

**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    *\*\*amended at meeting***

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
  - \*\* B. Approval of Fiscal Year 2018 Audit Contract with Rowell, Craven, and Short for an amount not to exceed \$8,300**
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  
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WEDDINGTON TOWN HALL  
MINUTES  
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Prayer – Ed Briggs, Weddington United Methodist Church

**1. OPEN THE MEETING**

Mayor Callis called the meeting to order at 7:01 p.m.

**2. PLEDGE OF ALLEGIANCE**

Mayor Callis led the Pledge of Allegiance.

**3. DETERMINATION OF QUORUM**

Quorum was determined with all Town Council present: Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, Councilmembers Scott Buzzard, Jeff Perryman, and Mike Smith.

Staff Present: Town Administrator/Planner Lisa Thompson, Finance Officer Leslie Gaylord, Town Attorney Karen Wolter

Visitors: Carol Hogan, Walt Hogan, Bill Price, Anne Marie Smith, John Ross, Paul Bielicki, Bill Deter, Bob Wetteroff, Amy Gorman

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

Staff requested item 6B be added to the Consent Agenda: Approval of Fiscal Year 2018 Audit Contract with Rowell, Craven, and Short for an amount not to exceed \$8,300.

**Motion:** Councilmember Buzzard made a motion to approve agenda with addition of Item 6B to the Consent Agenda.

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

**5. PUBLIC COMMENTS**

No public comment

**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**

**\*\* B. Approval of Fiscal Year 2018 Audit Contract with Rowell, Craven, and Short**

**Motion:** Councilmember Perryman made a motion to approve the consent agenda as amended.

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

**7. APPROVAL TOWN COUNCIL MINUTES**

**A. May 14, 2018 Town Council Regular Meeting Minutes**

**Motion:** Councilmember Smith made a motion to approve the May 14, 2018 Town Council Regular Meeting Minutes as presented.  
**Vote:** The motion passed with a unanimous vote.

**8. PUBLIC HEARINGS AND CONSIDERATION OF PUBLIC HEARINGS**

**A. Discussion and Consideration of the Proposed Budget Ordinance for Fiscal Year 2018-2019 and set the tax rate**

Mayor Callis opened the public hearing.  
There was no public comment.

Ms. Gaylord presented the budget ordinance for FY 2018-2019. The tax rate remains unchanged at 5.2 cents and total appropriations are \$2,067,250. The budget is broken down by department as well as fund balance appropriations. The proposed budget is unchanged from that presented at last month's meeting.  
*(Budget hereby submitted for the record)*

Mayor Callis closed the public hearing.

**Motion:** Mayor Pro Tem Propst made a motion to approve the proposed budget ordinance for Fiscal Year 2018-2019 and set the tax rate at 5.2 cents.  
**Vote:** The motion passed with a unanimous vote.

**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**

Mayor Callis opened the public hearing.  
There was no public comment.

Staff presented staff report: The Wesley Chapel Volunteer Fire Department requests a conditional rezoning application to construct a single-story fire station at the northeast corner of Rea and Reid Dairy Road. The parcel is 1.718 acres and is currently zoned R40. The Planning Board reviewed the rezoning plans on April 23, 2018. They unanimously recommended approval.

Staff recommends approval of the Wesley Chapel Volunteer Fire Department Conditional Rezoning with conditions outlined in the staff report along with the Land Use Plan Consistency Statement.

Mayor Callis closed the public hearing.

Councilmember Perryman met w/ Chief McLendon and feels the rezoning is justified.

**Motion:** Councilmember Perryman made a motion to approve the statement of land use consistency and the statement of reasonableness as follows:

*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.*

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

**Motion:** Councilmember Perryman made a motion to approve the conditional rezoning for a portion of parcel number 06177015 for Wesley Chapel Volunteer Fire Department to construct a single story fire station with the conditions as follows:

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.

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

### **C. Discussion and Consideration of Text Amendment to Section 46-15 Titled Modifications**

Mayor Callis opened the public hearing.  
There was no public comment.

Staff presented the staff report: 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.

The Planning Board reviewed the text amendment at the April meeting and requested language be added that states that the need for the modification is not the direct result of actions taken by applicant. The Planning Board unanimously recommended approval with the added language.

Mayor Callis closed the public hearing.  
There was no further discussion.

**Motion:** Councilmember Smith made a motion to approve the text amendment to Section 46-15 Titled Modifications

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

## 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

Staff presented the application. E Reese Gibson is requesting a modification for cul de sac length of 864 feet rather than allowed 600 feet. Ms. Thompson reviewed the Planning Board member's comments and their split opinions. A motion to recommend the application for modification for approval was made and denied by a vote of 2-3.

John Ross, the engineer for the development stated his thanks to the Council. He stated the sketch plan was approved in January with two access locations; one at the far eastern extreme of the property, which aligns with the driveway of the park across the street, NCDOT wants that alignment and an additional access between lots 6 and 7 within the Duke Power right of way. Once the latest plans for Hwy 84 were made available we discovered the 2<sup>nd</sup> drive is fairly close to the u-turn bulb on Hwy 84 and that widening would create a vertical issue. NCDOT stated that they would like 2<sup>nd</sup> drive to go away. Once we take away that second entrance we are left with an 864 linear foot cul de sac. We attempted a cluster subdivision as requested by the Planning Board and lost lots so we are requesting an extension.

Councilmember Smith stated that he understands the details of what is happening. Mr. Ross stated that the applicant has been working to accommodate specific requests made, trying to be accommodating and respectful of this process. Councilmember Smith stated his appreciation of their accommodating the few things he asked them to look into.

There was no further discussion. Ms. Thompson read the Council findings:

1. The Town finds that there are special circumstances and/or Conditions affecting the property such that strict application of the provisions of this chapter would deprive the applicant of reasonable use of his Land in that ***the potential future NCDOT roadway improvements to NC Hwy 84 result in restricted access to the site as shown in the original sketch plan. The modification requested serves to alleviate the impact of DOT requirements allowing the applicant the reasonable use of his land under these special circumstances.***
2. The Town finds that the modification is necessary for the preservation and enjoyment of a substantial property right of the owner in that ***the modification allows the owner to develop the site in the same manner available to him absent the NCDOT roadway improvement plans.***
3. The Town finds that the circumstances giving rise to the need for the modifications are peculiar to this parcel and are not generally characteristic of other parcels in the jurisdiction in that ***the potential NCDOT Roadway improvements in addition to the site constraints (including topography challenges) specific to this property result in peculiar circumstances alleviated by the proposed modification.***
4. The Town finds that the granting the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in that the modification still complies with maximum lengths allowed by NCDOT and other portions of the Town's subdivision Ordinances.

*Moreover the requested modification for the proposed subdivision expands the distance between the DOT's proposed "bulb" and the entrance to the subdivision making for safer ingress and egress.*

5. *The Town finds that the granting of the modification will not vary the provisions or standards of Chapter 58 applicable to the subject property.*

**Motion:** Councilmember Perryman made a motion to adopt the findings as read by Ms. Thompson and to approve the application for modification for the subdivision Ordinance section 47-76 (g) Cul De Sac for Woodford Chase Subdivision.

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

## **B. Review and Consideration of Preliminary Plat/Construction Plans for Woodford Chase Subdivision**

Staff presented the staff report: 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.

The Planning Board unanimously recommended denial based on non-compliance with the cul de sac length and need for private road. They also believe that a conservation design would be a better subdivision. Due to Planning Board efforts, the plan shows a cul de sac bulb, a 30 ft. tree save area, and larger front yard setbacks (120 feet from new proposed right of way). After discussion with the Town Council, the Applicant also added a right turn taper and agreed to additional screening between Highway 84 improvements and the private access drive.

Staff recommends approval with the following conditions and stated that the 2<sup>nd</sup> condition should say that the driveway pipe will be privately maintained.

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

Mayor Callis stated that there should be a buffer of some sort from the right of way. Ms. Thompson stated that the applicant has added a note that screenings may be included. Mayor Callis noted that the plat states the applicant 'may' add screening and not that they 'shall'. She believes as an additional condition, it would be prudent to have the applicant look at additional screening.

Councilmember Perryman asked if this screening is in addition to screening along front. Ms. Thompson answered that there is a 30 foot tree save area, but that is not what the Mayor is referring to.

Mayor Callis is referring to between Highway 84 and private access drive; she is specifically concerned about the areas where there is not much difference in elevation between Hwy 84 and the new private driveway.

Mr. Ross offered some suggestions as to what can be done and is happy to work with Town Administrator.

There are areas they are unable to plant screening, but they will do their best job. If the Council would like to replace the word “may” with “shall” and to the satisfaction of the Town Administrator, Mr. Ross is willing to do that.

Councilmember Smith stated that the developer needs to make sure new plantings don’t encroach on the view coming in and out.

Councilmember Buzzard stated that the condition should state that new plantings don’t encroach in the the line of sight or be planted in NCDOT right of way.

Mayor Callis stated that there needs to be something screening that area, whether existing or added.

The Council agreed there would be no additional conditions for approval.

**Motion:** Mayor Pro Tem Propst made a motion to approve the preliminary plat/construction plans for Woodford Chase subdivision with conditions listed by staff with the amended condition that the driveway pipe would be maintained privately, not by the HOA.

Councilmember Buzzard stated that the fact that the driveway pipe is privately maintained should be well documented, to keep the HOA or Town from being held responsible for it. Mr. Ross stated that the recording of the plat would adequately protect what is publically and privately maintained. Ms. Thompson suggested adding a note to the final plat.

**Amended Motion:** Mayor Pro Tem Propst made a motion to amend the previous motion to approve the preliminary plat/construction plans for Woodford Chase Subdivision with conditions listed by staff and the condition that private maintenance of the driveway pipe be noted and recorded on the final plat.

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

### **C. Review and Consideration of a Landscape Contract for Medians and Town Hall Property**

Ms. Thompson stated that the RFP was considered at the May Town Council meeting. There was a 30 day extension for the proposals to see if there were any competitive bids. There were no other responses. The bid is for \$2962.00 per month. The current contract is for \$3602.00 a month.

**Motion:** Councilmember Buzzard made a motion to authorize the administrator to enter into contract with Unity Lawn and Landscape in the amount not to exceed \$2962.00 per month.

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

## **10. NEW BUSINESS**

### **A. Presentation of Survey Results**

Ms. Robin Byers with Benchmark presented the results. *The summary analysis is hereby attached for the record.*

There were 994 survey responses. Of those, there were 965 unique responses. There were 26 responses from



duplicate IPs. Most of those were couples responding to the survey. There were 3 residents that acknowledged that they took it twice so they could add something to their response. Over all there was a 31% of household response rate. There were 62 subdivisions represented. 39 % of respondents have lived here 10 or more years. The responses were well represented by age and length of residency.

Pace of growth: 47% say it is too fast; 30% say fast. Over half of the respondents in total believe the pace of growth is fast.

The majority of residents say if there has to be new development, make it park or open space. 17% of respondents want no new development.

Preferred residential types: the majority of the written notes say to bring back the larger lots. Ms. Byers believes there may have been some confusion about the conservation subdivision and lot size question.

54% of the respondents support conservation districts and 46% do not.

In terms of nonresidential development: small or locally owned business is preferred; and traditional recreation and tourism.

66% of respondents would not like to see more business.

Preferred style of eatery: Towns can regulate types of uses more than actual brand. 30% said no eateries. 52% said sit-down or some sort of fine dining. Only 1% said fast food.

Current shopping locations: a lot of the respondents go into Charlotte, Wesley Chapel & Matthews.

Transportation concerns: the top concern is traffic. There are specific comments and discussion of specific roads available within the detail of the survey summary. Road conditions had a lot of comments.

Responses concerning walkability: 46% respondents said it is important; 38% said that it isn't important, and 16% don't care.

Existing parks and open space: 54% satisfied with existing parks and open space; 46% are not.

Preference of pathways: if the Town would put in paths, what kind would residents like: 44% greenway; multi use paths 29%; 22% none; 6% other. In the transportation section of the survey, there were requests for bike lanes.

When asked if a new park is a good town investment, 65% said yes.

Services: 49% say the current noise, lighting and sign ordinances are adequate, 14% responded that they are not adequate and 38% are not aware of what the ordinances are.

Police & Fire: adequate; large majority of respondents don't want to increase.

Other Services: respondents want more services, but 34% don't want to pay more for them.

There was a stated concern to recreate a sense of identity especially in light of fast growth from

respondents.

The #1 reason to move here is schools. It's rural, larger lots, quality of life, proximity to Charlotte, and low taxes were also mentioned.

**Analysis:**

- Responses to various questions were similar across voting districts
- Younger respondents supported new parks and other modes of transportation
- Tenure (1-10 year) were more open to commercial spaces; access to public transportation and a new park
- RCD residents supported the conservations subdivisions more than people that lived in conventional subdivisions (70%).

**Implications:**

- Slow or stop growth in terms of residential or commercial.
- Reevaluate RCD density – ½ acre versus 12,000 sq ft seems to be a little more palatable
- County-Town cohesion-roads are not town responsibility.
- Public Education – frustrated with redistricting; need to understand that Town has no say but maybe consider a way that Town and County can work together
- Code Enforcement – Nuisances – there is a lot of confusion about code enforcement and what codes there are to actually be enforced. (i.e. sheds falling down, etc.); if there isn't code for certain nuisances, there isn't anything to be enforced.
- No Commercial growth.
- Invest in Parks & Green Spaces.

Respondents don't want any kind of growth until the roads are brought up to standard as well as the schools.

Concern is "Weddington is going to lose Weddington".

Councilmember Perryman asked if there was a group that was supportive of the age restricted housing. Ms. Byers responded that residents still want large lots. She said that those respondents that brought it up are supportive, but not a lot of respondents brought it up. People that are okay with age restricted want to focus it towards the commercial or park areas. Councilmember Perryman stated that residents shared with him that they would be interested in having the option of the 55+ housing.

**B. Discussion of Junk/Abandoned Vehicle Text Amendment**

Staff presented proposed amendments for discussion only. She drafted an ordinance to cover junk/abandoned vehicle and also nuisance (i.e. tall grass). Within the last week or so there have been complaints that the Town cannot do anything about, because there is no ordinance covering it.

Councilmember Smith stated that he would like to draft a nuisance ordinance including junk cars to present at the July Council meeting, if Council agrees.

Mayor Pro Tem Propst asked how it is addressed if the nuisance isn't in a neighborhood but is a farm. Councilmember Smith stated that he believes he can address those concerns and work with Ms. Thompson on a rough draft. He doesn't believe that there needs to be separate nuisance and junk ordinances.

Ms. Wolter stated that she has several examples of ordinances that have exclusions for agriculture.

Mayor Callis stated concern about identifying recreational vehicles. Ms. Wolter says there are other stipulations to identify and exclude vehicles. Councilmember Smith asked to have it sent so he can take a look at it and start drafting a text amendment.

### **C. Discussion and Consideration of Budget Amendment for Fiscal Year 2017-2018**

Ms. Gaylord presented the 2017-2018 Budget Amendment (*hereby submitted for the record*). The amendment is needed to keep the Town in compliance with statutes requiring the revenues exceed budget and expenditures be below budget. The overall budget has not changed.

**Motion:** Councilmember Perryman made a motion to approve the Budget Amendment for Fiscal Year 2017-2018.

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

### **D. Discussion and Consideration of Disposal of Surplus Personal Property Policy**

Ms. Thompson stated that by adopting this policy, it exempts staff from having to do a resolution and public notice to dispose of property worth less than a set amount. It gives authority to the Town Administrator to dispose of the property and sets standards as to how disposal must take place. State statute for small surplus items is \$30,000 so that is what staff suggests, but the policy can be set at any amount less than \$30,000.

Councilmember Buzzard asked if Council would be notified prior to the sale. He stated concern about what is eligible to be sold and who is eligible to sell it. Ms. Thompson stated that notification of the Council can be added to the policy as well as what is allowed to be sold.

Mayor Callis stated that she understands that Ms. Thompson will create a list and bring it to the Council for approval to be sold. Nothing will be sold without Council approval.

Ms. Wolter stated that the way this policy is written, Ms. Thompson has authority without Council approval. Council agreed they would like to table a decision on this policy and have it modified to require Council notification for disposal of personal property.

## **11. UPDATE FROM TOWN PLANNER**

Ms. Thompson stated her thanks to the Council for budgeting for a construction inspector. He has done a wonderful job. He has been putting in extra hours with the recent rain events and documenting erosion issues that has allowed us to make progress with the NCDENR.

Councilmember Buzzard asked if the inspector has enough power to make the inspections worthwhile. Ms. Thompson stated that he doesn't really because 90% of issues are erosion and we do not have an erosion control ordinance. Planning Board discussed an erosion control ordinance last fall; they decided to wait to see how the construction inspection goes for 6 months. Now would be the time to bring it back to Planning Board.

## **12. CODE ENFORCEMENT REPORT** (*hereby attached for the record*)

Councilmember Buzzard asked about the abandoned home on Ambassador Court. He has been in touch with one of the adjacent homeowners and would like to get this to a resolution.

Ms. Thompson stated that from what can be determined, it hasn't met the 50% deterioration threshold. Councilmember Buzzard stated that he is not so sure because of mold issues and he believes it should be revisited because this particular house may be at the 50% threshold. Ms. Wolter reviewed process of what would have to take place if determine that it is dilapidated enough to tear down. Ms. Wolter will look at the title and see who owns it and if it is in probate. Councilmember Smith believes there are more houses like this than the Town is aware of.

Mayor Pro Tem Propst stated to task Ms. Wolter to do a title search and send the Code Enforcement Officer back out. The Council agreed.

### **13. UPDATE FROM FINANCE OFFICER AND TAX COLLECTOR**

Ms. Gaylord stated that the information is in the packets (*hereby attached for the record*). June is last month of fiscal year; the Town is in good shape.

### **14. TRANSPORTATION REPORT**

Mayor Callis and Ms. Thompson attended the quarterly CRTPO meeting. The bulk of the discussion was on 485 and toll lanes. There was discussion of the Union County list of priority intersections. These are high need intersections and Weddington hasn't been on the list, however with funding from the Town it will help move Weddington up on the list as it will raise the benefit to cost ratio. The Town has submitted a list of intersections to Union County in the past, but those intersections were not determined a priority.

### **15. COUNCIL COMMENTS**

Councilmember Perryman: Once again, thanks to the folks who came out and sat through our long meeting and listen to me attempt to make motions. I think I've learned the proper way now. And also for the record, I just want to thank the 31% of the town who took the time to fill out the survey. We have got some good information to press forward from here on out. And I think that's great.

Councilmember Smith: I want to thank you for making those motions, because nobody likes to do them. I want to thank everybody for coming out and I would like to echo Jeff in thanking those that filled out the survey so we can know what people want. I think it turned out well.

Mayor Pro Tem Propst: It's all been said. Thank you everybody for coming out in the rain tonight. And thank you for doing the survey. It sounds like we've got a lot of good information. We probably knew a lot of the information already, but we appreciate it. Thank you.

Councilmember Buzzard: Thank you everyone for coming out and being a part of what we do to try to make Weddington how you want it to be.

Mayor Callis: I echo the comments from the entire Council. Thank you for your time this evening and showing an interest in our community.

### **16. ADJOURNMENT**

**Motion:** Councilmember Perryman made a motion to adjourn the June 11, 2018 Regular Town Council meeting at 8:35 p.m.  
**Vote:** The motion passed with a unanimous vote.

  
Elizabeth Callis, Mayor

Adopted: July 9, 2018

  
Karen Dewey, Clerk





**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 11<sup>th</sup> day of June, 2018.

  
Elizabeth Callis, Mayor

Attest:

  
Karen Dewey, Town 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>
<b>TOTAL APPROPRIATIONS – GENERAL FUND</b>	<b><u>\$2,067,250</u></b>

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>
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APPROPRIATION FROM FUND BALANCE	<u>\$ 0</u>
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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<sup>th</sup> day of June, 2018.

  
Elizabeth Callis, Mayor

Attest:  
  
Karen Dewey, Town Clerk



AN ORDINANCE TO AMEND SECTION 46-15  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2018-03

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 46-15 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

**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:

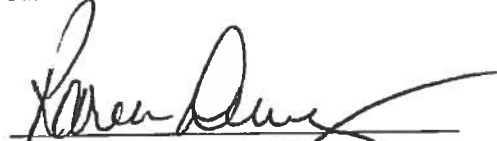
- (1) There are special circumstances or conditions affecting said property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
- (2) The modification is necessary for the preservation and enjoyment of a substantial property 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.

Adopted the 11<sup>th</sup> day of June, 2018

  
Elizabeth Callis, Mayor

Attest:

  
Karen Dewey, Town Clerk



# 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  
FY2018**

	<u>ORIGINAL BUDGET FY2018</u>	<u>INITIAL AMENDED BUDGET FY2018</u>	<u>FINAL AMENDED BUDGET FY2018</u>
<b>REVENUE:</b>			
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
<b>TOTAL REVENUE</b>	<b>2,026,250.00</b>	<b>2,026,250.00</b>	<b>2,026,250.00</b>
<b>GENERAL GOVERNMENT EXPENDITURE:</b>			
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
<b>TOTAL GENERAL GOVT EXPENDITURE</b>	<b>1,243,485.00</b>	<b>1,258,485.00</b>	<b>1,273,485.00</b>
<b>ADMINISTRATIVE EXPENDITURE:</b>			
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

## **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 2<sup>nd</sup> 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 2<sup>nd</sup> 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		<u>5,238,118.82</u>

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		<u>101,231.00</u>

EQUITY

10-2620-001	FUND BALANCE - UNASSIGNED	2,199,653.14
10-2620-003	FUND BALANCE-ASSIGNED	249,500.00
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,512,011.00
CURRENT FUND BALANCE - YTD NET REV		175,723.68
TOTAL EQUITY		<u>5,136,887.82</u>

TOTAL LIABILITIES & FUND EQUITY	<u>5,238,118.82</u>
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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>
<b>REVENUE:</b>				
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	
<b>4110 GENERAL GOVERNMENT</b>				
<b>EXPENDITURE:</b>				
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	
<b>4120 ADMINISTRATIVE</b>				
<b>EXPENDITURE:</b>				
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	11
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	2
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>	



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

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** June 11, 2018

**SUBJECT:** Monthly Report –May 2018

<b>Transactions:</b>	
Penalty and Interest Payments	\$(591.97)
Interest Charges	\$211.80
Adjustments Under 5.00	\$(25.05)
Balance Adjustments	\$(21.08)
Releases	\$(273.50)
<b>Taxes Collected:</b>	
2012	\$(20.85)
2013	\$(243.94)
2014	\$(264.55)
2015	\$(262.31)
2016	\$(901.88)
2017	\$(3386.46)
<b>As of May 31, 2018; the following taxes remain Outstanding:</b>	
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
<b>Total Outstanding:</b>	<b>\$26228.75</b>

