

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, MARCH 11, 2019 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

Prayer – Pastor Chris Edwards – Graceway Baptist Church

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Recognition of Pastor Chris Edwards on 15 years of service to Graceway Baptist Church
6. Introduction of Deputy Kropp
7. Presentation of FY 2020 Fire Budget
8. Mayor/Councilmember Reports
9. Public Comments
10. Consent Agenda
  - A. Call for a Public Hearing to be held April 8, 2019 at 7:00 p.m. at the Weddington Town Hall for Weddington Swim and Racquet Club Amendment to the Conditional Use Permit for Change in Lighting Requirement
  - B. Approve Release of Bond for Eirlys Subdivision
  - C. Approve Reduction of Bond for Atherton Phase 2 Map 4
  - D. Authorize Staff to enter into a Landscape Maintenance Contract
  - E. Adopt the Amended Fee Schedule
  - F. Authorize Tax Collector to Advertise 2018 Delinquent Taxes
  - G. Adoption of 2019 General Records Retention and Disposition Schedule
11. Approval of Minutes
  - A. February 9, 2019 Town Council Retreat Minutes
  - B. February 11, 2019 Regular Town Council Meeting Minutes
12. Public Hearings
  - A. Discussion and Consideration of Conditional Zoning Amendment for Christ Lutheran Church
13. Old Business
  - A. Update on Land Use Plan Revisions
14. New Business
  - A. Presentation by Adam Thomas of Encounter Athletics

- B. Presentation from Jeni Bukolt from Haven Creative
- C. Discussion of CTP map changes for CRTPO
- D. Discussion of Street Improvement Petition

15. Update from Town Planner

16. Code Enforcement and Public Safety Report

17. Update from Finance Officer and Tax Collector

18. Transportation Report

19. Council Comments

20. 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

21. Adjournment

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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Chairman and Planning Board

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** March 11, 2019

**SUBJECT:** Conditional Use Permit Amendment – Weddington Swim & Racquet Club

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Weddington Swim and Racquet Club requests a Conditional Use Permit (CUP) amendment for a change to the lighting requirements on property located at 4315 Weddington-Matthews Road, parcel 06-117-047. The total site is 13.75 acres. The club includes 18 approved tennis courts, a swimming pool and a 4,200 sq. ft. building.

The property has various amendments from throughout the years with the latest in 2017 adding two tennis courts at the southeast corner of the property. During the public hearing for that amendment, the Town was told that the club had been turning the lights off at 10:30 p.m. over the years. After hearing concerns from an adjacent property owner, the Town Council agreed the new proposed courts shall be turned off by 10:00 pm. The applicant also agreed to an evergreen buffer to help block noise and lights.

Since that meeting the Town has received complaints about the lights being left on past 10:30 pm. After reviewing old minutes from previous CUPs, staff found an amendment from 2001 that stated hours of operation for the club are from 6am-10pm. The applicant believed those hours were specifically for those courts, however the attorney's interpretation is that lights must be turned off outside of these hours for all the courts, including courts previously approved and added since 2001. The condition runs with the land. In addition, staff found out that the lights were being turned on prior to 6:00 am for court maintenance. It was determined that hours of operation included maintaining the courts.

The only option to amend these times is to amend the conditional use permit. The applicant is requesting the following: (1) hours of operation until 10:30 pm except for the new courts 13 and 14 (see attached exhibit provided by the applicant) which shall be 10:00 pm (2) allowing maintenance to turn the lights on, one court at a time, after 4:30 am when needed (3) allowing exceptions to the 10:30 pm lights out requirement up to 5 times per year due to extenuating circumstances (i.e. weather) when there is league/tournament matches. This extension shall only include courts 1-12 and 15-16 (4) One time per year the applicant shall hold a member social in the pool deck area with lights out at 11:00 pm. Notification to staff shall be made in advance.

## Procedure

A conditional use permit shall be issued only after having made each of the following findings:

- a) The use will not materially endanger the public health or safety if located where proposed and developed according to plan.
- b) The use meets all required conditions and specifications.
- c) The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity.
- d) The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this chapter and the town's land development plan.
- e) Additional review criteria, as stated in this chapter, shall also be considered and addressed where required.

## Planning Board

The Planning Board discussed the CUP on February 25<sup>th</sup>. The discussion on each request is as follows:

- Hours of operation hours until 10:30 except for new courts 13 & 14 which will be 10:00. Chairman Prillaman stated as a compromise the possibility that the Board can consider lighting until 10:30, but no lighting on courts 13 & 14. Mr. Knowles responded that the club may need the lighting to cover demand in the spring and fall. He stated that the club can try to schedule matches away from the lower courts when possible. Board member Hechtel asked why the berm isn't currently in place. The applicant responded that the club is waiting for the approval on the CUP amendment before moving forward with it. The Board agreed to extending the lighting time on the rest of the courts to 10:30, but no lights on courts 13 & 14. Board member Hechtel stated that she is opposed to extending the lighting until 10:30 because she would like to see the berm built first.
- Allow maintenance to turn the lights on one court at a time after 4:30 a.m. when needed. The Planning Board determined that the club wouldn't need to turn the lights on earlier if additional maintenance staff were hired. The Board agreed that the morning lighting hours should stay at 6:00 a.m.
- Allow exceptions to the 10:30 p.m. lights out requirements up to 5 times per year due to extenuating circumstances. Chairman Prillaman stated that this should be a hard number and not open ended. The exceptions will only include courts 1-12 and 15 & 16. Board member Hechtel expressed her opposition to this exception. The Board agreed by majority that this exception would be limited to a maximum of 30 minutes over the time limit for a maximum of 5 times per year.
- One time per year the applicant shall hold a member social in the pool deck area with lights out at 11:00 p.m. There will be notification to Town Staff in advance. The Board unanimously agreed that this was acceptable.

The Planning Board reviewed the findings of fact and were in favor of each by a vote 3-1.

The Planning Board agreed by a vote 3-1 to amend the lighting as follows:

- No lights on courts 13 & 14 and lights on the other courts can be on until 10:30 p.m.
- No lights on before 6:00 a.m.
- Exception for lights on until 11:00 p.m. up to 5 times per year.
- One time per year the applicant may hold a member social in the pool deck area with lights out at 11:00 p.m. There will be notification to Town Staff in advance.

Conditions of Approval

All other previous conditions from past approvals shall remain in effect

The Town Council shall call for a public hearing to be held April 8, 2019 at 7:00 PM at the Weddington Town Hall for the Conditional Use Permit lighting changes at the Weddington Swim and Racquet Club.

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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** March 11, 2019

**SUBJECT:** Eirly's Subdivision Bond Release

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Carolina Development Services is requesting a performance and maintenance bond release for Eirly's subdivision. Eirly's Subdivision is a 5-lot subdivision off Forest Lawn Drive. There is one occupied home on this cul-de-sac. The developer no longer owns these lots.

An inspection letter verifying the satisfactory completion of construction activities for the purpose of reducing the developer's performance bond amount was completed by Labella in 2009. At that time, they recommended the Town keep \$7,500.00 to cover the costs for removal of existing erosion control check dams, which must stay in place until the site is completely stabilized. They also recommended a roadway maintenance bond be established in the amount of \$3,895.10

Legislation passed in 2016 (SL 2015-187) which narrowed the authority for subdivision performance guarantees. The statutes explicitly state that the performance guarantee shall only be used for completion of the required improvements and not for repairs or maintenance after completion.

Staff recommends approval to release of bond number 5025485 in the amount of \$3,895.00 and bond number 5025485 in the amount of \$7,500.

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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:** Lisa Thompson, Town Administrator/Planner

**DATE:** March 11, 2019

**SUBJECT:** Atherton Subdivision Phase 2 Map 4 Bond Reduction

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Shea Homes is requesting a bond reduction for Phase 2 Map 4 street improvements within Atherton Estates Subdivision. An inspection letter verifying the satisfactory completion of construction items from Labella is attached.

Staff recommends approval of reducing bond number K0959470A from \$240,898.58 to \$71,552.65

February 25, 2019

Ms. Lisa Thompson, Zoning Administrator/Town Planner  
Town of Weddington  
1924 Weddington Road  
Weddington, NC 28104

**SUBJECT:** Atherton Phase 2 Map 4  
Reduction of Performance Bond for Street Improvements

Dear Lisa:

LaBella conducted a field inspection to verify the satisfactory completion of construction activities as shown in the performance bond estimate dated January 24, 2019 (see Attachment 1). Our inspection confirmed installation of roadway base, storm drainage, and asphalt. An as-built survey drawing of the storm drainage system has been submitted to the Town. NCDOT has inspected these streets and approved of the construction to date (Attachment 2).

Items that remain to be completed are removal of sediment control measures with installation of associated storm drainage and the final layer of asphalt. The quantities shown on the Engineer's estimate for these items are satisfactory to complete the remaining work. Therefore, the current performance bond may be reduced to the amount of \$71,552.65 as shown on the estimate.

If you have any questions, please contact us at 704-941-2132.

Sincerely,

**LaBella Associates**



Bonnie A. Fisher, P.E.  
Senior Civil Engineer

Attachment

cc: Hy Nugen, DPR Associates

# PERFORMANCE BOND REDUCTION

Atherton Estates Phase 2 Map 4  
( Lots 55 - 85 )



Prepared By: DPR Associates, Inc (DC for HN)  
Date: 01 / 24 / 2019

DPR Project No. 13031  
P.: 704-332-1204  
F.: 704-332-1210

UNIT	QTY.	UNIT COST	COST	% Complete
<b>STORM SEWER</b>				
18" RCP CL III	0	\$ 26.75	\$ -	100%
30" RCP CL III	147	\$ 44.00	\$ 6,468.00	0%
STORM STRUCTURES	0	\$ 1,900.00	\$ -	100%
18" FES	0	\$ 750.00	\$ -	100%
24" FES	0	\$ 875.00	\$ -	100%
30" FES	1	\$ 1,100.00	\$ 1,100.00	0%
<b>TOTAL STORM SEWER</b>			<b>\$ 7,568.00</b>	
<b>ROAD INFRASTRUCTURE AND MISC.</b>				
LOCAL/LOCAL LIMITED/COLLECTOR: SURFACE ( 1.5 INCH ) ( 50,976 sq.ft. / 9 = 5,663 sq.yd. )	5663	\$ 7.50	\$ 42,472.50	0%
LOCAL/LOCAL LIMITED/COLLECTOR: SURFACE ( 1.5 INCH ) ( 50,976 sq.ft. / 9 = 5,663 sq.yd. )	0	\$ 7.50	\$ -	100%
STONE BASE: 8" COMPACTED ABC ( 50,976 sq.ft. / 9 = 5,663 sq.yd. )	0	\$ 11.20	\$ -	100%
FINE GRADING ( 50,976 sq.ft. / 9 = 5,663 sq.yd. )	0	\$ 2.00	\$ -	100%
ROADSIDE DITCHES ( 4,100 LF, 1.5' DEPTH )	0	\$ 2.00	\$ -	100%
REMOVAL OF SKIMMER BASIN	2	\$ 2,500.00	\$ 5,000.00	0%
<b>TOTAL ROAD INFRASTRUCTURE</b>			<b>\$ 47,472.50</b>	



1/24/2019

<b>SUBTOTAL:</b>	<b>\$ 55,040.50</b>
Contingency: 25%	\$ 13,760.13
Mobilization: 5%	\$ 2,752.03
<b>TOTAL BOND REQUIRED:</b>	<b>\$ 71,552.65</b>



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

February 22, 2019

Mr. Lee Jensen  
Union County Planning Department  
P.O. Box 1398  
Monroe, NC 28111-1398

SUBJECT: Inspection of Subdivision Roads- Atherton Subdivision Phase 2 Map 4

This letter is to advise you that this office has made inspections of the road(s) in the subject subdivision. These roads appear to be constructed in accordance with NCDOT standards with regards to subgrade, stone base and asphalt pavement. The Final Lift of Asphalt has not been placed at this time.

If you have any questions, please contact me at the number below.

Sincerely yours,

A handwritten signature in black ink that reads "Mac Outen".

Mac Outen  
Engineering Technician  
704-218-5107

Attachment 2

*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
130 S. SUTHERLAND AVENUE  
MONROE, NC 28112

*Telephone:* (704) 218-5100  
*Fax:* (704) 292-1800  
*Customer Service:* 1-877-368-4968

*Website:* [www.ncdot.gov](http://www.ncdot.gov)

*Location:*  
130 S. SUTHERLAND AVENUE  
MONROE, NC 28112

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

## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Lisa Thompson, Administrator/Planner

**DATE:** 2/09/2019

**SUBJECT:** Landscape and Maintenance Contract

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Staff posted a Request for Proposal for landscaping and maintenance services back in the late fall and again in December of 2018. The Town received one proposal from Summit Landscape Group. The total annual contract amount is \$48,644.

Staff recommends authorizing the Administrator to enter into contract with Summit Landscape Group upon legal review, for an amount not to exceed \$48,644.00.

<b>SCHEDULE OF FEES</b>	
<b>ZONING AND SUBDIVISION ADMINISTRATION</b>	
Zoning Confirmation	\$25.00
Floodplain Development Review	Reimbursement of Engineering Fees
Temporary structure permit (Section 58-13(1) & 58-13(2))	\$55.00
Temporary use permit for sales for civic organizations, etc... (Section 58-13(3)a)	\$27.50
Temporary use permit for public events (Section 58-13(3)b)	\$110.00
Subdivision sales office	\$110.00
Conditional use permit in hardship cases (Section 58-14a)	\$275.00
Conditional use permit for mobile classrooms (Section 58-14c)	\$385.00 + Notification
Conditional zoning district – New (Section 58-271)	\$1,650.00
Conditional zoning district major amendment (>= 1,000 SF Change)	\$1,200.00
Conditional zoning district minor amendment – Less than 1,000 SF	\$300.00
Construction Documents Review – MX	\$250.00
Construction Documents Review – All Other	\$100.00
Temporary sign permit including temporary banners, off-premise special event signs, construction announcement signs and subdivision sales signs (Section 58-151)	\$27.50 – Non-profit organizations as recognized by the IRS are exempt
Permanent sign permit (Section 58-147 thru 58-153)	\$50.00
<b>ZONING PERMIT(S)</b>	
a. Residential	\$110.00
b. Residential – Up-fit	\$25.00
c. Non-residential	\$275.00
d. Non-residential – up-fit	\$55.00
e. Accessory or Agricultural	\$50.00
f. Additions	
1. Minor, no more than 25% or 500 square feet total (unheated)	\$27.50
2. Minor, no more than 25% or 500 square feet total (heated)	\$55.00
3. Major	\$110.00
g. Renewal of zoning permit	\$110.00
<b>CERTIFICATE OF COMPLIANCE</b>	
a. Residential	\$110.00
b. Non-residential	\$275.00
c. Accessory or Agricultural	No Charge
d. Additions	
1. Minor, no more than 25% or 500 square feet total	No Charge
Variance (Section 58-234) and Modification of Subdivision Ordinance (Section 46-15)	\$715.00 + Notification
Appeal of decision of zoning officer to Board of Adjustment (Section 58-208(6), 58-209(4)) and Application to Board of Adjustment for interpretation	\$500.00

of ordinance)	
Amendment to zoning ordinance/text amendment	\$715.00 + Notification
Approval of changes to subdivision lots	
Per each subdivision	
a. 1 to 2 lots	\$110.00
b. 3 to 5 lots	\$220.00
c. 6 to 10 lots	\$330.00
Telecommunication Tower Engineering and Surveying Fee	Cost to Town + \$715.00 administrative fee
Small Cell Telecommunication Facility	\$75.00/unit
Annual Biosolids Land Application Permit Fee	\$33.00 for the first acre and \$22.00 for each additional acre
Notification of Affected Property Owners	
21-50	\$55.00
51-100	\$110.00
Over 100	\$220.00
Lot Line Revision and Recombination Fee	\$200.00
<b>SUBDIVISION FEES</b>	
<b><u>MINOR SUBDIVISION</u></b>	
Preliminary Plat Submittal - Subdivision Containing Up to 3 Lots	\$165.00 per Lot
Pre-Submittal Sketch for Easement Lot	\$110.00
Final Plat Submittal - Subdivision Containing Up to 3 Lots	\$55.00 per Lot
<b><u>MAJOR SUBDIVISIONS</u></b>	
Residential Conservation District (R-CD) Pre-Sketch Plan Conference	\$165.00
Sketch Plan Review	\$275.00 per Lot
Preliminary Plat Submittal	\$275.00 per Lot
Final Plat Submittal	\$110.00 per Lot
Site or Field Inspection	\$77.00/hr.
<b>SEDIMENT AND EROSION CONTROL REVIEWS &amp; INSPECTIONS</b>	
Erosion Control Permit – Commercial over 12,000 sq ft, or any tract over 1 acre disturbed	\$500 first acre or portion thereof, plus \$100 for any additional acre disturbed
Revised Plan Review after EC plan approval	\$200.00
Single-Family Residential Lot Inspection/Compliance with ESC Installation and Maintenance Agreement	\$50.00
Reinspection Fee	\$100.00
Erosion Control Civil Penalty – Administration Fee	\$125.00
Per Notice of Violation	\$5000.00 per day, based on the degree and extent of harm caused by the violation, the cost of rectifying the damage, the amount of money the violator saved by non-compliance, whether the violation was committed willfully and the prior record of the violator in complying with or failing to comply with the ordinance.
Copying Fee	\$.05 per copy for B/W and \$.25 per copy for Color
CD Disk	\$1.00

**TO:** Mayor and Town Council  
**FROM:** Kim H. Woods, Tax Collector  
**DATE:** March 11, 2019  
**SUBJECT:** 2018 Authorization to Advertise

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In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2018 taxes that are liens on real property to date:

**\$ 38,111.75**

In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2018 taxes that are liens on real property.

State of North Carolina  
Town of Weddington  
To the Tax Collector of the Town of Weddington

The Town of Weddington Tax Collector is ordered to advertise all unpaid 2018 taxes that are liens on real property, pursuant to North Carolina General Statute 105-369(a), -369(c).

Witness my hand and official seal this 12th day of March 2019.

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Elizabeth Callis, Mayor

Attest:

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Karen Dewey, Town Clerk

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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:** Karen Dewey, Town Clerk

**DATE:** March 11, 2019

**SUBJECT:** Municipal Retention and Disposition Schedule

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The Government Records Section of the State Archives of North Carolina is transitioning the process for updating local records retention schedules to a new model. Under this new model, the State Archives will update all the general records on an annual basis. This will allow keeping local records retention periods consistent with State records retentions periods where applicable, creating greater consistency in records management for the State of North Carolina.

Beginning in March 2019, all local records retention schedules will update on an annual basis. Subsequent updates will be issued on January 1 of each year. The Town will adopt new retention schedules on an annual basis at the beginning of the calendar year.

Staff recommends approving the 2019 Local Government Agencies General Records Retention and Disposition Schedule.

## 2019 Local Government Agencies General Records Retention and Disposition Schedule

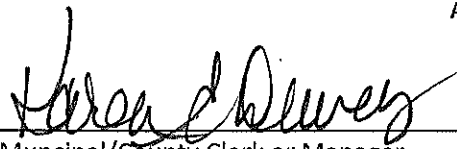
The records retention and disposition schedule and retention periods governing the records series listed herein are hereby approved. In accordance with the provisions of Chapters 121 and 132 of the *General Statutes of North Carolina*, it is agreed that the records do not and will not have further use or value for official business, research, or reference purposes after the respective retention periods specified herein and are authorized to be destroyed or otherwise disposed of by the agency or official having custody of them without further reference to or approval of either party to this agreement. The local government agency agrees to comply with 07 NCAC 04M .0510 when deciding on a method of destruction. Confidential records will be destroyed in such a manner that the records cannot be practicably read or reconstructed. However, records subject to audit or those legally required for ongoing official proceedings must be retained until released from such audits or official proceedings, notwithstanding the instructions of this schedule. ***Public records, including electronic records, not listed in this schedule are not authorized to be destroyed.***

All local government agencies and the Department of Natural and Cultural Resources agree that certain records series possess only brief administrative, fiscal, legal, research, and reference value. These records series have been designated by retention periods that allow these records to be destroyed when "*reference value ends.*" All local government agencies hereby agree that they will establish and enforce internal policies setting minimum retention periods for the records that Natural and Cultural Resources has scheduled with the disposition instruction "*destroy when reference value ends.*" If a local government agency does not establish internal policies and retention periods, the local government agency is not complying with the provisions of this retention schedule and is not authorized by the Department of Natural and Cultural Resources to destroy the records with the disposition instruction "*destroy when reference value ends.*"

All local government agencies and the Department of Natural and Cultural Resources concur that the long-term and/or permanent preservation of electronic records requires additional commitment and active management by the agency. Agencies agree to comply with all policies, standards, and best practices published by the Department of Natural and Cultural Resources regarding the creation and management of electronic records.

It is further agreed that these records may not be destroyed prior to the time periods stated; however, for sufficient reason they may be retained for longer periods. This schedule supersedes the general standards in all previous local government retention and disposition schedules and is to remain in effect from the date of approval until it is reviewed and updated.

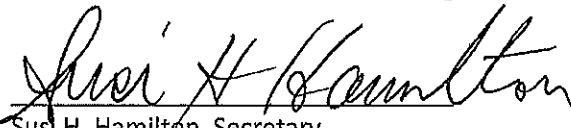
### APPROVAL RECOMMENDED

  
Municipal/County Clerk or Manager  
Title: Town Clerk

  
Sarah E. Koonts, Director  
Division of Archives and Records

### APPROVED

\_\_\_\_\_  
Head of Governing Body  
Title: \_\_\_\_\_

  
Susi H. Hamilton, Secretary  
Department of Natural and Cultural  
Resources

Municipality/County: Weddington

## EXECUTIVE SUMMARY

- ✓ According to G.S. § 121-5(b) and G.S. § 132-3, you may destroy public records only with the consent of the Department of Natural and Cultural Resources (DNCR). The State Archives of North Carolina is the division of DNCR charged with administering a records management program. This schedule is the primary way the State Archives of North Carolina gives its consent. Without approving this schedule, your agency is obligated to obtain the State Archives of North Carolina's permission to destroy *any* record, no matter how insignificant.
- ✓ Each records series listed on this schedule has specific disposition instructions that will indicate how long the series must be kept in your office. In some cases, the disposition instructions are simply "retain in office permanently," which means that those records must be kept in your office forever. In other cases, the retention period may be "destroy in office when reference value ends." An agency may have reference copies of materials, meaning "a copy of a record distributed to make recipients aware of the content but not directing the recipient to take any action on the matter" (from Richard Pearce-Moses, *A Glossary of Archival and Records Terminology*). Your agency must establish and enforce internal policies by setting minimum retention periods for the records that the State Archives of North Carolina has scheduled with the disposition instructions, "destroy when reference value ends."
- ✓ E-mail is a record as defined by G.S. § 121-5 and G.S. § 132. It is the content of the e-mail that is critical when determining the retention period of a particular e-mail, including attachments, not the media in which the record was created. It is important for all agency employees and officials to determine the appropriate records series for specific e-mails and retain them according to the disposition instructions.
- ✓ The State Archives of North Carolina recommends that all agency employees and officials view the tutorials that are available online through the State Archives website in order to familiarize themselves with records management principles and practices. The State Archives of North Carolina's online tutorials include topics such as records management and scanning guidelines.
- ✓ The State Archives of North Carolina provides microfilming services for the minutes of major decision-making boards and commissions. Once those records are filmed, we will store the silver halide negative (original) in our security vault. There is a nominal fee for filming and duplicating film. Contact the Records Management Analyst in charge of microfilm coordination for the most current information.

**TOWN OF WEDDINGTON  
TOWN COUNCIL RETREAT  
FIRETHORNE COUNTRY CLUB  
SATURDAY FEBRUARY 9, 2019  
MINUTES  
PAGE 1 OF 4**

Mayor Callis called the meeting to order at 8:35 a.m.

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

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

Visitors: Planning Board Chairman Brad Prillaman, Board members Steve Godfrey, Walt Hogan, and Jim Vivian

**ADOPTION OF AGENDA**

***Motion:*** Mayor Pro Tem Propst made a motion to adopt the agenda as presented

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

**1. ADMINISTRATIVE ITEMS**

**1. Review of Action Items**

Council reviewed the completed and outstanding action items from the 2018 Council Retreat

**2. Communication**

Council discussed internal communication protocol. The Council agreed:

- Council will refer resident issues to staff
- Council will take on tasks after being assigned task in a meeting by the entire Council
- Councilmembers will report results/actions taken on assigned issues to entire Council at regular meetings
- Staff will continue the Friday memo and provide a log of complaints received by the Town.
- Council will reach out to staff via text to check availability for meetings, phone calls, etc.

**3. Town Survey Results**

Council agreed to hold a special meeting to review the results and discuss what steps to take to respond.

**4. Cellphones for Council and Administrator**

Council discussed necessity for cellphones and text recovery software to accommodate possible public record requests. Staff is directed to investigate costs.

**2. PLANNING**

**1. Unified Development Ordinance**

Council discussed implementing a UDO. Staff is directed to investigate cost and timeline of the project.

**2. Greenways/Multi-Use Paths**

Staff asked if Council is interested in contracting for a master plan of a greenway/path system. The Council agreed that no master plan was needed. The Council directed staff to work with Planning Board to identify and prioritize small areas to connect with sidewalk/paths and add to future budgets.

### **3. Conservation Design Changes to the Subdivision Ordinance and Tree Ordinance**

Ms. Thompson presented the recommended changes for conservation subdivision regulations made by Randall Arendt after his June site visit. Staff suggests adopting Mr. Arendt's 4-step process and making both conventional and conservation subdivisions go through the same process. She stated that Planning Board and developers both need flexibility to accommodate the unique features of each property. The Council agreed to hold a joint meeting with the Planning Board before a follow up visit with Mr. Arendt to discuss and come to a consensus.

Staff suggested making tree mitigation a part of the conditional approval.

### **3. TRANSPORTATION**

#### **1. Level of Service Analysis for Priority Intersections**

Council discussed priority intersections:

- Potter Road and Forest Lawn Drive
- Antioch Church Road and Forest Lawn Drive
- New Town Road and Twelve Mile Creek Road
- Antioch Church Road and Beulah Church Road
- Beulah Church Road and Twelve Mile Creek Road.

Council agreed to conduct a capacity analysis on all five intersections and directed staff to enter into contract with Kimley Horn at a lump sum for \$11,500 to begin work before June.

#### **2. Road Widening – Mast Arm Poles**

Staff has been in discussion with NCDOT regarding the NC16 and NC84 intersection because of the overlap with the Providence Road widening project.

- New NC84 and Rea Road Intersection – Council discussed powder coating the metal strain poles.
- Council requested complete list of all locations of mast arms.

**Motion:** Mayor Pro Tem Propst made a motion to spend \$6,800 to upgrade the metal strain poles to black powder coat them.

**Vote:** The motion failed with a vote of 1 for and 3 against.

### **4. PUBLIC SAFETY**

Councilmember Smith gave information on the cost of police service and public safety. He stated that the municipalities want to analyze needs and have more say in what the sheriff's contract covers. He mentioned the possibility of the deputies being present at the monthly council meetings to give reports.

### **5. Town Park/Plaza and General Downtown Overlay**

The Council discussed the options for the town park on the Matthews' property. The Council agreed to hold a work session with a consultant and to get started on bids for planning and engineering services. The Council discussed the road realignment options, requesting a public parking easement, and adding responsibility for grading to McCloud when re-negotiating the contract for the road. The Council discussed the short-term goals for the park and a scope of work for the planning services. They agreed:

- An amphitheater/temporary stage
- A covered event space (barn/bathrooms)
- Keep the current road with room to plan for moving it

- Walking paths
- Play area
- Parking with a farmers' market area
- Possible fenced area

The Council directed staff to request bids for site plans and construction design of the town park.

## **6. TOWN NEWSLETTER/PUBLICATIONS**

Ms. Thompson explained that The Haven Creative is publishing an electronic version of the newsletter and is also publishing a Weddington Page in the Tri-W newspaper. She has invited Jeni Bukolt from The Haven Creative to speak to Council at the March regular meeting.

Mayor Pro Tem Propst stated that Food Truck Friday should be advertised in the Town publications throughout March and April.

## **7. TOWN TRASH COLLECTION/TOWN LITTER PICKUP**

The Council discussed the results of the Town sign ordinance contractor, Bob Arias, conducting a litter sweep. The Council agreed to limit the hours of litter pick up to 4 hours a week and to request a deputy be present with flashing lights in areas where the road is dangerous.

The Council discussed trash collection. They agreed it was not in the best interest of the Town to move forward with provided trash collection.

## **8. FINANCE**

### **1. Capital Improvement Plan**

The Council agreed to work on a Capital Improvement Plan for transportation and a 5 year plan for the park.

### **2. CCOG/Chamber Contracts**

The Council discussed the advantages of belonging to the Centralina Council of Governments and the Union County Chamber of Commerce. Ms. Gaylord explained that to cancel the contract with CCOG, they had to be notified within 60 to 90 days of the end of contract, so that notice would have to be given in October or November.

The Council unanimously agreed to cancel the CCOG contract and to return to the discussion of the Chamber of Commerce membership at a later time.

### **3. FY 2019-2020 Preliminary Budget Discussion**

The Council reviewed the preliminary budget. Councilmember Perryman requested that the cost of certifications for staff be included in the budget.

## **9. REVIEW KEY OBJECTIVES AND ASSIGNMENTS**

- Staff create communication protocol sheet
- Staff develop timeline for Council to review Survey results-special meeting (3 weeks-by early March)
- Hard copy of survey results to Planning Board
- Staff check cost of cell phones and software for text capture
- Staff/Attorney check cost and timeline for UDO
- Greenway: prioritize small sections to connect with sidewalks/paths and add to budget

- Hold joint meeting with Planning Board for discussion of conservation subdivision changes (prior to meeting with Randall Arendt)
- Contract for level of service analysis for all 5 intersections:
  - Antioch Church and Forest Lawn
  - Antioch Church and Beulah Church
  - Beulah Church and 12 Mile Creek
  - New Town and 12 Mile creek
  - Potter and Forest Lawn
- Staff add public safety reports to regular meeting agenda-deputy at meeting?
- In negotiations with McCloud for renewal of road contract: add regrading for new road to McCloud responsibility
- Compile scope of work for park-list what amenities are wanted
- Add Spring litter sweep and shredding event to next newsletter
- Food truck advertising in March and April newsletters
- Jeni Bukolt from Haven Creative to come to March regular Town Council meeting
- Deputy to help with safety for Bob Arias during trash pick up
- Add into Budget:
  - UDO
  - Connectivity plan
  - Matthews property maintenance
  - Newsletter
  - Cell phones
  - Bob Arias litter pick up
  - Possible settlement money
  - Round about landscaping
  - Fire and police cost increase
- Cancel CCOG contract (in autumn)

## 10. ADJOURNMENT

**Motion:** Mayor Pro Tem Propst made a motion to adjourn the February 9, 2019 Town Council Retreat at 1:24 p.m.

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

Adopted: \_\_\_\_\_

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*Elizabeth Callis, Mayor*

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*Karen Dewey, Town Clerk*

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
WEDDINGTON TOWN HALL  
MONDAY, FEBRUARY 11, 2019 – 7:00 P.M.  
MINUTES  
PAGE 1 OF 7**

**Prayer – Pastor Bruce Powell, Siler Presbyterian Church**

**1. Open the Meeting**

Mayor Callis opened the meeting at 7:02 p.m.

**2. Pledge of Allegiance**

Mayor Callis led the Pledge of Allegiance.

**3. Determination of Quorum**

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

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

Visitors: Richard Helms, Michael James, Walt Hogan, Brad Prillaman, Anne Marie Smith, Ann Craven

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

***Motion:*** Councilmember Smith made a motion to adopt the agenda as presented.

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

**5. Recognition of Deputy Ryan Hedlund**

Mayor Callis stated that although Deputy Hedlund couldn't be present tonight, the Town would like to recognize him for 6 years of service to Weddington. He was a tremendous asset and another community will benefit from his service.

Councilmember Smith expressed his thanks for Deputy Hedlund's proactive patrols and responsiveness to Town needs.

**6. Presentation by Michael James, Assistant County Manager- Results of Fire Funding Study**

Mr. Michael James, Assistant County Manager, presented the results of a fire funding study that has been ongoing for over a year.

Councilmember Smith stated his gratitude for the opportunity for input and the information.

**7. Presentation of the Fiscal Year 2017-2018 Audit by Rowell, Craven, & Short**

Ann Craven, from Rowell, Craven, & Short presented the audit. She stated that the finances of Weddington are superb.

**8. Public Comments**

No public comments

**9. Consent Agenda**

- A. 2020 Deer Urban Archery Season Renewal**
- B. Call for a Public Hearing to be held on Monday, March 11, 2019 at 7:00 p.m. at Weddington Town Hall to Consider a Conditional Rezoning Amendment for Christ Lutheran Church**
- C. Proclamation 2019-01 to Recognize Pastor Chris Edwards of Graceway Baptist Church**

**Motion:** Councilmember Smith made a motion to approve the Consent Agenda as presented.

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

**10. Approval of Minutes**

- A. January 14, 2019 Regular Town Council Meeting Minutes**

**Motion:** Councilmember Smith made a motion to approve the January 14, 2019 Regular Town Council Meeting Minutes as presented.

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

**11. Public Hearings**

- A. Discussion and Consideration of Erosion and Sediment Control Ordinance**

Mayor Callis opened the public hearing.

Ms. Thompson presented the staff report. Staff has been working with the State and town engineer to develop an erosion control ordinance. After adoption, the Town will submit the ordinance to the Sediment Control Commission (SCC) for delegation. The SCC has 90 days to review and approve the delegation request. Over the next few months Staff will bring forth the amended fee schedule and various forms needed. The Planning Board has reviewed the ordinance. They unanimously recommended approval of the draft with the notes and discussion points/questions as presented in the January Town Council packet. Staff recommends approval of adding Chapter 65 Erosion and Sedimentation Control Ordinance.

Councilmember Smith asked if staff was still working on the fee schedule. Ms. Thompson confirmed this.

Mayor Callis closed the public hearing.

**Motion:** Councilmember Smith made a motion to approve the Erosion and Sediment Control Ordinance as presented.

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

- B. Discussion and Consideration of Definition of Community Recreational Center**

Mayor Callis opened the public hearing.

Ms. Thompson presented staff report. The Town Council is requested to consider a text amendment to Section 58-4 Definitions; 58-52 (2)(c.); 58-53 (2)(c.); 58-54 (2)(c.); and 58-58 (2)(c.) within the Weddington Zoning Ordinance regarding community recreational centers.

After reviewing a recent rezoning project, Planning Board and Staff suggested correcting the conflict between the listed use and the definition. For example, the definition section defines a 'community center' versus the listed use is 'community recreational center'. Also, the definition says typically non-profit, while the use is listed as both public and private.

The term community center is not used in the ordinance; therefore, Staff suggests changing the definition to read community recreational center. Also, recreation centers are typically government run or as the definition says usually owned/operated by a non-profit or public group. Staff recommends removing the word usually. Last of all, since HOA community centers are private, Staff suggests exempting them within the definition. The new definition is below (additions are in **bold** and corrections are ~~struck~~).

*58-4 Definitions.*

*Community **recreational** center* means a building used for recreational, social, educational and cultural activities, ~~usually~~ owned and operated by a public or nonprofit group or agency, **except for this use when operated by homeowners' associations within subdivisions.**

Next staff suggests striking 'both public and private' from the conditional use list within the R-80, R-60, R-40 and RCD zoning districts. The term needs to match the definition. Sec. 58-52. – R-80; Sec. 58-53 - R-60, Sec. 58-54 - R40 and Sec. 58-58 – RCD shall read as follows:

*(2) Conditional uses.*

c. Golf courses, parks, playgrounds and community recreational centers. (~~both public and private~~).

The Planning Board reviewed the text amendment on December 17, 2018. They questioned if the Town could require a non-profit be a 501(c)3. They recommended approval and recommended requiring the non-profit be a 501(c)3 after review by the town attorney.

If the town would like to add the nonprofit requirement the town attorney suggests the following should be added to the definitions. Nonprofit means that the community recreation center is owned and operated by an organization organized and operated exclusively for exempt purposes set forth in 26 USC 501(c)3.

Staff recommends approval of the text to Section 58-4 Definitions; 58-52 (2)(c.); 58-53 (2)(c.) ; 58-54 (2)(c.); and 58-58 (2)(c.) regarding community recreational centers and the land use plan consistency statement provided by staff.

The Council discussed the definition. The Council agreed to use the word "governmental" to replace the word "public" as it more accurately reflects what the Town wants.

Councilmember Buzzard asked if the entity is restricted to a 501(c)(3), will it leave out other tax-exempt entities and would it be possible to just state non-profit status.

Brad Prillaman, Chairman of the Planning Board, stated that the reasoning of the Planning Board in adding the recommendation was to ensure the applicant wasn't just claiming non-profit status. He stated that there needs to be proof that the organization is a federally recognized non-profit and not a commercial entity.

The Council agreed to adding "federally recognized" to the non-profit statement suggested by the town attorney.

Mayor Callis closed the public hearing.

**Motion:** Councilmember Perryman made a motion to approve the definition of Community Recreational Center as amended.

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

**Motion:** Councilmember Buzzard made a motion to approve the Land Use Plan Consistency statement as presented by staff:

The amendment is consistent with the Land Use Plan because it better defines an existing term that fits with the town's strong residential character. The amendment is reasonable and in the public interest because the change allows for uniformity between the listed use and definition.

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

## **12. Old Business**

### **A. Discussion of Lighting Ordinance Amendments**

Ms. Thompson presented an example of a lighting ordinance. She stated that staff could use help from a lighting consultant to help with identifying standards. Ms. Thompson explained that she can have a draft ready for approval at the next meeting

Councilmember Smith asked about enforcement and how to ensure the requirements are kept in compliance. He questioned if every 6 months a check on the lighting should be performed to keep the ordinance enforced. Ms. Thompson stated that she will investigate that and add to the budget for lighting enforcement.

Mayor Callis stated having a consultant to check the lighting standards was beneficial

Ms. Thompson explained that main cause of the lighting issues is the switch to LED bulbs. The town ordinance regulates maximum lumens and doesn't take LED bulbs into consideration.

Councilmember Buzzard stated that there needs to be a list of which lights in town fall under the lighting ordinance, including the commercial, churches and some of the newer neighborhoods.

Council directed staff to work with a lighting consultant to identify standards and bring a lighting ordinance back to Council for consideration.

### **13. New Business – no new business**

### **14. Update from Town Planner**

Ms. Thompson stated that the Planning Board meeting is in 2 weeks. They will be reviewing a CUP amendment from Weddington Swim and Racquet Club. The original CUP that requires lights out by 10 :00 pm and the applicant is asking for an extension to 10:30 pm, a before 6 am start time for maintenance to be able to perform duties, and for extending lighting for events throughout the year. The Planning Board will also be finishing up their review of the Land Use Plan.

### **15. Code Enforcement Report**

Councilmember Smith asked about items:

#1 4005 Ambassador Court: He asked with the deterioration continuing, if there were any safety issues. Ms. Thompson responded that the code enforcement officer hasn't mentioned any possible safety issues.

#2 3824 Beulah Church: He asked if the town would start legal action. Ms. Wolter responded that she would follow up with code enforcement and Ms. Thompson.

#3 8319 Lake Providence Drive: Remove from the report.

#4 150 Amanda Drive: The report states that the case is closed, but staff has reopened it and will discuss during the closed session.

#5 2317 Huntington Drive: Councilmember Smith asked if the town proceeds with mowing, will a lien be put on the property. Ms. Wolter responded that it certainly can be.

#7 416 Gatewood Lane: Councilmember Smith asked if the camper has been moved, and the resident is still in violation. Ms. Thompson responded that the ordinance states that inoperable vehicles may not be in the front yard. It is still in violation.

#8 3708 Beulah Church Road: Councilmember Smith asked what the dates were on these violations and how long has been going on. Ms. Thompson replied that the violations have been going on for about 6 months and should would add the violation dates to the report.

### **16. Update from Finance Officer and Tax Collector**

Ms. Gaylord stated that the monthly financial reports are in the meeting packet. The Council did a rough first pass of the preliminary budget at the retreat. Ms. Gaylord will incorporate the items discussed and make changes for the next council meeting.

### **17. Transportation Report**

Mayor Callis stated that she received an email from Craig Horn and Todd Johnson about a western union county transportation summit being held on the 18<sup>th</sup> at 10:00 am. The invitation went to the mayors and Mayor Callis extended the invitation to Councilmember Buzzard and Ms. Thompson. The purpose is to

discuss a reasonable transportation plan for this area and open door for communications. The CRTPO meeting is Wednesday night.

Councilmember Buzzard gave a quick update on the paving of Ambassador court. The Town extended the offer to the residents to bring the road up to NCDOT standard. The residents accepted and the project will move forward. In next 2-3 months this should be completed. This will go under infrastructure in the budget.

## **18. Council Comments**

Councilmember Jeff Perryman: The first thing I want to do is let everybody know that our town retreat was this weekend and I just want to say a big thanks to the town staff for the way it was put on. It was efficient. I know Mike was looking for something shorter in the past. I thought this one went very well, and a lot of good things came out of it. I also want to note that I had a meeting along with Scott a couple weeks ago with some residents who live in the Rose Hill neighborhood which is adjacent to new charter school that has gone in at Tilley Morris and Weddington Matthews road about some concerns that they have. I will be meeting with them and hopefully some folks from the school and the county to try to address some of their issues. The biggest consideration is that is a piece of county property-a donut hole in our town limits-so the school runs by county rules and not Weddington rules. I will keep the Council updated how that is progressing and what the results might be.

Councilmember Mike Smith: I want to echo Jeff's comments. Thank you to staff for a job well done on the retreat. This was my 6<sup>th</sup> one and probably the best one yet, but that actually was very productive. And Lisa the packet was outstanding. You did a phenomenal job. That was a lot of work, but it was very good information and I think that was really well done. Hopefully we will get some productivity out of it. The other thing I will get up with Lisa for Code Enforcement to spare the Council next month. I met with some of the residents in Cobble Creek about this project with the high rises going up on Beulah Church. There's a County Commissioners' meeting where they will vote, and it looks like they're going to go for it. The concerns of the towns is what they're putting on our borders. If I heard one of the commissioners correctly its that they're putting these projects in the donut holes because it helps pay for the water and sewer. So, we can look for more commercial or higher density in these donut holes, if I heard correctly. I will give an update next month. -We have a local leader's group from nearby towns that have been meeting and I will start giving regular updates on that. Haven't done it recently because it's just forming. Nothing to report. The one thing that I think has been universally discussed and agreed upon is that we need to band together as one when dealing with some of these issues such as the development on our borders.

Mayor Pro Tem Janice Propst: Thanks staff for Saturday, you did a great job. You put a lot of hours in to that so thank you very much for all you did. Last month we had a public comment from someone, and I wanted to make a statement about it. Last month the Council went in to closed session pursuant to North Carolina General Statute § 143-318.11(a)(4). This section of the law authorizes this Council to enter closed session to discuss matters related to the potential location of new businesses within the Town of Weddington. It became clear during public comment that there was some confusion around the purpose of that closed session last month and I wanted to provide everyone with an explanation. The Town of Weddington was contacted by Chris Plate with Monroe-Union County Economic Development. He informed the Town Administrator that a business was interested in establishing a facility in Union County and was looking at a potential site in Weddington. He asked to meet with the Town Council to inform them of the business interest and to determine if Council believed the potential business was a good fit. At the

request of MUCED and the business and with the advice of our Town Attorney, the council went into closed session to hear the proposal from Mr. Plate. We don't anticipate any further action being taken on this matter here in Weddington.

Councilmember Scott Buzzard: I just want to thank everyone for coming and attending the meeting. We do appreciate it even if it's the same faces. We appreciate when our residents come and take an interest in our work.

Mayor Elizabeth Callis: Thank you very much to everyone that came out. Thank you to town staff for your work on the retreat and thank you to town staff for your work every day. You make this town run smoothly and efficiently and we certainly appreciate your work.

**19. Move into Closed Session Pursuant to NCGS 143-318-11(a)(3) to Consult with Attorney on Matters Protected by the Attorney Client Privilege**

**Motion:** Councilmember Perryman made a motion to move into Closed Session pursuant to NCGS 143-318.11 (a)(3) to consult with attorney on matters protected by attorney client privilege.

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

**20. Adjournment**

**Motion:** Councilmember Perryman made a motion to adjourn the February 11, 2019 Regular Town Council Meeting at 9:01 p.m.

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

Approved on: \_\_\_\_\_

\_\_\_\_\_  
Elizabeth Callis, Mayor

\_\_\_\_\_  
Karen Dewey, Town Clerk

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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** March 11, 2019

**SUBJECT:** Christ Lutheran Church Conditional Zoning Amendment

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The Town Council is requested to consider a conditional zoning amendment for a church use on 12.739 acres at the northwest corner of Rea and Reid Dairy Road.

### **General Information**

The site was rezoned on October 8, 2018 with conditions agreed upon by the applicant as follows:

1. Any engineering must be approved by Town Engineer.
2. Water plans to be approved by Union County Public Works and Environmental Health.
3. 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*.
4. Driveway permits are required and shall be approved by NCDOT.
5. A lighting plan shall be submitted at the time of construction plan approval.
6. The applicant provided Proof of Septic approval to Town Staff.
7. Any new use or amendment (i.e. preschool) shall require an updated TIA assessment.
8. Approval of this plan establishes a zoning vested right under G.S. 160A-385.1. Unless terminated at an earlier date, the zoning vested right shall be valid until 10/8/2023. However, the applicant agrees to abide by the forthcoming town erosion control ordinance (if applicable at the time of construction plan submittal).
9. No sport fields or organized sports teams is permitted, and
10. The extended hours of operation during Holy Week are approved due to the site-specific layout and elevation of the church to the adjacent properties.

Since the approval the applicant purchased the Matthews Property (parcel 06177012). The additional property allows the applicant to construct the building further west, away from the existing subdivision lots and amend the parking around the proposed building site. The development standards remain the same except (1) to add the Matthews parcel, and (2) to note that there may be more than one building constructed on the site. The building(s) maximum gross floor area of 55,000 square feet remains the same.

### **Development Standards (for a Church in the R60 zoning district):**

- Minimum Lot Area-3 acres
- Front Setback-75 feet

- Rear Setback-60 feet
- Side Setbacks-50 feet
- Maximum Building Height - 35 feet except as permitted in *Section 58-15*

**Access and Parking:**

- The site plan shows two points of access, one off of Rea Road and the second off of Reid Dairy Road. The Church has yet to obtain driveway permits for the access plan and will be required to do so as a condition of a conditional rezoning approval.
- The applicant is not required to submit a traffic impact analysis. The AM peak hour equals 48 trips while the Sunday peak hour equals 318 trips.

**Screening and Landscaping:**

- The applicant is required to provide a 50-foot landscaped buffer around the property per Section 58-8 of the zoning ordinance. Existing wooded areas within the buffers shall be left undisturbed.

**Planning Board Review:**

The Planning Board reviewed the amendment on January 28, 2019. They unanimously recommended approval.

**Recommendation:**

State Statute requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest.

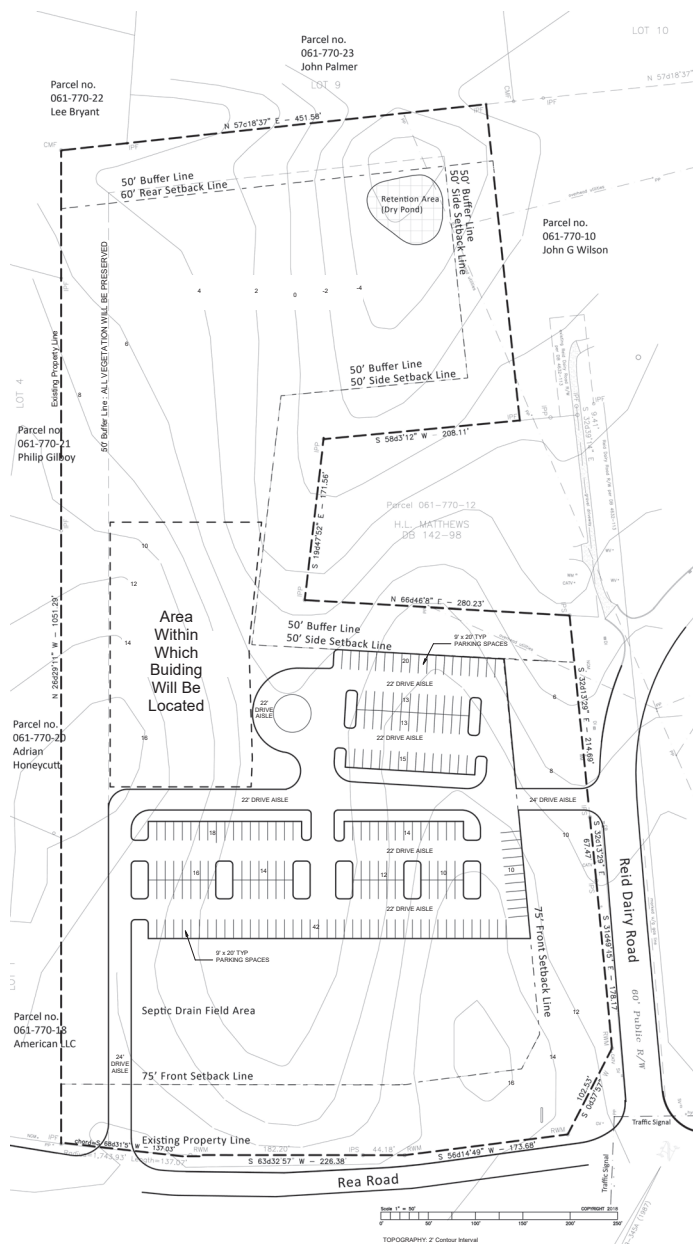
*Proposed Land Use Consistency Statement*

The subject parcel is designated for Traditional Residential on the Weddington Land Use Plan.

The conditional zoning meets the goals of the land use plan in that the use retains a mix of land uses that reinforce a unique small-town character; the design is consistent with the unique small-town character of Weddington. The existing trees and undisturbed area create a buffer between the existing residential homes. It is reasonable given the use and character of the area with the school and fire department nearby.

Staff recommends approval of the conditional zoning amendment for Christ Lutheran Church with the previous conditions approved from October 8, 2018.

*Attachments:*  
Site Plan/Development Standards  
Previously approved site plan



PROPOSED SITE PLAN | 1" = 50'

#### Site Development Data:

Acreage: 11.697

Tax Parcels: # 06177013, #06177014,  
portion of #06177015

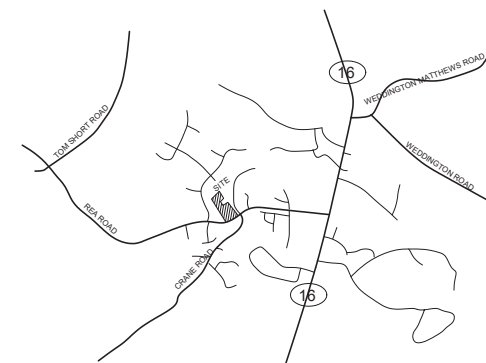
Existing Zoning: R-60  
Proposed Zoning: R-60 (CZ)

Proposed Uses: Churches, Synagogues and  
other places of worship, along with any incidental  
and accessory uses associated therewith

Max. Height: Building - Thirty-five (35) feet;  
Section 58-15 Design Features - Sixty (60) feet

Buffer: Fifty (50) feet undisturbed vegetation

Parking:  
600 Patrons/4 = 150 spaces  
10 employees + 10 spaces  
Total Required = 160 spaces  
Proposed: 200 Parking Spaces



VICINITY MAP | NTS

#### CHRIST SOUTH

323 REID DAIRY RD.  
WEDDINGTON NC  
28104

#### CONDITIONAL REZONING PLAN

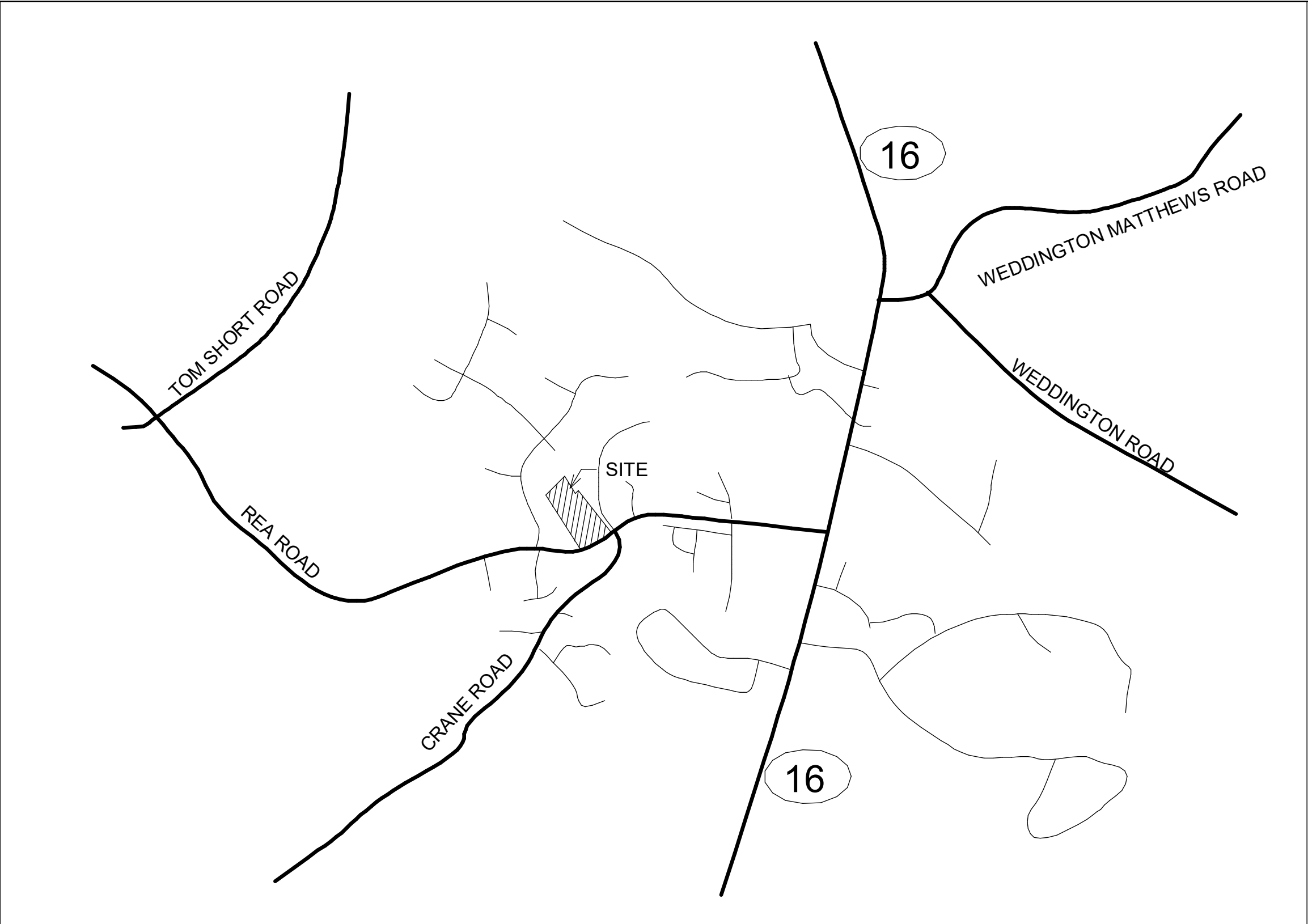
DATE: 10-08-2018  
PROJECT NO: 18039

REVISIONS  
NO. DATE DESCRIPTION

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SHEET NUMBER

001



VICINITY MAP N.T.S. 3

SITE DEVELOPMENT DATA:

ACREAGE: 12.739

TAX PARCELS:	EXISTING ZONING	PROPOSE ZONING
ALL OF PARCEL #06177012	R-60	R-60 (CZ)
ALL OF PARCEL #06177013	R-60 (CZ)	R-60 (CZ) (SPA)
ALL OF PARCEL #06177014	R-60 (CZ)	R-60 (CZ) (SPA)
PORTION OF PARCEL #06177015	R-60 (CZ)	R-60 (CZ) (SPA)

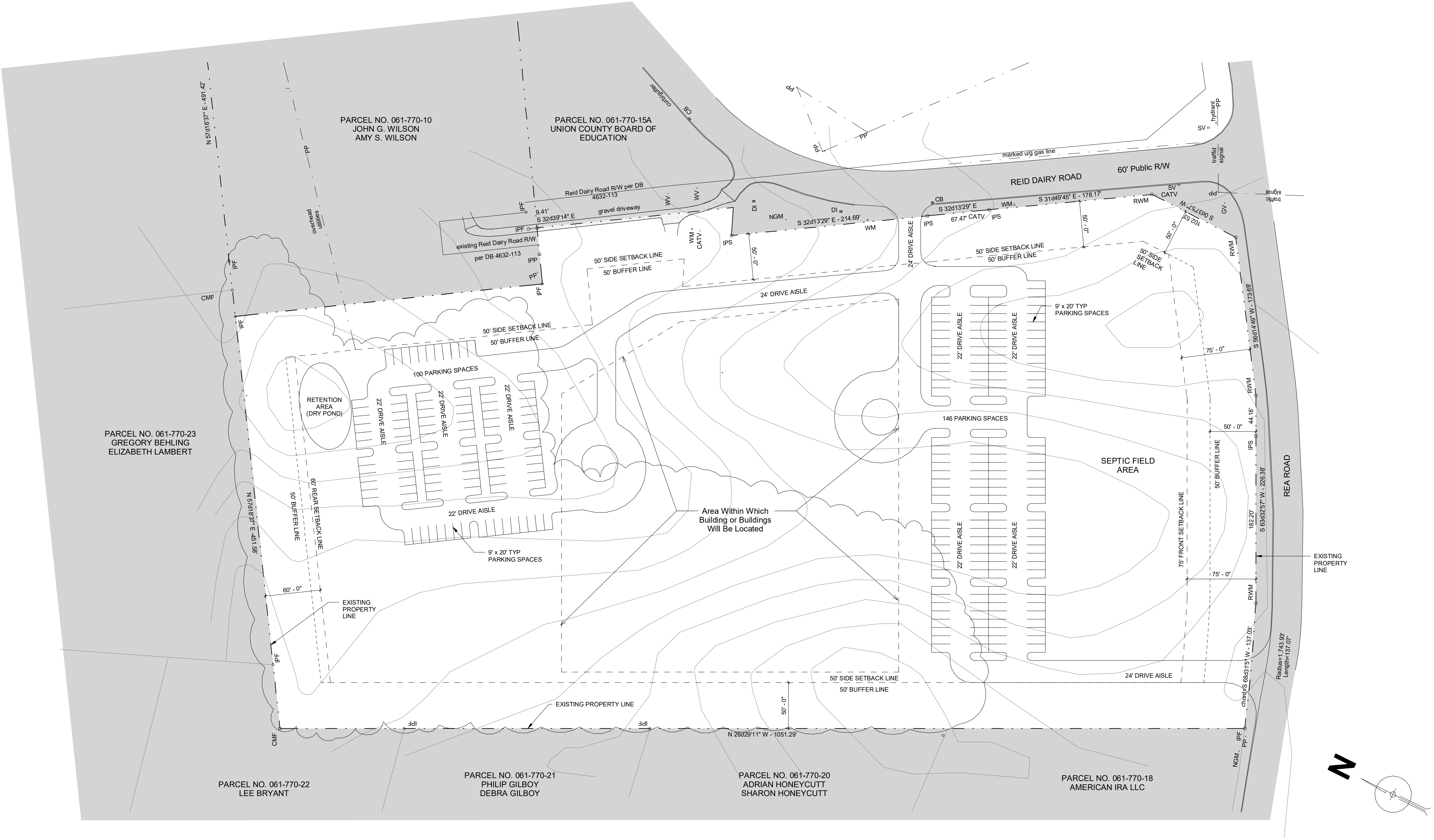
PROPOSED USES: CHURCHES, SYNAGOGUES, AND OTHER PLACES OF WORSHIP, ALONG WITH ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH

MAX HEIGHT: BUILDING THIRTY-FIVE FEET (35'-0")

BUFFER: FIFTY FEET (50'-0")

246 PARKING SPACES

SITE DEVELOPMENT DATA 2



PROPOSED SITE PLAN 1" = 50'-0" 1

CHRIST SOUTH

323 REID DAIRY RD.  
WEDDINGTON NC  
28104

CONDITIONAL REZONING PLAN

DATE: 1-2-2019  
PROJECT NO: 18039

REVISIONS  
NO: DATE: DESCRIPTION:

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SHEET NUMBER

DEVELOPMENT STANDARDS

January 2, 2019

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Christ Lutheran Church (the “Applicant”) for an approximately 12.739 acre site located on the northwest corner of Reid Dairy Road and Rea Road, which site is more particularly depicted on the Rezoning Plan and is further identified as all of Tax Parcel No. 06177012, all of Tax Parcel No. 06177013, all of Tax Parcel No. 06177014, and a portion of Tax Parcel No. 06177015 (hereinafter referred to as the “Site”).
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of Chapter 58 of the Town of Weddington Code of Ordinances (the “Zoning Ordinance”). The regulations established under the R-60 zoning district shall govern the use and development of the Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Zoning Ordinance, may be altered or modified during design development and construction document phases.
- D. The principal building and any accessory structures developed on the Site shall be located within the building envelope depicted on the Rezoning Plan.
- E. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. The Site shall be required to meet side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.
- F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 58-271(j) of the Zoning Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 58-271(j) of the Zoning Ordinance.
2. PERMITTED USES
- A. In addition to all permitted uses within the R-60 zoning district, the Site also may be devoted to the following conditional uses that are allowed within the R-60 zoning district:

11556193

6. SCREENING AND LANDSCAPING

- A. Screening and landscaping shall conform to the requirements of Section 58-8 of the Zoning Ordinance.

7. ENVIRONMENTAL FEATURES

- A. Storm water management on the Site shall comply with the requirements of Section 58-543 of the Zoning Ordinance.

8. SIGNS

- A. The Applicant may install a sign on the Site at the location more particularly identified on the Rezoning Plan, which sign shall comply with the requirements of Article V of the Zoning Ordinance.

9. LIGHTING

- A. All freestanding lighting fixtures installed on the Site shall comply with the requirements of Chapter 14, Article IV of the Town of Weddington Code of Ordinances.

10. NOISE

- A. The Applicant shall comply with the requirements of Chapter 22 of the Town of Weddington Code of Ordinances.
- B. The Applicant shall not erect or operate a bell tower or similar chiming feature on the Site.

11. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Zoning Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, “Applicant” and “owner” or “owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- B. Any reference to the Zoning Ordinance or the Town of Weddington Code of Ordinances herein shall be deemed to refer to the Zoning Ordinance or the Town of Weddington Code of Ordinances in effect as of the date this Rezoning Petition is approved.

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1. Churches, synagogues and other places of worship, along with any incidental and accessory uses associated therewith.
- B. With the exception of Holy Week and Christmas Eve, the public hours of operation for permitted uses on the Site shall be 7:00 am to 10:00 pm; provided, however, that the following uses shall be permitted to take place on the Site outside of the above hours of operation:
1. Small group activities;
2. Spiritual and spiritual formation activities for congregants;
3. Church-community relationship building activities; and
4. Conducting church business, operations and/or management activities.
- C. The following restrictions shall apply to wedding ceremonies and wedding receptions held outdoors on the Site:
1. Any wedding ceremonies and/or receptions held on the Site must be held within the hours of operation set forth in Note 2.B.
2. Outdoor wedding ceremonies and/or receptions shall be held within the building envelope depicted on the Rezoning Plan.
3. The maximum number of guests for any outdoor wedding ceremony and/or reception held on the Site shall be in accordance with the maximum occupancy of the principal building on the Site as determined by the fire marshal or fire chief.
4. Temporary exterior lighting, if any, shall not project into adjoining residential lots. Use of stadium-style or other pole-mounted lighting is prohibited.
5. Parking along the public right of way, or parking that blocks any driveways, sight triangles or emergency access, is prohibited. Off-site parking shall be permitted only if the Applicant maintains an agreement with the owner of land where vehicles are parked specifically permitting such parking.
6. The event area shall provide sufficient on-site trash receptacles, and ensure that windblown trash or other debris does not accumulate anywhere on the Site.
7. The event area shall ensure adequate ingress and egress from all buildings and structures to accommodate emergency services access.
- D. No dedicated and lighted athletics fields (e.g. baseball diamonds) shall be provided on the Site.
- E. The Applicant acknowledges that it must seek Town Council approval of any extension of permitted church uses to include operation of a day care or a preschool on the Site.

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3. TRANSPORTATION

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Weddington and/or North Carolina Department of Transportation (“NCDOT”) in accordance with applicable published standards.
- B. Off-street vehicular parking shall be provided in accordance with the requirements of the Zoning Ordinance.
- C. The alignment of the internal drives and vehicular circulation areas may be modified by the Applicant to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by Town of Weddington and/or NCDOT in accordance with applicable published standards.

4. ARCHITECTURAL STANDARDS

- A. Building design and architectural standards will meet the applicable requirements of Chapter 14, Article V of the Town of Weddington Code of Ordinances.
- B. The building or buildings to be located on the Site together shall not exceed 55,000 square feet of gross floor area.
- C. The maximum height of any building or buildings to be located on the Site shall be 35 feet as measured from the ridge of the roof.
- D. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives of the principal building to be located on the Site, which are intended to depict the general conceptual architectural style and character of the building. Accordingly, such building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted. Any other buildings to be located on the Site shall be consistent with the architectural style, design and character of the principal building on the Site.

5. DIMENSIONAL STANDARDS

- A. Development of the Site shall comply with the yard regulations for the R-60 zoning district set out in Section 58-53(3) of the Zoning Ordinance as it exists on the date of the Rezoning Application.

11556193

CHRIST  
SOUTH

323 REID DAIRY RD.  
WEDDINGTON NC  
28104

CONDITIONAL REZONING  
PLAN

DATE: 1-2-2019  
PROJECT NO: 18039

REVISIONS  
NO: DATE: DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, PA, AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT IF ADW ARCHITECTS, PA.

SHEET NUMBER

002

### III. GOALS AND POLICIES

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

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

#### **Land Use Goals:**

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

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

Commented [KD1]: Check with attorney

#### Land Use Policies:

- Policy 1: Preserve open space and scenic views through appropriate zoning regulations. Require open space preservation in both conventional and conservation subdivisions and commercial developments.
- Policy 2: Preserve the Town's natural resources. Depending upon the fragility of the resource, restrictions should limit or prohibit construction, grading, and even vegetative clearing.
- Policy 3: Limit development to areas of the Town that have suitable soil and topographic characteristics for development.
- Policy 4: Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property.
- Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby protecting property values.
- Policy 6: Retain the character of the community by ensuring that new residential development consists of single-family homes.
- Policy 7: Continue to allow manufactured housing in Weddington on individual lots within Residential (R) zoning districts in accordance with NCGS 160A-383.1.
- Policy 8: Prohibit medium and high-density residential development and large-scale commercial development that could create potential traffic and safety problems for the Town.
- Policy 9: Ensure that the scale and design of commercial development is consistent with the unique small-town character of Weddington. Limit such development to small-scale retail and service businesses, serving Town residents ~~and surrounding communities~~, particularly specialty shops and restaurants and

prohibit regional scale retail and service commercial establishments. Provide for open space preservation in new and/or expanded commercial developments.

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

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

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

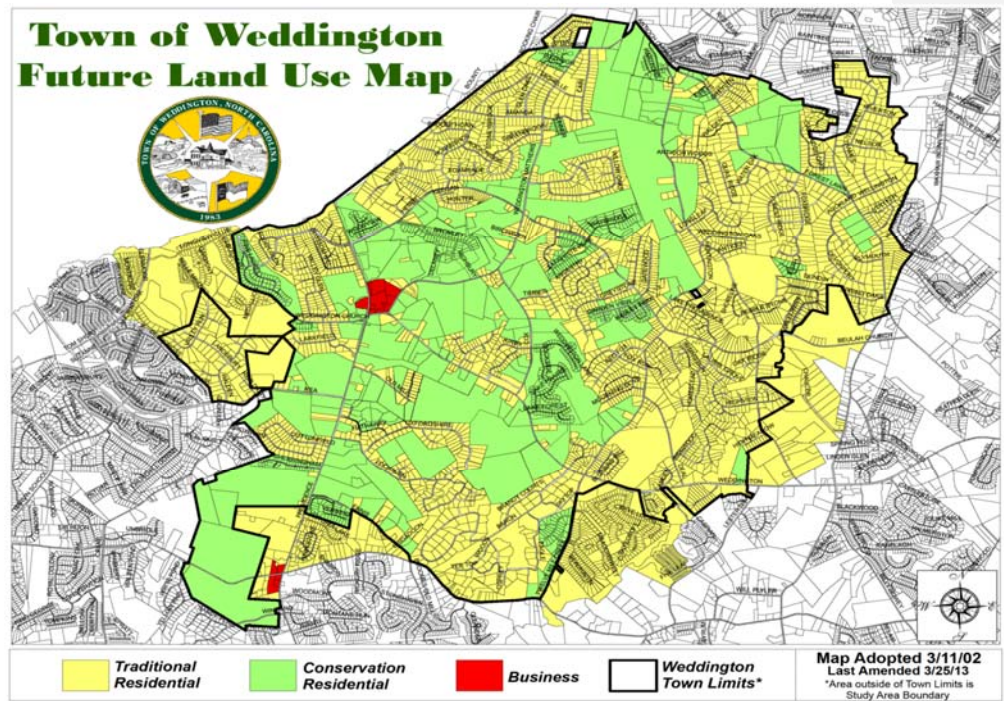
#### **Exhibit 1: Future Land Use Categories**

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

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

Policy ~~13~~4: Allow alternative smaller lots to ~~promote residential and population diversity in the community~~retain open space while maintaining a density of 1 dwelling unit per 40,000 square feet.

INSERT  
Exhibit 2: Future Land Use Map



**Public Facilities and Services Goals:**

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

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

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

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

**Public Facilities and Services Policies:**

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

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

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

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

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

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

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

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

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

### **Community Design and Image Goals**

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

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

### **Community Design and Image Policies**

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

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

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

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

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

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

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

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

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

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

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

#### **Growth Coordination Goals:**

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

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

#### **Growth Coordination Policies**

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

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

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

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

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

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

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

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

Policy ~~98~~: Coordinate with the County library system to provide convenient and accessible library services.

Commented [KD2]: STOPPED 11/26/2018

## IV. PLAN ADMINISTRATION AND IMPLEMENTATION STRATEGIES

This element provides for the implementation and ongoing administration of the Land Use Plan by:

- Describing the processes for monitoring and amending the Plan over time;
- Explaining specific strategies required to achieve the Plan's goals and objectives; and
- Scheduling the implementation of plan strategies.

### **A. PLAN MONITORING & AMENDMENT**

The Land Use Plan is intended to serve as a guide for public and private development and land use decisions through December 31, ~~2018~~2023. This plan shall be updated every five years. Changes to the Land Use Plan shall only be initiated by the Town Council, Planning Board or Zoning Administrator. As local and regional conditions change, changes to the policies (including maps) and strategies will be required to keep the plan current. While specific procedures for amendment should be adopted by ordinance, the following paragraphs outline the process for monitoring and amending the plan. The Town should conduct an annual review every July to determine its progress in achieving plan goals, objectives and strategies. During this review, the Town should evaluate development decisions (e.g., zoning changes, subdivisions, building permits and public works projects) that have been made by the Town and ~~other adjacent~~ jurisdictions, growth trends and the progress made in accomplishing the strategies listed in this Plan element. The result of the annual review may be to recommend revisions to policies, the future land use map or the implementation program.

### **B. POLICY REVISIONS**

To ensure that the Land Use Plan remains an effective guide for decision-makers, the Town should conduct periodic evaluations of the Plan policies and strategies. These evaluations should be conducted every five years, depending on the rate of change in the community. Should a major review be necessary, the process should encourage input from merchants, neighborhood groups, developers, and other community interests~~s?~~-groups. Any Plan amendments that appear appropriate as a result of this review should be processed according to the adopted Plan amendment process. These evaluations should consider the following:

Progress in implementing the Plan;

- Changes in community needs and other conditions that form the basis of the Plan;
- Fiscal conditions and the ability to finance public investments recommended by the Plan;
- Community support for the Plan's goals and policies; and
- Changes in State or federal laws that affect the Town's tools for Plan implementation.

#### **C. LAND USE MAP AMENDMENTS**

The future land use map is a guide for development and land use decisions. Changes to the Land Use Map shall only be initiated by the Town Council, Planning Board or Zoning Administrator. Changing conditions (e.g., market conditions, economic development initiatives, redevelopment prospects, etc.) will result in the need to periodically amend the future land use map. While land use amendments may occur more frequently than policy changes, they should not occur more than twice per year. By limiting opportunities to amend the future land use map, the Town will reduce the potential for incremental land use changes that result in unintended policy shifts.

#### **D. DESCRIPTIONS OF IMPLEMENTATION STRATEGIES**

Successful implementation of the Plan results from many individual actions by the Town, other public jurisdictions, and private decision-makers over the course of many years. The vision, goals and objectives describe what the community wants to become and the policies describe how decision-makers should respond to varied circumstances. To accomplish the Plan's goals and objectives, the Town will need to accomplish many tasks throughout the life of the Plan. These key action items will be used to accomplish the Plan's goals in the initial years of plan implementation. While most of the items identified in the following discussion will be carried out by the Town, some items may require coordination with Union County, NCDOT or some other entity.

#### **E. IMPLEMENTATION PROGRAM**

The following list of strategies should be reviewed and updated annually to reflect community accomplishments, new approaches to community issues, changing conditions, shifting priorities and new demands.

This list is not intended to be exhaustive or all inclusive -- the Town, County and other public and private entities will take numerous actions throughout the life of this plan to achieve the community's goals. This list of strategies is intended to identify those deemed to be of the highest priority that should be pursued by the Town over the next several years. The strategies shown are not listed in priority order as each, if implemented, will provide meaningful long-term benefit to the Town. Notwithstanding the above, actual legislative decisions or implementation strategies made in the future in Weddington will be in the Town Council's discretion.

Strategy 1: Maintain design standards in the zoning ordinance to ensure that non-residential developments are well designed and in harmony with neighboring land uses.

~~Strategy 2: Evaluate the creation of a new zoning classification to address the needs of areas of the Town where new residential development would not be appropriate.~~

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Strategy 3: Maintain the conditional zoning review standards that require that the following be addressed on site development plans:

- a. Relationship of the proposed development to adjacent properties;
- b. Buffering, screening, and landscaping both within and around the development;
- c. Preservation of existing vegetation;
- d. Parking designs, landscaping and building layout;
- e. Access to and from the development and also within the development;
- f. The view from adjoining public roads;
- g. Architectural design;
- h. Consider a standard that reviews the impact of the additional traffic from the development on neighboring thoroughfares through a traffic impact analysis.
- i. Useable and well-planned conservation lands.

Strategy 4: Ensure that the Town's subdivision regulations require transportation infrastructure to be designed and constructed to meet North Carolina Department of Transportation (NCDOT) standards.

Strategy 5: Maintain access standards to preclude direct access from residential subdivision lots onto designated major or minor thoroughfares depicted on the Town's Thoroughfare Plan (LARTP).

Strategy 6: Require subdivisions to provide individual lots access through internal subdivision roads.

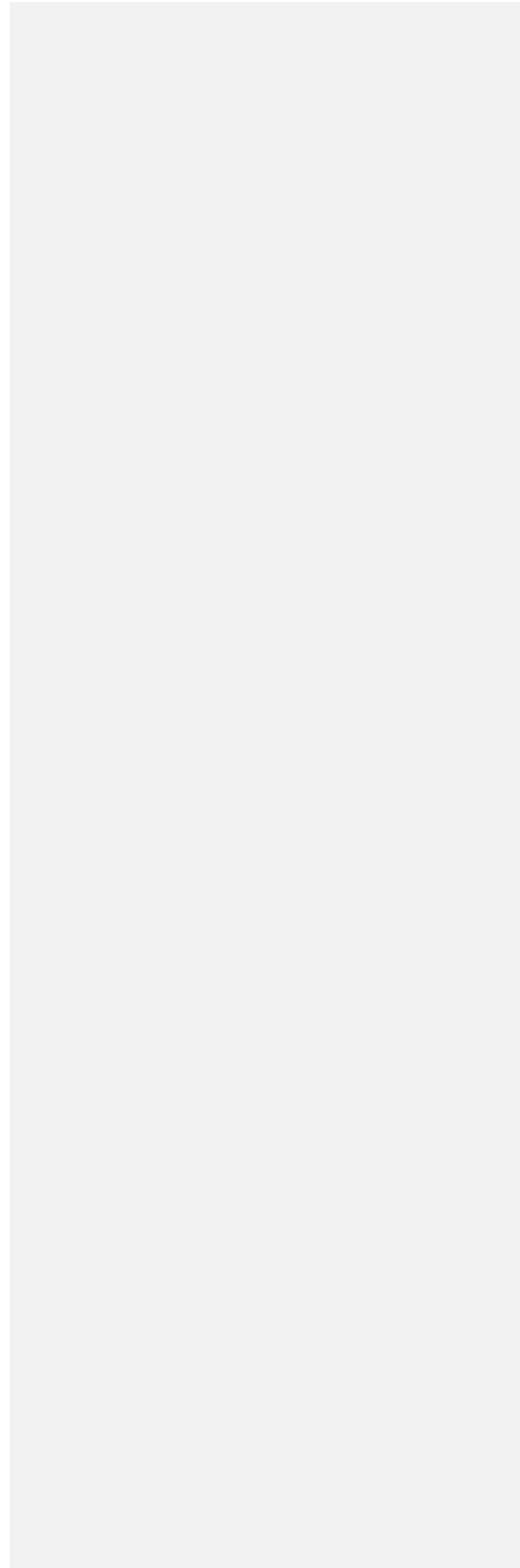
Strategy 7: The Town should review its contract with the Union County Sheriff's Department on an annual basis to ensure that adequate police services continue to be provided.

Strategy 8: Allow conservation subdivisions on large, unplatted parcels (i.e., subdivisions that retain R-40 housing yields but allow for smaller lot sizes), through the conditional zoning process to preserve open space and scenic views, incorporating the design principles of Randall Arendt's 4-step process.

Strategy 9: Require conditional zoning for all commercial development to ensure that it is compatible with the community character.

~~Strategy 10: Conduct an annual review of this Land Use Plan to monitor the Town's progress in achieving its goals.~~

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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** March 11, 2019

**SUBJECT:** CTP map changes

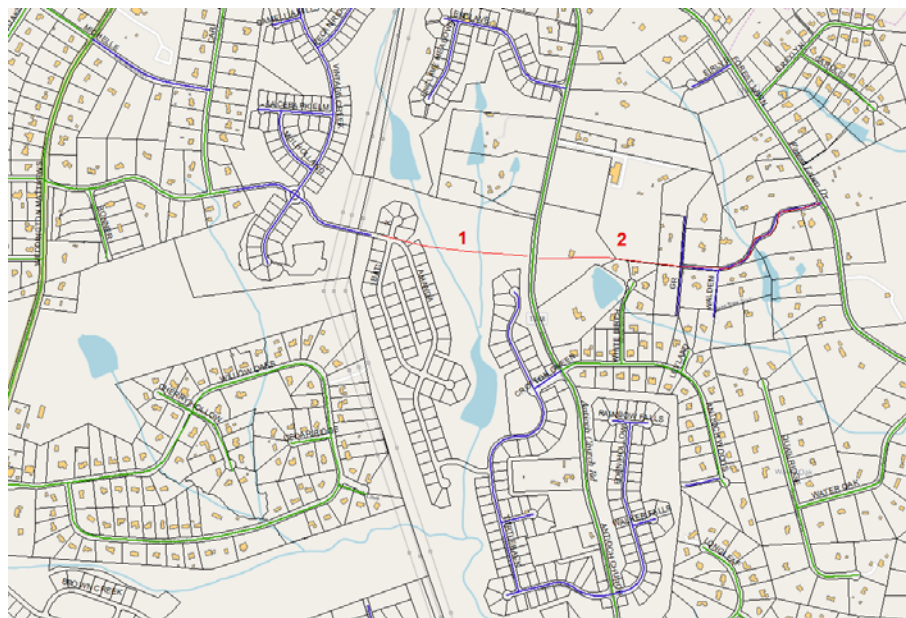
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The Comprehensive Transportation Plan (CTP) is a multi-modal strategy for transportation improvements. It includes highway/street improvements, public transit and rail, bicycles and pedestrians. It's a long-range transportation plan. The CTP is the framework for selecting future projects for the MTP and eventually the TIP (funded projects).

Union County transportation planner Bjorn Hansen has identified several conflicts throughout the county. Once he hears back that the changes in the various jurisdictions are supported, he will take them to the County Board of Commissioners to get their endorsement and approval. Bjorn is anticipating the community comment period to be in May. He'll present a CTP amendment for all projects to the TCC and CRTPO the following month.

The changes for Weddington include (1) removing the thoroughfare section that runs down through the Falls subdivision since it's already built, and (2) since there is no longer a through-road from Vintage Creek to Antioch Church Road, does the Town want to keep the Walden Lane connection from Antioch Church Road to Forest Lawn? A link to all the Union County changes is below.

<https://www.arcgis.com/apps/presentation/index.html?webmap=55ebf691823f4f4d9bba749b1e376d53>



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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:** Lisa Thompson, Town Administrator/Planner

**DATE:** March 11, 2019

**SUBJECT:** Road Improvement Process

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The Town is getting complaints from property owners about secondary streets not being maintained by NCDOT. When a subdivision is approved, a street is dedicated as public right of way to a public entity. Only the Town or NCDOT can accept that dedication. Developers perform the street construction or get a bond to perform the work and the Town releases the bond upon receiving a built-to-suit letter from NCDOT. The Town used to have the ability to collect maintenance bonds that wouldn't be released until NCDOT accepted the road. The State has taken away the ability to hold maintenance bonds for streets from municipalities.

The problem is typically with cul-de-sacs. NCDOT generally won't accept maintenance until at least 4 or more homes are constructed on a street. The construction is completed, the bond is released, but the roads are not accepted for maintenance.

There is no way for a homeowner to know that their road was never accepted and is not being maintained when it's platted publicly. Other jurisdictions recognize this problem and have formulated a process to handle requests for the towns to participate and help get the roads into a maintenance system.

There are two options. One is an assessment. This is a statutory process that if a town receives a petition from property owners who represent a majority ownership of the total lineal feet of road frontage; the town can assess a percentage of the total cost, or the total cost, to the homeowners, per lineal feet. This would get the road turned over to NCDOT for maintenance and require all parties to pay a pro-rata share. The second option is the town can adopt a policy that provides the following: 1) at the request of property owners of some proportion to be decided, 2) the town contribute a portion to the cost of repair and the adjacent landowners voluntarily contribute a portion of the cost. The Town would likely choose to set a pre-determined dollar cap or percentage cap in order to fairly allocate limited Town dollars among various projects.

With either option, the following items are needed prior to moving forward on considering if the Town will help pay for road improvements: the road must be publicly dedicated and not a private road (the PRD approval process ensures HOAs are formed and funded and private roads are deeded); NCDOT will notify the Town that they will accept the road once it is brought up to standard; and a signed petition from the property owners to show that a certain percentage want this action, stating that they agree to paying some amount of money (either by assessment or donation, whichever the Council chooses).

Staff is seeking direction on which option the Council would like to move forward with and which process is best for the current situation on Ambassador Court.

## **WEDDINGTON CODE ENFORCEMENT REPORT**

February, 2019

1. **4005 Ambassador Ct., Inez B. McRae Trust**  
Notice of violation to be sent the week of 3/11/19 for grass.  
State Statute Process for demolition upon Council request.
2. **3824 Beulah Church Rd.**
  - Trash and debris in back yard around trash containers and utility building. Courtesy letter has been sent to owner.
  - 9/30/18---Citation & Notice of Violation issued 9/10/18 with fines starting 9/25/18 if violation not corrected.
  - 2/28/19----Violation continues.
3. **501 Devonport Dr.**
  - Inspection—vehicles parked on driveway at garage. Did not see any violation issues.
  - 10/31/18—No response to courtesy letter sent in June.
  - 12/31/18—Complaints continue. Due to heavily wooded condition, unable to verify any problem/violation.
  - 2/28/19----Monitoring. Does Council want to continue?
4. **2317 Huntington Dr.**
  - 9/28/18----Courtesy letter issued to owner requesting property be mowed.
  - 10/31/18—No response to courtesy letter requesting owner to mow. Notice of Violation and Citation issued 11/13/18
  - 12/31/18—Will start process to have this one mowed when weather/growing season begins in spring.
  - 2/28/19----Monitoring.
5. **3009 Michelle Dr.**
  - Courtesy letter issued to owner on 11/29/18. Yard to be cleaned by 12/30/18
  - 12/31/18—violation continues.
  - 1/31/19---violation continues.
  - 2/28/19----Only 2 vehicles in driveway. Case closed.
6. **416 Gatewood Ln.**
  - Motor home/camper parked in street right of way at this address. Owner has requested until 12/31/19 to move it from street.
  - 12/31/18—Violation continues. Motorhome to be towed by Town.
  - 1/31/19---Owner has moved camper up into front yard of home.

- 2/28/19----Took photo's of camper from street and driveway. Does council want to address this?

7. 3708 Beulah Church Rd.

- Owner still has one vehicle to move from this property.
- Still one more vehicle to remove from property.
- Still one vehicle which owner has agreed to remove/dispose of.

8. 2500 Greenbrook Parkway

- Pallets stacked behind detached garage and old mattress. Sent owner notice to remove these items. No response.

9. 3005 Cornerstone Dr.

- Box truck and old camper in side yard of house; sent courtesy letter to owner 2/1/19.
- No response. Vehicles still in driveway at rear of home.



## Alarm Calls

For the Month of: February 2019

3/1/2019

9:00:18AM

Incident #	Date/Time	Street	City	Subdivision	Prime Unit	Caller Name	Close Code
Nature	Priority	Agncy	Zone	Business			
1	2019031525	2/1/2019 7:55:42		717 PROVIDENCE OAK LN	WED	LAKI	SR4 CAL
	ALARMS LAW	7	UCSO	T10			HETTICH, MARY ANN
	RES BURG// INTERIOR MOTION [02/01/19 07:55:58 SSTARNES]						
	SIMPLY SAFE// 8006332677// 7163 [02/01/19 07:56:38 SSTARNES]						
	AC HAD NO CROSS ST AND ADDRESS IN MATTHEWS [02/01/19 07:57:11 SSTARNES]						
	RES HETTICH, MARY ANN REQ -22 [02/01/19 08:05:08 EMULLIS]						
2	2019031967	2/1/2019 17:49:17		6113 HUNTER LN	WED	WEDW	A34 CAL
	ALARMS LAW	7	UCSO	T10			SESSA, KATHERINE
	CPI OP 4544 CB 8009487133 ATT KH						
	**** FRONT MOTION **** [02/01/19 17:49:48 RWALDRON]						
	PER AC -22 [02/01/19 17:53:30 SSTARNES]						
3	2019032467	2/2/2019 5:31:46		13639 PROVIDENCE RD	WED		CBC
	ALARMS LAW	7	UCSO	T10 HARRIS TEETER WEDDINGTON			
	FRT RIGHT ENTRY DR [02/02/19 05:32:12 ALILES]						
	AC REQ -22 // FALSE ALARM // OP 1266 [02/02/19 05:32:47 ALILES]						
4	2019032589	2/2/2019 9:24:52		1020 LIGGETS DR	WED	HARL	B14 F
	ALARMS LAW	7	UCSO	T10			MODEL HOME
	OFFICE DOOR [02/02/19 09:25:22 CMARTIN]						
	KH ATT [02/02/19 09:25:26 CMARTIN]						
	3535//CPI// CB 7049456115 [02/02/19 09:25:59 CMARTIN]						
	UDTS: {B14} NO NEED TO CHECK STATUS [02/02/19 09:52:40 JCROSS]						
	set off by real estate agent [02/02/19 10:05:22 Unit:B14]						
5	2019033082	2/2/2019 20:49:28		3530 BOUNTY CT	WED	PROW	A34 F
	ALARMS LAW	7	UCSO	T10			TUCKER, SHEILA
	INTERIOR MOTION [02/02/19 20:49:44 SCASHMAN]						
	SPOKE TO PERSON CLAIMING TO BE HOMEOWNER NOT ON SCENE, BUT COULD NOT GIVE PASSCODE [02/02/19 20:50:04 SCASHMAN]						
	SIMPLY SAFE // 800-633-2677 // OP 8347 [02/02/19 20:50:28 SCASHMAN]						
	AC ADV 1 CAT ON PREMISE [02/02/19 20:50:44 SCASHMAN]						
	UDTS: {A34} NO NEED TO CHECK STATUS [02/02/19 21:42:46 EOATES]						
	I conducted a foot patrol around the property of the above address, all windows and doors appeared secure. I did not observe any suspicious circumstances during my patrol. [02/02/19 21:42:59 Unit:A34]						
6	2019033700	2/3/2019 14:43:28		334 TURTLEBACK RDG	WED	FALL	W2 CAL
	ALARMS LAW	7	UCSO	T10			
	AC ADV -22 [02/03/19 14:43:53 SSTARNES]						
	AR BUSINESS TOLL BROTHERS 7045028112						
	CENTRAL STATION// OP F956// CB 8004321429 [02/03/19 14:46:06 SSTARNES]						

	Incident #	Date/Time	Street	City	Subdivision	Prime Unit		
	Nature	Priority	Agcy	Zone	Business	Caller Name	Close Code	
7	2019034088	2/4/2019 0:01:15			13721 PROVIDENCE RD	WED	A34	F
	ALARMS LAW	7	UCSO	T10	WEDDINGTON DENTAL			
	DOCTOR'S OFFICE DOOR [02/04/19 00:01:35 SCASHMAN]							
	NO KH [02/04/19 00:01:42 SCASHMAN]							
	SEC CEN // 800-230-6975 // OP 7040 [02/04/19 00:02:03 SCASHMAN]							
	REF #1188557 [02/04/19 00:02:16 SCASHMAN]							
	UDTS: {A34} NO NEED TO CHECK STATUS [02/04/19 00:19:10 EOATES]							
	I checked the only door to the business and it was secure as well as the front windows. I didnt observe any suspicious activity while on scene. I didnt hear an audible alarm. All appeared ok [02/04/19 00:19:29 Unit:A34]							
8	2019034619	2/4/2019 13:02:26			980 BARON RD	WED AERO	W3	F
	ALARMS LAW	7	UCSO	T10			RYALS, RON	
	ENTRY/EXIT ALARM FROM FRNT DR AND GARAGE DR [02/04/19 13:03:00 JMILLEN]							
	AMERICAN BURG // OP MELISSA// 1-800-955-5771 [02/04/19 13:04:21 JMILLEN]							
	{W3} XPK4438 BLK MERCEDES [02/04/19 13:15:25 KMICHAELS]							
	Spoke with home owners aunt who advised everything was fine and she is just house sitting. [02/04/19 13:22:20 Unit:W3]							
9	2019035258	2/5/2019 2:49:44			3319 IRONWOOD DR	WED WEGE	C14	F
	ALARMS LAW	7	UCSO	T10			ETHERIDGE, WILLIAM	
	PANIC ALARM [02/05/19 02:50:00 TJONES]							
	KEYPAD [02/05/19 02:50:03 TJONES]							
	#SARU // ADT // 8002970543 [02/05/19 02:50:13 TJONES]							
	ALL 10-4 AT THE HOME ACCIDENTAL ALARM. [02/05/19 03:04:39 Unit:C24]							
	Homeowner said raccoons were fighting outside and they set the alarm off checking to see what was happening,,, 10-8. [02/05/19 03:06:10 Unit:C14]							
10	2019035263	2/5/2019 2:58:16			13721 PROVIDENCE RD	WED	C24	N
	ALARMS LAW	7	UCSO	T10	WEDDINGTON DENTAL			
	DOCTOR GHIM OFFICER DOOR // [02/05/19 02:58:51 TJONES]							
	OFFICE DOOR* [02/05/19 02:58:55 TJONES]							
	#7043 // SECC // 8002306975 [02/05/19 02:59:19 TJONES]							
	REF 1188557 [02/05/19 02:59:26 TJONES]							
	UDTS: {C24} NO NEED TO CHECK STATUS [02/05/19 03:15:42 MGARCIA]							
	ALL DOORS AND WINDOWS SECURE ON BUILDING. [02/05/19 03:17:37 Unit:C24]							
	No alarm heard, all doors were secure,,, 10-8. [02/05/19 03:17:58 Unit:C14]							
11	2019035674	2/5/2019 11:26:46			130 VALLEY GLEN DR	WED STEP	W3	N
	ALARMS LAW	7	UCSO	T10			WOOD, KEITH	

Event spawned from UNKNOWN PROBLEM EMD. [02/05/2019 11:26:46 KMICHAELS]  
Radio Channel: BRA [02/05/19 11:24:41 JKING2]  
[EMD] Age unknown, Gender unknown, Consciousness unknown, Breathing status unknown.  
Caller Statement: MEDICAL ALARM  
Chief Complaint: Unknown Problem (Person Down) [02/05/19 11:25:21 KMICHAELS]  
[EMD] Dispatch Code: 32B02 (Medical Alarm (Alert) notifications (no patient information))  
Response: Bravo  
Questions:

-- Unk what doing now.  
-- Unk if moving at all.  
-- Never heard talking/crying.  
-- Medical Alarm (Alert) notification.  
-- Unk if appears completely awake. [02/05/19 11:25:36 KMICHAELS]

VIVINT OP P861 CB 877 320 3858 [02/05/19 11:26:05 KMICHAELS]  
ALSO BURG ALARM -GARAGE DOOR [02/05/19 11:26:58 KMICHAELS]  
[EMS] {MED103} FALSE ALARM [02/05/19 11:36:34 MGADAIRE]  
No emergency everything was ok [02/05/19 11:37:08 Unit:W3]

[ASAP ALARM ID: 410272226]

-- ALARM INFO: AUDIBLE BURGLARY (FAMILY MOTION)  
-- LOCATION: 1112 BROMLEY DR WEDDINGTON, NC 28104 (RESIDENTIAL)  
-- SUBSCRIBER: PATEL, PINKESH AND AMITA  
-- SUBSCRIBER CALLBACK: 2153135751  
-- AMC: RAPID RESPONSE MONITORING (1RA)  
-- AMC CALLBACK: 8009323822

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-- LAT/LONG: 35.0321388244629/-80.7537994384766 [02/05/19 22:14:48 911UTIL]
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[FROM AMC] WE RECEIVED AN ADDITIONAL BURGLARY ALARM FROM KITCHEN MOTION. [02/05/19 22:15:39 911UTIL]

[FROM AMC] WE RECEIVED AN INBOUND CALL FROM PINKESH AND AMITA PATEL, THEY STATE ALL IS OKAY AND ARE REQUESTING DISPATCH TO BE CANCELLED. [02/05/19 22:18:15 911UTIL]

DOWNSTAIRS DOOR [02/06/19 17:42:01 ABURKE]

STILL ATT KH [02/06/19 17:42:07 ABURKE]

CPI // 7049456115 // OP WILL [02/06/19 17:42:42 ABURKE]

ALC REQ 22 REF FALSE ALARM// WILL [02/06/19 17:47:20 CMARTIN]

ENTRY / EXIT // ZONE 3 [02/06/19 18:18:42 ABURKE]

ATT KH // NO RESP [02/06/19 18:18:50 ABURKE]

SILVER SHOW SEC // 8003189486 // OP 206 [02/06/19 18:19:40 ABURKE]

I spoke with the homeowner who advised he accidentally set the alarm off. All appeared fine he was the only person home. I didnt observe any suspicious activity.  
[02/06/19 18:32:53 Unit:A34]

	<b>Incident #</b>	<b>Date/Time</b>	<b>Agcy</b>	<b>Street</b>	<b>City</b>	<b>Subdivision</b>	<b>Prime Unit</b>		
	<b>Nature</b>	<b>Priority</b>		<b>Zone</b>	<b>Business</b>	<b>Caller Name</b>	<b>Close Code</b>		
15	2019038064	2/7/2019 9:52:46			717 PROVIDENCE OAK LN	WED	LAKI	B24	CAL
	ALARMS LAW	7	UCSO	T10			HETTICH, MARY ANN		
	BURG ALARM// INTERIOR ALARM ZONE 0 [02/07/19 09:53:05 SSTARNES] SIMPLY SAFE OP 7948 // 8006332677 [02/07/19 09:53:49 SSTARNES] PER AC KH VER FALSE ALARM AND GAVE CORRECT PASSCODE [02/07/19 09:55:56 SSTARNES] PER AC -22 [02/07/19 09:56:01 SSTARNES]								
16	2019038120	2/7/2019 10:44:00			3000 PROVIDENCE FOREST DR	WED	PRON	UCSO	CAL
	ALARMS LAW	7	UCSO	T10			HARRIS, HELEN		
	BURG ALARM [02/07/19 10:44:11 SSTARNES] FRONT DOOR AND FOYER MOTION [02/07/19 10:44:19 SSTARNES] MALE ON SITE ADV HE IS A CONTRACTOR [02/07/19 10:44:26 SSTARNES] CPI // 4214 // 7049456115 [02/07/19 10:44:59 SSTARNES] -22 PER OP 4140 [02/07/19 10:48:33 ABURKE]								
17	2019038170	2/7/2019 11:40:20			3530 BOUNTY CT	WED	PROW	B30	N
	ALARMS LAW	7	UCSO	T10			TUCKER, SHEILA		
	BURG ALARM // ENTRY EXIT [02/07/19 11:40:41 SSTARNES] SIMPLY SAFE // OP 7933 // 8006332677 [02/07/19 11:41:23 SSTARNES] UDTS: {B30} NO NEED TO CHECK STATUS [02/07/19 12:05:24 JCROSS] I spoke with the home owner who stated she had given the correct code and advised the security System company to 22 law enforcement. Everything seemed to be fine and secure when I arrived. [02/07/19 12:11:55 Unit:B30]								
18	2019038306	2/7/2019 14:08:18			505 VALLEY RUN DR	WED	WALD	T2	F
	ALARMS LAW	7	UCSO	T10			MILLER, DAVID		
	KITCHEN MOTION [02/07/19 14:08:42 ABURKE] SPOKE W OWNER // OUT OF TOWN REQ DISP [02/07/19 14:08:52 ABURKE] CPI // 7049456115 // OP 2044 [02/07/19 14:09:19 ABURKE] sxz9792 [02/07/19 14:12:38 Unit:T2]								
19	2019039827	2/8/2019 19:26:46			7103 WEDDINGTON BROOK DR	WED	WEDD	C24	CAL
	ALARMS LAW	7	UCSO	T10			MCCULLOUGH, DONALD & JACK		
	GARAGE DR [02/08/19 19:27:03 JGREGORIUS] ATT KH [02/08/19 19:27:08 JGREGORIUS] CPI SEC // CB 704 945 6000 // OP 4726 [02/08/19 19:27:46 JGREGORIUS] AC REQ 22 // FALSE ALARM [02/08/19 19:31:31 JGREGORIUS]								
20	2019039867	2/8/2019 20:37:36			2031 KINGS MANOR DR	WED	HIGH	C20	F
	ALARMS LAW	7	UCSO	T10			BAHAKEL, STEVE		
	FAMILY ROOM ZONE 12 [02/08/19 20:37:58 MBALDWIN] CUSTOM SEC / 800-230-6975 / OP#7603 [02/08/19 20:38:31 MBALDWIN] REF#1999590 [02/08/19 20:38:47 MBALDWIN] spoke with homeowner stated that he was having problems with sensor. check residence everything appeared to be fine. [02/08/19 21:09:55 Unit:C20]								
21	2019040631	2/9/2019 16:22:25			2008 KINGS MANOR DR	WED	HIGH	W3	CAL
	ALARMS LAW	7	UCSO	T10			THOMISSER, WERNER		

<b>Incident #</b>	<b>Date/Time</b>	<b>Street</b>	<b>City</b>	<b>Subdivision</b>	<b>Prime Unit</b>	<b>Close Code</b>
<b>Nature</b>	<b>Priority</b>	<b>Agcy</b>	<b>Zone</b>	<b>Business</b>	<b>Caller Name</b>	
BREAKFAST ROOM MOTION [02/09/19 16:22:37 JKING2] OP 7128 800-230-6975 [02/09/19 16:23:21 JKING2] ANOTHER ACTIVATION AT GARAGE DOOR // KARA THOMISSER GAVE WRONG CODE [02/09/19 16:29:43 ALAWSON] OP 7128 [02/09/19 16:29:47 ALAWSON] CANCEL PER AC [02/09/19 16:34:59 JKING2]						
22	2019041230	2/10/2019 6:48:08	13639 PROVIDENCE RD	WED	D24	CAL
	ALARMS LAW	7	UCSO	T10	HARRIS TEETER WEDDINGTON	GORDON, KEN
ZONE 63, PHARMACY MOTION [02/10/19 06:48:44 JKING2]PERSON ON LOC REFUSED TO GIVE AC THE PROPERTY CODE [02/10/19 06:49:17 JKING2] OP1260 800-888-4443 [02/10/19 06:50:01 JKING2] ZONE 63, PHARMACY MOTION [02/10/19 06:48:44 JKING2] PERSON ON LOC REFUSED TO GIVE AC THE PROPERTY CODE [02/10/19 06:49:17 JKING2] OP1260 800-888-4443 [02/10/19 06:50:01 JKING2] AC REQ -22 // OP 1260 [02/10/19 06:54:50 ALAWSON]						
23	2019041262	2/10/2019 8:15:31	5101 PANHANDLE CIR	WED	WELI	D34 N
	ALARMS LAW	7	UCSO	T10		BERGER, BRYAN
GARAGE DOOR [02/10/19 08:16:00 ALAWSON] CPI SEC // 704-945-6115 // OP 3535 [02/10/19 08:16:32 ALAWSON] No one came to the door or appeared to be home. Car in driveway came back to the residence. Everything appeared 10-4. [02/10/19 08:32:55 Unit:D34]						
24	2019043582	2/12/2019 11:15:21	502 SHORELINE DR	WED	LAKR	W2 CAL
	ALARMS LAW	7	UCSO	T10		HINSON, MICHAEL AND MARGAF
BURG ALARM // FRONT DOOR [02/12/19 11:15:43 SSTARNES] CPI // 7049456115 // OP 3774 [02/12/19 11:16:16 SSTARNES] ALC REQ 22 3774// REF FALSE ALARM [02/12/19 11:18:47 CMARTIN]						
25	2019043592	2/12/2019 11:26:14	1413 WILLOW OAKS TR	WED	WILA	A14 CNR
	ALARMS LAW	7	UCSO	T10		BAKER, DWAYNE AND DIANE
MOTHERS DOOR [02/12/19 11:27:46 CMARTIN] KH ATT [02/12/19 11:28:09 CMARTIN] 3370// CPI// CB 7049456115 [02/12/19 11:28:29 CMARTIN] ALC ADV THEY SEE ELDERLY FEMALE WALKING AROUND INSIDE [02/12/19 11:29:08 CMARTIN] ALC REQ 22 REF PROPER CODE// 3370 [02/12/19 11:31:14 CMARTIN] 10-8 per AC [02/12/19 11:31:45 Unit:A14]						
26	2019044605	2/13/2019 11:03:27	3311 IRONWOOD DR	WED	WEGE	D34 CBC
	ALARMS LAW	7	UCSO	T10		MCKENNON, DAVID
OFFICE DOOR [02/13/19 11:03:54 JKING2] OP3102 704-945-6000 [02/13/19 11:04:27 JKING2] CANCEL PER ALARM COMPANY [02/13/19 11:19:38 JKING2]						
27	2019045697	2/14/2019 10:23:42	6057 HEMBY RD	WED	BROL	W1 F
	ALARMS LAW	7	UCSO	T10	MCCARTER, LENNIA	ADT SECURITY SERVICES

	Incident #	Date/Time	Street	City	Subdivision	Prime Unit		
	Nature	Priority	Agcy	Zone	Business	Caller Name	Close Code	
	[ASAP ALARM ID: 746050037]							
	-- ALARM INFO: AUDIBLE HOLDUP/PANIC/DURESS/EMERGENCY (DESCRIPTION: HU-PANIC ALARM ZONE: HU-PANIC ALARM)							
	-- LOCATION: 6057 HEMBY RD MATTHEWS NC 28104 (RESIDENTIAL)							
	-- SUBSCRIBER: MCCARTER, LENNIA							
	-- SUBSCRIBER CALLBACK: 919-539-2479							
	-- AMC: ADT SECURITY SERVICES (1AT)							
	-- AMC CALLBACK: 8772387730							
	-- LAT/LONG: 35.0316848754883/-80.7622222900391							
	-- AMC CALL TO PREMISE RESULTS: Answering Machine-No Message [02/14/19 10:23:43 911UTIL]							
	Made contact with the homeowner who advised that when his wife was leaving the house the alarm activated for a few seconds and went off. The homeowner was advised to contact the alarm company to troubleshoot issue. Everything appeared to be in order. [02/14/19 10:35:15 Unit:W1]							
28	2019045928	2/14/2019 14:25:39		3121 Highbury PL	WED	BROL	W1	G
	ALARMS LAW	7	UCSO	T10	RANDAZZO, JAMES AND NATALIE		Rapid Response Monitoring	
	[ASAP ALARM ID: 440489426]							
	-- ALARM INFO: AUDIBLE BURGLARY (REAR DOOR)							
	-- LOCATION: 3121 Highbury PL WEDDINGTON, NC 28104 (RESIDENTIAL)							
	-- SUBSCRIBER: RANDAZZO, JAMES AND NATALIE							
	-- SUBSCRIBER CALLBACK: 7048140819							
	-- AMC: RAPID RESPONSE MONITORING (1RA)							
	-- AMC CALLBACK: 8009323822							
	-- LAT/LONG: 35.0288276672363/-80.7498092651367 [02/14/19 14:25:39 911UTIL]							
	[FROM AMC] WE HAVE RECEIVED AN ELECTRONIC ACKNOWLEDGMENT ON THE ALARM THERE MAY OR MAY NOT BE SOMEONE ONSITE. WHEN CALLING THE PREMISES A PERSON ANSWERED WHO DID NOT HAVE A PASSWORD OR CODE THIS IS NOT AN ATTEMPT TO CANCEL [02/14/19 14:26:46 911UTIL]							
	Made contact with Mrs. Randazzo and minor child who advised that a her son exited the back door when the alarm was set. Everything appeared to be in order. [02/14/19 14:38:58 Unit:W1]							
29	2019046788	2/15/2019 10:53:58		5105 CHICKADEE CT	WED	WEDO	A14	N
	ALARMS LAW	7	UCSO	T10				
	NOOK MOTION [02/15/19 10:54:28 CMHOWARD]]							
	ATT KYHOLDER.. KIRK LUNDELL 704-846-9730 [02/15/19 10:54:54 CMHOWARD]							
	ALARM MONITORING CENTER.. 800-535-2478 OPER 45 [02/15/19 10:55:17 CMHOWARD]							
	UDTS: {A14} NO NEED TO CHECK STATUS [02/15/19 11:07:08 JTHOMPSON]							
	All doors were locked and secured. There was two packages on the front porch and this could have been what set off the alarm [02/15/19 11:07:41 Unit:A14]							
30	2019048733	2/17/2019 9:25:38		2041 FITZHUGH LN	WED	STRA	T3	CAL
	ALARMS LAW	7	UCSO	T10	HIGGINS, DAVID AND KRISTIN			
	NOOK DOOR [02/17/19 09:26:21 JTHOMPSON]							
	ALARM MONITORING CO, OP ID 45, CB 800-535-2478 [02/17/19 09:26:42 JTHOMPSON]							
	ALARM COMP REQ -22 OPER 45 [02/17/19 09:31:01 CMHOWARD]							
31	2019048933	2/17/2019 14:47:06		6321 ANTIOCH CT	WED	WEDA	M1	F
	ALARMS LAW	7	UCSO	T10	POTTS, EVA			

Incident #	Date/Time	Street	City	Subdivision	Prime Unit	Close Code
Nature	Priority	Agcy	Zone	Business	Caller Name	
FOYER MOTION // FRONT MOTION [02/17/19 14:47:28 ABURKE] OWNER REQ DISPATCH // NO ONE SHOULD BE THERE [02/17/19 14:47:41 ABURKE] CPI // 7049456115 // OP 4140 [02/17/19 14:48:07 ABURKE] All windows and doors appear secure. I looked into the uncovered windows, and did not see anyone inside the residence. I did not see any apparent signs of forced entry, nor did I see anything inside the residence indicating a B&E had occurred. I did not see anything other than a plant that may have moved in the foyer that would explain the motion activation. I will return upon request for a key holder or home owner. [02/17/19 15:06:23 Unit:M1]						
32	2019054610	2/22/2019 15:20:45	4932 ANTIOCH CHURCH RD	WED		W1 CAL
	ALARMS LAW	7	UCSO	T10	HORNER, JAY	
GARAGE DOOR [02/22/19 15:21:12 KMICHAELS] CPI OP 5022 CB 800 948 7133 [02/22/19 15:21:46 KMICHAELS] ATT KH [02/22/19 15:21:54 KMICHAELS] 22 PER AC [02/22/19 15:24:04 MKGREENE]						
33	2019054860	2/22/2019 19:37:33	124 OXFORD TER	WED	WELN	D34 CAL
	ALARMS LAW	7	UCSO	T10	SAGE, CAROL	
FRONT DOOR & FOYER MOTION & LIVING ROOM MOTION [02/22/19 19:37:54 MBALDWIN] ALARM MONITORING / 800-535-2478 / OP#68 [02/22/19 19:38:16 MBALDWIN] PER AC, CANCEL DISPATCH [02/22/19 19:43:44 MBALDWIN]						
34	2019055464	2/23/2019 12:47:31	2900 BEULAH CHURCH RD	WED	LAKR	W1 CAL
	ALARMS LAW	7	UCSO	T10	HARDING, DONNA	
PANIC ALARM [02/23/19 12:47:51 JKING2] OP7070 800-230-6975 [02/23/19 12:48:15 JKING2] -22 PER AC// OP 7051 [02/23/19 12:51:20 CDROWAN]						
35	2019056307	2/24/2019 11:12:45	1230 DELANEY DR	WED	BROL	C13 F
	ALARMS LAW	7	UCSO	T10	HAGMAN, JOANNA	
garage door [02/24/19 11:12:59 JKING2] OP3928 800-948-7133 [02/24/19 11:13:28 JKING2] all doors/windows appeared secure. no signs of forced entry to residence. no homeowner on site. [02/24/19 11:28:32 Unit:C13]						
36	2019057449	2/25/2019 11:03:30	334 TURTLEBACK RDG	WED	FALL	W2 F
	ALARMS LAW	7	UCSO	T10	DEVONSHARE, HOLLISTER	
BACK DOOR [02/25/19 11:04:14 EMULLIS] MODEL HOME FOR TOLL BROTHERS INC [02/25/19 11:05:02 EMULLIS] AC ATTEMPTING KH [02/25/19 11:05:13 EMULLIS] TBI SMART HOME SOLUTION // (800) 432-1429 // OP252 [02/25/19 11:05:52 EMULLIS] REF 550260930 [02/25/19 11:06:05 EMULLIS] Home appeared secured, audible alarm. No one at the home till 1pm [02/25/19 11:19:57 Unit:W2]						
37	2019057579	2/25/2019 13:04:24	2024 GREENBROOK PKWY	WED	PROW	B14 CAL
	ALARMS LAW	7	UCSO	T10	LEE, LARRY	
AUDIBLE FRONT DOOR AND FOYER MOTION [02/25/19 13:04:55 ACOPELAND] OP JOHN TWC 844-399-6388 [02/25/19 13:05:25 ACOPELAND] NO KHS AT THIS TIME [02/25/19 13:05:36 ACOPELAND] PER AC -22 [02/25/19 13:12:44 MULLIGAN]						

Incident #	Date/Time	Street	City	Subdivision	Prime Unit	Close Code
Nature	Priority	Agcy	Zone	Business	Caller Name	
38	2019060040	2/27/2019 16:12:20	3030 KINGS MANOR DR	WED	HIGH	W3 CBC
	ALARMS LAW	7	UCSO	T10	LOEW, H CHARLES	ADT SECURITY SERVICES
	[ASAP ALARM ID: 730512516]					
	-- ALARM INFO: AUDIBLE BURGLARY (DESCRIPTION: BA-GARAGE/CARPORT DR ZONE: BA-GARAGE/CARPORT DR)					
	-- LOCATION: 3030 KINGS MANOR DR WEDDINGTON NC 281046868 (RESIDENTIAL)					
	-- SUBSCRIBER: LOEW, H CHARLES					
	-- SUBSCRIBER CALLBACK: 703-362-3465					
	-- AMC: ADT SECURITY SERVICES (1AT)					
	-- AMC CALLBACK: 8772387730					
	-- LAT/LONG: 35.0252342224121/-80.7781295776367					
	-- AMC CALL TO PREMISE RESULTS: Answering Machine-Left Message, Answered [02/27/19 16:12:20 911UTIL]					
	AC REQ 22 [02/27/19 16:17:47 CBOULTON]					
39	2019060113	2/27/2019 17:32:43	2030 WEDDINGTON LAKE DR	WED	LAKF	WC1 F
	ALARMS LAW	7	UCSO	T10		TABOR, MARIE
	fm room [02/27/19 17:33:18 MROGERS]					
	CPI 800-948-7133 // 4624 [02/27/19 17:33:48 MROGERS]					
	No one was home. All windows/doors appeared secure. [02/27/19 17:50:00 Unit:D24]					
40	2019060215	2/27/2019 20:03:01	204 RAINBOW FALLS LN	WED	FALL	W1 CAL
	ALARMS LAW	7	UCSO	T10		JONES, LAURIE
	LIVING ROOM GLASS BREAK [02/27/19 20:03:15 JLEHECKA]					
	AC ADV NO ANS IN THEIR ATT TO CONTACT [02/27/19 20:03:54 JLEHECKA]					
	CPI // OP#WILL // 7049456115 [02/27/19 20:04:14 JLEHECKA]					
	AC CB // REQ -22 [02/27/19 20:06:22 JLEHECKA]					
41	2019060241	2/27/2019 20:44:46	4315 WEDDINGTON MATTHEWS RD	WED	MAND	W1 CAL
	ALARMS LAW	7	UCSO	T10	WEDDINGTON SWIM AND RAQUET	
	GENERAL BURG [02/27/19 20:45:06 JGREGORIUS]					
	ATT KH [02/27/19 20:45:10 JGREGORIUS]					
	ANGEL // CB 800 230 6975 // SEC CEN [02/27/19 20:45:29 JGREGORIUS]					
	-22 PER OPER ANGEL [02/27/19 20:47:37 CCONLEY]					
42	2019060260	2/27/2019 21:02:57	4315 WEDDINGTON MATTHEWS RD	WED	MAND	W1 G
	ALARMS LAW	7	UCSO	T10	WEDDINGTON SWIM AND RAQUET	
	DOOR ZONE 32 MOTION [02/27/19 21:03:23 TJONES]					
	#7344 /SECC // 8002306975 [02/27/19 21:03:39 TJONES]					
	AC CB REQ -22 [02/27/19 21:05:20 TJONES]					
	Made contact with key holder. Complete check of the area. Everything appear to be in order. [02/27/19 21:14:11 Unit:W1]					
43	2019060687	2/28/2019 8:25:33	3318 IRONWOOD DR	WED	WEGE	I8 F
	ALARMS LAW	7	UCSO	T10		MCKINNEN, DAVID
	OFFICE DOOR [02/28/19 08:25:56 ALAWSON]					
	A TAN CHEVY SUV JUST PULLED OFF FROM THE HOME [02/28/19 08:26:23 ALAWSON]					
	CPI SEC // 704-945-6115 // OP 3774 [02/28/19 08:26:49 ALAWSON]					
	David was home, he said he went to McD's in the morning and came home, and did not know his alarm went off. [02/28/19 08:48:21 Unit:I8]					

	<i>Incident #</i>	<i>Date/Time</i>	<i>Street</i>	<i>City</i>	<i>Subdivision</i>	<i>Prime Unit</i>		
	<i>Nature</i>	<i>Priority</i>	<i>Agcy</i>	<i>Zone</i>	<i>Business</i>	<i>Caller Name</i>	<i>Close Code</i>	
44	2019060939	2/28/2019 12:54:23			1430 LONGLEAF CT	WED	PROL	W1
	ALARMS LAW	7	UCSO	T10				CAL
	HIGHTOWER, JON							
	BACK DOOR [02/28/19 12:54:49 ALAWSON]							
	CPI SEC // 704-945-6115 // OP 2664 [02/28/19 12:55:25 ALAWSON]							
	MALE ON SITE SAYING HE IS HOMEOWNER // DOESNT HAVE PASSCODE [02/28/19 12:55:44 ALAWSON]							
	CPI SAW WM WEARING BLU SHIRT // TAN PANTS WITH 2 DOGS ON THE CAMERA [02/28/19 12:56:11 ALAWSON]							
	AC REQ -22 // OP 2664 [02/28/19 12:58:22 ALAWSON]							
45	2019061072	2/28/2019 15:12:58			120 STEEPLE CHASE CIR	WED	STEP	W1
	ALARMS LAW	7	UCSO	T10				G
	SIAO, ROBIN							
	PERIMETER BURG POOL DOOR [02/28/19 15:13:19 KMICHAELS]							
	FM ON SITE NO CODE [02/28/19 15:13:59 KMICHAELS]							
	SEC CENTRAL OP 7072 CB 800 230 6975 [02/28/19 15:14:15 KMICHAELS]							
	ATT KH [02/28/19 15:14:20 KMICHAELS]							
	AC REQ -22 // OP 7128 [02/28/19 15:19:48 ALAWSON]							
	Pool contractor on site and accidentally triggered the alarm. The homeowner canceled the alarm through the alarm company but is not at the residence. Spoke with homeowner via telephone and everything appeared to be in order. [02/28/19 15:28:22 Unit:W1]							
46	2019061321	2/28/2019 19:21:52			4814 BEULAH CHURCH RD	WED		W1
	ALARMS LAW	7	UCSO	T10				F
	NAPOLI, DAVID							
	DEN MOT [02/28/19 19:22:11 JGREGORIUS]							
	ATT KH [02/28/19 19:22:25 JGREGORIUS]							
	OP 62 // 800 535 2478 // AMC [02/28/19 19:22:37 JGREGORIUS]							
	22 by w1 [02/28/19 19:41:27 Unit:G35]							
	Checked the exterior the residence and everything appeared to be secure. [02/28/19 19:45:47 Unit:W1]							

Total Number of Calls for Month: **46**



# Union County Sheriff's Office

## Events By Nature

For the Month of: February 2019

Date of Report

3/1/2019

9:00:21AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	59
ABANDONED VEHICLE	3
ACCIDENT EMD	4
ACCIDENT HITRUN PD LAW	1
ACCIDENT PD COUNTY NO EMD	21
ALARMS LAW	46
ANIMAL BITE FOLLOW UP	3
ANIMAL BITE REPORT LAW	2
ANIMAL COMP SERVICE CALL LAW	3
ARMED SUBJECT REPORT	1
ASSAULT	4
ASSIST EMS OR FIRE	1
ASSIST OTHER AGENCY LAW	1
BOLO	9
BURGLARY HOME OTHER NONBUSINESS	1
BURGLARY VEHICLE	2
BUSINESS CHECK	36
CALL BY PHONE	4
CARELESS AND RECKLESS	5
DELIVER MESSAGE	1
DISTURBANCE OR NUISANCE	4
DOMESTIC DISTURBANCE	4
ESCORT	2
FOLLOW UP INVESTIGATION	5
FOOT PATROL	16
FUNERAL ESCORT	2
INDECENCY LEWDNESS EXPOSURE	1
INVESTIGATION	3

<u>Event Type</u>	<u>Total</u>
JURISDICTION CONFIRMATION LAW	11
LARCENY OF VEHICLE	1
LARCENY THEFT	2
LIVE STOCK ON HIGHWAY	1
LOST OR FOUND PROPERTY	2
MEET REQUEST NO REFERENCE GIVN	2
MISSING PERSON	2
MOTORIST ASSIST	6
NOISE COMPLAINT	1
POISONING EMD	1
PREVENTATIVE PATROL	684
PROP DAMAGE VANDALISM MISCHIEF	2
PUBLIC SERVICE	2
RADAR PATROL INCLUDING TRAINIG	9
RESIDENTIAL CHECK	13
SEARCH CONDUCTED BY LAW AGNCY	2
SERVE CIVIL PAPER	2
SERVE CRIMINAL CIVIL SUBPOENA	4
SERVE CRIMINAL SUMMONS	1
SERVE DOMESTIC VIOL ORDER	2
SERVE WARRANT	1
SHOTS FIRED	1
SUICIDE THREAT OR ATTEMPT	2
SUSPICIOUS CIRCUMSTANCES	2
SUSPICIOUS PERSON	5
SUSPICIOUS VEHICLE	17
TRAFFIC DIRECT CONTROL	2
TRAFFIC HAZARD	4
TRAFFIC STOP	19
TRESPASSING	2
WELL BEING CHECK	3

Event Type

Total

***Total Calls for Month: 1,052***

## Weddington

## 2/2019

UCR Code	Description	Date of Report	Incident ID	
<b>13A</b>				
13A	ASSAULT BY STRANGULATION	2/2/19	201900953	
			Total:	1
<b>13B</b>				
13B	ASSAULT ON SCHOOL EMPLOYEE/VOLUNTEER	2/4/19	201901011	
13B	SIMPLE ASSAULT	2/11/19	201901228	
13B	SIMPLE ASSAULT	2/20/19	201901511	
13B	ASSAULT ON FEMALE	2/27/19	201901714	
			Total:	4
<b>23F</b>				
23F	BEL / THEFT FROM MOTOR VEHICLE	2/6/19	201901086	
			Total:	1
<b>23H</b>				
23H	LARCENY-MISDEMEANOR	2/10/19	201901215	
23H	LARCENY-MISDEMEANOR	2/25/19	201901632	
			Total:	2
<b>250</b>				
250	COMMON LAW FORGERY	2/5/19	201901067	
			Total:	1
<b>290</b>				
290	INJURY TO PERSONAL PROPERTY	2/8/19	201901154	
			Total:	1
<b>35A</b>				
35A	POSSESS METHAMPHETAMINE	2/2/19	201900979	
			Total:	1
<b>35B</b>				
35B	POSSESS DRUG PARAPHERNALIA	2/2/19	201900979	
			Total:	1
<b>999</b>				
999	ANIMAL CALL BITE	2/1/19	201900926	
999	ACCIDENT NO VISIBLE INJURY	2/1/19	201900932	
999	ACCIDENT POSSIBLE INJURY	2/3/19	201900998	
999	ANIMAL CALL BITE	2/4/19	201901024	
999	MISSING PERSON	2/5/19	201901073	
999	ACCIDENT NO VISIBLE INJURY	2/7/19	201901138	
999	INVESTIGATION	2/8/19	201901157	
999	OVERDOSE	2/12/19	201901271	
999	ACCIDENT NO VISIBLE INJURY	2/11/19	201901252	
999	ACCIDENT NO VISIBLE INJURY	2/18/19	201901450	
999	ACCIDENT NO VISIBLE INJURY	2/15/19	201901387	

## Weddington

## 2/2019

UCR Code	Description	Date of Report	Incident ID	
999	LOST PROPERTY	2/15/19	201901367	
999	INVESTIGATION	2/19/19	201901483	
999	ACCIDENT NO VISIBLE INJURY	2/20/19	201901509	
999	CALL FOR SERVICE	2/23/19	201901586	
999	ACCIDENT NO VISIBLE INJURY	2/23/19	201901594	
999	ACCIDENT NO VISIBLE INJURY	2/25/19	201901639	
			Total:	17
<b>9999</b>				
9999	MENTAL HEALTH INVESTIGATION	2/8/19	201901175	
			Total:	1

Monthly Crime Total **30**

FY 2018-2019

TOWN OF WEDDINGTON  
UNPAID BALANCE REPORT BY RECEIPT NUMBER  
TAX YEARS 2018 TO 2018

UNPAID AS OF 02/28/2019

<u>NAME</u>	<u>REC NO</u>	<u>MAP NUMBER/ID</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>MERCHANT</u>	<u>UTILITIES</u>	<u>TOTAL</u>	<u>INTEREST</u>
TAX YEAR: 2018								
OXENDINE KATHERINE C	24	06042056	167.27				167.27	
TURNER ROBBIE	36	06042098	185.06				185.06	
HOBBS ANN ELIZABETH	70	06063027	135.83				135.83	
PEARSON CALVIN LEE	73	06063032	133.22				133.22	
ROBINSON SANDRA PRIVATTE	108	06063107	332.55				332.55	
COOKE ROBIN L	134	06063155	197.24				197.24	
MCALINDEN ROBERT GARY	161	06066016	137.92				137.92	
WALLS RICKEY L	182	06066056	166.78				166.78	
MANNION LANCE WILLIAM	237	06066179	199.70				199.70	
DAVIS ROGER D	272	06066243	45.00				45.00	
CHERRY HOMES INC	274	06066248	5.87				5.87	
AGUILAR GUILLERMO	287	06066276	18.76				18.76	
FDC CONSTRUCTION &	302	06069025	51.46				51.46	
WULF BRIAN K	333	06069128	149.31				149.31	
PATCH BRANSEN LEE	351	06069162	273.28				273.28	
SERGEANT ROBERT L	372	06069204A	15.33				15.33	
SERGEANT ROBERT L	383	06069223	40.56				40.56	
WALTER GEORGE ALBERT	590	06093006	148.61				148.61	
CARPENTER BRENDA JEAN	592	06093008	41.25				41.25	
CARPENTER BRENDA JEAN	594	06093008B	65.36				65.36	
DARLINGTON PETER BARRIE	595	06093009	417.83				417.83	

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BURGESS DAVID A	605	06093022	237.58				237.58	
SEAGRAVES JAMES A	611	06093031	232.45				232.45	
BENZING MARTHA S	613	06093035	351.46				351.46	
RIVER BIRCH LAND TRUST D	624	06093063	26.35				26.35	
SHEFFIELD WARD T TRUSTEE	633	06093079	180.94				180.94	
WATT LINDA ANN TRUSTEE	649	06093121	368.61				368.61	
BUTLER MARY V	651	06093125	436.42				436.42	
TAYLOR MORRISON OF	689	06093189	49.70				49.70	
MORRIS BRYAN STEVEN	803	06096020D	39.87				39.87	
EVANS RANDALL SCOTT	821	06096043	77.80				77.80	
JACKSON STEVEN L	839	06096077	13.63				13.63	
SEXTON MICHAEL C	841	06096083	46.30				46.30	
WHITE MATTHEW	855	06096129	123.71				123.71	
BLOCK TERRI T	862	06096149	29.23				29.23	
CRAWFORD MARC A	876	06096177	152.73				152.73	
KANOS DENO J	884	06096200	250.79				250.79	
MOISEYENKO NIKOLAY	888	06096209	42.65				42.65	
KARAGIANES THOMAS	889	06096210	228.34				228.34	
LOWE WILLIAM TIMOTHY	893	06096226	6.10				6.10	
HEMPHILL-NOLAN LOUISE C	942	06099004P	10.11				10.11	
RUNTY JAY STEVEN	966	06099014B	99.61				99.61	
JOHNSON JAY L	1138	06102013	194.78				194.78	

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GORDON RITCHIE	1150	06102038	185.86				185.86	
GUION WADE E	1168	06117002	47.39				47.39	
WHITEHEAD GREGORY R	1174	06117005B	261.95				261.95	
RILEY DEBORAH L	1195	06117052	128.57				128.57	
HAUGHWOUT PAUL C	1196	06117054	174.05				174.05	
ALVA RENZO G	1205	06117089	329.28				329.28	
LEDER MARY ELLEN	1250	06117159	90.56				90.56	
RIVERS REGINALD W	1283	06117243	388.54				388.54	
BENNETT JEREMY	1296	06117272	341.90				341.90	
POPE BOBBY F	1335	06120012H	586.05				586.05	
FERRAZZO SILVANO	1391	06120072	215.35				215.35	
SYKES ALAN JOYNER	1392	06120073	205.90				205.90	
ZIEGLER CHRIS JOSEPH	1395	06120080	217.86				217.86	
WATTERSON RONALD K	1397	06120085	197.14				197.14	
GREENE ARNOLD R	1422	06120136	22.01				22.01	
GREENE ARNOLD R	1423	06120137	239.56				239.56	
SNOW JASON KENDALL	1429	06120153	220.80				220.80	
SITLER SCOTT R	1443	06120190	220.53				220.53	
SHILDT MICHAEL TIMOTHY	1485	06120264	14.59				14.59	
SHILDT MICHAEL T	1486	06120265	176.13				176.13	
EVANS RANDALL SCOTT	1520	06123001E	62.04				62.04	
SNOW JASON	1542	06123019A01	89.29				89.29	

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KARAPETIAN EMMA	1558	06123050	178.43				178.43	
VANDALIA CAPITAL II LLC	1697	06126002	2,392.84				2,392.84	
VANDALIA CAPITAL II LLC	1707	06126010	93.68				93.68	
VANDALIA CAPITAL II LLC	1708	06126010A	9.25				9.25	
VANDALIA CAPITAL II LLC	1709	06126010B	309.78				309.78	
VANDALIA CAPITAL II LLC	1710	06126011	28.69				28.69	
SCAVONE ANTHONY J	1731	06126047	106.39				106.39	
MCNEILL WILLIAM CHAD	1740	06129001	79.83				79.83	
DERRICK LLERENA SUE	1762	06129041	78.23				78.23	
GARRETT JOHN	1788	06129071	370.28				370.28	
O'BRIEN MICHAEL	1796	06129089	14.25				14.25	
SIEGFRIED STEPHEN	1809	06129104	6.79				6.79	
LEE JONATHAN	1814	06129115A	50.60				50.60	
O'BRIEN MICHAEL	1817	06129118	34.20				34.20	
MORRISON HENDERSON JR	1819	06132001A	29.92				29.92	
MORRISON SAMUEL ELLIOTT	1823	06132001F	125.64				125.64	
CHERIAN GEORGE	1825	06132001H	105.32				105.32	
SAVAGE DONNA P TRUSTEE	1862	06147020F	106.83				106.83	
HONEYCUTT WESLEY	1863	06147020G	67.92				67.92	
YAROSHIK ALEKSANDR	1883	06147057	50.98				50.98	
WHITE WILLIAM HENRY III	1892	06147074	14.33				14.33	
WHITE WILLIAM HENRY III	1893	06147075	218.02				218.02	

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PALOMBA MICHAEL	1939	06147165	439.31				439.31	
MANTE EBENEZER	1949	06147183	9.36				9.36	
PEACHTREE RESIDENTIAL LLC	1951	06147185	67.87				67.87	
PEACHTREE RESIDENTIAL LLC	1953	06147187	299.57				299.57	
LAWD PROPERTIES LLC	1954	06147188	68.62				68.62	
LAWD PROPERTIES LLC	1955	06147189	70.00				70.00	
LAWD PROPERTIES LLC	1956	06147190	68.35				68.35	
LAWD PROPERTIES LLC	1963	06147198	22.93				22.93	
WATTS JOSHUA L	2006	06150028	28.48				28.48	
VANDALIA CAPITAL II LLC	2049	06150071	338.84				338.84	
REA CHRISTOPHER A	2084	06150106	14.22				14.22	
DAVIS JAMES F	2141	06153006C	195.10				195.10	
COPTIC ORTHODOX CHURCH	2158	06153013A	194.30				194.30	
THE BERRY COMPANY LLC	2161	06153014A	57.55				57.55	
THE BERRY COMPANY LLC	2163	06153014F	39.65				39.65	
SALAMI SAID ZIAOLDIN	2175	06153030	38.04				38.04	
AIRBORN DEVELOPMENT LLC	2184	06153046	5.34				5.34	
RANGER LAND HOLDINGS LLC	2186	06153048	13.84				13.84	
DZHUGA SERGEY	2190	06153054	388.93				388.93	
CULBERTSON ROCKY S	2192	06153057	120.24				120.24	
COX JAMES E	2195	06153084	198.95				198.95	
MENZEL PAMELA	2237	06153161	106.18				106.18	

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EDOSOMWAN FIDELIS	2242	06153169	1,392.00				1,392.00	
WILLIAMS DE'ANGELO	2249	06153177	659.69				659.69	
GILLESPIE RICHARD R JR	2250	06153179	105.60				105.60	
COTLER ANTONIA S	2253	06153182	733.07				733.07	
FOLEY ROBERT J	2258	06153187	591.78				591.78	
DAVIS THOMAS	2268	06153201	1,342.35				1,342.35	
BRECKEN LEONARD	2295	06153289	594.22				594.22	
BARDEN SUE A	2396	06174023	113.93				113.93	
VALENTINE JAMES J	2421	06174059	587.98				587.98	
WHITE JONATHAN W	2423	06174061	8.76				8.76	
SIMON MICHAEL L	2442	06174089	489.32				489.32	
GUILLAUME JAMES TRUSTEE	2457	06174114	953.06				953.06	
DREES DANIEL L JR	2460	06174118	738.51				738.51	
EPIC HOMES LLC	2461	06174119	112.81				112.81	
ROBERTS SUSAN T TRUSTEE	2498	06174343	583.43				583.43	
LEWIS RICHARD JR	2526	06174389	934.84				934.84	
RICKLES GEORGE E III	2587	06177075	405.49				405.49	
DAVIS PHILLIP	2596	06177094	907.16				907.16	
ANDRONIC YELENA B	2618	06180040	41.20				41.20	
VAN GLABBEEK WILLEM H	2653	06180371	389.93				389.93	
DANNEMAN MICHAEL ADAM	2655	06180378	277.12				277.12	
PURI RADHIKA	2721	07135101	204.13				204.13	

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<u>NAME</u>	<u>REC NO</u>	<u>MAP NUMBER/ID</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>MERCHANT</u>	<u>UTILITIES</u>	<u>TOTAL</u>	<u>INTEREST</u>
RICHARDSON BARRY	2729	07138014	179.77				179.77	
NELSON HOWARD M	2741	07138028	220.75				220.75	
KNOBEL ROBERT HARRY	2792	07138111	271.68				271.68	
BUTLER BARRY A	2826	07138176	129.48				129.48	
BRAGA EMERSON	2833	07150012A	35.05				35.05	
PARNELL MONICA F	2834	07150012B	79.57				79.57	
BRAGA EMERSON	2835	07150012C	30.09				30.09	
KENNEDY ALAN	2864	07150605	10.69				10.69	
KENNEDY ALAN	2865	07150606	10.69				10.69	
KILGO JAMES W	2886	07153002B	48.84				48.84	
AUTRY PEGGY M	3651	E7150011	211.18				211.18	
HINSON FARMS LLC	3653	F6123018	56.21				56.21	
AUTRY PEGGY M	3655	F7150011A	79.41				79.41	
MOORE THOMAS B	6038	06042100	122.96				122.96	
JENKINS ROBERT J JR	6092	06063094	181.16				181.16	
WENZEL MARK E	6221	06066215	270.03				270.03	
ROBINSON EDWARD HARVEY	6336	06069125	210.17				210.17	
SOWERS ERIC J & WIFE	6352	06069158	241.91				241.91	
GREENE JEFFREY SCOTT	6355	06069160A	150.16				150.16	
BURCH LARRY E	6549	06096022	1,210.47				1,210.47	
MCNEIL SAMUEL P JR	6665	06096221	41.20				41.20	
MCNEIL SAMUEL P JR	6666	06096222	273.71				273.71	

FY 2018-2019

TOWN OF WEDDINGTON  
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TAX YEARS 2018 TO 2018

UNPAID AS OF 02/28/2019

<u>NAME</u>	<u>REC NO</u>	<u>MAP NUMBER/ID</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>MERCHANT</u>	<u>UTILITIES</u>	<u>TOTAL</u>	<u>INTEREST</u>
WRIGHT CHARLES J	6759	06099084	57.18				57.18	
KLINGERMANN JEFFREY A	6794	06099157	299.73				299.73	
DORTON JAMES W III	6802	06099167	268.89				268.89	
PERLA SREEDHAR BABU	6974	06099426	305.03				305.03	
D'ANGELO SALVATORE R	7023	06102378	243.41				243.41	
JONES JARRELL K	7149	06117253	327.52				327.52	
WILLIAMSON MICHAEL	7312	06123004C	139.69				139.69	
MCMANUS JAMES L	7386	06123145	248.38				248.38	
EFIRD AARON H	7501	06129033	438.68				438.68	
BOCCIA JOHN	7602	06147170	487.94				487.94	
BINDER ANDREW	7832	06174350	559.55				559.55	
DUNLAP JOHN	7861	06177057	509.10				509.10	
BRUPBACHER WILLIAM G	8098	07153050	194.52				194.52	
TAX YEAR: 2018			<u>38,111.75</u>				<u>38,111.75</u>	
GRAND TOTAL:			<u>38,111.75</u>				<u>38,111.75</u>	

BALANCE WITHOUT INTEREST:

TOWN OF WEDDINGTON  
BALANCE SHEET

Agenda Item 17

FY 2018-2019

PERIOD ENDING: 02/28/2019

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,590,359.07
10-1120-001	TRINITY MONEY MARKET	1,126,906.03
10-1170-000	NC CASH MGMT TRUST	546,350.69
10-1211-001	A/R PROPERTY TAX	38,548.71
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	8,400.77
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	13,165.68
10-1232-000	SALES TAX RECEIVABLE	2,722.22
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	114,681.60
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS		<u>5,834,836.97</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2155-000	HEALTH INSURANCE PAYABLE	-2,714.50
10-2156-000	LIFE INSURANCE PAYABLE	-32.20
10-2620-000	DEFERRED REVENUE - DELQ TAXES	8,400.77
10-2625-000	DEFERRED REVENUE - CURR YR TAX	38,548.71
10-2630-000	DEFERRED REVENUE-NEXT 8	13,165.68
TOTAL LIABILITIES		<u>132,370.71</u>

EQUITY

10-2620-001	FUND BALANCE - UNASSIGNED	2,516,986.83
10-2620-003	FUND BALANCE-ASSIGNED	228,000.00
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,508,386.00
CURRENT FUND BALANCE - YTD NET REV		449,093.43
TOTAL EQUITY		<u>5,702,466.26</u>

TOTAL LIABILITIES & FUND EQUITY	<u>5,834,836.97</u>
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## REVENUE &amp; EXPENDITURE STATEMENT BY DEPARTMENT

FY 2018-2019

02/01/2019 TO 02/28/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX -	19,249.58	1,070,041.12	1,065,000.00	0
10-3102-110 AD VALOREM TAX - 1ST	0.00	1,140.53	3,000.00	62
10-3103-110 AD VALOREM TAX - NEXT 8	146.12	969.69	1,000.00	3
10-3110-121 AD VALOREM TAX -	17,350.77	61,587.73	92,500.00	33
10-3115-180 TAX INTEREST	473.74	1,166.74	2,250.00	48
10-3231-220 LOCAL OPTION SALES TAX	24,201.94	183,993.40	335,000.00	45
10-3322-220 BEER & WINE TAX	0.00	0.00	45,000.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	230,088.56	460,000.00	50
10-3340-400 ZONING & PERMIT FEES	3,112.50	31,827.50	35,000.00	9
10-3350-400 SUBDIVISION FEES	420.00	14,520.00	20,000.00	27
10-3830-891 MISCELLANEOUS REVENUES	225.00	1,437.00	1,000.00	-44
10-3831-491 INVESTMENT INCOME	2,196.20	13,485.10	7,500.00	-80
TOTAL REVENUE	67,375.85	1,610,257.37	2,067,250.00	22
AFTER TRANSFERS	67,375.85	1,610,257.37	2,067,250.00	
<b>4110 GENERAL GOVERNMENT</b>				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	61,946.34	495,570.72	747,860.00	34
10-4110-127 FIRE DEPARTMENT	0.00	15,481.00	25,000.00	38
10-4110-128 POLICE PROTECTION	0.00	216,448.20	288,600.00	25
10-4110-192 ATTORNEY FEES - GENERAL	5,000.00	35,000.00	60,000.00	42
10-4110-193 ATTORNEY FEES -	0.00	-2,999.30	25,000.00	112
10-4110-195 ELECTION EXPENSE	0.00	0.00	3,500.00	100
10-4110-340 PUBLICATIONS	875.00	2,858.00	12,000.00	76
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	4,259.89	7,500.00	43
10-4110-343 SPRING EVENT	0.00	0.00	4,500.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	827.75	600.00	-38
10-4110-495 COMMITTEE & OUTSIDE	0.00	0.00	10,500.00	100
TOTAL EXPENDITURE	67,821.34	767,446.26	1,185,060.00	35
BEFORE TRANSFERS	-67,821.34	-767,446.26	-1,185,060.00	
AFTER TRANSFERS	-67,821.34	-767,446.26	-1,185,060.00	
<b>4120 ADMINISTRATIVE</b>				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	1,968.34	15,830.89	23,000.00	31
10-4120-123 SALARIES - TAX COLLECTOR	3,469.50	30,189.40	50,000.00	40
10-4120-124 SALARIES - FINANCE OFFICER	2,357.96	6,043.28	13,310.00	55
10-4120-125 SALARIES - MAYOR &	2,100.00	16,800.00	25,200.00	33
10-4120-181 FICA EXPENSE	756.95	5,267.41	8,750.00	40
10-4120-182 EMPLOYEE RETIREMENT	765.13	6,379.41	8,500.00	25
10-4120-183 EMPLOYEE INSURANCE	1,069.50	8,556.00	12,750.00	33

**TOWN OF WEDDINGTON**  
**REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2018-2019

02/01/2019 TO 02/28/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-184 EMPLOYEE LIFE INSURANCE	12.60	100.80	175.00	42
10-4120-185 EMPLOYEE S-T DISABILITY	12.00	96.00	175.00	45
10-4120-191 AUDIT FEES	8,300.00	8,300.00	8,750.00	5
10-4120-193 CONTRACT LABOR	510.80	5,200.00	7,000.00	26
10-4120-200 OFFICE SUPPLIES - ADMIN	131.13	3,483.25	10,000.00	65
10-4120-210 PLANNING CONFERENCE	0.00	0.00	500.00	100
10-4120-321 TELEPHONE - ADMIN	170.32	1,260.71	3,000.00	58
10-4120-325 POSTAGE - ADMIN	150.00	1,175.30	2,000.00	41
10-4120-331 UTILITIES - ADMIN	485.10	3,572.42	6,000.00	40
10-4120-351 REPAIRS & MAINTENANCE -	1,518.88	15,586.78	67,500.00	77
10-4120-352 REPAIRS & MAINTENANCE	3,319.87	39,983.51	75,000.00	47
10-4120-354 REPAIRS & MAINTENANCE	2,962.00	25,626.50	58,000.00	56
10-4120-355 REPAIRS & MAINTENANCE	116.00	116.00	1,500.00	92
10-4120-356 REPAIRS & MAINTENANCE	1,244.55	4,484.55	6,000.00	25
10-4120-370 ADVERTISING - ADMIN	0.00	109.02	1,000.00	89
10-4120-397 TAX LISTING & TAX	-56.75	-461.24	250.00	284
10-4120-400 ADMINISTRATIVE:TRAINING	675.00	2,150.00	4,000.00	46
10-4120-410 ADMINISTRATIVE:TRAVEL	386.92	3,351.82	5,000.00	33
10-4120-450 INSURANCE	0.00	13,154.92	15,000.00	12
10-4120-491 DUES & SUBSCRIPTIONS	150.00	15,453.89	19,500.00	21
10-4120-498 GIFTS & AWARDS	76.05	1,032.37	3,000.00	66
10-4120-499 MISCELLANEOUS	480.45	2,760.15	8,000.00	65
10-4120-500 CAPITAL EXPENDITURES	9,539.00	9,539.00	0.00	0
TOTAL EXPENDITURE	42,671.30	245,142.14	442,860.00	45
BEFORE TRANSFERS	-42,671.30	-245,142.14	-442,860.00	
AFTER TRANSFERS	-42,671.30	-245,142.14	-442,860.00	

**4130 PLANNING & ZONING**

EXPENDITURE:

10-4130-121 SALARIES - ZONING	6,008.34	49,132.00	72,150.00	32
10-4130-122 SALARIES - ASST ZONING	0.00	0.00	2,500.00	100
10-4130-123 SALARIES -	1,317.50	11,837.26	17,650.00	33
10-4130-124 SALARIES - PLANNING	400.00	3,025.00	5,200.00	42
10-4130-125 SALARIES - SIGN REMOVAL	437.53	2,792.22	4,000.00	30
10-4130-181 FICA EXPENSE - P&Z	602.54	4,933.52	7,725.00	36
10-4130-182 EMPLOYEE RETIREMENT -	1,097.46	8,896.22	14,855.00	40
10-4130-183 EMPLOYEE INSURANCE	1,327.50	10,620.00	15,750.00	33
10-4130-184 EMPLOYEE LIFE INSURANCE	19.60	156.80	250.00	37
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	96.00	175.00	45
10-4130-193 CONSULTING	11,550.53	34,311.02	61,075.00	44
10-4130-194 CONSULTING - COG	0.00	6,034.25	11,500.00	48
10-4130-200 OFFICE SUPPLIES -	115.66	2,507.15	5,000.00	50
10-4130-201 ZONING SPECIFIC OFFICE	0.00	204.98	2,500.00	92
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	1,000.00	100

**TOWN OF WEDDINGTON**  
**REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2018-2019

02/01/2019 TO 02/28/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-220 INFRASTRUCTURE	0.00	8,000.00	206,000.00	96
10-4130-321 TELEPHONE - PLANNING &	170.34	1,260.82	3,000.00	58
10-4130-325 POSTAGE - PLANNING &	150.00	1,175.31	2,000.00	41
10-4130-331 UTILITIES - PLANNING &	485.11	3,669.33	6,000.00	39
10-4130-370 ADVERTISING - PLANNING	0.00	109.03	1,000.00	89
TOTAL EXPENDITURE	<u>23,694.11</u>	<u>148,760.91</u>	<u>439,330.00</u>	<u>66</u>
BEFORE TRANSFERS	<u>-23,694.11</u>	<u>-148,760.91</u>	<u>-439,330.00</u>	
AFTER TRANSFERS	<u>-23,694.11</u>	<u>-148,760.91</u>	<u>-439,330.00</u>	
GRAND TOTAL	<u><u>-66,810.90</u></u>	<u><u>448,908.06</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:** March 11, 2019

**SUBJECT:** Monthly Report –February 2019

<b>Transactions:</b>	
Adjustments <5.00	\$(57.98)
Balance Adjustment	\$(4.67)
Refunds	\$78.95
Interest Charges	\$520.67
Penalty and Interest Payments	\$(479.60)
<b>Taxes Collected:</b>	
2012	\$(150.79)
2018	\$(19,595.38)
<b>As of February 28, 2019; the following taxes remain Outstanding:</b>	
2008	\$808.16
2009	\$554.28
2010	\$530.18
2011	\$52.18
2012	\$617.53
2013	\$887.29
2014	\$1350.50
2015	\$1973.82
2016	\$6391.74
2017	\$8400.77
2018	\$38,548.71
<b>Total Outstanding:</b>	<b>\$60,115.16</b>

**TOWN OF WEDDINGTON  
ESTIMATED TOWN OPERATING BUDGET  
FY2020**

	<u>FY2018 ACTUAL</u>	<u>FY2019 AMENDED BUDGET</u>	<u>ACTUAL AS OF 1/31/19</u>	<u>PROJECTED 6/30/2019</u>	<u>PRELIMINARY OPERATING BUDGET FY2020</u>
REVENUE:					
10-3101-110 AD VALOREM TAX - CURRENT	1,053,317.19	1,065,000.00	1,050,579.19	1,079,319.99	1,105,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	4,435.93	3,000.00	1,140.53	2,808.73	3,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	2,405.25	1,000.00	823.57	1,486.02	1,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	98,834.95	92,500.00	51,931.90	93,931.90	96,000.00
10-3115-180 TAX INTEREST	2,826.61	2,250.00	688.67	2,250.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	347,930.35	335,000.00	152,096.52	344,596.52	360,000.00
10-3322-220 BEER & WINE TAX	45,517.32	45,000.00	0.00	45,000.00	45,000.00
10-3324-220 UTILITY FRANCHISE TAX	465,788.53	460,000.00	230,088.56	466,088.56	465,000.00
10-3340-400 ZONING & PERMIT FEES	47,330.00	35,000.00	28,715.00	35,000.00	10,000.00
10-3350-400 SUBDIVISION FEES	27,330.00	20,000.00	14,100.00	20,000.00	
10-3830-891 MISCELLANEOUS REVENUES	1,719.81	1,000.00	1,212.00	1,750.00	1,750.00
10-3831-491 INVESTMENT INCOME	11,301.98	7,500.00	11,288.90	17,288.90	21,000.00
TOTAL REVENUE	2,108,737.92	2,067,250.00	1,542,664.84	2,109,520.62	2,110,000.00
GENERAL GOVERNMENT EXPENDITURE:					
10-4110-126 FIRE DEPT SUBSIDIES	733,056.00	747,860.00	433,624.38	747,860.00	747,860.00
10-4110-127 FIRE DEPT CAPITAL/BLDG MAINTENANCE	130.00	25,000.00	15,481.00	16,000.00	
10-4110-128 POLICE PROTECTION	264,174.00	288,600.00	216,448.20	288,600.00	288,600.00
10-4110-192 ATTORNEY FEES - GENERAL	91,674.51	60,000.00	30,000.00	30,000.00	30,000.00
10-4110-193 ATTORNEY FEES - LITIGATION	145,614.75	25,000.00	-2,999.30	5,000.00	
10-4110-195 ELECTION EXPENSE	9,899.29	3,500.00	0.00	3,500.00	3,500.00
10-4110-340 PUBLICATIONS	6,445.47	12,000.00	1,983.00	6,858.00	10,500.00
10-4110-341 WEDDINGTON FESTIVAL	190.38		0.00	0.00	
10-4110-342 HOLIDAY/TREE LIGHTING	7,874.99	7,500.00	4,259.89	5,000.00	
10-4110-343 SPRING EVENT	3,129.69	4,500.00	0.00	4,500.00	
10-4110-344 OTHER COMMUNITY EVENTS	1,329.22	600.00	827.75	1,000.00	
10-4110-495 PUBLIC SAFETY	1,462.67	500.00	0.00	500.00	
TOTAL GENERAL GOVT EXPENDITURE	1,264,980.97	1,175,060.00	699,624.92	1,108,818.00	1,080,460.00
ADMINISTRATIVE EXPENDITURE:					
10-4120-121 SALARIES - CLERK	21,837.38	23,000.00	13,862.55	23,000.00	22,825.00
10-4120-123 SALARIES - TAX COLLECTOR	42,611.37	50,000.00	26,719.90	45,805.54	51,250.00
10-4120-124 SALARIES - FINANCE OFFICER	10,229.16	13,310.00	3,685.32	10,007.32	10,850.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,200.00	14,700.00	25,200.00	25,200.00
10-4120-181 FICA EXPENSE	7,639.93	8,750.00	4,510.46	7,956.98	8,425.00
10-4120-182 EMPLOYEE RETIREMENT	8,545.72	8,500.00	5,614.28	9,776.32	11,725.00
10-4120-183 EMPLOYEE INSURANCE	12,175.50	12,750.00	7,486.50	12,834.00	13,475.00
10-4120-184 EMPLOYEE LIFE INSURANCE	151.20	175.00	88.20	150.00	175.00
10-4120-185 EMPLOYEE S-T DISABILITY	144.00	175.00	84.00	150.00	175.00
10-4120-191 AUDIT FEES	8,300.00	8,750.00	0.00	8,300.00	8,750.00
10-4120-193 CONTRACT LABOR	8,900.00	7,000.00	4,689.20	6,389.20	
10-4120-200 OFFICE SUPPLIES - ADMIN	7,314.12	10,000.00	3,352.12	7,500.00	7,500.00
10-4120-210 PLANNING CONFERENCE	245.04	500.00	0.00	500.00	500.00
10-4120-321 TELEPHONE - ADMIN	1,972.91	3,000.00	1,090.39	2,180.78	3,000.00
10-4120-325 POSTAGE - ADMIN	1,599.03	2,000.00	1,025.30	2,050.60	2,000.00
10-4120-331 UTILITIES - ADMIN	5,124.52	6,000.00	3,087.32	6,174.64	6,000.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	10,279.58	67,500.00	14,067.90	67,500.00	7,500.00

**TOWN OF WEDDINGTON  
ESTIMATED TOWN OPERATING BUDGET  
FY2020**

	<u>FY2018 ACTUAL</u>	<u>FY2019 AMENDED BUDGET</u>	<u>ACTUAL AS OF 1/31/19</u>	<u>PROJECTED 6/30/2019</u>	<u>PRELIMINARY OPERATING BUDGET FY2020</u>
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	62,724.20	75,000.00	36,663.64	73,327.28	75,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	87,998.00	58,000.00	22,664.50	45,436.50	40,550.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	1,166.80	1,500.00	0.00	1,500.00	1,500.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	5,720.00	6,000.00	3,240.00	5,580.00	6,000.00
10-4120-500 CAPITAL EXPENDITURES		10,000.00		10,000.00	
10-4120-370 ADVERTISING - ADMIN	508.80	1,000.00	109.02	500.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	-349.85	250.00	(404.49)	0.00	250.00
10-4120-400 ADMINISTRATIVE:TRAINING	3,797.50	4,000.00	1,475.00	4,000.00	4,000.00
10-4120-410 ADMINISTRATIVE:TRAVEL	7,068.65	5,000.00	2,964.90	5,000.00	5,000.00
10-4120-450 INSURANCE	14,161.75	15,000.00	13,154.92	14,000.00	14,500.00
10-4120-491 DUES & SUBSCRIPTIONS	18,031.08	19,500.00	15,303.89	19,303.89	20,000.00
10-4120-498 GIFTS & AWARDS	755.41	3,000.00	956.32	1,500.00	3,000.00
10-4120-499 MISCELLANEOUS	<u>7,251.37</u>	<u>8,000.00</u>	<u>2,279.70</u>	<u>4,979.70</u>	<u>8,000.00</u>
TOTAL ADMINISTRATIVE EXPENSE	381,103.17	452,860.00	202,470.84	420,602.76	358,150.00
PLANNING & ZONING EXPENDITURE:					
10-4130-121 SALARIES - PLANNER/ADMINISTRATOR	71,018.45	73,650.00	43,123.66	73,165.36	73,175.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATOR	530.40	1,000.00	0.00	0.00	500.00
10-4130-123 SALARIES - ADMINISTRATIVE ASSISTANT	15,084.21	17,650.00	10,519.76	18,033.87	18,000.00
10-4130-124 SALARIES - PLANNING BOARD	4,700.00	5,200.00	2,625.00	5,000.00	5,200.00
10-4130-125 SALARIES - SIGN REMOVAL	3,042.81	4,000.00	2,354.69	4,036.61	4,000.00
10-4130-181 FICA EXPENSE - P&Z	7,193.07	7,725.00	4,330.98	7,668.04	7,725.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	10,932.66	14,855.00	7,798.76	13,580.74	14,940.00
10-4130-183 EMPLOYEE INSURANCE - P&Z	12,172.50	15,750.00	9,292.50	15,927.50	15,925.00
10-4130-184 EMPLOYEE LIFE INSURANCE - P&Z	235.20	250.00	137.20	235.20	250.00
10-4130-185 EMPLOYEE S-T DISABILITY - P&Z	144.00	175.00	84.00	144.00	175.00
10-4130-193 CONSULTING	18,955.36	61,075.00	22,760.49	59,625.18	60,000.00
10-4130-194 CONSULTING - COG	7,915.00	11,500.00	6,034.25	11,500.00	
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	4,897.16	5,000.00	2,391.49	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES	175.00	2,500.00	204.98	500.00	2,500.00
10-4130-215 HISTORIC PRESERVATION	409.74	1,000.00	0.00	250.00	
10-4130-220 INFRASTRUCTURE		206,000.00	8,000.00	8,000.00	
10-4130-321 TELEPHONE - PLANNING & ZONING	2,163.11	3,000.00	1,090.48	2,180.78	3,000.00
10-4130-325 POSTAGE - PLANNING & ZONING	1,576.94	2,000.00	1,025.31	2,050.60	2,000.00
10-4130-331 UTILITIES - PLANNING & ZONING	5,233.46	6,000.00	3,184.22	6,174.64	6,000.00
10-4130-370 ADVERTISING - PLANNING & ZONING	<u>441.01</u>	<u>1,000.00</u>	<u>109.03</u>	<u>500.00</u>	<u>1,000.00</u>
TOTAL PLANNING EXPENSE	166,820.08	439,330.00	125,066.80	233,572.53	219,389.99
TOTAL EXPENDITURES	<u>1,812,904.22</u>	<u>2,067,250.00</u>	<u>1,027,162.56</u>	<u>1,762,993.28</u>	<u>1,658,000.00</u>
NET OPERATING REVENUES/(EXPENDITURES)	<u>295,833.70</u>	<u>0.00</u>	<u>515,502.28</u>	<u>346,527.33</u>	<u>452,000.00</u>

1 cent tax = approximately \$195,000

**TOWN OF WEDDINGTON  
NON-OPERATING EXPENDITURES**

		<b>PROPOSED FY2020</b>	<b>APPROVED FY2019</b>	<b>APPROVED FY2018</b>
<b>ESTIMATED OPERATING REVENUES</b>		<u><b>452,000.00</b></u>		
Zoning & Permit Fees		25,000.00	25,000.00	
Subdivision Fees				
	Currently in discussions			
	Future unidentified	<b>10,000.00</b>	20,000.00	
<b>TOTAL ADJUSTED OPERATING REVENUES</b>		<b>487,000.00</b>		
<u><b>Proposed non-operating expenditures to be funded</b></u>				
WCVFD	Fire service contract increase (maximum = \$22,300)	<b>22,300.00</b>	10,300.00	21,346.00
	Audit	<b>4,500.00</b>	4,500.00	4,500.00
	Building maintenance (roof, generator)	<b>5,000.00</b>	25,000.00	10,000.00
Police	Increase in contract price (est. @ 4%; 9.2% actual for FY19)	<b>11,500.00</b>	24,425.00	7,175.00
	Municipal participation in funding additional position			
Public Safety	New radar trailer - \$6000-\$6500 each + software/repairs	<b>10,000.00</b>	10,000.00	1,500.00
Attorney	UDO	<b>30,000.00</b>	25,000.00	100,000.00
Parks & Rec	Spring Event (B30Shredding)	<b>500.00</b>	350.00	750.00
	Historic committee	1,000.00	1,000.00	1,000.00
	Tree lighting/Christmas cards & decorations	7,500.00	7,500.00	6,500.00
	Litter sweeps	750.00	250.00	250.00
	Deputies (Food Truck Fridays)	500.00	500.00	650.00
	Contract labor (i.e. patriotic banner installation, photographer, etc.)	<b>3,000.00</b>	2,000.00	100.00
	Food trucks	4,500.00	4,500.00	3,000.00
	Festival			7,000.00
Office supplies	Ipads/laptops/etc	2,500.00	2,500.00	2,500.00
	Cellphones for council/administrator	<b>3,000.00</b>		
Grounds maintenance	Landscape upgrades/medians/roundabout	<b>10,000.00</b>	10,000.00	35,000.00
	Winter maintenance & mulching (every other year)	15,000.00		15,000.00
	New property - bushhog	<b>5,000.00</b>	8,000.00	3,105.00
	Contract adjustments	17,000.00		750.00
Building Maintenance	Matthews property	<b>115,000.00</b>	50,000.00	30,000.00
	Electrical repairs		5,000.00	
	Interior painting		5,000.00	
	Town Hall			
Technology	Smartfusion Upgrade	40,000.00		
	IT service contract (expires 8/31/18)		10,000.00	
Consulting/	Code Enforcement contract	8,000.00	8,000.00	7,815.00
Contract Labor	Code Enforcement (funds for remedies)	3,500.00	3,500.00	2,185.00
	Planning Conference/Retreat mediator			1,500.00
	USI Inspection		28,075.00	35,000.00
	Misc projects (Cardno park design/survey)	5,000.00	5,000.00	8,500.00
	Consultant (FY20 Park; FY19 Randall Arendt)	<b>20,000.00</b>	15,000.00	
Salary adj	Merit/Bonus/Taxes/Benefits - (3%)	7,000.00	6,925.80	5,125.74
	Part-time clerk			21,850.00
	Part-time administrative assistant			16,800.00
	New hire payroll expenses			6,500.00
	Retirement benefits		2,690.00	
	Family medical insurance		3,000.00	
	Litter pick up (\$15.91/hr plus payroll taxes)	<b>1,950.00</b>		
<b>Capital Exp</b>				
Infrastructure	Rea Road cost share reserve		50,000.00	40,000.00
	Cost participation for DOT projects/Ambassador Ct cost share	<b>20,000.00</b>	35,000.00	
	Tilley-Morris roundabout	113,000.00	121,000.00	120,000.00
	Municipal participation in critical intersection funding			
<b>Total cost of non-operating expenditures</b>		<b>487,000.00</b>		
Net revenues over expenditures		<b>\$0.00</b>		

**FUND BALANCE ASSIGNMENTS**

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