nj@msn.com             |
| David Pitre                      | 6116 GREYSTONE<br>Weddington NC            | 704-650-4500                              |
| Diane Pitre                      | 6116 Grey stone<br>Weddington              | 404 pitre@<br>gmail.com                   |
| Sherry Carvey                    | 5036 Oxfordshire Rd                        | Sherry.carvey1@gmail.com                  |

| Name                  | Address                                  | Phone and/or email                 |
|-----------------------|------------------------------------------|------------------------------------|
| Virginia Shepherd     | 247 Providence Rd                        | fishlightjag@gmail.com             |
| Charlton Phylee       | PO Box 854<br>Mooresville, NC 28111      | charltonphylee@yahoo.com           |
| Laura Livingston      | 5013 Oxfordshire Rd<br>Weddington 28173  | lm158@hotmail.com                  |
| BOB GRISWOLD          | 6725 TREE HILL<br>W, NC RD.              | 704-821-6029                       |
| MARK PETERSEN         | 5116 SADDLE HOLLOW TR<br>MATTHEWS 28104  | 704 458-1445                       |
| Nendy Shaw            | 6733 Weddington Rd                       |                                    |
| Chad Emerine          | Eagle Rd                                 | 704-989-6879                       |
| MATT HOGFELDT         | 2266 Shagbark Ln.<br>MATTHEWS, 28104     | mhogfe80@yahoo.com                 |
| Brenda + Ron Williams | 3004 Thomas Payne<br>Alley<br>Weddington | (860) 303-9957<br>Peritway@aol.com |
| Jamie Weiss           | 268 Rea Rd                               | 704 622 8226                       |
| Cathy H. Williams     | 318 Rea Rd                               | 704-201-5245                       |



[illegible]

### **Providence Road and Rea Road Subdivision – Public Involvement Meeting**

A Public Involvement Meeting to review a sketch plan for a 37 lot single family residential subdivision on parcel 06150001 on the north west corner of the intersection of Rea Road and Providence Road was held at the Weddington Methodist Church, 13901 Providence Road, on Monday 01/05/2026 from 4:00 to 6:00. Presenter of project to public was owner/developer Mel Graham.

The following is a summary of questions and comments raised by attendees.

- We were asked if there would be restrictions on house area. Mel stated yes but it had not been finalized yet. He also stated there will be architectural control.
- We were asked about who would build in the project. Mel said he has been talking with a premier custom home builder but was not ready to say who it would be.
- We were asked if we would be widening Providence Road. We answered that we do not have plans to widen Providence Road, and that our site plan has been submitted to the NCDOT.
- We were asked about the width of the sewer easement. We advised likely 30 feet wide.
- Clayton Jones (Town Council) suggested that we add another entrance for emergency access. He said it could be one of those gated gravel accesses for emergency vehicles only.
- Rusty Setzer (Planning Board) said that he would like to see another access to Rea Road. We expressed NCDOT concern about another road too close to intersection with Providence Road.
- Nancy Anderson and Bill Deter (Planning Board) also brought up the emergency access. We told them fire code does not require a second access unless you have 50 lots or more. We discussed approaching the Hudsons who boarder the west side of the property to get an access easement for emergency access that would allow emergency vehicles to access stub road C via the existing driveway on the Hudson property.
- Bill Deter said that lot 20 may require revision b/c section 917.E does not allow water features to be on lots. This change will be made.
- Mrs. Hudson asked if we had reviewed the sewer alignment b/c there are large boulders along the creek. We will study that area that she mentioned.
- A few questions were asked about stormwater. We explained that the 4 ponds shown on the plans will treat the project's stormwater and that they will be designed to meet state and town requirements.
- I had many compliments on the plan. I did not have any negative comments or anyone tell me that they didn't like the plan.
- A few people expressed dislike of the name Belleview. Mel said that we would change the name, and he has changed it to Grandview. The new name has been approved by the County.



Mel Graham  
Signature Properties of the Carolinas, LLC  
P.O. Box 78926  
Charlotte, NC 28271

December 12, 2025

RE: Threatened and Endangered Species Biological Evaluation  
Providence-Rea Road  
Waxhaw, Union County, NC  
PINs: 06150001, partial 06177017

Mr. Graham,

Wetlands & Waters, Inc. (W&W) has completed a desktop and field evaluation for federally protected species identified in the US Fish and Wildlife official IPaC species list dated November 13, 2025 for the above referenced project (Attachment B; Project Code: 2026-0015373). The desktop evaluation was conducted for protected species known or suspected to be present in the review area included in the species list and included a query of the North Carolina Natural Heritage Program database on October 14, 2025 to identify known species and critical habitat occurrences within or in close proximity to the review area (Attachment A).

Work associated with a Nationwide Permit verification request cannot commence until the U.S. Army Corps of Engineers (the lead federal permitting agency) has made an effect determination (i.e. No Effect; May Affect, Not Likely to Adversely Affect (MANLAA); and May Affect, Likely to Adversely Affect) as to the potential for impacts to Federally Threatened, Endangered, and proposed Threatened/Endangered species and their Critical Habitat. This report may be used by the U.S. Army Corps of Engineers or other Lead Federal Agency to determine if additional coordination will be necessary to satisfy requirements of the Endangered Species Act.

For the purpose of this report, the review area is west of State Highway 16 (Providence Road). The review area also sits approximately at the intersection of State Highway 16 (Providence Road) and Rea Road in Waxhaw, Union County, NC. The review area is indicated on the attached Figure 1.

The surrounding land use is primarily residential, institutional, and vacant land proximate to the site. The review area is located approximately 3.05 miles south of Interstate Highway 485.

The project area is characterized primarily by second growth forest, a riparian system that connects to Sixmile Creek, a roadside right-of-way along State Highway 16 (Providence Road), and a roadside/powerline right-of-way along Rea Road. The site is underlain by Appling sandy loam, Helena fine sandy loam, Colfax sandy loam, and Cecil gravelly sandy clay loam soil series. Historic aerials indicate prior agricultural use of the land as early as 1956. Agricultural operations within the area appear to have continued until 2007. Portions of the site have also been utilized for single family residences during the same period; these residences no longer remain standing. Typical species composition found within potentially suitable habitat is listed below:

| Suitable Habitat Comprehensive Species List |                                 |
|---------------------------------------------|---------------------------------|
| *-Invasive species                          |                                 |
| <b>Trees</b>                                |                                 |
| Loblolly pine                               | <i>Pinus taeda</i>              |
| Eastern Red cedar                           | <i>Juniperus virginiana</i>     |
| Southern red oak                            | <i>Quercus falcata</i>          |
| White oak                                   | <i>Quercus alba</i>             |
| Willow oak                                  | <i>Quercus phellos</i>          |
| Common persimmon                            | <i>Diospyros virginiana</i>     |
| Sweetgum                                    | <i>Liquidambar styraciflua</i>  |
| American dogwood                            | <i>Cornus florida</i>           |
|                                             |                                 |
| <b>Sapling/Shrub</b>                        |                                 |
| Loblolly pine                               | <i>Pinus taeda</i>              |
| Sweetgum                                    | <i>Liquidambar styraciflua</i>  |
| Eastern Red cedar                           | <i>Juniperus virginiana</i>     |
| American dogwood                            | <i>Cornus florida</i>           |
| Groundseltree*                              | <i>Baccharis halimifolia</i>    |
| Chinese privet*                             | <i>Ligustrum sinense</i>        |
| Allegheny blackberry                        | <i>Rubus allegheniensis</i>     |
| Common persimmon                            | <i>Diospyros virginiana</i>     |
| Southern red oak                            | <i>Quercus falcata</i>          |
| Willow oak                                  | <i>Quercus phellos</i>          |
| White oak                                   | <i>Quercus alba</i>             |
| Winged sumac                                | <i>Rhus copallinum</i>          |
|                                             |                                 |
| <b>Herb</b>                                 |                                 |
| Golden bamboo*                              | <i>Phyllostachys aurea</i>      |
| Dog fennel                                  | <i>Eupatorium capillifolium</i> |
| Late boneset                                | <i>Eupatorium serotinum</i>     |
| Switch grass                                | <i>Panicum virgatum</i>         |
| Bearded beggarticks                         | <i>Bidens aristosa</i>          |
|                                             |                                 |
| <b>Woody Vine</b>                           |                                 |
| Common greenbrier                           | <i>Smilax rotundifolia</i>      |
| Poison ivy                                  | <i>Toxicodendron radicans</i>   |



## **Species Profiles and Analysis**

### **Carolina Heelsplitter (*Lasmigona decorata*)**

**Endangered**

The Carolina Heelsplitter is a freshwater mussel species with final designated critical habitat. The primary constituent elements of critical habitat for this species include: permanent, flowing, cool, clean water; geomorphically stable stream and river channels and banks; pool, riffle, and run sequences within the channel; stable substrates with no more than low amounts of fine sediment; moderate stream gradient; periodic natural flooding; and fish hosts, with adequate living, foraging, and spawning areas for them (B. Hamstead, personal communication, September 14, 2020). Based on historic and recent records for the species, the surviving occurrences exist as small fragments, restricted primarily to short reaches of tributary streams (U.S. Fish & Wildlife Service, Southeast Region, Asheville Ecological Services Field Office, 2012). The current range for the species in North Carolina includes South Fork Fishing, Bull Run, Beaverdam, Sixmile, Cane, Waxhaw, and Gills creeks in the Catawba River Basin, and Flat Creek and Lynch River in the Pee Dee River Basin (U.S. Fish & Wildlife Service, 2019).

The review area is located outside of designated critical habitat for this species. Only streams and rivers flowing to the Goose Creek and Duck Creek in the Yadkin River Basin, and Six Mile Creek in the Catawba River Basin would have the potential to support the Carolina Heelsplitter. There is a perennial tributary on site that does have an off-site confluence with Sixmile Creek; however the tributary is deeply incised and the stream bed material is dominated by silts and clays and therefore there is no potentially suitable habitat for the Carolina Heelsplitter. It is our assessment that if the project will be completed while avoiding and minimizing impacts to tributaries, maintaining protected riparian buffers, and implementing stringent erosion control and stormwater measures in areas proximate to the tributaries on-site, we would propose a biological conclusion of “May Affect, Not Likely to Adversely Affect”.

The NC NHP report indicates that there are no documented occurrences of this species within a one-mile radius of the review area.

The USFWS IPaC report indicates that the project area does not overlap the critical habitat for this species.

### **Schweinitz’s Sunflower (*Helianthus schweinitzii*)**

**Endangered**

Habitat for Schweinitz’s Sunflower includes clearings and edges of upland woods, thickets, and pastures. The species is found along roadsides, powerline clearings, old pastures, and woodland openings. Schweinitz’s Sunflower requires disturbance (blowdowns, storm, or fire) to create open areas for full sunlight, but may also grow in open stands of trees with minimal shade. Soils may be either shallow, sandy with high gravel content, or a clayey hardpan. The sunflower may prefer soils derived from basic material (Krings, Goyette, Suiter, & Samuels, 2021).

There is potentially suitable habitat for this species along woodland edges, the roadside ROW along State Highway 16 (Providence Road), and the roadside/powerline ROW along Rea Road. W&W conducted a pedestrian field survey 09-23-2025 and 10-09-2025 and did not identify any individuals of *Helianthus schweinitzii* within the review area. W&W did not identify any other species of *Helianthus* within the review area.

The NC NHP report indicates that there are documented occurrences of this species within a one-mile radius of the review area from 2013.

## Conclusions

| Species                                                      | Presence in Action Area              | Information Used                                                  | Recommended Determination                  |
|--------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------|--------------------------------------------|
| Carolina Heelsplitter<br>( <i>Lasmigona decorata</i> )       | Potentially Suitable Habitat Present | Field Evaluation 09-23-2025                                       | May affect, not likely to adversely affect |
| Schweinitz's Sunflower<br>( <i>Helianthus schweinitzii</i> ) | Potentially Suitable Habitat Present | Field Evaluation 09-23-2025 & 10-09-2025, no individuals observed | May affect, not likely to adversely affect |

Should you require more information regarding the results of our evaluation, please do not hesitate to contact us.

Sincerely,



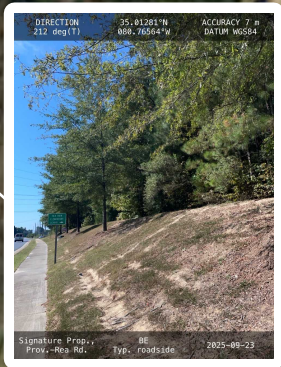
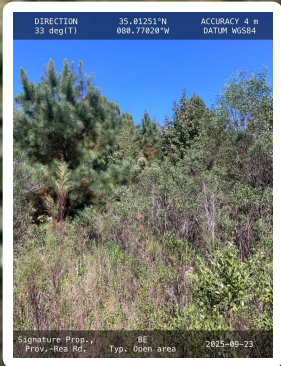
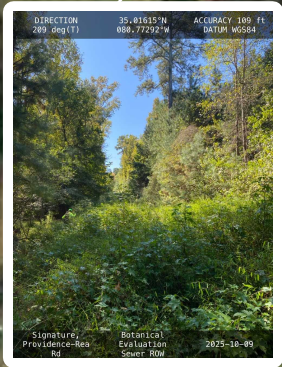
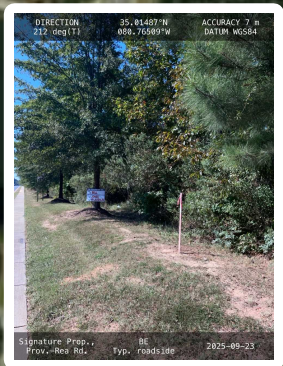
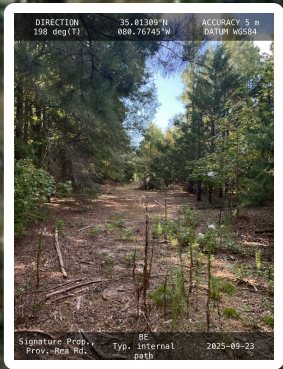
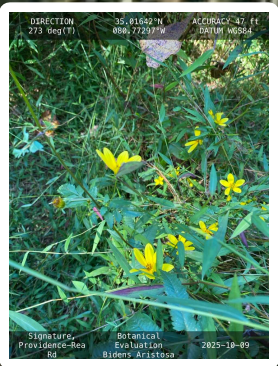
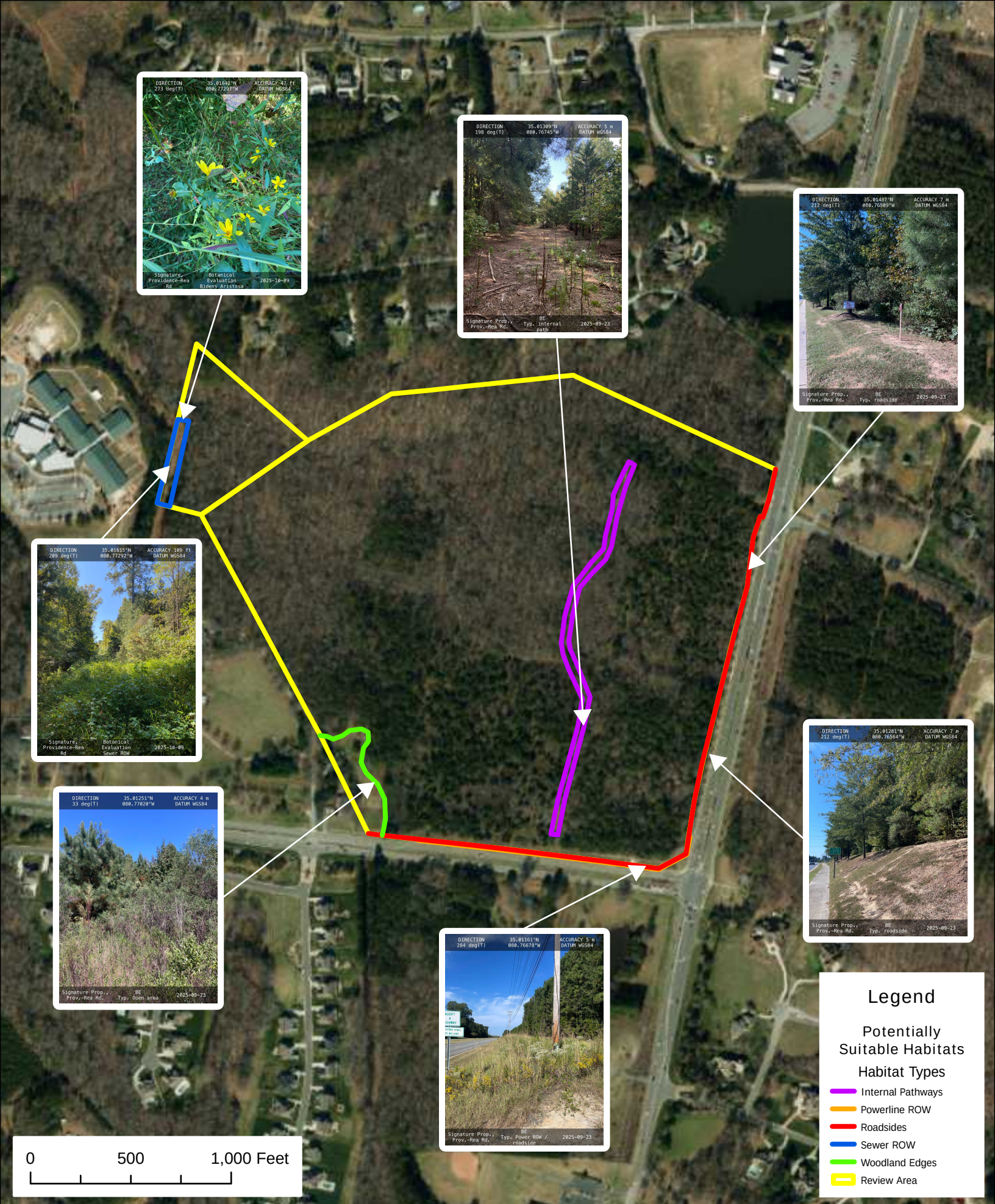
Perry Isner  
Senior Project Manager  
C: 704-773-4239



Tamp Bandy  
Senior Project Manager  
C: 828-302-3437

Enclosures:    Figure 1.       Threatened and Endangered Species Survey Habitat Map  
                    Figure 2.       Threatened and Endangered Species Survey Photo Location Map  
                    Attachment A.   North Carolina Natural Heritage Program Report  
                    Attachment B.   U.S. Fish and Wildlife Service IPaC Official Species List  
                    Attachment C.   Field Photos





### Legend

Potentially Suitable Habitats

Habitat Types

- Internal Pathways
- Powerline ROW
- Roadsides
- Sewer ROW
- Woodland Edges
- Review Area

|                                                                                                                               |                    |  |                                            |                     |                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------|--|--------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <br><b>WETLANDS<br/>&amp; WATERS, INC.</b> | Project Name:      |  | Providence-Rea Road                        |                     |  |
|                                                                                                                               | Owner / Developer: |  | Signature Properties of the Carolinas, LLC |                     |                                                                                       |
|                                                                                                                               | City / County:     |  | Waxhaw/Union                               |                     |                                                                                       |
| Threatened and Endangered Species Survey<br>Potentially Suitable Habitat Map                                                  | Tax PIN(s):        |  | 06150001, partial 06177017                 | Acreage: 81.24      | Date: 11-17-2025                                                                      |
|                                                                                                                               | Coordinates:       |  | Lat: 35.0143540°N                          | Long: -80.7696000°W |                                                                                       |





## Legend



Approximate Photo  
Locations



Review Area



WETLANDS  
& WATERS, INC.

Threatened and Endangered Species Survey  
Photo Map

Project Name:

Providence-Rea Road

Owner / Developer:

Signature Properties of the Carolinas, LLC

City / County:

Waxhaw/Union

Tax PIN(s):

06150001, partial 06177017

Acreage: 81.24

Coordinates:

Lat: 35.0143540°N

Long: -80.7696000°W

Date: 11-17-2025





# Attachment A

## North Carolina Natural Heritage Trust Program Report



Josh Stein, Governor

Pamela B. Cashwell  
Secretary

Misty Franklin  
Deputy Director for Natural Heritage

NCNHDE-32332

October 14, 2025

Drew Lucas  
Wetlands & Waters, Inc.  
328 East Broad Street  
Statesville, NC 28677  
RE: Providence-Rea Road

Dear Drew Lucas:

The North Carolina Natural Heritage Program (NCNHP) appreciates the opportunity to provide information about natural heritage resources for the project referenced above.

Based on the project area mapped with your request, a query of the NCNHP database indicates that there are no records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. Please note that although there may be no documentation of natural heritage elements within the project boundary, it does not imply or confirm their absence; the area may not have been surveyed. The results of this query should not be substituted for field surveys where suitable habitat exists. In the event that rare species are found within the project area, please contact the NCNHP so that we may update our records.

The attached 'Potential Occurrences' table summarizes rare species and natural communities that have been documented within a one-mile radius of the property boundary. The proximity of these records suggests that these natural heritage elements may potentially be present in the project area if suitable habitat exists. Tables of natural areas and conservation/managed areas within a one-mile radius of the project area, if any, are also included in this report.

If a Federally-listed species is found within the project area or is indicated within a one-mile radius of the project area, the NCNHP recommends contacting the US Fish and Wildlife Service (USFWS) for guidance. Contact information for USFWS offices in North Carolina is found here:

[https://www.fws.gov/our-facilities?type=%5B%22Conservation%20Office%22%5D&state\\_name=%5B%22North%20Carolina%22%5D](https://www.fws.gov/our-facilities?type=%5B%22Conservation%20Office%22%5D&state_name=%5B%22North%20Carolina%22%5D).

Please note that natural heritage element data are maintained for the purposes of conservation planning, project review, and scientific research, and are not intended for use as the primary criteria for regulatory decisions. Information provided by the NCNHP database may not be published without prior written notification to the NCNHP, and the NCNHP must be credited as an information source in these publications. Maps of NCNHP data may not be redistributed without permission.

Also note that if a Dedicated Nature Preserve (DNP), Registered Natural Heritage Area (RHA), or a NC Land and Water Fund (NCLWF) Project or Conservation Agreement are documented near the project area, NCNHP or NCLWF staff may provide additional correspondence.

If you have questions regarding the information provided in this letter or need additional assistance, please contact the NCNHP at [natural.heritage@dnrc.nc.gov](mailto:natural.heritage@dnrc.nc.gov).

Sincerely,  
NC Natural Heritage Program

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Within a One-mile Radius of the Project Area  
 Providence-Rea Road  
 October 14, 2025  
 NCNHDE-32332

Element Occurrences Documented Within a One-mile Radius of the Project Area

| Taxonomic Group | EO ID | Scientific Name         | Common Name            | Last Observation Date | Element Occurrence Rank | Accuracy   | Federal Status | State Status | Global Rank | State Rank |
|-----------------|-------|-------------------------|------------------------|-----------------------|-------------------------|------------|----------------|--------------|-------------|------------|
| Vascular Plant  | 13345 | Helianthus schweinitzii | Schweinitz's Sunflower | 2013-10-16            | C                       | 2-High     | Endangered     | Endangered   | G2          | S3         |
| Vascular Plant  | 15141 | Rhus michauxii          | Michaux's Sumac        | 1794-07-21            | H                       | 5-Very Low | Endangered     | Endangered   | G2G3        | S2         |

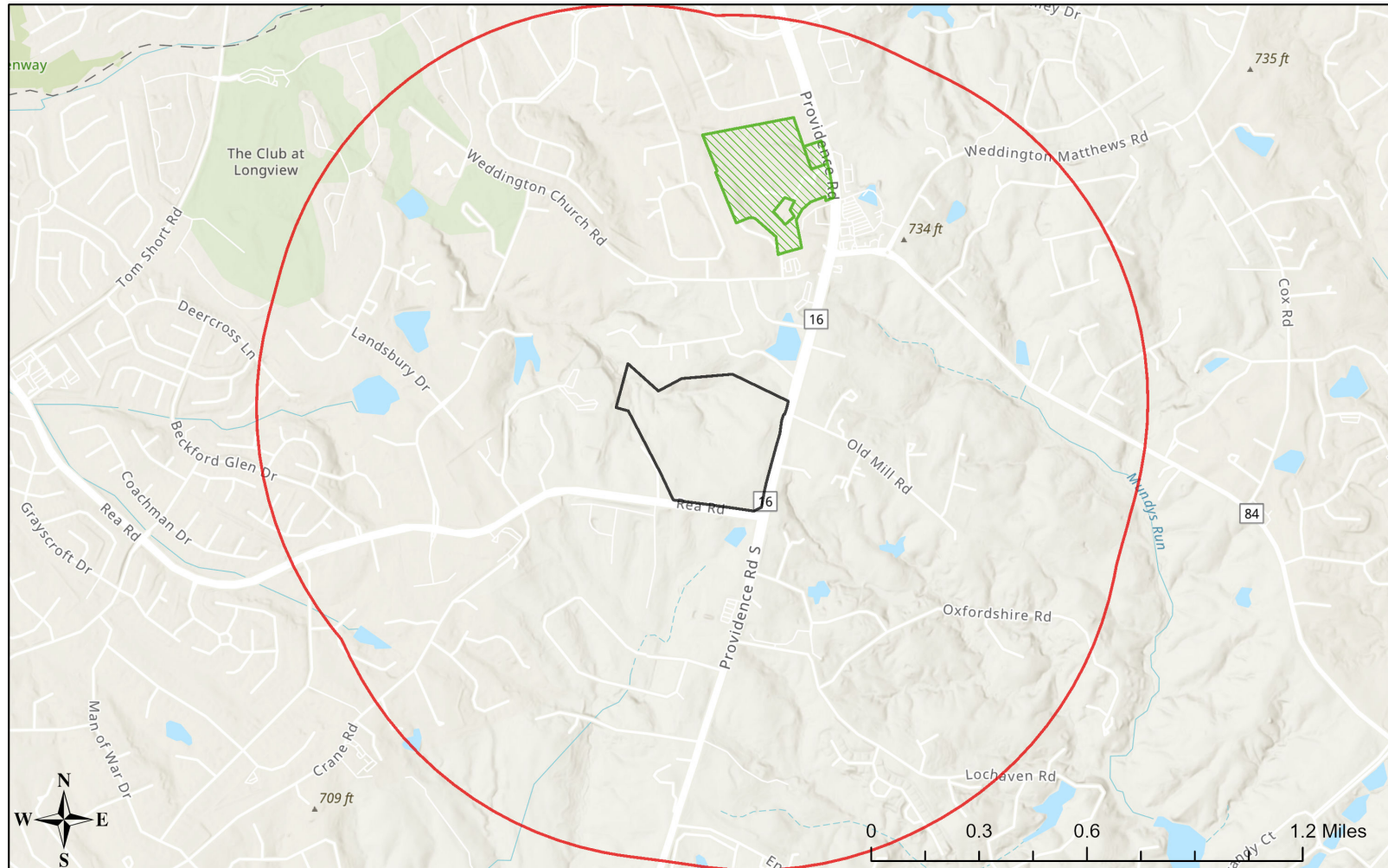
No Natural Areas are Documented Within a One-mile Radius of the Project Area

Managed Areas Documented Within a One-mile Radius of the Project Area

| Managed Area Name                            | Owner                     | Owner Type |
|----------------------------------------------|---------------------------|------------|
| Catawba Lands Conservancy - Weddington Tract | Catawba Lands Conservancy | Private    |
| Catawba Lands Conservancy Easement           | Catawba Lands Conservancy | Private    |

Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/help>. Data query generated on October 14, 2025; source: NCNHP, Summer (July) 2025. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

# NCNHDE-32332: Providence-Rea Road



October 14, 2025

- Managed Area (MAREA)
- Buffered Project Boundary
- Project Boundary

meeknc, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA



## Attachment B

# U.S. Fish and Wildlife Service IPaC Official Species List



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Asheville Ecological Services Field Office  
160 Zillicoa Street, Suite B  
Asheville, NC 28801-1082  
Phone: (828) 258-3939 Fax: (828) 258-5330



In Reply Refer To:  
Project Code: 2026-0015373  
Project Name: Providence-Rea Road

11/13/2025 16:48:03 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

### To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, as well as proposed and designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The enclosed species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

Please note that new species information can change your official species list. Under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends you visit the ECOS-IPaC website regularly during project planning and implementation to ensure your species list is accurate or obtain an updated species list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A biological assessment (BA) or biological evaluation (BE) should be completed for your project. A BA is required for major construction activities (or other undertakings having similar physical impacts) considered to be Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c))(NEPA). For projects other than major construction activities, the Service suggests that a BE be prepared to determine effects of the action and whether those effects may affect listed species and/or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it is reasonably certain to occur and would not occur "but for" the proposed action.

Recommended contents of a BA/BE are described at 50 CFR 402.12. More information and resources about project review and preparing a BA/BE can be found at the following web link: <https://www.fws.gov/office/asheville-ecological-services/asheville-field-office-online-review-process-overview>.

If a Federal agency determines listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. The Service is not required to concur with "no effect" determinations from Federal action agencies. If consultation is required, the Service recommends that candidate species, proposed species, proposed critical habitat, and at-risk species be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or licensed applicants, can be found in the "Endangered Species Consultation Handbook" at the following web link: <https://www.fws.gov/media/endangered-species-consultation-handbook>.

Conservation measures (CMs) are actions included in the project description that the action agency or the applicant commits to implementing to avoid or minimize impacts to federally threatened or endangered species from their actions. CMs are a part of the proposed action and their implementation is required under the terms of a section 7 consultation. Ultimately, the lead federal action agency (project funder, permitter, or implementer) commits to CMs, however, implementation may be passed to the applicant via permit conditions. CMs demonstrate the action agency's commitment to imperiled species conservation and have the potential to expedite project review under the Act by eliminating or decreasing adverse impacts that would otherwise result from project implementation. Potential CMs can be found at the following web link: [https://www.fws.gov/sites/default/files/documents/2025-03/2025-02-sample-conservation-measures-asheville\\_field\\_office.pdf](https://www.fws.gov/sites/default/files/documents/2025-03/2025-02-sample-conservation-measures-asheville_field_office.pdf)

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Act, there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). More information about MBTA and BGEPA can be found at the following web link: <https://www.fws.gov/program/migratory-birds>.

We appreciate your consideration of Federally listed species. The Service encourages Federal agencies to include conservation of threatened and endangered species in their project planning to further the purposes of the Act. Please contact our staff at 828-258-3939, if you have any questions. In future correspondence concerning this project, please reference the Project Code which can be found in the header of this letter.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

## OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Asheville Ecological Services Field Office**

160 Zillicoa Street, Suite B

Asheville, NC 28801-1082

(828) 258-3939



## PROJECT SUMMARY

Project Code: 2026-0015373  
Project Name: Providence-Rea Road  
Project Type: Residential Construction  
Project Description: Due diligence for potential buyer  
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@35.01432175,-80.76853515787374,14z>



Counties: Union County, North Carolina

## ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## CLAMS

| NAME                                                                                                                                                                                                                                                                           | STATUS     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Carolina Heelsplitter <i>Lasmigona decorata</i><br>There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/3534">https://ecos.fws.gov/ecp/species/3534</a> | Endangered |

## INSECTS

| NAME                                                                                                                                                                                                                                                                        | STATUS                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Monarch Butterfly <i>Danaus plexippus</i><br>There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a> | Proposed<br>Threatened |

## FLOWERING PLANTS

| NAME                                                                                                                                                                                                                             | STATUS     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Schweinitz's Sunflower <i>Helianthus schweinitzii</i><br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/3849">https://ecos.fws.gov/ecp/species/3849</a> | Endangered |

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act <sup>2</sup> and the Migratory Bird Treaty Act (MBTA) <sup>1</sup>. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

1. The [Bald and Golden Eagle Protection Act](#) of 1940.
2. The [Migratory Birds Treaty Act](#) of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

### Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

### Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

| NAME                                                                                                                                                                                                                                                                                                                                                           | BREEDING SEASON           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Bald Eagle <i>Haliaeetus leucocephalus</i><br>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.<br><a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a> | Breeds Sep 1 to<br>Jul 31 |

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project



activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

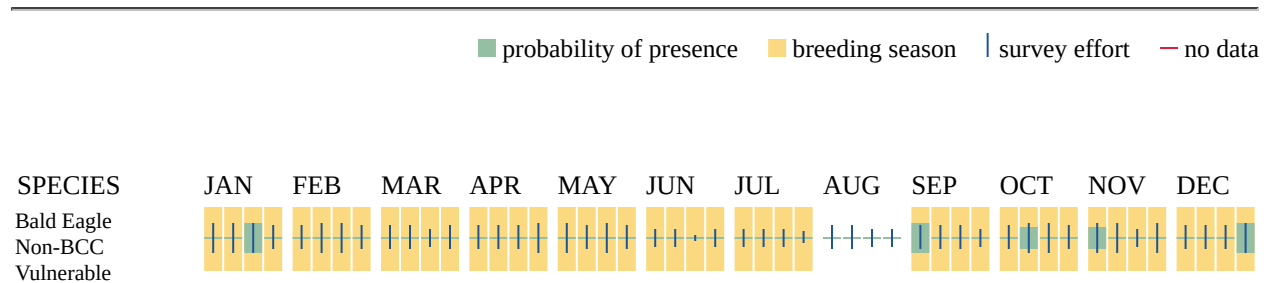
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

### Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) <sup>1</sup> prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

| NAME                                                                                                                                                                                                                                                                                                                                                                  | BREEDING SEASON         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Bald Eagle <i>Haliaeetus leucocephalus</i></b><br>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.<br><a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a> | Breeds Sep 1 to Jul 31  |
| <b>Chimney Swift <i>Chaetura pelagica</i></b><br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br><a href="https://ecos.fws.gov/ecp/species/9406">https://ecos.fws.gov/ecp/species/9406</a>                                                                                                                    | Breeds Mar 15 to Aug 25 |
| <b>Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i></b><br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br><a href="https://ecos.fws.gov/ecp/species/8329">https://ecos.fws.gov/ecp/species/8329</a>                                                                           | Breeds Jun 1 to Aug 20  |
| <b>Kentucky Warbler <i>Geothlypis formosa</i></b><br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br><a href="https://ecos.fws.gov/ecp/species/9443">https://ecos.fws.gov/ecp/species/9443</a>                                                                                                                | Breeds Apr 20 to Aug 20 |
| <b>Prairie Warbler <i>Setophaga discolor</i></b><br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br><a href="https://ecos.fws.gov/ecp/species/9513">https://ecos.fws.gov/ecp/species/9513</a>                                                                                                                 | Breeds May 1 to Jul 31  |
| <b>Prothonotary Warbler <i>Protonotaria citrea</i></b><br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br><a href="https://ecos.fws.gov/ecp/species/9439">https://ecos.fws.gov/ecp/species/9439</a>                                                                                                           | Breeds Apr 1 to Jul 31  |
| <b>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></b><br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br><a href="https://ecos.fws.gov/ecp/species/9398">https://ecos.fws.gov/ecp/species/9398</a>                                                                                                   | Breeds May 10 to Sep 10 |
| <b>Rusty Blackbird <i>Euphagus carolinus</i></b><br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br><a href="https://ecos.fws.gov/ecp/species/9478">https://ecos.fws.gov/ecp/species/9478</a>                                                                                              | Breeds elsewhere        |

| NAME                                                                                                                                                                                                                                         | BREEDING SEASON         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Wood Thrush <i>Hylocichla mustelina</i><br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br><a href="https://ecos.fws.gov/ecp/species/9431">https://ecos.fws.gov/ecp/species/9431</a> | Breeds May 10 to Aug 31 |

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

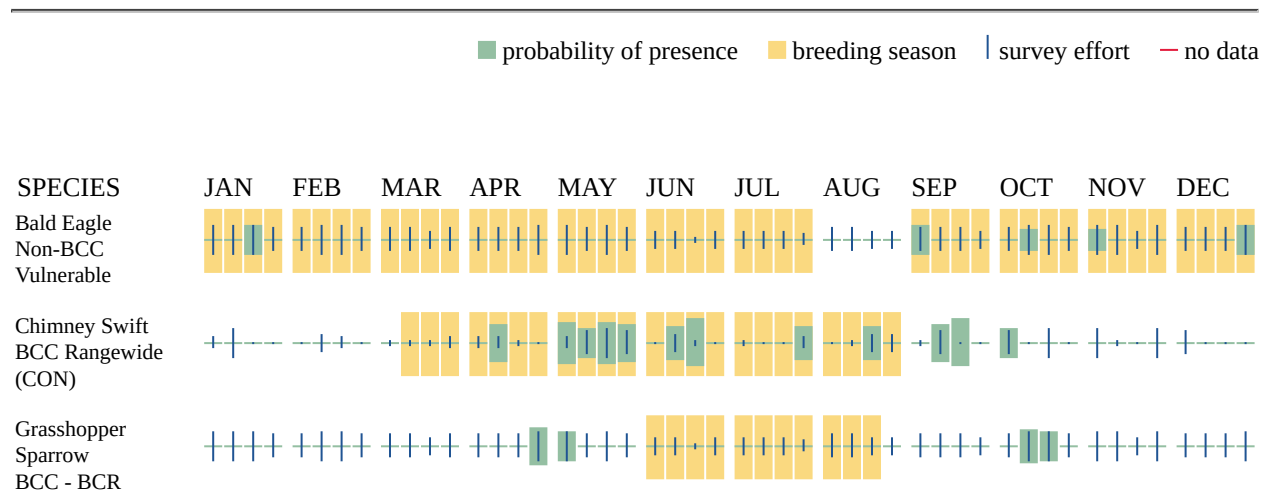
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

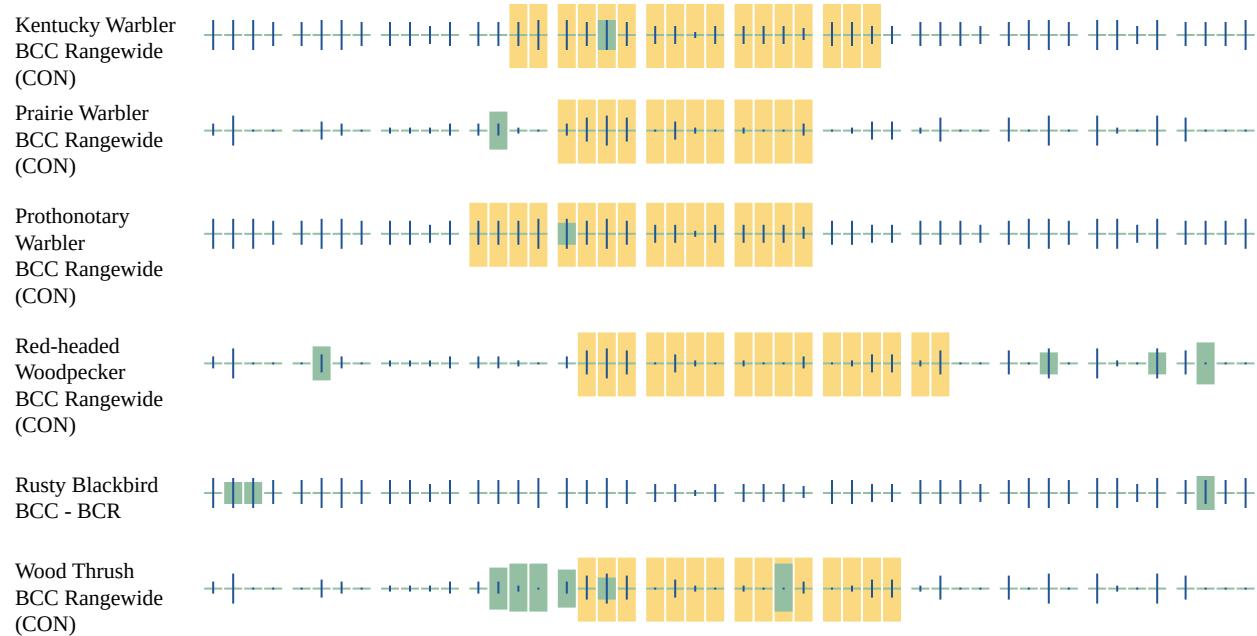
### Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

### RIVERINE

- R4SBC



## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Britton Helms  
Address: 328 East Broad Street  
City: Statesville  
State: NC  
Zip: 28677  
Email: [britthelms@wetlands-waters.com](mailto:britthelms@wetlands-waters.com)  
Phone: 7042078876

Attachment C

Field Photographs



DIRECTION  
100 deg(T)

35.01162°N  
080.76643°W

ACCURACY 13 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd. BE  
Typ. Power ROW /  
roadside 2025-09-23

DIRECTION  
122 deg(T)

35.01163°N  
080.76618°W

ACCURACY 8 m  
DATUM WGS84

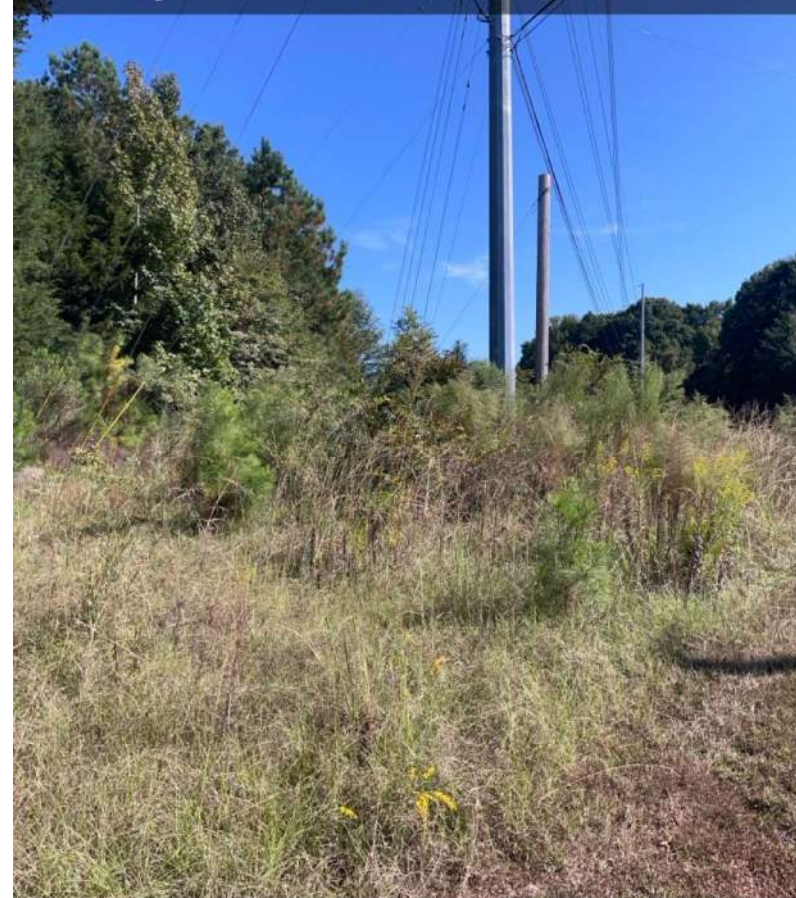


Signature Prop.,  
Prov.-Rea Rd. BE  
Typ. Power ROW /  
roadside 2025-09-23

DIRECTION  
33 deg(T)

35.01167°N  
080.76614°W

ACCURACY 7 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd. BE  
Typ. Power ROW /  
roadside 2025-09-23

DIRECTION  
284 deg(T)

35.01161°N  
080.76678°W

ACCURACY 5 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd. BE  
Typ. Power ROW /  
roadside 2025-09-23



DIRECTION  
284 deg(T)

35.01167°N  
080.76712°W

ACCURACY 5 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. Power ROW /  
roadside

2025-09-23

DIRECTION  
279 deg(T)

35.01170°N  
080.76756°W

ACCURACY 5 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. Power ROW /  
roadside

2025-09-23

DIRECTION  
350 deg(T)

35.01181°N  
080.76781°W

ACCURACY 4 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

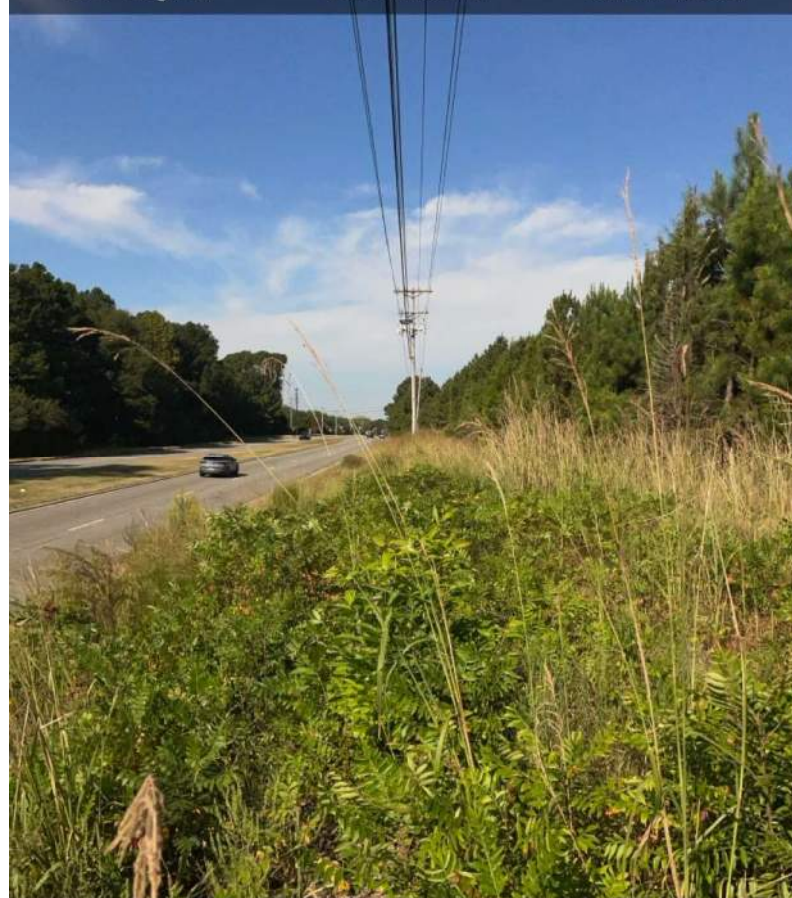
BE  
Typ. Power ROW /  
roadside

2025-09-23

DIRECTION  
277 deg(T)

35.01175°N  
080.76790°W

ACCURACY 4 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. Power ROW /  
roadside

2025-09-23



DIRECTION  
276 deg(T)

35.01177°N  
080.76810°W

ACCURACY 8 m  
DATUM WGS84

DIRECTION  
273 deg(T)

35.01182°N  
080.76849°W

ACCURACY 5 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE

Typ. Power ROW /  
roadside

2025-09-23



Signature Prop.,  
Prov.-Rea Rd.

BE

Typ. Power ROW /  
roadside

2025-09-23

DIRECTION  
289 deg(T)

35.01180°N  
080.76882°W

ACCURACY 4 m  
DATUM WGS84

DIRECTION  
279 deg(T)

35.01188°N  
080.76927°W

ACCURACY 3 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE

Typ. Power ROW /  
roadside

2025-09-23



Signature Prop.,  
Prov.-Rea Rd.

BE

Typ. Power ROW /  
roadside

2025-09-23



DIRECTION  
327 deg(T)

35.01192°N  
080.76949°W

ACCURACY 3 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. Power ROW /  
roadside

2025-09-23

DIRECTION  
278 deg(T)

35.01192°N  
080.76967°W

ACCURACY 12 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. Power ROW /  
roadside

2025-09-23

DIRECTION  
291 deg(T)

35.01184°N  
080.76990°W

ACCURACY 10 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. Power ROW /  
roadside

2025-09-23

DIRECTION  
12 deg(T)

35.01191°N  
080.77017°W

ACCURACY 9 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. Power ROW /  
roadside

2025-09-23



DIRECTION 348 deg(T) 35.01536°N 080.76487°W ACCURACY 7 m DATUM WGS84



Signature Prop., BE 2025-09-23  
Prov.-Rea Rd. Typ. roadside

DIRECTION 206 deg(T) 35.01527°N 080.76490°W ACCURACY 12 m DATUM WGS84



Signature Prop., BE 2025-09-23  
Prov.-Rea Rd. Typ. roadside

DIRECTION 217 deg(T) 35.01512°N 080.76494°W ACCURACY 7 m DATUM WGS84



Signature Prop., BE 2025-09-23  
Prov.-Rea Rd. Typ. roadside

DIRECTION 212 deg(T) 35.01487°N 080.76509°W ACCURACY 7 m DATUM WGS84



Signature Prop., BE 2025-09-23  
Prov.-Rea Rd. Typ. roadside



DIRECTION 215 deg(T) 35.01448°N 080.76518°W ACCURACY 7 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. roadside 2025-09-23

DIRECTION 211 deg(T) 35.01408°N 080.76530°W ACCURACY 6 m DATUM WGS84



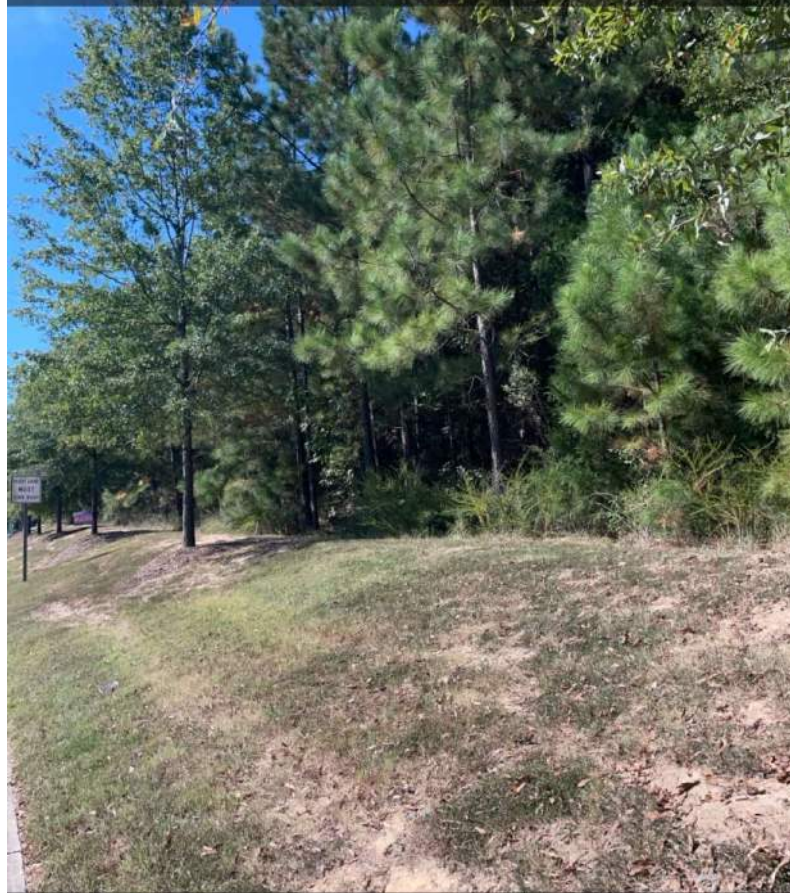
Signature Prop., BE  
Prov.-Rea Rd. Typ. roadside 2025-09-23

DIRECTION 211 deg(T) 35.01433°N 080.76523°W ACCURACY 7 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. roadside 2025-09-23

DIRECTION 216 deg(T) 35.01364°N 080.76542°W ACCURACY 7 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. roadside 2025-09-23



DIRECTION 210 deg(T) 35.01322°N 080.76554°W ACCURACY 7 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. roadside 2025-09-23

DIRECTION 212 deg(T) 35.01281°N 080.76564°W ACCURACY 7 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. roadside 2025-09-23

DIRECTION 212 deg(T) 35.01217°N 080.76584°W ACCURACY 8 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. roadside 2025-09-23

DIRECTION 277 deg(T) 35.01189°N 080.76597°W ACCURACY 7 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. roadside 2025-09-23



DIRECTION  
7 deg(T)

35.01189°N  
080.76597°W

ACCURACY 7 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. roadside

2025-09-23

DIRECTION  
252 deg(T)

35.01180°N  
080.76606°W

ACCURACY 6 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

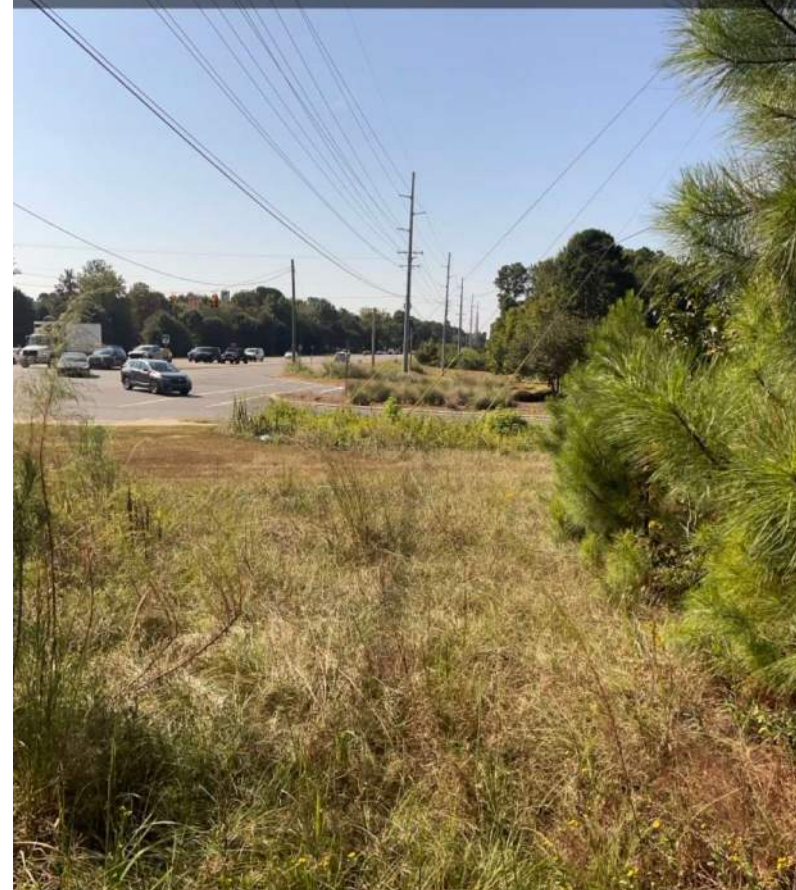
BE  
Typ. roadside

2025-09-23

DIRECTION  
187 deg(T)

35.01179°N  
080.76615°W

ACCURACY 7 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. roadside

2025-09-23

DIRECTION  
58 deg(T)

35.01179°N  
080.76613°W

ACCURACY 7 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. roadside

2025-09-23



DIRECTION 198 deg(T) 35.01309°N 080.76745°W ACCURACY 5 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. internal path 2025-09-23

DIRECTION 350 deg(T) 35.01354°N 080.76743°W ACCURACY 5 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. internal path 2025-09-23

DIRECTION 12 deg(T) 35.01310°N 080.76746°W ACCURACY 5 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. internal path 2025-09-23

DIRECTION 227 deg(T) 35.01270°N 080.77011°W ACCURACY 4 m DATUM WGS84



Signature Prop., BE  
Prov.-Rea Rd. Typ. Invasives 2025-09-23



DIRECTION  
33 deg(T)

35.01251°N  
080.77020°W

ACCURACY 4 m  
DATUM WGS84

DIRECTION  
154 deg(T)

35.01241°N  
080.77019°W

ACCURACY 5 m  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. Open area

2025-09-23



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. Open area

2025-09-23

DIRECTION  
173 deg(T)

35.01218°N  
080.77017°W

ACCURACY 4 m  
DATUM WGS84

DIRECTION  
192 deg(T)

35.01656°N  
080.77300°W

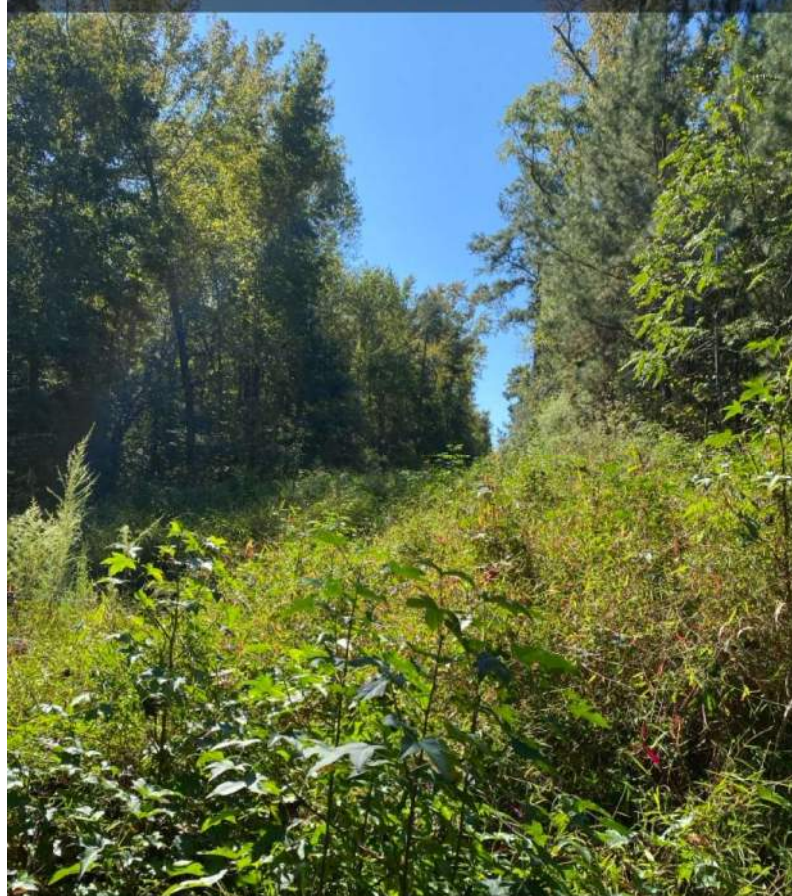
ACCURACY 66 ft  
DATUM WGS84



Signature Prop.,  
Prov.-Rea Rd.

BE  
Typ. Open area

2025-09-23



Signature,  
Providence-Rea  
Rd

Botanical  
Evaluation  
Sewer ROW

2025-10-09



DIRECTION 280 deg(T) 35.01655°N 080.77297°W ACCURACY 43 ft DATUM WGS84



Signature, Providence-Rea Rd Botanical Evaluation 2025-10-09 Sewer ROW

DIRECTION 205 deg(T) 35.01652°N 080.77285°W ACCURACY 47 ft DATUM WGS84



Signature, Providence-Rea Rd Botanical Evaluation 2025-10-09 Sewer ROW

DIRECTION 320 deg(T) 35.01651°N 080.77289°W ACCURACY 69 ft DATUM WGS84



Signature, Providence-Rea Rd Botanical Evaluation 2025-10-09 Bidens aristosa

DIRECTION 273 deg(T) 35.01642°N 080.77297°W ACCURACY 47 ft DATUM WGS84



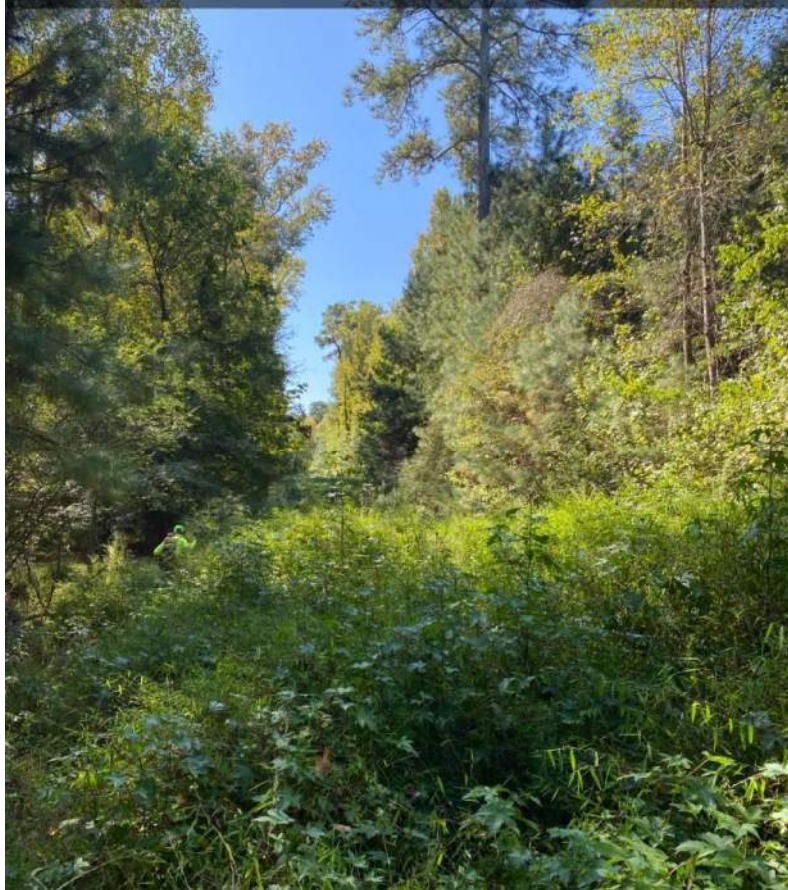
Signature, Providence-Rea Rd Botanical Evaluation 2025-10-09 Bidens Aristosa



DIRECTION  
209 deg(T)

35.01615°N  
080.77292°W

ACCURACY 109 ft  
DATUM WGS84



Signature,  
Providence-Rea  
Rd

Botanical  
Evaluation  
Sewer ROW

2025-10-09

DIRECTION  
353 deg(T)

35.01601°N  
080.77386°W

ACCURACY 100 ft  
DATUM WGS84



Signature,  
Providence-Rea  
Rd

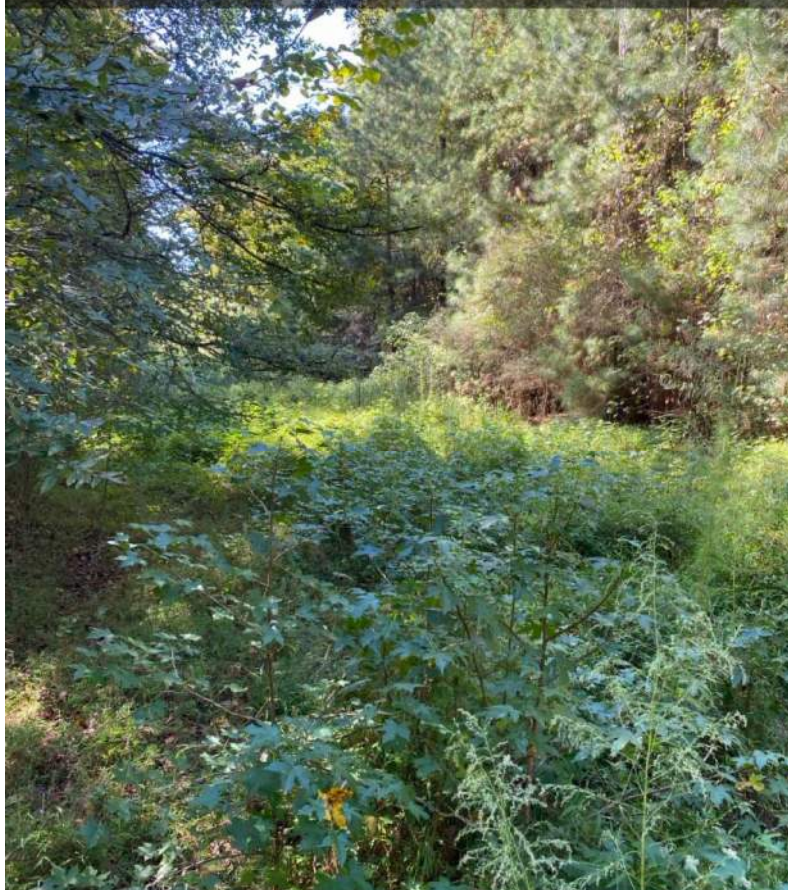
Botanical  
Evaluation  
Sewer ROW

2025-10-09

DIRECTION  
215 deg(T)

35.01596°N  
080.77347°W

ACCURACY 98 ft  
DATUM WGS84



Signature,  
Providence-Rea  
Rd

Botanical  
Evaluation  
Sewer ROW

2025-10-09

DIRECTION  
203 deg(T)

35.01603°N  
080.77361°W

ACCURACY 111 ft  
DATUM WGS84



Signature,  
Providence-Rea  
Rd

Botanical  
Evaluation  
Sewer ROW

2025-10-09



**From:** Jimmy Bention <Jimmy.Bention@ucps.k12.nc.us>  
**Sent:** Monday, February 23, 2026 11:24 AM  
**To:** Keith Cooper; Danny McManus Jr  
**Cc:** Mel Graham; Brent Cowan; Dana Scott  
**Subject:** Re: Grandview, Weddington, NC

Received!

Facilities, anything else I need to know?

Chairman

Rev. Jimmy H. Bention, Sr.  
Union County (NC) Board of Education  
Member At Large  
[704-572-0872](tel:704-572-0872)  
[jimmy.bentionsr@ucps.k12.nc.us](mailto:jimmy.bentionsr@ucps.k12.nc.us)

---

**From:** Keith Cooper <[keith.cooper1@icloud.com](mailto:keith.cooper1@icloud.com)>  
**Sent:** Monday, February 23, 2026 10:11 AM  
**To:** Danny McManus Jr <[Danny.McManusJr@ucps.k12.nc.us](mailto:Danny.McManusJr@ucps.k12.nc.us)>; Jimmy Bention <[Jimmy.Bention@ucps.k12.nc.us](mailto:Jimmy.Bention@ucps.k12.nc.us)>  
**Cc:** Mel Graham <[mel@grahamenterprises.org](mailto:mel@grahamenterprises.org)>; Brent Cowan <[bcowan@isaacsgrp.com](mailto:bcowan@isaacsgrp.com)>; Dana Scott <[dana@grahamenterprises.org](mailto:dana@grahamenterprises.org)>  
**Subject:** Grandview, Weddington, NC

**WARNING: This email originated outside of our organization.**

**DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.**

Gentlemen - Mel Graham is proposing a 37 lot single-family subdivision in Weddington. During the project review the Town requires the developer notify the Chairman of the Union County Board of Education and the Facilities Director of the proposed development.

Unless you require a more formal document, this email will serve as notice.

Project Name: Grandview

PIN: [06150001](#)

Location: Northwest Quadrant of the Providence Road (NC 16) and Rea Road intersection in Weddington

Owner/Developer: Signature Properties of the Carolinas LLC  
Mel Graham  
PO Box 78926  
Charlotte, NC 27271

Phone: [704-996-2071](tel:704-996-2071)

The site plan is attached for reference.

If you need additional information from us please do not hesitate to call or email me.

Thank you,

Keith  
S. Keith Cooper  
[704-618-6200](tel:704-618-6200)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



**AN ORDINANCE TO AMEND The Town of Weddington Zoning Map  
Providence Road and Rea Road Major Subdivision  
CZ 2026-03**

WHEREAS, the Town of Weddington has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners adjacent to the subject parcels have been notified by first class mail of the public hearing on the question of reclassification; and

WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Town Council of the Town of Weddington; and

NOW, Therefore be it ordained by the Town Council of the Town of Weddington that tax parcel number 06150001 consisting of approximately 78 acres located on Providence Road and Rea Road be reclassified as Conditional Zoning District as shown on Exhibit A titled GRANDVIEW SUBDIVISION, TOWN OF WEDDINGTON, NORTH CAROLINA, dated February 23, 2026 and is further subject to the conditions shown on Exhibit B Development Guidelines and Standards dated August 5th, 2026 attached hereto and incorporated herein by reference.

Adopted the 10th day of August 2026

---

Jim Bell, Mayor

Attest:

---

Douglas Gailey, Town Administrator/Clerk

APPROVED AS TO FORM:

---

Karen Wolter, Town Attorney





**CZ 2026-03-GRANDVIEW SUBDIVISIONS**  
**PROVIDENCE ROAD AND REA ROAD**  
**EXHIBIT B.**  
**DEVELOPMENT STANDARDS**  
**Draft**

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD district. This site may be developed with up to thirty-seven (37) single-family residential units.
5. Architectural Standards:
  - a. The building materials used on the principle buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
  - b. No two homes either adjacent to or directly across the street from each other will share the same front elevation. Side load garage will be the primary garage on all homes. A third garage bay may be added on some

or all the homes. The third garage will be front facing and positioned behind the side load garage in a courtyard format.

- c. Mono-slab foundations are prohibited. Crawl spaces, stem wall foundations or walk-out basements on all homes are permitted.
  - d. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements
  - e. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
6. Environmental and Open Space Requirements:
- a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.
  - b. Tree protection as described on the approved construction drawings for the heritage trees located on lot and outside of the building pad will be in place prior to land development or home construction. The building pad is defined those areas on an individual lot that is within the applicable zoning setbacks. No Zoning Permits shall be issued prior to exercise of procedures as found under Tree Protection in the Unified Development Ordinance Section D-917A.Q.10. Inspections
7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers and as documented on the approved construction drawings.
8. Access and Transportation.
- a. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction. In the event of conflict, NCDOT regulations will prevail
  - b. Applicant shall be required to provide one ingress/egress from Providence Road to the subdivision as well as an emergency access from Rea Road. NCDOT recommended a future extension from the Hudson Farm Lane stub-out would be more beneficial rather than a second ingress/egress from Rea Road.

9. Streetscape, Setbacks, Buffers, and Yards:

- a. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard setback shall be provided.
- b. A minimum forty (40) foot front yard and forty (40) foot rear yard setback shall be provided.
- c. Minimum lot size will be 40,000 square feet. Minimum lot width will be 100 feet.
- d. Each lot created shall contain at least one existing or planted canopy trees for every 40 feet of street frontage or fraction thereof per UDO Section D 917A(Q).

10. Utilities

- a. Developer will construct public sanitary sewer and public water lines to serve the proposed subdivision.
- b. Any existing wells and septic systems will be removed or abandoned in accordance with state and county requirements.

This 5th day of August 2026

---

Mel Graham, Graham Enterprises





**REASONABLENESS AND CONSISTENCY  
OF PROPOSED ZONING MAP AMENDMENTS**

**CZ 2026-04-07 Providence and Rea Road (Graham Enterprises)**

Graham Enterprises, applicant, initiated the process to rezone the property located on the corner of Providence and Rea Road (PID# 06150001), which consists of 78 acres, from Residential Conservation District (R-CD) to Residential Conditional District (R-CD).

The Town's Future Land Use Plan designates this property as "Agriculture." Agricultural land uses, as well as rural residential uses are listed as primary land uses and design characteristics in this land use category. This application supports a comparable set of uses and design characteristics and accommodates a logical transition between the adjoining neighborhoods and gateway corridors. Therefore, the Planning Board considers the rezoning to CZ to be consistent with the adopted Land Use Plan, and reasonable and in the public's interest.

---

Chris Faulk, Planning Board Chair

August 5<sup>th</sup>, 2026



**REASONABLENESS AND CONSISTENCY  
OF PROPOSED ZONING MAP AMENDMENTS  
CZ 2026-03 Providence and Rea Road (Graham Enterprises)**

Graham Enterprises, applicant, initiated the process to rezone the property located on the corner of Providence and Rea Road (PID# 06150001), which consists of 78 acres, from Residential Conservation District (R-CD) to Residential Conditional District (R-CD).

The Town's Future Land Use Plan designates this property as "Agriculture." Agricultural land uses, as well as rural residential uses are listed as primary land uses and design characteristics in this land use category. This application supports a comparable set of uses and design characteristics and accommodates a logical transition between the adjoining neighborhoods and gateway corridors. Therefore, the Planning Board considers the rezoning to CZ to be consistent with the adopted Land Use Plan, and reasonable and in the public's interest.

---

Chris Faulk, Planning Board Chair

August 10<sup>th</sup>, 2026

WEDDINGTON  
General Fund  
BALANCE SHEET  
AS OF: 07/31/26

2027

2026

Assets

|             |                                     |                      |                      |
|-------------|-------------------------------------|----------------------|----------------------|
| 10-1120-000 | SOUTH STATE CHECKING ACCOUNT        | 836,893.53           | 837,033.95           |
| 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                | 860,143.04           | 1,187,579.14         |
| 10-1130-001 | BB&T/TRUIST MONEY MARKET            | 1,880,612.23         | 1,877,580.01         |
| 10-1140-000 | NC CLASS INVESTMENT ACCOUNT         | 271,836.75           | 270,977.72           |
| 10-1170-000 | NC CASH MGMT TRUST                  | 5,346,769.10         | 5,330,637.79         |
| 10-1205-000 | DUE FROM OTHER FUNDS (SCIF/PARK)    | 0.00                 | 0.00                 |
| 10-1210-000 | A/R SOLID WASTE FEES                | 9,930.47             | 9,930.47             |
| 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                    | 1,777,552.69         | 61,707.22            |
| 10-1212-001 | A/R PROPERTY TAX - 1ST YEAR PRIOR   | 61,063.45            | 5,856.93             |
| 10-1212-002 | A/R PROPERTY TAX - NEXT 8 PRIOR YRS | 13,138.68            | 7,334.25             |
| 10-1213-000 | A/R PROPERTY TAX INTEREST RECEIVABL | 2,115.43             | 2,128.84             |
| 10-1214-000 | PREPAID ASSETS                      | 26,933.32            | 26,933.32            |
| 10-1215-000 | A/R INTERGOVT-LOCAL OPTION SALES TX | 0.00                 | 35,071.44            |
| 10-1216-000 | A/R INTERGOVT - MOTOR VEHICLE TAXES | 0.00                 | 0.00                 |
| 10-1217-000 | A/R INTERGOVT - UTILITY/SOLID WASTE | 0.00                 | 0.00                 |
| 10-1220-000 | AR OTHER                            | 3,542.43             | 3,542.43             |
| 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>13,917,885.91</u> | <u>12,483,668.30</u> |

Liabilities & Fund Balance

|             |                                    |                     |                   |
|-------------|------------------------------------|---------------------|-------------------|
| 10-2110-000 | ACCOUNTS PAYABLE                   | 0.00                | 52,549.23         |
| 10-2115-000 | ACCOUNTS PAYABLE ACCRUAL           | 387.00              | 387.00            |
| 10-2116-000 | CUSTOMER REFUNDS                   | 4,149.48            | 4,152.93          |
| 10-2120-000 | BOND DEPOSIT PAYABLE               | 47,896.25           | 47,896.25         |
| 10-2151-000 | FICA TAXES PAYABLE                 | 0.00                | 115.34            |
| 10-2152-000 | FEDERAL TAXES PAYABLE              | 0.00                | 0.00              |
| 10-2153-000 | STATE W/H TAXES PAYABLE            | 215.00-             | 305.00-           |
| 10-2154-001 | NC RETIREMENT PAYABLE              | 0.00                | 0.00              |
| 10-2155-000 | HEALTH INSURANCE PAYABLE           | 336.23-             | 1,506.10-         |
| 10-2156-000 | LIFE INSURANCE PAYABLE             | 418.30              | 381.64            |
| 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    | 2,115.43            | 2,128.84          |
| 10-2610-000 | DEFERRED REVENUE SOLID WASTE FEES  | 6,803.87            | 6,803.87          |
| 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      | 61,063.45           | 5,856.93          |
| 10-2625-000 | DEFERRED REVENUE - CURR YR TAX     | 1,777,552.69        | 61,707.22         |
| 10-2630-000 | DEFERRED REVENUE-NEXT 8            | 13,138.68           | 7,334.25          |
| 10-2635-000 | DEFERRED REVENUE - PREPAID TAXES   | 0.00                | 0.00              |
|             | Total Liabilities                  | <u>1,964,848.23</u> | <u>239,376.71</u> |
| 10-2640-001 | FUND BALANCE - UNASSIGNED          | 6,840,246.67        | 6,840,246.67      |



WEDDINGTON  
General Fund  
BALANCE SHEET  
AS OF: 07/31/26

|             |                                     | 2027                        | 2026                        |
|-------------|-------------------------------------|-----------------------------|-----------------------------|
| 10-2640-002 | FUND BALANCE - RESERVE WATER/SEWER  | 0.00                        | 0.00                        |
| 10-2640-003 | FUND BALANCE-ASSIGNED               | 820,000.00                  | 820,000.00                  |
| 10-2640-004 | FUND BALANCE-INVEST IN FIXED ASSETS | 2,774,809.59                | 2,774,809.59                |
| 10-2640-005 | CURRENT YEAR EQUITY YTD             | 0.00                        | 0.00                        |
|             | Total                               | <u>10,435,056.26</u>        | <u>10,435,056.26</u>        |
|             | Revenue                             | 3,136,142.19-               | 3,143,106.62                |
|             | Less Expenses                       | <u>2,844,888.28-</u>        | <u>2,846,805.68</u>         |
|             | Net                                 | <u>291,253.91-</u>          | <u>296,300.94</u>           |
|             | Total Fund Balance                  | <u>10,143,802.35</u>        | <u>10,731,357.20</u>        |
|             | Total Liabilities & Fund Balance    | <u><u>12,108,650.58</u></u> | <u><u>10,970,733.91</u></u> |

## WEDDINGTON

Statement of Revenue and Expenditures - Standard

08/04/2026  
09:07 PM**Revenue Account Range:** First to zz-zzzzz-zzz**Expend Account Range:** First to zz-zzzzz-zzz**Print Zero YTD Activity:** No**Include Non-Anticipated:** Yes**Include Non-Budget:** No**Year To Date As Of:** 08/31/26**Current Period:** 07/01/26 to 08/31/26**Prior Year:** Thru 06/30/26

| Revenue Account                    | Description                         | Prior Yr Rev        | Anticipated         | Curr Rev         | YTD Rev          | Excess/Deficit       | % Real   |
|------------------------------------|-------------------------------------|---------------------|---------------------|------------------|------------------|----------------------|----------|
| 10-3101-110                        | AD VALOREM TAX - CURRENT            | 1,712,127.57        | 1,775,000.00        | 833.09           | 833.09           | 1,774,166.91-        | 0        |
| 10-3102-110                        | AD VALOREM TAX - 1ST PRIOR YR       | 7,422.41            | 7,000.00            | 611.97           | 611.97           | 6,388.03-            | 9        |
| 10-3103-110                        | AD VALOREM TAX - NEXT 8 YRS PRIOR   | 61.51-              | 250.00              | 0.00             | 0.00             | 250.00-              | 0        |
| 10-3110-121                        | AD VALOREM TAX - MOTOR VEH CURRENT  | 105,489.75          | 107,500.00          | 0.00             | 0.00             | 107,500.00-          | 0        |
| 10-3110-122                        | AD VALOREM TAX -MOTOR VEHICLE PRIOR | 0.00                | 5,000.00            | 0.00             | 0.00             | 5,000.00-            | 0        |
| 10-3115-180                        | TAX INTEREST                        | 7,619.92            | 500.00              | 65.91            | 65.91            | 434.09-              | 13       |
| 10-3120-000                        | SOLID WASTE FEE REVENUES            | 17,445.59           | 0.00                | 0.00             | 0.00             | 0.00                 | 0        |
| 10-3231-220                        | LOCAL OPTION SALES TAX REV - ART 39 | 373,547.00          | 530,000.00          | 0.00             | 0.00             | 530,000.00-          | 0        |
| 10-3322-220                        | BEER & WINE TAX                     | 58,070.16           | 45,000.00           | 0.00             | 0.00             | 45,000.00-           | 0        |
| 10-3324-220                        | UTILITY FRANCHISE TAX               | 354,013.85          | 450,000.00          | 0.00             | 0.00             | 450,000.00-          | 0        |
| 10-3333-220                        | SOLID WASTE DISP TAX                | 11,376.58           | 8,750.00            | 0.00             | 0.00             | 8,750.00-            | 0        |
| 10-3340-400                        | ZONING & PERMIT FEES                | 78,472.50           | 25,000.00           | 2,240.00         | 2,240.00         | 22,760.00-           | 9        |
| 10-3350-400                        | SUBDIVISION FEES                    | 6,140.00            | 5,000.00            | 0.00             | 0.00             | 5,000.00-            | 0        |
| 10-3360-400                        | STORMWATER EROSION CONTROL FEES     | 2,750.00            | 500.00              | 0.00             | 0.00             | 500.00-              | 0        |
| 10-3830-891                        | MISCELLANEOUS REVENUES              | 147.68              | 500.00              | 0.00             | 0.00             | 500.00-              | 0        |
| 10-3831-491                        | INVESTMENT INCOME                   | 251,795.12          | 200,000.00          | 20,106.84        | 20,106.84        | 179,893.16-          | 10       |
| <b>General Fund Revenue Totals</b> |                                     | <b>2,986,356.62</b> | <b>3,160,000.00</b> | <b>23,857.81</b> | <b>23,857.81</b> | <b>3,136,142.19-</b> | <b>0</b> |

| 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        | 1,075,463.16  | 1,114,200.00 | 89,944.98    | 89,944.98    | 1,024,255.02 | 8      |
| 10-4110-150         | POLICE             | 0.00          | 0.00         | 0.00         | 0.00         | 0.00         | 0      |

## WEDDINGTON

## Statement of Revenue and Expenditures

08/04/2026  
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| Expenditure Account | Description                     | Prior Yr Expd       | Budgeted            | Current Expd      | YTD Expended      | Unexpended          | % Expd    |
|---------------------|---------------------------------|---------------------|---------------------|-------------------|-------------------|---------------------|-----------|
| 10-4110-155         | POLICE PROTECTION               | 653,926.80          | 758,115.00          | 185,260.28        | 185,260.28        | 572,854.72          | 24        |
| 10-4110-160         | EVENT PUBLIC SAFETY             | 256.53              | 2,500.00            | 0.00              | 0.00              | 2,500.00            | 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         | 67,304.00           | 67,500.00           | 0.00              | 0.00              | 67,500.00           | 0         |
| 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                | 17,858.68           | 5,000.00            | 0.00              | 0.00              | 5,000.00            | 0         |
| 10-4110-340         | PUBLICATIONS                    | 0.00                | 5,000.00            | 0.00              | 0.00              | 5,000.00            | 0         |
| 10-4110-342         | HOLIDAY/TREE LIGHTING           | 11,779.48           | 10,485.00           | 0.00              | 0.00              | 10,485.00           | 0         |
| 10-4110-343         | SPRING EVENT                    | 4,927.94            | 8,500.00            | 0.00              | 0.00              | 8,500.00            | 0         |
| 10-4110-344         | OTHER COMMUNITY EVENTS          | 15,849.60           | 1,500.00            | 0.00              | 0.00              | 1,500.00            | 0         |
|                     | <b>4110 GENERAL GOVERNMENT</b>  | <b>1,847,366.19</b> | <b>1,977,800.00</b> | <b>275,205.26</b> | <b>275,205.26</b> | <b>1,702,594.74</b> | <b>14</b> |
| 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  | 71,241.04           | 77,150.00           | 0.00              | 0.00              | 77,150.00           | 0         |
| 10-4120-123         | SALARIES - TAX COLLECTOR        | 59,824.60           | 64,000.00           | 5,856.14          | 5,856.14          | 58,143.86           | 9         |
| 10-4120-124         | SALARIES - FINANCE OFFICER      | 19,789.66           | 20,000.00           | 3,020.08          | 3,020.08          | 16,979.92           | 15        |
| 10-4120-125         | SALARIES - MAYOR & TOWN COUNCIL | 24,000.00           | 36,450.00           | 3,045.00          | 3,045.00          | 33,405.00           | 8         |
| 10-4120-181         | FICA EXPENSE                    | 13,376.63           | 15,750.00           | 911.96            | 911.96            | 14,838.04           | 6         |
| 10-4120-182         | EMPLOYEE RETIREMENT             | 29,508.75           | 28,000.00           | 1,359.80          | 1,359.80          | 26,640.20           | 5         |
| 10-4120-183         | EMPLOYEE INSURANCE              | 26,462.73           | 30,200.00           | 1,150.07          | 1,150.07          | 29,049.93           | 4         |
| 10-4120-184         | EMPLOYEE LIFE INSURANCE         | 1,372.88            | 1,500.00            | 36.66             | 36.66             | 1,463.34            | 2         |
| 10-4120-185         | EMPLOYEE S-T DISABILITY         | 767.57              | 550.00              | 19.80             | 19.80             | 530.20              | 4         |
| 10-4120-190         | PROFESSIONAL SERVICES           | 0.00                | 0.00                | 0.00              | 0.00              | 0.00                | 0         |
| 10-4120-191         | AUDIT FEES                      | 0.00                | 15,000.00           | 0.00              | 0.00              | 15,000.00           | 0         |



## WEDDINGTON

## Statement of Revenue and Expenditures

08/04/2026  
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| Expenditure Account | Description                          | Prior Yr Expd     | Budgeted          | Current Expd     | YTD Expended     | Unexpended        | % Expd   |
|---------------------|--------------------------------------|-------------------|-------------------|------------------|------------------|-------------------|----------|
| 10-4120-193         | CONTRACT LABOR                       | 8,399.96          | 19,500.00         | 0.00             | 0.00             | 19,500.00         | 0        |
| 10-4120-200         | OTHER ADMINISTRATIVE                 | 0.00              | 0.00              | 0.00             | 0.00             | 0.00              | 0        |
| 10-4120-205         | OFFICE SUPPLIES - ADMIN              | 4,844.50          | 15,000.00         | 0.00             | 0.00             | 15,000.00         | 0        |
| 10-4120-210         | PLANNING CONFERENCE                  | 765.40            | 1,500.00          | 0.00             | 0.00             | 1,500.00          | 0        |
| 10-4120-321         | TELEPHONE - ADMIN                    | 1,353.60          | 2,500.00          | 0.00             | 0.00             | 2,500.00          | 0        |
| 10-4120-325         | POSTAGE - ADMIN                      | 1,668.36          | 2,500.00          | 0.00             | 0.00             | 2,500.00          | 0        |
| 10-4120-331         | UTILITIES - ADMIN                    | 4,018.64          | 5,000.00          | 0.01 -           | 0.01 -           | 5,000.01          | 0        |
| 10-4120-351         | REPAIRS & MAINTENANCE - BUILDING     | 1,368.83          | 4,725.00          | 0.00             | 0.00             | 4,725.00          | 0        |
| 10-4120-352         | REPAIRS & MAINTENANCE - EQUIPMENT    | 90,962.46         | 95,000.00         | 320.04 -         | 90.00            | 94,910.00         | 0        |
| 10-4120-354         | REPAIRS & MAINTENANCE - GROUNDS      | 80,292.38         | 112,750.00        | 236.00           | 236.00           | 112,514.00        | 0        |
| 10-4120-355         | REPAIRS & MAINTENANCE - PEST CONTRL  | 1,063.02          | 1,500.00          | 562.50           | 562.50           | 937.50            | 38       |
| 10-4120-356         | REPAIRS & MAINTENANCE - CUSTODIAL    | 6,240.00          | 6,500.00          | 0.00             | 0.00             | 6,500.00          | 0        |
| 10-4120-370         | ADVERTISING - ADMIN                  | 471.68            | 500.00            | 0.00             | 0.00             | 500.00            | 0        |
| 10-4120-397         | TAX LISTING & TAX COLLECTION FEES    | 396.99            | 500.00            | 0.00             | 0.00             | 500.00            | 0        |
| 10-4120-400         | ADMINISTRATIVE: TRAINING             | 7,963.44          | 6,500.00          | 0.00             | 0.00             | 6,500.00          | 0        |
| 10-4120-410         | ADMINISTRATIVE: TRAVEL               | 6,996.97          | 5,000.00          | 0.00             | 0.00             | 5,000.00          | 0        |
| 10-4120-450         | INSURANCE                            | 28,038.17         | 30,000.00         | 1,630.41         | 1,630.41         | 28,369.59         | 5        |
| 10-4120-491         | DUES & SUBSCRIPTIONS                 | 30,766.31         | 31,425.00         | 16,431.00        | 16,431.00        | 14,994.00         | 52       |
| 10-4120-498         | GIFTS & AWARDS                       | 1,287.44          | 1,500.00          | 0.00             | 0.00             | 1,500.00          | 0        |
| 10-4120-499         | MISCELLANEOUS                        | 9,604.16          | 10,000.00         | 432.85           | 432.85           | 9,567.15          | 4        |
|                     | <b>4120 ADMINISTRATIVE</b>           | <b>532,846.17</b> | <b>640,500.00</b> | <b>34,372.22</b> | <b>34,782.26</b> | <b>605,717.74</b> | <b>5</b> |
| 10-4130-000         | ECONOMIC & PHYSICAL DEVELOPMENT      | 0.00              | 0.00              | 0.00             | 0.00             | 0.00              | 0        |
| 10-4130-120         | SALARIES & EMPLOYEE BENEFITS         | 0.00              | 0.00              | 0.00             | 0.00             | 0.00              | 0        |
| 10-4130-121         | SALARIES - ZONING ADMINISTRATOR      | 71,972.19         | 88,500.00         | 0.00             | 0.00             | 88,500.00         | 0        |
| 10-4130-122         | SALARIES - ASST ZONING ADMINISTRATOR | 16,169.00         | 24,775.00         | 1,436.93         | 1,436.93         | 23,338.07         | 6        |
| 10-4130-123         | SALARIES - ADMINISTRATIVE ASSISTANT  | 22,910.42         | 28,000.00         | 2,589.87         | 2,589.87         | 25,410.13         | 9        |

## WEDDINGTON

## Statement of Revenue and Expenditures

08/04/2026  
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| Expenditure Account                            | Description                         | Prior Yr Expd       | Budgeted            | Current Expd      | YTD Expended      | Unexpended          | % Expd    |
|------------------------------------------------|-------------------------------------|---------------------|---------------------|-------------------|-------------------|---------------------|-----------|
| 10-4130-124                                    | SALARIES - PLANNING BOARD           | 3,850.00            | 6,300.00            | 350.00            | 350.00            | 5,950.00            | 6         |
| 10-4130-125                                    | SALARIES - SIGN REMOVAL             | 3,534.30            | 3,675.00            | 330.75            | 330.75            | 3,344.25            | 9         |
| 10-4130-181                                    | FICA EXPENSE - P&Z                  | 8,533.96            | 12,000.00           | 360.18            | 360.18            | 11,639.82           | 3         |
| 10-4130-182                                    | EMPLOYEE RETIREMENT - P&Z           | 12,580.74           | 20,000.00           | 0.00              | 0.00              | 20,000.00           | 0         |
| 10-4130-183                                    | EMPLOYEE INSURANCE                  | 11,448.70           | 15,000.00           | 0.00              | 0.00              | 15,000.00           | 0         |
| 10-4130-184                                    | EMPLOYEE LIFE INSURANCE             | 470.00              | 750.00              | 36.66             | 36.66             | 713.34              | 5         |
| 10-4130-185                                    | EMPLOYEE S-T DISABILITY             | 304.60              | 450.00              | 19.80             | 19.80             | 430.20              | 4         |
| 10-4130-190                                    | CONTRACTED SERVICES                 | 0.00                | 0.00                | 0.00              | 0.00              | 0.00                | 0         |
| 10-4130-192                                    | CONSULTING STORMWATER CONTROL       | 41,276.98           | 45,000.00           | 0.00              | 0.00              | 45,000.00           | 0         |
| 10-4130-193                                    | CONSULTING                          | 98,637.27           | 75,000.00           | 0.00              | 0.00              | 75,000.00           | 0         |
| 10-4130-194                                    | CONSULTING - COG                    | 6,476.93            | 25,000.00           | 0.00              | 0.00              | 25,000.00           | 0         |
| 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 | 4,442.89            | 6,000.00            | 0.00              | 0.00              | 6,000.00            | 0         |
| 10-4130-215                                    | HISTORIC PRESERVATION               | 0.00                | 250.00              | 0.00              | 0.00              | 250.00              | 0         |
| 10-4130-321                                    | TELEPHONE - PLANNING & ZONING       | 1,353.54            | 2,500.00            | 0.00              | 0.00              | 2,500.00            | 0         |
| 10-4130-325                                    | POSTAGE - PLANNING & ZONING         | 1,668.37            | 2,500.00            | 0.00              | 0.00              | 2,500.00            | 0         |
| 10-4130-331                                    | UTILITIES - PLANNING & ZONING       | 3,824.78            | 5,000.00            | 0.01              | 0.01              | 4,999.99            | 0         |
| 10-4130-370                                    | ADVERTISING - PLANNING & ZONING     | 388.65              | 500.00              | 0.00              | 0.00              | 500.00              | 0         |
| 10-4130-500                                    | CAPITAL EXPENDITURES - P&Z          | 0.00                | 125,000.00          | 0.00              | 0.00              | 125,000.00          | 0         |
| <b>4130 ECONOMIC &amp; PHYSICAL DEVELOPMEN</b> |                                     | <b>309,843.32</b>   | <b>541,700.00</b>   | <b>5,124.20</b>   | <b>5,124.20</b>   | <b>536,575.80</b>   | <b>1</b>  |
| <b>General Fund Expenditure Totals</b>         |                                     | <b>2,690,055.68</b> | <b>3,160,000.00</b> | <b>314,701.68</b> | <b>315,111.72</b> | <b>2,844,888.28</b> | <b>10</b> |

| 10 General Fund |  | Prior        | Current    | YTD        |
|-----------------|--|--------------|------------|------------|
| Revenues:       |  | 2,986,356.62 | 23,857.81  | 23,857.81  |
| Expenditures:   |  | 2,690,055.68 | 314,701.68 | 315,111.72 |

WEDDINGTON  
Statement of Revenue and Expenditures

|             |            |              |              |
|-------------|------------|--------------|--------------|
| Net Income: | 296,300.94 | 290,843.87 - | 291,253.91 - |
|-------------|------------|--------------|--------------|

| Grand Totals  | Prior        | Current      | YTD          |
|---------------|--------------|--------------|--------------|
| Revenues:     | 2,986,356.62 | 23,857.81    | 23,857.81    |
| Expenditures: | 2,690,055.68 | 314,701.68   | 315,111.72   |
| Net Income:   | 296,300.94   | 290,843.87 - | 291,253.91 - |



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

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** August 10, 2026

**SUBJECT:** Tax Report– July 2026

|                                                                     |                       |
|---------------------------------------------------------------------|-----------------------|
| <b>Transactions:</b>                                                |                       |
| 2026 Real Property Levy                                             | \$1,768,076.25        |
| 2026 Personal Property Levy                                         | \$10,774.11           |
| 2026 LLB Levy                                                       | \$384.76              |
| Balance Adjustments                                                 | \$(881.14)            |
|                                                                     |                       |
| 2024 Collected                                                      | \$(53.55)             |
| 2025 Collected                                                      | \$(624.33)            |
| 2026 Collected                                                      | \$(833.09)            |
| <b>As of July 31, 2026, the following taxes remain Outstanding:</b> |                       |
| 2015                                                                | \$187.26              |
| 2016                                                                | \$251.29              |
| 2017                                                                | \$421.72              |
| 2018                                                                | \$139.46              |
| 2019                                                                | \$385.80              |
| 2020                                                                | \$251.31              |
| 2021                                                                | \$408.89              |
| 2022                                                                | \$1492.90             |
| 2023                                                                | \$6,745.78            |
| 2024                                                                | \$13,670.92           |
| 2025                                                                | \$62,292.70           |
| 2026                                                                | \$1,777,552.69        |
| <b>Total Outstanding:</b>                                           | <b>\$1,863,800.72</b> |





# Code Enforcement Report

## July 31, 2026

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What was accomplished this week?

- Meeting held with staff to discuss code enforcement cases.
- Inspections occurred at 6939 Tree Hill
- Letters written for 6939 Tree Hill

What will be accomplished next week?

- Inspections for 7112 Newtown, 2418 Cherrywood

Schedule Status:

- 4500 Homestead (Construction Debris): Abatement scheduled Aug 6th
- 109 Foxton: Invoicing being determined by town.
- 6939 Tree Hill RV: Waiting to enforce abatement until the horse case is resolved as well.
- 4519 Beulah Church: Abatement scheduled Aug 6th
- 7112 Newtown: Next Inspection: August 7<sup>th</sup> 2026
- 6939 Tree Hill Horses: Next Inspection August 21st
- 401 Amanda: Reviewing Ordinance.
- 2418 Cherrywood: Next Inspection: August 7<sup>th</sup> 2026
- 3415 Red Fox: Next Inspection Sept 4th
- Weddington Manor: Next Inspection Aug 14<sup>th</sup>
- 223 Rea Road: Next Inspection Aug 14th

Other Issues or Concerns:

- Contract will expire in June of this year. Need to discuss extension if town wishes to continue current contract.

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Matthew Rea, AICP, NCCZO



(330) 885-0937  
mrea@ibts.org