

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JANUARY 8, 2018 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 7**

Reverend Filmore Strunk, Rector at All Saints Anglican Church, offered an invocation prior to the opening of the meeting.

1. OPEN THE MEETING

Mayor Callis opened the January 8, 2018 Regular Town Council Meeting at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Callis led the Pledge of Allegiance.

3. DETERMINATION OF QUORUM

Quorum was determined with Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, Councilmembers Jeff Perryman, Mike Smith, and Scott Buzzard in attendance.

Staff Present: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Finance Officer Leslie Gaylord

Visitors: Bill Price, Sue Futerman, Ronald Futerman, Anne Marie Smith, Barbara Harrison, Pat Harrison, Rob Dow, Walt Hogan, Sydney White, Shirley White, Andy Adams, Weston Boles, Sean Paone

4. PUBLIC COMMENTS

Ron Futerman – 3503 Antioch Church Road – Mr. Futerman expressed his discontent with the Providence Land Group and the way they are managing the Threshold Church Project. He stated that he is a 20 year plus resident. He has always been in favor of the church; at public meetings he has spoken his support for them. Throughout the rezoning process, a major talking point was the commitment to the large undisturbed buffer. That buffer was the reason there was support from the public for this large, ambitious project in a residential area. Through 8 revisions, 4000 square feet of trees has been carved out from the buffer on the south side. It has altered the character of the buffer. The developer's answer was to plant 26 bushes. There has been no public involvement in any of the revisions. Mr. Futerman has spoken with a landscape architect to come up with a plan to make the buffer more satisfactory to the neighbors. He believes that Providence Land Group manipulated the system, but it is not too late to make things right. He has given the modest landscape plan to the planner. He asks that it please be considered for a part of the Threshold Church plan.

Andy Adams – 3625 Antioch Church Road – Mr. Adams lives on the property adjoining the Futermans. He stated his support for Mr. Futerman's statement.

Sydney White - 3505 Antioch Church Road – Mr. White stated that he has been a resident of Weddington for

over 30 years. He expressed his displeasure with the Providence Land Group as well. He expects the developer to do what was planned: to leave the buffer undisturbed. He stated that if one was to check the original sketches and compare to what is there now, they would be completely different.

5. ADDITIONS, DELETIONS AND/OR ADOPTION OF THE AGENDA

Councilmember Propst asked to add item C to the Consent Agenda to approve the proposal from Unity Lawn and Landscaping for spreading mulch on town property.

Ms Thompson stated that Staff wants to recognize that Andrew Moore's Planning Board Application was inadvertently left out of the agenda packet. It was emailed back in December when first received, emailed again today, and there is a hard copy for Council on the table.

Motion: Councilmember Smith made a motion to adopt the agenda as amended.
Vote: The motion passed with a unanimous vote

6. CONSENT AGENDA

- A. Adopt Proclamation P-2018-01, Support for HB551/SB595 (Marsy's Law), Guaranteeing Victim's Rights (*hereby submitted for the record*)
- B. Call for a Public Hearing to be held on February 12, 2018 at Weddington Town Hall at 7:00 PM to Consider a Preliminary Plat/Construction Plans for the Weddington Glen Subdivision (formerly Weddington Matthews Road Subdivision).
- ** C. Approval of the proposal given by Unity Lawn and Landscaping to spread mulch on the town property.

Motion: Councilmember Perryman made a motion to adopt the Consent Agenda as amended.
Vote: The motion passed with a unanimous vote.

7. APPROVAL OF DECEMBER 11, 2017 TOWN COUNCIL REGULAR MEETING MINUTES

Motion: Councilmember Smith made a motion to approve the December 11, 2017 Town Council Regular Meeting minutes as presented.
Vote: The motion passed with a unanimous vote.

8. PUBLIC HEARINGS AND CONSIDERATION OF PUBLIC HEARINGS

A. Discussion and Consideration of Rezoning from R-CD to PRD for Weddington Acres Subdivision (formerly Graham Allen Subdivision)

Mayor Callis opened the public hearing.
No one signed up to speak.
Mayor Callis closed the public hearing.

Ms. Thompson presented staff report: Sunbelt Holdings SE, LLC has submitted an application for a Planned Residential Development (PRD) for Weddington Acres Subdivision. The proposed site is 41.53 acres containing 25 lots. The property is currently zoned R-CD. The applicant has provided a site plan for the entrance gates' location. It also shows minimum stacking for 2 vehicles and a turnaround area. The gate elevations, monument sign, and landscaping will go to Planning Board for approval. The subdivision

will have an entrance on Weddington Matthews Road that will be right in/right out only and an entrance on Antioch Church Road that will have a right and left turn lane into the subdivision.

The Planning Board reviewed the plans on November 27, 2017 and made a recommendation for approval with the following conditions:

- A wider lane at the entry so vehicles can by-pass a non subdivision resident or contractor that may be having trouble at the gate;
- Recommendation that the developer/applicant install a YELP box on the gate system; and
- Applicant provides a turning radius exhibit to ensure a school bus or larger box truck is able to turn around in the entrance area.

Staff recommends approval of the PRD rezoning with the following conditions:

- The construction drawings are updated to reflect the new entry.
- CCR's are reviewed by the Town Attorney to ensure access requirements, upkeep, and inspections are covered by the HOA per Section 58-23.
- Bond obtained to cover maintenance requirements per Section 58-23.
- The Final Plat (once approved) shall be updated to reflect private roads.

With this rezoning, Staff recommends the following Land Use Plan consistency statement:

The rezoning is consistent with the Land Use Plan because it ensures that development is consistent with the Town's quality and aesthetic values, thereby protecting property values. The roads are built to NCDOT standard to help with HOA maintenance in the future; and the amendment is reasonable and in the public interest because safety factors were taken into consideration by requiring a turn-around area and by-pass lanes and emergency service access.

Mayor Pro Tem Propst asked for confirmation on the layout of the Antioch church Road entrance. Ms. Thompson answered that the developer is providing a right and left turn lane in to the subdivision off Antioch Church Road. Mayor Pro Tem Propst stated that she believes that is more than sufficient.

Councilmember Buzzard stated he believes that past discussions included a right turn lane off Weddington Matthews Road. It is a high volume area and traffic will be coming up on a signaled light and coming out of a pretty dangerous curve. There could potentially be traffic at the entrance of the subdivision hanging out on to Weddington Matthews Road. He believes the Council should address that issue.

Mayor Pro Tem Propst stated that the subdivision is only 25 homes and she doesn't believe that many cars will be turning in. She asked the Applicant if two cars could be stacked. The Applicant responded that there is almost enough space for a third car. The vehicle outlines shown on the plan are the size of Suburbans.

Mayor Callis asked how wide the road is. The Applicant responded that the road is 16 feet wide from the edge of pavement to the edge of pavement. There will be two entrances to the subdivision and DOT isn't requiring a right turn lane from Weddington Matthews Road.

Mayor Pro Tem Propst asked if the plan was DOT approved.

Councilmember Buzzard stated that just because DOT approves the plan, it doesn't preclude the Council

from asking for a turn lane.

Mayor Pro Tem Propst stated that there are two entrances, the main entrance being on Antioch Church Road.

The Applicant stated that the developer looked at Stratford Hall and Vintage Creek subdivisions. Both are gated and have no right turn lane into the subdivisions.

Councilmember Smith asked Councilmember Buzzard if he is aware of any traffic improvements coming down the road. Councilmember Buzzard responded that he doesn't believe there are any plans for the intersection at Antioch Church, but on Tilley Morris, and there will be a roundabout at Chestnut Road. The new 485 interchange is out of our jurisdiction, but will add to traffic. Across the street from the subdivision, utilities own the majority of that land. Harris Teeter owns the front portion of that property and there are plans down the road for a shopping center of some type. On Chestnut Road, there are plans for a higher density development on other side of the storage facility. Also, the back entrance of the Waverly shopping center can impact this area.

Mayor Pro Tem Propst asked the Applicant if they anticipate more traffic will be using the Antioch church road entrance. The applicant responded the full access entrance will be on Antioch church road, so that is anticipated to be the busier entrance.

Motion: Mayor Pro Tem Propst made a motion to approve rezoning from R-CD to PRD for Weddington Acres Subdivision with the conditions as outlined by Staff and the Planning Board and to adopt the Land Use Plan consistency statement as written.

Vote: The motion passed with a 3-1 vote with Mayor Pro Tem Propst and Councilmembers Smith and Perryman voting in favor. Councilmember Buzzard voted against.

B. Discussion and Consideration of the Final Plat for Weddington Acres Subdivision (formerly Graham Allen Subdivision)

Ms. Thompson presented staff report: Sunbelt Holdings SE, LLC is seeking approval of their final plat application for 25 lots on 41.5 acres located at the southern corner of Weddington Matthews Road and Antioch Church Road. The sketch plan was approved on October 28, 2015. The Planning Board reviewed the Preliminary Plat/Construction Plans on June 26, 2017 and Town Council approved the plans on July 10, 2017. The Planning Board reviewed the final plat on November 27, 2017. The Board unanimously recommended approval with the conditions as follows:

- Bond Estimates shall be approved by USI (received since Planning Board meeting).
- Maintenance Agreements to be approved by the Town Attorney.
- Approval of CCR's by Town Attorney.
- The PRD shall be approved by the Town Council prior to the final plat approval.
- Pending PRD approval, the roads shall be labeled as private right of way.
- The common open space and buffer is labeled as open space and maintained by the HOA consistent with the maintenance plan and CCRs.
- CBU locations shall be approved by the USPS.

Staff recommends approval of the Weddington Acres Subdivision Final Plat with the following conditions:

- Bonds are obtained prior to recording the plat.
- Maintenance Agreement and CCR's to be approved by the Town Attorney.
- Roadways labeled as private right of way and the entrance updated as per the PRD plans.
- CBU locations approved by the USPS.

Motion: Mayor Pro Tem Propst made a motion to approve the final plat for Weddington Acres Subdivision with the conditions outlined by Staff and the Planning Board.

Vote: The motion passed with a unanimous vote.

9. OLD BUSINESS

10. NEW BUSINESS

A. Consideration of Appointment to the Planning Board, Board of Adjustment, and Historic Preservation Commission

Ms. Dewey stated that the Planning Board term for Bruce Klink expired in December 2017. The Council has seen the applications received for the vacancy.

Mayor Callis opened the floor for nominations.

Councilmember Smith nominated Steve Godfrey. He stated that he has spoken with Mr. Godfrey and thought that he had a lot to offer. Currently, there is no representation on the Planning Board from the area where he lives-Potter Road.

Councilmember Buzzard nominated Bruce Klink. He stated that Mr. Klink has done a commendable job; he has the approval of the current Board.

Mayor Pro Tem Propst stated that she spoke with Mr. Godfrey and found him to be very involved with community through different means. He seems to be a good person that wants to be involved. He has made many efforts to apply for positions for the Town. Mayor Pro Tem Propst also stated that through the last election cycle she heard a lot of the people from that side of town feel left out and not engaged. She wants them to feel a part of the process.

Councilmember Perryman stated that he also spoke with Mr. Godfrey and he would like to echo earlier comments. He would like to add that Mr. Godfrey is retired and he has the motivation to get things done. He found Mr. Godfrey to be a good individual. Councilmember Perryman also stated that for all that applied, to give them a thank you. Getting people involved in their town is something we need to do more of. He wanted to go on record thanking all the applicants.

Mayor Callis closed the nominations.

Mayor Callis called for votes in favor of Mr. Godfrey to be appointed to the Planning Board: Mayor Pro Tem Propst, Councilmember Perryman and Councilmember Smith voted in favor.

Mayor Callis called for votes in favor of Mr. Klink to be appointed to the Planning Board: Councilmember Buzzard voted in favor.

Motion: Councilmember Smith made a motion to appoint Steve Godfrey to the Planning Board/Board of Adjustment/Historical Preservation Commission for a 4 year term.

Vote: The motion passed with a unanimous vote

11. UPDATE FROM TOWN PLANNER

Ms. Thompson presented the update: In July, Staff determined there was a budget for code/construction inspector for 4 hours a week to keep watch on subdivisions under development. The inspector started about a month and a half ago and it has been going well. Staff is receiving notes and pictures from the inspector and issues are being taken care of quickly. There are still some of the bigger issues: Cardinal Crest has been re-seeded and hopefully that will help with some of the erosion. NCDEQ will be out to inspect that project next week.

Councilmember Smith asked that the inspection reports be forwarded to the Council.

Ms. Thompson stated that the Preliminary Plat for Woodford Chase, a 10 lot subdivision near Lester Davis and Highway 84, should be ready in February for the Planning Board. Final plat Phase 2 for Harlow's Crossing should be ready for Planning Board in February as well.

12. CODE ENFORCEMENT REPORT

Included in packet. *(Hereby submitted for the record)*

13. UPDATE FROM FINANCE OFFICER AND TAX COLLECTOR

Ms. Gaylord stated that we are halfway through fiscal year. The balance sheet and statements are in the packet.

14. TRANSPORTATION REPORT

Councilmember Buzzard stated there is nothing new to update.

15. COUNCIL COMMENTS

Councilmember Jeff Perryman: I am looking forward to the retreat at the end of February to learn more about the position and job; and what we can be doing for the town in the upcoming year and get focused on that and get busy.

Councilmember Mike Smith: I just want to thank everybody for coming out on this cold night. I appreciate you attending the meeting and continuing to come out.

Mayor Pro Tem Propst: I reiterate that. Go Dawgs! Thank everybody for coming out and thank you for being a part of the process. We do appreciate all the people that applied to the Planning Board and are looking forward to someone on the other part of town to be part of the process.

Councilmember Buzzard: I just want to thank everyone for coming out and taking an interest in our town and what we do. It's always good if you have questions or comments, to feel free to contact us or staff. Looking forward to working with everyone.

Mayor Callis: I would like to thank everybody for coming out. Thanks to everyone who applied to the Planning Board. It is commendable to try to get involved in your community. And thank you all for extending grace to me as I learn the process of going through a meeting. It's a process and I'm learning, so thank you for the grace that is extended.

16. ADJOURNMENT

Motion: Councilmember Smith made a motion to adjourn the January 8, 2018 Regular Town Council Meeting to 7:38 p.m.

Vote: The motion passed with a unanimous vote.

Adopted: 2/12/2018


Elizabeth Callis, Mayor


Karen Dewey, Clerk



**TOWN OF WEDDINGTON
PROCLAMATION
P-2018-01**

- WHEREAS,** Marsy's Law For North Carolina and advocacy organizations statewide are dedicated to guaranteeing victims' rights and providing a voice; and
- WHEREAS,** Marsy's Law For North Carolina supporters agree victims should always be treated with fairness and respect throughout the criminal justice process, protected from the defendant, reasonably heard at public proceedings regarding their case, and given a voice through the process of the case; and
- WHEREAS,** per the Federal Bureau of Investigation's (FBI) most recent "Crime in the United States" report, in 2013 a total of 33,700 North Carolinians were the victim of Violent "Index Crimes" including: murder, rape, robbery, aggravated assault, burglary, larceny, motor vehicle theft and arson; and
- WHEREAS,** Marsy's Law for North Carolina will ensure that victim's receive the same rights that are afforded to criminals and have rights to notification of release, hearings, appropriate restitution, and the right to speak at during criminal proceedings; and
- WHEREAS,** Victims' Rights is a non-partisan, non-political issue, and Marsy's Law is a common sense approach to ensuring Victims' Rights

NOW THEREFORE I, Elizabeth Callis, Mayor of the Town of Weddington, North Carolina, do hereby proclaim


SUPPORT FOR HB 551/SB 595 (MARSY'S LAW)

and encourage all of our citizens to join in the commitment to protect the rights of North Carolina crime victims.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 8th day of January, 2018


Elizabeth Callis
Mayor, Town of Weddington

ATTEST:


Karen Dewey
Clerk, Town of Weddington







January 6, 2018

TOWN OF WEDDINGTON ESTIMATE FOR MULCHING ALL TREE BEDS AND MEDIANS

THIS WILL INCLUDE MULCHING 2 WEDDINGTON MONUMENTS, ALL TREE BEDS AND MEDIANS ON REA, PROVIDENCE, HEMBY, AND MATTHEWS-WEDDINGTON ROAD AT TILLEY MORRIS. MULCH WILL BE APPLIED AT 4" IN DEPTH

DELIVER AND SPREAD MULCH	(PLUS OR MINUS \$250.00)	\$12,500.00
EDGE MEDIANS FIRST TO KEEP MULCH FROM SPILLING OVER CURBS		\$1600.00
	TOTAL	\$14,100.00

WEDDINGTON CODE ENFORCEMENT REPORT

December, 2017

1. 404 Cottonfield Cir., James & Shannon Cox

- 5/31/17—Legal action pending.
- 7/31/17—Legal action pending.
- 8/31/17—Legal action still pending.
- 9/13/17—Attempt to inspect property; could not get inside or on to property.
- 10/31/17—No Change.
- 11/20/17—Obtained Administrative Inspection Warrant and inspected property; heavy/commercial equipment still in buildings; truck between buildings under repair
- 12/31/17—Legal action still pending; violation continues.

2. 4005 Ambassador Ct., Inez B. McRae Trust

- “In Rem” repairs to secure and close this building were performed in 2015. Lien for cost of these repairs recorded with Union County Register of Deeds in amount of \$7000.00.
- 5/31/17—Deterioration continues
- 12/31/17—Deterioration continues, building still vacant and closed.

3. 4716 Weddington Matthews Rd.

- Existing residence under remodel/expansion. New owner has permit, but needs to acquire permit for 2nd story expansion for Union County
- 6/30/17---Per owner, he will use this as his residence only. Will continue to monitor.
- 7/31/17—Dumpsters (5) on property. Owner instructed to remove them.
- 8/31/17—All dumpsters except 1 removed. Additional permit issued for 2nd living unit and meter attached at rear of house.
- 12/31/17—Monitoring.

4. 3064 Ancestry Cr.

- 10/31/17--Possible use violation—still investigating.
- 11/30/17—Still investigating this one.
- 12/31/17—Still investigating.

5. 1011 Heritage Acres

- 10/31/17--Possible use violation—still investigating.
- 11/30/17—Still investigating.
- 12/31/17—Still investigating.

6. 2056 Meadow Run Dr.

- Utility building w/out permit and possible side yard encroachment; letter sent to owner
- 12/31/17--Permit obtained for building. Resolved.

7. Matthews-Weddington Rd., Bradshaw property

- Box trucks parked on property; Notice of violation/citation issued to owner.
- 12/31/17—Trucks removed. Resolved, but will monitor.



TOWN OF WEDDINGTON
BALANCE SHEET

FY 2017-2018

PERIOD ENDING: 12/31/2017

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,313,705.49
10-1120-001	TRINITY MONEY MARKET	1,115,096.66
10-1170-000	NC CASH MGMT TRUST	533,623.46
10-1211-001	A/R PROPERTY TAX	190,528.40
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	8,640.53
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,119.49
10-1232-000	SALES TAX RECEIVABLE	2,468.30
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,346,268.11
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	20,583.08
10-1610-003	FIXED ASSETS - EQUIPMENT	118,306.60
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS		<u>5,686,191.13</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2620-000	DEFERRED REVENUE - DELQ TAXES	8,640.53
10-2625-000	DEFERRED REVENUE - CURR YR TAX	190,528.40
10-2630-000	DEFERRED REVENUE-NEXT 8	10,119.49
TOTAL LIABILITIES		<u>284,290.67</u>

EQUITY

10-2620-001	FUND BALANCE - UNASSIGNED	2,199,653.14
10-2620-003	FUND BALANCE-ASSIGNED	249,500.00
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,512,011.00
CURRENT FUND BALANCE - YTD NET REV		440,736.32
TOTAL EQUITY		<u>5,401,900.46</u>

TOTAL LIABILITIES & FUND EQUITY	<u>5,686,191.13</u>
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TOWN OF WEDDINGTON
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FY 2017-2018

PERIOD ENDING: 12/31/2017

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TOTAL LIABILITIES & FUND EQUITY	<u>5,686,191.13</u>
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