



**TOWN OF WEDDINGTON**  
**REGULAR TOWN COUNCIL MEETING**  
**MONDAY, AUGUST 12, 2024 – 7:00 P.M.**  
**WEDDINGTON TOWN HALL**  
**1924 WEDDINGTON ROAD WEDDINGTON, NC 28104**  
**AGENDA \*\*AMENDED AT MEETING**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Project Presentations and Public Comment
- A. Empire Communities Subdivision at/near 149 Providence Road and 154 Weddington Road
- \*\* B. *Classica Homes 9-lot Subdivision off Forest Lawn Drive*
- \*\* C. *Keystone Homes 12-lot Subdivision off Deal Road*
10. Consent Agenda
- A. Approve July 8, 2024 Town Council Regular Meeting Minutes
- B. Authorize Mayor to sign CRTPO Memorandum of Understanding.
11. Old Business
- A. Discussion of Town Park Draft RFP
12. New Business
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Updates from Town Planner and Town Administrator
16. Transportation Report
17. Council Comments
18. Enter into closed session pursuant to NCGS 143-381.11 (a)(5) To establish the public body's negotiation position for the material terms of a contract.
19. Adjournment



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MINUTES  
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**1. Call to Order**

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

**2. Determination of Quorum**

Quorum was determined with Mayor Jim Bell, Councilmembers Brannon Howie, Darcey Ladner, and Jeff Perryman present. Mayor Pro Tem Smith was absent.

Staff present: Town Planner Greg Gordos, Town Administrator Clerk Karen Dewey, Finance Officer Leslie Gaylord, Admin Asst/Deputy Clerk Debbie Coram, Town Attorney Karen Wolter, Deputy Grant Wrenn

Visitors: Chad Emerine, Melissa Emerine, Kimberly Topalian, Mary Waller, Mark Kime, Ian Cline, Charles Bondurant, Sal Vicari, Josh Stewart, Liz Holtey, Eddie Moore, Aquil Mohammed, Holly Edwards, Randy Goddard, Marc Mornsen, Keith Fenn, Debbie Moffat, John Drazal, Heather Milgrom, Mike Morse, Bill Deter, Larry Burton, Bo Shimm, Brian Hall, Sherry Garvey, Michael Shea, Curtis McDonald, Julie Staley, Tracy Stone, Nancy Pratt.

**3. Pledge of Allegiance**

Council led the Pledge of Allegiance.

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

Council discussed amending the agenda to add items 9.B. Classica Homes presentation with public comment for a 9-lot conventional subdivision off Forest Lawn Drive and 9.C. Keystone Homes presentation with public comment for a 12-lot conventional subdivision off Deal Road.

**Motion:** Councilmember Perryman made a motion to approve the agenda as amended.  
**Vote:** The motion passed with a unanimous vote.

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

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

**6. Mayor/Councilmember Reports**

Councilmember Ladner reported that the September TreesUnion meeting will be held on the 10<sup>th</sup> at 7:00 p.m. at Wesley Chapel Village Hall.  
Councilmember Perryman reported that the next WUMA meeting will be in Mineral Springs at 4:00 on August 22, 2024.

**7. Public Comments**

Kim Topalian 130 Bluebird Lane commented on the Polivka proposal for additional office buildings and a planning board member that recused herself from the original development approval and if she would recuse herself for the same reasons for this development proposal.

Barbara Schick 205 Dornock Drive commented that she was checking out the meeting and is looking to get involved.

**8. Public Safety Report**

Deputy Wrenn gave the Public Safety Report. He noted that the number of hang ups increased, as did assaults, domestic disturbance calls and business checks. Preventative patrols went from 390 to 536 especially at night. Traffic stops increased from 104 to 133. There were 872 total calls for service. Mayor Bell asked if the digital speed check signs are effective in slowing drivers down. Deputy Wrenn responded that he can reach out to the Marvin deputy for some confirmation on that. He stated that he cannot give an opinion as how they work in Marvin and if they would work in Weddington. Mayor Bell asked who is responsible for keeping speed signs visible. Deputy Wrenn responded that it will responsibility of the state if the sign is within the right of way.

**9. Project Presentations and Public Comment**  
**A. Empire Communities Subdivision at/near 149 Providence Road and 154 Weddington Road**

Mike Shea with Empire Homes, Eddie Moore with McAdams, and Randy Goddard with Design Resource Group presented a proposed subdivision on 61.72 acres off Providence Road and Weddington Road.

Shea built Atherton in Weddington, Oldenburg in Marvin. Blackstone in Wesley Chapel. The brand suits the area with big lots, traditional septic, additional acreage and as many trees as possible. Mayor Bell asked how they define traditional septic. Mr. Shea responded that it is

each house has a residential septic system. Shea will try to upgrade the system to make it smaller to enable homeowners to have more usable yard. Mayor Bell stated that is not the conventional system that most of Weddington has. The applicant responded these are engineered type slow drip and are more modern. In septic studies with complicated soil matter to put in complicated systems. The Mayor and Applicant continued discussion around the septic plans.

Mr. Moore continued the presentation: 34 lots are proposed on almost 62 acres with very rural character. Average lot size is about 45,000 square feet with 10% of the land saved for open space and tree preservation up to 20% total. Two entrances are planned, one on Weddington Road and one on Providence at the existing traffic light. There are 100-foot thoroughfare buffers, screened buffers, and opportunities to preserve existing trees. No curb and gutter, similar to Atherton. Architectural inspiration is primarily brick and stone with varying roof pitches and side load garages with opportunity for carriage garages behind the house. Randy Goddard presented information on traffic improvements into the site and the impact analysis. Access on Providence will include a southbound left turn lane opposite of the northbound left. There will be a northbound right turn lane on Providence and an alignment with the signal at Lenny Stadler. Lanes will be re-marked left and through right combination lane. There will be a connection opposite of Atherton. A westbound turn lane right, and an eastbound left. Weddington Road will be widened.

Mayor Bell asked how long do you anticipate starting the project? Mr. Goddard: as soon as we can. 2026 will have the first home for sale. Applicant would like to be sold out by time Rea Road is complete.  
Mayor Bell asked about the a very nice upscale entrance in the character of Weddington and nice landscaping package proposal for that. Mr. Shea responded that they share the same sentiment.  
Mayor Bell asked what the home size and price point would be. Mr. Shea responded that the homes will be generally 5 bedrooms with 5,000 sq feet and a 3-4 car garage. They will look at each home and lot and price to where market can be pushed probably 1.6-2 million.  
Mayor Bell asked about lots adjacent to proposed project, if the applicant had thought about developing those. Mr. Shea responded that the interior road would bisect lots, and that is not desirable. What folks are asking for property. The lots need to be desirable.  
Councilmember Ladner asked what buildable acres are? Mr. Gordos responded that in the conditional zoning 1 step process, that will be looked at. The goal is to have positive feedback and changes to layout based on this presentation. One of the later steps will be reviewing for that requirement.  
Councilmember Ladner asked of the 62 acres, how many are buildable? The applicant responded that other than creek, all are buildable.

Councilmember Ladner asked if that was more than 34 acres and if all lots perk. The applicant responded that it was, and they are in the process of the septic study now. Mayor repeated his encouragement for traditional septic systems rather than what seems to be something fairly new.

Public Comments:

Chad Emerine 953 Eagle Road. Mr. Emerine commented that Shea makes a good product and he appreciates the 100-foot buffer and stream buffer. He stated that he lives downstream so as much protection is appreciated. He expressed his concern for the use of the class 5 engineered septic system. He asked the developer to make it conventional.

Melissa Emerine 953 Eagle Road. Ms. Emerine referred to Mr. Gosicki's septic/sewer report for the town in 2022. Reported that land wouldn't be suitable for on-lot septic systems. Will soil work for conventional septic. She asked if the developer contacted the owner of the 5 acres north of property. The applicant responded that the parcel was not ideal for this project.

Ms. Emerine expressed concern over 5 acres being used for commercial development. She expressed this is a nice product and commented her concern over engineered septic system.

Mayor asked if the homes would be on slab or crawlspace. The applicant responded the homes would be on crawlspace.

Kim Topalian 130 Bluebird Lane: Ms. Topalian expressed her appreciation for the professionalism in the presentation.

**B. *Classica Homes Subdivision at 3308 Forest Lawn Drive***

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Brian Hall, Vice President, Classica Homes, gave a background of the company. Larry Burton, Mark Kime and Bo Shinn. Proposing 9 homes on 12 acres on Forest Lawn Drive with a minimum of 40,000 sq foot lots and 100-foot thoroughfare buffer on the property. These will also be engineered septic systems. They have conducted very thorough soil studies. They use this type of system for every single one of their homes. The engineer that does the septic studies and installations is present this evening.

systems.

Mr. Burton asked if it would be beneficial to have their contractor answer some questions. Sal Vicari owns Alternative Septic Services. He stated these systems have been around since the early 1980's. He explained that a conventional system only cleans the effluent and the dirt is the filter. The effluent that goes into a conventional drain field is about 40% clean. In an engineered system, the effluent is pretreated with an aerobic treatment with a compressor that pushes oxygen into the effluent and will cause the microorganisms to eat 10,000 times faster and in 24 hours it's almost back to drinking water.

Mayor Bell commented that if power is lost, the system shuts down. Mr. Vicari responded that it does, but that there is enough retention time in the system that if it does turn off, it will remain in the tank. In a conventional system the tank is full all the time. In an engineered system, the system is on a timer and will turn on by a schedule. The Mayor asked if you must be careful with how much you use so it's not overloaded. If it's maxed out and power is lost for 2-3 days, that will affect the system. Mr. Vicari responded that Everything is designed on gallons per day estimation. A 5-bedroom house is 600 gallons per day. A 5-bedroom house

uses maybe 300 gallons per day, there is almost a 50% cushion. On top of the dosing of the engineered system. All engineered systems by law must be on maintenance. The state will condemn a home not on the maintenance program.

Discussion continued around the maintenance program and the cost and the difference between the maintenance of conventional systems and engineered systems.

Mr. Vicari continued discussion of the engineered septic systems. North Carolina is one of the best states for engineered septic systems. North Carolina requires most continuing education for installers. Councilmember Perryman asked who to contact to get information about these systems, how many are in use and how long they've been in use. Mr. Vicari responded that Steven Berkowitz with DEQ.

Discussion continued around conventional septic systems and engineered septic systems.

The applicant continued the presentation. The high-end homes will be between 3500 and 6000 sq feet. Architectural materials are all real, stone, hardiplank, and brick. Extensive landscaping will be installed with sod, tree, and shrubbery. There is a variety of elevations.

Mark Kime presented the stormwater design. A low impact development system with less than 24% impervious area. Applicant will show pre-and post-development numbers of water run off in application.

9-12 months for permits and approval about a year and buildout about a year.

Public Comment:

Melissa Emrine 953 Eagle Road: Ms. Emrine commented on the amended agenda to add the Classica and Empire presentations. She reported that residents in neighboring subdivisions have experienced of flooding in that area. Ms. Emrine questioned some information given at the community meeting that was that the site has a high-water table. Ms. Emrine asked Mr. Vicari questions about his experience.

Applicant stated site has room for 9 homes. One lot has high water table and the septic has been moved.

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**C. Keystone Custom Homes Subdivision on Deal Road near Weddington Middle School**

The Applicant stated that they are proposing 12 lots on 17 acres with conventional septic systems. The site perks for each lot. Minimum 40,000 sq foot lots and a proposed 50-foot thoroughfare buffer with supplemental evergreens as needed to screen homes from the road. Mayor Bell asked if they would consider a 50 ft. buffer.

Councilmember Howie stated that a 100-foot buffer on the road creates habitat for animals closer to the road, causing more to end up hit by cars, so she appreciates the 50-foot buffer. Councilmember Ladrner asked if the applicant would consider a path or something to help kids walk home from school and adding a 100-foot buffer in the back of the property off the road.

Keystone builds customized homes. Primarily brick, stone, and hardiplank.

Councilmember Ladner asked if there is any way to make a walkable path for the school kids. The applicant responded that he spoke with the principal and for safety purposes No Trespassing signs were posted. He doesn't know how to solve that as this will be someone's backyard ultimately.

Public Comment:

Chad Emrine 953 Eagle Road, Mr. Emrine advocated for the 100-foot thoroughfare buffer. Melissa Emrine 953 Eagle Road, Ms. Emrine asked for confirmation on the type of siding. The applicant responded it would be hardiplank. She asked for detail on the septic system testing.

Debbie Moffat 936 Baron Road, Ms. Moffat commented on amending the agenda to add the Classica and Keystone presentations and not having enough notification.

**10. Consent Agenda**

- A. Approve July 8, 2024 Town Council Regular Meeting Minutes**
- B. Authorize Mayor to sign CRTPO Memorandum of Understanding.**

**Motion:** Councilmember Peryman made a motion to approve the consent agenda as presented.

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

**11. Old Business**

**A. Discussion of Town Park Draft RFP**

Councilmember Peryman commented that the park should be low maintenance, efficient, and flexible to serve as an event space for the town.

Council discussed the amenities listed in the RFP. An inclusive playground for children 2 to 12 years old, gender specific family restrooms, and adding 10 feet to the depth of the amphitheater stage.

**Motion:** Councilmember Howie made a motion to move forward with the Request for Proposals for the Park plan with the changes discussed.

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

**12. New Business**

No new business to discuss.

**13. Code Enforcement Report**

Code Enforcement report in the packets. Town has closed a few of the resolved cases. Working on two higher profile ones to come to resolution.



**14. Update from Finance Officer and Tax Collector**

Ms. Gaylord gave the finance and tax update. Tax bills are being converted to the town system and will be mailed out soon.

**15. Updates from Town Planner and Town Administrator**

Mr. Gordos gave the planning update:

- **Deal Lake Subdivision**  
93-lot Conservation subdivision  
Site Walk/ Charette: 11/28/23  
Community Meeting: 5/2/24  
2nd Community Meeting: 7/16/24  
Planning Board: TBD
- **Rea/ Providence Subdivision**  
Conventional subdivision, 54 lots  
Planning Board: 6/24/24, TABLED
- **3308 Forest Lawn Drive**  
Conventional subdivision, 9 lots  
Community Meeting: 7/11/24
- **7112 New Town Road**  
Prop. Land Use: Churches, Synagogues and Other Places of Worship  
Community Meeting: 5/22/24, 6/20/24  
Planning Board: TBD
- **Deal Road (Keystone)**  
Conventional subdivision, 12 lots  
Community Meeting: 7/24/24
- **149 S. Providence Road (Empire)**  
Conventional subdivision, 34 lots  
Community Meeting: 6/27/24
- **13700 Providence Road**  
2 additional buildings, MX (CD) zoning  
Community Meeting: 6/10/24  
2nd Community Meeting: 8/5/24

Ms. Dewey gave the Administrator update:

1. **Tilley-Morris Roundabout** – All expenditures for all phases of construction ended in March. NCDOT anticipates returning \$81,750 of the \$208,058 of funding that Weddington provided. Should see that before the end of the year.
2. **Antioch and Forest Lawn traffic signal:** the project has been approved by the Board of Transportation and the funds released. NCDOT will begin signal design work and that takes approximately 90 days. once that is complete, NCDOT will work on installing the signal. Town Staff and NCDOT have signed the agreement. Barring any major obstacles, installation will start



early fall and be completed near end of 2024. They are also evaluating pavement markings in the area and are endeavoring to restripe, if needed, before the signal becomes operational.

3. Potter and Forest Lawn Roundabout-NCDOT is waiting for Duke Power to finish up utility mark-ups and NCDOT will finalize the ROW plans. Construction is looking to be 2026.

4. 2 celebrations to recognize. Last month our finance officer, Leslie Gaylord passed the 24-year mark of working for the Town and today is our Town Planner's birthday, Happy Birthday Greg.

## 16. Transportation Report

There was no transportation report.

## 17. Council Comments

Mayor Bell commented on the amending the agenda this meeting. The intention is to get these projects in the open. We will do better regarding the miscommunication between the council, staff, and applicants.

There was discussion between residents and council regarding the additional pre-application presentations added to the agenda. The Mayor thanked residents for coming out.

Councilmember Perryman: Number one, thank you all of you for coming out. I know some folks had a lot of stuff to go over and this is the one time a month that we sit up here to take care of business. With that said, as far as the septic discussions heard tonight, first, there are some very valid questions about new technology. This is new to the community and certainly new for me. At the same time, I will make sure that I've got all kinds of information on it. I've learned a lot tonight and I've got names of people that I plan on calling and asking questions to. I would just hope that we all take the time to look at all the data and then we can all make sure we're coming to a valid opinion. Whichever way that may fall. For me, I want to get some more information to understand this technology. As a sitting Councilmember, I will apologize to you Ms. Moffett and to anybody else that was offended or in some way felt that something nefarious was going on because we added these two presentations. What I will say is that this folks at the council table have added two more public involvement/comment times. There are four opportunities to stand at that podium and let us know what your concerns are. Please remember that. Community meeting, pre-application meeting at Council, Planning Board, and Public Hearing at the Council meeting. I don't want anybody thinking that we are not trying to give people an opportunity to express their opinions.

Mayor Bell added: we are recording this, so it's not just streaming and going away. So, tell folks where to go and watch and they can get caught up on it too. They may not be here to ask questions, but they can at least hear the questions and watch the presentation and be here for the Planning Board.

Councilmember Ladner: Thank you all and thank you to staff and fellow board members that helped me get caught up. Thank you to everyone for being patient. We appreciate your input.

Councilmember Howie: Thank you for being here, thank you to Leslie for your gift of service to the Town of Weddington, it is very much appreciated. I'll echo what Jeff said, This is one of our opportunities and we are all very busy, maybe you were busy and weren't here. There are three other opportunities coming should any of those projects come to fruition to a point where they are being considered by the town, with a true presentation to the town.

Mayor Bell: hearing what we said tonight, when it goes to the Planning Board, if they've done tweaks to it you guys can hammer them on that. Let folks know it's on YouTube. Reach out to the town if you have trouble finding it.

**18. Enter into closed session pursuant to NCGS 143-381.11 (a)(5) To establish the public body's negotiation position for the material terms of a contract.**

**Motion:** Councilmember Perryman made a motion to enter into closed session at 9:09 p.m.  
**Vote:** The motion passed with a unanimous vote.

Mayor Bell called the meeting back to order at 9:42 p.m.

**19. Adjournment**

**Motion:** Councilmember Perryman made a motion to adjourn the August 12, 2024 Regular Town Council Meeting at 9:42 p.m.  
**Vote:** The motion passed with a unanimous vote.

Approved: *Karen Dewey*  
*Karen Dewey*  
Karen Dewey, Town Administrator/Clerk

*Jay Bell*  
Jay Bell, Mayor