

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 **AMENDED AT MEETING**

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
 - ** B. Update on Lighting Ordinance
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

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

1 OF 7

Prayer – Pastor Chris Edwards – Graceway Baptist Church

1. Open the Meeting

Mayor Callis called the meeting to order at 7:03 p.m.

2. Pledge of Allegiance

Cub Scout Pack 99 led the Pledge of Allegiance.

3. Determination of Quorum

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

Staff: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Town Attorney Karen Wolter

Visitors: Cub Scout Pack 99, Tom Lomonaco, Walton Hogan, Steve McBryde, Colton McBryde, Janet Dickerson, Ryan Dickerson, Aaron Harper, Soren Harper, Jay Demarco, Anne Marie Smith, Bill Deter, Adam Thomas, Sherri McGint, Roland Udenze, Ty Shaffer

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

Mayor Callis requested to add item 13B under Old Business: Update on the Lighting Ordinance.
Staff requested to remove item 10B: Approve release of bond for Eirlys Subdivision.

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

Vote: The motion passed with a unanimous vote

5. Recognition of Pastor Chris Edwards on 15 years of service to Graceway Baptist Church

Mayor Callis recognized Pastor Chris Edwards for his 15 years of service to Graceway Baptist Church and the Town of Weddington.

6. Introduction of Deputy Kropp

Captain Luke from the Union County Sheriff's Office introduced Deputy Joseph Kropp.

7. Presentation of FY 2020 Fire Budget

Chief McClendon presented the FY2020 Fire budget. Attached for the record.

Mayor Pro Tem Propst asked for an estimate cost on the generator. Chief McClendon responded that they are looking for a used generator that will run on natural gas and will be about \$12,000-\$14,000.

8. Mayor/Councilmember Reports

Mayor Callis: She met Pastor Matt Simpkins from Christ Lutheran Church with Mayor Pro Tem Propst. Pastor Simpkins shared his vision for the new property. Mayor Callis was invited to attend the Transportation Summit by Representative Craig Horn and she did attend with Councilmember Buzzard. The Town litter sweep and shredding event will be April 6. The Mayor also met with Mr. Treske and Councilmember Buzzard and continued the dialog regarding the downtown overlay. She stated that she's been invited to attend the FFA banquet at Weddington High School and to be the Grand Marshal of the Christ Lutheran Church Easter Egg Hunt Event. The Mayor extended the invitation to the entire Council to attend a Waxhaw Board of Commissioners work session on March 26 that will be discussing water and sewer issues in Union County.

Councilmember Smith: He and Councilmember Buzzard met with the Reliable Growth Group, which is a group of elected officials from neighboring municipalities. They are discussing development in the County on the municipal borders and the infrastructure issues it is causing. He stated that this group is primarily a think tank with no decision-making authority. He spoke at the last County Commissioners meeting addressing the same topic of the development on the town borders stressing the infrastructure. The group is talking about pitching the idea of extra territorial jurisdiction.

Councilmember Perryman: He and Councilmember Buzzard met with residents in the Rosehill neighborhood and the HOA has recently reached out directly to Union Day school about the traffic and other issues. They are working together to solve them. The residents asked that Town let them know about the updated lighting ordinance.

Mayor Pro Tem Propst: She stated that the Town Council was invited to participate in Read Across America. At Antioch Elementary School, she read books to the 3rd grade and at Union Day Charter School, she read to two 3rd grade classrooms. She stated that they are working on Food Truck Fridays. They will be held the first 4 Fridays in May and will be 5:30-9:00 p.m. The event will be advertised in the Tri-W newspaper and on social media. Mayor Pro Tem Propst will be at the NCDOT meeting Thursday at Weddington United Methodist Church in Helms Hall.

Councilmember Buzzard: Monday March 25th is the South Charlotte Partners Regional Symposium.

9. Public Comments

Bill Deter-Waybridge Subdivision: Mr. Deter spoke of the decision of the Town Council to withdrawal from the Centralina Council of Governments. He listed the many benefits that CCOG provides that the Town has received in the past and he stated his belief that leaving is not in the best interest of Weddington. Mr. Deter believes CCOG membership is a great resource and asks that the Council reconsider their decision.

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**

F. Authorize Tax Collector to Advertise 2018 Delinquent Taxes
G. Adoption of 2019 General Records Retention and Disposition Schedule

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

Vote: The motion passed with a unanimous vote

11. Approval of Minutes

A. February 9, 2019 Town Council Retreat Minutes
B. February 11, 2019 Regular Town Council Meeting Minutes

Motion: Councilmember Smith made a motion to approve the February 9, 2019 Town Council Retreat minutes and the February 11, 2019 Regular Town Council Meeting minutes as presented.

Vote: The motion passed with a unanimous vote.

12. Public Hearings

A. Discussion and Consideration of Conditional Zoning Amendment for Christ Lutheran Church

Mayor Callis opened the public hearing.

Ms. Thompson presented the staff report. 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. 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. Ms. Thompson introduced Ty Shaffer representing the applicant to present the application. Mr. Shaffer explained the site plan amendment to accommodate site design changes enabled by the addition of the new parcel. The applicant plans to enlarge the building envelope, develop separate parking areas and add the option to build more than one building with the limit of 55,000 square feet as maximum gross floor area.

The Council had no questions. Mayor Callis closed the public hearing.

Motion: Councilmember Smith made a motion to approve the Land Use Plan 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 that reinforces the unique small-town character. The design is consistent with the character of Weddington. The existing trees and undisturbed area create a buffer between the property and the existing residential homes. It is reasonable given the use and character of the area with the school and fire department nearby.

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Perryman made a motion to approve the conditional zoning amendment for Christ Lutheran Church.

Vote: The motion passed with a unanimous vote.

13. Old Business

A. Update on Land Use Plan Revisions

Mayor Callis stated that staff provided proposed updates for Sections 3 and 4. Let staff know if there are any questions.

B. Update on Lighting ordinance

Ms. Thompson stated that she has found consultant to help with updating the lighting ordinance. Staff is looking to enter into contract with EYP with a not to exceed amount determined by the Council. Ms. Thompson stated about 10 hours of time should cover the needs. Mayor Pro Tem Propst asked if that would include time spent with the Council on training. Ms. Thompson stated that it would, she anticipates about a 2-hour review, 1-hour meeting and a few hours to send revisions back and forth with staff.

Councilmember Smith asked if the Town would be contracting EYP to come in and explain the lighting and the differences in old and new lighting technology and if they will provide regular visits to inspect the lights. Ms. Thompson explained that they wouldn't provide inspections. The majority of fixtures available to subdivisions are provided by Union Power. The Town will need to evaluate the specifications and ensure the pole light complies with town ordinance. Ms. Wolter explained that the town is modernizing the lighting ordinance to get the right language that is applicable with current technology and that should solve a big part of the problem.

Councilmember Buzzard stated that he believes Union Power probably has lighting experts that would understand what the Town is trying to do and keep the lights in compliance.

Motion: Mayor Pro Tem Propst made a motion to authorize staff to enter into contract with EYP Architecture and Engineering with the amount not to exceed \$2,000.

Vote: The motion passed with a unanimous vote.

Mayor Callis asked Council to direct staff to minimize the installation of new lights until an appropriate lumen value can be defined and the Town Ordinances be updated with the changes. Ms. Thompson responded that staff can contact Union Power to let them know that the Town is rewriting the lighting ordinance and wants to minimize the installation of LED lights.

14. New Business

A. Presentation by Adam Thomas of Encounter Athletics-Spirit First Ministries.

Mr. Thomas presented a potential plan for a 65,000 square foot facility and ball fields to provide athletic activities in Weddington. Spirit First Ministries is a 501(c)(3) organization.

Mayor Pro Tem Propst asked about the building material. Mr. Thomas responded that the building is all steel framed with different elevations with some brick façade and hardie plank siding.

Councilmember Smith asked if the outside fields would be of a porous synthetic material. Mr. Thomas responded that they would be. Councilmember Smith asked what the target clientele would be and what kind of traffic is anticipated. Mr. Thomas responded that the facility would hold tournaments where teams play for charities of their choice, and a Traffic Impact Analysis would be part of their due diligence. He also stated that the parking lot would be split in to several lots and not look like the Weddington High School parking lot.

Mayor Pro Tem Propst asked if events would be held year-round. Mr. Thomas responded that events on the outside ballfields would be held 9 months of the year. There will be about 5 to 6 ball fields. Councilmember Smith asked if there would be nighttime events on the ball fields. Mr. Thomas stated that there would be, and they anticipate meeting lighting requirements laid out by town.

Councilmember Perryman stated that this project has great potential, but traffic is an issue in the town and having events bringing in people from out of the area, will create more traffic. Councilmember Perryman also stated that issues with noise, lighting, and hours of operation should be considered for the surrounding neighborhoods.

Councilmember Smith stated that intersection where this is being considered is already a poor intersection. Mr. Thomas stated that some of the issues would be addressed with right turn only lanes and the TIA will help with identifying and fixing the issues.

B. Presentation from Jeni Bukolt from Haven Creative

Ms. Bukolt presented the importance of community branding and the guidelines to preserve or enhance a community's identity. She suggested a public process to define visions, values, storyline, colors, logos and textures in a brand book and the town can use the information for uniformed publications, press releases, business cards, letterhead and the website. There were no questions from Council.

C. Discussion of CTP map changes for CRTPO

Ms. Thompson presented the Comprehensive Transportation Plan map changes from Bjorn Hansen at NCDOT. She listed the sections for Council review: the three connections from Antioch Church Road to Potter Road.

- From Vintage Creek Round-a-bout to Antioch Church Road. Staff recommends removal of this connection from the Plan. It is already built and is not a thoroughfare. Council agreed to remove it.
- The second connection from Antioch Church Road to Forest Lawn Road. The current Plan has the road farther north and connecting to Walden Lane, a private road. If it is developed, the Town would want it on the Plan as a thoroughfare. Mayor Pro Tem Propst stated that she didn't like that the road runs through the middle of parcels. Councilmember Buzzard stated that the concept here was to have an east-west connector road.
- The third connection is Forest Lawn Road to Potter Road. Staff recommends keeping this section. This could potentially alleviate some traffic problems as a minor thoroughfare. The

line marking the route is problematic, but it should stay in the Plan. The Council agreed the road could be laid out along property lines to avoid splitting parcels. The road running along the property lines would be more cost effective to DOT.

The Council agreed to remove the first section from the CTP and adjust the planned routes for sections 2 and 3 to lessen the impact on the properties involved.

D. Discussion of Street Improvement Petition

Ms. Thompson reviewed the situation. The Council has approved a contract with H&S Paving to pave Ambassador Court for an amount not to exceed \$19,150. It is a publicly dedicated road, but never accepted by NCDOT. At a previous meeting, Council agreed to pay a portion of the overall cost to bring the road to NCDOT standards. And the remainder was to be shared among the property owners. There are two options to collect the balance from the property owners: 1. An assessment based on linear foot set by state statute. 2. To collect a voluntary contribution from the land owners. With the second option, the owners would have the ability to negotiate how to contribute.

Council directed Staff to collect the donations from the property owners and let them know the work won't begin until all payments received.

15. Update from Town Planner

Ms. Thompson gave a brief update.

16. Code Enforcement and Public Safety Report *attached for the record*

Ms. Thompson stated the code enforcement report is in the packet: two cases for the Council to look at involve vehicles in front yards and Council will need to consider a text amendment to take action. 4005 Ambassador Court: There is a state statute process for demolition. After 1 year, the Town can demolish and place lien on the property owner. Staff is working on the process, but this should be considered in the budget if Council would like to move forward with this option

Public Safety Report: Overall crime is down due to increased preventative patrols. The deputies wanted to remind residents to secure their vehicles and homes with Spring Break around the corner.

17. Update from Finance Officer and Tax Collector *attached for record*

Ms. Gaylord presented the update. Council had no questions.

18. Transportation Report

Councilmember Buzzard stated: NCDOT has problem across the State with utility movement, costing time and money. All new poles on Providence Road will have to be moved.

19. Council Comments

Councilmember Jeff Perryman: I just want to thank everybody that came out today. It's great to see the town and the cub scouts here. When I came in, I saw Scott and Mike with a very attentive group of scouts. I

think Mr. Thomas' project with the gym and athletic fields is very interesting. And also Ms. Bukolt's presentation. I'm not sure I completely understand about town branding, but if it's something we can use to get our messages and news out and get more feedback, I think it's good.

Councilmember Mike Smith: I want to thank those who stuck around for the end and thank you everybody for coming out.

Mayor Pro Tem Janice Propst: I want to thank everybody for coming out, I appreciate your involvement in the town. I appreciate the staff and everything they do.

Councilmember Scott Buzzard: I want to mention that even prior to the public safety report, I have noticed the deputies driving around more. I have probably passed their cars more in the last 2-3 weeks than probably in the last 2-3 months. I want to thank all the citizens who came out and the scouts who were here. It's nice to see them out and to hear the questions that they had. I noticed that the new town community center looks like events are going on there. I don't know if we have discussed what events they are sponsoring for the residents, but that should be figured out.

Mayor Elizabeth Callis: I want to thank everybody, and I look forward to upcoming events: the litter sweep and shredding event and food truck Fridays. Thank you all.

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

Motion: Councilmember Smith made a motion to enter closed session at 8:42 p.m.
Vote: The motion passed with a unanimous vote.

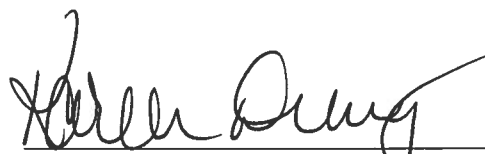
Mayor Callis called the meeting back to order at 9:24 p.m.

21. Adjournment

Motion: Councilmember Smith made a motion to adjourn the March 11, 2019 Regular Town Council Meeting at 9:24 p.m.
Vote: The motion passed with a unanimous vote.

Approved: April 8, 2019


Elizabeth Callis, Mayor


Karen Dewey, Town Clerk

