



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 9, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Presentations
 - A. Rusty Setzer, Vice Chair Planning Board
8. Public Comments
9. Public Safety Report
10. Consent Agenda
 - A. Approve 2025-05-12 Regular Town Council Meeting Minutes
 - B. Approve FY2024-2025 Budget amendment
 - C. Authorize Staff to enter into contract for Audit services
 - D. Authorize Staff to enter into contract for landscaping maintenance services
 - E. Authorize staff to sign Active Waste Contract addendum
11. Old Business
 - A. Fiscal Year 2025-2026 Proposed Budget Ordinance
 - i. Public Hearing
 - ii. Discussion and Possible Consideration of FY 2025-2026 Proposed Budget Ordinance and Set the Tax Rate

12. New Business

- A. Arya Subdivision
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - iii. Statement of Reasonableness and Consistency
- B. CZ Amendment Application from Providence Land for an amendment to CZ-2023-02 Beckingham for stormwater requirement changes.
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - iii. Statement of Reasonableness and Consistency
- C. Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - iii. Statement of Reasonableness and Consistency
- D. Discussion and Possible Consideration of Authorizing Staff to enter into an interlocal agreement with Union County for funding Weddington Residents on the Senior Nutrition Program Waitlist.

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. Adjournment



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 12, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 7**

1. Call to Order

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

2. Determination of Quorum

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

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

Visitors: Jack Braman, B. Schnacke, Cathy Brown, Ellen McLaughlin, Liz Holtey, Paul Koch, Debbie Moffat, Mary Waller, John Drazal, Bridget O'Brien, Alfred Peralta, Nicole Badr, Gordon Anderson, John Amon, Sara Tull, Neil Raysh, Tracy Stone, Tamara McDonald, Christine Drost, Ida Frank Gallo, Steve Houser, Curtis McDonald, Chris Walker, Gayle Butler, Christopher Neve, Chris Faulk, Charles Bondurant, Kim Topalian, Chad Emerine, Randy Hood, Brian Helms, Bob Hornik

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Mayor Bell proposed moving several items from the consent agenda, specifically items A. Approve Proclamation P 2025-02 Recognizing May 15, 2025 as Peace Officers' Memorial Day and May 11 through May 17, 2025 as National Police Week; C. Approve Resolution opposing HB765; and F. Approve Release of Bond for Harlow's Crossing (Phase 1, Map 2 + Phase 2, Map 1) to be placed under new business.

Motion: Mayor Pro Tem Smith 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. There were no conflicts of interest.

6. Mayor/Councilmember Reports

Councilmember Jeff Perryman reported on the upcoming Western Union Municipal Alliance meeting scheduled for May 22nd at 7:00 PM in Waxhaw. He mentioned that state representatives Willis, Arp, and Brody would be in attendance to discuss legislation similar to what would be addressed later in the meeting.

Councilmember Brannon Howie noted that she would not be present at the June meeting.

Mayor Bell acknowledged Union County Commissioner Brian Helms' presence and mentioned that he would speak during the public comment section about a specific bill. Mayor Bell praised Commissioner Helms for his detailed presentation on the bill at a recent commissioners' meeting.

7. Presentations

A. WCWAA

Max Anthony, President of Wesley Chapel Weddington Athletic Association (WCWAA), and Roseanne Gross, a baseball board member, presented information about their organization. They highlighted that WCWAA serves 5,000 youth aged 4-18, has been operating for 43 years, and is run entirely by volunteers. The organization offers various sports programs including basketball, softball, baseball, football, cheerleading, soccer, wrestling, and a special needs program called Take On Sports.

Mr. Anthony discussed the organization's impact on the community and mentioned notable alumni, including NFL players. He also addressed the need for approximately \$2 million in deferred maintenance for their facilities, including improvements to storm drainage, turf field upkeep, and lighting upgrades.

Mr. Anthony and Ms. Gross expressed interest in forming a partnership with the town and requested consideration for financial support. They also mentioned the possibility of using their space for common events that don't interrupt their programming.

B. Presentation of the Fiscal Year 2023-2024 Audit by Ann Craven, CPA, LLC

Anne Craven presented highlights from the 2023-2024 fiscal year audit. She reported that the town's net position increased by \$1,888,086. The fund balance, which represents the town's operational funds, increased by \$1,979,005.79 to a total of \$8,371,209.

Ms. Craven noted that the tax collection rate was 98.32%, and there was a state infrastructure fund grant of \$724,800. She explained that \$1,255,989 of the fund balance is restricted due to various commitments and regulations, while \$7,115,526 is available for community events and other discretionary spending.

The town has no significant debt except for capital leases for office equipment and software subscriptions. Ms. Craven highlighted that the town maintains a capital balance of 161.99% of general fund expenditures, well above the required 50%.

8. Public Comments

Mayor Bell read the rules for Public Comments and Public Hearings.

- Charles Bondurant 646 Brandy Court expressed concerns about the potential impact of development decisions on the community and asked the council to consider the cost of future disputes that may arise from their decisions.
- Jack Brahman 963 Woods Loop, voiced concerns about the environmental sensitivity of the land and the potential impact of development. He urged the council to be responsible and thoughtful in their decision-making.
- Cathy Brown 5012 Longview asked the council to represent the residents and protect the town's quality of life.
- Kim Topalian 130 Bluebird Lane expressed concerns about the legality of preventing residents from speaking on agenda items during public comments. She also raised issues about the completeness of certain development applications.
- Chad Emerine 953 Eagle Road emphasized the importance of adhering to the land use plan and urged the council to vote based on what fits the plan, given the development pressure facing the town.
- Ellen McLaughlin 3021 Highbury Place thanked law enforcement for their professionalism in handling recent incidents in the Bromley neighborhood. She also suggested adding speakers outside the meeting room to improve audio for overflow attendees.
- Randy Hood 715 Eagle Road thanked the council for their work and stressed the importance of responsible development that preserves the character of Weddington.
- Bob Hornik 1526 E. Franklin Street, Chapel Hill, an attorney, provided legal advice regarding conflict of interest, vested rights, and zoning decisions. He reminded the council that they are not compelled to approve requests for zoning map or text amendments.
- Chris Drost 1203 Delaney Drive emphasized the need for responsible development and the council's duty to protect the environment and neighboring properties.

- Union County Commissioner Brian Helms spoke about House Bill 765, urging the town council to take a stance against it. He explained that the bill would negatively impact local government authority over zoning, density, and utilities, and subsidize residential development at the expense of taxpayers and ratepayers.

9. Public Safety Report

Lieutenant James May presented the public safety report on behalf of Sheriff Eddie Cathy:

- No major felony crimes were reported in the Weddington area.
- Deputies conducted proactive traffic operations focused on speed and impaired driving.
- There were 3 misdemeanor assault cases, 2 misdemeanor larceny cases, and 6 fraud cases.
- 9 narcotics possession cases were reported, mostly from traffic stops.
- From January through April 2025, Weddington deputies conducted 497 traffic stops, resulting in 40 arrests.
- Deputies performed 4,511 self-initiated activities such as residence and business checks.

10. Consent Agenda

~~A. Approve Proclamation P 2025-02 Recognizing May 15, 2025 as Peace Officers' Memorial Day and May 11 through May 17, 2025 as National Police Week~~

~~B. Declaration of Surplus Property~~

~~C. Approve Resolution opposing HB765~~

~~D. Approve 2025-04-12 Special Meeting Minutes~~

~~E. Approve 2025-04-12 Regular Meeting Minutes~~

~~F. Approve Release of Bond for Harlow's Crossing (Phase 1, Map 2 + Phase 2, Map 1)~~

Motion: Councilmember Perryman made a motion to approve the Consent Agenda as amended.

Vote: The motion passed with a unanimous vote.

11. Old Business

A. Ordinance CZ 2025-03 Toll Brothers Weddington Crossing - Application by Toll Brothers for Conditional Zoning Approval for development of a 62-lot subdivision on Weddington Road (Parcel numbers 06129109, 06126001, 06126017, 06126017B, 06126017C)

i. Discussion and Consideration

Town Planner Gregory Gordos presented an overview of the Toll Brothers Weddington Crossing application. He explained that the proposal is for a 62-lot conventional subdivision on 167 acres, with a density of approximately 0.37 dwelling units per acre. Gordos highlighted key features of the site plan, including the three points of ingress/egress onto Weddington Road, the 100-foot thoroughfare buffer, and the designations of wetlands, streams, and environmental areas.

Gordos also addressed the presence of an eagle's nest on the property, noting that there is a 660-foot radius protection zone around it where no development is allowed. He mentioned that the Planning Board had recommended approval of the application with conditions.

Council members engaged in extensive discussion about the application:

- Councilmember Jeff Perryman asked for clarification on various conditions agreed to by the developer, including tree protection measures and stormwater management plans.
- Mayor Pro Tem Tom Smith expressed concerns about the lack of a septic plan, stormwater calculations, and other details he believed should be included in the application.
- Councilmember Perryman presented information about the nearby airport and its potential impact on wildlife, particularly the eagles. He cited conversations with wildlife experts who stated that the proposed development was not expected to have a significant effect on the eagle nest.
- Mayor Bell raised issues with several aspects of the application, including the requested 5-year vested rights period, the lack of a Union County arborist verification for the tree survey, and concerns about stormwater management and septic systems.
- John Floyd, representing Toll Brothers, addressed some of the concerns raised by the council, stating that many of the requested items had been submitted and that they were willing to reduce the vested rights period to 2 years.

Motion: Councilmember Ladner made a motion to approve CZ2025-03 Toll Brothers Weddington Crossing

Vote: The motion failed with a 3-2 vote: Councilmembers Howie and Perryman voted in favor, Councilmember Ladner and Mayor Pro Tem Smith voted opposed. Mayor Bell broke the tie with an opposing vote.

ii. Statement of Reasonableness and Consistency

Following the denial of the Toll Brothers application, Mayor Bell proposed a statement of reasonableness and consistency for the denial:

CZ2025-03 is inconsistent with the Town’s Land Use Plan and not reasonable because:

- It is inconsistent with Conservation Goal 3 in that it proposes grading and vegetative clearing of environmentally sensitive areas.
- It is inconsistent with Land Use Policy LU2.3 and Conservation Policy C3.3 in that erosion from site grading and storm water run-off caused by the increased impervious area planned for the development create an unacceptable risk of significant damage and injury to neighboring properties.
- It is inconsistent with the Town’s Land Use goal of preserving natural assets and limiting development near natural resources in that it threatens the habitat of federally protected endangered wildlife
- It is inconsistent with Conservation Policy C3.2 which limits the development to areas of Town that have suitable soil and topographic characteristics for development.

Motion: Mayor Pro Tem Smith made a motion to approve the Statement of Reasonableness and Consistency as read

Vote: The motion passed with a 3-2 vote: Councilmember Ladner and Mayor Pro Tem Smith voting in favor, Councilmembers Howie and Perryman opposed. Mayor Bell voted in favor, breaking the tie.

*Mayor Bell called for a brief recess
9:08 p.m. Mayor Bell called the meeting back to order.*

12. New Business

A. Discussion of Advisory Board Code of Ethics Amendment

Ms. Dewey presented a proposed amendment to the Advisory Board Code of Ethics. The amendment, which was recommended by the Planning Board, aimed to restrict board members from publicly commenting on pending or potential projects outside of duly noted meetings, including refraining from comments on social media, news media, or in public forums. Council members discussed the proposal, with some expressing concerns about limiting citizens' rights to speak freely. Town Attorney Karen Wolter clarified that the amendment was an ethics decision, not a legal requirement, intended to support an independent planning board and prevent perceptions of bias.

Board members shall refrain from publicly commenting, discussing, or expressing opinions about pending or potential projects outside of duly noticed meetings. This includes refraining from making public comments through social media, news media, or in any public forum. Such communications shall occur only during official meetings where all discussions are part of the public record. This standard ensures transparency, preserves the integrity of the review process, and protects the fairness of proceedings for applicants, citizens, and fellow board members alike.

Motion: Mayor Pro Tem Smith made a motion to adopt the Advisory Board Code of Ethics Amendment

Vote: The motion passed with a unanimous vote.

B. Approve Proclamation P 2025-02 Recognizing May 15, 2025 as Peace Officers' Memorial Day and May 11 through May 17, 2025 as National Police Week

Mayor Bell read the proclamation recognizing May 15, 2025, as Peace Officers' Memorial Day and May 11 through May 17, 2025, as National Police Week. The council expressed their appreciation for law enforcement officers and their service to the community.

C. Approve Resolution 2025-04 opposing HB765

The council discussed a resolution opposing House Bill 765 and related bills in the North Carolina General Assembly. Council members expressed strong opposition to the proposed legislation, which they believed would negatively impact local government authority over zoning and development.

- Motion:*

Mayor Pro Tem Smith made a motion to approve Resolution 2025-04 opposing HB765
- Vote:*

The motion passed with a unanimous vote.

D. Approve Release of Bond for Harlow’s Crossing (Phase 1, Map 2 + Phase 2, Map 1)

Mayor Bell raised questions about the release of the bond for Harlow's Crossing, particularly regarding the establishment of a sinking fund for stormwater infrastructure maintenance. Town Planner Gregory Gordos explained that the development's covenants, established in 2016, addressed the creation of an HOA fund for pond maintenance. After discussion, the council agreed to release the bond.

- Motion:*

Councilmember Ladner made a motion to release the bond for Harlow’s Crossing Phase 1, Map 2 and Phase 2, Map 1.
- Vote:*

The motion passed with a unanimous vote.

13. Code Enforcement Report

Town Planner Gregory Gordos reported that the code enforcement caseload was consistent, and progress was being made on addressing violations. He mentioned that some serious offenses might require levying fines or hiring contractors to correct issues.

14. Update from Finance Officer and Tax Collector

- A. Discussion of FY 2025-2026 Preliminary Budget and Call for Public hearing to be held June 9, 2025 at Weddington Town Hall at 7:00 p.m.

Finance Officer Leslie Gaylord presented updates on the town's finances and the preliminary budget for FY 2025-2026. Key points included:

- The April financials were included in the council packets.
- A final budget amendment for the current year will be presented next month.
- The town is seeking proposals for a new auditor, as the current auditor is discontinuing governmental audits.
- The preliminary budget for FY 2025-2026 is driven by the Union County tax revaluation and changes to trash billing.
- The tax base is estimated to increase by approximately 50%, resulting in a revenue-neutral rate of 1.72 cents.
- Staff proposed incorporating the trash fee into the tax rate, resulting in a new rate of 3.5 cents.
- The total proposed budget is \$3,157,000, with 56% allocated to solid waste and public safety costs.
- A public hearing on the budget to be held on June 9, 2025, at Weddington Town Hall at 7:00 p.m.

15. Updates from Town Planner and Town Administrator

Town Administrator Karen Dewey mentioned an email from the Assistant County Manager regarding Union County senior meals. The town has 10 residents on the waiting list for this program, and the council was asked to consider including funding for these meals in the budget. Ms. Dewey also acknowledged Debbie Coram's work in organizing successful Food Truck Fridays events.

Town Planner Gregory Gordos noted that the Planning Board subcommittee is continuing to work on revisions to the Unified Development Ordinance (UDO) to address issues raised during recent discussions.

16. Transportation Report

There were no updates for the transportation report as the CRTPO did not meet in the past month.

17. Council Comments

- Councilmember Brannon Howie expressed gratitude for the town staff and their professionalism. She also acknowledged the upcoming Memorial Day and the sacrifices of military personnel.
- Councilmember Darcy Ladner delivered a statement addressing recent behavior from some residents that she felt had negatively impacted staff, the council, and the community. She called for more respectful and constructive engagement from critics and emphasized the importance of civil discourse and mutual respect.

Over the past several months, the behavior of a small group of residents has had a damaging impact on our staff, this council, and the greater community. I feel compelled to speak to that today.

To our town staff and attorney—I want to sincerely thank you. Despite being the target of slander and hostility, you have conducted yourselves with professionalism, resilience, and grace. Your dedication does not go unnoticed. You continue to show up and serve with excellence. We are fortunate to have such a capable and committed team.

To the vast majority of our residents, those who engage with kindness, patience, and open-mindedness—you are the reason we continue this work. Your support sustains us, and we are grateful.

To our critics, I ask you to consider a different approach. Rather than dividing, help us build. Rather than attacking, offer solutions. We are not your adversaries, we are your neighbors, working within a complex system, doing our best to serve the community we all share.

There's a saying: "You catch more bees with honey." But what happens when the hive is constantly under siege? When mistrust, rudeness, and online hostility replace civil discourse— In any other workplace, such treatment would drive good people away and those who spread misinformation would be removed or ignored – and rightly so.

Why should it be different here?

When an application is deemed complete for the stage it is making us aware of your perceived discretion is helpful, but sending an additional 147 emails,, making public comment about it being incomplete, and posting about it regularly, does not make it start back at the beginning. Not acknowledging the facts that you are given, undermines your message and erodes credibility. Repeated misinformation drowns out valid concerns and make productive dialogue nearly impossible. What is helpful, is one straight forward email, like the one we received from the President of Providence Acres HOA, stating what he desired and the 52 families he represented. Listening to the public is one of our most important responsibilities but that must be accompanied by mutual respect. Civility, honesty, and dignity are not optional - they are foundational. Without them, voices cease to be heard.

Transparency is a frequent demand, and I fully support it - it's one of the reasons I chose to run. But transparency is a two-way street and requires receptivity. Transparency without receptivity is futile. We've worked hard to keep our processes open and still, misrepresentations spread, half-truths are echoed, and facts are ignored.

I have never once questioned my ethics. I came into this role with integrity, and that has not changed. But I have learned, for some, "ethics" has come to mean agreement. - "Agree with me or, you're unethical." That's not how life works. That's not ethics. That's coercion. Reasonable people can and do come to contrasting conclusions even when given the same set of facts. It doesn't make either side "evil". It makes us humans.

Yes, we work for the people—but for the community as a whole, not just the loudest voices. Your reminders of "remember who you work for" are not helpful. We got in this to be your voice but taking the time to read condescending emails, from the same group of people stating the same thing time and again, only takes away the time we have to advocate for you. Our decisions are made with serious consideration of legal frameworks, community needs, and long-term impacts. You may disagree. That's your right. But disagreement does not equal corruption. Behind every title—Planner, Administrator, Council Member—is a human being. I am not a politician. I'm a parent, a business owner, and your neighbor. Like my colleagues, I serve for a modest stipend of about \$300/mo., sacrificing weekends, family time, and sleep.

Just a few months ago, I was away with my 10-year-old gymnast at her state meet that she worked hard to qualify for. With 3 active kids, our family is often divided up. Because my daughter had fallen asleep on the long drive, I returned a call to a constituent and didn't realize I couldn't disconnect from my car Bluetooth while driving. I am still not certain what the intended purpose for that 22-minute call was, but I do remember the shouting that woke my daughter up was due to me not sharing information that was discussed during closed session. When my daughter later asked who the "crazy person on the phone" was, should I have told her that public service means accepting abuse? That leadership means being screamed at for doing what's right? That's not the legacy I want for her or for any of our children.

When last month’s meeting was moved to the high school, some claimed victory - saying their emails forced our hand. Truth is, that move was already underway. We plan thoughtfully. We do not govern by pressure or coercion. Our staff worked tirelessly to make that meeting run smoothly. And still, some criticized them for not filming it—Despite the massive logistical challenges they faced.

To those calling for a moratorium we legally cannot enact, who demand immediate answers but oppose staffing support—to the person repeatedly suggesting I resign: This seat is in your district. It will be open at the end of my term. If you believe you can do better, run. Take the late-night calls. Carry the weight. Criticism without responsibility is easy, leadership is not. Leadership is not about personal gain; it is about stewardship. And stewardship works best...When it’s shared between those who serve—and those they serve.

Let’s begin telling the whole story—not just the headline. And let’s insist on a simple, human standard: that every resident treats our staff and elected officials the way they would want their own spouse or child to be treated. That isn’t just civility—it’s the foundation of community. It’s the first meaningful step toward building a town rooted in respect, truth, and shared purpose—a place where good people want to serve, and where we all feel proud to belong.

We can demand accountability without cruelty. We can challenge decisions without attacking character. We can disagree—and still treat each other with dignity and respect. I believe that - is the only way in which, great communities are made.

- Mayor Pro Tem Tom Smith thanked the deputies for their presence at the meeting, the residents who stayed until the end, and the town staff for their professionalism during challenging situations.
- Councilmember Jeff Perryman echoed the thanks to town staff and emphasized the importance of addressing the potential legislative changes in Raleigh that could impact the town's ability to manage development.
- Mayor Jim Bell thanked the Planning Board, town staff, and his fellow council members for their hard work and dedication. He encouraged residents to attend the upcoming Food Truck Friday event.

18. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the May 12, 2025 Regular Town Council Meeting at 9:59 pm.
Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk

**TOWN OF WEDDINGTON
BUDGET AMENDMENT
FYE 6/30/2025**

FY2025	FY2025
ORIGINAL	AMENDED
BUDGET	BUDGET
Tax rate 2.5 cents	Tax rate 2.5 cents

Revenues			
Ad Valorem Taxes		\$ 859,450	\$ 859,450
Solid Waste Revenues		\$ 1,175,000	\$ 1,175,000
State-Collected Revenues		\$ 860,500	\$ 860,500
Zoning and Subdivision Revenues		\$ 25,000	\$ 25,000
Investment Revenue		\$ 150,000	\$ 150,000
Other Revenues		\$ 28,000	\$ 28,000
Total Revenues		\$ 3,097,950	\$ 3,097,950
Expenditures			
Administrative Expenditures		\$ 592,155	\$ 656,155 {A}
Planning and Zoning Expenditures		\$ 693,550	\$ 629,550 {B}
General Government Expenditures		\$ 1,812,245	\$ 1,812,245
Total Expenditures		\$ 3,097,950	\$ 3,097,950
Total Revenues over Expenditures			
Transfer from ARPA Special Revenue Fund		\$ 0	\$0

{A} Increase primarily for additional equipment expense including the new Flack cameras as well as increases in employee health insurance expenses.

{B} Decrease due primarily to reduced infrastructure budget.



Section 1

May 21, 2025

Leslie Gaylord, Finance Officer
Town of Weddington
1924 Weddington Road
Weddington, NC 104

Re: Proposal for Audit of Town of Weddington

Dear Ms. Gaylord,

Thank you for this opportunity to submit my qualifications and experience to serve as independent auditors of the Town of Weddington, North Carolina.

The accompanying proposal will provide you with detailed information regarding the scope of services to be provided, our qualifications and experience, and representative clients. We believe the firm has the expertise to handle your accounting and consulting functions and the following information will give you the confidence in the firm to begin a beneficial business relationship.

Firm Qualifications

The firm's focus is providing audits, reviews, and compilations to governmental entities, non-profit organizations, and homeowner associations. Our owner has more than 25 years of experience in performing governmental audits.

We are committed to the personal and professional growth of staff. Our firm requires an annual minimum of 40 hours of continuing professional education, with all engagement team members meeting the Yellow Book Continuing Education Requirements.

Overall Scope of Service

The audit plan we are proposing focuses on an efficient risk-based approach to target areas of high risk, while still maintaining audit efficiencies to limit the disruptions to the Town staff.

Our general work plan will outline the various procedures that will be performed during the annual audit process. Our audit procedures will include sampling of various transaction classes. Sample sizes will be determined based on unique risk factors for each element tested. All sampling techniques used are based on Generally Accepted Auditing Standards and Governmental Auditing Best Practices.

Both analytical procedures and detailed testing of transactions are performed as part of the substantive testing phase of the audit. We implement a paperless workpaper management system, with ProSystem Engagement as our audit software.

In addition, the software allows for customizable analytical reports to be used in testing. Typical analytical procedures include comparing balances to prior years and the expectations of account variances based on our understanding of the Town's operating environment.

As part of our audit process, we will evaluate the Town's internal control environment. This evaluation includes a review of enacted policies and procedures, as well as interviews with various levels of Town staff, including employees outside of the accounting department. These interviews allow us to evaluate the procedures in practice and compare those procedures to enacted policies. We will communicate any identified areas of weakness to the appropriate levels of management to assist the Town in improving their internal controls. Evaluation of internal controls also involves a review of the Town's IT operating environment, including employee access to accounting systems, and data backup procedures.

We understand the work to be done and are committed to performing the work within the time period indicated in the RFP.

Section One – Responses to Specific Questions

Question 1:

The audit will be staffed from the Charlotte, NC office.

Question 2:

The partner in charge, Kendra Gangal, will be managing the audit. One or two additional staff level individuals may assist during fieldwork.

Question 3:

The following are governmental audit clients with which the firm currently works. Also listed are the governmental audit clients our owner managed while employed at a previous firm.

Town of Mineral Springs
Rick Becker, Mayor
msncmayor@yahoo.com
704-243-0505

Audit of financial statement. Active years on the engagement were from June 30, 2016, to present.

Village of Wesley Chapel
Kathy Queen, Finance Officer
clerk@WesleyChapelNC.com
704-839-0182

Audit of financial statement. Active years on the engagement were from June 30, 2013, to present.

While working at a previous firm, our owner assumed the in-charge/manager role of the following Governmental audits:

Town of Mint Hill
Village of Marvin

City of Locust
Town of New London

Question 4:

In the past, the firm's owner has worked with various municipalities by providing technical assistance during the budgetary process and providing accounting solutions and direction for problems arising throughout the fiscal year.

Question 5:

The firm is participating in the AICPA's Quality Review Program. Kendra J. Gangal, CPA, is a new firm following a restructuring and is subject to a peer review within 18 months. Therefore, the firm will be undergoing a peer review this year. We can provide the peer review from the prior firm if requested. All prior peer reviews have received the highest rating of "pass."

Question 6:

The "senior and higher-level persons assigned to the audit" will be the partner in charge, who has more than 25 years of experience in governmental auditing. She began her career at a local CPA firm doing monthly bookkeeping for a local governmental entity. Afterward, she assumed the in-charge role for all the governmental audits at the firm.

She will be present throughout all phases of the audit. She has comprehensive knowledge of the new government reporting model and extensive experience in drafting financial statements under this model. Many municipalities she has audited have depended on her to draft financial statements, including all required note disclosures as per GASB 68.

Question 7:

The partner in charge was a manager at her previous place of employment until she started her own firm. She is a certified public accountant with more than 25 years of experience. Her background includes experience in governmental, healthcare, common interest realty associations, and nonprofit industries. She has consulted with clients on a wide range of needs, including the implementation of accounting software systems, structuring entities for tax purposes, and analysis of internal controls. She received a Bachelor of Business Administration from Marshall University.

Continuous professional education seminars and courses related to governmental auditing and internal controls include but are not limited to:

- Impact of SAS 145 on Yellow Book Engagements
- 2023 Yellow Book Update
- Analysis of Governmental Corruption Frauds
- Auditing for Waste in Governments
- Fund Balance Reporting and Governmental Fund Type Definitions
- Government Risk Assessment

Question 8:

The partner in charge's governmental audit experience includes auditing municipalities having all types of governmental funds, including general, special revenue, capital projects, general fixed assets, and general long-term debt funds; and business type activities, including proprietary funds that are major enterprise funds such as wastewater, etc. She has also performed single audit testing

on federal and state grant expenditures and allocations. She is well versed in Pension, OPEB, and Law Enforcement Officers Separation Allowance activities.

Question 9:

As mentioned above in Question 6, the partner in charge began her career doing monthly bookkeeping for a local government in North Carolina. This allowed her to work closely with the town clerk and become familiar with all aspects of governmental accounting as a result.

Question 10:

Please refer to Question 3 for contact information regarding references.

Question 11:

The Firm meets its professional independence standards according to the stipulations in the firm Quality Control document. To follow is the section from the QC document titled "Relevant Ethical Requirements" that addresses the processes regarding independence:

(Excerpt from Kendra J. Gangal, CPA Quality Control Document)

RELEVANT ETHICAL REQUIREMENTS

It is my policy to be familiar with and follow relevant ethical requirements of the AICPA, contained in the Code of Professional Conduct, the State of North Carolina Board of Accountancy, and the State of North Carolina CPA Society in performing my professional responsibilities. Furthermore, it is my policy that, for engagements subject to Government Auditing Standards and other applicable regulatory agencies, I will be familiar with and adhere to the relevant ethical requirements included in those standards, including any that may be more restrictive. Additionally, when I encounter situations that raise potential independence threats, but such situations are not specifically addressed by the independence rules of the AICPA Code of Professional Conduct, the situation will be evaluated by referring to the Conceptual Framework for AICPA Independence Standards and applying professional judgment to determine whether an independence breach exists. I take appropriate action to eliminate threats to independence or mitigate them to an acceptable level by applying safeguards. If effective safeguards cannot be applied, I will withdraw from the engagement or take other corrective actions as appropriate to eliminate the breach.

I ensure compliance with this policy by implementing the following procedures:

- 1) I have access to the relevant ethical requirements to which I am subject, and I maintain my familiarity with such requirements.*
- 2) I take ethics training at least annually as required by the State of North Carolina Board of Accountancy.*
- 3) Certain relevant ethical requirements are addressed by procedures within the work programs and standard forms in the accounting and auditing manuals that I use. Such procedures:*
 - a) Determine compliance with relevant ethical requirements on each new and recurring client as part of the acceptance and continuance decision.*
 - b) Consider unpaid fees.*
 - c) Annually confirm the independence of another accountant performing work on a group audit or a segment of a review or attestation engagement.*
 - d) Identify nonattest services performed for attest service clients and determine if the services threaten independence with respect to that client. Where applicable, this includes determining whether such nonattest (nonaudit) services impair independence under the independence rules in Government Auditing Standards.*

- e) *Consider whether actual or threatened litigation has an effect on the firm's independence with respect to the client.*
- f) *Determine whether I am independent of the financial reporting entity, if I am engaged as the group auditor to report on the basic financial statements of the financial reporting entity.*
- g) *Consider whether I was party to a cooperative arrangement with a client that was material to me or the client.*
- 4) *If a potential threat to independence is identified, I accumulate relevant information so I can (a) determine whether independence requirements are satisfied, (b) take appropriate action to address identified threats to independence, and (c) maintain current independence information. For clients of whom I am not independent, only compilation services are performed, and I disclose the lack of independence in my accountant's compilation reports for those clients.*
- 5) *I document my resolution of all relevant ethical requirements matters and file the documentation in the client's permanent workpaper files.*
- 6) *At least annually, my relevant ethical requirements policy and procedures are reviewed to determine if they are appropriate and operating effectively. See the MONITORING section of this document for further information.*

Question 12:

The Firm has professional liability coverage with a major insurance carrier and the coverage is adequate to cover potential claims.

Question 13:

The firm has not been subjected to any regulatory action by the North Carolina State Board of CPA Examiners or any other regulatory agency.

Question 14:

The partner in charge has attended the School of Government seminars for continuing professional education. The firm relies on their information and blogs as well as the LGC's website and updates for up-to-date changes and thoughts on governmental auditing.

We appreciate the opportunity to submit this statement of the qualifications. If you need further information or have additional questions you need answered, please contact us and we will provide a prompt response.

Very truly yours,

Kendra J. Gangal CPA

Kendra J. Gangal, CPA



Section 2

May 21, 2025

Leslie Gaylord, Finance Officer
Town of Weddington
1924 Weddington Road
Weddington, NC 104

Re: Proposal for Audit of Town of Weddington

Dear Ms. Gaylord,

We are pleased to have this opportunity to submit this quote of the fee and audit approach. The following information contains the procedures, timeline, and fee. The primary contact person at the Firm will be Kendra Gangal, at 704.996.0764.

Details of General Audit Work Plan

As mentioned in Section 1, we operate in a mostly paperless environment. A secure portal will be provided so the Town Finance Officer can upload digital information as much as possible. We do understand that sometimes supporting documentation is in paper form and will accommodate that as well. We utilize ProSystem Engagement as our audit software both in the field and at the office.

Our audits are normally segmented into four phases:

- Audit Planning
- Evaluation and testing of internal controls and compliance
- Substantive testing (fieldwork)
- Reporting

Audit Planning

Preliminary planning includes obtaining an understanding of the entity and its environment, including its internal control, and making an initial assessment of audit risk and materiality in order to develop the overall timing of the engagement.

During the audit planning phase, the audit team develops a risk-based audit approach for the annual audit. Using customizable audit programs from governmental authorities and private vendors such as Practitioners Publishing Company, the partner and staff develop the audit plan to target areas of higher risk.

Evaluation and testing of internal controls and compliance

Evaluation and testing of internal controls, commonly referred to as interim audit testing, consists of reviewing and evaluating the Town's internal control structure, meeting with the Mayor and Commissioners, identifying key controls, reviewing adopted budgets and related amendments, and performing walkthroughs as deemed necessary. After controls have been documented, evaluated, and tested, we will determine the audit plan.

Substantive testing (fieldwork)

Fieldwork consists of various testing such as:

- Review of bank reconciliations
- Detail testing of transactions and balances
- Sampling of significant account activity – this includes statistical sampling such as random sampling using a random number generator, and non-statistical sampling, such as haphazard or judgement sampling
- Reviewing fund balance and net position for proper classification
- Performing detailed analytical procedures
- Testing of grants, including single audit compliance testing, as deemed necessary

Reporting

The Reporting phase will include our preparation of the draft of the Report, including note disclosures and required supplementary information, and the Independent Auditor Reports and Compliance Report letters. You will provide information for the MD&A and will proof the report. Once the Report is proofed, we will finalize the report for upload to the LGC, meet with Town officials, and perform any other procedures necessary to finalize the audit.

Organization of the Audit Team

The partner in charge will be present for all aspects of the audit, including the internal control testing and fieldwork. Additional staff will be present approximately 30% of the time.

Management letter contents

Management letter contents generally include control deficiencies in internal control and suggestions on how to improve those deficiencies. Operational cost-saving ideas are communicated where appropriate. All comments will be discussed with management before finalizing.

Assistance expected

In addition to the items listed on the RFP, the firm would appreciate assistance in locating vendor invoices as requested, and preparation of account analysis where appropriate.

Tentative schedule

Per the RFP, you request interim fieldwork to be completed in early June, and year end fieldwork to begin by mid-August, with an anticipated completion date of September 30th. Based on this request, a tentative schedule for completing the audit is as follows:

Pre-planning conference – mid June

Interim work – June 23-24, 2025

Year-end work – August 25-27, 2025

Fee quote

Fee quote for the June 30, 2025 audit is as follows:

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total Fee</u>
Initial Client setup & administrative work	15	-	-
On Site interim work			
Partner	16	\$150	\$ 2,400
Staff	8	\$100	\$ 800
On Site year end work			
Partner	24	\$150	\$ 3,600
Staff	8	\$100	\$ 800
Office work/report preparation			
Partner	12	\$150	\$ 1,800
Staff	6	\$100	\$ 600
Total hours	<u>89</u>		
Total fee proposed			<u>\$ 10,000</u>

This quote assumes that the firm staff encounters no major problems, and all accounts are properly reconciled. If additional time is needed to reconcile accounts and perform bookkeeping procedures, we will charge an additional \$100 per hour. We will discuss this with you in advance of performing the procedures. Travel supplies and materials, and other costs are included in the hourly quote.

Quotes for the remaining years are based on an approximate inflation rate of no more than 2%. These quotes assume there will be no major changes in the Town's method of operations, additions of major funds, and no additional reporting requirements. We estimate the fee for the additional years requested will not exceed the following:

<u>2026</u>	<u>2027</u>
<u>\$ 10,200</u>	<u>\$ 10,404</u>

Our billing process is to bill one-third of the fee upon commencement of the audit, and additional billing up to 75% as the audit progresses. Final billing will be produced when the report is submitted to the LGC.

We appreciate the opportunity to submit this quote. If you need further information or have additional questions you need answered, please contact us and we will provide a prompt response.

Very truly yours,

Kendra J. Gangal CPA

Kendra J. Gangal, CPA

SUMMARY OF AUDIT COSTS SHEET

- | | |
|--|------------------|
| 1. Base Audit | |
| Includes Personnel costs, travel, and on-site work | \$ 7,500 |
| 2. Extra Audit Services | |
| \$100 Per hour | \$ |
| 3. Other (explain) | |
| | \$ |
| 4. Other (explain) Financial Statement Preparation | |
| | \$ 2,500 |
| TOTAL | \$ 10,000 |

FIRM: Kendra J. Gangal, CPA	Primary Contact: Kendra Gangal
Address: 7845 Colony Road, Ste C4-3300	Telephone: 704-996-0764
Charlotte, NC 28226	Fax:
	E-mail: kendra.gangal@kg-cpa.com
	Date: May 21, 2025

PROPOSAL CERTIFICATION

Proposers Signature Kendra Gangal **Date** 5/21/25

By Signing above I Certify that I have carefully read and fully understand the information contained in this RFP; and that I have the capability to successfully undertake and complete the responsibilities and obligations of the Proposal being submitted and have the authority to sign Proposal on behalf of my organization.

BY (Printed): Kendra Gangal

TITLE: **Owner**

COMPANY: Kendra J. Gangal, CPA

ADDRESS: 7845 Colony Road, Ste C4-3300, Charlotte, NC 28226

TELEPHONE: 704-996-0764

EMAIL: kendra.gangal@kg-cpa.com



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: June 9, 2025

SUBJECT: Landscape Contract

A request for proposals for experienced and qualified landscape and grounds maintenance contractors for the town hall property and medians was posted by staff. Three contractors submitted bids by the given deadline. All three companies meet the qualifications, have general liability insurance to our minimum limits, and evidence of workers' compensation insurance for all employees.

The three companies and proposed pricing are as follows:

Staff recommends approval to enter into contract with the lowest, most comprehensive bid.

Company	Town Hall Property	Medians and Rights of Way	Park Property	Town Property on Providence
Turf Commander	1137.75	3574.33	\$341 per service	\$525 per service
Barbee Lawn and Landscaping	\$865	3135	Cost per service	Cost per service
Greenspace Lawncare	3013.75	4689.58	Incl	incl



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: June 9, 2025

SUBJECT: Active Waste Contract Addendum

Staff received a request from Active Waste for a 6% increase in fees for all services for the 2025–26 Fiscal Year. Following discussion at the Council Retreat, the Council expressed support for this request and directed Staff to proceed with an amendment to the contract, which also includes extending the agreement by an additional three years. The new contract termination date will be December 31, 2031.

Staff is requesting approval to move forward with these amendments to the Active Waste Contract.

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December 5, 2024

To the Weddington Town Council and Clerk:

While we, at Active Waste Solutions, understand and respect the processes and the terms of our contract with the Town of Weddington, the unprecedented price increases on both disposal and recycling in 2024 have placed us in the position of requesting a 6% increase on all services for 2025.

As you are aware, due to Union County and the recycling facility informing us of increases after your budget approval process, we did not receive even a 3% increase for 2024. The increase from both sites was substantially more than 3%. We are simply trying to cover our cost.

In the following months, after the increases, I have reached out to Union County officials, Patrick Niland and Brian Matthews for updates on any projected increases for 2025. I was told "Sometime this winter we will meet to discuss the plan for next year."

In this unique situation, as Active Waste Solutions' contract manager, I am respectfully requesting the Town's consideration of a 6% increase on all services for 2025.

If council would like to meet with me and our CEO, John Glauda, we welcome a meeting.

We thank you in advance for your consideration.

Respectfully,

Heather Hamilton
Sales Director for Active Waste Solutions
Contract manager
hhamilton@activewastesolutions.com
(704) 303-3234

FIRST AMENDMENT TO SERVICE CONTRACT BETWEEN THE TOWN OF WEDDINGTON AND ACTIVE WASTE SOLUTIONS, LLC

This First Amendment to the SERVICE CONTRACT (“First Amendment”) is made and entered into this _____ day of _____, 2025 (the “Effective Date”), by and between the Town of Weddington of the state of North Carolina, a municipal corporation (“Town”) and Active Waste Solutions, LLC (“Contractor”).

Background

Town and Contractor are parties to that certain Contract For Services with executed on **August 8, 2022** (the “Contract”), pursuant to which Contractor agreed to provide solid waste services for the citizens of Weddington (the “Services”). Town and Contractor have agreed to amend the Contract as provided herein.

Agreement

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree for themselves, their heirs, personal representatives, successors and assigns and follows:

1. The Initial Term, as defined in Paragraph 1 of the Contract, is hereby extended to December 31, 2031.
2. Exhibit 1 to the Contract is hereby deleted and replaced with **Exhibit 1** attached hereto and Incorporated by reference.
3. **Definition of Contract; Capitalized Terms.** All references in the Contract, to “Contract” shall mean the Contract, as amended by this First Amendment. All capitalized terms not otherwise defined in this First Amendment shall have the meanings given to them in the Original Contract.
4. **Unmodified Terms.** Terms and provisions of the Original Contract which are not expressly modified by this First Amendment shall remain in full force and effect.
5. **Counterparts.** This First Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise but one and the same instrument.

Signatures Appear on Following Page

IN WITNESS WHEREOF, the Town and the Contractor have executed this Contract on the to be Effective on July 1, 2025.

Active Waste Solutions, LLC

the Contractor Name

Signature of Authorized Representative Date

the Contractor's Federal Identification #
[if Contract is with Organization or Social Security Number if individual]

Town of Weddington

Signature of Authorized Representative Date

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Signature of Authorized Finance Officer Date

Approved as to Form

Town Attorney

EXHIBIT 1

Summary of Services and Prices

Weekly Curbside Residential for One (1) 96 GL Rollout Household Trash	\$10.76 Per Unit Price Per Month
Weekly Residential for One (1) 96GL rollout recycling	\$5.09 Per Unit Price Per Month
One (1) 45GL Rollout for Glass Recycling	\$2.61 Per rollout
Services below directly billed to residents Must be scheduled 48 hours in advance For pick-up contact Active Waste directly 704-626-7400	
Bulk Pick-up	\$15.00 service fee plus cost of item
Acceptable Bulk Waste Items:	<ul style="list-style-type: none">▪ Air conditioners - Window units only not to exceed 45 lbs. -\$75.00▪ Appliances (residential stoves, microwaves, dishwashers, washer, dryer); must be empty; refrigerators/freezers- remove doors -\$125.00 per item▪ Basketball goal (portable) - Remove concrete base & dismantle; concrete will not be collected - \$85.00 per item▪ Bed and bed frames - Dismantle. \$50.00 per item▪ Bicycles \$25.00 per item▪ Carpet/floor coverings- Roll & cut no longer than 4 ft.; Up to 4- rolls accepted (max. 25-lbs each) \$35.00▪ Couches/Chairs \$125.00 per item▪ Computers \$25.00 per item▪ China cabinet hutches - Empty; tape any glass - \$120.00 per item▪ Desks/Dressers - Empty. \$50.00 per item▪ Entertainment centers - Empty; tape any glass - \$60.00 per item▪ Fencing – wood fencing only, no metal fences. Remove or flatten protruding nails; limited to 45 lbs. \$35.00 for one bundle▪ Fireplace inserts - Remove bricks; no bricks collected. \$25.00 per insert▪ Garbage cans - Tag with a note indicating to take the can \$10.00 per can

	<ul style="list-style-type: none"> ▪ Glass doors, windows, table inserts - Using tape, make an X over the glass and place at curbside \$40.00 per item. ▪ Grills - Remove propane tanks; 45 lbs. or less; no commercial grills. \$35.00 per item ▪ Gutters - 4 ft. or less. \$25 per bundle of 5 4 ft pieces ▪ Lawnmowers - Remove gasoline and battery, if applicable. \$35.00 per item ▪ Linoleum - Roll & cut no longer than 4 ft.; Up to 4- rolls accepted (max. 10-lbs each) \$50.00 ▪ Mattresses – can be rejected upon sight of any contamination or not accepted at all based on regulation at landfills \$100.00 per mattress ▪ Patio furniture - \$40.00 per item ▪ Pianos or organs - 45 lbs. or less; dismantle. \$50.00 per item ▪ Play sets/swing sets- Remove concrete base and dismantle, remove or flatten nails - \$125.00 per item ▪ Plumbing materials - \$20 per item ▪ Plywood & paneling - No larger than 1 in. thick x 4 ft. x 4 ft. - \$50.00 ▪ Pool Covers - Folded; only folded cover; 45 lbs. or less will be collected. \$75.00 ▪ Space heaters, oil and kerosene heaters; Must be emptied -\$50 per item ▪ Televisions - no consoles – weight limit 45 lbs. \$50.00 per item ▪ Toys (large) \$10 per toy ▪ Windows- Tape and all glass – not to exceed 45 lbs. \$40.00 per item
Yard Waste	\$10.00 for (5) 30-gallon Biodegradable bags \$2.00 for Each additional bag



Town of Weddington Budget Message – Fiscal Year 2026

The Town of Weddington is pleased to present its **Proposed Budget for Fiscal Year 2026**, prepared with a focus on **financial stability, service continuity, and responsible planning** for our town. This budget reflects our commitment to maintaining essential services, investing in our community's future, and ensuring that our financial decisions support sustainable growth.

Key Budget Highlights

- **Revenue Neutral Approach** – The FY2026 budget has been developed using a **net revenue-neutral tax rate**, ensuring that **total revenues affected by the ad valorem tax rate remain stable despite revaluation changes**. The FY2026 budget reflects a transition to funding solid waste services through the ad valorem tax rate. Previously, residents were billed separately for **solid waste services** through direct fees. Now, the cost is **incorporated into the town's property tax rate**, making it part of the overall tax structure. Accordingly, the tax rate has been set at **3.5 cents**. A **net revenue-neutral ad valorem tax rate** should also help to ensure **consistent funding from state allocations**.
- **Ad Valorem Revenue Estimates** – Projections are based on **estimated appraised tax values** provided by Union County. The recent property revaluation resulted in a 150% increase in tax appraisal values due to significant market growth and adjustments to reflect fair market pricing. With the increase in tax appraisal values, the **revenue-neutral ad valorem tax rate** would be **1.72 cents**. With the incorporation of solid waste funding in the total tax rate, this rate is effectively reduced to **1.45 cents**.
- **Prudent Budgeting** – Both **revenues and expenditures** have been budgeted conservatively, with revenues estimated at the lowest expected amounts and expenditures budgeted at their highest anticipated levels to ensure fiscal preparedness.
- **Public Safety & Essential Services** – The budget includes **proposed increases** for law enforcement contracts, solid waste services, infrastructure improvements, and other costs ensuring continuity in key services. The FY2026 budget includes funding for five full-time deputies as well as a new planning position to support the town's increasing development and zoning needs. This planning assistant/permit technician role will enhance efficiency in processing applications and ensure compliance with evolving regulations. The additional salary expense is a strategic investment in Weddington's future, ensuring that our town continues to grow in a well-managed and sustainable manner.

This budget reflects our town's **dedication to responsible governance, transparency, and community engagement**. Citizen input is invaluable, and we encourage all residents to participate in the upcoming budget discussions. Thank you for your continued support as we work together toward a thriving and fiscally sound future for Weddington.



**TOWN OF WEDDINGTON, NORTH CAROLINA
2025-2026 GENERAL FUND BUDGET ORDINANCE
O-2025-04**

BE IT ORDAINED By The Town Council of Weddington, North Carolina, In Session Assembled:

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of Weddington Government and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026, according to the following summary and schedules:

SUMMARY

<u>FUND</u>	<u>ESTIMATED REVENUES</u>	<u>TOTAL APPROPRIATION</u>
General	\$3,157,000	\$3,157,000

Section 2. That for said fiscal year there is hereby appropriated out of the General Fund the following:

<u>GENERAL FUND</u>	<u>AMOUNT</u>
Administrative	\$ 656,065
Planning & Zoning	593,790
General Government	<u>1,907,145</u>
TOTAL APPROPRIATIONS – GENERAL FUND	<u>\$3,157,000</u>

Section 3. It is estimated that the following General Fund Revenues and Fund Balance Appropriations will be available during the fiscal year beginning July 1, 2025 and ending June 30, 2026 to meet the foregoing General Fund appropriations:

<u>REVENUE SOURCE</u>	<u>AMOUNT</u>
Ad Valorem Taxes	\$1,716,000
State-Collected Revenues	1,168,000

Zoning and Subdivision Revenues	20,500
Investment Revenues	250,000
Other Revenues	<u>2,500</u>

TOTAL REVENUE GENERAL FUND	<u>\$3,157,000</u>
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FUND BALANCE APPROPRIATIONS	\$ <u> 0 </u>
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Section 4. There is hereby levied for the fiscal year ending June 30, 2026 the following rate of taxes on each (\$100) assessed valuation of taxable property as listed as of January 1, 2025 for the purpose of raising the revenues from current year's property tax as set forth in the foregoing estimates of Revenues, and in order to finance foregoing appropriations:

GENERAL FUND	<u>\$0.035</u>
--------------	----------------

Section 5. The Finance Officer is hereby authorized to transfer appropriations within a fund contained herein under the following conditions:

- a. She may transfer amounts between object of expenditure within a department without limitation.
- b. She may transfer amounts between departments of the same fund with an official report on such transfers to the Town Council.
- c. She may make expenditures and/or transfers from appropriations as necessary.

Section 6. All capital items, (items exceeding \$10,000), are to be approved in accord with the adopted budget. The Finance Officer will maintain a list of approved capital outlay items.

Adopted this 9th day of June, 2025.

James Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk

TOWN OF WEDDINGTON
SUMMARY BUDGET
FYE 6/30/2026

FY2026	FY2025	FY2024
PROPOSED	AMENDED	FINAL
BUDGET	BUDGET	ACTUAL
Tax rate 3.5 cents	Tax rate 2.5 cents	Tax rate 4.5 cents

Revenues				
Ad Valorem Taxes		\$ 1,716,000	\$ 859,450	\$ 1,573,649
Solid Waste Revenues			\$ 1,175,000	\$ 1,186,449
State-Collected Revenues		\$ 1,168,000	\$ 860,500	\$ 1,269,712
Zoning and Subdivision Revenues		\$ 20,500	\$ 25,000	\$ 75,231
Investment Revenue		\$ 250,000	\$ 150,000	\$ 312,725
Other Revenues		\$ 2,500	\$ 28,000	\$ 27,423
Total Revenues		\$ 3,157,000	\$ 3,097,950	\$ 4,445,189
Expenditures				
Administrative Expenditures		\$ 656,065	\$ 656,155	\$ 558,157
Planning and Zoning Expenditures		\$ 593,790	\$ 629,550	\$ 338,310
General Government Expenditures		\$ 1,907,145	\$ 1,812,245	\$ 3,056,919
Total Expenditures		\$ 3,157,000	\$ 3,097,950	\$ 3,953,385
Transfer from ARPA				\$ 491,804
Total Revenues over Expenditures		0	0	\$ 983,608

TOWN OF WEDDINGTON
FY2026 PROPOSED BUDGET
3.5 CENT TAX RATE (NET REVENUE NEUTRAL)

Account Id	Account Description	FY2024 Actual				FY2026 (3.5 cents)
			Amended FY25 Budget	Actual YTD FY2025 as of 5.31.25	Estimated Final Actual FY2025	
10-3101-110	AD VALOREM TAX - CURRENT	1,405,902.80	775,000.00	799,712.67	795,000.00	1,595,000.00
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	18,602.58	10,000.00	14,283.48	14,000.00	7,500.00
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	2,470.00	200.00	1,180.49	1,175.00	500.00
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	138,445.99	72,500.00	84,962.88	90,000.00	110,000.00
10-3115-180	TAX INTEREST	8,227.19	1,750.00	4,682.89	4,500.00	3,000.00
10-3120-000	SOLID WASTE FEE REVENUES	1,186,449.41	1,175,000.00	1,207,415.66	1,205,000.00	
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	701,355.28	370,500.00	517,543.14	650,000.00	625,000.00
10-3322-220	BEER & WINE TAX	67,722.79	45,000.00	56,901.62	55,000.00	65,000.00
10-3324-220	UTILITY FRANCHISE TAX	498,024.79	445,000.00	245,947.37	500,000.00	475,000.00
10-3333-220	SOLID WASTE DISPOSAL TAX	2,609.38		8,366.21	8,000.00	3,000.00
10-3340-400	ZONING & PERMIT FEES	35,109.50	12,500.00	25,330.00	25,000.00	10,000.00
10-3350-400	SUBDIVISION FEES	28,121.25	7,500.00	11,015.03	10,000.00	10,000.00
10-3360-400	STORMWATER EROSION CONTROL FEES	12,000.00	5,000.00	7,736.75	12,000.00	500.00
10-3830-891	MISCELLANEOUS REVENUES	27,423.36	28,000.00	244,931.13	245,000.00	2,500.00
10-3831-491	INVESTMENT INCOME	312,725.08	150,000.00	262,339.56	275,000.00	250,000.00
General Fund Revenue Totals		4,445,189.40	3,097,950.00	3,492,348.88	3,889,675.00	3,157,000.00
10-4110-000	GENERAL GOVERNMENT		-	-	-	
10-4110-110	SOLID WASTE		-	-	-	
10-4110-115	SOLID WASTE	1,022,462.92	1,042,650.00	928,339.28	1,020,000.00	1,082,950.00
10-4110-120	FIRE		-	-	-	
10-4110-126	FIRE DEPT SUBSIDIES	841,976.04				
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE		5,000.00	3,965.00	3,965.00	
10-4110-150	POLICE		-	-	-	
10-4110-155	POLICE PROTECTION	352,553.88	588,670.00	533,779.36	535,000.00	691,645.00
10-4110-160	EVENT PUBLIC SAFETY			-		5,000.00
10-4110-180	GOVERNING BOARD		-	-	-	-
10-4110-190	LEGAL		-	-	-	-
10-4110-192	ATTORNEY FEES - GENERAL	61,560.00	70,000.00	55,170.00	65,000.00	72,500.00
10-4110-193	ATTORNEY FEES - LITIGATION	750,000.00	5,000.00			5,000.00

Account Id	Account Description	FY2024 Actual	Amended FY25 Budget	Actual YTD FY2025 as of 5.31.25	Estimated Final Actual FY2025	FY2026 (3.5 cents)
10-4110-320	OTHER GENERAL GOVERNMENT		-	-	-	-
10-4110-330	ELECTION EXPENSE	14,769.48	5,000.00		5,000.00	20,000.00
10-4110-340	PUBLICATIONS		4,675.00	-	-	10,000.00
10-4110-342	HOLIDAY/TREE LIGHTING	6,657.47	4,500.00	8,376.59	9,000.00	10,000.00
10-4110-343	SPRING EVENT	4,910.89	10,250.00	4,733.67	10,250.00	8,550.00
10-4110-344	OTHER COMMUNITY EVENTS	2,028.18	1,500.00		2,500.00	1,500.00
10-4110-499	OTHER	-	75,000.00	75,000.00	75,000.00	-
	4110 GENERAL GOVERNMENT	3,056,918.86	1,812,245.00	1,609,363.90	1,725,715.00	1,907,145.00
10-4120-000	ADMINISTRATIVE	-	-	-	-	-
10-4120-120	SALARIES & EMPLOYEE BENEFITS COLA/MERIT/OTHER ADJ		-	-	-	22,860.00
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	66,330.29	69,750.00	63,990.59	70,000.00	69,750.00
10-4120-123	SALARIES - TAX COLLECTOR	55,432.50	60,500.00	53,347.24	60,000.00	60,500.00
10-4120-124	SALARIES - FINANCE OFFICER	19,036.59	18,555.00	15,923.46	20,000.00	21,755.00
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	26,500.00	25,200.00	23,100.00	25,200.00	25,200.00
10-4120-181	FICA EXPENSE	12,798.46	14,800.00	11,961.49	14,500.00	14,200.00
10-4120-182	EMPLOYEE RETIREMENT	25,570.30	28,325.00	25,474.03	28,500.00	28,325.00
10-4120-183	EMPLOYEE INSURANCE	15,504.00	34,150.00	30,235.00	35,000.00	33,325.00
10-4120-184	EMPLOYEE LIFE INSURANCE	199.68	500.00	425.92	475.00	500.00
10-4120-185	EMPLOYEE S-T DISABILITY	168.00	375.00	294.00	325.00	375.00
10-4120-190	PROFESSIONAL SERVICES	-	-	-	-	-
10-4120-191	AUDIT FEES	9,000.00	11,500.00	10,800.00	10,800.00	25,000.00
10-4120-193	CONTRACT LABOR	55,076.66	35,000.00	17,328.74	35,000.00	9,000.00
10-4120-200	DEBT SERVICE PRINCIPAL & INTEREST	-	40,000.00	-	39,000.00	-
10-4120-205	OFFICE SUPPLIES - ADMIN	5,926.40	8,000.00	3,476.65	5,000.00	12,500.00
10-4120-210	PLANNING CONFERENCE	361.31	4,000.00	574.43	650.00	2,000.00
10-4120-321	TELEPHONE - ADMIN	1,775.97	2,000.00	2,083.47	2,500.00	2,000.00
10-4120-325	POSTAGE - ADMIN	1,539.86	2,500.00	1,137.55	2,475.00	2,500.00
10-4120-331	UTILITIES - ADMIN	3,674.83	5,000.00	3,249.52	4,000.00	5,000.00
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	58,194.39	10,000.00	(3,544.07)	15,000.00	35,000.00
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	65,740.38	99,000.00	93,251.16	61,000.00	86,000.00
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	57,094.00	75,000.00	60,670.34	65,000.00	105,000.00
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,013.36	1,500.00	1,013.36	1,200.00	1,500.00
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	5,720.00	6,500.00	5,280.00	6,500.00	6,500.00
10-4120-370	ADVERTISING - ADMIN	550.54	500.00	508.42	750.00	500.00
10-4120-397	TAX LISTING & TAX COLLECTION FEES		500.00	377.35	500.00	500.00

Account Id	Account Description	FY2024 Actual	Amended FY25 Budget	Actual YTD FY2025 as of 5.31.25	Estimated Final Actual FY2025	FY2026 (3.5 cents)
10-4120-400	ADMINISTRATIVE:TRAINING	4,037.25	6,500.00	3,927.60	4,500.00	6,500.00
10-4120-410	ADMINISTRATIVE:TRAVEL	6,931.21	5,000.00	4,537.19	5,000.00	5,000.00
10-4120-450	INSURANCE	23,673.13	27,500.00	26,649.27	27,000.00	28,350.00
10-4120-491	DUES & SUBSCRIPTIONS	22,597.04	26,000.00	18,077.04	25,000.00	29,925.00
10-4120-498	GIFTS & AWARDS	1,514.61	1,500.00	816.69	1,000.00	1,500.00
10-4120-499	MISCELLANEOUS	12,196.35	36,500.00	12,121.55	20,000.00	15,000.00
	4120 ADMINISTRATIVE	558,157.11	656,155.00	487,087.99	585,875.00	656,065.01
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT		-	-	-	-
10-4130-120	SALARIES & EMPLOYEE BENEFITS COLA/MERIT/OTHER ADJ		-	-	-	43,265.00
10-4130-121	SALARIES - ZONING ADMINISTRATOR	54,767.40	82,000.00	74,553.73	81,500.00	82,000.00
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	20,316.69	23,500.00	21,715.06	23,500.00	23,000.00
10-4130-124	SALARIES - PLANNING BOARD	2,500.00	5,150.00	2,300.00	2,650.00	5,150.00
10-4130-125	SALARIES - SIGN REMOVAL	3,600.45	3,600.00	3,156.30	3,575.00	3,600.00
10-4130-181	FICA EXPENSE - P&Z	6,210.98	8,500.00	7,452.75	8,500.00	9,100.00
10-4130-182	EMPLOYEE RETIREMENT - P&Z	8,615.10	14,475.00	12,457.94	13,750.00	17,350.00
10-4130-183	EMPLOYEE INSURANCE	1,080.00	16,500.00	15,114.00	16,500.00	16,500.00
10-4130-184	EMPLOYEE LIFE INSURANCE	35.52	375.00	281.60	325.00	375.00
10-4130-185	EMPLOYEE S-T DISABILITY	14.00	200.00	154.00	175.00	200.00
10-4130-190	CONTRACTED SERVICES	-	-	-	-	55,500.00
10-4130-192	CONSULTING STORMWATER CONTROL	46,647.58	100,000.00	82,456.60	95,000.00	95,000.00
10-4130-193	CONSULTING	70,398.29	65,000.00	38,980.19	65,000.00	75,000.00
10-4130-194	CONSULTING - COG		17,500.00	5,436.62	12,000.00	15,000.00
10-4130-195	STORMWATER EROSION CONTROL	8,255.80	-	-	-	-
10-4130-200	PARK CONSULTING	-	-	-	-	95,000.00
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	5,518.43	7,500.00	3,572.66	5,000.00	7,500.00
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	-		-	-	-
10-4130-215	HISTORIC PRESERVATION	-	250.00	-	-	250.00
10-4130-220	INFRASTRUCTURE	102,000.00	100,000.00	75,000.00	75,000.00	-
10-4130-321	TELEPHONE - PLANNING & ZONING	1,775.99	2,000.00	2,173.49	2,500.00	2,000.00
10-4130-325	POSTAGE - PLANNING & ZONING	1,539.85	2,500.00	992.88	2,475.00	2,500.00
10-4130-331	UTILITIES - PLANNING & ZONING	4,311.84	5,000.00	3,305.25	4,450.00	5,000.00
10-4130-370	ADVERTISING - PLANNING & ZONING	721.58	500.00	376.84	550.00	500.00
10-4130-500	CAPITAL EXPENDITURES - P&Z		175,000.00			40,000.00
	4130 ECONOMIC & PHYSICAL DEVELOPMENT	338,309.50	629,550.00	349,479.91	412,450.00	593,790.00
	General Fund Expenditure Totals	3,953,385.47	3,097,950.00	2,445,931.80	2,724,040.00	3,157,000.00

Account Id	Account Description	FY2024 Actual	Amended FY25 Budget	Actual YTD FY2025 as of 5.31.25	Estimated Final Actual FY2025	FY2026 (3.5 cents)
	NET REVENUES OVER/(UNDER) EXPENDITURES	491,803.93	-	1,046,417.08	1,165,635.00	-

TOWN OF WEDDINGTON
POTENTIAL NON-OPERATING REVENUES & EXPENDITURES

Changes in yellow

		FY2026	FY2025
ESTIMATED OPERATING REVENUES		511,195.00	800,375.00
Zoning & Permit Fees		5,000.00	10,000.00
Subdivision Fees			
Future unidentified		5,000.00	5,000.00
Driveway easement (to be collected in FY25)			25,000.00
TOTAL ADJUSTED NET OPERATING REVENUES		521,195.00	840,375.00
<u>Proposed non-operating expenditures to be funded</u>			
Police	Increase in contract price (estimated at approx 6%)	37,570.00	30,795.00
	Additional overnight deputies		195,000.00
	Flock camera lease	16,000.00	
Public Safety	New radar trailer	15,000.00	15,000.00
Solid Waste	Billing differential (billing for new homes not on tax scroll yet)	1,750.00	2,650.00
	CPI Increase (6%)	61,200.00	
Attorney	Board of Adjustment; miscellaneous	7,500.00	5,000.00
Publications	Resident wide mailings	10,000.00	10,000.00
Parks & Rec	Spring Event (Shredding)	0.00	0.00
	Bunny Hop/Movie Nights/Back to School Drive	1,500.00	1,500.00
	Tree lighting/Christmas cards & decorations	8,000.00	4,500.00
	Litter sweeps	0.00	0.00
	Deputies/EMTs (Food Truck Fridays/Tree Lighting)	2,500.00	2,500.00
	Contract labor (i.e. patriotic banner installation, photographer, etc.)	4,000.00	4,000.00
	Food trucks	4,000.00	4,000.00
	Activities	6,550.00	6,250.00
Office supplies	Computer/office equipment replacement/upgrades	5,000.00	2,000.00
	Cellphones for council/administrator		
Grounds maintenance	Landscape upgrades/medians/roundabout	30,000.00	35,000.00
	Town Hall park landscaping/mowing	5,000.00	5,000.00
	Mulching	20,000.00	
Building Maintenance	Town Hall	30,000.00	5,000.00
	Electrical repairs		
Consulting/	Code Enforcement contract	7,500.00	7,500.00
Contract Labor	Code Enforcement (funds for remedies; Ambassador Ct)	5,000.00	5,000.00

Preliminary Budget FY2026 June public hearing

	Planning Conferences (mediator/rental/etc)	1,500.00	3,500.00
	Transportation consulting (i.e. Kimley Horn intersection studies)		11,000.00
	Misc projects	10,000.00	10,000.00
	Urban Forester	8,000.00	7,500.00
	Supplemental consulting contracts	37,500.00	
Salary adj	Merit/Bonus/Taxes/Benefits	16,100.00	13,680.00
	Increase in admin asst hours	1,425.00	
	Planning tech	32,000.00	
	Council/planning board increases	8,100.00	
	Employee health insurance estimated increase	7,500.00	
	Retirement increase due to increase in rates	1,000.00	
Infrastructure	Other		
	12 Mile @ Beulah Church cost participation		104,000.00
	Tilley-Morris roundabout (FY23 budgets for 20% construction cost overrun)		
	Gateway marker/traffic light masts	25,000.00	
	Town participation in stoplights at Antioch Church/Forest Lawn & 12 Mile Roundabout at Potter & Forest Lawn		75,000.00
Park	Site improvements		200,000.00
	Labella consulting	95,000.00	
Library	Donation to Library Foundation for reading nook		75,000.00
Contingency			0.00
Total cost of non-operating expenditures		521,195.00	840,375.00
		0.00	

ESTIMATED TAX BASE INCREASE

STATUS QUO	AD VALOREM REVENUE NEUTRAL	REVENUE NEUTRAL & INCLUDE TRASH
3,340,532,000 Appraised value FY2025	4,958,930,114 Appraised value FY2025	4,958,930,114 Appraised value FY2025
(128,089,800) Exemptions	(204,943,680) Exemptions	(204,943,680) Estimated Exemptions
54,000,000 54 COC @ \$1000000k		
3,266,442,200 Estimated value FY2026	4,753,986,434 Estimated value FY2026	4,753,986,434 Estimated value FY2026
	50% reval increase	50% reval increase
	4,753,986,434	4,753,986,434
2.50 Tax rate	1.72 Tax rate	3.5 Tax rate
816,611 Gross tax collection	817,686 Gross tax collection	1,663,895 Gross tax collection
0.96 Collection percentage	0.96 Collection percentage	0.96 Collection percentage
783,946 Estimated ad valorem	784,978 Estimated ad valorem	1,597,339 Estimated ad valorem
	SOLID WASTE EFFECT ON REVENUE NEUTRAL	REVENUE ANALYSIS
	784,978 Ad valorem	690,550 Revenue neutral Ad valorem
	(122,050) Reduction for solid waste	1,205,000 Revenue neutral trash revenues
	662,928 Net collection	80,000 Revenue neutral M/V
	0.96 Collection percentage	1,975,550 Rev neutral town revenues
	690,550.25 Gross tax collection	480,000 Rev neutral state revenues
	1.45 Adjusted revenue neutral rate	45,000 Rev neutral state revenues
		375,000 Rev neutral state revenues
		2,875,550 Total ad valorem affected revenues (revenue neutral)
		1,597,339 3.5 cent tax ad valorem revenues
		110,000 M/V @ 3.5 cents
		625,000 State revenues
		65,000 State revenues
		475,000 State revenues
		2,872,340 Total ad valorem affected revenues with trash



TO: Town Council
FROM: Gregory Gordos, Town Planner
DATE: June 7, 2025
SUBJECT: Application by Ennis Investors One LLC, requesting Conditional Zoning approval for the development of a 9-lot conventional subdivision located on Ennis Rd.

APPLICATION INFORMATION:

SUBMITTAL DATE: December 16, 2024
APPLICANT: Brent Cowan, The Issacs Group P.C.
PROPERTY LOCATION: 645 ENNIS RD. 653 ENNIS RD.
PARCEL ID#: 06156010. 06156010A, 06156010B
ACREAGE: +/- 19.15 acres
EXISTING LAND USE: Residential
EXISTING ZONING: Residential-Conservation District (R-CD)

PROPOSAL:

The applicant is proposing the development of a nine lot conventional development subdivision tentatively known as Arya Subdivision. The proposal contains a single entrance on Ennis with a 100' thoroughfare buffer (per current UDO) and a private gate. The property is located on the southern boundary of Weddington with Weddington Preserve directly north and Aero Plantation to the east on New Town Rd.

~~Two~~ One existing house would remain on an existing pond (to be incorporated as open space) with the remainder of the site accessed by two cul-de-sacs, measured under the previous ordinance in effect in 2024. Both cul-de-sacs have a central tear-drop shaped island as referenced in the UDO.

Water will be provided by Union County as well a sewer connection to Weddington Preserve. This project will not contain private septic systems. A 15' panhandle will provide Lot 6 access to the 30' sanitary sewer easement proposed to run along the center of the property and then south along the new road right-of-way.

Development Standards.

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO. The requirements of the Unified Development Ordinance are met.

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 required Community Meeting approximately one year ago on February 13, 2024, at 6:30 pm. The applicant has provided a Community Meeting Report which has been attached to this staff report and posted on the Town's website.

~~The Town Council is scheduled to hold a public hearing regarding this application in 2025. A date cannot be determined due to Resolution 2024-6.~~ 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.

The Planning Board unanimously recommended approval on February 24, 2025.

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.	44,154 – 87,686 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.

Home sites are not shown on the sketch plan. However, lot lines are oriented towards the central cul-de-sac streets. Findings of compliance can be made.

UDO Section D-917(J)(1) Permanent dead-end streets shall not provide sole access to more than 16 dwelling units or 1,200 linear feet, whichever is less. (2024 standard)

The eastern cul-de-sac is measured 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. Thus it does not exceed 1200 linear feet.

UDO Section D-917(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.

All adjacent properties are developed as one acre or greater residential lots.

UDO Section D-917(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).

Unfortunately no extensions or street connections would be added and an additional cul-de-sac would be added to the network. However, only 9 homes are proposed and thus only one point of ingress-egress is required.

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.

N/A. Only 9 lots proposed. Positive findings of compliance can be made.

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

The existing drive to 653 Ennis Rd. will be removed so all vehicular traffic is accessed by the two private streets and gated entryway.

UDO Section D-917(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 buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.

A 100' thoroughfare buffer is submitted. Existing vegetation must remain to provide optimal screening. Existing homes to the west of the site shall be buffered using common open space from the property line to the road.

UDO Section D-917(P)

Any major subdivision shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space.

Open space shall consist of a western buffer area beginning at the entryway and the existing central pond. Walking trails are not indicated on the plans. 24.3% of the site or over 4 acres of the site is provided as common space.

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

UDO Section D-917D, establishes supplemental requirements for certain uses; however, not for all uses that are specifically listed in the UDO, including traditional residential development. 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. It is noted, however, that there do not appear to be any immediate concerns regarding compliance with these provisions.

UDO Appendix 5, Architectural Standards.

It is noted that many of the basic building design standards established in Appendix 5 are intended more for the engagement of pedestrians with retail storefronts and are not applicable to this residential proposal.

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 would add 12 single-family homes to Weddington. Even if each home had three vehicles operating at peak hours, it would not meet the threshold to require a traffic impact analysis. None provided or required.

LAND USE PLAN CONSISTENCY:

The project was submitted after and is guided by the 2024 Comprehensive Land Use Plan and its goals.

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): B. The Conservation Residential FLU designation applies to the areas within the Town that are six acres or greater in area and provides for a proportion of open space within residential subdivisions.

The subject property is identified as *Conservation Residential* in the 2024 Future Land Use Map (Map 4). This proposal has nine lots over 18 acres and in lot sizes ranging from 1-2 acres.

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.

Road frontage along Ennis Road is minimal and shall benefit from a gated entryway and signage subject to the standards under Section 917-A. G. Private Roads and Gatehouses.

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 not provided as shown, nor are trails. The central island at the end of each roadway is similar to the ‘close’ design preferred under the cul-de-sac section for private roads.

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.

Low-density housing is proposed under 1/2 unit/ac. All lots exceed 40,000 sq. ft.

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.

Open Space in the development is limited in use to residential as submitted. The pond would be collectively owned and maintained and placed as conservation land in the CC&Rs.

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.

This project benefits from public sewer access despite the large lot sizes. Existing wells and septic systems would be removed. Approval shall be under authority of Union County Water.

Based upon the above, staff provides the following Land Use Plan Consistency Statement for consideration:

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

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 9-lot Conventional subdivision known as Arya Subdivision, generally located on Ennis Road, be recommended for **approval**.

Staff Condition: sewer alignment and capacity must be finalized with Union County Water prior to consideration by the Weddington Town Council. In satisfaction thereof please see Conditional Letter of approval by Union County Water dated May 16, 2025.

ATTACHMENTS:

Application
Sketch Plan
Land Use Map
Community Meeting Report
Utility Conditional Letter

STORMWATER SUMMARY:

TOTAL SITE AREA: 19.154 AC.

EXISTING IMPERVIOUS TO BE REMOVED/DEMOLISHED: 20,833 SF OR 0.478 AC

EXISTING IMPERVIOUS TO REMAIN ON LOT #9: 15,513 SF OR 0.356 AC

EXISTING IMPERVIOUS GRAVEL FM ACCESS: 17,664 SF OR 0.408 AC

TOTAL EXISTING IMPERVIOUS TO REMAIN: 33,177 SF OR 0.762 AC

PROPOSED IMPERVIOUS OF ROADWAY: 43,866 SF OR 1.007 AC

PROPOSED IMPERVIOUS AREA LOTS 1-8: 15,000 SF/LOT X 8 LOTS = 120,000 SF OR 2.755 AC

PROPOSED ADDITIONAL IMPERVIOUS LOT #9: 2,487 SF OR 0.057 AC

TOTAL PROPOSED IMPERVIOUS: 166,353 SF OR 3.819 AC

TOTAL IMPERVIOUS = 33,177 SF + 166,353 SF = 199,530 SF OR 4.581 AC.

PERCENT IMPERVIOUS = 4.581 AC/19.154 AC X 100 = 23.91%

STORMWATER MANAGEMENT:

- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN'S ORDINANCE

- THE PROPERTY WILL BE LOW DENSITY DEVELOPMENT (LESS THAN 24% BUA) SO NO SCMS WILL BE

REQUIRED TO TREAT WATER QUALITY.

- THE TOWN'S DETENTION REQUIREMENTS WILL BE ACHIEVED BY THE EXISTING POND

LEGEND

- COMMON OPEN SPACE
- EXISTING IMPERVIOUS TO BE DEMOLISHED
- EXISTING CONSERVATION EASEMENT
- EXISTING IMPERVIOUS TO REMAIN ON LOT 9
- EXISTING WETLANDS
- EXISTING POND WATER SURFACE

EXIST. HOUSE TO BE DEMOLISHED
LOCATION OF EXIST. WELL AND
SEPTIC IS UNKNOWN. EXIST.
SEPTIC AND WELL SHALL BE
REMOVED AND/OR ABANDONED
PER APPLICABLE STATE AND
LOCAL REGULATIONS

PID# 06153368
WEDDINGTON PRESERVE
HOMEOWNERS ASSOCIATION, INC
DB 6590 PG 862
PLAT CAB M FILE 617

PID# 06156021
FENG GAO
DB 1854 PG 618
PLAT CAB B FILE 1048

PID# 06156013A
DANIEL N. MCLAUGHLIN
DB 5207 PG 163
PLAT CAB B FILE 1048

PID# 06156013
JAMES ALAN KUBACK AN
KIMBERLY KUBACH
DB 711 PG 641

PID# 06156008B
THOMAS C. & EUNICE SUSAN
TENNIL LUGNBILL
DB 6354 PG 472
PLAT CAB H FILE 561

PID# 06156008C
ROGER NEAL MCDOW
DB 1197 PG 119

BENCHMARK
N4577795.32'
E1473495.56'
NAD 83(2011)
ELEV: 625.57'
(NAVD88)

PID# 06156011
WANDA MCCIE KUBACH
DB WISE PG 1036

PID# 06156008L
ROBERT F. MILES, JR. AND
WIFE, PATRICIA LYNN MILES
DB 1743 PG 307
PLAT CAB G FILE 786
LOT 2

PID# 06156007B
JAY HARRINGTON, UNMARRIED AND
JOSEPH GERDING, UNMARRIED
DB 7186 PG 257

PID# 06156008A
FLOR MARTI-WATSON AND SPOUSE,
LOUIS RICHARD WATSON III
DB 6664 PG 769
PLAT CAB H FILE 561

PID# 06156008B
ROBERT F. MILES, JR. AND
WIFE, PATRICIA LYNN MILES
DB 1743 PG 307
PLAT CAB G FILE 786
LOT 1

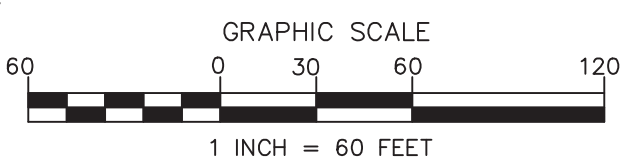
PID# 06156008C
FLOR MARTI-WATSON AND SPOUSE,
LOUIS RICHARD WATSON III
DB 6664 PG 769
PLAT CAB H FILE 561

PID# 06156008G
JACQUELINE POLK
AND HUSBAND,
DON KEVIN POLK
DB 7747 PG 515

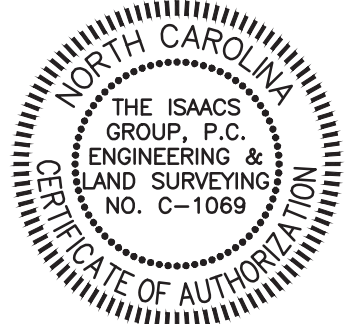
PID# 06156008H
RAUL CRUZ AND
MARIBEL CRUZ
DB 5736 PG 523
PLAT CAB H PG 149

PID# 06156009
ETER F. LARSON AND
KAREN W. LARSON
DB 3410 PG 117
PLAT CAB G FILE 25
TRACT 4A

FINAL DRAWING
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION



Digitally signed by
Anthony B. Cowan, P.E.
Date: 2025.04.14
10:26:05-04'00'

Project: ARYA AT WEDDINGTON SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title: CONDITIONAL ZONING PLAN
GRADING PLAN
File #24129-SK-090 Date: 12/12/2024 Project Egr: ABC
Design By: ABC
Drawn By: AEN
Scale: 1" = 60'
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335
SK-2.0



NOTICE OF COMMUNITY MEETING
Weddington Town Hall
Tuesday, February 13, 2024
6:30 pm

In accordance with Unified Development Ordinance (UDO) Section D607(C) (5), notice is hereby given that a Community Meeting will be held by Wingate Advisory Group for Ennis Investors LLC at 6:30 pm on February 13th at Weddington Town Hall, 1924 Weddington Road.

This meeting is planned for the purpose of collecting public input on a conditional zoning application for a small luxury neighborhood up to 9 lots on Ennis Rd.

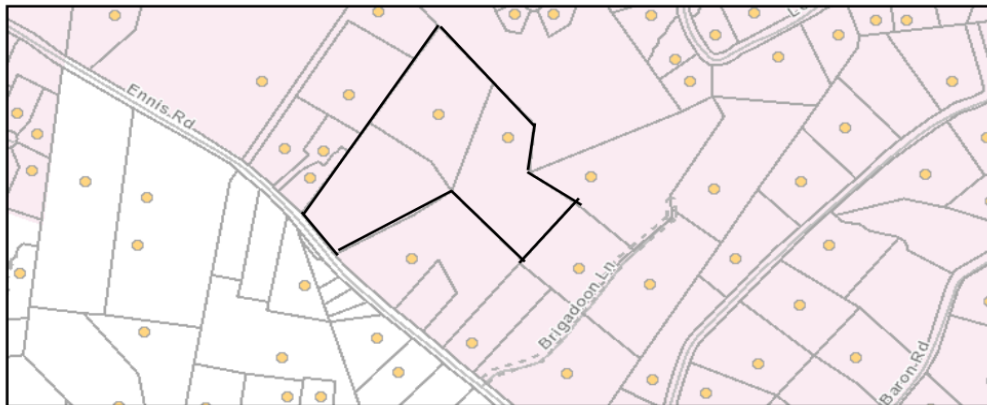
For any questions, please contact Caren Wingate at 704-641-2154.

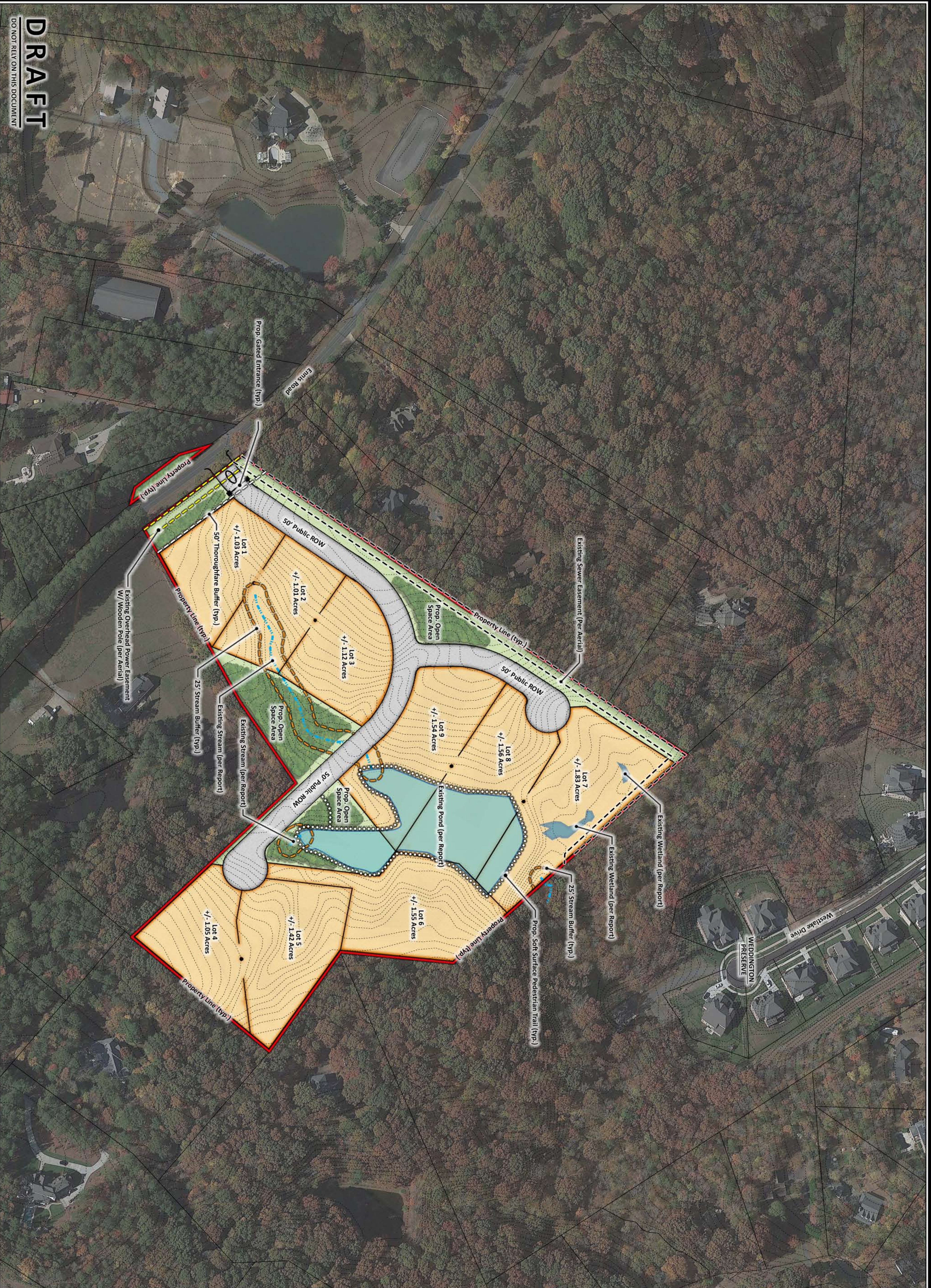
A draft concept plan can be found on the Town website under the project name Ennis Road Subdivision <https://www.townofweddington.com/development-projects-and-subdivisions>

Weddington, NC / Union County

Parcel Identification Numbers

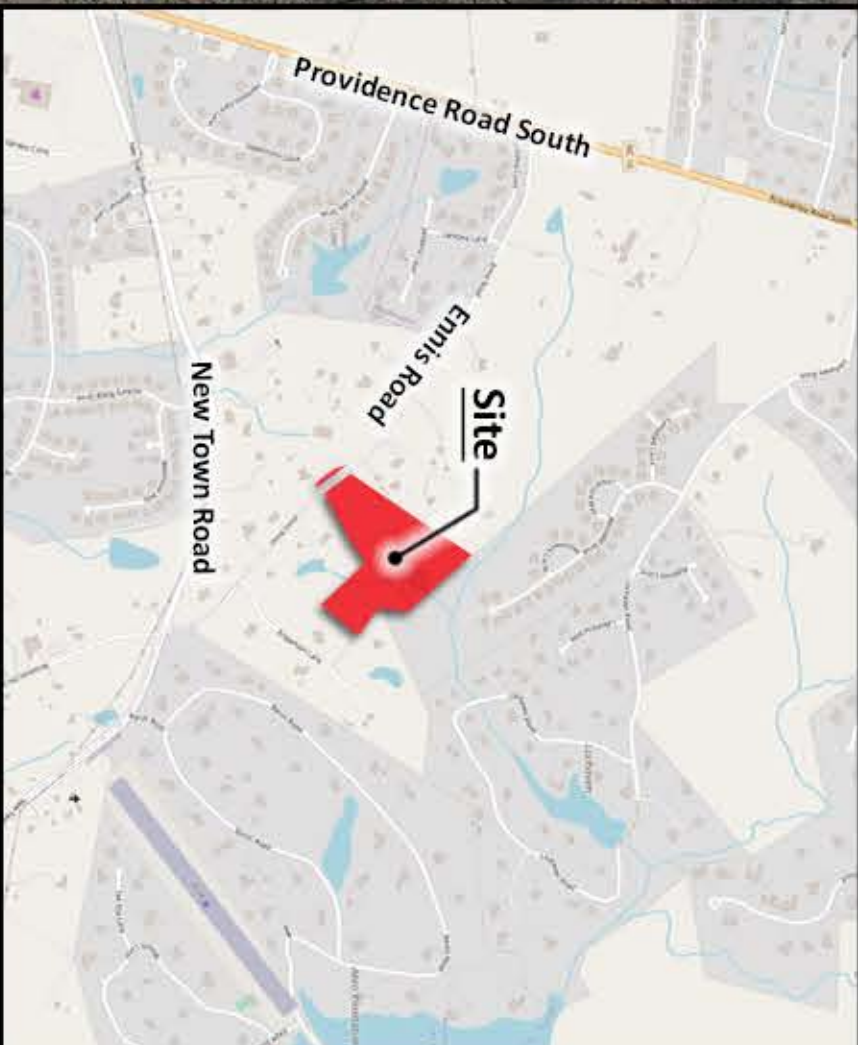
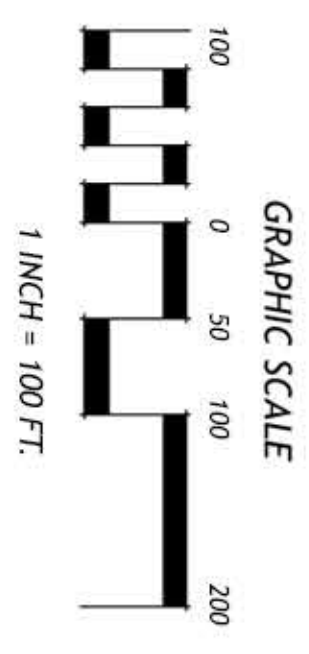
06-156-010	6.37 acres
06-156-010 A	6.39 acres
06-156-010 B	6.31 acres





DRAFT

DO NOT RELY ON THIS DOCUMENT



Vicinity Map
Not To Scale

Site Data:

Tax Parcels:	06156010, 06156010A, 06156010B
Total Acreage:	+/- 19.17 Acres (per GIS)
Location:	Town Of Weddington, NC
Zoning:	R-CD
Existing:	R-CD
Proposed:	R-CD
Total Potential Lots:	+/- 9 Lots (1 Acre)
Potential Density:	+/- 0.47 DU/AC
Open Space:	+/- 1.92 Acres (10%) Min.
Required:	+/- 1.92 Acres (10%)
Proposed:	+/- 1.92 Acres (10%)
Watershed:	Catawba

General Notes

1. Base information provided by Union County GIS data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Data - Do not rely on this document.

Floodplain Information

Floodplain information obtained from FEMA FIRI Panel 3710447500I effective date of study 10/16/2008.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by "Preliminary Map" by Wetlands and Environmental Planning Group dated 10/20/2022 & Union County GIS data. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site with acceptable levels of accuracy. Unit loss may occur.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for adequate sight distance.
3. The Town of Weddington UDO and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space/Tree Save

Open Space and Tree Save areas are conceptual and preliminary. The exact location of allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary and still need to be verified. The location of potential stormwater quality areas is based on preliminary finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit counts subject to change based on final design of stormwater areas.

Public Information

ESP Associates is not responsible for plan deficiencies created by incorrect information or for providing information derived from public sources such as GIS, Planning and Zoning departments.

Community Meeting

2/13

Please Sign in

Phyllis Joyner 605 Ennis Road Wapahansie NC 28173

Bob Schlosser Cotton Creek Dr

Chad Emami 953 Eagle Rd

Melissa Emami " "

ROGER ADAMS 100 WESTLAKE DR.

Bill Deter

ROD WILKINSON 3832 TWELVE MILE CREEK RD -

FOM SMITH



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

May 16, 2025

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

Project Number	20242725
Location	
Stage	Sketch Plan
Parcel(s)	
Status	Conditional

Dear: Anthony Cowan

**** NOTICE ****

Please send any correspondence to ucinspections@unioncountync.gov or the individual plan reviewer. Replying to the clerk who sent this email will not get a response.

We have completed our review of the plan identified above. The plan was approved per attached comments, if any that must be addressed. This letter is not to be construed as a zoning compliance, grading, or building permit, certificate of occupancy, or a substitute for any permit or certificate required by any state or federal government entity.

***** IF APPLICABLE ***** For approved commercial site plans, once the owner/developer has received NPDES approval (if applicable) for the project (this is issued by NCDEQ and can take up to 14 days from the date the project is approved by Union County), you may contact the Environmental Compliance Office (Environmental Health) at (704) 283-3553 to schedule the pre-construction meeting. This meeting will occur on-site with county staff members, the financially responsible person, site engineer, and the contractor (who must be licensed in North Carolina through the NC Labor Licensing Board). Your preliminary grading permit and zoning compliance will be issued at the pre-construction meeting. Once this meeting has occurred, building permits can be applied for.

Plan Review Comments

Fire Marshal - Jon Williams -
jon.williams@unioncountync.gov

Approved

Review Comments:

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

Conditional

Review Comments:

1. The sketch plan for Arya at Weddington dated 2/19/2025 appears approvable. Please review the attached Conditional Sketch Plan Letter. Per Union County Ordinance obligations set forth by the Conditional Sketch Plan Letter shall be met.

To proceed into Site plan review submit the following items.

1. Site Plan
2. Single hardcopy of the approved sketch plan.

This letter expressly is not a commitment by Union County Water (UCW) or reservation of water and/or sewer treatment capacity for the Development. Water and Sewer capacity will be reserved for a Development Phase only upon mutual execution of UCW's Standard Water and Sewer Services Extension Agreement.



May 16, 2025

Town of Weddington
Attn: Greg Gordos, AICP
1924 Weddington Road
Matthews, NC 28104
ggordos@townofweddington.com

Ennis Road Investors
Jay Kamdar
1036 Seminole Drive
Marvin, NC 28173
Email: Kamdar.jay@gmail.com

RE: **Conditional Sketch Plan Comment Letter* for the Development: Arya at Weddington**
(Dated 02/19/2025)

Dear Greg Gordos and Jay Kamdar,

The sketch plan submitted for the referenced Development has been reviewed by Union County Water (UCW) to determine proximity to Union County water and sewer infrastructure. Such proximity and additional comments by UCW to be incorporated into the Water and Sewer Plans are outlined in Exhibit A. Potential off-site and/or oversize improvements that may be required for the Project to conform to the UCW Master Water and Sewer Plan, if any, are outlined in Exhibit B. Both exhibits are attached and incorporated herein by reference.

Presently water and sewer capacity exist in our treatment plants to meet the projected water and sewer demands of the Development. However, this statement applies only to our ability to serve the Development today. **This letter expressly is not a commitment by Union County Water (UCW) or reservation of water and/or sewer treatment capacity for the Development.** Water and Sewer capacity will be allocated for a Development Phase only upon mutual execution of UCW's Standard Water and Sewer Services Extension Agreement. See sample enclosed. You are directed to Union County's Water and Sewer Extension Ordinance for a description of the review and approval process.

Following your receipt of this Conditional Sketch Plan Comment Letter, you must submit within 180 days either a revised sketch plan, if required by UCW, or your Water and Sewer Plans, accompanied by payment of all applicable costs and fees. If you fail to submit the required documentation and costs/fees within 180 days, the Project will be considered inactive for purposes of the Water and Sewer Extension Ordinance. Should you desire to proceed with the Project after it is determined inactive, you will be required to submit a new sketch plan. The approval of this sketch plan meets the requirements of the Ordinance. Detailed information will be reviewed upon submittal of the design engineering plan.

Union County Water
500 N. Main Street
Monroe, NC 28112
T 704.296.4210

unioncountync.gov/water



Sincerely,

Crystal Outlaw Panico, PE
New Development Program Manager

Cc: Brent Cowan, P.E. (bcowan@isaacsgrp.com)

* Capitalized terms in this letter have the meanings set forth in the Union County Water and Sewer Extension Ordinance, unless otherwise clearly required by the context.

COP/AMP



EXHIBIT A

Requested Service

Plan Date	02/19/2025
Requested Water	5,400 GPD
Requested Sewer	3,600 GPD

Proximity to Existing Water and Sewer Infrastructure & Additional Comments

Union County Water has a 12" waterline along the road frontage of the project on Ennis Road. A 12" public water main extension of approximately 1540 LF will be required.

Union County has an 8" sewer line behind the project site in Weddington Preserve. There is currently available capacity in the Weddington Preserve pump station to serve the site. Pump Station capacity will be evaluated again at time of permitting.

All sewer lines should be designed to be a maximum of 14 feet deep unless preapproved by UCPW and meet the minimum cover and separation requirements. Union County specs require 3 feet of cover over the sewer lateral. Building laterals must meet slope requirements as outlined in the Plumbing Code.

No other utilities (including storm drains and structures), permanent structures, signs, fences or walls shall be located inside dedicated utility easements other than the utility the easement encompasses. 20-foot dedicated easements are required to be centered over sewer mains and 15 feet dedicated easements are required to be centered over water mains if not located inside dedicated public right of ways.

Recent Ordinance revisions require CCTV inspection of sewer main lines and manholes in addition the service laterals at the Developer's expense in accordance with Union County Water specifications.

The latest set of Grading, Stormwater, Erosion Control, and any other portion of Civil Plans deemed necessary by Union County Water shall be to be submitted at the same time as Water and Sewer Utility Plans. Union County Water reserves the right to withhold plan approval until after all other reviewing agencies issue an approval.

Union County Water reserves the right to require a competent structural engineer to provide certification, prior to plan approval, that retaining wall(s) will not impact the ability to maintain public water and/or sewer.

Water calculations for fire flow calculated at peak demand (required fire flow plus the development design flows) will be required at first submittal. If fire flow cannot be met, offsite improvements may be required at the developer's expense.

Twelve Mile Creek WRF is nearing its permitted capacity. Development Projects have the option to continue moving forward with the plan review process with the understanding that it may or may not be able to be permitted at time of plan approval (depending upon whether the treatment facility has reached permitted capacity at the time of plan approval). If the development project cannot be permitted at that time, the approved plans can be shelved and placed in order by which they are approved. Union County Public Works (UCPW) will evaluate the available treatment plant capacity on a quarterly basis.



EXHIBIT B

Potential Off-Site and Oversize Improvements

- ☒ Off-site improvements are required. If checked, see detail below.
- ☐ Off-site improvements are not required.

- ☐ Oversize improvements are required. If checked, see detail below.
- ☒ Oversize improvements are not required.

Union County Water has a 12" waterline along the road frontage of the project on Ennis Road. A 12" public water main extension of approximately 1540 LF will be required.

Union County has an 8" sewer line behind the project site in Weddington Preserve. There is currently available capacity in the Weddington Preserve pump station to serve the site. Pump Station capacity will be evaluated again at time of permitting.

The expense to design and construct the required water and sewer systems will be at the project's expense.

Any offsite easements needed for the sewer main extension requiring the County's assistance must be obtained following the County's Easement Acquisition Policy and Procedures.



MEMORANDUM

TO: Town Council
FROM: Gregory Gordos, Town Planner
DATE: June 7, 2025
SUBJECT: Discussion and Recommendation of a CZ Amendment from Providence Land for a change to CZ-2023-02 for stormwater requirement changes

BACKGROUND:

At its meeting of November 13, 2023 the Weddington Town Council, as a part of a public hearing for a major subdivision, approved conditional zoning case CZ 2023-02. This allowed for a 38 lot residential project known as Beckingham to complete legislative approvals and progress to the construction document (CD) and Final Plat stages prior to land disturbance.

On February 7, 2025 the developer of the project, Mr. Tom Waters, met with Town staff as well as two members of Town Council to express concern about one requirement of the Unified Development Ordinance. They stated that the 100-year stormwater requirement would negatively impact the site conditions which the State of North Carolina considers to be “Low Impact Development”.

Stormwater requirements are referenced throughout the UDO but are most applicable in Appendix 8.

For example:

Sec. 58-543.(b)(1).

All nonresidential development and all major residential development creating more than 20,000 square feet of new impervious area shall provide stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates. Stormwater volume control shall also be provided for the 1-year, 24-hour storm. Design of facilities shall be consistent with the Stormwater Manual except as stated herein.

...

No zoning permit or final plat approval shall be issued until a satisfactory final stormwater management plan has been reviewed and approved by the town upon determination that the plan is consistent with the requirements of this division.

Therefore the approved development proposal **NOW** includes a change to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development is no longer governed by this Plan and all applicable requirements of the UDO if compliance with the Final stormwater management plan requirements cannot or will not be met. Specifically, the applicant is requesting to waive code requirements as found in Sec. 58-543.(b)(1). As a conditional zoning case, only the Town Council has the ability to waive a code requirement previously contained in their 2023 approval.

Except as provided in Subsection B. (Administrative Amendment Process for Minor Changes), changes to an approved Conditional Zoning or to the conditions attached to it shall be treated the same as amendments to these regulations or to the zoning maps and shall be processed as a legislative decision in accordance with the procedures in this UDO.

The Administrator shall always have the discretion to decline to exercise the delegated authority either because the Administrator is uncertain about approval of the change pursuant to the standard or because a rezoning petition for a public hearing and Town Council consideration is deemed more appropriate under the circumstances. If the Administrator declines to exercise this authority, the Applicant must file a rezoning petition for conditional zoning approval in accordance with the procedures set forth herein.

PROPOSAL:

To amend CZ 2023-02 to explicitly waive the requirements of “stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates.”

The applicant has not requested a replacement number, rather that requirements match what the State of North Carolina considers Low Impact Development (LID). Please see appendices for the definition of LID and Runoff Volume Match per NCDENR and NCDEQ.

To help achieve stated objective of greater tree coverage, the overall project density has also been reduced.

OUTLINE OF ORDINANCE 2023-02 AMENDMENT:

The following sections of the ordinance Exhibit B are proposed to be amended:

- ~~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.~~

Please see attachments for the full existing text of Ordinance CZ 2023-2 and it's Exhibit B.

Staff offers the modification above for the Town Council's consideration and approval, as recommended by the Planning Board. Staff had recommended no text amendment to the Board. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~strikethrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that

they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

RECOMMENDATION:

Staff recommends approval based on recommendation of the Weddington Planning Board and engineer of record for Weddington, LaBella Associates.

The Planning Board conditionally recommended CZ amendment, requiring a private contract between a private property owner and the developer in the area most affected in runoff projections. That agreement and a revised site plan reducing project density by two units (Minor Change) are new exhibits.

Attachments:

- Ordinance 2023-02
 - Exhibit B
- Conditional Zoning Application (2025)
- Site Plan With Detention Ponds, Site Plan Without Detention Ponds
- Definitions of LID, Runoff Volume Match, Low Impact Fates & Runoff Volume Treatment
- Contract agreement with parcel 06153053 *NEW*
- Revised Conditional Zoning sketch plan *NEW*

Provident Land Services, Inc.

DATE: February 20, 2024:
TO: Town of Weddington Planning Board & Town Council
FROM: Provident Land Services
RE: Beckingham – Request from Developer

REQUEST FROM DEVELOPER:

We are requesting a waiver of the Town of Weddington's 100-year stormwater detention requirement in order to meet the State of NC "Low Density" development standard. Currently, our site is being forced into the State's "High Density" definition which will cause us to clear approximately six acres of trees by adding enlarged stormwater management ponds and significant drainage swales and storm pipe throughout the community. The high-density designation would have several negative implications, including removing a substantial number of existing trees, adding drainage ditches on the majority of lots and increasing the size of our stormwater management ponds. We do not believe these changes will represent the high-quality community we envisioned and put forth to the Town with site placed homes and a focus on maximizing natural tree retention.

We have worked with our Civil engineering team and NCDEQ to come up with environmentally friendly stormwater retention solutions and are proposing utilizing underground rainwater harvesting systems on all lots within Beckingham. These rainwater harvesting systems will allow the homeowners to irrigate their properties. Many builders in our area already use these systems for environmentally conscious clients or to resolve drainage issues.

Our presentation will include slides of installation and operation of these systems. In making these systems a requirement for each of our 38 home sites and 4 of our common open space areas, the HOA will oversee compliance by each homeowner in our covenants and restrictions. These rainwater harvesting systems will allow us to remain a low-density community while providing an environmentally friendly solution for our homeowners to collect storm water and repurpose for their home irrigation needs.

6707 Fairview Road, Suite B, Charlotte, NC 28210

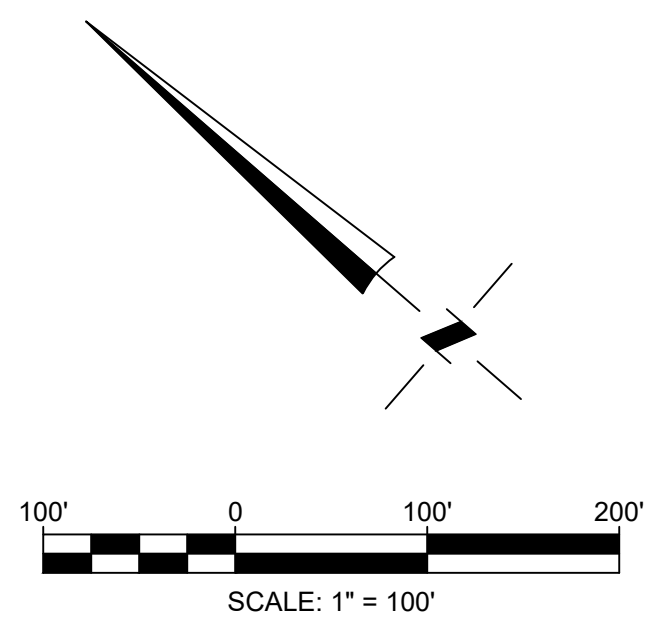
[illegible]

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SITE PLAN (WITH DETENTION POND)

WKD PROJ. NO.:
20231182.00.CL

PLOT DATE: 2/6/2025



Definitions of LID, Runoff Volume Match, Low Impact Fates & Runoff Volume Treatment



“Low Impact Development” or “LID” has been a popular term for over a decade, but there are many different interpretations of its meaning. The NC LID Guidebook states that LID “maintains and restores the hydrologic regime by creating a landscape that mimics the natural hydrologic functions of infiltration, runoff, and evapotranspiration.” This accurately describes the goal of LID, but it does not provide the public with a quantitative way to determine whether or not a given project implemented enough LID techniques to be considered an LID.

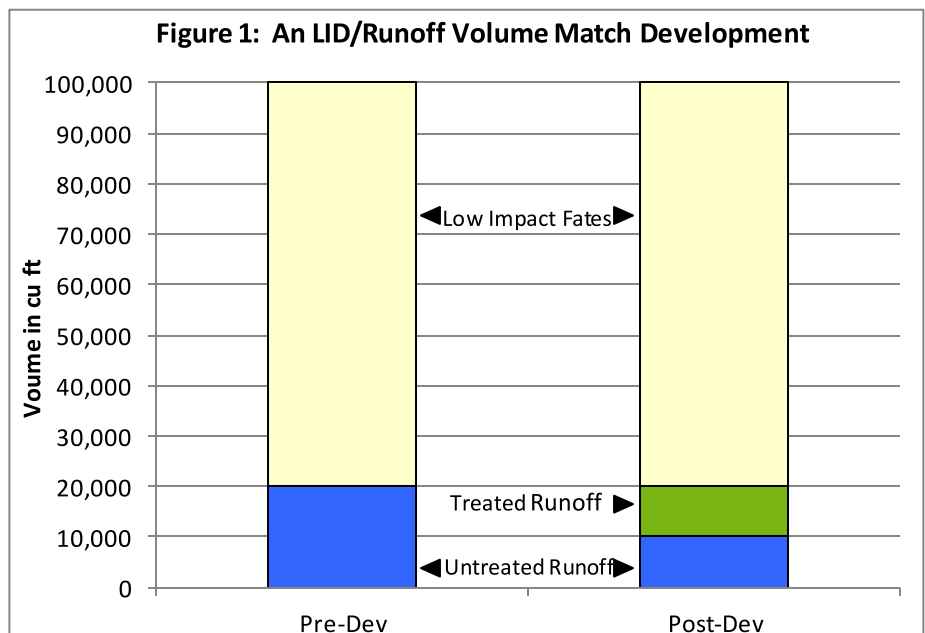
This definition was created by DENR in cooperation with a group of stakeholders that included engineering consultants, local governments, NC State University, the University of North Carolina, American Rivers and the NC Coastal Federation. These definitions and the Storm-EZ tool constitute **guidance** for the engineering and regulated community to provide additional tools that may be used on a voluntary basis to meet state stormwater rules and statutes.

LID & Runoff Volume Match

In North Carolina, **LID** shall be synonymous with **Runoff Volume Match**. DENR considers that LID and runoff volume match are achieved when the volume of runoff leaving the site after development is less than or equal to the volume of runoff before development.

Often the development community perceives that LID requires the use of multiple smaller stormwater control measures (SCMs); while this is certainly a reasonable approach to LID, it is not required. For example, a single centralized infiltration system is a valid strategy for creating an LID development. On a particular project, the owner may select any combination of LID techniques and receive corresponding runoff volume-based credits.

Storm-EZ is a spreadsheet permitting tool that accepts data about a project’s layout and SCMs. Then, Storm-EZ calculates how closely the project matches the pre-development runoff volumes. Storm-EZ may be used for any development project (even if it is not LID). In addition, Storm-EZ includes the stormwater permit application form and compiles an Operation and Maintenance booklet for development sites.



Low Impact Fates . . .

. . . are outcomes for stormwater runoff that do not cause hydrologic degradation to receiving waters. These include infiltration, evaporation, evapotranspiration, and rainwater storage and reuse. The SCMs that are most effective at bringing about low impact fates are infiltration systems, permeable pavement, bioretention cells (particularly when equipped with an upturned elbow), rainwater harvesting systems, green roofs and disconnected impervious surfaces. See Figure 1 above for a graphical representation of an LID/volume match site: total runoff post-development is equal to total runoff pre-development.

In addition to SCMs, site planning measures can be very effective at increasing low impact fates for stormwater. These measures include minimizing impervious surfaces and retaining vegetated areas, particularly wooded areas, on the site.

Runoff Treatment . . .

. . . is considered to have been achieved when a site does not successfully match pre- and post-development runoff volumes, but does, at a minimum, treat the entire difference between pre- and post-development runoff in a stormwater control measure that retains and releases stormwater. Sites that are runoff treatment can still benefit from using some low impact fate stormwater control measures, which will reduce the size of the retention systems that are needed.

Figures 2 and 3 graphically depict a Runoff Treatment development and a noncompliant project, respectively. The noncompliant project has a greater volume of untreated runoff post-development than pre-development, which does not comply with state stormwater rules.

Potential Benefits of LID/Runoff Volume Matching

DENR does not offer any incentives for Runoff Volume Matching versus Runoff Treatment projects such as differences in permitting fees or review times.

However, the DENR believes that runoff volume matching approach may :

- Reduce “hard” infrastructure costs such as pipes and rip rap.
- Increase lot yields by eliminating the need for retention-based SCMs.
- Result in more vegetated areas interspersed with pavement and buildings.
- Reduce the need for flood control measures.
- Streamline future maintenance on the site (regular vegetation management rather than major overhauls of aging piped systems).

Figure 2: A Runoff Treatment Development

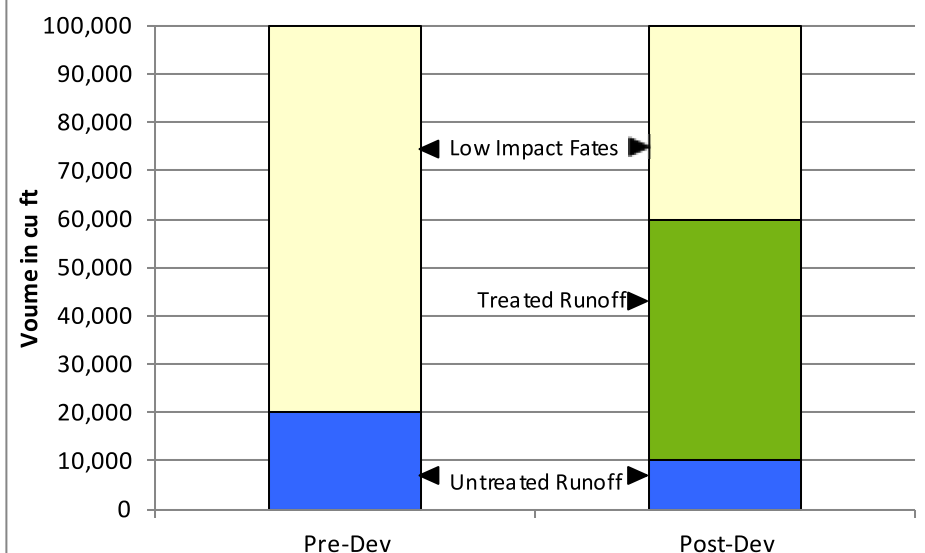
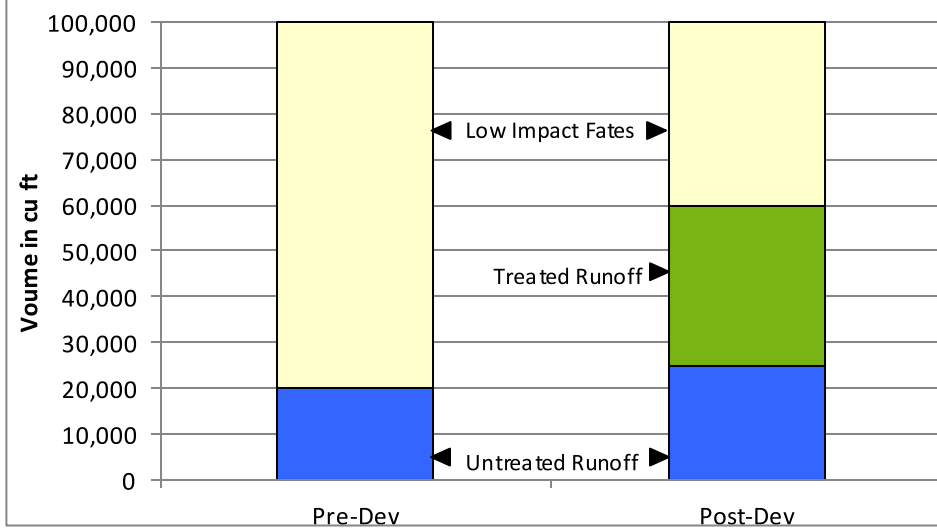


Figure 3: A Non-Compliant Development



Runoff Volume Match: The Technical Details

Calculating whether a project has achieved runoff volume match requires the use of the NRCS Discrete Curve Number Method (USDA TR-55). “Discrete” means that the Curve Number Method is run twice: first, to yield runoff volume from the built-upon areas and second, to yield runoff volume from the remainder of the site. (The total runoff volume is the sum of the two results.) These calculations are automated in DENR’s Storm-EZ tool. The Discrete Curve Number Method shall be run for both the pre- and post-development conditions to determine if runoff volume match is achieved.

Runoff volume match shall be met for the 90th storm event in non-SA waters and the 1-year, 24-hour storm in SA waters.

Questions or comments? Contact Mike Randall at (919) 807-6374 or mike.randall@ncdenr.gov or Annette Lucas at (919) 807-6381 or annette.lucas@ncdenr.gov.

The NC “Low Density” standards states that projects under 24% impervious are not required to provide any stormwater detention. So, no stormwater ponds would be needed.

Beckingham Impervious Area is at 17.5%

Below is a quick side by side comparison of Town of Weddington vs. NCDEQ “Low Density” requirements.

	Town of Weddington Stormwater Requirements	NCDEQ “Low Density” Stormwater Requirement
Impervious Area	> 20,000 sf	< 24%
Detention Requirement	2, 10, 25, 50 & 100 Yr Storm Event	Not Applicable
Stormwater Ponds	Required	Not Allowed
Stormwater Collection	Concentrate Flow (Pipe & Ditch stormwater to Stormwater Ponds)	Requires vegetated stormwater conveyance. No Pipes allowed except for road crossings
Stream Buffer	Required	Required



MEMORANDUM

TO: Planning Board
FROM: Gregory Gordos, Town Planner
DATE: February 24, 2025
SUBJECT: Discussion and Recommendation of a CZ Amendment from Providence Land for a change to CZ-2023-02 for stormwater requirement changes

BACKGROUND:

At its meeting of November 13, 2023 the Weddington Town Council, as a part of a public hearing for a major subdivision, approved conditional zoning case CZ 2023-02. This allowed for a 38 lot residential project known as Beckingham to complete legislative approvals and progress to the construction document (CD) and Final Plat stages prior to land disturbance.

On February 7, 2025 the developer of the project, Mr. Tom Waters, met with Town staff as well as two members of Town Council to express concern about one requirement of the Unified Development Ordinance. They stated that the 100-year stormwater requirement would negatively impact the site conditions which the State of North Carolina considers to be “Low Impact Development”.

Stormwater requirements are referenced throughout the UDO but are most applicable in Appendix 8.

For example:

Sec. 58-543.(b)(1).

All nonresidential development and all major residential development creating more than 20,000 square feet of new impervious area shall provide stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates. Stormwater volume control shall also be provided for the 1-year, 24-hour storm. Design of facilities shall be consistent with the Stormwater Manual except as stated herein.

...

No zoning permit or final plat approval shall be issued until a satisfactory final stormwater management plan has been reviewed and approved by the town upon determination that the plan is consistent with the requirements of this division.

Therefore the approved development proposal **NOW** includes a change to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development is no longer governed by this Plan and all applicable requirements of the UDO if compliance with the Final stormwater management plan requirements cannot or will not be met. Specifically, the applicant is requesting to waive code requirements as found in Sec. 58-543.(b)(1). As a conditional zoning case, only the Town Council has the ability to waive a code requirement previously contained in their 2023 approval.

Except as provided in Subsection B. (Administrative Amendment Process for Minor Changes), changes to an approved Conditional Zoning or to the conditions attached to it shall be treated the same as amendments to these regulations or to the zoning maps and shall be processed as a legislative decision in accordance with the procedures in this UDO.

The Administrator shall always have the discretion to decline to exercise the delegated authority either because the Administrator is uncertain about approval of the change pursuant to the standard or because a rezoning petition for a public hearing and Town Council consideration is deemed more appropriate under the circumstances. If the Administrator declines to exercise this authority, the Applicant must file a rezoning petition for conditional zoning approval in accordance with the procedures set forth herein.

PROPOSAL:

To amend CZ 2023-02 to explicitly waive the requirements of “stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates.”

The applicant has not requested a replacement number, rather that requirements match what the State of North Carolina considers Low Impact Development (LID). Please see appendices for the definition of LID and Runoff Volume Match per NCDENR and NCDEQ.

OUTLINE OF ORDINANCE 2023-02 AMENDMENT:

The following sections of the ordinance Exhibit B are proposed to be amended:

~~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.~~

Please see attachments for the full existing text of Ordinance CZ 2023-2 and it's Exhibit B.

Staff offers the modification above for the Town Council's consideration and approval, as recommended by the Planning Board. Staff had recommended no text amendment to the Board. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~strikethrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

RECOMMENDATION:

Staff recommends to the Board to table the request until further information is formally submitted into the rezoning petition for conditional zoning approval, in accordance with the procedures set forth in the UDO.

Attachments:

- Ordinance 2023-02
 - Exhibit B
- Conditional Zoning Application (2025)
- Site Plan With Detention Ponds, Site Plan Without Detention Ponds
- Definitions of LID, Runoff Volume Match, Low Impact Fates & Runoff Volume Treatment



CZ 2023-BECKINGHAM
EXHIBIT B.
DEVELOPMENT STANDARDS

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 and R-40 districts. This site may be developed with up to thirty-eight (38) single-family residential units.
5. Architectural Standards:
 - a. The building materials used on the principal 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. 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

- c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
- d. All residential units shall include side load, side load with single front facing carriage door, or center court drive with three car garages as a minimum with the following garage door treatments
 - i. windows and/or a vent detail above the garage door,
 - ii. a minimum of two siding materials on the façade, and
 - iii. windows

6. Environmental Features and Open Space:

- 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.

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.

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.
- b. Applicant shall only be required to provide one ingress/egress from Lochaven Road to the subdivision.
- c. Applicant will agree to construct complete cul-de-sac on west side of Darby Glen Lane and not stub for possible future connection to neighboring parcel.
- d. Applicant will enter into encroachment agreements with NCDOT to add asphalt on the right side exiting Lochaven Rd onto Providence Road. Applicant will also add asphalt to the sharp curve along Lochaven Rd. Additional pavement subject to NCDOT standards and the criteria of the Town of Weddington.

9. Streetscape, Setbacks, Buffers, and Yards:

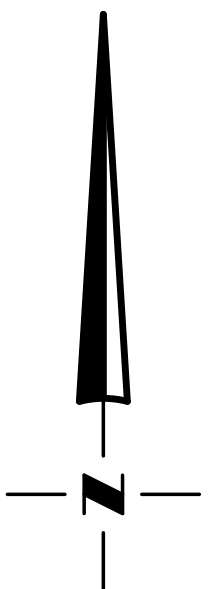
- a. A fifty (50) foot perimeter buffer shall be provided to support the overall character of the community as generally depicted on the Rezoning Plan. Grading and clearing within the fifty (50) foot buffer is permitted subject to approval by applicable regulatory agencies and contingent upon replanting, as needed.
- b. Within the Fifty (50) foot buffers where natural landscape does not provide sufficient screening for adjoining existing homes and along Lochaven Road frontage per section D-917A(O) of the Unified Development Ordinance, applicant with enhance those areas of the buffer with evergreen plantings, such as Nellie Stevens, Burford Holly, Ligustrum or similar approved evergreen species.
- c. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard shall be provided.
- d. Due to topographic constraints and existing features on the site, the minimum block length of 334' may be exceeded as generally depicted on the Rezoning Plan.
- e. Street trees shall be provided on each side of the street spaced forty (40) feet on center or based on tree species in compliance with Section D-917A(Q)(1)(b).

This 13th day of November 2023



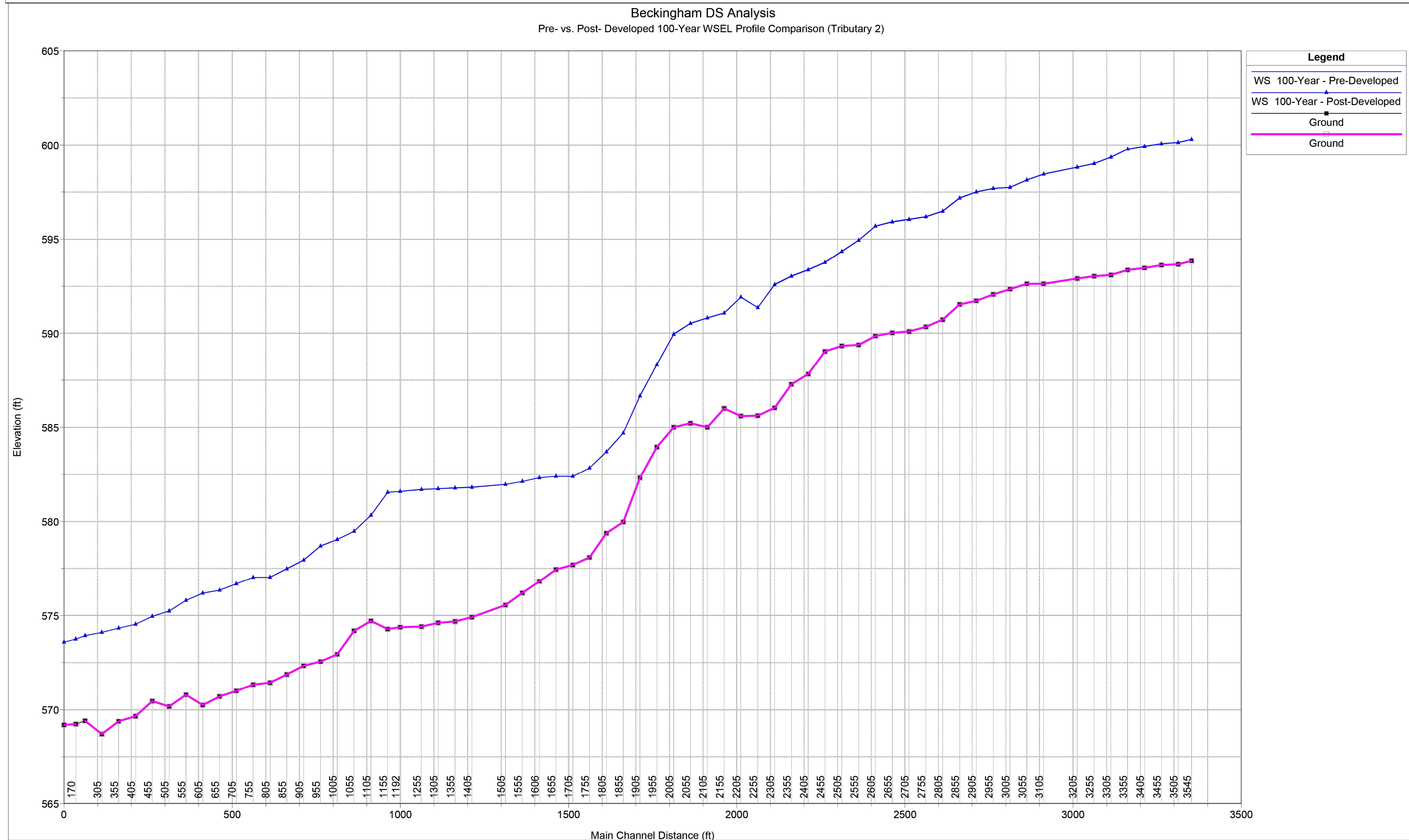
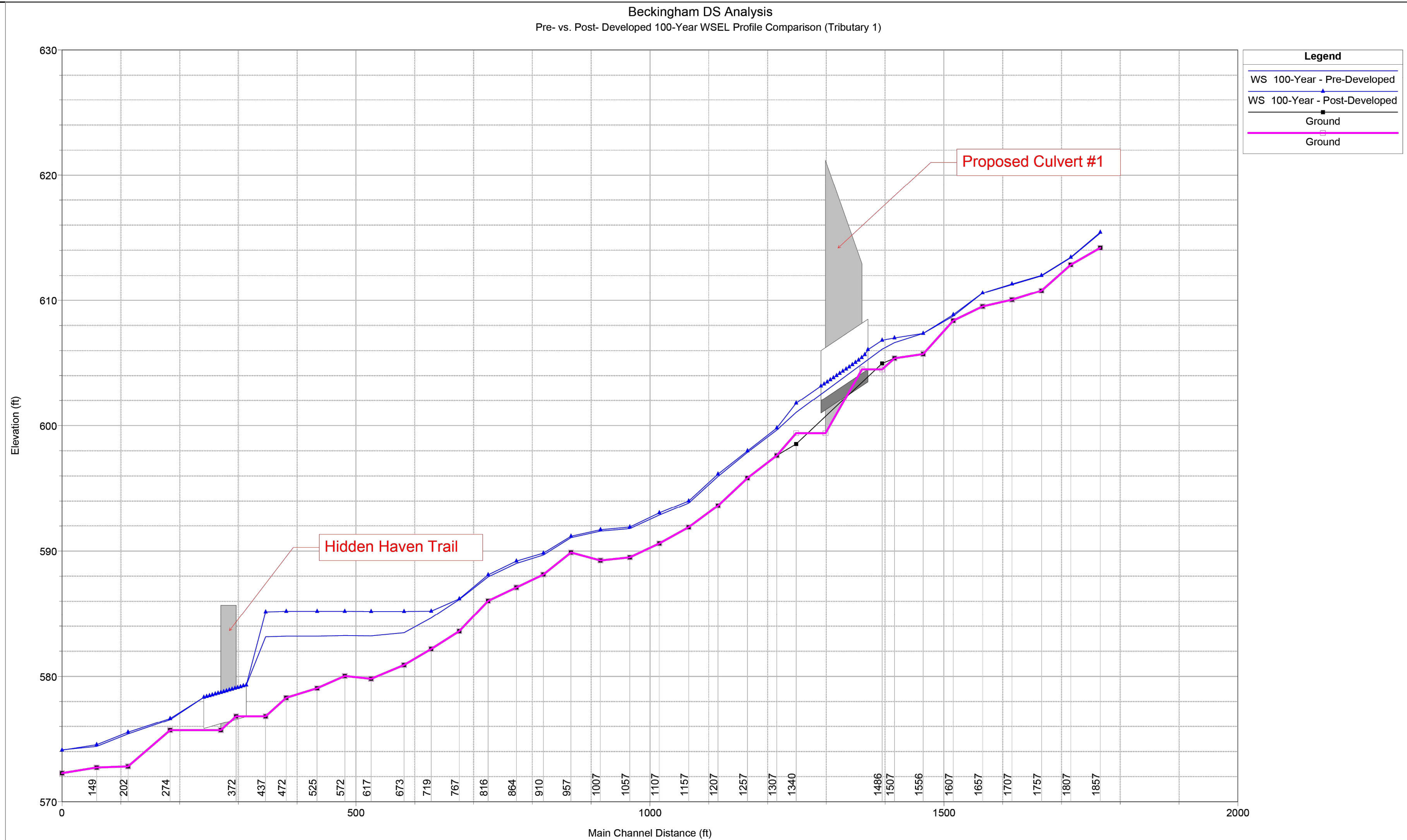
Tom Waters, Provident Land, Inc.

C-CRAS River	Profile: 100-Year (Continued)			Plan	W.S. Elev (ft)
	Reach	River Sta	Profile		
Tri2	Reach 1	255	100-Year	Post-Developed	573.94
Tri2	Reach 1	305	100-Year	Pre-Developed	574.10
Tri2	Reach 1	305	100-Year	Post-Developed	574.10
Tri2	Reach 1	355	100-Year	Pre-Developed	574.33
Tri2	Reach 1	355	100-Year	Post-Developed	574.33
Tri2	Reach 1	405	100-Year	Pre-Developed	574.54
Tri2	Reach 1	405	100-Year	Post-Developed	574.54
Tri2	Reach 1	455	100-Year	Pre-Developed	574.96
Tri2	Reach 1	455	100-Year	Post-Developed	574.95
Tri2	Reach 1	505	100-Year	Pre-Developed	575.25
Tri2	Reach 1	505	100-Year	Post-Developed	575.24
Tri2	Reach 1	555	100-Year	Pre-Developed	575.81
Tri2	Reach 1	555	100-Year	Post-Developed	575.80
Tri2	Reach 1	605	100-Year	Pre-Developed	576.19
Tri2	Reach 1	605	100-Year	Post-Developed	576.18
Tri2	Reach 1	655	100-Year	Pre-Developed	576.35
Tri2	Reach 1	655	100-Year	Post-Developed	576.34
Tri2	Reach 1	705	100-Year	Pre-Developed	576.69
Tri2	Reach 1	705	100-Year	Post-Developed	576.68
Tri2	Reach 1	755	100-Year	Pre-Developed	577.03
Tri2	Reach 1	755	100-Year	Post-Developed	577.02
Tri2	Reach 1	805	100-Year	Pre-Developed	577.04
Tri2	Reach 1	805	100-Year	Post-Developed	577.03
Tri2	Reach 1	855	100-Year	Pre-Developed	577.49
Tri2	Reach 1	855	100-Year	Post-Developed	577.48
Tri2	Reach 1	905	100-Year	Pre-Developed	577.95
Tri2	Reach 1	905	100-Year	Post-Developed	577.94
Tri2	Reach 1	955	100-Year	Pre-Developed	578.71
Tri2	Reach 1	955	100-Year	Post-Developed	578.69
Tri2	Reach 1	1005	100-Year	Pre-Developed	579.05
Tri2	Reach 1	1005	100-Year	Post-Developed	579.03
Tri2	Reach 1	1055	100-Year	Pre-Developed	579.48
Tri2	Reach 1	1055	100-Year	Post-Developed	579.48
Tri2	Reach 1	1105	100-Year	Pre-Developed	580.34
Tri2	Reach 1	1105	100-Year	Post-Developed	580.32
Tri2	Reach 1	1155	100-Year	Pre-Developed	581.55
Tri2	Reach 1	1155	100-Year	Post-Developed	581.54
Tri2	Reach 1	1192	100-Year	Pre-Developed	581.60
Tri2	Reach 1	1192	100-Year	Post-Developed	581.59



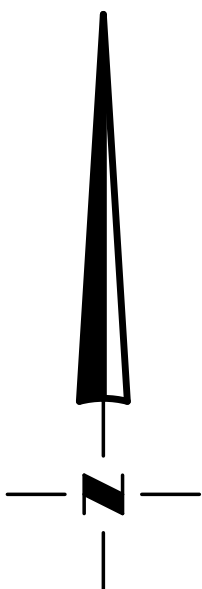
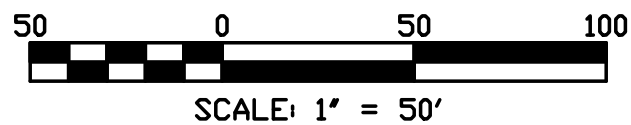
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HEC-RAS River	Profile: 100-Year Reach		River Sta	Profile	Plan	W.S. Elev (ft)
Trib 1_1A	Reach 1	90	100-Year	Pre-Developed		574.13
Trib 1_1A	Reach 1	90	100-Year	Post-Developed		574.11
Trib 1_1A	Reach 1	149	100-Year	Pre-Developed		574.41
Trib 1_1A	Reach 1	149	100-Year	Post-Developed		574.55
Trib 1_1A	Reach 1	202	100-Year	Pre-Developed		575.40
Trib 1_1A	Reach 1	202	100-Year	Post-Developed		575.55
Trib 1_1A	Reach 1	274	100-Year	Pre-Developed		576.57
Trib 1_1A	Reach 1	274	100-Year	Post-Developed		576.65
Trib 1_1A	Reach 1	372			Culvert	
Trib 1_1A	Reach 1	437	100-Year	Pre-Developed		583.15
Trib 1_1A	Reach 1	437	100-Year	Post-Developed		585.14
Trib 1_1A	Reach 1	472	100-Year	Pre-Developed		583.20
Trib 1_1A	Reach 1	472	100-Year	Post-Developed		585.18
Trib 1_1A	Reach 1	525	100-Year	Pre-Developed		583.20
Trib 1_1A	Reach 1	525	100-Year	Post-Developed		585.18
Trib 1_1A	Reach 1	572	100-Year	Pre-Developed		583.25
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Trib 1_1A	Reach 1	719	100-Year	Pre-Developed		584.66
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Trib 1_1A	Reach 1	767	100-Year	Pre-Developed		586.14
Trib 1_1A	Reach 1	767	100-Year	Post-Developed		586.18
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Trib 1_1A	Reach 1	816	100-Year	Post-Developed		588.11
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Trib 1_1A	Reach 1	910	100-Year	Post-Developed		589.83
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Trib 1_1A	Reach 1	957	100-Year	Post-Developed		591.18
Trib 1_1A	Reach 1	1007	100-Year	Pre-Developed		591.59

HEC-RAS	Profile: 100-Year (Continued)					
River	Reach	River Sta	Profile	Plan	W.S. Elev (ft)	
Trib 2	Reach 1	255	100-Year	Post-Developed	573.94	
Trib 2	Reach 1	305	100-Year	Pre-Developed	574.10	
Trib 2	Reach 1	305	100-Year	Post-Developed	574.10	
Trib 2	Reach 1	355	100-Year	Pre-Developed	574.33	
Trib 2	Reach 1	355	100-Year	Post-Developed	574.33	
Trib 2	Reach 1	405	100-Year	Pre-Developed	574.54	
Trib 2	Reach 1	405	100-Year	Post-Developed	574.54	
Trib 2	Reach 1	455	100-Year	Pre-Developed	574.96	
Trib 2	Reach 1	455	100-Year	Post-Developed	574.95	
Trib 2	Reach 1	505	100-Year	Pre-Developed	575.25	
Trib 2	Reach 1	505	100-Year	Post-Developed	575.24	
Trib 2	Reach 1	555	100-Year	Pre-Developed	575.81	
Trib 2	Reach 1	555	100-Year	Post-Developed	575.80	
Trib 2	Reach 1	605	100-Year	Pre-Developed	576.19	
Trib 2	Reach 1	605	100-Year	Post-Developed	576.18	
Trib 2	Reach 1	655	100-Year	Pre-Developed	576.35	
Trib 2	Reach 1	655	100-Year	Post-Developed	576.34	
Trib 2	Reach 1	705	100-Year	Pre-Developed	576.69	
Trib 2	Reach 1	705	100-Year	Post-Developed	576.68	
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Trib 2	Reach 1	905	100-Year	Pre-Developed	577.95	
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Trib 2	Reach 1	1192	100-Year	Pre-Developed	581.60	
Trib 2	Reach 1	1192	100-Year	Post-Developed	581.59	



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BECKINGHAM SUBDIVISION
FOR
PROVIDENT LAND SERVICES, INC.
6701 CARMEL ROAD, SUITE 420
CHARLOTTE, NC 28210

100 YEAR WSEL PROFILES

PROJECT NAME:

DRAWING TITLE:

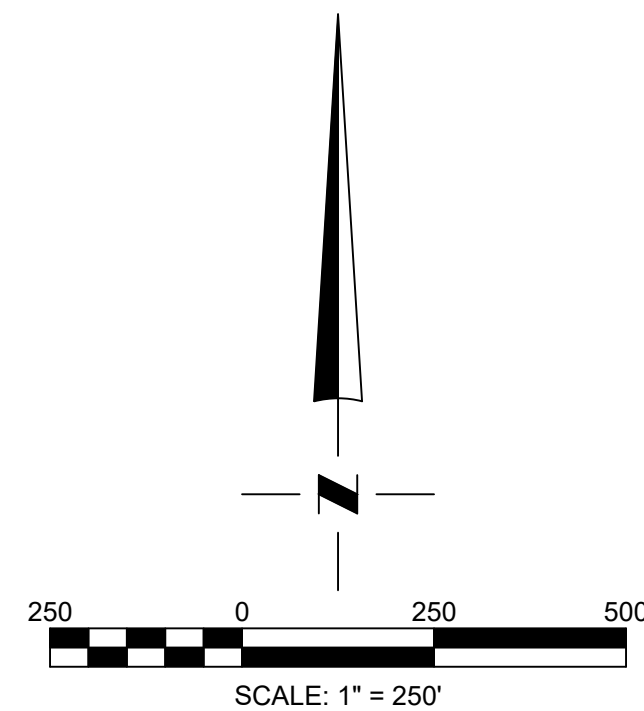
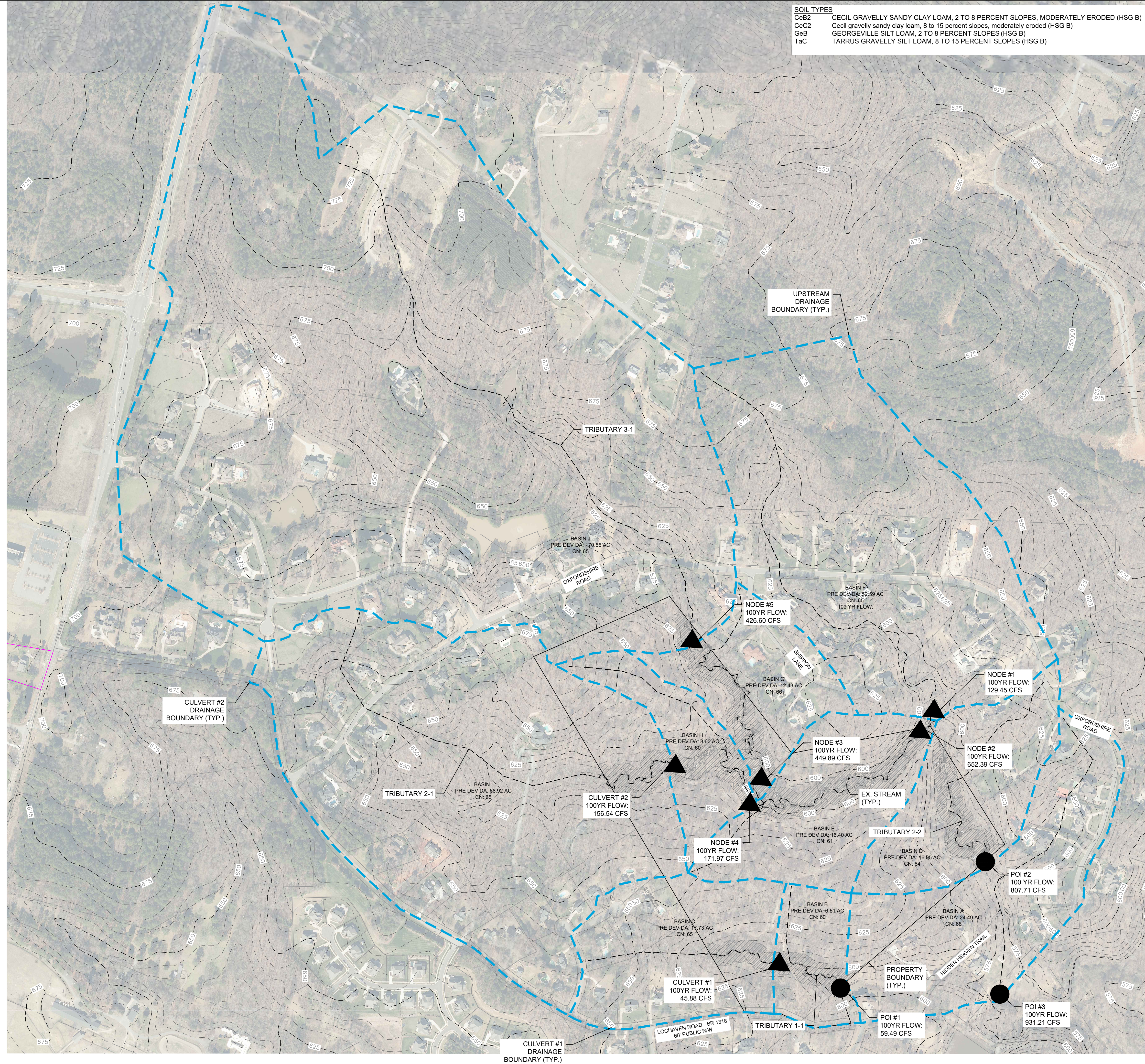
PROJ. MGR.:	KWR
DESIGN BY:	CJH
DRAWN BY:	CJH
PROJ. DATE:	JUNE 2024
DRAWING NUMBER:	

EX-2

WKD PROJ. NO.:

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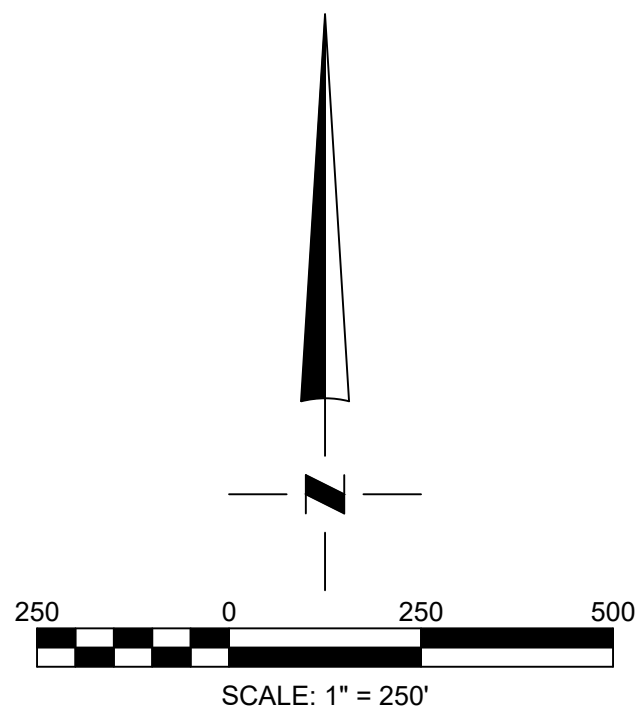
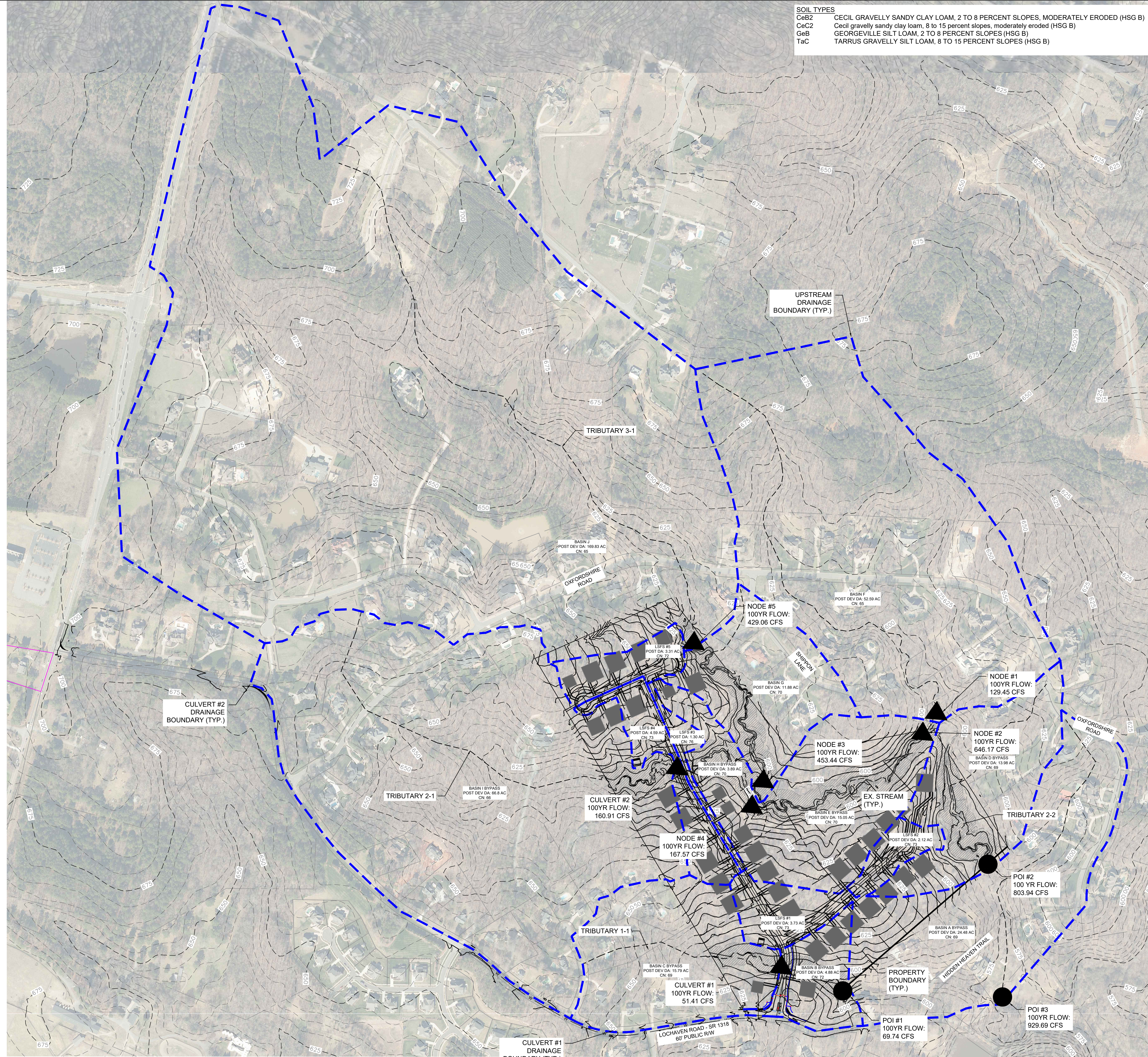
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PROJECT NAME:	BECKINGHAM SUBDIVISION FOR PROVIDENT LAND SERVICES, INC. 6701 CARMEL ROAD, SUITE 425 CHARLOTTE, NC 28210
DRAWING TITLE:	OVERALL CULVERT PRE-DEVELOPMENT DRAINAGE AREA

PROJ. MGR.:	KWR
DESIGN BY:	CJH
DRAWN BY:	CJH
PROJ. DATE:	JUNE 2024
DRAWING NUMBER:	
C4.14	
WKD PROJ. NO.:	
20231182.00.CL	

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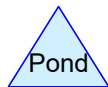
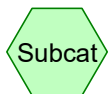
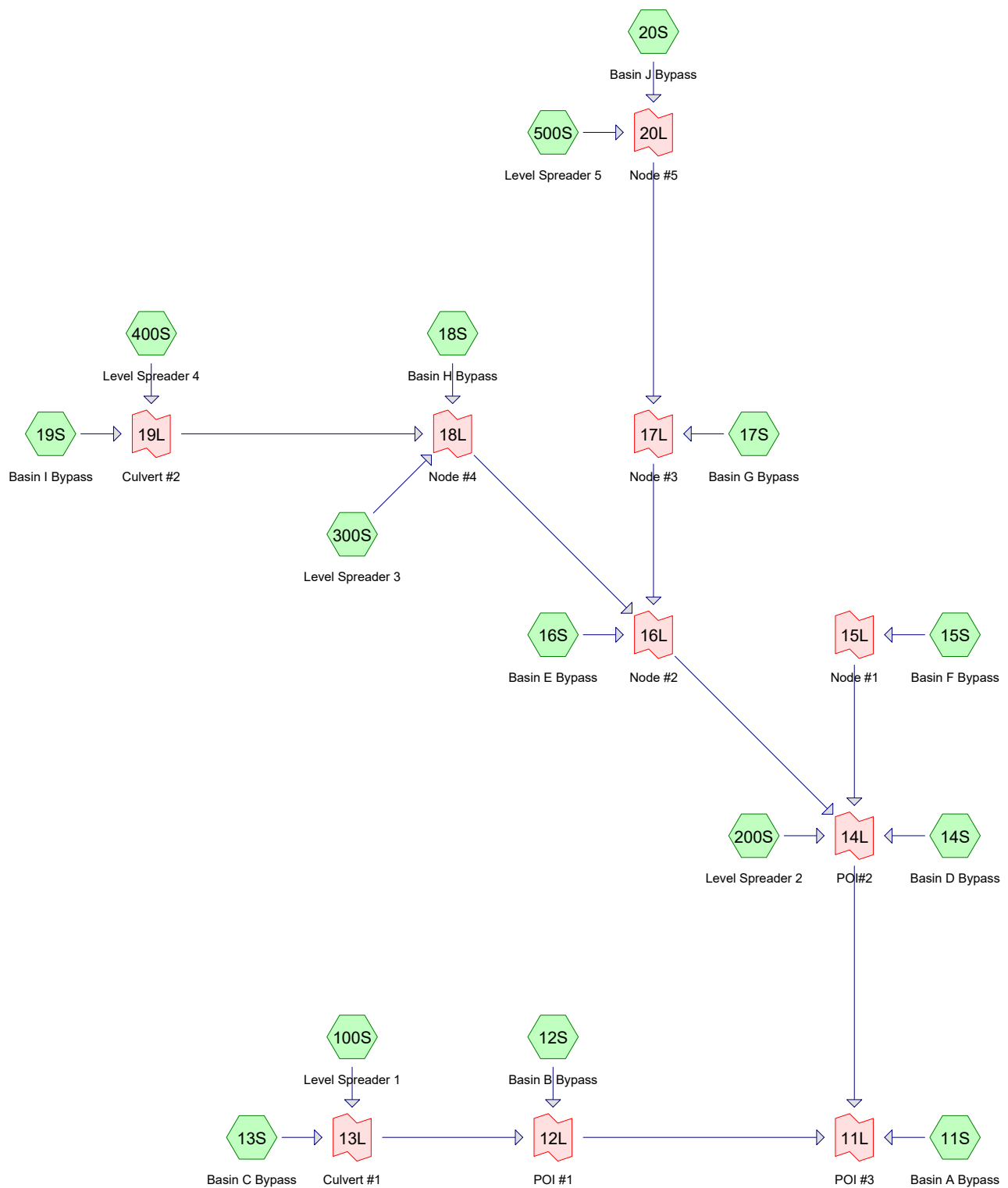
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DRAWING TITLE:	OVERALL CULVERT PRE-DEVELOPMENT DRAINAGE AREA

PROJ. MGR.:	KWR
DESIGN BY:	CJH
DRAWN BY:	CJH
PROJ. DATE:	JUNE 2024
DRAWING NUMBER:	

C4.14

WKD PROJ. NO.:
20231182.00.CL



Routing Diagram for Beckingham Subdivision - HydroCAD Mode

Prepared by WK Dickson, Printed 4/16/2025

HydroCAD® 10.20-6a s/n 01460 © 2024 HydroCAD Software Solutions LLC

Beckingham Subdivision - HydroCAD Model

Prepared by WK Dickson

Printed 4/16/2025

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	NOAA 24-hr	B	Default	24.00	1	5.16	2
2	25-Year	NOAA 24-hr	B	Default	24.00	1	6.16	2
3	100-Year	NOAA 24-hr	B	Default	24.00	1	7.79	2

Beckingham Subdivision - HydroCAD Model

Prepared by WK Dickson

Printed 4/16/2025

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
13.350	70	1 acre lots, 20% imp, HSG B (100S, 200S, 300S, 400S, 500S)
1.700	98	Impervious (100S, 200S, 300S, 400S, 500S)
0.740	98	Offsite Impervious (19S)
161.160	68	Offsite 1 acre lots, 20% imp, HSG B (11S, 12S, 13S, 14S, 15S, 16S, 17S, 20S)
7.800	98	Offsite Impervious (11S, 14S, 15S, 17S, 20S)
124.740	60	Offsite Woods, Fair, HSG B (11S, 12S, 15S, 19S, 20S)
38.020	68	Offsite 1 acre lots, 20% imp, HSG B (19S)
45.930	70	Site Bypass 1 acre lots, 20% imp, HSG B (11S, 12S, 13S, 14S, 16S, 17S, 18S, 19S, 20S)
0.780	89	Site Bypass Paved roads w/open ditches, 50% imp, HSG B (12S)
394.220	67	TOTAL AREA

Beckingham Subdivision - HydroCAD Model

Prepared by WK Dickson

Printed 4/16/2025

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
383.980	HSG B	11S, 12S, 13S, 14S, 15S, 16S, 17S, 18S, 19S, 20S, 100S, 200S, 300S, 400S, 500S
0.000	HSG C	
0.000	HSG D	
10.240	Other	11S, 14S, 15S, 17S, 19S, 20S, 100S, 200S, 300S, 400S, 500S
394.220		TOTAL AREA

Beckingham Subdivision - HydroCAD Model

Prepared by WK Dickson

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover
0.000	13.350	0.000	0.000	0.000	13.350	1 acre lots, 20% imp
0.000	0.000	0.000	0.000	1.700	1.700	Impervious
0.000	0.000	0.000	0.000	0.740	0.740	Offsite Impervious
0.000	161.160	0.000	0.000	0.000	161.160	Offsite 1 acre lots, 20% imp
0.000	0.000	0.000	0.000	7.800	7.800	Offsite Impervious
0.000	124.740	0.000	0.000	0.000	124.740	Offsite Woods, Fair
0.000	38.020	0.000	0.000	0.000	38.020	Offsite 1 acre lots, 20% imp
0.000	45.930	0.000	0.000	0.000	45.930	Site Bypass 1 acre lots, 20% imp
0.000	0.780	0.000	0.000	0.000	0.780	Site Bypass Paved roads w/open ditches, 50% imp
0.000	383.980	0.000	0.000	10.240	394.220	TOTAL AREA

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 10-Year Rainfall=5.16"

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Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment11S: Basin A Bypass Runoff Area=24.480 ac 21.37% Impervious Runoff Depth=2.07"
Flow Length=1,825' Tc=23.7 min CN=69 Runoff=43.49 cfs 4.232 af

Subcatchment12S: Basin B Bypass Runoff Area=4.880 ac 22.01% Impervious Runoff Depth=2.32"
Flow Length=450' Tc=9.5 min CN=72 Runoff=14.75 cfs 0.944 af

Subcatchment13S: Basin C Bypass Runoff Area=15.790 ac 20.00% Impervious Runoff Depth=2.07"
Flow Length=1,135' Tc=35.9 min CN=69 Runoff=22.38 cfs 2.730 af

Subcatchment14S: Basin D Bypass Runoff Area=13.980 ac 20.80% Impervious Runoff Depth=2.07"
Flow Length=1,490' Tc=15.5 min CN=69 Runoff=30.40 cfs 2.417 af

Subcatchment15S: Basin F Bypass Runoff Area=52.590 ac 13.31% Impervious Runoff Depth=1.76"
Flow Length=2,830' Tc=39.2 min CN=65 Runoff=58.86 cfs 7.717 af

Subcatchment16S: Basin E Bypass Runoff Area=15.050 ac 20.00% Impervious Runoff Depth=2.16"
Flow Length=1,650' Tc=15.6 min CN=70 Runoff=34.17 cfs 2.704 af

Subcatchment17S: Basin G Bypass Runoff Area=11.880 ac 23.23% Impervious Runoff Depth=2.16"
Flow Length=1,790' Tc=17.8 min CN=70 Runoff=25.34 cfs 2.134 af

Subcatchment18S: Basin H Bypass Runoff Area=3.890 ac 20.00% Impervious Runoff Depth=2.16"
Flow Length=1,100' Tc=13.7 min CN=70 Runoff=9.33 cfs 0.699 af

Subcatchment19S: Basin I Bypass Runoff Area=66.800 ac 14.27% Impervious Runoff Depth=1.84"
Flow Length=2,640' Tc=45.3 min CN=66 Runoff=72.00 cfs 10.229 af

Subcatchment20S: Basin J Bypass Runoff Area=169.830 ac 13.25% Impervious Runoff Depth=1.76"
Flow Length=3,560' Tc=38.3 min CN=65 Runoff=192.39 cfs 24.921 af

Subcatchment100S: Level Spreader 1 Runoff Area=3.730 ac 29.87% Impervious Runoff Depth=2.41"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=13.84 cfs 0.748 af

Subcatchment200S: Level Spreader 2 Runoff Area=2.120 ac 29.81% Impervious Runoff Depth=2.41"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=7.87 cfs 0.425 af

Subcatchment300S: Level Spreader 3 Runoff Area=1.300 ac 37.23% Impervious Runoff Depth=2.67"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=76 Runoff=5.33 cfs 0.289 af

Subcatchment400S: Level Spreader 4 Runoff Area=4.590 ac 27.15% Impervious Runoff Depth=2.41"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=17.03 cfs 0.921 af

Subcatchment500S: Level Spreader 5 Runoff Area=3.310 ac 27.01% Impervious Runoff Depth=2.32"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=72 Runoff=11.85 cfs 0.640 af

Link 11L: POI #3Inflow=432.03 cfs 61.749 af
Primary=432.03 cfs 61.749 af

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 10-Year Rainfall=5.16"

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Link 12L: POI #1	Inflow=34.38 cfs 4.422 af Primary=34.38 cfs 4.422 af
Link 13L: Culvert #1	Inflow=25.33 cfs 3.478 af Primary=25.33 cfs 3.478 af
Link 14L: POI#2	Inflow=370.91 cfs 53.095 af Primary=370.91 cfs 53.095 af
Link 15L: Node #1	Inflow=58.86 cfs 7.717 af Primary=58.86 cfs 7.717 af
Link 16L: Node #2	Inflow=297.81 cfs 42.536 af Primary=297.81 cfs 42.536 af
Link 17L: Node #3	Inflow=207.38 cfs 27.696 af Primary=207.38 cfs 27.696 af
Link 18L: Node #4	Inflow=78.02 cfs 12.137 af Primary=78.02 cfs 12.137 af
Link 19L: Culvert #2	Inflow=74.43 cfs 11.149 af Primary=74.43 cfs 11.149 af
Link 20L: Node #5	Inflow=194.68 cfs 25.561 af Primary=194.68 cfs 25.561 af

Total Runoff Area = 394.220 ac Runoff Volume = 61.749 af Average Runoff Depth = 1.88"
84.19% Pervious = 331.898 ac 15.81% Impervious = 62.322 ac

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 25-Year Rainfall=6.16"

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Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment11S: Basin A Bypass Runoff Area=24.480 ac 21.37% Impervious Runoff Depth=2.84"
Flow Length=1,825' Tc=23.7 min CN=69 Runoff=60.28 cfs 5.790 af

Subcatchment12S: Basin B Bypass Runoff Area=4.880 ac 22.01% Impervious Runoff Depth=3.12"
Flow Length=450' Tc=9.5 min CN=72 Runoff=19.89 cfs 1.271 af

Subcatchment13S: Basin C Bypass Runoff Area=15.790 ac 20.00% Impervious Runoff Depth=2.84"
Flow Length=1,135' Tc=35.9 min CN=69 Runoff=31.04 cfs 3.734 af

Subcatchment14S: Basin D Bypass Runoff Area=13.980 ac 20.80% Impervious Runoff Depth=2.84"
Flow Length=1,490' Tc=15.5 min CN=69 Runoff=42.02 cfs 3.306 af

Subcatchment15S: Basin F Bypass Runoff Area=52.590 ac 13.31% Impervious Runoff Depth=2.47"
Flow Length=2,830' Tc=39.2 min CN=65 Runoff=84.43 cfs 10.817 af

Subcatchment16S: Basin E Bypass Runoff Area=15.050 ac 20.00% Impervious Runoff Depth=2.93"
Flow Length=1,650' Tc=15.6 min CN=70 Runoff=46.87 cfs 3.678 af

Subcatchment17S: Basin G Bypass Runoff Area=11.880 ac 23.23% Impervious Runoff Depth=2.93"
Flow Length=1,790' Tc=17.8 min CN=70 Runoff=34.78 cfs 2.903 af

Subcatchment18S: Basin H Bypass Runoff Area=3.890 ac 20.00% Impervious Runoff Depth=2.93"
Flow Length=1,100' Tc=13.7 min CN=70 Runoff=12.79 cfs 0.951 af

Subcatchment19S: Basin I Bypass Runoff Area=66.800 ac 14.27% Impervious Runoff Depth=2.56"
Flow Length=2,640' Tc=45.3 min CN=66 Runoff=102.74 cfs 14.247 af

Subcatchment20S: Basin J Bypass Runoff Area=169.830 ac 13.25% Impervious Runoff Depth=2.47"
Flow Length=3,560' Tc=38.3 min CN=65 Runoff=276.62 cfs 34.933 af

Subcatchment100S: Level Spreader 1 Runoff Area=3.730 ac 29.87% Impervious Runoff Depth=3.22"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=18.46 cfs 1.001 af

Subcatchment200S: Level Spreader 2 Runoff Area=2.120 ac 29.81% Impervious Runoff Depth=3.22"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=10.49 cfs 0.569 af

Subcatchment300S: Level Spreader 3 Runoff Area=1.300 ac 37.23% Impervious Runoff Depth=3.52"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=76 Runoff=6.98 cfs 0.381 af

Subcatchment400S: Level Spreader 4 Runoff Area=4.590 ac 27.15% Impervious Runoff Depth=3.22"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=22.72 cfs 1.232 af

Subcatchment500S: Level Spreader 5 Runoff Area=3.310 ac 27.01% Impervious Runoff Depth=3.12"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=72 Runoff=15.91 cfs 0.862 af

Link 11L: POI #3Inflow=612.97 cfs 85.677 af
Primary=612.97 cfs 85.677 af

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 25-Year Rainfall=6.16"

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Link 12L: POI #1	Inflow=47.39 cfs 6.006 af Primary=47.39 cfs 6.006 af
Link 13L: Culvert #1	Inflow=34.89 cfs 4.736 af Primary=34.89 cfs 4.736 af
Link 14L: POI#2	Inflow=528.32 cfs 73.881 af Primary=528.32 cfs 73.881 af
Link 15L: Node #1	Inflow=84.43 cfs 10.817 af Primary=84.43 cfs 10.817 af
Link 16L: Node #2	Inflow=424.44 cfs 59.188 af Primary=424.44 cfs 59.188 af
Link 17L: Node #3	Inflow=296.73 cfs 38.698 af Primary=296.73 cfs 38.698 af
Link 18L: Node #4	Inflow=110.64 cfs 16.812 af Primary=110.64 cfs 16.812 af
Link 19L: Culvert #2	Inflow=105.87 cfs 15.480 af Primary=105.87 cfs 15.480 af
Link 20L: Node #5	Inflow=279.71 cfs 35.795 af Primary=279.71 cfs 35.795 af

Total Runoff Area = 394.220 ac Runoff Volume = 85.677 af Average Runoff Depth = 2.61"
84.19% Pervious = 331.898 ac 15.81% Impervious = 62.322 ac

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 100-Year Rainfall=7.79"

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Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment11S: Basin A Bypass Runoff Area=24.480 ac 21.37% Impervious Runoff Depth=4.17"
Flow Length=1,825' Tc=23.7 min CN=69 Runoff=89.19 cfs 8.510 af

Subcatchment12S: Basin B Bypass Runoff Area=4.880 ac 22.01% Impervious Runoff Depth=4.51"
Flow Length=450' Tc=9.5 min CN=72 Runoff=28.58 cfs 1.834 af

Subcatchment13S: Basin C Bypass Runoff Area=15.790 ac 20.00% Impervious Runoff Depth=4.17"
Flow Length=1,135' Tc=35.9 min CN=69 Runoff=46.08 cfs 5.489 af

Subcatchment14S: Basin D Bypass Runoff Area=13.980 ac 20.80% Impervious Runoff Depth=4.17"
Flow Length=1,490' Tc=15.5 min CN=69 Runoff=62.03 cfs 4.860 af

Subcatchment15S: Basin F Bypass Runoff Area=52.590 ac 13.31% Impervious Runoff Depth=3.73"
Flow Length=2,830' Tc=39.2 min CN=65 Runoff=129.45 cfs 16.325 af

Subcatchment16S: Basin E Bypass Runoff Area=15.050 ac 20.00% Impervious Runoff Depth=4.28"
Flow Length=1,650' Tc=15.6 min CN=70 Runoff=68.63 cfs 5.373 af

Subcatchment17S: Basin G Bypass Runoff Area=11.880 ac 23.23% Impervious Runoff Depth=4.28"
Flow Length=1,790' Tc=17.8 min CN=70 Runoff=50.93 cfs 4.242 af

Subcatchment18S: Basin H Bypass Runoff Area=3.890 ac 20.00% Impervious Runoff Depth=4.28"
Flow Length=1,100' Tc=13.7 min CN=70 Runoff=18.71 cfs 1.389 af

Subcatchment19S: Basin I Bypass Runoff Area=66.800 ac 14.27% Impervious Runoff Depth=3.84"
Flow Length=2,640' Tc=45.3 min CN=66 Runoff=156.58 cfs 21.355 af

Subcatchment20S: Basin J Bypass Runoff Area=169.830 ac 13.25% Impervious Runoff Depth=3.73"
Flow Length=3,560' Tc=38.3 min CN=65 Runoff=424.80 cfs 52.720 af

Subcatchment100S: Level Spreader 1 Runoff Area=3.730 ac 29.87% Impervious Runoff Depth=4.62"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=26.23 cfs 1.437 af

Subcatchment200S: Level Spreader 2 Runoff Area=2.120 ac 29.81% Impervious Runoff Depth=4.62"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=14.91 cfs 0.817 af

Subcatchment300S: Level Spreader 3 Runoff Area=1.300 ac 37.23% Impervious Runoff Depth=4.97"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=76 Runoff=9.73 cfs 0.538 af

Subcatchment400S: Level Spreader 4 Runoff Area=4.590 ac 27.15% Impervious Runoff Depth=4.62"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=32.28 cfs 1.769 af

Subcatchment500S: Level Spreader 5 Runoff Area=3.310 ac 27.01% Impervious Runoff Depth=4.51"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=72 Runoff=22.77 cfs 1.244 af

Link 11L: POI #3Inflow=929.69 cfs 127.903 af
Primary=929.69 cfs 127.903 af

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 100-Year Rainfall=7.79"

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Link 12L: POI #1	Inflow=69.74 cfs 8.761 af Primary=69.74 cfs 8.761 af
Link 13L: Culvert #1	Inflow=51.41 cfs 6.927 af Primary=51.41 cfs 6.927 af
Link 14L: POI#2	Inflow=803.94 cfs 110.632 af Primary=803.94 cfs 110.632 af
Link 15L: Node #1	Inflow=129.45 cfs 16.325 af Primary=129.45 cfs 16.325 af
Link 16L: Node #2	Inflow=646.17 cfs 88.629 af Primary=646.17 cfs 88.629 af
Link 17L: Node #3	Inflow=453.44 cfs 58.206 af Primary=453.44 cfs 58.206 af
Link 18L: Node #4	Inflow=167.57 cfs 25.050 af Primary=167.57 cfs 25.050 af
Link 19L: Culvert #2	Inflow=160.91 cfs 23.124 af Primary=160.91 cfs 23.124 af
Link 20L: Node #5	Inflow=429.06 cfs 53.964 af Primary=429.06 cfs 53.964 af

Total Runoff Area = 394.220 ac Runoff Volume = 127.903 af Average Runoff Depth = 3.89"
84.19% Pervious = 331.898 ac 15.81% Impervious = 62.322 ac

[illegible]



PROJECT NAME:	BECKINGHAM ESTATES FOR PROVIDENT LAND SERVICES, INC., 6707 FAIRVIEW ROAD, SUITE B
DRAWING TITLE:	SITE PLAN (WITHOUT DETENTION POND)

PROJ. MGR.:	
DESIGN BY:	
DRAWN BY:	
PROJ. DATE:	
DRAWING NUMBER:	
C1.0	
WKD PROJ. NO.:	
20231182.00.CL	



MEMORANDUM

TO: Planning Board
FROM: Gregory Gordos, Town Planner
DATE: March 24, 2025
SUBJECT: Discussion and Possible Recommendation of Text Amendment 2025-04
Section D917A.G. Private Roads and Gatehouses and Section D918.I.
Screening and Landscaping

BACKGROUND:

In January of 2025 the Weddington Planning Board, as a part of a discussions regarding changes to the Unified Development Ordinance (“UDO”), recommended several text amendments to the Weddington Town Council. These text changes ranged from a comprehensive update to the Tree Protection portion of the UDO to a one sentence clarification on the jurisdiction of the North Carolina Department of Transportation and the town’s up-to-date adoption of their street design standards. All text amendments were adopted by the Town Council as recommended at their February 10, 2025 public hearings as Text Amendment 2025-01, 2025-02, and 2025-03.

In late February 2025 a Planning Board member contacted staff about the possible omission of changes agreed upon by consensus (but not within the text of the ordinance) during these Planning Board discussions.

For instance, it was agreed upon that *berms* should be reinstated in UDO Section D-917 A.O. Buffering (Text Amendment 2024-05), but *berms* are also referenced in another portion of the code, Section D-918-I. Screening and Landscaping. It is understood that the intent was to change the code in all relevant areas.

Text Amendment 2025-02 addressed cul-de-sacs and the gating of these roads, but gate maintenance is also mentioned in Section D917A.G. Private Roads and Gatehouses and this text was intended to be removed.

PROPOSAL:

To clerically amend Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping to reflect the previous consensus of this Planning Board and to clarify all intended text changes. Staff feels that these changes reflect the Board’s intention in previous discussions, but because they are found in UDO Sections not previously mentioned in the previous ordinances, we humbly ask to review this exact amendment for accuracy.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

Section D-917A.

G: Private Roads and Gatehouses

3. *Neighborhoods which have an entrance gate are subject to the following regulations:*

a. *The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate.*

~~b. *An annual inspection and test of the gate system shall be performed, and the results submitted to Town hall during the renewal window prescribed in the Town of Weddington Annual Enforcement Manual.*~~

~~c. *Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested.*~~

~~d. *Any homeowners' association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to Town Hall.*~~

~~e.b.~~ *The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences, or berms located at the external periphery of the development, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association.*

Section D-918.

I: Screening and Landscaping

7. *Berms may be used as screening ~~(for non-residential uses only)~~, provided such berms are at least six feet in height with a maximum slope of 4:1, as measured from the exterior property line. Berms shall be stabilized to prevent erosion and landscaped. If a berm is constructed, shrubs are required but the number may be reduced by 25 percent. However, constructing a berm does not modify the number of trees required.*

Staff offers the modification above for the Town Council's consideration and approval, as recommended by the Planning Board. Staff had recommended no text amendment to the Board. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~striketrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

Attachments:

- Ordinance 2025-04



ORDINANCE NO. 2025-04

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 9, REGULATION OF PARTICULAR USES AND AREAS, SECTION D-917A, SPECIFIC REQUIREMENTS FOR ALL RESIDENTIAL DEVELOPMENT – REQUIRED IMPROVEMENTS, DEDICATION, RESERVATION, AND MINIMUM STANDARDS FOR RESIDENTIAL DEVELOPMENT (APPLICABLE TO BOTH TRADITIONAL RESIDENTIAL DEVELOPMENT AND CONSERVATION RESIDENTIAL DEVELOPMENT) SUBSECTION G. PRIVATE ROADS and SECTION D-918 GENERAL REQUIREMENTS SUBSECTION I SCREENING AND LANDSCAPING; CERTIFYING CONSISTENCY WITH THE TOWN'S LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Weddington adopted the Unified Development Ordinance on April 12, 2021 to comply with North Carolina General Statute 160D and to improve the organization of existing ordinances; and

WHEREAS, the adopted Unified Development Ordinance took effect on April 12, 2021; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

WHEREAS, the existing ordinance prescribes requirements or standards made moot by O-2025-02 and O-2024-5;

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1A. That Unified Development Ordinance, Article 9, Regulation of Particular Uses and Areas, Section D-917A. Specific Requirements for All Residential Development - Required Improvements, Dedication, Reservation and Minimum Standards for Residential Development (applicable to both Traditional Residential Development and Conservation Residential Development), Subsection G. Private Roads:

Section D-917A.

G: Private Roads and Gatehouses

3. Neighborhoods which have an entrance gate are subject to the following regulations:

a. The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate.

~~b. An annual inspection and test of the gate system shall be performed, and the results submitted to Town hall during the renewal window prescribed in the Town of Weddington Annual Enforcement Manual.~~

~~c. Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested.~~

~~d. Any homeowners' association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year-round maintenance and to submit a copy of the service agreement to Town Hall.~~

~~e.b.~~ The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences, or berms located at the external periphery of the development, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association.

Section 1.B. That Unified Development Ordinance, Article 9, Regulation of Particular Uses and Areas, Section D-918. General Requirements., Subsection I. Screening and Landscaping

Section D-918.

I: Screening and Landscaping

7. Berms may be used as screening ~~(for non-residential uses only)~~, provided such berms are at least six feet in height with a maximum slope of 4:1, as measured from the exterior property line. Berms shall be stabilized to prevent erosion and landscaped. If a berm is constructed, shrubs are required but the number may be reduced by 25 percent. However, constructing a berm does not modify the number of trees required.

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2025-04) are hereby adopted to read as set forth in this Ordinance.

Section 3. The Town of Weddington does hereby certify that the amendments contained herein, as well as the provisions of this Ordinance, are consistent with and in conformance with the Town's Land Use Plan.

Section 4. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 5. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.

Section 6. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL
READING AND ADOPTED

Honorable Jim Bell
Mayor

Attest:

Karen Dewey
Town Administrator/Clerk



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: June 9, 2025

SUBJECT: Interlocal Agreement with Union County – Senior Nutrition Program

Staff has received communication from the Union County Manager's Office regarding Weddington residents currently on the waiting list for the County's Senior Nutrition Program. As of the latest update, 10 Weddington residents are awaiting service.

For FY26, the estimated cost per participant is \$7.65 per day for frozen meals and \$5.60 per day for warm meals. This translates to an annual cost of approximately \$1,989 for frozen meals and \$1,456 for warm meals per individual. While the County prioritizes providing warm meals whenever possible, some residents reside too far from a meal preparation site and must receive frozen meals instead.

The County plans to establish a baseline of meals currently being served within Weddington. Any local funding provided would be directed specifically toward serving residents on the waitlist.

Staff is requesting direction to proceed with entering into an interlocal agreement with Union County to allocate funding that would enable Weddington residents on the waitlist to begin receiving meals through the Senior Nutrition Program.

STATE OF NORTH CAROLINA

AGREEMENT

UNION COUNTY

THIS AGREEMENT is made and entered into as of July 1, 2025, by and between **UNION COUNTY**, a political subdivision of the State of North Carolina (“County”), and the _____, a municipal corporation organized and existing under the laws of the State of North Carolina (“Municipality”), each of which may be referred to individually as a “Party” and together may be referred to collectively as the “Parties.”

W I T N E S S E T H

WHEREAS, Union County’s Senior Nutrition Program (the “Program”) provides meals to eligible individuals aged 60 and over throughout Union County; and

WHEREAS, this Program helps sustain health, promote independence, and improve the quality of life of residents who participate; and

WHEREAS, a waiting list currently exists for the Program; and

WHEREAS, the Municipality desires to provide funds to allow residents of the _____ currently on the waiting list to begin receiving meals from the Program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, the parties hereto do each contract and agree with the other as follows:

1. Term and Termination.

- A. Term. The initial term of this Agreement shall commence as of the date first set forth herein and shall continue through June 30, 2026 (the “Initial Term”). Following the Initial Term, the parties may renew this Agreement upon such terms as they may mutually agree in writing.
- B. Termination. The Parties agree that either Party may, without cause and in its sole discretion, terminate this contract for convenience by giving the other Party 60 days’ written notice of the termination. Termination of this Agreement shall not entitle the Municipality to a refund or return of any funds paid under this Agreement.

- 2. Number of Participants and Payment.** As of the date first set forth herein, there are _____ residents of the Municipality on the waiting list for participation in the Program. The Municipality agrees to provide the County \$ _____ to help defray the costs of _____ residents of the Municipality participating in the Program during Fiscal Year 2026. This amount consists of _____ participant(s) in the hot meal program at a cost of \$ _____, and _____ participant(s) in the frozen meal program at a cost of \$ _____ for

the Initial Term.

3. **County Responsibilities.** The County agrees to do the following:

- A. Use the funds provided by the Municipality to provide meals under the Program to residents within the Municipality's geographic limits.
- B. If requested by the Municipality, share non-identifying information about the number of Municipality residents who participate in the Program or are on the waitlist. Any release of personally identifying information of senior nutrition clients will require the client's or legal guardians informed consent, as authorized by a signed consent form.

- 4. **Governing Law.** This Agreement shall be governed by and in accordance with the laws of the State of North Carolina. All actions relating in any way to this Agreement shall be brought in the General Courts of Justice sitting in Union County, North Carolina.
- 5. **Amendments.** No modification or amendments of this Agreement will be valid or binding upon any Party unless in writing and signed by both Parties.
- 6. **Entire Agreement.** This Agreement, including any attachments hereto, shall constitute the entire understanding between the Parties and shall supersede all prior understandings and agreements relating to the subject matter hereof.
- 7. **No Third-Party Rights Created.** This Agreement is intended for the benefit of the Municipality and the County and not any other person.
- 8. **No Joint Venture.** This Agreement does not create a partnership, joint venture, or any sort of agency between the Parties.
- 9. **Notices.** Whenever notice is required to be given pursuant to the terms of this Agreement, such notice shall be deemed to have been sufficiently given when mailed by United States Mail, certified mail, return receipt requested, addressed as follows:

To the County: Union County
 Attn: County Manager
 500 N. Main Street, Suite 919
 Monroe, NC 28112

To the Municipality:
 Attn: _____

IN WITNESS WHEREOF, the parties hereto, acting under authority of their respective governing bodies, have hereunto set their hands and seals and have caused this Agreement to be duly executed, this the day and year first above written.

UNION COUNTY

Town/Village of

By: _____ (SEAL)
Brian W. Matthews, County Manager

By: _____ (SEAL)

DRAFT

2025

2024

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	735,709.11	725,906.57
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	472,462.61	1,243,910.88
10-1130-001	BB&T/TRUIST MONEY MARKET	2,330,916.95	789,468.25
10-1140-000	NC CLASS INVESTMENT ACCOUNT	259,580.07	0.00
10-1170-000	NC CASH MGMT TRUST	5,113,944.41	4,707,027.01
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	26,040.58	68,127.53
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	0.00
10-1211-001	A/R PROPERTY TAX	14,789.40	24,089.41
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	9,670.89	5,915.39
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	5,019.66	3,273.69
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,696.45	2,057.67
10-1214-000	PREPAID ASSETS	32,631.78	34,775.22
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	114,629.82
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	12,470.43
10-1217-000	A/R INTERGOVT	0.00	112,103.30
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	17,747.14	17,747.14
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>11,815,487.65</u>	<u>10,604,906.60</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	0.00
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	387.00	38,473.39
10-2116-000	CUSTOMER REFUNDS	9,222.90	7,959.89
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000	FICA TAXES PAYABLE	0.00	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	305.00-	305.00-
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	0.00	0.00
10-2156-000	LIFE INSURANCE PAYABLE	0.00	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	1,696.45	2,057.67
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	26,040.58	68,127.53
10-2610-001	DEFERRED REVENUE SOLID WASTE PY	0.00	0.00
10-2610-002	DEFERRED REVENUE SOLID WASTE N8 PY	51,874.31	0.00
10-2620-000	DEFERRED REVENUE - DELQ TAXES	9,670.89	5,915.39
10-2625-000	DEFERRED REVENUE - CURR YR TAX	14,789.40	24,089.41
10-2630-000	DEFERRED REVENUE-NEXT 8	5,019.66	3,273.69
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	609.44
	Total Liabilities	<u>166,292.44</u>	<u>198,097.66</u>

		2025	2024
10-2640-001	FUND BALANCE - UNASSIGNED	3,997,645.88	3,997,645.88
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	2,760,480.54	2,760,480.54
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,578,126.42</u>	<u>7,578,126.42</u>
	Revenue	590,368.07	5,237,544.61
	Less Expenses	<u>652,018.20-</u>	<u>3,953,385.47</u>
	Net	<u>1,242,386.27</u>	<u>1,284,159.14</u>
	Total Fund Balance	<u>8,820,512.69</u>	<u>8,862,285.56</u>
	Total Liabilities & Fund Balance	<u>8,986,805.13</u>	<u>9,060,383.22</u>

WEDDINGTON
Statement of Revenue and Expenditures - Standard

06/04/2025
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Revenue Account Range: First to zz-zzzz-zzz

Include Non-Anticipated: Yes

Year To Date As Of: 05/31/25

Expend Account Range: First to zz-zzzz-zzz

Include Non-Budget: No

Current Period: 05/01/25 to 05/31/25

Print Zero YTD Activity: No

Prior Year: Thru 05/31/24

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	1,403,268.91	775,000.00	2,264.93	799,712.67	24,712.67	103
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	18,499.35	10,000.00	261.60	14,283.48	4,283.48	143
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	2,470.00	200.00	0.00	1,180.49	980.49	590
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	114,163.27	72,500.00	6,383.25	84,962.88	12,462.88	117
10-3115-180	TAX INTEREST	7,971.50	1,750.00	102.04	4,682.89	2,932.89	268
10-3120-000	SOLID WASTE FEE REVENUES	1,184,784.87	1,175,000.00	2,547.37	1,207,415.66	32,415.66	103
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	524,767.80	370,500.00	50,999.51	517,543.14	147,043.14	140
10-3322-220	BEER & WINE TAX	0.00	45,000.00	56,901.62	56,901.62	11,901.62	126
10-3324-220	UTILITY FRANCHISE TAX	242,080.76	445,000.00	0.00	245,947.37	199,052.63-	55
10-3329-220	ARPA FEDERAL FUNDS	470,570.56	0.00	0.00	195,969.19	195,969.19	0
10-3333-220	SOLID WASTE DISP TAX	0.00	0.00	2,789.98	8,366.21	8,366.21	0
10-3340-400	ZONING & PERMIT FEES	31,974.50	12,500.00	1,450.00	25,330.00	12,830.00	203
10-3350-400	SUBDIVISION FEES	27,465.00	7,500.00	1,980.00	11,015.03	3,515.03	147
10-3360-400	STORMWATER EROSION CONTROL FEES	12,000.00	5,000.00	0.00	7,736.75	2,736.75	155
10-3830-891	MISCELLANEOUS REVENUES	20,814.61	28,000.00	125.34	244,931.13	216,931.13	875
10-3831-491	INVESTMENT INCOME	223,617.67	150,000.00	24,602.91	262,339.56	112,339.56	175
General Fund Revenue Totals		4,284,448.80	3,097,950.00	150,408.55	3,688,318.07	590,368.07	119

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	938,128.44	1,042,650.00	84,334.48	928,339.28	114,310.72	89
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON
Statement of Revenue and Expenditures

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-126	FIRE DEPT SUBSIDIES	771,811.37	0.00	0.00	0.00	0.00	0
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	5,000.00	0.00	3,965.00	1,035.00	79
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	352,553.88	588,670.00	141,338.76	533,779.36	54,890.64	91
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	41,560.00	70,000.00	7,728.00	55,170.00	14,830.00	79
10-4110-193	ATTORNEY FEES - LITIGATION	750,000.00	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	14,769.48	5,000.00	0.00	0.00	5,000.00	0
10-4110-340	PUBLICATIONS	0.00	4,675.00	0.00	0.00	4,675.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	6,657.47	4,500.00	0.00	8,376.59	3,876.59-	186
10-4110-343	SPRING EVENT	4,359.64	10,250.00	674.67	4,733.67	5,516.33	46
10-4110-344	OTHER COMMUNITY EVENTS	2,028.18	1,500.00	0.00	0.00	1,500.00	0
10-4110-498	LIBRARY DONATIONS	0.00	75,000.00	0.00	75,000.00	0.00	100
	4110 GENERAL GOVERNMENT	2,881,868.46	1,812,245.00	234,075.91	1,609,363.90	202,881.10	89
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	60,913.63	69,550.00	5,687.50	63,990.59	5,559.41	92
10-4120-123	SALARIES - TAX COLLECTOR	50,650.59	60,500.00	4,722.62	53,347.24	7,152.76	88
10-4120-124	SALARIES - FINANCE OFFICER	17,525.03	21,755.00	921.60	15,923.46	5,831.54	73
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	24,400.00	25,200.00	2,100.00	23,100.00	2,100.00	92
10-4120-181	FICA EXPENSE	11,741.98	13,800.00	1,027.51	11,961.49	1,838.51	87
10-4120-182	EMPLOYEE RETIREMENT	23,428.55	28,325.00	2,260.03	25,474.03	2,850.97	90
10-4120-183	EMPLOYEE INSURANCE	14,212.00	32,150.00	2,748.00	30,235.00	1,915.00	94
10-4120-184	EMPLOYEE LIFE INSURANCE	183.04	500.00	38.72	425.92	74.08	85

WEDDINGTON
Statement of Revenue and Expenditures

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-185	EMPLOYEE S-T DISABILITY	154.00	375.00	28.00	294.00	81.00	78
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	10,500.00	0.00	10,800.00	300.00-	103
10-4120-193	CONTRACT LABOR	54,494.26	40,000.00	3,200.00	17,328.74	22,671.26	43
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	4,939.32	23,000.00	204.46	3,476.55	19,523.45	15
10-4120-210	PLANNING CONFERENCE	361.31	4,000.00	0.00	574.43	3,425.57	14
10-4120-321	TELEPHONE - ADMIN	1,465.09	2,000.00	0.00	2,083.47	83.47-	104
10-4120-325	POSTAGE - ADMIN	1,239.86	2,500.00	0.00	1,137.65	1,362.35	46
10-4120-331	UTILITIES - ADMIN	3,111.13	5,000.00	58.68	3,249.52	1,750.48	65
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	57,631.20	10,000.00	0.00	3,544.07-	13,544.07	35-
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	92,215.72	65,000.00	3,235.07	93,251.16	28,251.16-	143
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	52,554.00	90,000.00	4,476.00	60,670.34	29,329.66	67
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,013.36	1,500.00	0.00	1,013.36	486.64	68
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	4,760.00	6,500.00	480.00	5,280.00	1,220.00	81
10-4120-370	ADVERTISING - ADMIN	326.27	500.00	59.40	508.42	8.42-	102
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	377.35	122.65	75
10-4120-400	ADMINISTRATIVE:TRAINING	4,037.25	6,500.00	0.00	3,927.60	2,572.40	60
10-4120-410	ADMINISTRATIVE:TRAVEL	6,160.05	5,000.00	316.09	4,537.19	462.81	91
10-4120-450	INSURANCE	22,690.17	25,000.00	0.00	26,649.27	1,649.27-	107
10-4120-491	DUES & SUBSCRIPTIONS	22,597.04	28,500.00	0.00	18,077.04	10,422.96	63
10-4120-498	GIFTS & AWARDS	1,385.93	1,500.00	124.44	816.69	683.31	54
10-4120-499	MISCELLANEOUS	38,836.59	12,500.00	510.48	12,121.55	378.45	97
	4120 ADMINISTRATIVE	573,027.37	592,155.00	32,198.60	487,087.99	105,067.01	82
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON
Statement of Revenue and Expenditures

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-121	SALARIES - ZONING ADMINISTRATOR	48,100.74	80,750.00	6,666.66	74,553.73	6,196.27	92
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	18,584.78	21,950.00	1,880.81	21,715.06	234.94	99
10-4130-124	SALARIES - PLANNING BOARD	2,300.00	5,150.00	300.00	2,300.00	2,850.00	45
10-4130-125	SALARIES - SIGN REMOVAL	3,335.85	3,600.00	264.60	3,156.30	443.70	88
10-4130-181	FICA EXPENSE - P&Z	5,532.92	8,475.00	642.19	7,452.75	1,022.25	88
10-4130-182	EMPLOYEE RETIREMENT - P&Z	7,548.44	17,675.00	1,114.00	12,457.94	5,217.06	70
10-4130-183	EMPLOYEE INSURANCE	212.00	16,125.00	1,374.00	15,114.00	1,011.00	94
10-4130-184	EMPLOYEE LIFE INSURANCE	9.92	375.00	25.60	281.60	93.40	75
10-4130-185	EMPLOYEE S-T DISABILITY	0.00	200.00	14.00	154.00	46.00	77
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	41,675.44	60,000.00	0.00	82,456.60	22,456.60	137
10-4130-193	CONSULTING	53,900.41	65,000.00	0.00	38,980.19	26,019.81	60
10-4130-194	CONSULTING - COG	0.00	17,500.00	5,436.62	5,436.62	12,063.38	31
10-4130-195	STORMWATER EROSION CONTROL	2,839.09	0.00	0.00	0.00	0.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	4,531.33	7,500.00	204.46	3,572.66	3,927.34	48
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	102,000.00	179,000.00	0.00	75,000.00	104,000.00	42
10-4130-321	TELEPHONE - PLANNING & ZONING	1,465.11	2,000.00	0.00	2,173.49	173.49	109
10-4130-325	POSTAGE - PLANNING & ZONING	1,239.85	2,500.00	0.00	992.88	1,507.12	40
10-4130-331	UTILITIES - PLANNING & ZONING	3,628.06	5,048.85	139.98	3,305.25	1,743.60	65
10-4130-370	ADVERTISING - PLANNING & ZONING	497.31	500.00	121.35	376.84	123.16	75
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	200,000.00	0.00	0.00	200,000.00	0
4130 ECONOMIC & PHYSICAL DEVELOPMEN		296,977.25	693,598.85	17,941.57	349,479.91	344,118.94	50
General Fund Expenditure Totals		3,751,873.08	3,097,998.85	284,216.08	2,445,931.80	652,067.05	79
10 General Fund		Prior	Current	YTD			

WEDDINGTON
Statement of Revenue and Expenditures

Revenues:	4,284,448.80	150,408.55	3,688,318.07
Expenditures:	3,751,873.08	284,216.08	2,445,931.80
Net Income:	532,575.72	133,807.53-	1,242,386.27

Grand Totals	Prior	Current	YTD
Revenues:	4,284,448.80	150,408.55	3,688,318.07
Expenditures:	3,751,873.08	284,216.08	2,445,931.80
Net Income:	532,575.72	133,807.53-	1,242,386.27

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: June 9, 2025

SUBJECT: Tax Report– May 2025

Transactions:	
Balance Adjustments	\$(82.45)
Refunds	\$457.60
Returned Check	\$500.40
Overpayment	\$(483.92)
Taxes Collected:	
2023	\$(241.58)
2024	\$(5418.45)
As of May 31, 2025; the following taxes remain Outstanding:	
2014	\$136.06
2015	\$187.26
2016	\$251.29
2017	\$421.72
2018	\$139.46
2019	\$390.77
2020	\$285.81
2021	\$408.89
2022	\$3483.08
2023	\$16,218.09
2024	\$35,438.23
Credit Balance	\$(143.68)
Total Outstanding:	\$57,216.98