

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, APRIL 9, 2018 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104**

AGENDA

Prayer – John David Price from Bethany Church of Weddington

1. OPEN THE MEETING
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM
4. PUBLIC COMMENTS
5. ADDITIONS, DELETIONS AND/OR ADOPTION OF THE AGENDA
6. RECOGNITION OF TOWN ATTORNEY; ANTHONY FOX
7. CONSENT AGENDA
 - A. Approval of Resolution R-2018-01 Authorizing Town of Weddington to engage in electronic payments as defined by NCGS 159-28
8. APPROVAL TOWN COUNCIL MINUTES
 - A. March 12, 2018 Town Council Regular Meeting Minutes
9. PUBLIC HEARINGS AND CONSIDERATION OF PUBLIC HEARINGS
 - A. Discussion and Consideration of Conventional Rezoning of a portion of parcel number 06177015 from R-60 to R-40
10. OLD BUSINESS
 - A. Review and Discussion of Preliminary Budget for Fiscal Year 2018-2019
 - B. Review and Consideration of Eliminating the Connection to Amanda Drive
11. NEW BUSINESS
 - A. Discussion and Consideration of Final Plat for Harlow's Crossing Subdivision Phase 1 Map 2
 - B. Discussion and Consideration of Final Plat for Atherton Subdivision Phase 2 Map 4
 - C. Discussion and Consideration of Preliminary Plat/Construction Plans for Woodford Chase Subdivision
 - D. Discussion and Consideration of a Social Media Policy
12. UPDATE FROM TOWN PLANNER
13. CODE ENFORCEMENT REPORT
14. UPDATE FROM FINANCE OFFICER AND TAX COLLECTOR

15. TRANSPORTATION REPORT

16. COUNCIL COMMENTS

17. MOVE INTO CLOSED SESSION PURSUANT TO NCGS 143-318.11(A)(3) – To Consult with an attorney for matters protected by the attorney-client privilege including the settlement of a possible claim; And the Case Jamie Cox and Shannon Cox versus the Town of Weddington

18. DISCUSSION AND CONSIDERATION OF ENTERING INTO AN AGREEMENT FOR LEGAL SERVICES AND APPOINTMENT OF A TOWN ATTORNEY

19. ADJOURNMENT



RS-2018-01

**A RESOLUTION AUTHORIZING TOWN OF WEDDINGTON TO ENGAGE IN ELECTRONIC PAYMENTS AS
DEFINED BY G.S. 159-28 OR G.S. 115C-441**

WHEREAS, it is the desire of the Town Council that the Town of Weddington is authorized to engage in electronic payments as defined by G.S. 159-28 or G.S. 115C-441

WHEREAS, it is the responsibility of the Finance Officer, who is appointed by and serves at the pleasure of the Town Council, to adopt a written policy outlining procedures for pre-auditing obligations that will be incurred by electronic payments as required by NC Administrative Code 20 NCAC 03.0409;

WHEREAS, it is the responsibility of the Finance Office, who is appointed by and serves at the pleasure of the Town Council, to adopt a written policy outlining procedures for disbursing public funds by electronic transaction as required by NC Administrative Code 20 NCAC 03.0410;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weddington

Section 1. Authorizes the Town of Weddington to engage in electronic payments as defined by G.S. 159-28 or G.S. 115C-441;

Section 2. Authorizes the Finance Officer to adopt a written policy outlining procedures for preauditing obligation that will be incurred by electronic payments as required by NC Administrative Code 20 NCAC 03.0409

Section 3. Authorizes the Finance Officer to adopt a written policy outlining procedures for disbursing public funds by electronic transaction as required by NC Administrative Code 20 NCAC 03.0410; and

Section 4. This resolution shall take effect immediately upon its passage.

Adopted this 9th day of April 2018 by unanimous vote of the Weddington Town Council.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 12, 2018 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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Prayer – Pastor Ed Thomas, Spirit of Joy Lutheran Church

1. Open the Meeting

Mayor Callis opened the March 12, 2018 Regular Town Council Meeting at 7:04 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 Scott Buzzard and Jeff Perryman in attendance. Councilmember Mike Smith was absent.

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

Visitors: Ann Craven, Larry Wood, Ed Thomas, Ulanda Baker, Andrew Zawacki, Rex Noble, Mark Appleyard, Julie Appleyard, Daniel Barry, Rob Dow

4. Presentation and Consideration of the FY 2016-2017 Audit by Rowell, Craven & Short

Ann Craven presented the FY 2016-2017 audit. She stated that Weddington is a well run town. Taxes have not been raised in several years and the collection percentage is 99.13. Kim Woods is doing a great job as Weddington's collection percentage is higher than the state average of about 97 %. The fund balance shows a conservative approach which allows the Town to take advantage of opportunities that arise like the 2017 land purchase, which increased capital assets.

Mayor Pro Tem Propst stated that she read the audit and agreed with Ms Craven's presentation.

Councilmember Buzzard asked if there were any red flags. Ms. Craven stated that there were no red flags; no issues other than the Providence Volunteer Fire Department lawsuit, but that will probably not have a negative impact on the Town.

Motion: Councilmember Buzzard made a motion to accept the FY 2016-2017 Audit by Rowell, Craven, and Short.
Vote: The motion passed with a unanimous vote.

5. Public Comments

Dan Barry: 8207 Lake Providence Drive – Mr. Barry stated that he received notification from the Board of County Commissioners that a vacancy will occur as Commissioner Lance Simpson is moving to Winston Salem. According to NC General Statutes, the Union County Republican Party is required to nominate a replacement. If there is a Republican in Weddington interested in being nominated to serve on the Board of County Commissioners, contact Mr. Barry by email at chairman@uniongop.com.

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

Staff requested to move item 7.C. Approve Tilley Morris Round A Bout Reimbursement agreement with NCDOT in the Consent Agenda to item 11.C. New Business to discuss the agreement.

Motion: Mayor Pro Tem Propst made a motion to adopt the agenda as amended by staff.
Vote: The motion passed with a unanimous vote.

7. Consent Agenda

A. 2019 Deer Urban Archery Season Renewal

B. Call for a Public Hearing to be held Monday, April 9, 2018 at 7:00 p.m. at the Weddington Town Hall to consider Conventional Rezoning of a portion of parcel number 06177015 from R-60 to R-40

~~C. Approve Tilley Morris Round A Bout Reimbursement agreement with NCDOT~~

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

Vote: The motion passed with a unanimous vote

8. Approval of Minutes

A. February 12, 2018 Town Council Regular Meeting Minutes

Motion: Mayor Pro Tem Propst made a motion to approve the February 12, 2018 Town Council Regular Meeting Minutes as presented.

Vote: The motion passed with a unanimous vote.

B. February 24, 2018 Town Council Retreat Minutes

Motion: Mayor Pro Tem Propst made a motion to approve the February 24, 2018 Town Council Special Meeting Retreat Minutes as presented.

Vote: The motion passed with a unanimous vote.

9. Public Hearings and Consideration of Public Hearings

10. Old Business

11. New Business

A. Presentation - Arborbrook Christian Academy

Ms. Ulunda Baker presented the intent of the Arborbrook Christian Academy to purchase property located at 5207 Weddington Road to be used as a satellite campus. It will serve a small kindergarten through 12 grade population of about 70 to 75 students with staff. The school has engaged an engineer and surveyor to do some due diligence of how the school would impact the property and surrounding neighbors. They are not planning to use buses; however they plan to add a driveway and other improvements to the property to make it more pleasant from the road.

Councilmember Buzzard asked if they had considered the widening of Highway 84 and what effect it will have on their plans. Ms. Baker responded that the engineer has looked at the proposed widening. The entrance would be impacted, but it shouldn't otherwise impact their use of the property.

Mayor Pro Tem Propst stated that initially the school planned to use the existing building and construct an additional building. She asked when that expansion was planned. Ms. Baker responded that the schools goal is to use the property for the next school year. The existing building doesn't have enough space to maximize use. Mayor Pro Tem Propst asked if the school is able to purchase this property, will they build as soon as they can. Ms. Baker responded that they would. An architect has looked at how to design it.

Councilmember Perryman noted that the school hours are Monday through Thursday from 8:30 to 3:00. He asked if it would be used during the off hours. Ms. Baker responded that there may be an occasional event or elective class held after hours, but the primary use is Monday through Thursday from 8:30 to 3:00.

Council member Buzzard stated that if the school has additional gatherings or events that can extend the 8:30 to 3:00 hours, that might change how the Council looks at the effects on the surrounding area.

Mr. Andrew Zawacki responded that any after school activities involving larger numbers will be back at Wesley Chapel campus. The existing building, Crossroads Sanctuary, seats about 100 people and isn't large enough to do more than a weekly assembly for the students. It is truly a satellite location.

Mayor Callis asked how many total students enrolled in the school. Ms. Baker responded that the school has 230 students. At this satellite campus, there will be less than 10 staff for 70-75 students.

Councilmember Perryman asked if there were any concerns from the Athletic Association. Ms. Baker reiterated that the school will not significantly impact the neighbors.

Ms. Baker stated that the Council is welcome to come and visit current campus and meet at the proposed satellite campus.

Mayor Callis stated that Ms. Thompson will set up a meeting to continue the conversation.

B. Review and Discussion of Preliminary Budget for Fiscal Year 2018-2019

Ms Gaylord stated that the current draft of the preliminary operating budget is in the packets: she did the

first pass changes from the retreat and highlighted them in yellow. *(hereby submitted for the record)* The operating budget didn't change. She stated that the Town usually gets the numbers for sheriff services and taxes from the county in April.

Mayor Callis asked about the increase from the Union County Sheriff's Office. Ms. Gaylord stated that it is an estimate and the Town will get the actual number in April. The Union County Sheriff's Office bills the town at 90% of actual cost.

Ms. Gaylord noted that there are some outstanding items related to estimates for the new property. She is also pricing radar trailers. That cost is looking to be \$6,000-\$6,500 per trailer.

C. Discussion and Approval of Tilley Morris Round A Bout Reimbursement agreement with NCDOT

Councilmember Buzzard wanted to confirm that the Council was in agreement with the payout schedule rather than lump sum payment. He stated that Councilmember Smith expressed some thoughts in an email and wanted to be sure that it was understood that Weddington is not a part of Powell bill program. When originally discussed with NCDOT, they made the assumption that Weddington was in the Powell Bill, which would have allowed the Town to forestall any payments until it was complete. When NCDOT found out Weddington is not on the Powell Bill, they wanted to accelerate the payment schedule. Councilmember Buzzard reiterated that Weddington is not part of the Powell Bill program

Mayor Callis asked if the payment plan would be submitted as outlined. Councilmember Buzzard stated that the Town will confirm the payment plan with NCDOT. Ms. Thompson stated that NCDOT is willing to change the agreement so that payment is due at the onset of each phase: Engineering, Right of Way Procurement, and Construction. When the agreement is redrafted, the total will not be more than \$121,000 unless there is cost overrun.

Motion: Councilmember Buzzard made a motion to amend the Tilley Morris Round a Bout Reimbursement Agreement with NCDOT to reflect the payment schedule as outlined by NCDOT.

Vote: The motion passed with a unanimous vote.

12. Update from Town Planner

Ms Thompson stated that there are two transportation items: NCDOT started the design phase for the Tilley Morris Round A Bout. They will procure right of way in 2019 and plan construction to begin in 2020; and Rea road extension is in the final design phase. NCDOT has updated the design based on the traffic forecast, but there are no major changes to the alignment. They plan to procure right of way in May.

Mayor Pro Tem Propst stated that she did speak with someone from NCDOT recently, she was told that federal funds will not be available until October, and that is more likely when right of way procurement will start, and construction will begin in January 2020. That is what she was told as an affected property owner. Ms. Thompson stated that NCDOT is finishing the design of how the extension will connect in Wesley Chapel, so right of way acquisition will probably start on the western end.

Ms. Thompson stated that the Town Survey will be finished up this week and will go live within the next two weeks.

The Planning Board will discuss the Final Plats for Atherton Phase 2 Map 4 and Harlow's Crossing Phase 1 Map 2 and the Wesley Chapel Volunteer Fire Department R-CD rezoning.

13. Code Enforcement Report *(hereby submitted for the record)*

Ms. Thompson stated that there is an update with the Cox case. Town has received a judgment which will be good for 10 years. The Coxes will owe the Town the settlement money over the 10 years.

14. Update from Finance Officer and Tax Collector

Ms. Gaylord stated that the February financial statements are in the packets *(hereby submitted for the record)*. She stated that in the budget changes report, the change is simply a reclassification between line items. There was no change in total budget, just moving from one class to another.

15. Transportation Report

Councilmember Buzzard updated Council on the Providence Road widening. He stated that he doesn't believe any of the current discussions will impact Weddington. NCDOT and Union County are on board with the selection that Weddington made, it's just a matter now of how the other municipalities plan to work with the county. He stated that he believes the Council has made a sound decision for Weddington with regard to the sidewalks on Providence Road.

16. Move into Closed Session Pursuant to NCGS 13-318.11 (a)(3) To Consult with Attorney on Matters Protected by the Attorney Client Privilege Relating to Providence Volunteer Fire Department versus Town of Weddington; and to Address Personnel Matters Pursuant to NCGS 143-381.11 (a)(6)

Motion: Council member Perryman made a motion to go into Closed Session Pursuant to NCGS 13-318.11 (a)(3) To Consult with Attorney on Matters Protected by the Attorney Client Privilege Relating to Providence Volunteer Fire Department versus Town of Weddington; and to Address Personnel Matters Pursuant to NCGS 143-381.11 (a)(6) 7:38 JP

Vote: The motion passed with a unanimous vote.

The Council entered into closed session at 7:38 p.m.
Mayor Callis called the Council back to order at 8:39 p.m.

17. Council Comments

No Comments

18. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the March 12, 2018 Regular

Vote: Town Council Meeting at 8:39 p.m.
The motion passed with a unanimous vote.

Elizabeth Callis, Mayor

Adopted: _____

Karen Dewey, Clerk

DRAFT

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson Town Administrator/Planner

DATE: April 9, 2018

SUBJECT: Rezoning from R-60 to R-40

The Town Council is requested to consider a rezoning application from the Wesley Chapel Volunteer Fire Department for property located at the northeast corner of Rea Road and Reid Dairy Road, (portion of parcel 06-177-015) from R-60 to R-40. The portion of the tract is 1.718 acres.

The applicant is seeking a rezoning in order to construct a fire department building on the subject site. The applicant will have to proceed through a conditional rezoning process to approve the use and site plan for the subject site at a later date. The conditional rezoning process involves a public involvement meeting, planning board review/recommendation, a public hearing, and town council decision.

Adjacent Property Zoning and Uses are as follows:

North- R-40 Union County; Single Family Home

South- R-40 Union County; Single Family Home and R-40 Union County; Church

East: R-40 Weddington; Single Family Home

West: R-60 Weddington; Single Family Home

The permitted and conditional use list in both R-40 and R-60 are the same. However the districts have varying setbacks for the rear yard only. Setbacks for both districts are as follows (the setbacks listed are specifically for emergency services):

	<u>R60</u>		<u>R-40</u>
Front Yard Setback:	75'	→	75'
Side Yard Setback:	50'	→	50'
Rear Yard Setback:	60'	→	40'

Land Use Plan Consistency Statement

State Statute 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.

The subject parcel is designated for traditional residential on the Weddington Land Use Plan. This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be zoned for 40,000 square foot lots at a density of approximately one dwelling unit per acre, in accordance with the Town's current Residential (R-40, R-40D, R-60, R-80, RE and RCD conventional) zoning districts.

Proposed Land Use Consistency Statement

Rezoning the portion of property to R-40 meets the goals of the land use plan in that it maintains the town's strong single-family residential character considering the uses permitted in the R-40 district; and, it is reasonable as the zoning allows for public and emergency facilities that are necessary to serve the growing area.

The Planning Board reviewed the rezoning on February 26, 2018 and unanimously recommended approval.

Recommendation

Staff recommends rezoning a portion of parcel 06177015 from R60 to R40.

Attachments:
Application
Zoning Map
Rezoning Exhibit
Land Use Plan Goals and Policies
Land Use Plan Map

**Town of Weddington
Conditional Zoning Application**

Application Number: _____ Application Date: _____

Applicant's Name: WESLEY CHAPEL VOLUNTEER FIRE DEPARTMENT

Applicant's Phone: (704) 843-3367

Applicant's Address: 315 WAXHAW INDIAN TRAIL ROAD, WAXHAW, NC 28173

Property Owner's Name: BRENDA B. REID

Property Owner's Phone: 704-846-1777

If applicant is different from the property owner, please provide a notarized authorization from the property owner.

Property Location: NORTH CORNER OF REA ROAD AND REID DAIRY ROAD

Parcel Number: PORTION OF 06177015 Deed Book and Page: 6197 : 421

Total Acreage of Site: 1.713 Existing Zoning: R-60

Application Fee: \$1650.00 Check Number: _____

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

Please include the following:

- ✓ A boundary survey showing the total acreage, present zoning classifications, date and north arrow.
- ✓ The owner's names, addresses and the tax parcel numbers of all adjoining properties.

Planning Board Review

The applicant shall submit at least ten (10) copies of the application to the Zoning Administrator for transmittal to the Planning Board and other appropriate agencies. The zoning administrator shall present any properly completed application to the planning board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and ready for submission to the planning board. The Planning Board by majority vote may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have thirty days from the date that the application is presented to it to review the application and to take action. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council without a Planning Board recommendation.

Action by Town Council

Conditional Zoning District decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional zoning district decisions shall take into account applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances.

Public Hearing Required

Prior to making a decision on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in section 12.1.7 of the Zoning Ordinance. Once the public hearing has been held, the Town Council shall take action on the petition.

The Town Council shall have the authority to:

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

To the best of my knowledge, all information herein submitted is accurate and complete.

Signature of Property Owner

Charles R. Ruffalo President

Signature of Applicant

Date

2/7/18

Date

SIGNATURE PAGE TO APPLICATION

OWNER:

Brenda B. Reid (SEAL)

BRENDA B. REID*

Beverly Reid (SEAL)

BEVERLY REID*

Margaret Vital (SEAL)

MARGARET VITAL*

*As Co-Trustees

STATE OF NC

COUNTY OF Union

I, the undersigned Notary Public of the County of Union, State of NC, do hereby certify that Brenda B. Reid, Beverly Reid and Margaret Vital personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated.

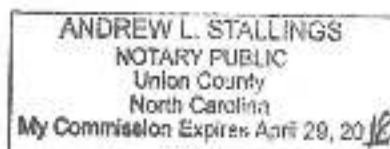
WITNESS my hand and official seal this 10th day of February, 2018

(SEAL)

Andrew L. Stallings

Notary Public

My Commission Expires:





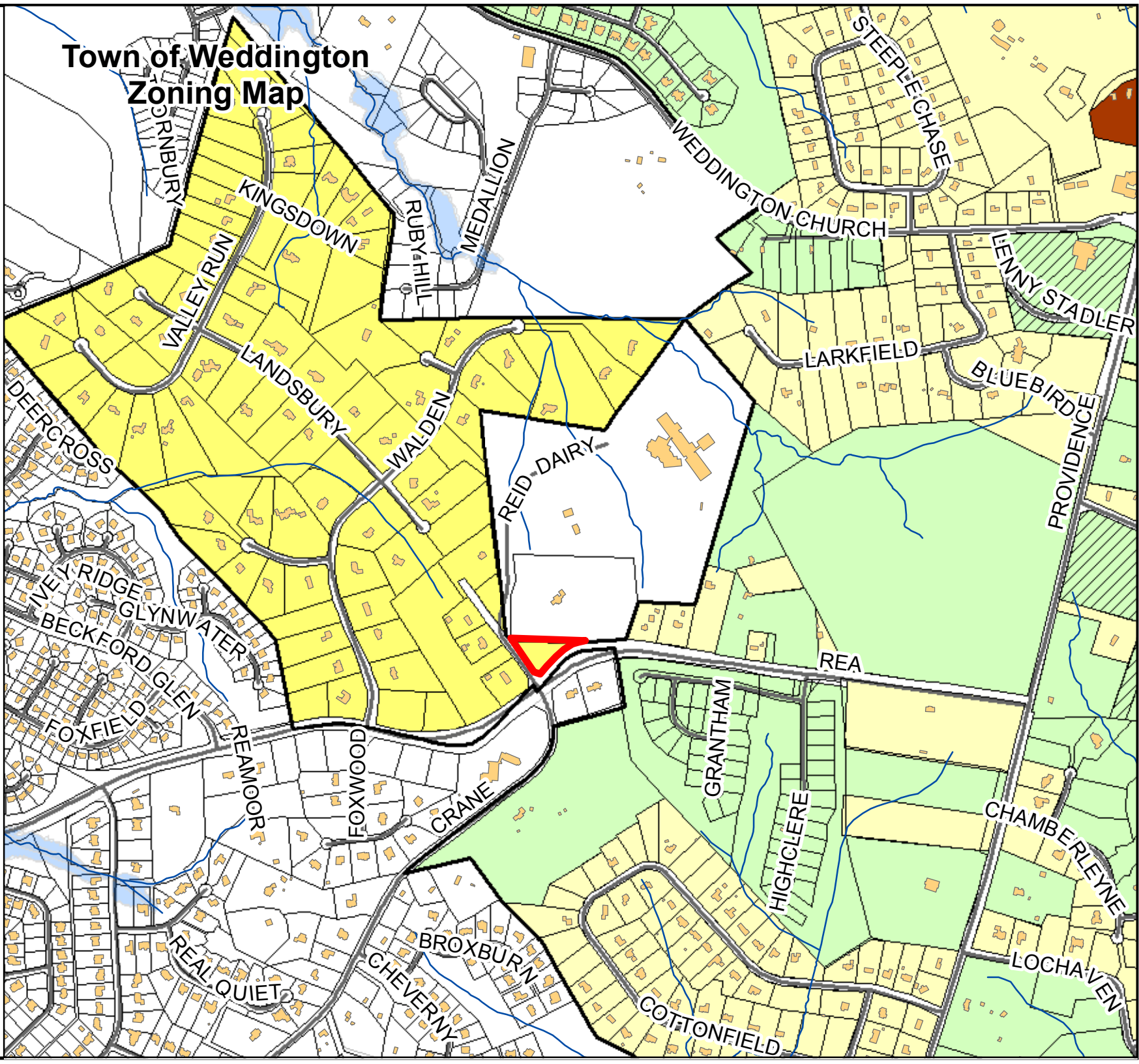
Town of Weddington Zoning Map

- streams
 - Structures_shp
 - 0.2% Annual Chance
 - AE
 - AE-FW
 - Weddington_Town_Limits
 - downtown_overlay
 - conditional_zoning
- Zoning**
- B1 (CD)
 - B2 (CD)
 - ED
 - MX
 - R-40
 - R-40D
 - R-60
 - R-80
 - R-CD
 - RE
- Other Municipalities**
- Indian Trail
 - Marvin
 - Stallings
 - Union County
 - Wesley Chapel



0.1 0.05 0 0.1 Miles

Date: 2/9/2018



III. GOALS AND POLICIES

Future Land Use. Weddington's *Land Use Plan* is the fulfillment of input and conversation that has transpired while planning for the Town's future. Land Use policies build the framework on which land use decisions can be founded. They are aimed at providing guidance in the location of future land uses and the redevelopment of existing land uses. Land use is dynamic rather than static. It is a process that is marked by public input and is dependent upon continued participation of residents, property owners and business owners for its success. The Land Use plan is that component of this document that links all the factors impacting Weddington. The purpose of the Land Use plan is to institute an ostensibly efficient direction to delineate Weddington's future development patterns - where the community members want to go and how the Town leaders can get there.

The Future Land Use map is not the zoning map for the Town. The Future Land Use map is conceptual and is intended to guide future land use decisions. Future land uses are developed in the context of all of the Plan's goals and policies.

Land Use Goals:

- Goal 1: To ensure that all new development takes place in a manner that conserves open space and scenic views.
- Goal 2: To limit development activities on environmentally sensitive lands.
- Goal 3: Minimize the visual effect of development from surrounding properties and roadways.
- Goal 4: To maintain the town's strong single-family residential character.
- Goal 5: To retain a mix of land uses that reinforces Weddington's unique small town character.
- Goal 6: To ensure that the type, location, and scale of existing commercial and future commercial development in the Town provides goods and services for the residents of Weddington and neighboring communities.

Goal 7: Through the conditional zoning process, provide smaller lot sizes to accommodate a variety of age and income groups, and broader residential preferences, so that the community's population diversity may be enhanced.

Land Use Policies:

Policy 1: Preserve open space and scenic views through appropriate zoning regulations. Require open space preservation in both conventional and conservation subdivisions and commercial developments.

Policy 2: Preserve the Town's natural resources. Depending upon the fragility of the resource, restrictions should limit or prohibit construction, grading, and even vegetative clearing.

Policy 3: Limit development to areas of the Town that have suitable soil and topographic characteristics for development.

Policy 4: Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property.

Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby protecting property values.

Policy 6: Retain the character of the community by ensuring that new residential development consists of single-family homes.

Policy 7: Continue to allow manufactured housing in Weddington on individual lots within Residential (R) zoning districts in accordance with NCGS 160A-383.1.

Policy 8: Prohibit medium and high-density residential development and large-scale commercial development that could create potential traffic and safety problems for the Town.

Policy 9: Ensure that the scale and design of commercial development is consistent with the unique small-town character of Weddington. Limit such development to small-scale retail and service businesses, serving Town residents and surrounding communities, particularly specialty shops and restaurants and prohibit regional scale retail and service commercial establishments. Provide

for open space preservation in new and/or expanded commercial developments.

Policy 10: Minimize the number of street curb cuts to avoid traffic congestion and ensure public safety.

Policy 11: Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods.

Policy 12: Consider land use descriptions shown in **Exhibit 1** and the Future Land Use Map shown in **Exhibit 2** in making zoning and development decisions.

Exhibit 1: Future Land Use Categories

Land Use	Description
Traditional Residential	This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be zoned for 40,000 square foot lots at a density of approximately one dwelling unit per acre, in accordance with the Town's current Residential (R-40, R-40D, R-60, R-80, RE and RCD conventional) zoning districts.
Conservation Residential	This category applies to the areas within the Town that are currently zoned RCD or are six acres or greater in area. Some of this area has not been developed while some of the area is currently a conventional or conservation subdivision. Conventional subdivisions shall have minimum lot sizes of 40,000 square feet, plus be subject to a 10% open space requirement. Conservation subdivisions shall be subject to a conditional zoning permit and allow for smaller lot sizes, yet retain a density of approximately one dwelling unit per 40,000 square feet.
Neighborhood Business	Existing commercially zoned (MX, B-1(CD) or B-2(CD)) parcels that lie in the vicinity of the "Town Center" or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington's residents and surrounding communities. All new commercial development in the Town Center is subject to additional requirements found in the Downtown Overlay District.

Policy 13: Through the conditional zoning process, provide for alternative smaller lot sizes to accommodate a variety of age and income groups, which promotes community, residential, and population diversity.

Policy 14: Allow alternative smaller lots to promote residential and population diversity in the community.

Public Facilities and Services Goals:

Goal 1: To have all Weddington residents provided with an efficient delivery of emergency services.

Goal 2: To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities.

Goal 3: To encourage that any future park and recreation needs of Weddington residents are met with adequate recreational facilities in the area.

Goal 4: To provide safe and convenient mobility for Weddington residents of all ages.

Public Facilities and Services Policies:

Policy 1: Plan for and equitably fund the efficient provision of emergency services.

Policy 2: Require transportation, water, wastewater and drainage system improvements to be constructed concurrent with new development and that provide adequate capacity to meet demands from existing and new users.

Policy 3: Monitor and have input on utility extensions by Union and Mecklenburg Counties.

Policy 4: Identify the future recreational needs of the Town's residents through periodic surveys and assessments, as appropriate.

Policy 5: Ensure that future public recreation facilities and programs within Weddington serve the needs of all residents and are accessible to all citizens.

Policy 6: Require that roads be designed and constructed to provide a high level of safety and attractiveness. Road design shall consider the safety of pedestrians, bicyclists and motorists, as well as the character of the neighborhood through which the road travels.

Policy 7: Coordinate with State and local officials to stay informed and have input on road and thoroughfare plans that impact Town residents.

Policy 8: Ensure that all new transportation infrastructure is constructed to NCDOT standards.

Policy 9: While most new roads in Weddington in the past have been publicly owned and maintained roads continue to allow for privately maintained transportation infrastructure, provided they are built and maintained to meet all applicable NCDOT standards.

Community Design and Image Goals

Goal 1: To maintain and enhance the Town's aesthetic qualities and physical character.

Goal 2: To retain a single business center within the Town that occupies the same area as the existing Town core. While businesses in the center will maintain the small-town scale needed to serve local residents, the design of the center should become more pedestrian-oriented.

Community Design and Image Policies

The overriding objective of the policy guidelines set forth in this section is to protect and promote the health, safety, and welfare of the citizens, and future citizens of the Town.

Policy 1: Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history

Policy 2: Continue to support the adaptive reuse of historic structures in the community.

Policy 3: Continue to support the Weddington Historic Preservation Commission's efforts to preserve historically significant structures and sites.

Policy 4: Maintain design standards for future non-residential developments.

Policy 5: Maintain public signs, Town banners, Town sidewalks and landscaping around these signs to beautify the Town and to draw the attention of persons traveling through Weddington.

Policy 6: Give the highest priority for beautification efforts and corridor design to major thoroughfares and key entryways.

Policy 7: Coordinate with local utility companies and developers when placing electric, telephone, and cable television lines underground in accordance with the Town's Subdivision Ordinance in order to minimize removal or degradation of trees during installation and maintenance of such facilities.

Policy 8: Ensure that new commercial development is designed with pedestrian-oriented features that provide safe, attractive and convenient linkages to residential neighborhoods, wherever practical.

Policy 9: Use regulatory and non-regulatory incentives to encourage good design. Maintain development standards and regulations that provide adequate flexibility to respond to changing conditions and needs in the community.

Policy 10: Require redevelopment and new development projects to incorporate public spaces.

Growth Coordination Goals:

Goal 1: To implement the plan through appropriate regulations and, to the extent practical, coordinate with Union County and other service providers.

Goal 2: To consider ways to coordinate the timing, location and intensity of new development with the provision of public facilities that are adequate to serve the new development.

Growth Coordination Policies

Policy 1: To the extent possible, pursue planning jurisdiction over the area surrounding Weddington's borders and negotiate an extraterritorial jurisdiction (ETJ) agreement with Union County, per NCGA 160A-360, or through local legislation, to ensure that land use, public improvements and development are consistent with the desired character of the Town.

Policy 2: Use voluntary annexation, where appropriate, to ensure that proposed developments in areas adjoining Weddington's Town limits are consistent with the Town's development standards.

Policy 3: Continue to participate in a coordinated, regional approach to transportation planning and seek adequate funding to support all transportation needs.

Policy 4: Work closely with officials from NCDOT and Union County to ensure that subdivision plans and development proposals do not interfere with existing roads or planned roadways designated in the Thoroughfare Plan and LARTP.

Policy 5: Communicate on a continuing basis with officials from Mecklenburg County, Union County and the other municipalities of western Union County to keep abreast of and have input on developments that may impact the Weddington area.

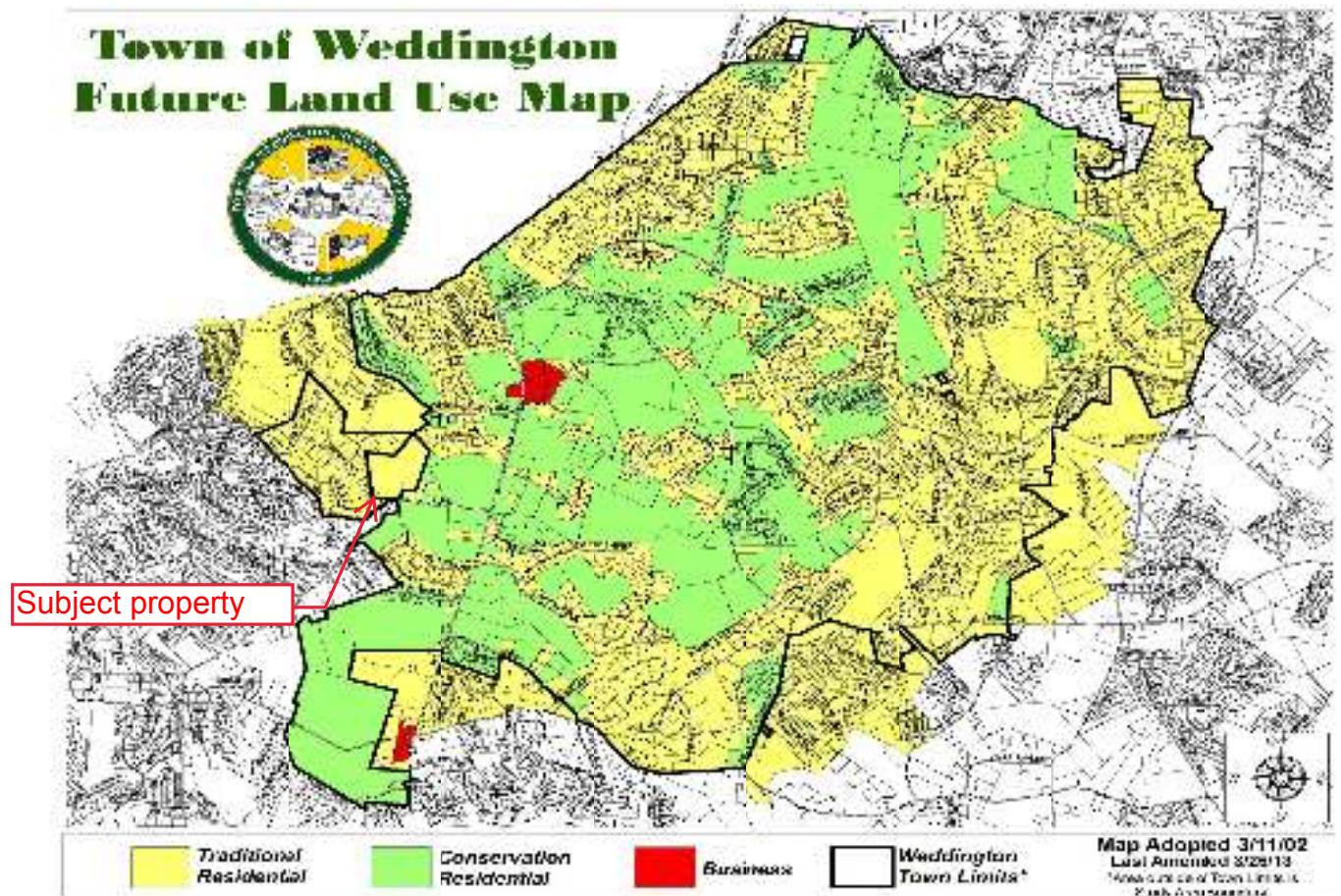
Policy 6: Coordinate with other service providers on the timing and location of installation or replacement of utilities.

Policy 7: Continue to play an active role on the Charlotte Regional Transportation Planning Organization (CRTPO).

Policy 8: As this Plan is not an ordinance and is not in itself binding on the Town Council, before rendering zoning change recommendations or decisions, the Planning Board and the Town Council shall carefully consider the proposed change and its consistency with the goals and policies of this Plan.

Policy 9: Coordinate with the County library system to provide convenient and accessible library services.

INSERT
Exhibit 2: Future Land Use Map



**TOWN OF WEDDINGTON
ESTIMATED TOWN OPERATING BUDGET
FY2019**

	<u>FY2017 ACTUAL</u>	<u>FY2018 AMENDED BUDGET</u>	<u>ACTUAL AS OF 2/28/18</u>	<u>PROJECTED 6/30/2018</u>	<u>PRELIMINARY OPERATING BUDGET FY2019</u>		
REVENUE:							
10-3101-110 AD VALOREM TAX - CURRENT	1,016,025.07	1,025,000.00	1,037,343.49	1,035,000.00	1,065,000.00		
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	2,836.76	3,000.00	1,964.80	3,250.00	3,000.00		
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	2,865.32	1,000.00	-13.56	1,000.00	1,000.00		
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	87,715.45	89,000.00	56,468.76	90,500.00	92,500.00		
10-3115-180 TAX INTEREST	3,381.50	2,250.00	1,379.03	2,250.00	2,250.00		
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	326,988.99	320,000.00	174,059.99	336,250.00	335,000.00		
10-3322-220 BEER & WINE TAX	46,728.11	45,000.00	0.00	45,000.00	45,000.00		
10-3324-220 UTILITY FRANCHISE TAX	459,898.01	460,000.00	228,599.09	457,500.00	460,000.00		
10-3340-400 ZONING & PERMIT FEES	42,813.00	35,000.00	32,737.50	35,000.00	10,000.00		
10-3350-400 SUBDIVISION FEES	44,180.00	40,000.00	19,965.00	40,000.00			
10-3830-891 MISCELLANEOUS REVENUES	36,457.24	1,000.00	1,487.66	1,750.00	1,000.00		
10-3831-491 INVESTMENT INCOME	6,760.40	5,000.00	4,702.28	9,500.00	7,500.00		
TOTAL REVENUE	2,076,649.85	2,026,250.00	1,558,694.04	2,057,000.00	2,022,250.00		
GENERAL GOVERNMENT EXPENDITURE:							
10-4110-126 FIRE DEPT SUBSIDIES	711,710.04	737,560.00	488,704.00	737,560.00	737,560.00		
10-4110-127 FIRE DEPT CAPITAL/BLDG MAINTENANCE	65.00	5,000.00	65.00	1,000.00			
10-4110-128 POLICE PROTECTION	257,001.00	264,175.00	198,130.50	264,175.00	264,175.00	302,019.0000	37,844.00
10-4110-192 ATTORNEY FEES - GENERAL	68,132.05	85,000.00	60,131.00	85,000.00	60,000.00		0.143253525
10-4110-193 ATTORNEY FEES - LITIGATION	15,560.14	135,000.00	136,943.24	135,000.00			
10-4110-195 ELECTION EXPENSE	0.00	10,000.00	9,899.29	10,000.00	3,500.00		
10-4110-340 PUBLICATIONS	5,075.46	9,000.00	2,914.98	9,300.00	12,000.00		
10-4110-341 WEDDINGTON FESTIVAL	(3,868.02)	0.00	0.00	0.00			
10-4110-342 HOLIDAY/TREE LIGHTING	4,265.38	6,500.00	7,874.99	8,000.00			
10-4110-343 SPRING EVENT	0.00	3,750.00	0.00	3,750.00			
10-4110-344 OTHER COMMUNITY EVENTS	1,524.73	1,000.00	61.20	1,000.00			
10-4110-495 PUBLIC SAFETY	0.00	1,500.00	0.00	1,000.00			
TOTAL GENERAL GOVT EXPENDITURE	1,059,465.78	1,258,485.00	904,724.20	1,255,785.00	1,077,235.00		
ADMINISTRATIVE EXPENDITURE:							
10-4120-121 SALARIES - CLERK	53,659.81	22,000.00	14,623.88	22,000.00	22,500.00		
10-4120-123 SALARIES - TAX COLLECTOR	43,399.50	47,250.00	28,767.08	45,000.00	48,500.00		
10-4120-124 SALARIES - FINANCE OFFICER	19,319.28	14,500.00	7,006.56	12,000.00	12,500.00		
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,200.00	16,800.00	25,200.00	25,200.00		
10-4120-181 FICA EXPENSE	10,830.02	8,500.00	5,140.13	7,975.00	8,500.00		
10-4120-182 EMPLOYEE RETIREMENT	13,211.26	10,930.00	5,615.14	10,275.00	8,250.00		
10-4120-183 EMPLOYEE INSURANCE	17,162.96	12,780.00	8,117.50	12,375.00	12,750.00		
10-4120-184 EMPLOYEE LIFE INSURANCE	259.84	175.00	100.80	150.00	175.00		
10-4120-185 EMPLOYEE S-T DISABILITY	192.00	175.00	96.00	150.00	175.00		
10-4120-191 AUDIT FEES	8,300.00	8,750.00	8,300.00	8,300.00	8,750.00		
10-4120-193 CONTRACT LABOR	31,924.97	9,000.00	4,650.00	9,000.00			
10-4120-200 OFFICE SUPPLIES - ADMIN	8,895.03	10,000.00	4,153.54	10,000.00	7,500.00		
10-4120-210 PLANNING CONFERENCE	512.16	1,500.00	0.00	750.00	500.00		
10-4120-321 TELEPHONE - ADMIN	2,465.33	3,500.00	1,148.14	2,500.00	3,000.00		
10-4120-325 POSTAGE - ADMIN	1,751.76	2,000.00	900.00	2,000.00	2,000.00		
10-4120-331 UTILITIES - ADMIN	4,578.05	4,725.00	3,516.43	6,050.00	6,000.00		
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	27,318.00	37,500.00	500.00	37,500.00	7,500.00		
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	56,313.76	60,000.00	48,606.53	62,650.00	65,000.00		
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	53,632.85	93,250.00	36,505.50	92,000.00	40,000.00		
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	1,410.00	1,000.00	666.80	775.00	1,500.00		
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	5,460.00	6,000.00	3,380.00	5,800.00	6,000.00		

**TOWN OF WEDDINGTON
ESTIMATED TOWN OPERATING BUDGET
FY2019**

	FY2017 <u>ACTUAL</u>	FY2018 AMENDED <u>BUDGET</u>	ACTUAL AS OF 2/28/18	PROJECTED 6/30/2018	PRELIMINARY OPERATING BUDGET FY2019
10-4120-500 CAPITAL EXPENDITURES	593,250.00				
10-4120-370 ADVERTISING - ADMIN	777.44	1,000.00	223.63	750.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	-404.03	250.00	(405.66)	0.00	250.00
10-4120-400 ADMINISTRATIVE:TRAINING	1,851.50	4,000.00	3,102.50	4,000.00	4,000.00
10-4120-410 ADMINISTRATIVE:TRAVEL	5,572.60	5,000.00	3,642.17	5,000.00	5,000.00
10-4120-450 INSURANCE	13,533.28	15,750.00	13,261.75	14,000.00	15,000.00
10-4120-491 DUES & SUBSCRIPTIONS	18,520.92	16,000.00	14,516.97	18,475.00	19,500.00
10-4120-498 GIFTS & AWARDS	1,102.81	3,000.00	400.62	2,000.00	3,000.00
10-4120-499 MISCELLANEOUS	7,388.41	5,000.00	5,416.24	7,450.00	8,000.00
TOTAL ADMINISTRATIVE EXPENSE	1,027,389.51	428,735.00	238,752.25	424,125.00	342,049.99
PLANNING & ZONING EXPENDITURE:					
10-4130-121 SALARIES - PLANNER/ADMINISTRATOR	50,036.04	71,500.00	47,685.09	71,500.00	70,000.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATOR	4,019.18	2,950.00	530.40	1,000.00	2,500.00
10-4130-123 SALARIES - ADMINISTRATIVE ASSISTANT	15,985.32	17,000.00	10,117.70	15,250.00	16,750.00
10-4130-124 SALARIES - PLANNING BOARD	4,850.00	5,200.00	3,200.00	5,000.00	5,200.00
10-4130-125 SALARIES - SIGN REMOVAL	2,923.48	3,500.00	2,040.47	3,500.00	4,000.00
10-4130-181 FICA EXPENSE - P&Z	5,938.14	7,750.00	4,845.60	7,350.01	7,500.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	9,330.41	11,200.00	7,285.62	13,300.00	12,000.00
10-4130-183 EMPLOYEE INSURANCE - P&Z	14,206.00	12,780.00	8,114.50	12,165.00	12,750.00
10-4130-184 EMPLOYEE LIFE INSURANCE - P&Z	192.64	250.00	156.80	250.00	250.00
10-4130-185 EMPLOYEE S-T DISABILITY - P&Z	84.00	175.00	96.00	150.00	175.00
10-4130-193 CONSULTING	16,066.23	32,000.00	8,780.35	29,175.00	18,000.00
10-4130-194 CONSULTING - COG	4,405.00	10,000.00	5,961.25	8,000.00	
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	8,422.80	5,000.00	3,284.70	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES	0.00	2,500.00	0.00	1,000.00	2,500.00
10-4130-215 HISTORIC PRESERVATION	249.46	1,000.00	73.08	250.00	
10-4130-220 INFRASTRUCTURE	0.00	145,000.00	0.00	121,000.00	
10-4130-321 TELEPHONE - PLANNING & ZONING	2,465.47	3,500.00	1,338.28	2,500.00	3,000.00
10-4130-325 POSTAGE - PLANNING & ZONING	1,706.67	2,000.00	900.00	2,000.00	2,000.00
10-4130-331 UTILITIES - PLANNING & ZONING	4,623.30	4,725.00	3,625.33	6,050.00	6,000.00
10-4130-370 ADVERTISING - PLANNING & ZONING	735.82	1,000.00	223.64	750.00	1,000.00
TOTAL PLANNING EXPENSE	146,239.96	339,030.00	108,258.81	305,190.00	168,625.00
TOTAL EXPENDITURES	2,233,095.25	2,026,250.00	1,251,735.26	1,985,100.00	1,587,910.00
NET OPERATING REVENUES/(EXPENDITURES)	(156,445.40)	0.00	306,958.78	71,899.99	434,340.00

1 cent tax = approximately \$195,000

**TOWN OF WEDDINGTON
NON-OPERATING EXPENDITURES**

		PROPOSED FY2019	APPROVED FY2018
ESTIMATED OPERATING REVENUES		<u>434,340.00</u>	
<u>Proposed non-recurring revenues</u>			
Zoning & Permit Fees		25,000.00	25,000.00
Subdivision Fees			
Currently in discussions			
Future unidentified		20,000.00	40,000.00
TOTAL ADJUSTED OPERATING REVENUES		<u>479,340.00</u>	
<u>Proposed non-operating expenditures to be funded</u>			
WCVFD	Fire service contract increase based on estimated ad valorem increase (3%)	10,300.00	21,346.00
	Audit	4,500.00	4,500.00
	Building maintenance	25,000.00	10,000.00
Police	Estimated Increase in contract price (14.3% actual for FY19)	37,845.00	7,175.00
Public Safety	New radar trailer (possibly 2) - \$6000-\$6500 each + software/repairs	10,000.00	1,500.00
Attorney	Litigation	25,000.00	100,000.00
	New attorney estimated annual general rep +/- \$5k/mth		
Parks & Rec	Spring Event (B30Shredding)	350.00	750.00
	Festival -- upfront money		3,500.00
	Festival -- net		3,500.00
	Historic committee	1,000.00	1,000.00
	Tree lighting/Christmas cards & decorations	7,500.00	6,500.00
	Litter sweeps	250.00	250.00
	Deputies (Food Truck Fridays)	500.00	650.00
	Contract labor (i.e. patriotic banner installation, photographer, etc.)	2,000.00	100.00
	Food trucks	4,500.00	3,000.00
Office supplies	Ipads/laptops/etc	2,500.00	2,500.00
Grounds maintenance	Landscape upgrades/medians/roundabout	10,000.00	35,000.00
	Winter maintenance & mulching (every other year)		15,000.00
	Contract adjustments (auto renew contract will expire 6/30/19)		750.00
	New property - bushhog	3,500.00	3,105.00
Building Maintenance	Renovations	50,000.00	30,000.00
	Electrical repairs	5,000.00	
	Interior painting	5,000.00	
	Eagle Scout project		
Technology	IT service contract (expires 8/31/18)	10,000.00	
Consulting/	Code Enforcement contract	8,000.00	7,815.00
Contract Labor	Code Enforcement (funds for remedies)	3,500.00	2,185.00
	Planning Conference/Retreat mediator		1,500.00
	Survey		8,500.00
	USI Inspection	29,500.00	35,000.00
	Misc projects	5,000.00	
	R-CD consultant	15,000.00	
Salary adj	COLA/Merit/Bonus/Taxes/Benefits - (3%)	6,750.00	5,125.74

	Part-time clerk (20 hrs/week @ \$21/hr)		21,850.00
	Part-time administrative assistant (19 hrs/week @ \$16.5/hr)		16,800.00
	New hire payroll expenses		6,500.00
	Retirement benefits	2,690.00	
	Family medical insurance	3,000.00	
Capital Exp	Real property		
Infrastructure	Rea Road cost share reserve	50,000.00	40,000.00
	Cost participation for DOT projects	20,155.00	
	Tilley-Morris roundabout	121,000.00	120,000.00
Total cost of non-operating expenditures		<u>479,340.00</u>	
FUND BALANCE ASSIGNMENTS		(0.00)	
Capital Projects			
	Town Hall -- Buildings	\$45,000	\$45,000
	Town Hall -- Sidewalks	\$18,000	\$15,000
Infrastructure			
	Rea Road Improvements	\$100,000	\$100,000
	Other	\$65,000	\$89,500

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson Town Administrator/Planner

DATE: April 9, 2018

SUBJECT: Amanda Drive Extension

The Town Council requested that staff move forward with a process to eliminate the approved road connection from existing Amanda Drive in Mandy Plantation Subdivision to the Vintage Creek Subdivision at the February 12, 2018 Council Meeting.

Staff reviewed the following documents and plans:

Vintage Creek construction plans - the subdivision (particularly this road section) was built according to the construction plans.

Vintage Creek final plat - public right of way was dedicated to the Vintage Creek western property line.

Town Ordinances – The town ordinances require two access points for subdivisions with over 15 lots. The Vintage Creek subdivision has over 15 lots but has access to Matthews-Weddington Road and to the Falls subdivision and is therefore still in compliance with the town ordinances.

CTP and LARTP – both the CTP and LARTP are comprehensive plans that have been adopted by Town Council that show Amanda Drive as a minor thoroughfare connecting Weddington-Matthews Rd to Antioch Church Road. These plans are used as guides to require the connection, procure right of way when needed, and help to develop a cross section. Since the minor thoroughfare status was removed when the road was routed through The Falls Subdivision and the Council no longer wishes to connect to existing Amanda Drive, both of these plans should be updated to reflect this at a future date.

Next steps: There is a parcel of land (figure 1), that Standard Pacific of the Carolinas LLC purchased to make the connection from Vintage Creek to the existing Amanda Drive. Right of way was never recorded on this piece of property, therefore there is no need to go through a GS 160A-299 process to abandon right of way. The town council can simply leave the parcel as is; request it be dedicated to a HOA or the land could be sold to adjacent property owners. Staff does recommend that the developers of Vintage Creek amend their homeowners association

documents to cover maintenance of Amanda Dr from the Roundabout to the Vintage Creek property line considering the road was constructed, but will not be accepted by NCDOT.

Staff is seeking direction from Town Council on the next steps.



Figure 1

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson Town Administrator/Planner

DATE: April 9, 2018

SUBJECT: Harlow's Crossing- Final Plat; Phase 1 Map 2

M/I homes is seeking approval of their final plat application for 22 of 71 lots on 117.64 acres located at the northeast and northwest corners of Weddington-Matthews Road and Beulah Church Road/Hemby Road intersection.

The Town Council approved the final plat application for Harlow's Crossing phase 1, map 1 on November 13, 2018 which included 20 lots.

Project Information:

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. It includes over 50% open space and a minimum lot size of 12,000 sq ft. Development Standards are as follows:

- Front Yard Setback: 30'
- Side Yard Setback: 5' (30' separation between principal buildings)
- Side Corner Setback: 15' (with street frontage)
- Rear Setback: 20'

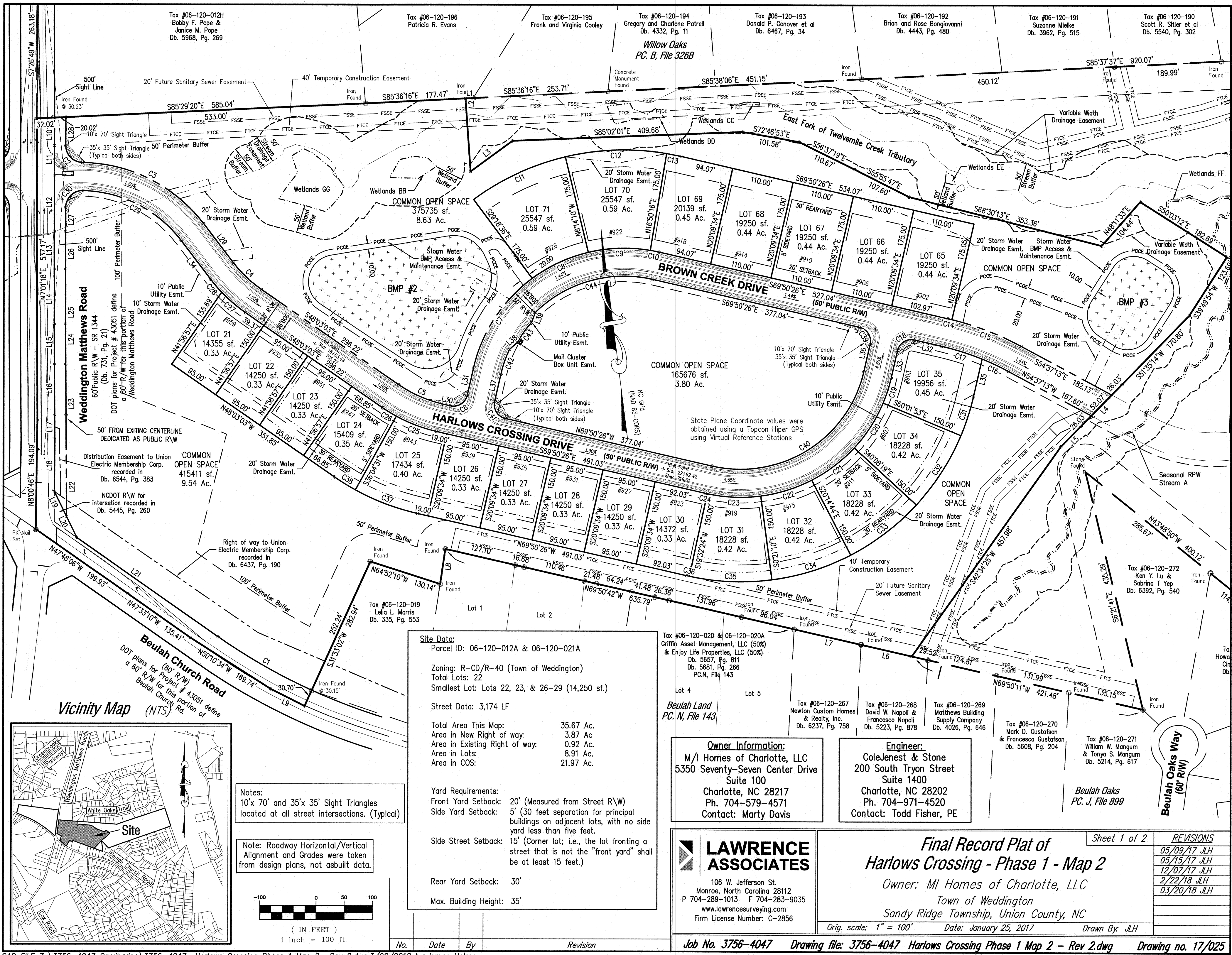
The lots in this phase will be served by Union County water and sewer.

Bond estimates and the detention pond operation and maintenance agreement have been approved by the town engineer. Bonds have been received by staff. The Maintenance Plan and Agreement along with the CCR's have been reviewed by the town attorney.

The Planning Board reviewed the final plat on March 26, 2018 and unanimously recommended approval.

Staff Recommendation:

Staff recommends approval of the final plat phase 1, map 2 of the Harlow's Crossing subdivision with the conditions that the maintenance plan and agreement and the CCR's are recorded prior to recording the final plat.



Site Data:
Parcel ID: 06-120-012A & 06-120-021A
Zoning: R-CD/R-40 (Town of Weddington)
Total Lots: 22
Smallest Lot: Lots 22, 23, & 26-29 (14,250 sf.)
Street Data: 3,174 LF
Total Area This Map: 35.67 Ac.
Area in New Right of way: 3.87 Ac.
Area in Existing Right of way: 0.92 Ac.
Area in Lots: 8.91 Ac.
Area in COS: 21.97 Ac.
Yard Requirements:
Front Yard Setback: 20' (Measured from Street R/W)
Side Yard Setback: 5' (30 feet separation for principal buildings on adjacent lots, with no side yard less than five feet.)
Side Street Setback: 15' (Corner lot; i.e., the lot fronting a street that is not the "front yard" shall be at least 15 feet.)
Rear Yard Setback: 30'
Max. Building Height: 35'

Owner Information:
M/I Homes of Charlotte, LLC
5350 Seventy-Seven Center Drive
Suite 100
Charlotte, NC 28217
Ph. 704-579-4571
Contact: Marty Davis

Engineer:
ColeJenest & Stone
200 South Tryon Street
Suite 1400
Charlotte, NC 28202
Ph. 704-971-4520
Contact: Todd Fisher, PE

LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013 F 704-283-9035
www.lawrencesurveying.com
Firm License Number: C-2856

Final Record Plat of
Harlows Crossing - Phase 1 - Map 2
Owner: M/I Homes of Charlotte, LLC
Town of Weddington
Sandy Ridge Township, Union County, NC
Orig. scale: 1" = 100' Date: January 25, 2017 Drawn By: JLH
Job No. 3756-4047 Drawing file: 3756-4047 Harlows Crossing Phase 1 Map 2 - Rev 2.dwg Drawing no. 17/025

REVISIONS
05/09/17 JLH
05/15/17 JLH
12/07/17 JLH
2/22/18 JLH
03/20/18 JLH

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710447800J, dated October 16, 2008 and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Use of land within a flood way or flood plain is substantially restricted by Article XXIV of the Union County Land Use Ordinance.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, F. Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book and Page as shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.
This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
Witness my original signature, registration number and seal this the

____ day of _____, A.D., 20 ____

F. Donald Lawrence, NCPLS L-1290

I, _____, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

N.C.P.E. # _____

Date: _____
(Signature and Seal)

Certificate of Ownership and Dedication

I Hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicated all streets, alleys, walks, and other sites and easements to public or private use as noted.

Date Signature of owner(s)

Certificate of approval of the design and installation of streets, utilities, and other required improvements.

I hereby certify that all streets and other required improvements have been installed in as acceptable manner and according to NC Department of Transportation and/or Town of Weddington specifications and standards in the Harlow's Crossing Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Weddington have been given and received.

Mayor of the Town of Weddington, North Carolina Date

Certificate of Approval

I hereby certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina.

This ____ day of _____, 2018.

Mayor of the Town of Weddington, North Carolina

NOTES

REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEY SUBJECT TO FULL TITLE SEARCH.

THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.

ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES

LAWRENCE ASSOCIATES MAKES NO GUARANTEES TO THE COMPACTION OR TO THE NONEXISTENCE OF ADDITIONAL SPOILS AREAS.

BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

STRUCTURES SHOWN ON ADJOINING PROPERTIES WERE TAKEN FROM ENGINEERING PLANS BY OTHERS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAWRENCE ASSOCIATES MAKES NO GUARANTEE TO THE ACCURACY OF THEIR LOCATION.

A UNION COUNTY PUBLIC WORKS UTILITY RIGHT-OF-WAY SHALL EXIST ON ALL SANITARY SEWER LATERAL, WATER METERS AND FIRE HYDRANTS. THE UTILITY RIGHT-OF-WAY IS LOCATED 5 FEET ALL SIDES FROM CLEANOUT, WATER METER OR FIRE HYDRANT TO THE PUBLIC OR PRIVATE ROAD RIGHT OF WAY

THE PROPERTY OWNER SHALL NOT CONSTRUCT OR PERMIT CONSTRUCTION OR PLACEMENT OF ANY STRUCTURES, PLANT TREES OR MAKE USE OF THE EASEMENT AREA IN ANY MANNER THAT WILL RESULT IN INTERFERENCE, INTERRUPTION OR IMPEDIMENT OF THE COUNTY'S EASEMENT AND INGRESS/EGRESS.

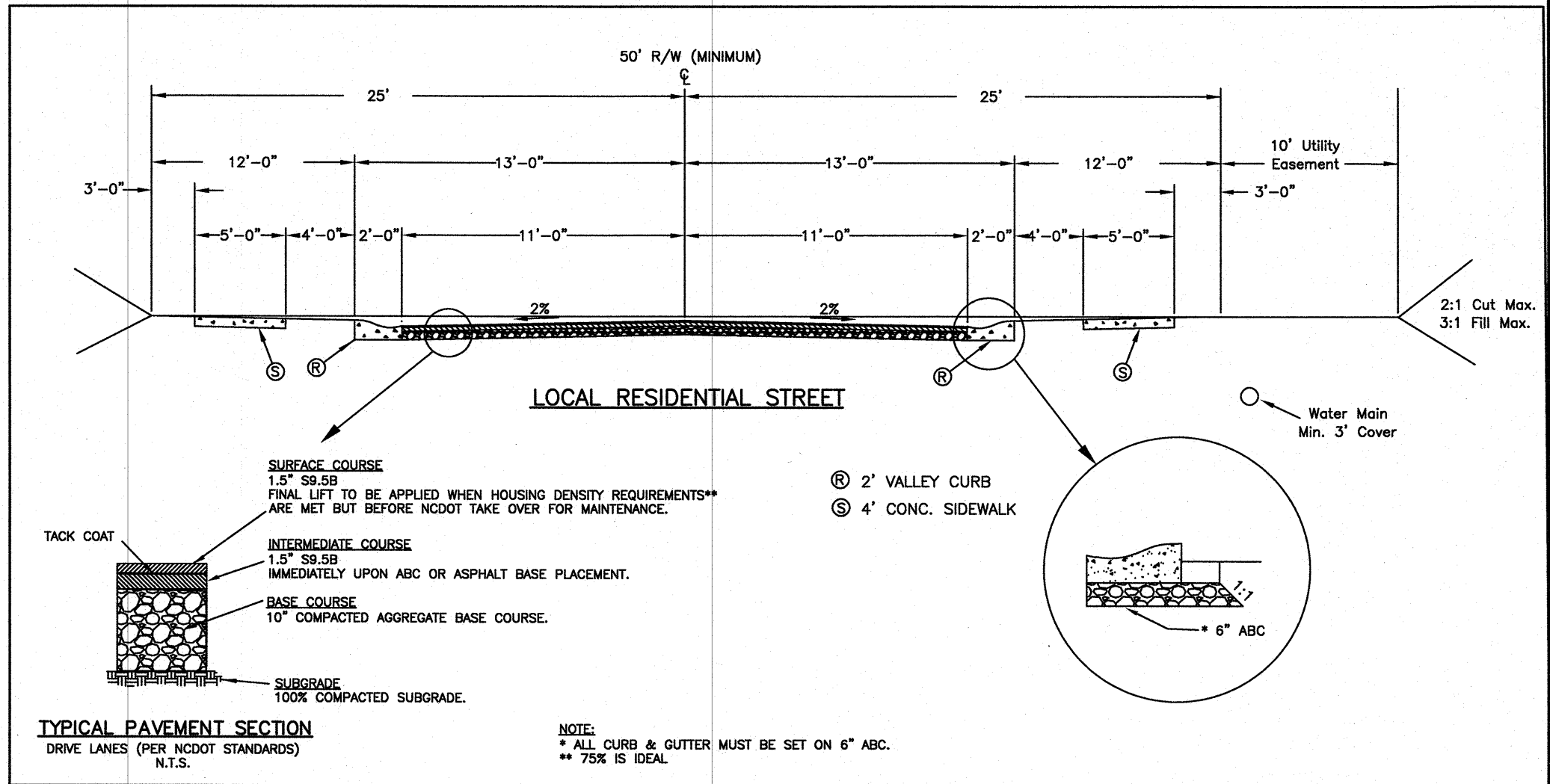
Note: Roadway Horizontal/Vertical Alignment and Grades were taken from design plans, not asbuilt data.

Note: Any roads in the subdivision that are not accepted by NCDOT are not the responsibility of the Town of Weddington; and shall be maintained by the Developer and it's successors or assigns.

NCDOT Construction Standards Certification

I hereby certify that the streets on this plat designated as public are or will be in accordance with the minimum right of way and construction standards established by the Board of Transportation for acceptance on the State Highway System.

District Engineer Date



Line Table		
Line #	Direction	Length
L1	S85°17'36"E	13.75
L2	S03°12'43"W	130.05
L3	N60°59'21"E	92.19
L4	S51°35'14"W	104.14
L5	S51°35'14"W	51.23
L6	N69°51'42"W	92.34
L7	N69°49'02"W	121.87
L8	S15°42'23"W	63.16
L9	N56°01'34"W	67.16
L10	N07°25'12"E	49.58
L11	S07°14'58"W	52.72
L12	S07°14'25"W	100.11
L13	S07°10'31"W	67.25
L14	S07°17'57"W	97.92
L15	S06°55'13"W	71.37
L16	S06°50'35"W	90.23
L17	S06°52'14"W	41.31
L18	S07°42'05"W	94.93
L19	S18°44'32"E	49.45
L20	S18°44'32"E	41.85

Line Table		
Line #	Direction	Length
L21	S47°40'26"E	306.80
L22	N06°52'14"E	180.84
L23	N06°50'35"E	90.20
L24	N06°55'13"E	71.29
L25	N07°17'57"E	97.88
L26	N07°10'31"E	67.26
L27	N07°14'25"E	42.71
L28	N07°22'55"E	50.56
L29	S29°58'45"E	86.43
L30	S69°50'26"E	13.99
L31	N20°09'34"E	50.00
L32	N69°50'26"W	50.00
L33	S20°09'34"W	50.00
L34	N29°58'45"W	86.43
L35	S20°09'34"W	69.04
L36	S20°09'34"W	50.00
L37	N20°09'34"E	50.00
L38	N55°54'06"E	18.97
L39	N28°51'15"E	19.01

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C1	191.81	1040.10	S52°57'25"E	191.54
C2	46.81	30.00	S37°18'52"E	42.20
C3	249.73	275.00	N55°59'42"W	241.24
C4	70.97	225.00	S39°00'54"E	70.67
C5	85.57	225.00	S58°56'45"E	85.05
C6	39.27	25.00	N65°09'34"E	35.36
C7	194.53	275.00	S40°25'29"W	190.50
C8	110.75	275.00	S72°13'37"W	110.00
C9	110.75	275.00	N84°41'57"W	110.00
C10	15.94	275.00	N71°30'05"W	15.94
C11	181.22	450.00	S72°13'37"W	180.00
C12	181.22	450.00	N84°41'57"W	180.00
C13	26.09	450.00	N71°30'05"W	26.08
C14	7.03	525.00	N69°27'26"W	7.03
C15	132.44	525.00	N61°50'49"W	132.09
C16	50.87	475.00	N57°41'17"W	50.84
C17	75.32	475.00	N65°17'54"W	75.24
C18	39.27	25.00	S65°09'34"W	35.36
C19	47.08	275.00	N25°03'50"E	47.02
C20	95.48	275.00	N39°54'54"E	95.00

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C21	95.48	275.00	N59°48'28"E	95.00
C22	95.48	275.00	N79°42'03"E	95.00
C23	95.48	275.00	S80°24'23"E	95.00
C24	2.97	275.00	S70°09'01"E	2.97
C25	76.39	275.00	S61°52'58"E	76.15
C26	28.19	275.00	S50°59'16"E	28.18
C27	56.02	275.00	S42°12'55"E	55.92
C28	30.72	275.00	S33°10'46"E	30.71
C29	202.72	225.00	N55°47'23"W	195.93
C30	47.73	30.00	S52°49'12"W	42.85
C31	72.76	425.00	N25°03'50"E	72.67
C32	147.56	425.00	N39°54'54"E	146.82
C33	147.56	425.00	N59°48'28"E	146.82
C34	147.56	425.00	N79°42'03"E	146.82
C35	147.56	425.00	S80°24'23"E	146.82
C36	4.59	425.00	S70°09'01"E	4.59
C37	118.06	425.00	S61°52'58"E	117.68
C38	43.57	425.00	S50°59'16"E	43.55
C39	39.27	25.00	N24°50'26"W	35.36
C40	353.43	225.00	N65°09'34"E	318.20

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C41	39.27	25.00	S24°50'26"E	35.36
C42	46.78	225.00	S26°06'55"W	46.69
C43	43.60	218.00	S42°22'41"W	43.53
C44	225.76	225.00	S81°24'52"W	216.41

Ownership of all Common Open Space (COS) and Conservation Land shall be retained by MI Homes of Charlotte, LLC until such time as a Homeowners Association (HOA) entity has been created. Ownership will be conveyed to that HOA no later than the closing of the last home.

Notes:
- Maintenance of all storm drainage easements as shown on plat is the responsibility of the property owner or assigns
- The purpose of the storm drainage easement (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited.

LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013 F 704-283-9035
www.lawrencesurveying.com
Firm License Number: C-2856

**Final Record Plat of
Harlows Crossing - Phase 1 - Map 2**
Owner: MI Homes of Charlotte, LLC
Town of Weddington
Sandy Ridge Township, Union County, NC
Orig. scale: Date: January 25, 2017 Drawn By: JLH

Job No. 3756-4047 Drawing file: 3756-4047 Harlows Crossing Phase 1 Map 2 - Rev 2.dwg Drawing no. 17/025

Sheet 2 of 2

REVISIONS
05/09/17 JLH
05/15/17 JLH
12/07/17 JLH
02/22/18 JLH
03/20/18 JLH

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: April 9, 2018

SUBJECT: Atherton Estates Phase 2, Map 4

The Town Council is requested to consider a final plat application from Shea Homes for 30 lots of the approved 130 lot Conventional RCD Subdivision on 170.81 acre.

Application Information:

Subdivision Name: Atherton Estates

Applicant/Developer Name: Shea Homes

Property Location: Weddington Road, Weddington-Matthews Road, and Cox Road

Zoning: RCD conventional

Previous Approvals:

Preliminary Plat – January 13, 2014

Map 1 (12 Lots) - August 11, 2014

Map 1B (13 Lots) - February 9, 2015

Phase 2 Map 1 (24 Lots) - September 15, 2015

Phase 3 (30 lots) and Amenity Center - July 18, 2016

Phase 2 Map 3 (21 Lots) – April, 2017

Project Information:

A conventional subdivision requires a 40,000 square foot minimum lot size and 10% open space. The Conventional RCD lot requirements are as follows: 50' front yard, 40' rear yard, 15' side yard, and 120' lot width.

The maintenance agreement and HOA covenants for the entire subdivision were reviewed and recorded. A HOA is established for the community.

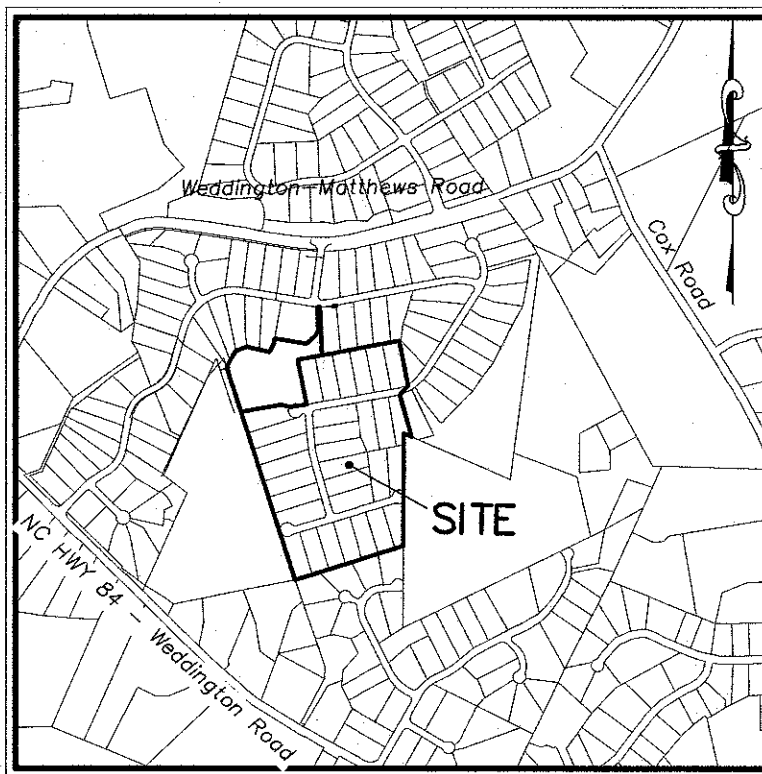
The lots in this phase will be served by Union County water and sewer.

The Planning Board reviewed the final plat on March 26, 2018 and unanimously recommended approval with the conditions that the performance bonds are approved by the Town prior to recording, the number of lots in the notes be amended from 31 to 30, sheet 3 of 3 is revised to state the correct Map number, and the vicinity map is amended to match the phased lot lines.

The above conditions were addressed on an amended plan and since that meeting a 50' tree save buffer was added per the construction plans.

Staff Recommendation:

Staff recommends approval of the Atherton Estates Final Plat, Phase 2 Map 4 with the condition that the bond amounts are approved by the Town Engineer and received by staff prior to recording.



Vicinity Map

(NTS)

Site Data:

Parcel ID: 06-123-126,
Deed Reference: Db. 7054, Pg. 377

Zoning: R-CD (Town of Weddington)
Total Lots: 31
Smallest Lot: Lot 74 (40,038 sf.)
Street Data: 2,996.5 LF

Total Acreage: 38.35 ac.
Dedicated R/W: 3.00 ac.
Temporary R/W: 0.16 ac.
Acreage In Lots: 29.72 ac.
Acreage in COS: 5.47 ac.

Minimum Lot Area: 40,000 sf
Min. Lot Width: 120'
Yard Requirements: (Measured at Setback)
Front Setback: 50' (Measured from Street R/W)
Rear Setback: 40'
Side Setback: 15'
Side Corner Setback: 25'

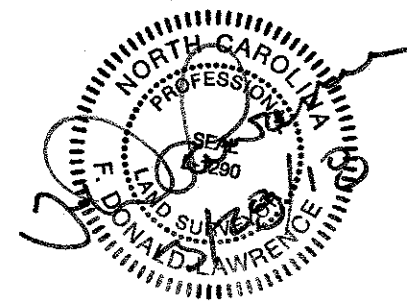
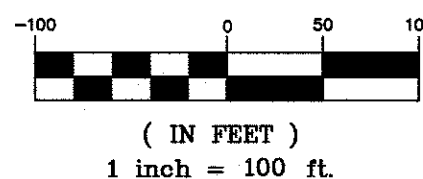
NOTE

1. Roads Rights-of-way are dedicated to the public and shall be publicly maintained. Any roads in the subdivision that are not accepted by NCDOT are not the responsibility of the Town of Weddington; and shall be maintained by the Developer and its successors or assigns.
2. Street grades and typical street cross sections shall be built according to the approved construction plans as depicted on the approved preliminary plat on file with the Town of Weddington.
3. Future ownership and maintenance of common open space and thoroughfare buffer area within the development shall be dedicated to the Atherton Estates Owners Association Inc. and will not be the responsibility of the Town of Weddington.
4. Regulation of, around, and within Septic Easements as shown on this plat will be described further within the Atherton Estates Owners Association, Inc. Declaration.
5. The purpose of the Storm Drainage Easement (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited.

LEGEND

COS..... Common Open Space
SSE..... Sanitary Sewer Easement
SDE..... Storm Drainage Easement

Engineer:
DPR Associates
420 Hawthorne Lane
Charlotte, NC 28204
ph. 704-332-1204
Contact: Hy V. Nguyen



PIN 06-123-308
Sean & Colleen Bisy
Deed Ref: 7079-235
PC N, File 598-599

PIN 06-123-309
Eric & Kathy White
Deed Ref: 7076-210
PC N, File 598-599

PIN 06-123-310
Shea Atherton LLC
Deed Ref: 6996-212
PC N, File 598-599

PIN 06-123-311
Shea Atherton LLC
Deed Ref: 7026-706
PC N, File 598-599

PIN 06-123-312
Shea Atherton LLC
Deed Ref: 6996-212
PC N, File 598-599

PIN 06-123-313
Shea Atherton LLC
Deed Ref: 7026-706
PC N, File 598-599

Amenity Area
PIN 06-123-294
Shea Atherton LLC
Deed Ref: 7054-377
PC N, File 283-284

Lot 45
PIN 06-123-314
Shea Atherton LLC
Deed Ref: 7054-377
PC N, File 598-599

Lot 46
PIN 06-123-282
Shea Atherton LLC
Deed Ref: 6842-232
PC N, File 406-408

Lot 47
PIN 06-123-263
Christopher Chin &
Emily Snapp
Deed Ref: 6959-448
PC N, File 406-408

Lot 48
PIN 06-123-264
Petra R. Dekoster
Deed Ref: 6941-370
PC N, File 406-408

Lot 49
PIN 06-123-265
Shea Atherton LLC
Deed Ref: 6904-759
PC N, File 406-408

Lot 53
PIN 06-123-269
Shea Atherton LLC
Deed Ref: 6904-759
PC N, File 406-408

Lot 54
PIN 06-123-270
Greg & Lisa Kimmerle
Deed Ref: 6965-866
PC N, File 406-408

Lot 86
PIN 06-123-271
Shea Atherton LLC
Deed Ref: 7054-377
PC N, File 406-408

PIN 06-123-002
Weddiana I LLC &
Weddiana II LLC
Deed Ref: 5035-589

LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013 866-557-8051
F 704-283-9035
www.lawrencesurveying.com
Firm License Number: C-2856

**Final Record Plat of Atherton Estates
Phase 2, Map 4
Property of Shea Atherton LLC
Town of Weddington
Sandy Ridge Township, Union County, NC**

Orig. scale: 1" = 100' Date: February 5, 2018

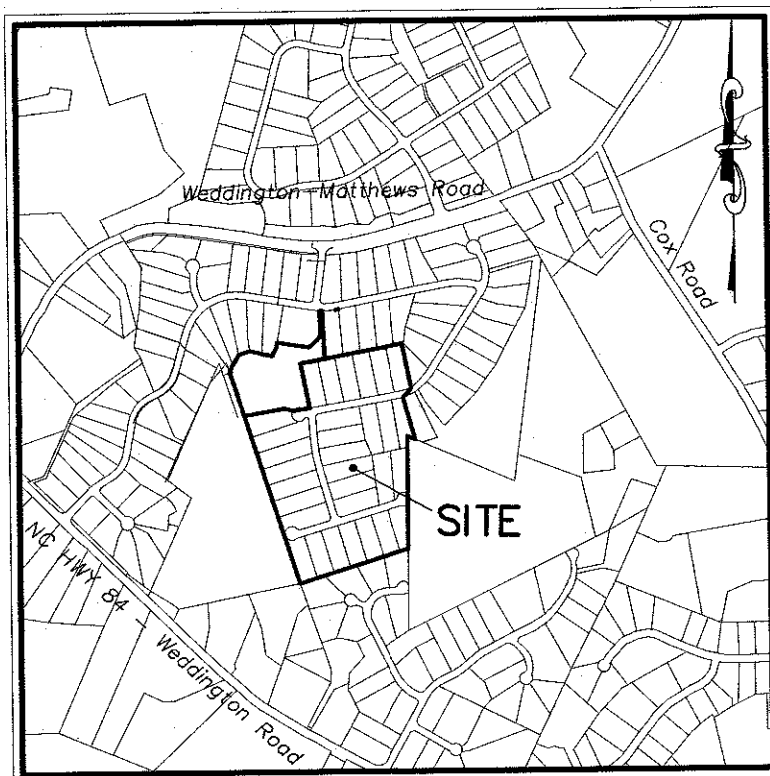
Drawn By: MCM

Job No. 3427 Drawing file: RM Phase 2 Map 4.dwg Drawing no. 18/050

Sheet 1 of 3

REVISIONS

3-13-18 MCM
3-28-18 MCM



Vicinity Map

(NTS)

PIN 06-150-069
Michael Walter Station
Deed Ref: 518-388

50' buffer
No structures or
clearing of trees larger
than 2" caliper shall be
removed.

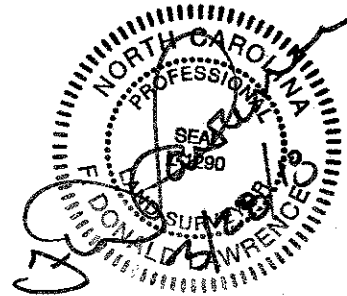
NC Grid
(NAD 83-CORS)

NOTE

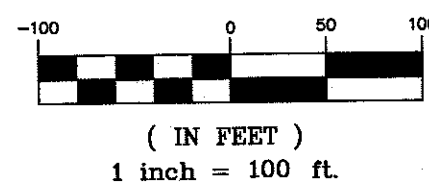
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LEGEND

COS..... Common Open Space
SSE..... Sanitary Sewer Easement
SDE..... Storm Drainage Easement



Engineer:
DPR Associates
420 Hawthorne Lane
Charlotte, NC 28204
ph. 704-332-1204
Contact: Hy V. Nguyen



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**Final Record Plat of Atherton Estates
Phase 2, Map 4**
Property of Shea Atherton LLC
Town of Weddington
Sandy Ridge Township, Union County, NC

Orig. scale: 1" = 100' Date: February 5, 2018

Drawn By: MCM

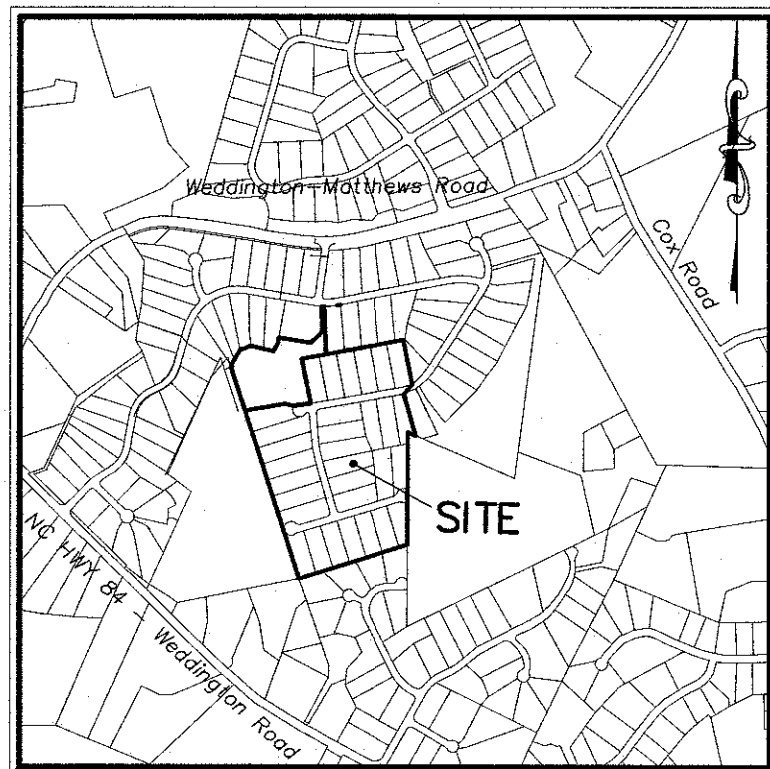
Job No. 3427 Drawing file: RM Phase 2 Map 4.dwg

Drawing no. 18/050

Sheet 2 of 3

REVISIONS

3-13-18 MCM
3-28-18 MCM



Vicinity Map

(NTS)

PROPERTY OWNER/SUBDIVIDER

Shea Atherton, LLC,
8008 Corporate Center Drive, #300
Charlotte, NC 28226

Certificate of approval of the design and installation of streets, utilities, and other required improvements.

I hereby certify that all streets and other required improvements have been installed in as acceptable manner and according to NC Department of Transportation and/or Town of Weddington specifications and standards in the The Atherton Estates Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Weddington have been given and received.

Mayor of the Town of Weddington, North Carolina Date

Certificate of Approval

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina.

This day of 2017.

Mayor of the Town of Weddington, North Carolina

NOTES

REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.

ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES

LAWRENCE ASSOCIATES MAKES NO GUARANTEES TO THE COMPACTION OR TO THE NONEXISTENCE OF ADDITIONAL SPOILS AREAS.

BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED

AN ADDITIONAL 10' TEMPORARY CONSTRUCTION EASEMENT SHALL BE RESERVED OUTSIDE OF ALL GENERAL UTILITY EASEMENTS.

AN ADDITIONAL 10' TEMPORARY CONSTRUCTION EASEMENT (5' EITHER SIDE OF 20' FUTURE UTILITY EASEMENT) SHALL BE RESERVED OUTSIDE OF ALL UTILITY EASEMENTS.

CLUSTER BOX UNITS (CBUs) TO BE LOCATED WITHIN THE NCDOT RIGHT-OF-WAY LOCATIONS WILL BE COORDINATED WITH AND APPROVED BY NCDOT.

NOTE:
THE PROPERTY OWNER SHALL NOT CONSTRUCT OR PERMIT CONSTRUCTION OR PLACEMENT OF ANY TYPE STRUCTURE, PLANT TREES OR MAKE USE OF THE EASEMENT AREA IN ANY MANNER THAT WILL RESULT IN INTERFERENCE, INTERRUPTION OR IMPEDIMENT OF THE COUNTY'S EASEMENT AND INGRESS/EGRESS.

Flood Certification
I have examined the Flood Insurance Rate Map for the Town of Weddington, North Carolina, Community Panel Number 3710447600J, dated October 16, 2008 and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Use of land within a flood way or flood plain is substantially restricted by Article XXIV of the Union County Land Use Ordinance.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, F. Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book and Page as shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.
This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal this the

22 day of March, A.D., 2018

F. Donald Lawrence, NCPLS L-1290



State of North Carolina
County of Union

I, Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date Review Officer

Shea Atherton, LLC

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicated all streets, alleys, walks, and other sites and easements to public or private use as noted.

Date Shea Atherton, LLC,

I, a notary public of personally certify that appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal this day of 2017.
My commission expires

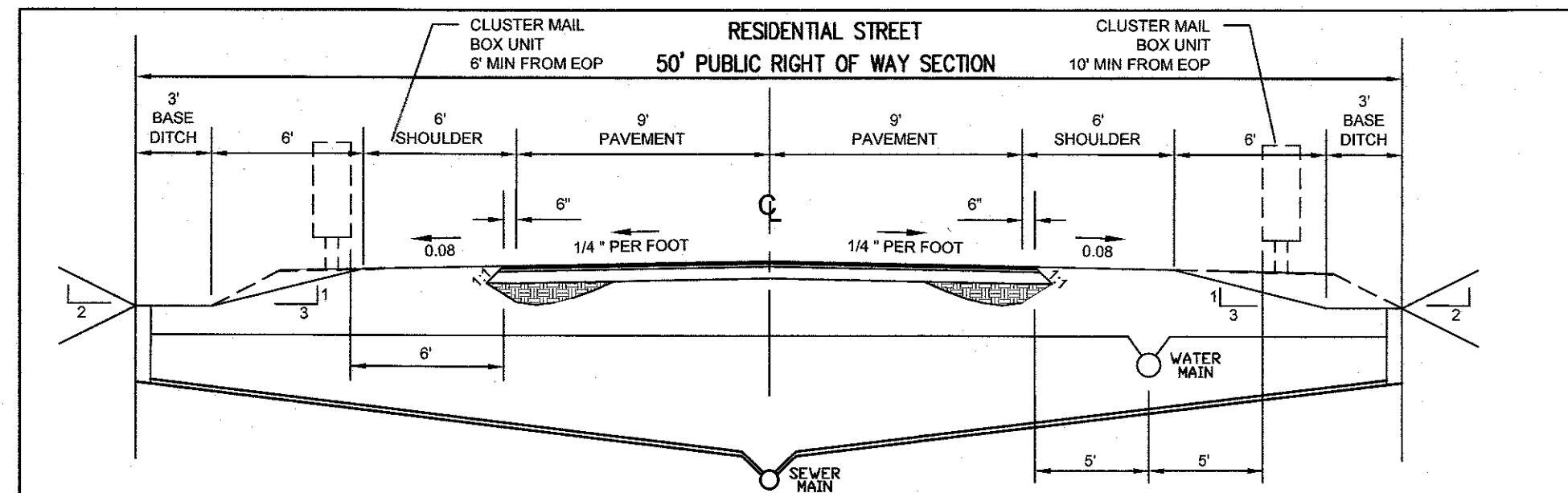
Notary Public

NCDOT Construction Standards Certification

I hereby certify that the streets on this plat designated as public are or will be in accordance with the minimum right of way and construction standards established by the Board of Transportation for acceptance on the State Highway System.

District Engineer Date

NOTE:
A Union County Public Works Utility Right-Of-Way shall exist on all sanitary sewer laterals, water meters, and fire hydrants. The Utility Right-Of-Way is located 5 feet all sides from the clean out, water meter, or fire hydrant to the public or private road right of way.



LINE TABLE		
LINE	LENGTH	BEARING
L1	68.22	S24°04'34"W
L2	60.51	S75°47'18"E
L3	36.43	S21°20'01"W
L4	93.79	S45°43'42"W
L5	41.86	S09°06'28"W
L6	61.56	S26°36'48"W
L7	74.99	N77°33'09"W
L8	88.69	N77°33'09"W
L9	85.18	S69°52'57"W
L10	80.23	S29°08'44"W
L11	45.84	S29°08'44"W
L12	14.10	S35°30'45"E
L13	58.08	S69°11'02"W

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	335.00	68.79	68.67
C2	25.00	18.36	17.95
C3	50.00	76.82	69.48
C4	50.00	113.72	90.75
C5	25.00	24.17	23.24
C6	50.00	71.94	65.90
C7	25.00	16.09	15.81
C8	25.00	1.03	1.03
C9	50.00	112.94	90.41
C10	50.00	46.61	44.94
C11	15.00	37.89	28.59
C12	385.00	29.28	29.27
C13	25.00	36.68	33.48
C14	975.00	69.09	69.08
C15	975.00	124.24	124.15
C16	975.00	15.53	15.53
C17	25.00	39.46	35.49
C18	25.00	39.08	35.22
C19	25.00	11.65	11.55
C20	50.00	51.99	49.68
C21	50.00	126.26	95.29
C22	25.00	27.48	26.11
C23	1025.00	3.51	3.51
C24	1025.00	120.83	120.76
C25	1025.00	95.23	95.20
C26	425.00	20.07	20.07

LAWRENCE ASSOCIATES

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Monroe, North Carolina 28112
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Firm License Number: C-2856

Final Record Plat of Atherton Estates

Phase 2, Map 4

Property of Shea Atherton LLC

Town of Weddington

Sandy Ridge Township, Union County, NC

Orig. scale: 1" = 100' Date: February 8, 2017

Drawn By: MCM

Job No. 3427 Drawing file: RM Phase 2 Map 4.dwg Drawing no. 18/050

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: April 9, 2018

SUBJECT: Woodford Chase R-CD Conventional Subdivision - Preliminary Plat

E. Reese Gibson submitted a preliminary plat and construction plans for a 9 lot subdivision on 13.32 acres located near the southwest corner of Highway 84 and Lester Davis Road.

Project History:

A sketch plan was submitted in 2015. Public involvement meetings were held on August 31, 2015 and September 1, 2015. A preliminary plat was reviewed by town planner Burton throughout 2015/2016 however staff could not find the original sketch plan approval letter. Staff requested the sketch plan be resubmitted in December 2017. Staff approved the sketch plan on January 25, 2018.

Since the sketch plan approval changes were made per outside agency reviews. NCDOT only required a single entrance therefore eliminating the most western road cut which helps with site grading. The applicant provided a turning exhibit to P1 to show a fire truck is able to make a u-turn within the subdivision. The open space was revised to ensure at least 10% is undisturbed; and erosion control measures were added to the plan to satisfy NCDENR requirements.

Planning Board

The Planning Board reviewed the conventional subdivision layout and noted the following issues at the February 26, 2018 meeting:

1. The cul-de-sac is too long.
2. The cul-de-sac requires a bulb at the end. DOT did not want a bulb at that location, maybe a suggestion would be to shift the location of the end of the road and put a bulb.
3. In the past, the Town has only allowed a private access driveway easement where there is no other alternative.
4. After the widening of 84, the front yard setbacks will be diminished.
5. No buffering (viewshed) for the houses facing 84.
6. It will require Council to grant the use of the private right of way.

Given the noted issues the Planning Board tabled the discussion per the applicants request to the March 26, 2018 meeting.

The engineer provided an updated plan to address the Planning Boards concerns. They noted that they would need an exception from Town Council to extend the cul-de-sac. They provided a bulb turn-around. They showed a conservation subdivision plan that yielded 6 lots; they established a

new front yard setback beyond the 50' requirement to create a viewshed buffer and added a 30' non disturbed area.

At the March 26, 2018 meeting the Planning Board unanimously recommended denial based on non-compliance with the length of the cul-de-sac and need for a private road. They believed complying with those two items would not yield 9 lots. They also believed the conservation design would offer better options.

The relevant code sections mentioned by Planning Board are below:

Marginal access street. Where a tract of land to be subdivided adjoins a major or minor thoroughfare as designated on the town zoning map, the subdivider shall be required by the town council to provide a marginal access street parallel to the major thoroughfare or reverse frontage on a minor street for the lots to be developed adjacent to the major thoroughfare. Where reverse frontage is established, private driveways shall be prevented from having direct access to the thoroughfare. In cases where it is not feasible or practical for the subdivider to provide a marginal access street, or when the town council determines that the installation of a marginal access would result in a less desirable subdivision design, the town council may grant an exception to the requirement for a marginal access street. In granting said exception the town council shall find that the spirit and intent of this chapter are preserved and that circumstances particular to the subject property, such as topography or shape of the tract, exist to warrant the exception.

Staff believes the word "shall" used in the first sentence requires the developer to provide a marginal access street with the Council's consent. In the past marginal access streets have been approved as private driveway easements.

Culs-de-sac. Permanent dead-end streets shall not exceed 600 feet in length in conventional subdivisions unless necessitated by topography or property accessibility and if the town council grants a modification per [section 46-15](#). In conservation subdivisions, culs-de-sac may be greater than 600 feet in length in order to prevent the degradation and development of primary and secondary lands within the subdivision, thereby conserving the integrity of the conservation subdivision by preserving open space in an unaltered state. Cul-de-sac in conservation subdivisions shall not inhibit emergency vehicular access. The planning board shall review the sketch plan and existing resource and site analysis plan for a conservation subdivision that proposes culs-de-sac greater than 600 feet in length. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. The distance from the edge of pavement on the vehicular turnaround to the right-of-way line shall not be less than the distance from the edge of pavement to right-of-way line on the street approaching the turnaround. Cul-de-sac pavement and right-of-way diameters shall be in accordance with NCDOT design standards. Designs other than the "bulb" end design with a circular right-of-way will be subject to the approval of the Division Engineer of the Division of Highways, North Carolina Department of Transportation and the town council after review on an individual basis. Cul-de-sac in conventional subdivisions shall not be allowed where connection with an existing street is possible.

The cul-de-sac proposed exceeds 600' therefore Section 46-15 does apply. However, the bulb end design isn't necessary per the ordinance section above if NCDOT and town council reviews /approves the other option. NCDOT is okay with the t-turn around but because this isn't a public road, town council has the ultimate say. Also, the applicant could get 9 lots with the second entrance as shown on the sketch plan, but this second entrance will be removed when NCDOT widens Highway 84, therefore the cul-de-sac extension seems acceptable to staff.

Section 46-15 Modifications.

The town council may authorize a modification of the ordinance when, in its opinion, undue hardship may result from strict compliance with the regulations. Such a modification shall be granted only to the extent that is absolutely necessary and not to an extent which would violate the intent of this chapter.

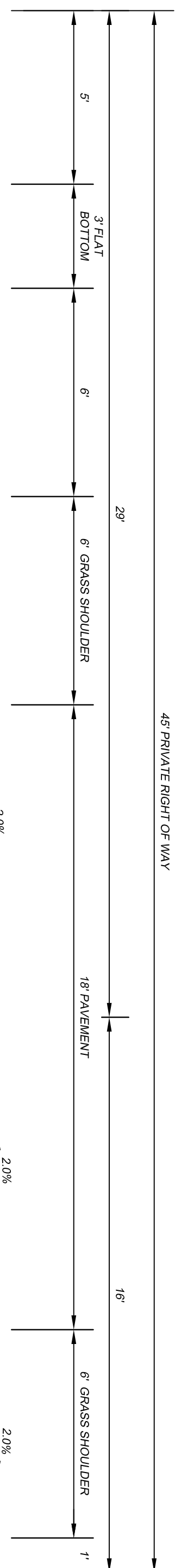
Consideration by town council. The town council shall consider the modification request once a recommendation has been received from the planning board, or the time for planning board review has elapsed with no recommendation having been forwarded, whichever comes first. In granting any modification, the town council shall make the findings required in this subsection, taking into account the nature of the proposed subdivision, the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No modification shall be granted unless the town council finds that:

- (1) There are special circumstances or conditions affecting said property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
- (2) The modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
- (3) The circumstances giving rise to the need for the modification are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this chapter.
- (4) The granting of the modification will not be detrimental to the public health, safety and welfare or be injurious to other property in the territory in which said property is situated.
- (5) The modification will not vary the provisions of [chapter 58](#) applicable to the property.

In approving modifications, the town council may require such conditions as will, in its judgment, secure substantially the objectives and standards or requirements of this chapter.

Staff Recommendation:

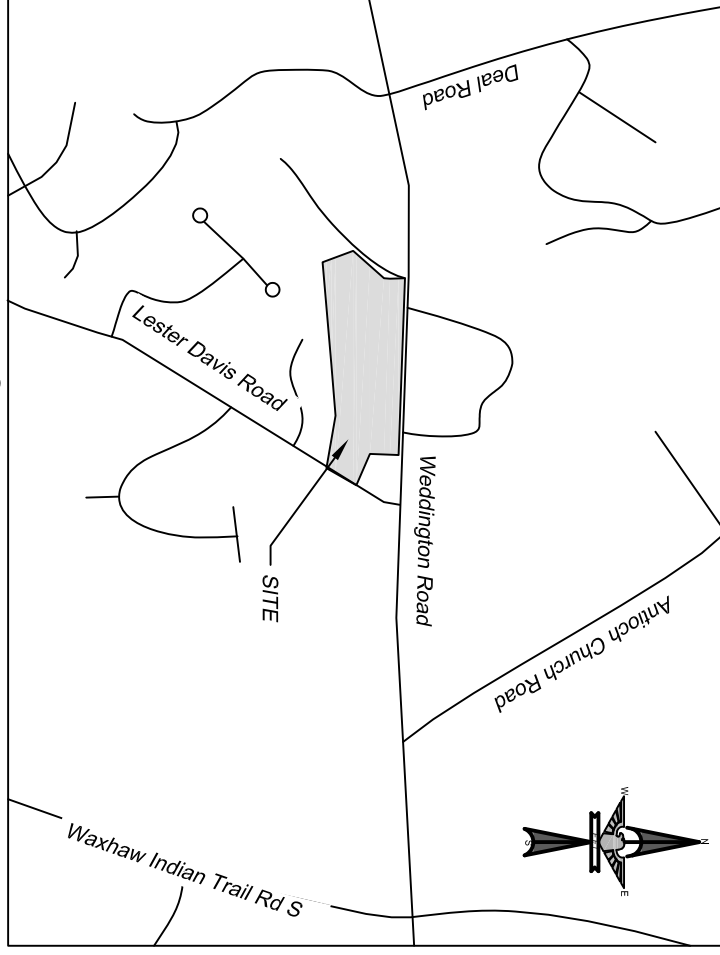
If the Town Council grants the cul-de-sac extension staff recommends approval of the preliminary plat/construction plans with the conditions the driveway pipe to lot 8 is a concrete pipe, maintenance of the shared driveway is included in the HOA documents, all maintenance documents are reviewed by the town attorney, and a fire hydrant be added near lot 8 if necessary.



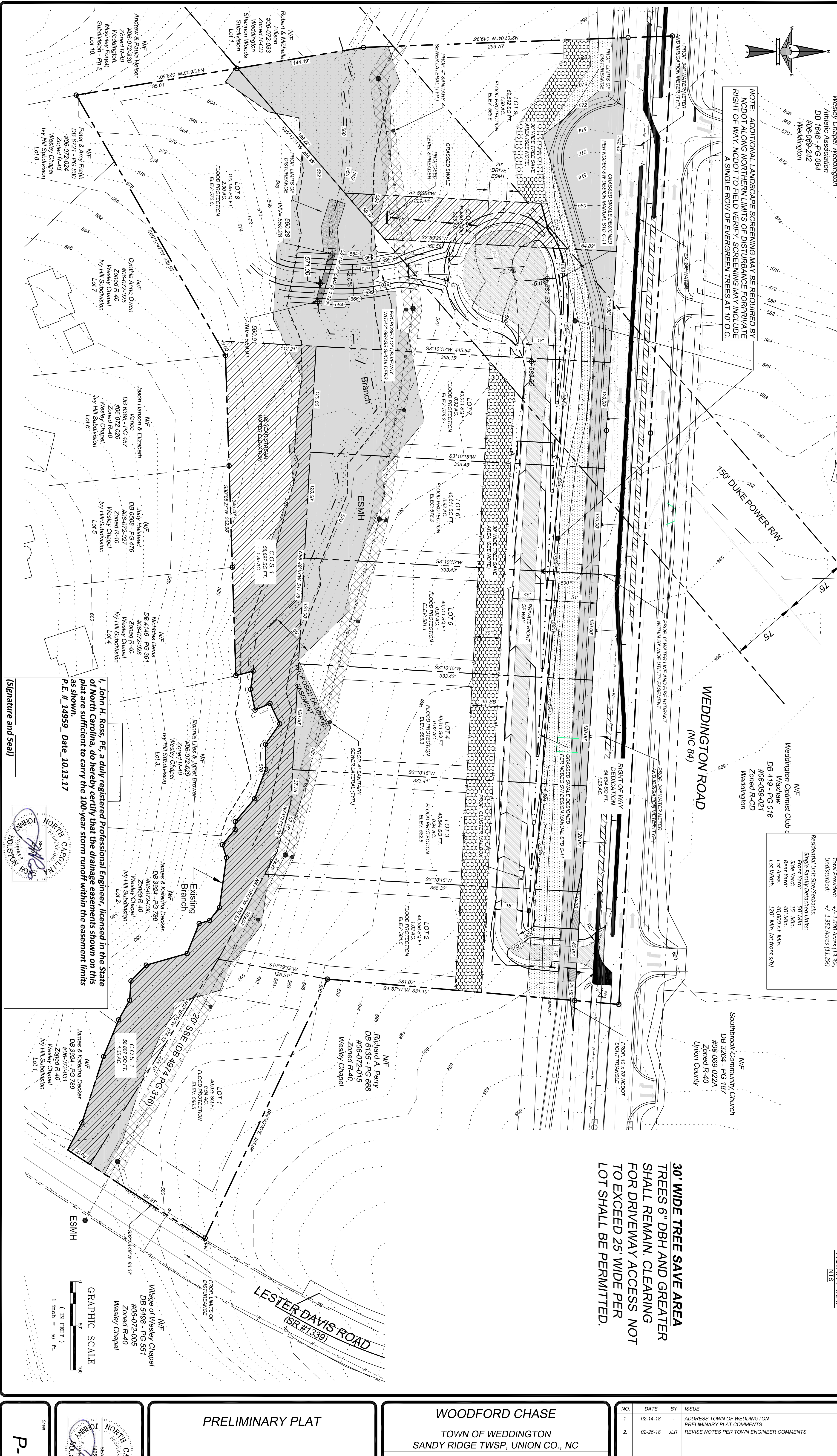
BINDER COURSE TO BE APPLIED IMMEDIATELY AFTER STONE IS PLACED.
SURFACE COURSE TO BE APPLIED AT COMPLETION OF HOUSE CONSTRUCTION
OR AT TIME DETERMINED BY THE OWNER/DEVELOPER.

SITE DATA:	
Owner:	E. Reese Gibson
Site:	309 Post Office Drive Indian Trail, NC 28079 (704) 882-0031
Tax Parcel:	06072004
Gross Acreage:	43.1322 Acres
Net Acreage:	43.1207 Acres
Location:	Weddington, NC
Existing Zoning:	R-CD Conventional
Total Lots:	9 LOTS
Common Open Space:	+/- 1.207 Acres (100% of net)
Total Provided:	+/- 1.000 Acres (13.3%)
Undeveloped:	+/- 1.352 Acres (11.2%)
Minimum Lot Size:	43.617 sq ft / 1.00 ac
Average Lot Size:	52.054 sq ft / 1.20 ac
Common Open Space:	+/- 1.207 Acres (100% of net)
Total Provided:	+/- 1.000 Acres (13.3%)
Undeveloped:	+/- 1.352 Acres (11.2%)
Minimum Lot Size:	43.617 sq ft / 1.00 ac
Average Lot Size:	52.054 sq ft / 1.20 ac
Common Open Space:	+/- 1.207 Acres (100% of net)
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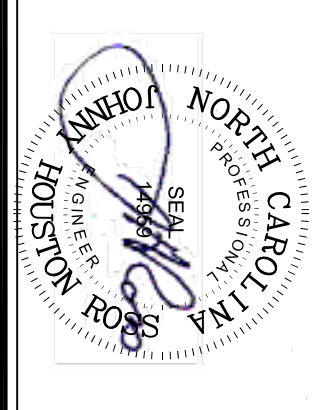
- NOTES:
1. THE 72" C&P STREAM CROSSING WILL BE INSTALLED AT THE SAME TIME AS THE COMMON DRIVEWAY IN ORDER TO PROVIDE SITE DETENTION.
 2. THE 72" C&P STREAM CROSSING CULVERT WILL BE MAINTAINED BY THE PROPERTY OWNER.
 3. THE DRIVEWAY FOR LOT MAY BE EXPECTED TO OVERTOP DURING THE 50 AND 100 YEAR STORM EVENTS.



NOTE: ADDITIONAL LANDSCAPE SCREENING MAY BE REQUIRED BY NCDOT ALONG NORTHERN LIMITS OF DISTURBANCE FOR PRIVATE RIGHT OF WAY. NCDOT TO FIELD VERIFY. SCREENING MAY INCLUDE A SINGLE ROW OF EVERGREEN TREES AT 10' O.C.



I, John H. Ross, PE, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100-year storm runoff within the easement limits as shown.
P.E. # 14959 Date 10.13.17



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

PRELIMINARY PLAT

DESIGNED BY	SAP	DRAWN BY	SAP	CHECKED BY	JHR
Scale	AS SHOWN	DATE	11/06/2017	JOB NUMBER	5851

WOODFORD CHASE

TOWN OF WEDDINGTON
SANDY RIDGE TWSP, UNION CO., NC

E. REESE GIBSON
309 POST OFFICE DRIVE
INDIAN TRAIL, NC

NO.	DATE	BY	ISSUE
1	02-14-18	-	ADDRESS TOWN OF WEDDINGTON PRELIMINARY PLAT COMMENTS
2	02-26-18	JLR	REVISE NOTES PER TOWN ENGINEER COMMENTS

EAGLE ENGINEERING

FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

P.O. BOX 551
Alphaetta, GA 30009
(678) 339-0640

Facebook Policy

All government related communication through social media outlets should remain professional in nature and should always be conducted in accordance with the organization's communications policy, practices, and expectations. Employees should be mindful that inappropriate usage of social media can be grounds for disciplinary action per the Personnel Handbook.

Content of posts and comments:

Communication should include no form of profanity, obscenity, or copyright violations. Confidential or non-public information may not be shared.

Content permitted includes posts for Events only. If the Town Staff, Mayor or Town Council would like to post any other information to solicit feedback i.e. a town survey, the topic or post must first be approved by the Council as a whole.

Posts and comments are public records:

Communication via government related social networking sites is a public record. The Town of Weddington will include the following statement on their social media sites:

The purpose of social media usage is to present matters of public interest in the Town of Weddington. Please note this is a moderated page and not a public forum. Once posted, the Town of Weddington reserves the right to delete submissions that contain vulgar language or material, personal attacks of any kind or offensive comments that target or disparage any individual based on their race, color, religion, gender, sexual orientation, national origin, physical or mental disability, genetic information, age, military or veteran status, or any other status protected by federal, state, or local law. The Town of Weddington reserves the right to remove comments that:

- Are spam or include links to other sites;
- Are clearly off topic;
- Advocate illegal activity;
- Promote particular services;
- Infringe on copyrights or trademarks;
- Use personally identifiable information;
- Contain confidential information

The Town records retention schedule shall be followed when comments are required to be removed.

WEDDINGTON CODE ENFORCEMENT REPORT

March, 2018

1. **404 Cottonfield Cir., James & Shannon Cox**
 - 12/31/17—Legal action still pending; violation continues.
 - 1/30/18---Legal action still pending; violation continues.
 - 2/28/18—Legal action successful. Illegal use to discontinue.
 - 3/31/18---Legal action still underway.
2. **4005 Ambassador Ct., Inez B. McRae Trust**
 - 12/31/17—Deterioration continues, building still vacant and closed.
 - 3/31/18---Deterioration continues, building vacant and closed.
3. **4716 Weddinton 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.
 - 2/28/18—Monitoring; work progressing, slowly.
 - 3/31/18---Construction is continuing.
4. **2027 Brook View Ct.**
 - Utility building w/out permit and possible side yard encroachment; letter sent to owner
 - 12/31/17--Permit obtained for building. Resolved.
 - 2/28/18—Side yard issue?
 - 3/31/18---Building has been moved over to meet required side yard requirement.
5. **4915 Beulah Church Rd.**
 - Junk vehicles, old camper, old lawn mower and piles of limbs in yard; sent owner letter on 1/30/18. (town does not have over grown lot or cleanliness of land ordinance but am trying to use broad standards of zoning ordinance to get some clean up)
 - No response from owner.
 - No response from owner, except to mow yard.
6. **401 Gatewood Ln.**

- 2 junk vehicles in front yard of house. Sent property owner notice to remove vehicles on 4/3/18.

7. 416 Gatewood Ln.

- Boat and camper parked in right of way of street; sent owner notice to remove vehicles 4/3/18.

8. 408 Gatewood Ln.

- Suv parked in right of way of street; sent owner notice to remove vehicle 4/3/18.

9. 3708 Beulah Church Rd.

- Rental house-tenant repairing wrecked vehicles in driveway; owner sent notice to discontinue this illegal use 4/3/18.

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: April 9, 2018

SUBJECT: Monthly Report –March 2018

Transactions:	
Penalty and Interest Payments	\$(180.81)
Interest Charges	\$298.54
Adjustments Under 5.00	\$(16.80)
Refunds	\$216.68
Balance Adjustments	\$9.66
Taxes Collected:	
2016	\$(336.80)
2017	\$(4263.44)
As of March 31, 2018; the following taxes remain Outstanding:	
2007	\$83.43
2008	\$808.16
2009	\$598.83
2010	\$575.29
2011	\$100.56
2012	\$921.46
2013	\$1628.76
2014	\$2289.16
2015	\$3027.04
2016	\$7747.81
2017	\$21317.17
Total Outstanding:	\$39097.67

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

03/01/2018 TO 03/31/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX -	4,266.25	1,041,609.74	1,025,000.00	-2
10-3102-110 AD VALOREM TAX - 1ST	336.80	2,301.60	3,000.00	23
10-3103-110 AD VALOREM TAX - NEXT 8	-2.34	-15.90	1,000.00	102
10-3110-121 AD VALOREM TAX -	7,908.02	64,376.78	89,000.00	28
10-3115-180 TAX INTEREST	180.34	1,559.37	2,250.00	31
10-3231-220 LOCAL OPTION SALES TAX	33,697.52	207,757.51	320,000.00	35
10-3322-220 BEER & WINE TAX	0.00	0.00	45,000.00	100
10-3324-220 UTILITY FRANCHISE TAX	103,939.47	332,538.56	460,000.00	28
10-3340-400 ZONING & PERMIT FEES	4,830.00	37,567.50	35,000.00	-7
10-3350-400 SUBDIVISION FEES	6,430.00	26,395.00	40,000.00	34
10-3830-891 MISCELLANEOUS REVENUES	100.00	1,587.66	1,000.00	-59
10-3831-491 INVESTMENT INCOME	0.00	4,702.28	5,000.00	6
TOTAL REVENUE	161,686.06	1,720,380.10	2,026,250.00	15
AFTER TRANSFERS	161,686.06	1,720,380.10	2,026,250.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	61,088.00	549,792.00	737,560.00	25
10-4110-127 FIRE DEPARTMENT	0.00	65.00	5,000.00	99
10-4110-128 POLICE PROTECTION	0.00	198,130.50	264,175.00	25
10-4110-192 ATTORNEY FEES - GENERAL	6,842.21	66,973.21	85,000.00	21
10-4110-193 ATTORNEY FEES -	1,957.84	138,901.08	135,000.00	-3
10-4110-195 ELECTION EXPENSE	0.00	9,899.29	10,000.00	1
10-4110-340 PUBLICATIONS	0.00	2,914.98	9,000.00	68
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	7,874.99	6,500.00	-21
10-4110-343 SPRING EVENT	0.00	0.00	3,750.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	61.20	1,000.00	94
10-4110-495 COMMITTEE & OUTSIDE	0.00	0.00	1,500.00	100
TOTAL EXPENDITURE	69,888.05	974,612.25	1,258,485.00	23
BEFORE TRANSFERS	-69,888.05	-974,612.25	-1,258,485.00	
AFTER TRANSFERS	-69,888.05	-974,612.25	-1,258,485.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	1,711.50	16,335.38	22,000.00	26
10-4120-123 SALARIES - TAX COLLECTOR	3,566.43	32,333.51	47,250.00	32
10-4120-124 SALARIES - FINANCE OFFICER	1,316.55	8,323.11	14,500.00	43
10-4120-125 SALARIES - MAYOR &	2,100.00	18,900.00	25,200.00	25
10-4120-181 FICA EXPENSE	470.96	5,611.09	8,500.00	34
10-4120-182 EMPLOYEE RETIREMENT	381.50	5,996.64	10,930.00	45
10-4120-183 EMPLOYEE INSURANCE	0.00	8,117.50	12,780.00	36

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

03/01/2018 TO 03/31/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-184 EMPLOYEE LIFE INSURANCE	0.00	100.80	175.00	42
10-4120-185 EMPLOYEE S-T DISABILITY	0.00	96.00	175.00	45
10-4120-191 AUDIT FEES	0.00	8,300.00	8,750.00	5
10-4120-193 CONTRACT LABOR	0.00	4,650.00	9,000.00	48
10-4120-200 OFFICE SUPPLIES - ADMIN	113.01	4,266.55	10,000.00	57
10-4120-210 PLANNING CONFERENCE	245.04	245.04	1,500.00	84
10-4120-321 TELEPHONE - ADMIN	95.02	1,243.16	3,500.00	64
10-4120-325 POSTAGE - ADMIN	150.00	1,050.00	2,000.00	48
10-4120-331 UTILITIES - ADMIN	78.66	3,595.09	4,725.00	24
10-4120-351 REPAIRS & MAINTENANCE -	1,500.00	2,000.00	37,500.00	95
10-4120-352 REPAIRS & MAINTENANCE	5,621.75	54,228.28	60,000.00	10
10-4120-354 REPAIRS & MAINTENANCE	37,522.50	74,028.00	93,250.00	21
10-4120-355 REPAIRS & MAINTENANCE	0.00	666.80	1,000.00	33
10-4120-356 REPAIRS & MAINTENANCE	400.00	3,780.00	6,000.00	37
10-4120-370 ADVERTISING - ADMIN	72.90	296.53	1,000.00	70
10-4120-397 TAX LISTING & TAX	35.15	-370.51	250.00	248
10-4120-400 ADMINISTRATIVE:TRAINING	250.00	3,352.50	4,000.00	16
10-4120-410 ADMINISTRATIVE:TRAVEL	565.47	4,207.64	5,000.00	16
10-4120-450 INSURANCE	0.00	13,261.75	15,750.00	16
10-4120-491 DUES & SUBSCRIPTIONS	110.00	14,626.97	16,000.00	9
10-4120-498 GIFTS & AWARDS	61.61	462.23	3,000.00	85
10-4120-499 MISCELLANEOUS	0.00	5,416.24	5,000.00	-8
TOTAL EXPENDITURE	56,368.05	295,120.30	428,735.00	31
BEFORE TRANSFERS	-56,368.05	-295,120.30	-428,735.00	
AFTER TRANSFERS	-56,368.05	-295,120.30	-428,735.00	

4130 PLANNING & ZONING

EXPENDITURE:

10-4130-121 SALARIES - ZONING	5,833.34	53,518.43	71,500.00	25
10-4130-122 SALARIES - ASST ZONING	0.00	530.40	2,950.00	82
10-4130-123 SALARIES -	1,324.13	11,441.83	17,000.00	33
10-4130-124 SALARIES - PLANNING	525.00	3,725.00	5,200.00	28
10-4130-125 SALARIES - SIGN REMOVAL	222.74	2,263.21	3,500.00	35
10-4130-181 FICA EXPENSE - P&Z	334.14	5,179.74	7,750.00	33
10-4130-182 EMPLOYEE RETIREMENT -	455.88	7,741.50	11,200.00	31
10-4130-183 EMPLOYEE INSURANCE	0.00	8,114.50	12,780.00	37
10-4130-184 EMPLOYEE LIFE INSURANCE	0.00	156.80	250.00	37
10-4130-185 EMPLOYEE S-T DISABILITY	0.00	96.00	175.00	45
10-4130-193 CONSULTING	3,313.58	12,093.93	32,000.00	62
10-4130-194 CONSULTING - COG	1,953.75	7,915.00	10,000.00	21
10-4130-200 OFFICE SUPPLIES -	113.01	3,397.71	5,000.00	32
10-4130-201 ZONING SPECIFIC OFFICE	175.00	175.00	2,500.00	93
10-4130-215 HISTORIC PRESERVATION	0.00	73.08	1,000.00	93
10-4130-220 INFRASTRUCTURE	0.00	0.00	145,000.00	100

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

03/01/2018 TO 03/31/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-321 TELEPHONE - PLANNING &	95.03	1,433.31	3,500.00	59
10-4130-325 POSTAGE - PLANNING &	150.00	1,050.00	2,000.00	48
10-4130-331 UTILITIES - PLANNING &	78.67	3,704.00	4,725.00	22
10-4130-370 ADVERTISING - PLANNING	72.90	296.54	1,000.00	70
TOTAL EXPENDITURE	<u>14,647.17</u>	<u>122,905.98</u>	<u>339,030.00</u>	<u>64</u>
BEFORE TRANSFERS	<u>-14,647.17</u>	<u>-122,905.98</u>	<u>-339,030.00</u>	
AFTER TRANSFERS	<u>-14,647.17</u>	<u>-122,905.98</u>	<u>-339,030.00</u>	
GRAND TOTAL	<u><u>20,782.79</u></u>	<u><u>327,741.57</u></u>	<u><u>0.00</u></u>	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2017-2018

PERIOD ENDING: 03/31/2018

10 GENERAL FUND

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,192,587.50
10-1120-001	TRINITY MONEY MARKET	1,117,322.42
10-1170-000	NC CASH MGMT TRUST	536,099.98
10-1211-001	A/R PROPERTY TAX	21,317.17
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	7,747.81
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,032.69
10-1232-000	SALES TAX RECEIVABLE	2,527.84
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>5,399,644.21</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2151-000	FICA TAXES PAYABLE	-462.49
10-2154-001	NC RETIREMENT PAYABLE	-335.97
10-2155-000	HEALTH INSURANCE PAYABLE	-2,053.00
10-2156-000	LIFE INSURANCE PAYABLE	-39.98
10-2157-000	401K PAYABLE	-469.98
10-2620-000	DEFERRED REVENUE - DELQ TAXES	7,747.81
10-2625-000	DEFERRED REVENUE - CURR YR TAX	21,317.17
10-2630-000	DEFERRED REVENUE-NEXT 8	10,032.69
TOTAL LIABILITIES		<u>110,738.50</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		<u>327,741.57</u>
TOTAL EQUITY		<u>5,288,905.71</u>

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2017-2018

PERIOD ENDING: 03/31/2018

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TOTAL LIABILITIES & FUND EQUITY	<u>5,399,644.21</u>
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