

# Luna Subdivision - Community Meeting Report

## COMMUNITY MEETING REPORT

**Petitioner: Toll Brothers**

**Note: This Petition is not for rezoning.**

**The current R-CD zoning designation will remain.**

This Community Meeting Report is being provided to Town of Weddington Planning Staff/Administrator pursuant to the provisions of the "Town of Weddington, NC Unified Development Ordinance" Section D-607.C.5.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

McKim & Creed, a representative of the Petitioner, provided the Town of Weddington (the Town) with a written notice of the date, time, and instructions for interested parties to respond to the notice of the Community Meeting on August 8, 2023. The Town then mailed that notice to adjacent property owners within 1,300 linear feet of the proposed development by depositing such notice in the U.S. mail and posted the notice on the Town's website. The mailing list is attached hereto as Exhibit A. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on (08/15/2023) at (6:00pm) online via Zoom.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of participants):**

The Community Meeting was attended by those individuals identified on the Zoom screen and attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Beth Johnston and Tracey McCormick of McKim & Creed.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Minutes: The Petitioner's agent, Beth Johnston, welcomed the participants, explained that there would be a short presentation and a time for questions at the end of the presentation, and introduced the Petitioner's team. Ms. Johnston indicated that Toll Brothers proposed to develop the approximately 29-acre site located at 5932 Weddington-Matthews Road, Weddington, NC, with the intention to subdivide the parcel into 18 lots to construct for-sale, market-rate single-family homes. Ms. Johnston conducted the presentation that described the existing site conditions, described the proposed site plan, and presented a typical conceptual timeline of the review and approval process. At the conclusion of the presentation, the meeting was opened for questions and concerns from participants. A copy of the presentation is attached hereto as Exhibit D.

Twenty-three (23) log-in names, not including petitioner or petitioner's representatives, were recorded in attendance as set out in Exhibit E. Many spoke with questions and comments, with the main concerns being: 1) The increase in traffic volume on Weddington-Matthews Road, 2) Cut-through traffic in Bromley due to the proposed connection at Delaney Drive, 3) Potential issues with an increase in sewer volume if connecting to existing lines in Bromley, 4) The potential adverse effect of stormwater runoff from Luna into Bromley and the potential for Bromley homeowners to have to pay for further repairs, 5) Potential safety issues from the alignment of the main entry for Luna with Cox Road, 6) The need for a traffic study, and 7) the lack of a buffer between Bromley and Luna.

A summary of questions asked/*replies given*, and comments is as follows:

From Bill Deter:

- Clarified that the site is 28.9 acres. *Beth misspoke during the presentation and gave the acreage as 18.9.*
- Can you explain the Buffer along Matthews-Weddington Road?  
*The buffer is a 50' landscaped buffer required when the side or rear of lots are adjacent to an existing road. The plant material must create a year-round screen.*
- Will the streets be curbed? *Yes*
- Other concerns: The BMP located between Luna Lot 10 and the property boundary (*positioned as topography and drainage area requires and is shown connecting to an existing 20' storm drain easement*), Sight Distance at Weddington-Matthews Road (*Site Distance study will be a part of civil design*), and would like to see turn lanes added, especially a left-turn so traffic doesn't back up (*The Town determines if a TIA will be required, and has determined that Luna does not meet the threshold established in the TIA Ordinance*)

From Chris Gushue:

- Concerned that the only other entrance into Luna besides the Matthews-Weddington Road one is via a connection to Delaney Drive, and the cut-through traffic that connection will inflict on Bromley. Feels this

connection will impede Bromley homeowners. *When a road is stubbed at a property line, the Town's UDO requires a connection.*

- Stated that Bromley homeowners pay a yearly HOA fee for shared amenities and are currently paying an additional assessment for repairs to the existing lake due to stormwater damage. Concerned that stormwater from Luna will adversely affect Bromley's system, causing Bromley's homeowners to pay for possible damage without consequences to Luna homeowners. Proposed that, as mitigation to this possibility, HOA's for Bromley and Luna be combined. *Storm facilities will be designed per local and state requirements, which have become more rigorous since Bromley's infrastructure was designed.*
- Concerned about connecting Luna to the existing sanitary sewer in Bromley. Stated there is a current issue with unacceptable results from a system clean-out by the Town to eliminate blockages for some homes in Bromley. *Since public water and sewer are controlled by Union County, per that UDO, when sewer is available within 300', new development must connect.*
- Concerned about traffic speed, and asked if there will be barriers and/or speed bumps. *Neither are required or planned at this time.*
- Stated that he would like the Town to provide existing residents with an opportunity to voice concerns about layout and road connections. *Robert Tefft, Weddington Town Planner, responded that the current plan is neither final nor approved, and that there will be a public hearing if/when the plan reaches Town Council.*
- Requested that Toll Brothers provide an opportunity for Bromley residents to voice their concerns about the proposed plan and stated that he will submit his concerns to the Bromley HOA board.

From Jolon Shields:

- Lives at the corner of Bromley Drive and Delaney Drive and backs up to the Luna property line.
- Is there a possible connection from Luna to Hemby Road. *No – the Luna parcel does not reach Hemby Road.*
- Is there fencing required or proposed between Luna & Bromley. *No, there is no fencing proposed, as the zoning designation and use for both communities is the same, but it will be brought to the attention of Toll Brothers.*
- Can there be a gate installed in Luna at the connection to Delaney. *Currently, Delaney is a public street, so the extension into Laney will have to be public as well. NCDOT will not allow gates on a public street.*

From Richard:

- Lives in Bromley and has the same issues as Mr. Gushue.
- Also is concerned with the proposed connection point for Luna at Cox Road. Cox already has speed issues and feels the connection alignment is not safe, needs review and possible realignment.
- Is concerned that sanitary sewer capacity is not adequate.
- What are the proposed price points for homes in Luna? *The market will ultimately determine price, but homes are expected to be priced similarly to those in The Enclave at Baxley, at the corner of Providence and Hemby Roads. (Current median list price is \$1,514,402)* Is concerned that Enclave at Baxley pricing is much lower than the current Bromley price point.

From Bill Fox:

- Requested a copy of the presentation. *PDF copy emailed to Mr. Fox 8/16/2023.*

From Gale Swartz:

- Concerned about construction traffic, damage to streets, noise, etc. Stated she would like to have assurance that no construction traffic will go through Bromley. *Tracey McCormick stated that civil plans approved for construction will be noted that all construction traffic shall use the provided construction entrance, which should be off of Matthews-Weddington Road.*

From Debra O'Hara:

- Lives on the property adjacent to Luna at the northern boundary. Will there be a buffer between the two properties? *No, there is no buffer required or proposed, as the zoning designation and use for both properties is the same. Per the UDO, there will be a 40' rear setback on all lots in Luna.*

From Wanda Shaver:

- Lives adjacent to Weddington-Matthews Road just north of the Luna parcel. Requests that a buffer be provided in Luna along the adjacent boundary. Concerned about the speed of traffic on both Weddington-Matthews Road and Cox Road, as well as drivers not stopping at the intersection of Weddington-Matthews and Cox Roads, and that the addition of an entrance to Luna will be detrimental to the safety of the intersection.

From Robert Tefft, Weddington Town Planner:

*The most likely date for the project to come before the Planning Commission is the September 25<sup>th</sup> meeting.*

From Robert Price, Land Development Director, Charlotte, Toll Brothers:

*Believes Luna will be a great addition to the community of Weddington and is excited for the project to move forward.*

From Zoom Chat Log:

00:36:10 Robert Tefft: *This project will not be on the Planning Board agenda for August 28th.*

00:49:17 Gale Schwartz: *Who is addressing this question*

00:49:50 Bill Deter: *Robert Teft Town Planner*

01:10:31 Ken Mertz: *Thanks for the update. I strongly agree with the need for the left turn lane. I also believe the HOAs should be combined as long as our Bromley fees are not increased.*

01:16:32 Gale Schwartz: *Traffic in Bromley as well at Cox Rd will be a BIG ISSUE. Please do a proper study on this.*

Respectfully submitted, this 1st day of September 2023.

## **EXHIBIT A**

### **ADJOINING OWNERS, INDIVIDUALS AND ORGANIZATIONS**

BEECHWOOD WEDDINGTON LLC C/O THE BEECHWOOD ORGANIZATION JERICHO, NY 11753	ORR GERALD D 125 LAUREN DR INDIAN TRAIL, NC 28079	ORR JOHN WAYNE 6100 MATTHEWS WEDDINGTON RD MATTHEWS, NC 28104-9345
ORR J WAYNE 6100 MATTHEWS WEDDINGTON RD MATTHEWS, NC 28104	WHITE DERYCK 1217 BROMLEY DR WEDDINGTON, NC 28104	REYNOLDS TYLER EDWARD TRUSTEE 1221 BROMLEY DR MATTHEWS, NC 28104
ATIENZA ORLANDO O 1225 BROMLEY DR WEDDINGTON, NC 28104	TROUTMAN TERRY 1229 BROMLEY DR WEDDINGTON, NC 28104	WILLIAMS THOMAS M 1233 BROMLEY DR WEDDINGTON, NC 28104
GARBER J DEAN 1237 BROMLEY DR WEDDINGTON, NC 28104	FLOWERS SETH RICHARD 1241 BROMLEY DR WEDDINGTON, NC 28104	SHIELDS SONNIA T 1401 DELANEY DR MATTHEWS, NC 28104
LEMMETTI JOSEE C 1404 DELANEY DR WEDDINGTON, NC 28104	DUNLAP DONNA 1400 DELANEY DR WEDDINGTON, NC 28104	SARIN VIKRAM 1316 DELANEY DR WEDDINGTON, NC 28104
HOWELL TARA 1213 BROMLEY DR MATTHEWS, NC 28104	O'HARA SCOTT S 5810 MATTHEWS WEDDINGTON RD MATTHEWS, NC 28104	HINSON FARMS, LLC 1300 COX RD MATTHEWS, NC 28104
FAHRUDIN, AJANOVIC 1040 JAMES MADISON DR WEDDINGTON, NC 28104	KONDRATUK, PEDRO 3008 PROVIDENCE FOREST DRIVE MATTHEWS, NC 28104	JONES, PATRICIA 5516 WEDDINGTON MATTEWS RD MATTHEWS, NC 28104
HP NORTH CAROLINA, LLC 120 S RIVERSIDE PLAZA CHICAGO, IL 60606	SHAVER, WANDA Y 5800 WEDDINGTON MATTHEWS RD MATTHEWS, NC 28104	COX, RONALD DOUGLAS 6015 WEDDINGTON MATTHEWS RD MATTHEWS, NC 28104
ARROWOOD, KIM C 6011 WEDDINGTON MATTHEWS RD MATTHEWS, NC 28104	COX, RONALD D 6001 WEDDINGTON MATTHEWS RD MATTHEWS, NC 28104	COX, KENNETH MORRIS 6101 WEDDINGTON MATTHEWS RD MATTHEWS, NC 28104
RODOLFO, LEIVA 6110 WEDDINGTON MATTHEWS RD MATTHEWS, NC 28104	SCHICK, JOHN T 5017 HEMBY ROAD MATTHEWS, NC 28104	KHALID, KEVIN 1216 COX RD MATTHEWS, NC 28104

GHORY, WILLIAM JOSEPH TRUSTEE  
1032 MADISON DR  
MATTHEWS, NC 28104

WILSON, JOHNNY RAY  
6009 WEDDINGTON MATTHEWS RD  
MATTHEWS, NC 28104

TROUTMAN, TERRY  
1229 BROMLEY DR  
WEDDINGTON, NC 28104

WHITE, DERYCK  
1217 BROMLEY DRIVE  
WEDDINGTON, NC 28104

HOWELL, TARA  
1213 BROMLEY DRIVE  
WEDDINGTON, NC 28104

KALASCH, CRAIG D  
1201 BROMLEY DRIVE  
WEDDINGTON, NC 28104

CHUDGAR, ASHOK B  
1208 BROMLEY DRIVE  
WEDDINGTON, NC 28104

WILLIAMS, THOMAS  
1233 BROMLEY DRIVE  
WEDDINGTON, NC 28104

SHIELDS, SONNIA T  
1401 DELANEY DRIVE  
WEDDINGTON, NC 28104

LEAKE, JASON L  
1238 BROMLEY DRIVE  
WEDDINGTON, NC 28104

STEWART, LAMAR SR.  
PO BOX 78351  
CHARLOTTE, NC 28271

JENSON, KIRK  
1140 BROMLEY DRIVE  
WEDDINGTON, NC 28104

ORLANDO, ARTIENZA O  
1225 BROMLEY DRIVE  
WEDDINGTON, NC 28104

VITALE, RORY D  
1218 BROMLEY DRIVE  
WEDDINGTON, NC 28104

ARRESE, MANUEL R TRUSTEE  
1209 BROMLEY DRIVE  
WEDDINGTON, NC 28104

MARTIN, MATTHEW A  
1139 BROMLEY DRIVE  
WEDDINGTON, NC 28104

SUTTON, ERIC CHRISTOPHER TRUSTEE  
3009 Highbury Place  
WEDDINGTON, NC 28104

GARBER, DEAN J  
1237 BROMLEY DRIVE  
WEDDINGTON, NC 28104

RAMIREZ, RICHARD  
1230 BROMLEY DRIVE  
WEDDINGTON, NC 28104

RANDAZZO, JAMES  
3121 Highbury Place  
WEDDINGTON, NC 28104

JONES, JAMES SCOTT, JR.  
5532 WEDDINGTON MATTHEWS RD  
MATTHEWS, NC 28104

BADALYAN, GRIGOR  
3017 Highbury Place  
MATTHEWS, NC 28104

REYNOLDS, TYLER EDWARDS TRUSTEE  
1221 BROMLEY DRIVE  
WEDDINGTON, NC 28104

ANELLI, CHRISTOPHER R  
1226 BROMLEY DRIVE  
WEDDINGTON, NC 28104

BERRY, JESSE WADE  
1205 BROMLEY DRIVE  
WEDDINGTON, NC 28104

INCALCATERA, SALVATORE  
1133 BROMLEY DRIVE  
WEDDINGTON, NC 28104

MATTHEWS, GRANT J  
3013 Highbury Place  
WEDDINGTON, NC 28104

FLOWERS, SETH RICHARD  
1241 BROMLEY DRIVE  
WEDDINGTON, NC 28104

JIANG, LIANG  
1234 BROMLEY DRIVE  
WEDDINGTON, NC 28104

PATEL, MILAPKUMAR R  
3129 Highbury Place  
WEDDINGTON, NC 28104

CLYNES, VICENTE FUSCO  
1305 DELANEY DRIVE  
WEDDINGTON, NC 28104

FIELDING, ROBERT J  
1309 DELANEY DRIVE  
WEDDINGTON, NC 28104

LEMMENTI, JOSEE C  
1404 DELANEY DRIVE  
WEDDINGTON, NC 28104

DUNLAP, DONNA  
1400 DELANEY DRIVE  
WEDDINGTON, NC 28104

SARIN, VIKRIM  
1316 DELANEY DRIVE  
WEDDINGTON, NC 28104

LIU, WEICHENG  
1312 DELANEY DRIVE  
WEDDINGTON, NC 28104

MALISSETY, RAMYA  
1308 DELANEY DRIVE  
WEDDINGTON, NC 28104

ALROMAIZAN, WALEED SALEH  
1304 DELANEY DRIVE  
WEDDINGTON, NC 28104

SCHWARTZ, STEVEN A  
3201 Highbury Place  
WEDDINGTON, NC 28104

CASTALDO, CHRISTOPHER  
3225 Highbury Place  
WEDDINGTON, NC 28104

PARIKH, DOLLYBEN V  
3217 Highbury Place  
WEDDINGTON, NC 28104

OLLMAN, RICHARD J  
3209 Highbury Place  
WEDDINGTON, NC 28104

PATEL, JAY G  
320 SQUASH HARVEST COURT  
WEDDINGTON, NC 28104

APPEL, FREDRIK F  
324 SQUASH HARVEST COURT  
WEDDINGTON, NC 28104

SCOTT, TROY B  
321 SQUASH HARVEST COURT  
WEDDINGTON, NC 28104

BROMLEY COMMUNITY ASSOCIATION, INC  
312 BULKHEAD WAY, STE 104-301  
CLOVER, SC 29710

PALARDY, MICHAEL  
501 WINTER WHEAT COURT  
WEDDINGTON, NC 28104

HONOR NC, LLC  
PO BOX 79306  
CHARLOTTE, NC 28271

PALARDY, MICHAEL  
6001 WEDDINGTON MATTHEWS ROAD  
MATTHEWS, NC 28104

BEECHWOOD ORGANIZATION, LLC  
200 ROBBINS LN  
JERICHO, NY 11753

MOBRAY, WANDA MORRIS  
5207 HEMBY RD  
MATTHEWS, NC 28104 - 9300

DIXON, RYAN E  
3105 Highbury Place  
MATTHEWS, NC 28104

EATON, JONATHAN  
1121 BROMLEY DRIVE  
MATTHEWS, NC 28104

HARP, DEAN J  
1125 BROMLEY DRIVE  
MATTHEWS, NC 28104

CONES, JOHN ANTHONY  
1129 BROMLEY DRIVE  
MATTHEWS, NC 28104

DROST, JAMES EDWARD TRUSTEE  
1203 DELANEY DRIVE  
WEDDINGTON, NC 28104

ALLENSPACH, BRIAN THOMAS  
1206 DELANEY DRIVE  
WEDDINGTON, NC 28104

LOWE, CARL JARRETT JR. 3106 Highbury Place Weddington, NC 28104	MCLAUGHLIN, MICHAEL & ELLEN FLODIN TRUST 3021 Highbury Place Weddington, NC 28104	ZELENZ, JOHN H 3018 Highbury Place Weddington, NC 28104-2400
TOPETE, KARLA A 3018 Highbury Place Matthews, NC 28104-2400	DAVIS, GEORGE R 1134 Bromley Drive Weddington, NC 28104	PATTISON, ERIC HAYES 1130 Bromley Dr Weddington, NC 28104
WARREN, KEVIN O 1134 Bromley Drive Weddington, NC 28104	CULBREATH, IKO JERMAINE 1134 Bromley Drive Weddington, NC 28104	GADIRAJU, RAVI 1120 Bromley Drive Weddington, NC 28104
GADIRAJU, RAVI 1120 Bromley Drive Weddington, NC 28104	PATEL, PRANAV 3118 Highbury Place Weddington, NC 28104	DENDY, COREY O 3109 Highbury Place Weddington, NC 28104
HATAM, MATTHEW K 3115 Highbury Place Weddington, NC 28104	FOX, WILLIAM A III 1269 Delaney Drive Matthews, NC 28104	CHELLAMANI, RAJESH 3200 Highbury Place Weddington, NC 28104
CHEN, HONG 1269 Delaney Drive Matthews, NC 28104	VATTEPU, NARENDER 1269 Delaney Drive Weddington, NC 28104	LOPES, ALEXANDRE RICARTE 1265 Delaney Drive Weddington, NC 28104
WIGGERS, MICHAEL J TRUSTEE 1261 Delaney Drive Matthews, NC 28104	PRABHU, VIJAYA S TRUSTEE 3208 Highbury Place Weddington, NC 28104	PATEL, DAPESH 3216 Highbury Place Weddington, NC 28104
HUBER, MARK EDWARD 312 Squash Harvest Court Weddington, NC 28104	HOWARD, GORDON F 316 Squash Harvest Court Matthews, NC 28104	WALTHALL, JEFFERY D 317 Squash Harvest Court Weddington, NC 28104
WEIBEL, TIMOTH JOHN JR 413 Wheatberry Hill Drive Matthews, NC 28104	DETIG, JEFFREY K 417 Wheatberry Hill Drive Matthews, NC 28104	ALPERN, JASON STANLEY 421 Wheatberry Hill Drive Matthews, NC 28104

SWEENEY, BRANDON  
608 WINTER WHEAT COURT  
MATTHEWS, NC 28104

HICKEY, WALTER L  
604 WINTER WHEAT COURT  
MATTHEWS, NC 28104

VAZIRI, KIM ANN  
600 WINTER WHEAT COURT  
MATTHEWS, NC 28104

PATEL, KETALKUMAR  
512 WINTER WHEAT COURT  
MATTHEWS, NC 28104

BHATIA, TEJWANT  
504 WINTER WHEAT COURT  
MATTHEWS, NC 28104

CIAMPI, JOSEPH J  
500 WINTER WHEAT COURT  
MATTHEWS, NC 28104

PALARDY, MICHAEL  
501 WINTER WHEAT COURT  
MATTHEWS, NC 28104

PORTER, SHEILA DIANE TRUSTEE  
509 WINTER WHEAT COURT  
MATTHEWS, NC 28104

BERTOSSI, PAUL  
513 WINTER WHEAT COURT  
MATTHEWS, NC 28104

NOONAN, EDWARD WILLIAM  
601 WINTER WHEAT COURT  
MATTHEWS, NC 28104

EKWONU, NWAMAKA N TRUSTEE  
605 WINTER WHEAT COURT  
MATTHEWS, NC 28104

GILBOY, KRISTOPHER  
609 WINTER WHEAT COURT  
MATTHEWS, NC 28104

ORAVEC, JEFFREY G  
613 WINTER WHEAT COURT  
MATTHEWS, NC 28104

STEWART, MATTHEW STEPHAN  
1120 COX DRIVE  
MATTHEWS, NC 28104

NOONAN, EDWARD WILLIAM  
112 GLENCOE DRIVE  
MATTHEWS, NC 28104



## **EXHIBIT C**

### NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Subject:** Community Meeting – Application filed by Toll Brothers, Inc. to develop approximately 29 acres located at 5932 Matthews-Weddington Rd, Matthews, NC 28104 within the Town of Weddington, consisting of eighteen (18) single family detached lots and required associated improvements.

**Date and Time of Meeting:** August 15, 2023; 6:00 – 7:00pm

**Place of Meeting:** Virtual via Zoom link.  
Instructions to obtain the link are outlined below.

**Petitioner:** Toll Brothers, Inc.

**Petition No.:** TBD

We are assisting Toll Brothers, Inc. (the "Petitioner") with a Development Application filed with the Town of Weddington. The petitioner is not seeking a rezoning. The parcels will remain R-CD as currently zoned and developed according to the standards applicable to R-CD. The Town of Weddington utilizes the Conditional Zoning Application form and review process for any residential development over 5 lots.

In accordance with the requirements of the Town of Weddington, the Petitioner will hold a Community Meeting prior to the Planning Board review on this Development Application to discuss this proposal with nearby property owners and organizations. The Town of Weddington's records indicate that either you are:

- 1) An owner of property that adjoins, is located across the street from, or is near the Site, or
- 2) A representative of a registered neighborhood organization.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Virtual Community Meeting regarding this Development Application on August 15, 2023, via Zoom from 6:00-7:00 pm. The Petitioner's representative's look forward to sharing this proposal with you and to answering questions you may have with respect to this Development Application.

**To request a direct link to the presentation and community meeting, please email**  
[communitymeetingaccess@mckimcreed.com](mailto:communitymeetingaccess@mckimcreed.com)

You will receive a reply email containing a direct link to the presentation and community meeting, which will be accessible 15 minutes prior to the stated start time.

In the meantime, should you have any questions or comments about this matter, please call Tracey McCormick at 704-945-3367.

**cc:** File

**EXHIBIT D**

**LIST OF PARTICIPANTS**

Community Information Meeting via Zoom  
Luna Subdivision  
August 15, 2023  
6:00 pm

Beth Bailey Johnston– Presenting – McKim & Creed, Petitioner’s Representative  
Tracey McCormick – McKim & Creed, Petitioner’s Representative

Robert Price – Toll Brothers, Petitioner

- 1 Eileen Fellmeth
- 2 Kim Topalian
- 3 Sharon Barber
- 4 Wanda Shaver
- 5 Craig Horn
- 6 Gale Swartz
- 7 Jolon Shields
- 8 Jim Bell
- 9 Chris Fault
- 10 Bill Deter
- 11 Richard
- 12 Ruth Pagano
- 13 Chris Gushue
- 14 Dolly Parkih
- 15 George
- 16 Ken Mertzal
- 17 Harold Washington
- 18 Josee Lemmetti
- 19 Terry Troutman
- 20 Bill Fox
- 21 ipad
- 22 Robert Tefft – Town of Weddington
- 23 Kim Dewey – Town of Weddington

**EXHIBIT E**

p. 1

# PRESENTATION

Luna

August 15, 2023

6:00 – 7:00 pm



## OUR TEAM



**ROBERT PRICE**

Land Development Director, Charlotte



**TRACEY M. McCORMICK, PE**

Senior Project Manager

**BETH BAILEY, PLA**

Senior Landscape Architect



# EXHIBIT E

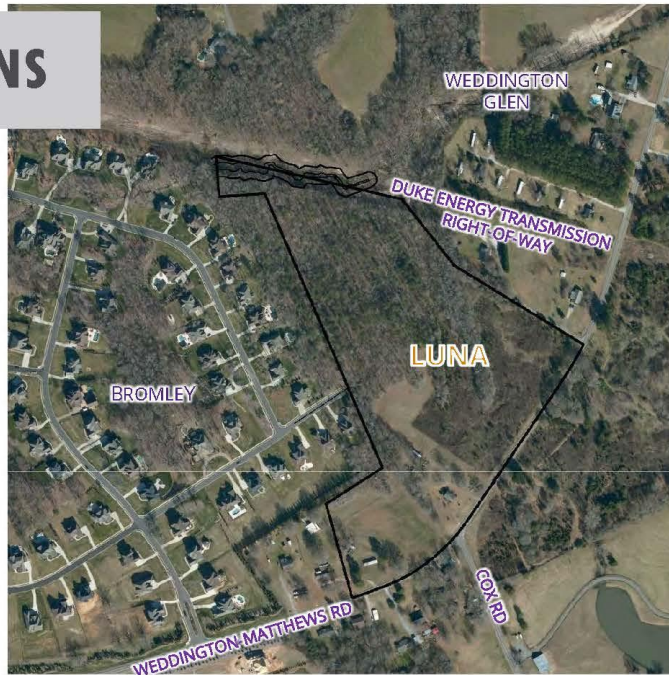
p. 2



## WHERE WE ARE

- 01 Approved Sketch Plan: Town of Weddington
- 02 Approved Utility Sketch Plan: Union County
- 03 Civil Design Underway

## EXISTING CONDITIONS



# EXHIBIT E

p. 3

## LUNA

- 01 R-CD Zoning  
Average Lot Size: 40,000 sf (.92 Acres)  
Minimum Lot Width: 120'
- 02 18 Single-Family Homes (1.61 DUA)
- 03 Open Space: +/- 2.92 Acres (10% of site)



## PROCESS FORWARD



- 01 COMMUNITY MEETING REPORT TO TOWN STAFF  
Week of August 21
- 02 PLANNING BOARD REVIEW  
Tentatively September 25
- 03 PUBLIC HEARING / TOWN COUNCIL VOTE  
Tentatively October 9

If / When Approved by Town Council:

- Civil Design / Construction Drawings submitted to Weddington & Union County Public Works: August 2023
- Review & Permitting: 3 – 4 Months
- Construction Begins: Summer 2024

**EXHIBIT E**

p. 4



# ARCHITECTURE

- 01** Proposed Exteriors: Fiber-Cement Siding & Trim, Stone, Brick
- 02** Size Range: 4,075 sf - 4,307 sf
- 03** Height Range: 2-Story
- 04** Proposed Plans: 4 - 5- BR / 2.53 - 4 BA
- 05** Projected Price Range: Similar to Enclave at Baxley (Corner of Providence & Hemby Roads)

## EXAMPLE ELEVATION #1: ASHDALE



**EXHIBIT E**

p. 5

**EXAMPLE ELEVATION #2: DUNMORE**



**EXAMPLE ELEVATION #3: HALSTEAD**



**EXHIBIT E**

p. 6

**EXAMPLE ELEVATION #4: KENDRICK**



**EXAMPLE ELEVATION #5: STONERIDGE**





**EXHIBIT E**

p. 7



Thank you for your time and attention.

**QUESTIONS?**