

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 11, 2018 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104**

AGENDA

Prayer

1. OPEN THE MEETING
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM
4. ADDITIONS, DELETIONS AND/OR ADOPTION OF THE AGENDA
5. PUBLIC COMMENTS
6. CONSENT AGENDA
 - A. Adopt R-2018-03 Opposing Senate Bill 802-An Act Removing Certain Described Property from the Corporate Limits of the Village of Wesley Chapel
7. APPROVAL TOWN COUNCIL MINUTES
 - A. May 14, 2018 Town Council Regular Meeting Minutes
8. PUBLIC HEARINGS AND CONSIDERATION OF PUBLIC HEARINGS
 - A. Discussion and Consideration of the Proposed Budget for Fiscal Year 2018-2019 and set the tax rate
 - B. Discussion and Consideration of Conditional Rezoning for a portion of parcel number 06177015 for Wesley Chapel Volunteer Fire Department to construct a single story fire station
 - C. Discussion and Consideration of Text Amendment to Section 46-15 Titled Modifications
9. OLD BUSINESS
 - A. Review and Consideration of an Application for Modification of the Subdivision Ordinance Section 46-76 (g) Cul-De-Sac for Woodford Chase Subdivision
 - B. Review and Consideration of Preliminary Plat/Construction Plans for Woodford Chase Subdivision
 - C. Review and Consideration of a Landscape Contract for Medians and Town Hall Property
10. NEW BUSINESS
 - A. Presentation of Survey Results
 - B. Discussion of Junk/Abandoned Vehicle Text Amendment
 - C. Discussion and Consideration of Budget Amendment for Fiscal Year 2017-2018
 - D. Discussion and Consideration of Disposal of Surplus Personal Property Policy
11. UPDATE FROM TOWN PLANNER
12. CODE ENFORCEMENT REPORT

13. UPDATE FROM FINANCE OFFICER AND TAX COLLECTOR

14. TRANSPORTATION REPORT

15. COUNCIL COMMENTS

16. ADJOURNMENT

TOWN OF WEDDINGTON
A RESOLUTION OPPOSING SENATE BILL 802
AN ACT REMOVING CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE
VILLAGE OF WESLEY CHAPEL
R-2018-03

WHEREAS, Senator Tommy Tucker has introduced SB 802 to remove 8 parcels from the corporate limits of the Village of Wesley Chapel: 06105025 01, 06105030, 06105030A, 06105030B, 06105030C, 06105030D, 06105031, 06105033; and

WHEREAS, there was no formal submittal nor coordination with elected officials of Wesley Chapel prior to introduction of the bill, thereby surpassing all initiatives put in by the local officials to meet the needs and wants of their constituents; and

WHEREAS, Senate Bill 802, if enacted, will have a significant impact on the Town of Weddington since this legislation will set a precedent of developers circumventing local ordinances and standards by de-annexation; and

WHEREAS, de-annexation threatens residents and surrounding property with the risk of higher density, larger commercial centers, and different land uses that are not considered in decades of public planning initiatives or the Town's Land use plan; and

WHEREAS, local municipalities should maintain zoning control over properties within jurisdictions, considering Land Use Plans are carefully developed through a public process to permit the type of development residents wish to see within our corporate limits.

NOW, THEREFORE, BE IT RESOLVED that the Weddington Town Council hereby opposes House Bill 802 for the 2017-2018 Session of the North Carolina General Assembly.

Adopted this 11th day of June, 2018.

Attest:

Elizabeth Callis, Mayor

Karen Dewey, Town Clerk

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 14, 2018 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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Prayer – Sam Roach, Senior Pastor, Weddington First Baptist Church

1. OPEN THE MEETING

Mayor Callis opened the meeting at 7:00 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, Finance Office Leslie Gaylord, Town Attorney Karen Wolter

Visitors: Walt Hogan, Travis Preslar, Carl Gibilaro, Sean Epperson, Andy Stallings, Bill Deter, Sam Roach, Patricia Hines, Alix Pavlic Phillips, Steve Holmes, Richard Bailey, Alan Camhi, Kira Maton, David Miesse, Jim Vivian

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

Staff requested to amend the Consent Agenda Item 7.A(2) to correct language; cross out the phrase “from R40 to RCD”.

Motion: Councilmember Perryman made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

5. PUBLIC COMMENTS

Bill Deter - 401 Havenchase Drive – expressed his opposition to the proposed Woodford Chase subdivision. He encouraged Council to reject the plan as proposed and work with the developer for a better plan. He also stated that he would like to commend the Council for their forward thinking in contracting with Mr. Arendt to look at the RCD ordinances. Mr. Deter’s comments are hereby submitted for the record.

Alan Camhi - 7130 Forest Ridge Road in Providence Place II. Mr. Camhi stated his concern about the Union County Public Works sewer project. He is not as concerned about sewer line as he is about upsetting the water shelf. He asked who would be overseeing the project. He volunteered his time to Union County to assist in overseeing this project.

Patricia Hines - 425 Vintage Creek Dr. – Ms. Hines stated that she is a new resident and is concerned about the Amanda Drive Extension. She expressed the importance in making sure the Vintage Creek homeowners are involved in the discussion about the extension.

Kira Maton – 301 Pecan Ridge Ct in Vintage Creek – Ms. Maton stated that she has a special needs son and if the Amanda Drive Extension gets completed, it will make it much easier to get her son to his special needs class. She explained that they are late repeatedly because sometimes they have to wait a very long time to get out of the neighborhood. She asked the Council to strongly consider moms who have to sit in traffic.

6. NCDOT PRESENTATION – NC16 SYNCHRONIZED STREET AT REA RD INTERSECTION AND TILLEY MORRIS ROUNDABOUT

Sean Epperson with NCDOT made a presentation about the NCDOT project U5769 - the NC 16 widening from Rea Road to Waxhaw Parkway. NCDOT is looking at two alternatives: superstreet widening and conventional widening. Proposed improvements will be coordinated with the U3467 project, the Rea Road Extension. Mr. Epperson explained that the NCDOT prefers the Michigan Left Superstreet alternative: in order to turn left, make a right, then make a u-turn at signalized u-turn location about 800 feet down the road.

Rea Rd. will be a combination of standard superstreet and conventional. Providence Road is being planned as a Michigan Superstreet. Partial median U-turn is the federal term.

Councilmember Perryman asked if there were other places in the state that have these configurations. Mr. Epperson stated that the intersection of Poplar Tent and Derita Roads is a local example. NCDOT is planning to build another one this summer/fall at US 74 and Rocky River Road.

Mayor Callis asked if any public involvement meetings are planned. Mr. Epperson responded that none yet, but there are plans to do so. The goal is to have a preferred alternative and then take that to a public meeting.

Councilmember Buzzard asked if there will be 3 signals at that intersection: one on Providence Road and two at either U-turn. Mr. Epperson responded that probably not, but NCDOT can look at it?

Councilmember Buzzard asked if emergency vehicles, especially fire trucks since they are longer, would be able to make left turns as needed. Mr. Epperson responded that the median would be traversable by the fire trucks so they can make a left turn over it and not move to the U-turn signal.

Mr. Epperson then discussed project U6090 – the Matthews-Weddington and Tilley-Morris roundabout. The current scope is a 4 legged roundabout with single no turn lanes. The goal is to acquire right of way this summer and build next summer. Mr. Epperson stated that NCDOT has been approached by some Cari Lane residents to add a 5th leg to the roundabout, but that increases issues and adding turn lanes makes the project more complex. The project is funded for a single lane roundabout. The current design does not include adding the 5th leg. Future development in the area may require turn lanes at a much later date. The Union Day school being built on Tilley Morris will be required to do a traffic analysis, but NCDOT has not received that.

Mayor Pro Tem Propst asked Ms. Thompson if staff could get a copy of the traffic analysis from the school or from NCDOT.

7. CONSENT AGENDA

- A. Call for a Public Hearing to be held Monday, June 11, 2018 at 7:00 p.m. at Weddington Town Hall to consider:
- 1) The proposed budget for Fiscal Year 2018-2019 and set the tax rate.
 - 2) Conditional Rezoning from R-40 to R-CD for a portion of parcel number 06177015 for Wesley Chapel Volunteer Fire Department to construct a single story fire department.
 - 3) Text Amendment to Section 46-15 titled Modifications
- B. Adopt Resolution R-2018-02 In Support of NCDOT abandoning a portion of right of way for Rea Road near Reid Dairy Road
- C. Approval to postpone until next regular town council meeting the review and consideration of Preliminary Plat/Construction Plans for Woodford Chase Subdivision

Motion: Mayor Pro Tem Propst made a motion to approve the Consent Agenda as amended by Staff.

Vote: The motion passed with a unanimous vote.

8. APPROVAL TOWN COUNCIL MINUTES

- A. April 9, 2018 Town Council Regular Meeting Minutes

Motion: Councilmember Perryman made a motion to approve the minutes as presented.

Vote: The motion passed with a unanimous vote.

9. OLD BUSINESS

A. Review and Consideration of a Proposal from Randall Arendt for Conservation Subdivision Regulations

Ms. Thompson reviewed the agenda item. She stated that last year the Town Council discussed Planning Board's proposal of raising the minimum lot size requirement for conservation subdivisions from 12,000 sq. ft. to 15,000 sq. ft. Extended discussion included how adding 25 feet to each rear yard would give them the lot size needed, yet it would not change the overall feel of the homes being too close. Discussion also included changing lot width requirements and viewshed buffers, but it was difficult to see the cumulative effects that the changes would have on the conservation district.

Randall Arendt was here to give the town ideas and help review ordinances when the town first started the conservation district option of development. Ms. Thompson asked Mr. Arendt for a proposal (incorporated as attachment to the minutes) to come back and do some case studies, review the subdivision regulations, and conduct site visits to the subdivisions with Planning Board and Council. Then come back with some written recommendations for the town to consider.

The proposal is \$4750.00 plus travel related expenses.

The budget allows for up to \$15,000 for this type of review that could be used next fiscal year.

Staff is seeking a motion for the administrator to enter into an agreement with Randal Arendt for conservation design review as stated in the attached scope in an amount not to exceed \$5,000.00 plus travel expenses and authorize the town attorney and staff to finalize and execute the contract.

Councilmember Perryman stated that it sounds like a good idea and the money will be well spent. He has heard many comments from residents about property values being affected by RCDs and how close the houses are.

Mayor Pro Tem Propst stated that Mr. Arendt worked a lot with the Planning Board. As Council member, she would like to see the Council involved in this too. Mayor Pro Tem Propst would like Mr. Arendt to be aware of how much the Council wants to be involved in this.

- Motion:*** Councilmember Perryman made a motion to accept the proposal provided by Randall Arendt for review and recommendations regarding conservation subdivision regulations and to authorize the Administrator and Town Attorney to finalize and execute the contract.
- Vote:*** The motion passed with a unanimous vote.

B. Review of Preliminary Budget for Fiscal Year 2018-2019 (incorporated as attachment to the minutes)

Ms. Gaylord reviewed the preliminary budget. Changes are highlighted in yellow. There was a change in Sheriff's deputies' contract amount. The amount is less than the amount the County initially proposed and revised amount is reflected in the new budget draft. No other comments.

C. Review and Consideration of Social Media Policy (incorporated as attachment to the minutes)

Ms. Thompson reviewed the Social Media Policy with the Town Attorney. This policy meets the goal to push information without creating an open forum. The policy provides for posting events as only content permitted, with a broad definition of what qualifies as an event in order to push information. If town staff, mayor, or town council would like to post any other information relevant to the citizens of Weddington, the topic or post must first be approved by the Council as a whole.

- Motion:*** Councilmember Buzzard made a motion to adopt the revised social media policy as presented by staff.
- Vote:*** The motion passed with a unanimous vote.

10. NEW BUSINESS

A. Quarterly Retreat Update

Mayor Callis briefly reviewed the update provided in the packet. Council had no questions or discussion.

B. Review and Consideration of a Landscape Contract for Medians and Town Hall Property

Ms. Thompson stated that a Request for Proposals was sent out for landscape services for town hall property and the medians throughout town. The RFPs were due last Monday and staff only received one proposal from our current contractor. Staff is looking for direction to either accept the proposal or extend the deadline 30 days to solicit additional bids.

Mayor Pro Tem Propst stated that she has additional companies to contact if council opts to extend the deadline.

Councilmember Perryman stated that accepting the bid from the current contractor will still save the town money.

Councilmember Buzzard stated that he is fine to keep the bid open for another 30 days without saying if we like or don't like current provider.

Council directed Ms. Thompson to extend the deadline an additional 30 days and reopen the bid process.

11. UPDATE FROM TOWN PLANNER

Ms. Thompson presented the update. The survey responses have increased from 680 to 823 since the postcards were mailed out. The survey will close on Friday.

There is an NCDOT meeting this Friday to go over superstreet concepts. The meeting is at DOT Division office in Matthews.

12. CODE ENFORCEMENT REPORT (incorporated as attachment to the minutes)

Mayor Callis asked about the violation at 4716 Weddington-Matthews Road. Ms. Thompson explained that neighbors were complaining that the homeowner was running a commercial construction business from the residential home because there were 5 dumpsters on the property. The dumpsters have since been removed, so that violation can be removed from the report.

Councilmember Buzzard stated that the Council hasn't discussed the violation at 4005 Ambassador Court in a while. He believes the town should start making a movement with that. Ms. Thompson said that the town has to wait until it is at least 50% deteriorated. Mayor Pro Tem Propst asked what the percentage of deterioration was the last time it was checked. Councilmember Buzzard stated that it was subjective because it's never been checked. Ms. Wolter stated that the Council can direct her and Ms. Thompson to look into it and present a report to them.

Mayor Pro Temp Propst asked if something needs to do been done with the Town Ordinances with respect to item #7. Ms Thompson replied that she has drafted something to deal with junk vehicles and, based on the 2002 town survey results, thinks that the town should move forward with this. Council agrees.

13. UPDATE FROM FINANCE OFFICER AND TAX COLLECTOR (incorporated as attachment to the minutes)

Council had no questions or comments on financial statements.

14. TRANSPORTATION REPORT

Councilmember Buzzard stated that there is a lot happening in the hopefully not too distant future to alleviate congestion as per the presentation tonight.

15. COUNCIL COMMENTS

Councilmember Perryman: Glad to see everybody here tonight. Appreciate all the folks that came up to speak. It's always helpful to have folks tell us what is going on and what they're concerned about. Let's just hope for

some cool weather.

Mayor Pro Tem Propst: I would like to say the same thing. Thank you for coming out. I appreciate everybody's public comments and we appreciate everybody coming. Thank you.

Councilmember Buzzard: In addition to those that showed up tonight, thank you for having an interest in the town. And thank you to those that showed up for outreach on sewer proposal project from Union County Public Works. It's good to see people involved; it would be nicer if more people were involved.

Mayor Callis: Thank you for coming out. We appreciate it

16. MOVE INTO CLOSED SESSION PURSUANT TO NCGS 143-318.11 (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: Councilmember Perryman made a motion to move into closed session pursuant to NCGS 143-318.11 (a)(3)

Vote: The motion passed with a unanimous vote.

The Council moved into closed session at 7:58 p.m.

The Council reconvened in open session at 9:15 p.m.

17. ADJOURNMENT

Motion: Councilmember Perryman made a motion to adjourn the May 14, 2018 Regular Town Council Meeting at 9:15p.m.

Vote: The motion passed with a unanimous vote.

Adopted: _____

Elizabeth Callis, Mayor

Karen Dewey, Clerk

**TOWN OF WEDDINGTON, NORTH CAROLINA
2018-2019 GENERAL FUND BUDGET ORDINANCE
O-2018-02**

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

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of Weddington Government and its activities for the fiscal year beginning July 1, 2018 and ending June 30, 2019, according to the following summary and schedules:

SUMMARY

<u>FUND</u>	<u>ESTIMATED REVENUES</u>	<u>FUND BALANCE APPROPRIATION</u>	<u>TOTAL APPROPRIATION</u>
General	\$2,067,250	\$0	\$2,067,250

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

<u>GENERAL FUND</u>	<u>AMOUNT</u>
Administrative	\$ 442,860
Planning & Zoning	439,330
General Government	<u>1,185,060</u>
TOTAL APPROPRIATIONS – GENERAL FUND	<u>\$2,067,250</u>

Section 3. It is estimated that the following General Fund Revenues and Fund Balance Appropriations will be available during the fiscal year beginning July 1, 2018 and ending June 30, 2019 to meet the foregoing General Fund appropriations:

<u>REVENUE SOURCE</u>	<u>AMOUNT</u>
Ad Valorem Taxes	\$1,163,750
State-Collected Revenues	840,000

Zoning and Subdivision Revenues	55,000
Other Revenues	<u>8,500</u>
 TOTAL REVENUE GENERAL FUND	 <u>\$2,067,250</u>
 APPROPRIATION FROM FUND BALANCE	 <u>\$ 0</u>

Section 4. There is hereby levied for the fiscal year ending June 30, 2019 the following rate of taxes on each (\$100) assessed valuation of taxable property as listed as of January 1, 2018 for the purpose of raising the revenues from current year's property tax as set forth in the foregoing estimates of Revenues, and in order to finance foregoing appropriations:

GENERAL FUND	<u>\$0.052</u>
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Section 5. The Finance Officer is hereby authorized to transfer appropriations within a fund contained herein under the following conditions:

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

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

Adopted this 11^h day of June, 2018.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk

**TOWN OF WEDDINGTON
NON-OPERATING EXPENDITURES**

		PROPOSED FY2019	APPROVED FY2018
ESTIMATED OPERATING REVENUES		438,840.00	
<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		483,840.00	
<u>Proposed non-operating expenditures to be funded</u>			
WCVFD	Fire service contract increase	10,300.00	21,346.00
	Audit	4,500.00	4,500.00
	Building maintenance (roof, generator)	25,000.00	10,000.00
Police	Increase in contract price (9.2% actual for FY19 - primarily salary adj)	24,425.00	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	8,000.00	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	28,075.00	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	35,000.00	
	Tilley-Morris roundabout	121,000.00	120,000.00
Total cost of non-operating expenditures		483,840.00	
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
PROPOSED BUDGET
FY2019**

	<u>FY2017 ACTUAL</u>	<u>FY2018 AMENDED BUDGET</u>	<u>ACTUAL AS OF 4/30/18</u>	<u>PROJECTED 6/30/2018</u>	<u>PRELIMINARY BUDGET FY2019</u>
REVENUE:					
10-3101-110 AD VALOREM TAX - CURRENT	1,016,025.07	1,025,000.00	1,047,492.74	1,048,000.00	1,065,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	2,836.76	3,000.00	2,620.31	2,675.00	3,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	2,865.32	1,000.00	280.64	500.00	1,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	87,715.45	89,000.00	72,492.73	93,000.00	92,500.00
10-3115-180 TAX INTEREST	3,381.50	2,250.00	1,963.22	2,250.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	326,988.99	320,000.00	233,893.19	340,000.00	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	332,538.56	456,000.00	460,000.00
10-3340-400 ZONING & PERMIT FEES	42,813.00	35,000.00	41,002.50	42,000.00	35,000.00
10-3350-400 SUBDIVISION FEES	44,180.00	40,000.00	26,395.00	30,000.00	20,000.00
10-3830-891 MISCELLANEOUS REVENUES	36,457.24	1,000.00	1,619.81	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	<u>2,076,649.85</u>	<u>2,026,250.00</u>	<u>1,765,000.98</u>	<u>2,070,675.00</u>	<u>2,067,250.00</u>
GENERAL GOVERNMENT EXPENDITURE:					
10-4110-126 FIRE DEPT SUBSIDIES	711,710.04	737,560.00	610,880.00	737,560.00	747,860.00
10-4110-127 FIRE DEPT CAPITAL/BLDG MAINTENANCE	65.00	5,000.00	65.00	500.00	25,000.00
10-4110-128 POLICE PROTECTION	257,001.00	264,175.00	264,174.00	264,175.00	288,600.00
10-4110-192 ATTORNEY FEES - GENERAL	68,132.05	85,000.00	74,163.44	89,000.00	60,000.00
10-4110-193 ATTORNEY FEES - LITIGATION	15,560.14	135,000.00	139,177.16	140,000.00	25,000.00
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	4,907.15	5,400.00	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	7,875.00	7,500.00
10-4110-343 SPRING EVENT	0.00	3,750.00	552.22	3,750.00	4,500.00
10-4110-344 OTHER COMMUNITY EVENTS	1,524.73	1,000.00	241.20	500.00	600.00
10-4110-495 PUBLIC SAFETY	0.00	1,500.00	0.00	250.00	10,500.00
TOTAL GENERAL GOVT EXPENDITURE	<u>1,059,465.78</u>	<u>1,258,485.00</u>	<u>1,111,934.45</u>	<u>1,259,010.00</u>	<u>1,185,060.00</u>
ADMINISTRATIVE EXPENDITURE:					
10-4120-121 SALARIES - CLERK	53,659.81	22,000.00	17,868.38	22,000.00	22,500.00
10-4120-123 SALARIES - TAX COLLECTOR	43,399.50	47,250.00	35,767.85	45,000.00	48,500.00
10-4120-124 SALARIES - FINANCE OFFICER	19,319.28	14,500.00	8,716.11	12,000.00	12,500.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,200.00	21,000.00	25,200.00	25,200.00
10-4120-181 FICA EXPENSE	10,830.02	8,500.00	6,181.81	7,975.00	8,500.00
10-4120-182 EMPLOYEE RETIREMENT	13,211.26	10,930.00	6,696.39	10,275.00	8,250.00
10-4120-183 EMPLOYEE INSURANCE	17,162.96	12,780.00	10,146.50	12,175.00	12,750.00
10-4120-184 EMPLOYEE LIFE INSURANCE	259.84	175.00	126.00	150.00	175.00
10-4120-185 EMPLOYEE S-T DISABILITY SALARY ADJUSTMENTS	192.00	175.00	120.00	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	7,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	8,895.03	10,000.00	5,065.90	10,000.00	10,000.00
10-4120-210 PLANNING CONFERENCE	512.16	1,500.00	245.04	750.00	500.00
10-4120-321 TELEPHONE - ADMIN	2,465.33	3,500.00	1,411.27	2,500.00	3,000.00
10-4120-325 POSTAGE - ADMIN	1,751.76	2,000.00	1,599.03	2,000.00	2,000.00
10-4120-331 UTILITIES - ADMIN	4,578.05	4,725.00	3,920.10	4,725.00	6,000.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	27,318.00	37,500.00	2,000.00	18,750.00	67,500.00

**TOWN OF WEDDINGTON
PROPOSED BUDGET
FY2019**

	<u>FY2017 ACTUAL</u>	<u>FY2018 AMENDED BUDGET</u>	<u>ACTUAL AS OF 4/30/18</u>	<u>PROJECTED 6/30/2018</u>	<u>PRELIMINARY BUDGET FY2019</u>
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	56,313.76	60,000.00	53,617.75	60,000.00	75,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	53,632.85	93,250.00	74,705.50	87,850.00	58,000.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	1,410.00	1,000.00	666.80	1,000.00	1,500.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	5,460.00	6,000.00	4,300.00	5,820.00	6,000.00
10-4120-500 CAPITAL EXPENDITURES	593,250.00				
10-4120-370 ADVERTISING - ADMIN	777.44	1,000.00	333.93	750.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	-404.03	250.00	-357.66	0.00	250.00
10-4120-400 ADMINISTRATIVE:TRAINING	1,851.50	4,000.00	3,577.50	4,000.00	4,000.00
10-4120-410 ADMINISTRATIVE:TRAVEL	5,572.60	5,000.00	4,371.20	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	14,626.97	18,625.00	19,500.00
10-4120-498 GIFTS & AWARDS	1,102.81	3,000.00	587.84	2,000.00	3,000.00
10-4120-499 MISCELLANEOUS	7,388.41	5,000.00	6,244.60	7,600.00	8,000.00
TOTAL ADMINISTRATIVE EXPENSE	<u>1,027,389.51</u>	<u>428,735.00</u>	<u>309,750.56</u>	<u>397,595.00</u>	<u>442,859.99</u>
PLANNING & ZONING EXPENDITURE:					
10-4130-121 SALARIES - PLANNER/ADMINISTRATOR	50,036.04	71,500.00	59,351.77	71,500.00	70,000.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATOR	4,019.18	2,950.00	530.40	750.00	2,500.00
10-4130-123 SALARIES - ADMINISTRATIVE ASSISTANT	15,985.32	17,000.00	12,782.46	15,425.00	16,750.00
10-4130-124 SALARIES - PLANNING BOARD	4,850.00	5,200.00	4,100.00	5,000.00	5,200.00
10-4130-125 SALARIES - SIGN REMOVAL	2,923.48	3,500.00	2,541.64	3,500.00	4,000.00
10-4130-181 FICA EXPENSE - P&Z	5,938.14	7,750.00	5,776.31	7,375.00	7,500.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	9,330.41	11,200.00	8,653.26	13,325.00	14,690.00
10-4130-183 EMPLOYEE INSURANCE - P&Z	14,206.00	12,780.00	10,143.50	12,175.00	15,750.00
10-4130-184 EMPLOYEE LIFE INSURANCE - P&Z	192.64	250.00	196.00	250.00	250.00
10-4130-185 EMPLOYEE S-T DISABILITY - P&Z	84.00	175.00	120.00	150.00	175.00
SALARY ADJUSTMENTS					3,440.00
10-4130-193 CONSULTING	16,066.23	32,000.00	13,652.25	26,000.00	61,075.00
10-4130-194 CONSULTING - COG	4,405.00	10,000.00	7,915.00	8,000.00	11,500.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	8,422.80	5,000.00	4,158.42	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES	0.00	2,500.00	175.00	1,000.00	2,500.00
10-4130-215 HISTORIC PRESERVATION	249.46	1,000.00	73.08	250.00	1,000.00
10-4130-220 INFRASTRUCTURE	0.00	145,000.00	0.00	121,000.00	206,000.00
10-4130-321 TELEPHONE - PLANNING & ZONING	2,465.47	3,500.00	1,601.43	2,500.00	3,000.00
10-4130-325 POSTAGE - PLANNING & ZONING	1,706.67	2,000.00	1,576.94	2,000.00	2,000.00
10-4130-331 UTILITIES - PLANNING & ZONING	4,623.30	4,725.00	4,029.01	4,725.00	6,000.00
10-4130-370 ADVERTISING - PLANNING & ZONING	735.82	1,000.00	266.14	750.00	1,000.00
TOTAL PLANNING EXPENSE	<u>146,239.96</u>	<u>339,030.00</u>	<u>137,642.61</u>	<u>300,674.99</u>	<u>439,330.00</u>
TOTAL EXPENDITURES	<u>2,233,095.25</u>	<u>2,026,250.00</u>	<u>1,559,327.62</u>	<u>1,957,279.99</u>	<u>2,067,250.00</u>
NET OPERATING REVENUES/(EXPENDITURES)	<u>(156,445.40)</u>	<u>0.00</u>	<u>205,673.36</u>	<u>113,395.00</u>	<u>0.00</u>

1 cent tax = approximately \$195,000

**TOWN OF WEDDINGTON
PROPOSED BUDGET
FYE 6/30/2019**

Tax Rate 5.2 cents

Revenues		
Ad Valorem Taxes		\$ 1,163,750
State-Collected Revenues		840,000
Zoning and Subdivision Revenues		55,000
Other Revenues		8,500
Total Revenues		\$ 2,067,250
Operating Expenditures		
Administrative Expenditures		\$ 442,860
Planning and Zoning Expenditures		439,330
General Government Expenditures		1,185,060
Total Expenditures		\$ 2,067,250

FUND BALANCE ASSIGNMENTS

Capital Projects	
Town Hall -- Buildings	\$45,000
Town Hall -- Sidewalks	\$18,000
Infrastructure	
Rea Road Improvements	\$100,000
Other	\$65,000

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Administrator/Planner

DATE: June 11, 2018

SUBJECT: Wesley Chapel Volunteer Fire Dept - Conditional Rezoning Request

The Wesley Chapel Volunteer Fire Department requests a conditional rezoning to construct a single-story fire station at the northeast corner of Rea and Reid Dairy Roads.

Application Information

Date of Application: February 7, 2018
Applicant/Owner Name: Wesley Chapel Volunteer Fire Department
Parcel ID#: a portion of 06-177-015
Property Location: northeast corner of Rea and Reid Dairy Road.
Existing Zoning: R40
Proposed Zoning: R40 (CZ)
Existing Use: Vacant
Proposed Use(s): Fire station (including an area to store vehicles and living facilities for fire fighters)
Parcel Size: 1.718 acres

General Information

The applicant proposes an emergency service facility in accordance with *Section 58-54 (2)e* of the *Weddington Zoning Ordinance*. All conditional uses are required to go through the conditional rezoning process in *Section 58-271* of the *Weddington Zoning Ordinance*.

The required Public Involvement Meetings for this project were held on March 5, 2018 from 2:00-4:00 on site and 5:00-7:00 PM at Town Hall. Approximately 11 people attended the meetings. Questions and comments are listed below:

- Heavy traffic during drop-off and dismissal at elementary school inhibiting Fire Department reactions to emergencies
- Effect on the Hemby Road fire station with staffing and equipment
- Sirens in the middle of the night near the residential area
- Driveway location/access: off Rea Road or Reid Dairy Road
- Additional costs to residents
- Size of the building
- What area will be served

- Water capacity
- Sewer/septic capabilities
- Future zoning possibilities-can it be commercial?
- Sufficient area for fire truck maneuvering

Development Standards (for a Fire Station in the R40 zoning district):

Minimum Lot Area- 40,000 sq ft.

Front Setback-75 feet

Rear Setback-40 feet

Side Setbacks-15 feet (plus 10' for corner lot)

Maximum Building Height - 35 feet

Access and Parking:

The site plan shows a single access point off Reid Dairy Road. The applicant will be required to obtain driveway permits from NCDOT as a condition of a conditional rezoning approval.

A parking stall is required to be 9'x 20'. The applicant is providing angled 9' x 21' parking stalls. Drive aisles shall be adequate in width to accommodate two-way traffic unless one way traffic is noted. The applicant proposes an 18' wide one way drive aisle. Fire stations require one space per employee during the shift of greatest employment. 8 parking spaces are required and 12 are provided.

Justin Carroll, the Town's traffic engineer is not requiring a TIA. Mr. Carroll provided his findings on March 16th, and they are included in your packet.

Screening and Landscaping:

The applicant is required to provide an 18 foot landscaped buffer in the rear, as required in *Section 58-8* of the *Weddington Zoning Ordinances*. The buffer will be planted with 4 trees and 20 shrubs per 100 linear feet. The applicant proposes to keep the existing tree line where practical and supplement plantings where needed. The parking areas along the street sides are required to be screened along with the dumpster enclosures and refueling area. CMU with a brick veneer is proposed to screen the utility areas.

Elevations:

Elevations depict recesses and projections, windows, patterns and textures every 100'. Windows and entryways total at least 60 percent of the facade length abutting a public street. Windows shall be clear, transparent glass. Materials include brick and fiber cement with a metal roof. The schematic elevations meet the architectural design standards in *Section 58 Article 5* of the *Weddington Zoning Ordinances*.

Lighting

The location of pole mounted lighting is shown, but a photometric plan and specifications of the light are not part of this submittal and it is addressed in the conditions.

Next Steps

The *Weddington Zoning Ordinance* requires that all CZ Applications go through the Construction Document process per *Section 58-271*. The construction documents will include all necessary engineering plans for stormwater management. In addition the Planning Board and Town Council will review the detailed elevations, landscape plan, lighting plan, construction plans at that time. Any significant changes to the site plan due to the design or review of the construction documents may require the applicant to submit a revised CZ application.

Planning Board Review

The Planning Board reviewed the rezoning plans on April 23, 2018. They unanimously recommended approval with conditions outlined below and the following Land Use Plan Consistency Statement:

Rezoning the portion of property to R40 – Conditional Zoning, for a fire department use, meets the goals of the land use plan in that it maintains the residential character with high quality materials consistent with the surrounding area; and the scale and design is in keeping with the unique small-town character. It is reasonable as the zoning allows for public and emergency facilities that are necessary to serve the growing area.

Recommended Conditions of Approval:

1. One-way traffic is noted on the site plan.
2. Site plan approval is conditioned on approval of the right-of-way abandonment.
3. County septic and water plans to be approved by Union County Public Works.
4. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances* which includes Planning Board review and approval.
5. Any future proposed Lighting Plan must be approved by the Town Council and shall comply with Town Lighting Ordinance.
6. Prior to commencement of construction, Construction Documents shall be approved by the Weddington Town Council in accordance with *Section 58-271* of the *Weddington Code of Ordinances*. Any significant changes to the site plan shall cause the applicant to resubmit through the conditional rezoning process.
7. Prior to commencement of construction, the applicant must obtain approved driveway permits from DOT.
8. Applicant must align the landscape buffer requirements with the proposed stormwater management design at construction document submittal to ensure that grading within the buffers does not infringe on the buffer requirements.

Staff recommends approval of the Wesley Chapel Volunteer Fire Department CZ rezoning with the conditions and Land Use Plan Consistency Statement as stated above.

Attachments:

Narrative from Applicant
Site Plan/Architectural Drawings
TIA review letter from Justin Carroll

Wesley Chapel Volunteer Fire Department Station #51 – Weddington, NC

Conditional Zoning Narrative

This narrative is to inform those concerned of the proposed use and aspects of the building intended to be built on the north corner of Rea and Reid Dairy Roads. This narrative is being submitted as a supplement to the condition zoning application.

The proposed principal use for the site is a fire station for the Wesley Chapel Volunteer Fire Department, which serves this area of Weddington and other parts of Union County. The fire station will house fire fighting vehicles, and provide living facilities for fire fighters. The fire department will refuel vehicles on site from an above ground tank.

There will be one building on site which is roughly 8,300 square feet and at its highest point, is expected to be around 26 feet high. The lower roof is expected to be around 19 feet high. The building is expected to be composed of two, connected, major divisions, the vehicle bays and the living area. The vehicle bays are expected to be constructed of concrete masonry units (CMU) and have an exterior finish of brick. There will be no windows in the vehicle bays. The bays doors will contain some glass. The living area may be constructed of CMU or conventional wood or metal stud framing and will have exterior finishes of brick and cement board siding and trim. The windows will be residential in appearance and the windows in the sleeping areas are expected to be operable. The final roofing material selection will be impacted by the project budget. The materials under consideration are prefinished, standing seam metal and architectural, asphalt shingles.

On the adjacent property to the north, there is a two-story residence. It is approximately 26 feet high to the roof ridge and is 250 feet from the rear property line of the subject property. Its exterior materials are painted, horizontal siding and an asphalt shingle roof. On the property across Reid Dairy Road to the southwest there is a one-story residence which is approximately 17 feet high to the roof ridge. This residence is approximately 170 feet from the southwest property line of the subject property. Its exterior materials are red brick and an asphalt shingle roof. Across Rea Road there are two, two-story residences. These are approximately 27-30 feet high. The nearest residence is approximately 240 feet from the southeast property line of the subject property. The exterior materials are tan and brown brick and an asphalt shingle roof. Across the intersection from the subject property is St. Margaret's Church. It is approximately 45 feet high to the ridge and is approximately 620 feet from the south property line of the subject property. The exterior materials are gray stone and a slate roof.

LEGEND

- FND - FOUND
- AC - ACRES
- SF - SQUARE FEET
- DB - DEED BOOK
- PG - PAGE
- PC - PLAT CABINET
- CB - CATCH BASIN
- R/W - RIGHT OF WAY
- INV - INVERT
- BC - BACK OF CURB
- EP - EDGE OF PAVEMENT
- WWF - WOVEN WIRE FENCE
- DI - DROP INLET
- TBM - TEMPORARY BENCHMARK
- RCP - REINFORCED CONCRETE PIPE
- [NTS] - NOT TO SCALE
- - FOUND CORNER (AS DESCRIBED)
- - SET CORNER (#5 REBAR UNLESS OTHERWISE DESCRIBED)
- - UTILITY POLE
- - FIRE HYDRANT
- - GUY ANCHOR
- - TELEPHONE PEDESTAL
- ⊕ - SPOT ELEVATION
- - BOUNDARY/LOT LINE
- - ADJOINING BOUNDARY/LOT LINE (NOT SURVEYED)
- - OVERHEAD ELECTRIC LINE
- - RIGHT OF WAY LINE
- - MAJOR CONTOUR LINE
- - MINOR CONTOUR LINE
- - TREE LINE
- - STORM DRAINAGE LINE
- - TIE LINE

SECTION THROUGH HOLLAND PROPERTY TO THE NORTH

SECTION THROUGH REID PROPERTY ACROSS REID DAIRY ROAD

NOTE: SECTIONAL INFORMATION FOR ADJOINING PROPERTIES IS TAKEN FROM UNION COUNTY GIS AND HEIGHTS FROM PHOTO ASSESSMENT

Curve Table

Curve #	Radius	Length	Bearing	Chord	DELTA
C1	460.62	397.42	S 64°55'51" W	385.20	49°26'04"

Parcel Line Table

Line #	Direction	Length
L1	N 34°51'04" W	31.05
L2	S 53°42'33" W	30.00

P/O TAX# 06177015
BRENDA B. REID
DB 6197 PG 421
74,845 SF
1.718 AC
WEDDINGTON ZONING: R-40

REID DAIRY ROAD

REAR ROAD

DEPARTMENT OF TRANSPORTATION
DB 1016 PG 608
UTILITY VULN

SET NAIL
NC GRID COORDS
NAD 83/2011
N: 463,398.45
E: 1,467,642.81

SITE TBM
SET #5 REBAR/CAP
ELEV: 712.58 (NAVD 88)

10' X 70' SIGHT DISTANCE TRIANGLE PER NCDOT

10' X 70' SIGHT DISTANCE TRIANGLE PER NCDOT

NOTE: SIGNAGE TO BE LOCATED ON BUILDING


NOTE: A PHOTOMETRICS PLAN WILL BE SUBMITTED DURING THE CONSTRUCTION DOCUMENTS PHASE

SITE NOTES

USE	FIRE STATION
SETBACKS	75' F, 25' S, 40' R
NUMBER OF BUILDINGS	1
MAX HEIGHT	26'-6"
BUILDING SIZE	8404 SF
SIGN TYPE & LOCATION	ONE ON BLDG
PARKING SPACES	8 REQ'D, 12 PROVIDED SPACES 9' X 21' 60 DEGREE ANGLE 18' WIDE AISLE

SITE NOTES	
USE	FIRE STATION
SETBACKS	75' F, 25' S, 40' R
NUMBER OF BUILDINGS	1
MAX HEIGHT	26'-6"
BUILDING SIZE	8404 SF
SIGN TYPE & LOCATION	ONE ON BLDG
PARKING SPACES	8 REQ'D, 12 PROVIDED SPACES 9' x 21' 60 DEGREE ANGLE 18' WIDE AISLE

NOTE: A PHOTOMETRICS PLAN WILL BE
SUBMITTED DURING THE CONSTRUCTION
DOCUMENTS PHASE



APPLIED
BUILDING
SCIENCES

5601 SEVENTY-SEVEN CENTER DRIVE, SUITE 225
CHARLOTTE, NORTH CAROLINA 28217
OFFICE: (980) 219-7084

WESLEY CHAPEL VOLUNTEER FD
FIRE STATION #51
BRENDA B. REID PROPERTY AT THE
INTERSECTION OF REID DAIRY AND REA
ROADS
WEDDINGTON, NORTH CAROLINA

DATE: 04/05/2018

REVISION:

OBSERVATIONS

DRAWING BY: PAB

CHECKED BY: PAB

PROJECT NO.: 650.17039

SHEET

C101

1 LANDSCAPE PLAN
SCALE: 1"=40'-0"

18' LANDSCAPE
BUFFER LIMIT
PLANTS TO BE
PER WEDDINGTON
SCREENING AND
LANDSCAPING
REQUIREMENTS

OUTLINE OF EXISTING TREE
LINE. EXISTING LANDSCAPE
WILL BE REMOVED WHERE IN
CONFLICT WITH HARDCAPE.
AREAS WILL BE REPLACED AS
REQUIRED PER WEDDINGTON
SCREENING AND LANDSCAPING
REQUIREMENTS

P/O TAX# 06177015
BRENDA B. REID
DB 6197 PG 421
74,845 SF
1.718 AC
WEDDINGTON ZONING:
R-40

REQUIRED TREES AND SHRUBS WITHIN THE REAR BUFFER SHALL MEET THE FOLLOWING STANDARDS:

- A. FORTY PERCENT OF THE REQUIRED TREES WITHIN THE BUFFER SHALL BE LARGE, MATURE TREES.
- B. ALL TREES SHALL HAVE A DBH CALIPER OF TWO INCHES MEASURED SIX INCHES ABOVE THE GROUND AT THE TIME OF PLANTING.
- C. SHRUBS SHALL BE EVERGREEN AND AT LEAST THREE FEET TALL WHEN PLANTED WITH THE AVERAGE HEIGHT OF SIX FEET IN THREE TO FOUR YEARS. HOWEVER, 25 PERCENT OF THE SHRUBS MAY BE DROOPING OR SPREADER TYPE. THE ALLOWED VARIATIONS ARE AS FOLLOWS:
 - C.A. SHRUBS MAY BE DECIDUOUS.
 - C.B. SHRUBS MAY BE EITHER SMALL OR MEDIUM PLANTED, PROVIDED AN AVERAGE HEIGHT OF THREE TO FOUR FEET IS EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS, OR
 - C.C. SHRUBS MAY BE EITHER SPREADER OR DROOPING TYPE, PROVIDED THE COMBINED HEIGHT OF THE BERM AND PLANTINGS IS AT LEAST EIGHT FEET AFTER FOUR YEARS.
- D. SHRUBS AND TREES SHALL BE ON THE APPROVED PLANT LIST IN CHAPTER 58, APPENDIX 1 OF THE WEDDINGTON CODE OF ORDINANCES.
- E. ALL SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, AND SHALL BE FREE OF DISEASE, AND
- F. TWENTY-FIVE PERCENT OF ALL TREES WILL BE EVERGREEN.

NOTE: AN OFFICIAL LANDSCAPE PLAN WITH THE DESCRIPTION OF PLANTS AND PLANT TYPES SHALL BE SUBMITTED WITH THE CONSTRUCTION DOCUMENTS



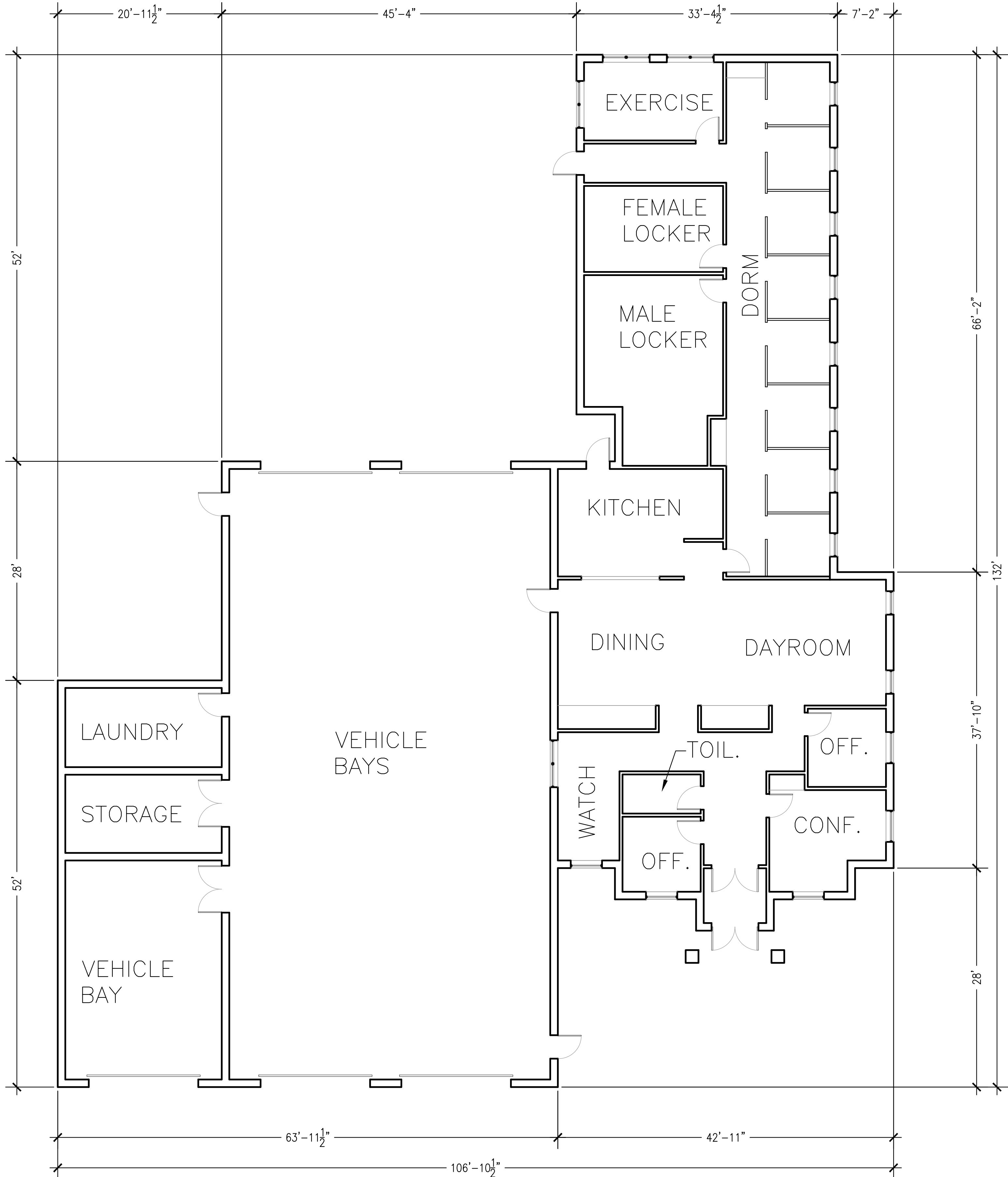
WESLEY CHAPEL VOLUNTEER FD
FIRE STATION #51
BRENDA B. REID PROPERTY AT THE
INTERSECTION OF REID DAIRY AND REA
ROADS
WEDDINGTON, NORTH CAROLINA

DATE:	04/05/2018
REVISION:	
OBSERVATIONS:	
DRAWING BY:	PAB
CHECKED BY:	PAB
PROJECT NO.:	650.17039

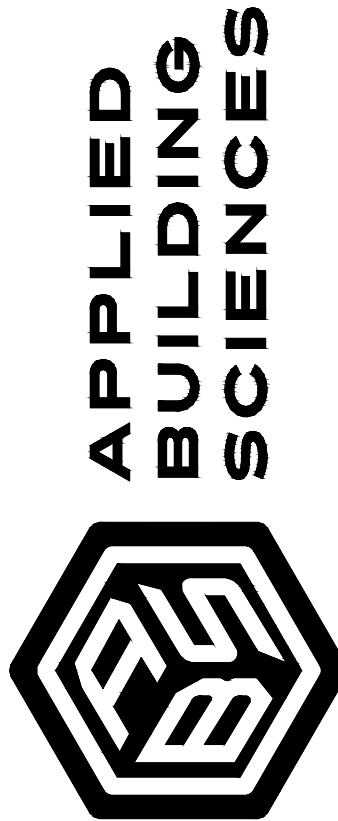
SHEET

L101

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1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4 8'



5601 SEVENTY-SEVEN CENTER DRIVE, SUITE 225
CHARLOTTE, NORTH CAROLINA 28217
OFFICE: (980) 219-7084

WESLEY CHAPEL VOLUNTEER FD
FIRE STATION #51
BRENDA B. REID PROPERTY AT THE
INTERSECTION OF REID DAIRY AND REA
ROADS
WEDDINGTON, NORTH CAROLINA

DATE:	04/05/2018
REVISION:	03/21/2018
	04/17/2018

OBSERVATIONS:	
DRAWING BY:	PAB
CHECKED BY:	PAB
PROJECT NO.:	650.17039

NOTES

SHEET

A101

THIS PRINT IS THE PROPERTY OF APPLIED BUILDING SCIENCES AND IS NOT TO BE USED FOR CONSTRUCTION, DESIGN, OR REPRODUCED WITHOUT PRIOR CONSENT.



EXTERIOR MATERIAL LIST
ROOFING: PREFINISHED METAL
SIDING: COMBINATION OF BRICK AND PAINTED FIBER CEMENT SIDING
WINDOWS: PREFINISHED ALUMINUM





**APPLIED
BUILDING
SCIENCES**

5601 SEVENTY-SEVEN CENTER DRIVE, SUITE 225
CHARLOTTE, NORTH CAROLINA 28217
OFFICE: (980) 219-7084

WESLEY CHAPEL VOLUNTEER FD
FIRE STATION #51
BRENDA B. REID PROPERTY AT THE
INTERSECTION OF REID DAIRY AND REA
ROADS
WEDDINGTON, NORTH CAROLINA

DATE: 04/05/2018
REVISION: 03/21/2018

OBSERVATIONS:
DRAWING BY: PAB
CHECKED BY: PAB
PROJECT NO.: 650.17039

NOTES

SHEET
A102



TO: Lisa Thompson, Town of Weddington Administrator/Planner

FROM: Justin Carroll, PE, STV Engineers, Inc.

DATE: March 16, 2018

SUBJECT: Determination of Traffic Impact Analysis: Wesley Chapel Volunteer Fire Department #51, Town of Weddington, Union County, NC

Introduction

STV Engineers, Inc. has prepared this response to the request of a traffic impact analysis (TIA) for the proposed Wesley Chapel Volunteer Fire Department, located on the north corner of NC 1316 (Rea Road) and NC 1309 (Reid Dairy Road). The fire station will serve the Town of Weddington and parts of Union County. The proposed development will include an 8,300 square foot fire station building on 1.718 acres. Currently, Rea Road is a four lane median divided roadway and Reid Dairy Road which is a two lane undivided roadway. The two roadways meet at a signalized intersection.

Refer to Figure 1 for a map of the study area.

Figure 1: Study Location



Data

According to the ITE Trip Generation Manual 10th edition, the land use 575 (Fire and Rescue Station) does not possess an equation due to small sample size. With assumptions based on other variables such as square footage, gross floor area (GFA), and employee population using a standard deviation of 55% or greater, the average rate is reported as 0.48 vehicles per 1000 square feet.

				SUGGESTED METHOD		
LUC	DESCRIPTION	IND VARIABLE	PEAK HOUR TYPE	WEIGHTED RATE	EQUATION	LOCAL DATA
575	Fire and Rescue Station	Square Feet	Adjacent	X	N/A	N/A

Trip Generation Calculations

Weekday Peak Hour Traffic Generation	LUC	Rate
Fire and Rescue Station	575	0.48 (Peak hour of adjacent street 4-6 PM)

Trip Generation

Land Use	Intensity		Peak Hour 4:00 PM- 6:00 PM		
			Total	In	Out
Fire and Rescue Station	8,300	Sq. Ft	3.98	N/A	N/A
Total Trip Generation			4 vehicles	N/A	N/A

As shown in the above calculations, the values from the PM peak period (4PM- 6PM) of the adjacent street equal to 4 vehicles for 8,300 square feet. According to further analysis, the AM peak period values are estimated to be consistent with PM peak values. Both of which are below required vehicle trips to require a traffic impact analysis.

Conclusion

As Appendix C of the Traffic Impact Analysis Ordinance from Weddington, NC Code of Ordinances states, a TIA is required for any major subdivision, or conditional rezoning, or portion thereof, which is expected to create fifty (50) or more peak hour vehicle trips or 500 or more daily vehicle trips. Based on the information contained herein, the calculations above, and engineering judgement the proposed fire station development **does not** meet or exceed the threshold to require a traffic impact analysis.

Attachment:

Town of Weddington Code of Ordinances: Appendix C-Traffic Impact Analysis Ordinance

APPENDIX C - TRAFFIC IMPACT ANALYSIS ORDINANCE

Sec. I. - Overview.

The adequacy of service levels for local, private, and state road intersections that serve or are affected by a proposed project shall be determined in accordance with the provisions of this Appendix. A Traffic Impact Analysis (TIA) required by this Appendix will be prepared by a qualified traffic engineering consultant retained by the Applicant and reviewed and approved by the Town of Weddington. All requirements and recommendations resulting from the TIA must be coordinated with and approved by NCDOT.

(Ord. No. O-2015-05, 5-11-2015)

Sec. II. - Applicability.

A. *Generally.*

- 1) Except as provided in subsections 3) through 7) below, a TIA is required for any major subdivision, or conditional rezoning, or portion thereof, which is expected to create fifty (50) or more peak hour vehicle trips or 500 or more daily vehicle trips. Peak hour and daily vehicle trips are those occurring on peak days on the roadway adjacent to the proposed development, based on the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, with the exception of public and private schools which will be based on the NCDOT's most current Municipal School Transportation Assistance (MSTA) School Traffic Calculator. For the purposes of determining the requirement to submit a TIA, no adjustments such as modal split, pass-by trips, and/or internal capture rates will be allowed to the site traffic calculation.

NCDOT Congestion Management's "Rate versus Equation" spreadsheet shall be used to guide site trip calculations and determine allowable pass-by percentages. Alternative trip generation rates/equations for non-standard uses may be utilized subject to Town approval. A "Determination of Need" for a TIA shall be made by the Town in accordance with the trip generation standards set forth in subsection II.A.1). (See the Town of Weddington TIA Process and Procedures Manual for additional information.)

- 2) The determination of the number of trips generated also shall take into account pass-by trips, internal trip capture for MX projects (e.g., roadway and/or pedestrian connectivity) and any proposed transportation demand management system where adequate guarantees are provided by the applicant to the Town, which ensure the proposed demand management system will function as proposed for the life of the project.
- 3) For redevelopment projects, including changes of use, trip generation thresholds shall be defined as the number of net new trips anticipated to be generated by the proposed development over and above the number of trips generated by the current use of the site.
- 4) No TIA shall be required for special events, which either are temporary in nature, consistent with the Town Zoning Ordinance, or which generate trips that meet or exceed the thresholds set forth in subsection 1), but which do not occur during the peak hours of the roadways adjacent to the proposed development.
- 5) Nothing herein shall prohibit the Town from requiring on-site or off-site improvements necessary to address traffic safety concerns created by a proposed development, regardless of whether the thresholds set forth above have been met.
- 6) This Appendix shall not apply to any rights that have vested prior to the effective date of this Appendix, nor shall this Appendix be applied in a manner that would result in a taking of property.

- 7) This Appendix shall not apply to any development proposal that is part of a conditional zoning plan or subdivision plan submitted prior to the effective date of this Appendix.

B. *Consecutive or Sequential Applications.*

Proposed developments may not be phased or subdivided in piecemeal fashion to avoid application of this Appendix. Two or more developments represented as separate developments shall be aggregated and treated as a single development where the Administrator determines the developments to be part of a unified plan of development and physically proximate to one another, based on the following factors:

- 1) There is common ownership, indicated by the fact that:
 - a) The same person, company, partnership or legal entity controls the developments;
 - b) The same person, company, partnership or legal entity has ownership or a significant legal or equitable interest in the developments;
 - c) There is common management of the developments which controls the form of physical development or disposition of parcels of the development;
 - d) There is proximity in time between the completion of 80 percent or less of one development and the submission of a development proposal for a subsequent development indicating a common development effort;
 - e) The sharing of infrastructure or improvements between multiple developments;
 - f) There is a common advertising scheme or promotional effort or plan for the developments;
or
 - g) Any other credible information gained by the Town suggesting that the project is being phased or subdivided to avoid the requirements of this Appendix.

C. *TIA Submission and Completion Requirement.*

Once the Town has made a Determination of Need for a TIA, the applicant may proceed with the TIA study, in accordance with the terms of the most recent version of the Town of Weddington TIA Process and Procedures Manual, as approved by Zoning Administrator and all applicable Zoning Ordinance and Subdivision Ordinance requirements.

(Ord. No. O-2015-05, 5-11-2015)

Sec. III. - Level of Service Standards; Compliance; Mitigation; Excess Capacity.

A. *Level of Service Standards and Compliance.*

1. The applicant must determine the existing (base) Level of Service (LOS) for all intersections within the Impact Area, as described in Section IV. The applicant shall be required to identify mitigation improvements to the roadway network if at least one of the following conditions exists when comparing base Level of Services to project conditions: (1) the total average delay at an intersection or individual approach delay increases by 25% or greater, while maintaining the same LOS; (2) the LOS degrades by at least one level; (3) or LOS is an "F". This determination shall be based on the most currently accepted Highway Capacity Manual (HCM) methodology. For turning lanes, mitigation improvements shall be identified when the SimTraffic analysis indicates that the Max Queue exceeds the storage capacity of the existing lane.

The proposed mitigation measures required to meet the LOS standards may be modified, subject to final approval of the Town Council to substantially achieve the standards, purpose and intent of this ordinance. The determination of "substantial achievement" based upon an expert opinion provided by the Town's Designated Transportation Engineer.

2. As an alternative to mitigation, the developer may elect to phase the project, reduce its intensity, or delay the project until the LOS standards have been met as a result of a transportation improvement planned by the Town, the North Carolina Department of Transportation (NCDOT) or another party.

B. *Mitigation.*

Mitigation measures shall be consistent with the Design Standards found within the Town of Weddington Roadway Standards.

Mitigation may include participation by the Town or other governmental agencies or private parties, and also may include the funding of road improvements planned by other governmental agencies. Such improvements can be advanced to mitigate the impacts of the proposed development. The nature and type of mitigation should reflect the timing and the availability of necessary right-of-way or other improvements, the existence and timing of other developments within the area, and the particular characteristics of the particular site and the needed transportation improvements. Monetary mitigation, if proposed by the applicant, may be accepted by the Town Council provided it is shown that such mitigation is a reasonable substitute for actual construction, based on the LOS standards and construction time frames set forth herein.

Proposed mitigation shall be included as a condition of approval or a binding agreement between the applicant and the Town, with the consent, as appropriate, of the NCDOT or other governmental regulatory agencies with jurisdiction.

C. *Transportation improvements.*

Transportation improvements provided through mitigation, pursuant to this Appendix, shall be completed and available within three (3) years of the Town Council's final approval of the development proposal, unless expressly provided otherwise by the Town Council. Any improvements not completed prior to the issuance of a Certificate of Occupancy, shall be bonded at 115% of the cost of the remaining required improvement(s), as reviewed and approved by the Zoning Administrator following review by the Town Designated Transportation Engineer. All necessary right-of-way for identified transportation improvements shall be acquired prior to the issuance of a Certificate of Occupancy.

D. *Excess Capacity.*

If a private party or developer chooses to build a transportation facility that provides capacity in excess of that needed to serve the proposed development, the Town and other responsible parties may enter into an agreement to facilitate the participation of subsequent developers, the Town, NCDOT, or other parties in the provision or funding of the transportation improvement.

(Ord. No. O-2015-05, 5-11-2015)

Sec. IV. - Impact Area.

The impact area designates the distance from a proposed development within which the TIA is conducted to determine compliance with the LOS standards set forth above. The following impact areas apply to any development subject to this Appendix:

- 1) Public street intersections within a half-mile radius from the proposed development property line.
- 2) Intersections where proposed development contributes seven (7) percent or more of the traffic on any intersection approach during any peak hour.

(Ord. No. O-2015-05, 5-11-2015)

Sec. V. - Contents of TIA.

A. *Generally.*

The TIA shall generally follow the guidelines set forth by the ITE Transportation Impact Analysis for Site Development consistent with the Town of Weddington Roadway Standards, or as required by the Zoning Administrator, and may include, but is not limited to, the following:

- 1) Traffic analysis information related to trip generation, peak hour impacts, and other factors evaluated to determine compliance with applicable LOS standards for intersections within the impact area;
- 2) Site location map and site layout;
- 3) Existing and proposed land uses;
- 4) Timing and phasing of the proposed development, by month and year;
- 5) A narrative describing the project, including any special transportation related impacts or considerations; and
- 6) Other information determined by the Town Designated Transportation Engineer to be necessary in order to determine whether the proposed project complies with the requirements of this Appendix and the requirements of the ITE guidelines for the preparation of TIAs for site development.

B. *Demand Measures.*

TIAs shall take into account the following demand factors:

- 1) Existing traffic volumes;
- 2) Background traffic, including historical growth traffic and projected trips associated with approved, but un-built development(s); and
- 3) The trips to be generated by the proposed development.

C. *Capacity Measures.*

TIAs shall take into account the following existing or anticipated capacity measures:

- 1) Existing road segments, intersections, and proposed development access points;
- 2) Roadway and intersection improvements planned by the Town, NCDOT, or other party, scheduled to be completed and available within three (3) years of the approval of the development proposal and which either have or are reasonably certain to have all necessary governmental approvals.

D. *Mitigation Measures Needed.*

The TIA shall describe what, if any, transportation facility improvements within the impact area are needed for the proposed development to comply with the intersection level of service standards set forth in section III of this Appendix.

(Ord. No. O-2015-05, 5-11-2015)

Sec. VI. - Intergovernmental Coordination.

While the Town coordinates with NCDOT and other appropriate governmental agencies on development proposals, it shall remain the responsibility of the Applicant to contact NCDOT to discuss access and traffic impact issues on state roads.

(Ord. No. O-2015-05, 5-11-2015)

Sec. VII. - Appeals and variances.

An applicant may seek a variance from the terms of this Appendix or appeal a determination by the Zoning Administrator made pursuant to the terms of this Appendix to the Zoning Board of Adjustment, as provided in Article VIII of the Zoning Ordinance.

(Ord. No. O-2015-05, 5-11-2015)

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: May 14, 2018

SUBJECT: Text Amendment to Section 46-15 titled Modifications

Section 46-15 allows the subdivision ordinance to be modified if the applicant can show special circumstances or conditions affecting the property that strict application of the ordinance would deprive the applicant reasonable use of the land. This is similar to a variance for a zoning ordinance requirement; however, it is reviewed by the Planning Board and approved by the Town Council versus a Board of Adjustment ruling. It is not quasi-judicial.

Recent applications have needed modifications to make their yield plan or sketch plan work.

Staff is proposing language to clarify when in the review process the modification is to take place; which as drafted will make sure it's completed prior to any approvals by Staff or Planning Board. Amended text is in **Bold**.

Sec. 46-15. - Modifications.

(a) *Authorization.* The town council may authorize a modification of these regulations when, in its opinion, undue hardship may result from strict compliance with these 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.

(b) *Procedure.* A petition for any such modification shall be submitted in writing by the subdivider to the subdivision administrator. The petition shall include:

- (1) The precise nature of the proposed modification of this chapter.
- (2) The reasons the need of a modification has occurred.
- (3) A plat of the subject property drawn to a scale, suitable for recordation in the office of the appropriate county register of deeds, in which the property is located, indicating:
 - a. North arrow.
 - b. Dimensions of the subject property.
 - c. The precise dimensions of the modification requested.
- (4) The grounds for the modification and all facts relied upon by the subdivider.

(c) *Review and recommendation.* The subdivision administrator shall review the petition and submit his written comments and recommendations with the petition to the planning board. The planning board shall consider the modification request and make a recommendation regarding the modification to the town council. The modification request and any recommendation from the planning board may be handled simultaneously by the planning board with the **sketch plan for a conservation subdivision; however, a modification shall be granted prior to the zoning administrator's approval of a sketch plan for a conventional subdivision.** ~~plat approval process for such subdivision and shall be subject to all submittal and recommendation deadlines and guidelines associated with such plat approval process.~~

(d) *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 of the Weddington Zoning Ordinance applicable to the property.
- (6) The need for modification is not a direct result of actions taken by the applicant or property owner.**

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.

Planning Board review

The Planning Board reviewed the language on April 23, 2018. They requested language be added to 46-15(d)(6). The Planning Board unanimously recommended approval with the added language.

Recommendation

Staff recommends approval of the text amendment to Section 46-15 titled Modifications.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson Town Administrator/Planner

DATE: June 11, 2018

SUBJECT: Subdivision Modification

E. Reece Gibson is requesting a modification of the subdivision ordinance from Section 46-76(g), related to cul-de-sac length. Cul-de-sacs are limited to 600 feet in length.

In making a decision on this modification, the Planning Board and Council shall take in account Section 46-15 of the Code of Ordinances:

Sec. 46-15. - Modifications.

Authorization. The town council may authorize a modification of these regulations when, in its opinion, undue hardship may result from strict compliance with these 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.

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.

Planning Board Review

The Planning Board reviewed the modification on May 29, 2018. Some members felt that the sketch plan approved with two entrances yielded 9 lots and met the ordinance, and NCDOT's plan for the Highway 84 widening caused the need for the cul-de-sac. Others believed that the entrance off of Lester Davis is the safer option and this property may not yield 9 lots. They didn't believe there were special circumstances affecting the property that the strict application of the ordinance would deprive the applicant reasonable use of his land. A motion to approve the modification was denied by a vote 2-3.

Attached

Petition
Approved Sketch Plan
Preliminary Plat

**APPLICATION FOR MODIFICATION FROM THE SUBDIVISION ORDINANCE
OF THE TOWN OF WEDDINGTON, NORTH CAROLINA**

The Town Council may authorize a modification from the Subdivision Ordinance when, in its opinion, undue hardship may result from strict compliance with these 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 ordinance.

The Undersigned does (do) hereby respectfully request that a modification from the Subdivision Ordinance of Weddington, North Carolina, be granted, and in support of this application, the following facts are shown:

1. The property affected by this application is owned by E. Reece Gibson as evidence by deed from Grantor recorded in Deed Book 362 at page 076 in Union County Registry and in Tax Map # 06, Map # 072 and Parcel # 004 in the Tax Supervisor's Office of Union County.

2. This property is locally known as (street address or other identifier):

Woodford Chase (Formerly Weddington Park Estates)

3. A sketch plan, drawn to scale, is attached showing property dimensions, boundaries, and existing and proposed building/additions and development; and illustrating the modification requested.
4. That the addresses and phone numbers of the owner and applicant (if different from the owner) are as follows:

APPLICANT: (Name) Mr. Wesley Hinson/Attorney in Fact for E. Reece Gibson
(Address) 309 Post Office Drive, Indian Trail, NC 28079
(Phone) (704) 684-0031

5. The installation of said improvements has resulted (will result) in a violation of the Subdivision Ordinance of the Town of Weddington, North Carolina, in this respect (describe the exact nature of the modification requested making references to the applicable sections of Chapter 46, Subdivisions, of the Weddington Code of Ordinances:

Application to modify the ordinance requirement that no internal cul-de-sac drive isle exceed 600 ft in length in a conventional subdivision.

6. The necessity for the modification is supported by the following findings of fact and no modification shall be granted unless the Town Council finds:
 - a) That there are special circumstances or conditions affecting said property such

that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his land. **Please describe how this modification request meets this standard:**

The site contains numerous circumstances and conditions affecting the property, including but not limited to, above ground and underground drainage and utility easement encumbrances and potential future NCDOT roadway improvements to NC Hwy 84. Applicant is requesting modification to accommodate potential future NCDOT improvements, and as suggested by NCDOT engineer, the western drive connection on the approved Sketch Plan was removed resulting in a private street/cul-de-sac greater than 600 feet in length. NCDOT recommended moving curb cut down Hwy 84 to best accommodate future installation of super street bulb. Reducing the cul-de-sac to 600 feet would also compromise the buildable area resulting in the loss of at least one lot from the subdivision yield.

- b) That the modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner. **Please describe how this modification request meets this standard:**

Approval of the private driveway and access easement at a length greater than 600 feet preserves the applicant's ability to develop the site as a conventional subdivision yielding acre lots and is consistent with the yield on the approved Sketch Plan. Further, approval accommodates NCDOT future roadway expansion of Hwy 84.

- c) That 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 ordinance. **Please describe how this modification request meets this standard:**

The circumstances noted herein, and on the preliminary plat, are unique and specific to the physical characteristics of the subject site. Other parcels in the jurisdiction are not necessarily encumbered with the same magnitude of site constraints and subject to planned future NCDOT improvements.

- d) That the granting of the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which said property is situated. **Please describe how this modification request meets this standard:**

Granting the modification to construct a marginally longer private street within a private street easement will not be detrimental or injurious in that it will still comply with maximum lengths allowed by NCDOT and by the Town in accordance with other portions of the subdivision ordinance. Further, the modification promotes the public health and safety by lengthening the distance between the NCDOT superstreet bulb configuration and the entrance to the

proposed subdivision making for a safer means of ingress and egress to the subdivision.

- e) That the modification will not vary the provisions of the Town of Weddington Subdivision Ordinance applicable to the property. **Please describe how this modification request meets this standard:**

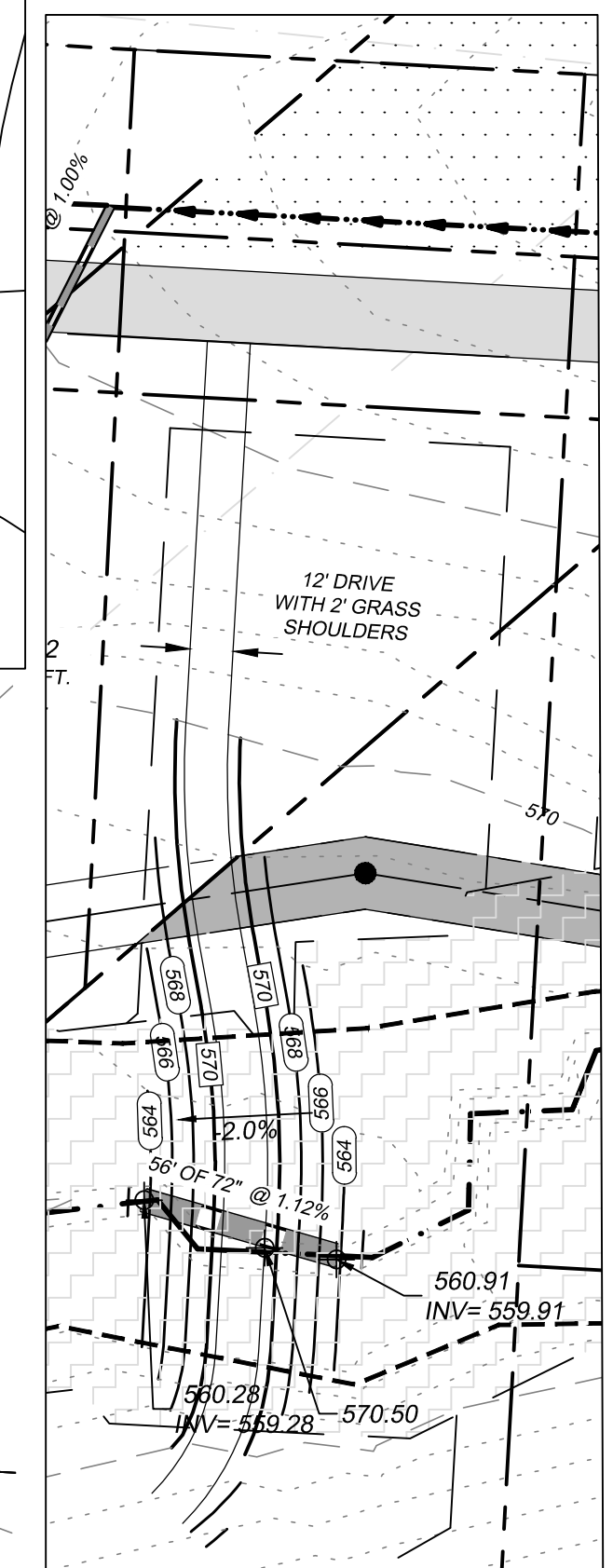
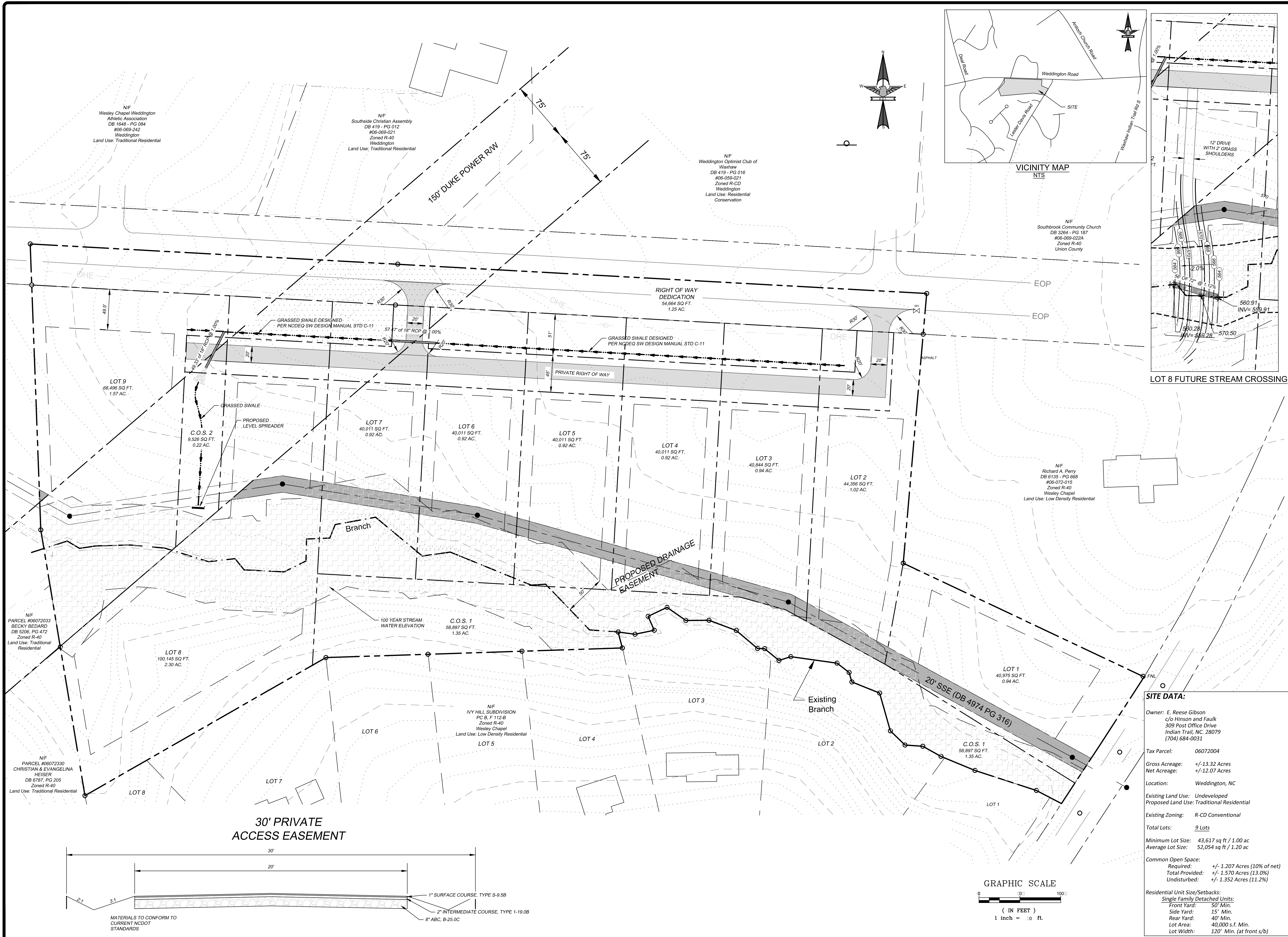
Standards of Chapter 58 applicable to the subject property will not be varied by the requested modification. Conventional Subdivision standards defined by the Town of Weddington Zoning Ordinance will apply to proposed subdivision.

In granting any modification, the Town Council shall make findings required above, 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.

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 Ordinance.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief.

<u>Wesley S. Hinson</u>	<u>4/23/18</u>
SIGNATURE OF APPLICANT	DATE



SITE DATA:			
Owner:	E. Reese Gibson c/o Hinson and Faulk 309 Post Office Drive Indian Trail, NC 28079 (704) 684-0031		
Tax Parcel:	06072004		
Gross Acreage:	+/- 13.32 Acres		
Net Acreage:	+/- 12.07 Acres		
Location:	Weddington, NC		
Existing Land Use:	Undeveloped		
Proposed Land Use:	Traditional Residential		
Existing Zoning:	R-CD Conventional		
Total Lots:	9 Lots		
Minimum Lot Size:	43,617 sq ft / 1.00 ac		
Average Lot Size:	52,054 sq ft / 1.20 ac		
Common Open Space:	Required: +/- 1.207 Acres (10% of net) Total Provided: +/- 1.570 Acres (13.0%) Undisturbed: +/- 1.352 Acres (11.2%)		
Residential Unit Size/Setbacks:	Single Family Detached Units: Front Yard: 50' Min. Side Yard: 15' Min. Rear Yard: 40' Min. Lot Area: 40,000 s.f. Min. Lot Width: 120' Min. (at front s/b)		

FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 824-2222
www.eagleonline.net

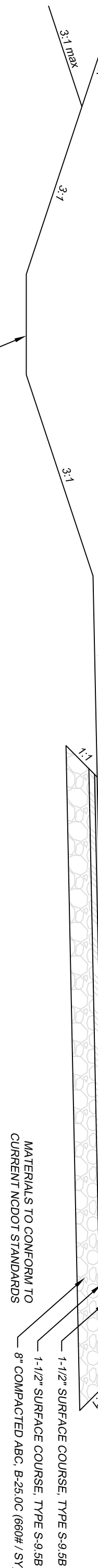
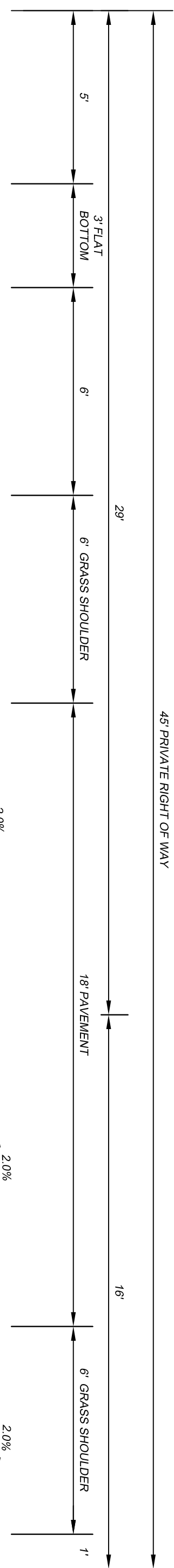
NO.	DATE	BY	ISSUE	SAP	ADDRESS	TOWN OF WEDDINGTON COMMENTS
1	1-2-2018					

WOODFORD CHASE
TOWN OF WEDDINGTON
SANDY RIDGE TWPSP, UNION CO., NC
WESLEY HINSON
309 POST OFFICE DRIVE
INDIAN TRAIL, NC

DESIGNED BY	KEL	DRAWN BY	KEL	CHECKED BY	JHR
AS SHOWN		DATE	12/12/2017	JCB NUMBER	5551

12/18

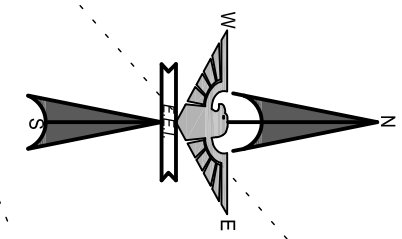
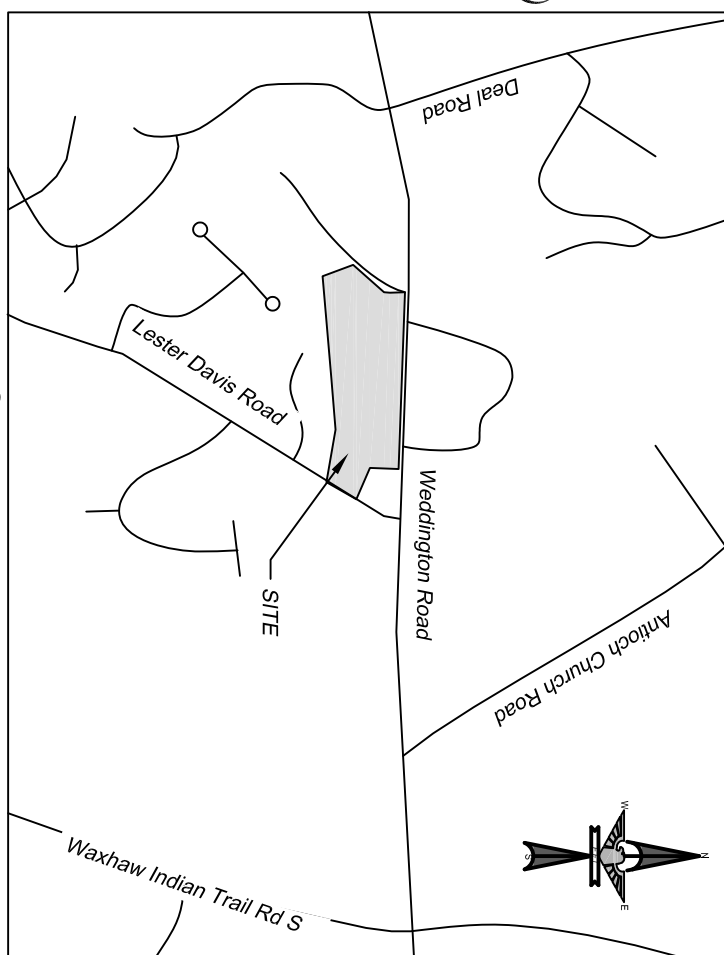
SK-1



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:	c/o Hinson and Paulk
Site Address:	309 Post Office Drive
Indian Trail, NC 28079	
Parcel:	134/086/0031
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:	43.1207 Acres (100% of net)
Minimum Lot Size:	43.1207 sq ft / 1.00 ac
Average Lot Size:	52.054 sq ft / 1.20 ac
Common Open Space:	43.1207 Acres (100% of net)
Total Provided:	43.1207 Acres (100% of net)
Undeveloped:	43.1207 Acres (100% of net)
Residential Unit Size/Setbacks:	
Single Family Detached Units:	
Side Yard:	15 Min.
Rear Yard:	40 Min.
Lot Area:	40,000 s.f. Min.
Lot Width:	120' Min. (at front s/b)

- 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 #1 WILL BE EXPECTED TO OVERTOP DURING THE 50 AND 100 YEAR STORM EVENTS.

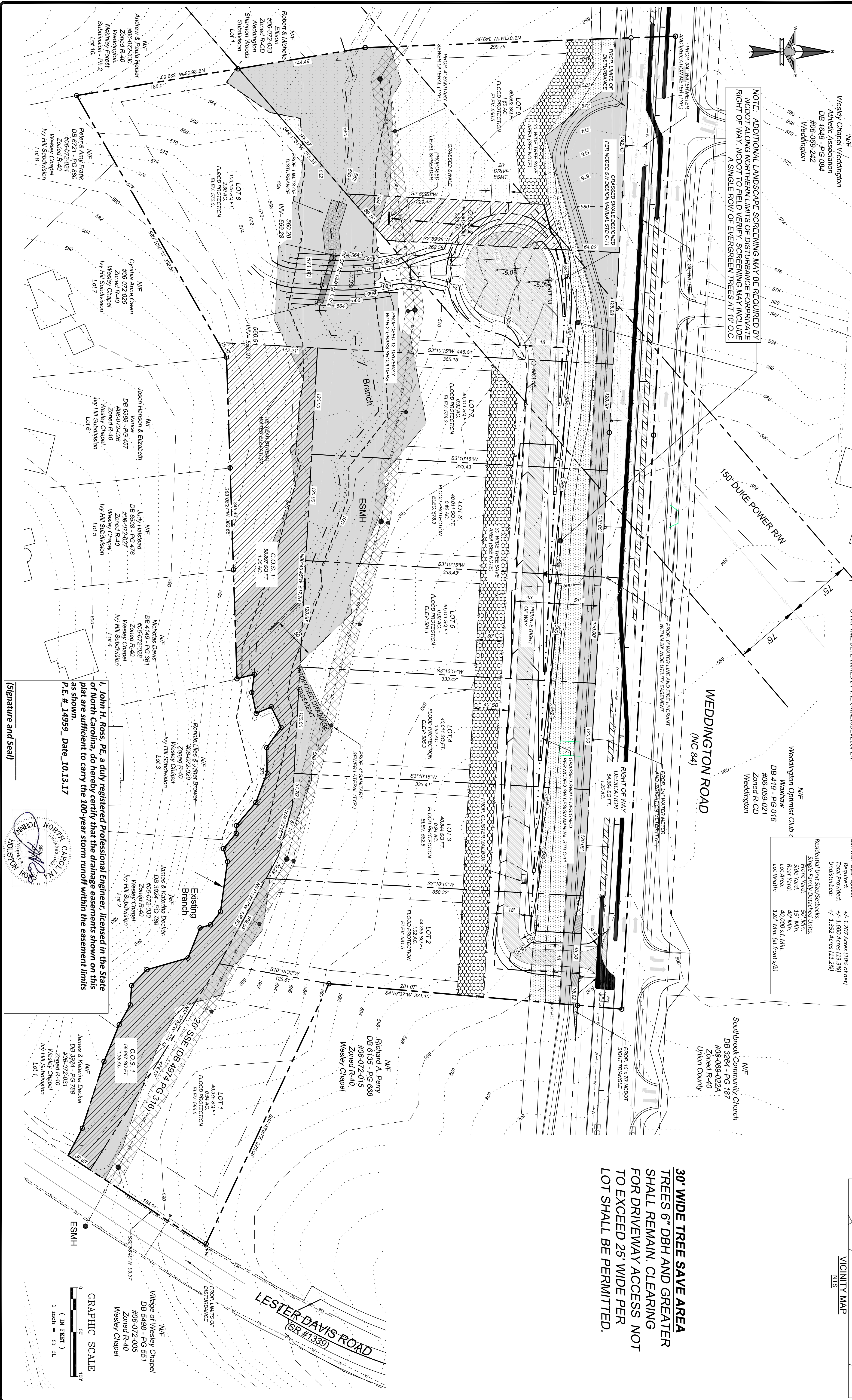


NOTE: ADDITIONAL LANDSCAPE SCREENING MAY BE REQUIRED BY NCDOT ALONG NORTHERN LIMITS OF DISTURBANCE FOR PRIVATE RIGHT OF WAY. NCDOT TO FIELD VERIFY. SCREENING MAY INCLUDE A SINGLE ROW OF EVERGREEN TREES AT 10' O.C.

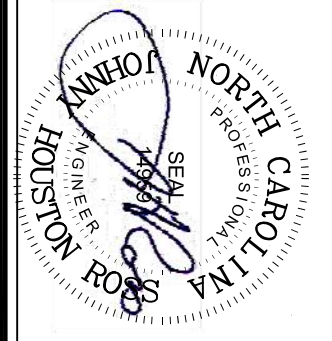
WEDDINGTON ROAD
(NC 84)

Southbrook Community Church
DB 3264 - PG 167
#06-089-022A
Zoned R-40
Union County

30' WIDE TREE SAVE AREA
TREES 6" DBH AND GREATER
SHALL REMAIN. CLEARING
FOR DRIVEWAY ACCESS NOT
TO EXCEED 25' WIDE PER
LOT SHALL BE PERMITTED.



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

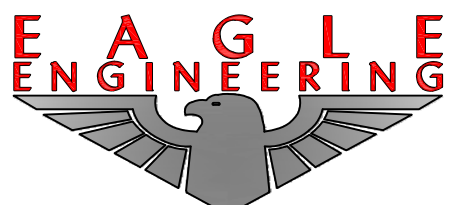
PRELIMINARY PLAT

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



FIRM LICENSE # C-0873
2013A Van Buren Avenue P.O. BOX 551
Indian Trail, NC 28079 Alpharetta, GA 30009
(704) 882-4222 (678) 339-0640
www.eagleonline.net

P-1

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: June 11, 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.

The Town Attorney and Staff are of the opinion that 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.

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.

During the previous Town Council meeting, the council questioned whether the entrance could be moved to the center; eliminating the need for the cul-de-sac extension. The applicant has since addressed the buffering comments between the marginal access street and included a turn lane taper as requested.

Staff Recommendation:

If the Town Council grants the cul-de-sac extension staff recommends approval of the preliminary plat/construction plans with the following conditions:

- The driveway pipe for lot 8 is a built to NCDOT specifications,
- The maintenance for the pipe shall be included in the HOA documents,
- Maintenance of the shared driveway is included in the HOA documents,
- All maintenance documents and CCR's are reviewed by the town attorney, and
- A fire hydrant shall be added near lot 8 if necessary.

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: June 11, 2018

SUBJECT: Consideration of a Proposal for Landscaping Services

Staff sent out an RFP for landscaping services. The contract includes lawn care and maintenance of the Town Hall Property and the medians and right(s) of way in Exhibit A and B.

Staff received one proposal from our current company Unity Lawn and Landscape in the amount of \$2,962.00 per month. Our current contract is \$3,602.50 per month.

Attachments
Unity Price Proposal

Contractor's Price Proposal

This price proposal form must be completed, signed, and submitted. No substitute forms will be accepted. Proposals submitted without this completed price proposal will be rejected. Proposal of

Duane Johnston, President, Unity Lawn & Landscape
(Name of Proposer)

1102 Technology Dr, Suite A, Indian Trail, NC, 28079
(Address of Proposer)

704/993-7020
(Business Phone)

(Fax Number)

duane@unitylawns.com
(E-Mail Address)

The Proposer (hereinafter called "Contractor"), in compliance with your invitation for proposals for: Proposal for the Town of Weddington Landscape & Grounds Maintenance Services, having examined the specifications with related documents and the sites of the proposed work, and being familiar with all of the conditions surrounding the work of the proposed project, including availability of equipment and labor, hereby proposes to perform in accordance with this Request for Proposal, and at the prices stated.

These prices shall cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.

Contractor's Price Proposal:

\$490.00 per month for Services outlined in Exhibit A

\$2472.00 per month for Services outlined in Exhibit B

Respectfully submitted:

Name of Company Unity Lawn & Landscape

Signature of Officer

Name of Officer Duane Johnston

Title of Officer President

Town of Weddington Community Survey:

Summary Analysis

To gain a better understanding of resident perceptions and inform future planning initiatives, a survey was created and administered through Survey Monkey for the Town of Weddington. Overall, there were 965 unique survey respondents who answered the vast majority of questions presented, representing 31 percent of households in the Town of Weddington. Below, you will find a summary of respondent characteristics, along with summaries from the different question categories, and associated implications from the analysis.

Respondent Profile

Survey respondents represent a variety of age ranges and subdivisions within the Town of Weddington. Many of the respondents have been Town residents for over fifteen years (39%), offering a different and unique perspective from the next highest represented group, who have lived in Weddington between one and five years (25%). The majority of the respondents work within Mecklenburg County (62%), while 20 percent work in Union County and another 18 percent work within Weddington, typically from their home. There is a solid mix of ages ranging from 18-65+ with the biggest two age ranges being 45-54 (32%) and 55-64 (26%). Respondents represent 62 subdivisions within the Town. Other respondents are from homes outside of a traditional subdivision or did not wish to declare where they lived. These criteria do show that the sample is representative of the Town's demographics. This data further explains that the respondents are families with older children, moved to Weddington before development increased substantially, and have invested in the Town.

Land Use

Survey respondents know what attracted them to Weddington – the small town charm, the large lots, houses tucked away in wooded lots, and quality amenities. While transportation, pace of growth, and school overcrowding are major themes in all resident responses, the largest concern throughout this section is to create parkland or open spaces for existing residents to gather, recreating a sense of community. Many residents are concerned that the pace of growth is outpacing infrastructure and their sense of community, threatening to swallow the small-town charm and becoming another town resembling Charlotte. Residents wish to maintain what charm they feel is left and want the Council to consider limiting growth and removing the conservation subdivision. While many do believe 55+ age communities would be appropriate, many have stated that this type of development should be limited to areas adjacent to existing commercial areas due to walkability concerns.

Non-residential Development

Respondents were very strong in their responses about non-residential development. The major theme through the majority of these questions is that current residents do not want commercial development, but would prefer civic or park-related development, offering suggestions for parks, greenways, and open spaces for gathering. There was a solid group of respondents that did wish to see sit-down eatery

locations within their Town for dinner and gathering with neighbors. It is clear that the majority of residents want this type of development to continue along NC 16, clustered toward Weddington Crossing, as opposed to creating any new commercial spaces. A vast majority of respondents said that they do not want any large scale commercial or service development, absolutely no big-box style stores, or any adult, tattoo, vape, or other similar establishments within their Town.

Transportation

Transportation is a significant concern for residents within the Town. The residents do feel that the work to widen shoulders, repave roads, and widen NC 16 with sidewalks is adequate (74%). While many of the residents do want a more walkable community (47%), respondents do feel that road-related projects still outrank any other mode of transportation (76%). More than half of residents feel that walkability is important (56%) and want to focus on connecting sidewalks throughout the Town. When asked specifically about major transportation concerns, the number one issue is an increase in traffic, which follows previous discussion on why residents do not want commercial development or increases in residential density or development. Many specific issues were mentioned and will be shared with Council and Town Staff to help prioritize future efforts. Overall, residents understand that they chose to live in a Town that is outside of the major metropolitan area, requiring the need to drive. However, the increases in homes, traffic, and lack of safety with this growth does create an overall unease with how the transportation system has kept pace with growth.

Parks, Recreation, and Open Space

Weddington survey participants have mixed reviews about parks, recreation, and open spaces. Roughly half of the respondents said they are satisfied with park and recreation facilities currently available, while the other half of respondents are not. Some respondents commented on not knowing where the park facilities were located. A majority of residents (66%) believe a new park will be worth the Town's investment. When asked about greenways or multi-use paths, the majority of respondents believe traditional greenway development is more appropriate (45%), while a smaller group advocated for multi-use paths (29%). These responses highlight that parks or recreation development is acceptable to the majority of residents. When given the choice, residents would prefer this type of development over commercial or residential spaces, offering residents open spaces to walk, play, and gather.

Services

Residents were asked a series of questions about ordinances, police and fire protection, and other Town services. Participants responded that they did think noise, lighting, and sign ordinances are adequate (48%), though 39 percent either did not think they were adequate or did not know about them. Survey participants were satisfied with police and fire protection services (73% and 69%, respectively) and did not want to increase services for either. When asked about experiences with Town services, the vast majority (89%) stated they had a good experience. Respondents had a variety of ideas for additional services, from garbage and recycling pickup, to road maintenance, to park services. Many stated they did not know what services they were actually provided as a Town resident. When asked if they would pay for any increase in or additional services, 37 percent said they would pay at least a minimal increase to offer the services, 35 percent would not be willing to pay for an increase in services, and 30 percent said it would depend on the cost. Overall, residents would prefer to have greater enforcement across

for all services, but especially of the noise, lighting, and sign ordinances, as well as other zoning codes and speed monitoring by the police.

General

The last category of questions related to the Town of Weddington in general, or its staff. The majority of residents did not interact with Town staff (60%), but respondents who did, stated that the staff was professional and courteous, or that they could not interact with staff because of the hours of operation for Town Hall. The majority of respondents had used the Town's website (66%) and rated it an average of four stars for ease of use and three stars for the quality of information available. Perhaps, most importantly, survey participants overwhelmingly responded that they felt their property values were protected in Weddington (84%) and rated their overall quality of life at four or five stars (84%).

Implications

This survey is a testament to how many residents value the Town of Weddington. The response rate alone shows this, but the value of input and thought given by each resident represents their pride. Having gone through all of the responses, there are a few main points that stand out from many of the respondents. They are summarized below.

The residents do not want to continue to grow at this pace. Many residents do not feel the conservation district accomplishes its intent, stating that a lot of the land set aside ends up in an overgrown state, does not conserve any usable land, and may be developed at a later date. If the Town wishes to continue using conservation subdivisions, it would be worth investigating provisions to restrict development on designated open spaces and having formal approval of where these open spaces would be located. Additionally, the 12,000 square foot lot size may need to be revised to 20,000 or more as per respondent comments. Otherwise, the Town many want to update their future land use map significantly to conserve land from development.

Survey respondents are worried that the pace of growth will significantly deteriorate the transportation and school system. These issues highlight compatibility and cohesion issues between the Town and the County; development zoning decisions occur within the Town, but transportation and school decisions are administered by the County. It may be advantageous to start a dialogue with the County about these expressed concerns.

It became apparent during the survey analysis that some public education material would be helpful to residents, especially new residents, about what the Town can and cannot control and some general planning practices. There seems to be a perception that the Town can deny subdivisions because they do not want more growth; whereas, the Town cannot deny a subdivision if it meets current ordinances. Other educational outreach may include discussions on services available, how to report a code violation, and the process for code violations and remediation.

Perhaps the clearest opinion to come out of this survey is that residents do not want commercial development, aside from a small boutique-style complex adjacent to the current commercial area. Instead, residents would prefer an investment into park and open spaces with greenways and sidewalks to improve connectivity. This opinion came across strong in the majority of the survey sections, leading it to be a top priority for Weddington's future.

**TOWN OF WEDDINGTON
FINAL AMENDED BUDGET
FYE 6/30/2018**

		ORIGINAL BUDGET	FINAL AMENDED BUDGET	
Revenues				
Ad Valorem Taxes		\$ 1,120,250	\$ 1,130,250	
State-Collected Revenues		825,000	820,000	
Zoning and Subdivision Revenues		75,000	70,000	
Other Revenues		6,000	6,000	
Total Revenues		\$ 2,026,250	\$ 2,026,250	
Operating Expenditures				
Administrative Expenditures		\$ 419,735	\$ 413,735	
Planning and Zoning Expenditures		363,030	339,030	[A]
General Government Expenditures		1,243,485	1,273,485	[A]
Total Expenditures		\$ 2,026,250	\$ 2,026,250	

[A] Primarily a net reclass between infrastructure and litigation

**TOWN OF WEDDINGTON
FINAL AMENDED BUDGET
FY2018**

	ORIGINAL BUDGET FY2018	INITIAL AMENDED BUDGET FY2018	FINAL AMENDED BUDGET FY2018
REVENUE:			
10-3101-110 AD VALOREM TAX - CURRENT	1,025,000.00	1,025,000.00	1,035,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	3,000.00	3,000.00	3,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	1,000.00	1,000.00	1,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	89,000.00	89,000.00	89,000.00
10-3115-180 TAX INTEREST	2,250.00	2,250.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	320,000.00	320,000.00	325,000.00
10-3322-220 BEER & WINE TAX	45,000.00	45,000.00	45,000.00
10-3324-220 UTILITY FRANCHISE TAX	460,000.00	460,000.00	450,000.00
10-3340-400 ZONING & PERMIT FEES	35,000.00	35,000.00	45,000.00
10-3350-400 SUBDIVISION FEES	40,000.00	40,000.00	25,000.00
10-3830-891 MISCELLANEOUS REVENUES	1,000.00	1,000.00	1,000.00
10-3831-491 INVESTMENT INCOME	5,000.00	5,000.00	5,000.00
TOTAL REVENUE	2,026,250.00	2,026,250.00	2,026,250.00
GENERAL GOVERNMENT EXPENDITURE:			
10-4110-126 FIRE DEPT SUBSIDIES	737,560.00	737,560.00	737,560.00
10-4110-127 FIRE DEPT CAPITAL/BLDG MAINTENANCE	10,000.00	5,000.00	5,000.00
10-4110-128 POLICE PROTECTION	264,175.00	264,175.00	264,175.00
10-4110-192 ATTORNEY FEES - GENERAL	90,000.00	85,000.00	90,000.00
10-4110-193 ATTORNEY FEES - LITIGATION	100,000.00	135,000.00	145,000.00
10-4110-195 ELECTION EXPENSE	10,000.00	10,000.00	10,000.00
10-4110-340 PUBLICATIONS	12,000.00	9,000.00	9,000.00
10-4110-341 WEDDINGTON FESTIVAL	7,000.00	0.00	0.00
10-4110-342 HOLIDAY/TREE LIGHTING	6,500.00	6,500.00	6,500.00
10-4110-343 SPRING EVENT	3,750.00	3,750.00	3,750.00
10-4110-344 OTHER COMMUNITY EVENTS	1,000.00	1,000.00	1,000.00
10-4110-495 PUBLIC SAFETY	1,500.00	1,500.00	1,500.00
TOTAL GENERAL GOVT EXPENDITURE	1,243,485.00	1,258,485.00	1,273,485.00
ADMINISTRATIVE EXPENDITURE:			
10-4120-121 SALARIES - CLERK	22,000.00	22,000.00	22,000.00
10-4120-123 SALARIES - TAX COLLECTOR	47,250.00	47,250.00	47,250.00
10-4120-124 SALARIES - FINANCE OFFICER	14,500.00	14,500.00	14,500.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,200.00	25,200.00
10-4120-181 FICA EXPENSE	8,500.00	8,500.00	8,500.00
10-4120-182 EMPLOYEE RETIREMENT	10,930.00	10,930.00	10,930.00
10-4120-183 EMPLOYEE INSURANCE	12,780.00	12,780.00	12,780.00
10-4120-184 EMPLOYEE LIFE INSURANCE	175.00	175.00	175.00
10-4120-185 EMPLOYEE S-T DISABILITY	175.00	175.00	175.00
10-4120-191 AUDIT FEES	8,750.00	8,750.00	8,750.00
10-4120-193 CONTRACT LABOR	0.00	9,000.00	10,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	10,000.00	10,000.00	10,000.00
10-4120-210 PLANNING CONFERENCE	1,500.00	1,500.00	1,500.00
10-4120-321 TELEPHONE - ADMIN	3,500.00	3,500.00	3,500.00
10-4120-325 POSTAGE - ADMIN	2,000.00	2,000.00	2,000.00
10-4120-331 UTILITIES - ADMIN	4,725.00	4,725.00	4,725.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	37,500.00	37,500.00	17,500.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	60,000.00	60,000.00	63,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	58,250.00	93,250.00	93,250.00

**TOWN OF WEDDINGTON
FINAL AMENDED BUDGET
FY2018**

	ORIGINAL BUDGET FY2018	INITIAL AMENDED BUDGET FY2018	FINAL AMENDED BUDGET FY2018
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	1,000.00	1,000.00	1,000.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	6,000.00	6,000.00	6,000.00
CAPITAL EXPENDITURES	35,000.00	0.00	0.00
10-4120-370 ADVERTISING - ADMIN	1,000.00	1,000.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	250.00	250.00	250.00
10-4120-400 ADMINISTRATIVE:TRAINING	4,000.00	4,000.00	4,000.00
10-4120-410 ADMINISTRATIVE:TRAVEL	5,000.00	5,000.00	6,000.00
10-4120-450 INSURANCE	15,750.00	15,750.00	15,750.00
10-4120-491 DUES & SUBSCRIPTIONS	16,000.00	16,000.00	16,000.00
10-4120-498 GIFTS & AWARDS	3,000.00	3,000.00	3,000.00
10-4120-499 MISCELLANEOUS	5,000.00	5,000.00	5,000.00
TOTAL ADMINISTRATIVE EXPENSE	419,735.00	428,735.00	413,735.00
PLANNING & ZONING EXPENDITURE:			
10-4130-121 SALARIES - PLANNER/ADMINISTRATOR	71,500.00	71,500.00	71,500.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATOR	2,950.00	2,950.00	2,950.00
10-4130-123 SALARIES - ADMINISTRATIVE ASSISTANT	17,000.00	17,000.00	17,000.00
10-4130-124 SALARIES - PLANNING BOARD	5,200.00	5,200.00	5,200.00
10-4130-125 SALARIES - SIGN REMOVAL	3,500.00	3,500.00	3,500.00
10-4130-181 FICA EXPENSE - P&Z	7,750.00	7,750.00	7,750.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	11,200.00	11,200.00	11,200.00
10-4130-183 EMPLOYEE INSURANCE - P&Z	12,780.00	12,780.00	12,780.00
10-4130-184 EMPLOYEE LIFE INSURANCE - P&Z	250.00	250.00	250.00
10-4130-185 EMPLOYEE S-T DISABILITY - P&Z	175.00	175.00	175.00
10-4130-193 CONSULTING	41,000.00	32,000.00	32,000.00
10-4130-194 CONSULTING - COG	10,000.00	10,000.00	10,000.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	5,000.00	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES	2,500.00	2,500.00	2,500.00
10-4130-215 HISTORIC PRESERVATION	1,000.00	1,000.00	1,000.00
10-4130-220 INFRASTRUCTURE	160,000.00	145,000.00	145,000.00
10-4130-321 TELEPHONE - PLANNING & ZONING	3,500.00	3,500.00	3,500.00
10-4130-325 POSTAGE - PLANNING & ZONING	2,000.00	2,000.00	2,000.00
10-4130-331 UTILITIES - PLANNING & ZONING	4,725.00	4,725.00	4,725.00
10-4130-370 ADVERTISING - PLANNING & ZONING	1,000.00	1,000.00	1,000.00
TOTAL PLANNING EXPENSE	363,030.00	339,030.00	339,030.00
TOTAL EXPENDITURES	2,026,250.00	2,026,250.00	2,026,250.00
NET OPERATING REVENUES/(EXPENDITURES)	0.00	0.00	0.00

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Karen Dewey, Town Clerk

DATE: June 11, 2018

SUBJECT: Disposal of Personal Property Policy

NCGS 160A-266 allows a city governing board to adopt a policy for the procedure for disposing of personal property valued at less than \$30,000 for any one item or group of items. The board may authorize an individual to conduct sales at any time without published notice or governing board approval. The individual must secure fair market value for the property, and must keep a record of the property sold, to whom it was sold, and the sale price.

POLICY FOR DISPOSAL OF SURPLUS OR OBSOLETE PROPERTY
Worth Less than \$30,000

This policy establishes procedures for the disposition of property worth less than \$30,000 which is surplus to the needs of the Town.

Surplus is defined as any tangible personal property owned by the Town, which is not needed at present, or for the foreseeable future, or that is no longer of value or use to the Town. Items included are those found, purchased or received as gifts.

The Town Administrator is given authority to dispose of property determined as surplus by the Town Council by means of direct sale, sealed bid, electronic auction or disposal without public advertising or Council approval. Surplus property must be offered for fair market value and the Town Administrator must keep a record of all property sold, the sale price, and the buyer. This authority only applies to surplus property worth less than \$30,000 and does not include real estate or vehicles. Employees shall not receive any preferential treatment in the disposal or sale of Town surplus property.

WEDDINGTON CODE ENFORCEMENT REPORT

May, 2018

1. **404 Cottonfield Cir., James & Shannon Cox – *Home Occupation***
 - 5/31/18—Legal action still underway.
2. **4005 Ambassador Ct., Inez B. McRae Trust – *Abandoned Home***
 - 5/31/18—Deterioration continues, building vacant and closed.
3. **4716 Weddington Matthews Rd. – *Home Occupation***
 - 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.
 - 4/8/18 Notice of Violation & Citation issued; fines began 4/23/18. Violation continues.
 - 5/31/18—Owner was cited with Notice of Violation and Citation for dumpsters stored at this address. Dumpsters have been removed.
4. **4915 Beulah Church Rd. – *General junk***
 - 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.
 - Monitoring.
 - Monitoring.
5. **416 Gatewood Ln. – *Abandoned Vehicles***
 - Boat and camper parked in right of way of street; sent owner notice to remove vehicles 8.
 - Ordinance does not address boats and campers.
 - Case closed.
6. **3708 Beulah Church Rd. – *Home Occupation***
 - Rental house-tenant repairing wrecked vehicles in driveway; owner sent notice to discontinue this illegal use 4/3/18.
 - Notice of Violation & Citation sent to owner 4/18/18; fines began 4/23/18. Still monitoring this one.
 - 5/31/18—Yard/driveway cleaned, with vehicle tarped. Still monitoring this one.
7. **501 Devonport Dr. - *General Junk and abandoned vehicles***
 - Inspection—vehicles parked on driveway at garage. Did not see any violation issues.

TOWN OF WEDDINGTON BALANCE SHEET

FY 2017-2018

PERIOD ENDING: 05/31/2018

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,040,952.00
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	11,380.58
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	6,418.79
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	8,429.38
10-1214-000	PREPAID ASSETS	2,935.63
10-1232-000	SALES TAX RECEIVABLE	2,571.24
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		5,238,118.82

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2620-000	DEFERRED REVENUE - DELQ TAXES	6,418.79
10-2625-000	DEFERRED REVENUE - CURR YR TAX	11,380.58
10-2630-000	DEFERRED REVENUE-NEXT 8	8,429.38
TOTAL LIABILITIES		101,231.00

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		175,723.68
TOTAL EQUITY		5,136,887.82

TOTAL LIABILITIES & FUND EQUITY	5,238,118.82
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TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

05/01/2018 TO 05/31/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX -	3,389.02	1,050,881.76	1,025,000.00	-3
10-3102-110 AD VALOREM TAX - 1ST	911.56	3,531.87	3,000.00	-18
10-3103-110 AD VALOREM TAX - NEXT 8	770.57	1,051.21	1,000.00	-5
10-3110-121 AD VALOREM TAX -	7,845.08	80,337.81	89,000.00	10
10-3115-180 TAX INTEREST	575.47	2,538.69	2,250.00	-13
10-3231-220 LOCAL OPTION SALES TAX	23,856.50	257,749.69	320,000.00	19
10-3322-220 BEER & WINE TAX	45,517.32	45,517.32	45,000.00	-1
10-3324-220 UTILITY FRANCHISE TAX	0.00	332,538.56	460,000.00	28
10-3340-400 ZONING & PERMIT FEES	3,310.00	44,312.50	35,000.00	-27
10-3350-400 SUBDIVISION FEES	0.00	26,395.00	40,000.00	34
10-3830-891 MISCELLANEOUS REVENUES	0.00	1,619.81	1,000.00	-62
10-3831-491 INVESTMENT INCOME	49.05	4,751.33	5,000.00	5
TOTAL REVENUE	86,224.57	1,851,225.55	2,026,250.00	9
AFTER TRANSFERS	86,224.57	1,851,225.55	2,026,250.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	61,088.00	671,968.00	737,560.00	9
10-4110-127 FIRE DEPARTMENT	65.00	130.00	5,000.00	97
10-4110-128 POLICE PROTECTION	0.00	264,174.00	264,175.00	0
10-4110-192 ATTORNEY FEES - GENERAL	6,000.57	80,164.01	85,000.00	6
10-4110-193 ATTORNEY FEES -	2,304.00	141,481.16	135,000.00	-5
10-4110-195 ELECTION EXPENSE	0.00	9,899.29	10,000.00	1
10-4110-340 PUBLICATIONS	1,538.32	6,445.47	9,000.00	28
10-4110-341 WEDDINGTON FESTIVAL	190.38	190.38	0.00	0
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	7,874.99	6,500.00	-21
10-4110-343 SPRING EVENT	2,268.44	2,820.66	3,750.00	25
10-4110-344 OTHER COMMUNITY EVENTS	1,088.02	1,329.22	1,000.00	-33
10-4110-495 COMMITTEE & OUTSIDE	0.00	0.00	1,500.00	100
TOTAL EXPENDITURE	74,542.73	1,186,477.18	1,258,485.00	6
BEFORE TRANSFERS	-74,542.73	-1,186,477.18	-1,258,485.00	
AFTER TRANSFERS	-74,542.73	-1,186,477.18	-1,258,485.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	2,278.50	20,146.88	22,000.00	8
10-4120-123 SALARIES - TAX COLLECTOR	3,711.10	39,478.95	47,250.00	16
10-4120-124 SALARIES - FINANCE OFFICER	1,120.05	9,836.16	14,500.00	32
10-4120-125 SALARIES - MAYOR &	2,100.00	23,100.00	25,200.00	8
10-4120-181 FICA EXPENSE	704.37	7,080.35	8,500.00	17
10-4120-182 EMPLOYEE RETIREMENT	822.17	7,876.44	10,930.00	28

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

05/01/2018 TO 05/31/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-183 EMPLOYEE INSURANCE	1,014.50	11,161.00	12,780.00	13
10-4120-184 EMPLOYEE LIFE INSURANCE	12.60	138.60	175.00	21
10-4120-185 EMPLOYEE S-T DISABILITY	12.00	132.00	175.00	25
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	523.80	5,589.70	10,000.00	44
10-4120-210 PLANNING CONFERENCE	0.00	245.04	1,500.00	84
10-4120-321 TELEPHONE - ADMIN	167.90	1,579.17	3,500.00	55
10-4120-325 POSTAGE - ADMIN	0.00	1,599.03	2,000.00	20
10-4120-331 UTILITIES - ADMIN	665.69	4,585.79	4,725.00	3
10-4120-351 REPAIRS & MAINTENANCE -	4,714.58	6,714.58	37,500.00	82
10-4120-352 REPAIRS & MAINTENANCE	3,697.53	57,315.28	60,000.00	4
10-4120-354 REPAIRS & MAINTENANCE	3,237.50	77,943.00	93,250.00	16
10-4120-355 REPAIRS & MAINTENANCE	0.00	666.80	1,000.00	33
10-4120-356 REPAIRS & MAINTENANCE	440.00	4,740.00	6,000.00	21
10-4120-370 ADVERTISING - ADMIN	0.00	333.93	1,000.00	67
10-4120-397 TAX LISTING & TAX	-1.45	-359.11	250.00	244
10-4120-400 ADMINISTRATIVE:TRAINING	160.00	3,737.50	4,000.00	7
10-4120-410 ADMINISTRATIVE:TRAVEL	468.35	4,839.55	5,000.00	3
10-4120-450 INSURANCE	900.00	14,161.75	15,750.00	10
10-4120-491 DUES & SUBSCRIPTIONS	10.00	14,636.97	16,000.00	9
10-4120-498 GIFTS & AWARDS	105.95	693.79	3,000.00	77
10-4120-499 MISCELLANEOUS	529.42	6,774.02	5,000.00	-35
TOTAL EXPENDITURE	27,394.56	337,697.17	428,735.00	21
BEFORE TRANSFERS	-27,394.56	-337,697.17	-428,735.00	
AFTER TRANSFERS	-27,394.56	-337,697.17	-428,735.00	

4130 PLANNING & ZONING

EXPENDITURE:

10-4130-121 SALARIES - ZONING	5,833.34	65,185.11	71,500.00	9
10-4130-122 SALARIES - ASST ZONING	0.00	530.40	2,950.00	82
10-4130-123 SALARIES -	1,006.50	13,788.96	17,000.00	19
10-4130-124 SALARIES - PLANNING	325.00	4,425.00	5,200.00	15
10-4130-125 SALARIES - SIGN REMOVAL	222.74	2,764.38	3,500.00	21
10-4130-181 FICA EXPENSE - P&Z	562.92	6,607.62	7,750.00	15
10-4130-182 EMPLOYEE RETIREMENT -	911.76	10,020.90	11,200.00	11
10-4130-183 EMPLOYEE INSURANCE	1,014.50	11,158.00	12,780.00	13
10-4130-184 EMPLOYEE LIFE INSURANCE	19.60	215.60	250.00	14
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	132.00	175.00	25
10-4130-193 CONSULTING	1,694.84	15,347.09	32,000.00	52
10-4130-194 CONSULTING - COG	0.00	7,915.00	10,000.00	21
10-4130-200 OFFICE SUPPLIES -	523.83	4,682.25	5,000.00	6
10-4130-201 ZONING SPECIFIC OFFICE	0.00	175.00	2,500.00	93
10-4130-215 HISTORIC PRESERVATION	0.00	73.08	1,000.00	93

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

05/01/2018 TO 05/31/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-220 INFRASTRUCTURE	0.00	0.00	145,000.00	100
10-4130-321 TELEPHONE - PLANNING &	167.91	1,769.34	3,500.00	49
10-4130-325 POSTAGE - PLANNING &	0.00	1,576.94	2,000.00	21
10-4130-331 UTILITIES - PLANNING &	665.70	4,694.71	4,725.00	1
10-4130-370 ADVERTISING - PLANNING	0.00	266.14	1,000.00	73
TOTAL EXPENDITURE	<u>12,960.64</u>	<u>151,327.52</u>	<u>339,030.00</u>	<u>55</u>
BEFORE TRANSFERS	<u>-12,960.64</u>	<u>-151,327.52</u>	<u>-339,030.00</u>	
AFTER TRANSFERS	<u>-12,960.64</u>	<u>-151,327.52</u>	<u>-339,030.00</u>	
GRAND TOTAL	<u><u>-28,673.36</u></u>	<u><u>175,723.68</u></u>	<u><u>0.00</u></u>	

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: June 11, 2018

SUBJECT: Monthly Report –May 2018

Transactions:	
Penalty and Interest Payments	\$(591.97)
Interest Charges	\$211.80
Adjustments Under 5.00	\$(25.05)
Balance Adjustments	\$(21.08)
Releases	\$(273.50)
Taxes Collected:	
2012	\$(20.85)
2013	\$(243.94)
2014	\$(264.55)
2015	\$(262.31)
2016	\$(901.88)
2017	\$(3386.46)
As of May 31, 2018; the following taxes remain Outstanding:	
2007	\$83.43
2008	\$808.16
2009	\$598.83
2010	\$575.29
2011	\$100.56
2012	\$851.13
2013	\$1304.22
2014	\$1849.15
2015	\$2258.61
2016	\$6418.79
2017	\$11380.58
Total Outstanding:	\$26228.75