

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JULY 8, 2019 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

Prayer – John David Price – Bethany Church

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Mayor/Councilmember Reports
6. Public Comments
7. Public Safety Report
8. Consent Agenda
 - A. Approval of Fiscal Year 2019 Audit Contract and Engagement Letter with Rowell, Craven, and Short
 - B. Call for Public Hearing to Review and Consider Proposed Revisions to Weddington Land Use Plan
 - C. Approve Release of Bond for Atherton Subdivision
 - D. Authorize Tax Collector to Collect the 2019 Real Property Taxes for the Town of Weddington
9. Approval of Minutes
 - A. June 10, 2019 Town Council Special Meeting Minutes
 - B. June 10, 2019 Town Council Regular Meeting Minutes
10. Old Business
 - A. Update and Discussion of Town Park Project
11. New Business
 - A. Call for Special Meeting to Discuss Town Park Project with Cardno
12. Update from Town Planner
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Adjournment

Incident #	Date/Time	Street	City	Subdivision	Prime Unit				
Nature	Priority	Agcy	Zone	Business	Caller Name	Close Code			
1	2019157784	6/1/2019 7:26:30		1222 DELANEY DR	WED	BROL	D34	F	
	ALARMS LAW	7	UCSO	T10 MUPPA, MADHAV			Rapid Response Monitoring		
	[ASAP ALARM ID: 661747226]								
	-- ALARM INFO: AUDIBLE BURGLARY (KITCHEN DOOR)								
	-- LOCATION: 1222 DELANEY DR WEDDINGTON, NC 28104 (RESIDENTIAL)								
	-- SUBSCRIBER: MUPPA, MADHAV								
	-- SUBSCRIBER CALLBACK: 4097674059								
	-- AMC: RAPID RESPONSE MONITORING (1RA)								
	-- AMC CALLBACK: 8009323822								
	-- LAT/LONG: 35.0294456481934/-80.7533111572266 [06/01/19 07:26:30 911UTIL]								
	[FROM AMC] WE ALSO RECEIVED ACKNOWLEDGEMENT OF THE ALARM AT THE LOCATION BUT WHEN WE CALLED THE PREMISES NUMBER WE SPOKE WITH POOJA WHO GAVE AN INVALID PASSWORD/PASSCODE. THANK YOU [06/01/19 07:28:23 911UTIL]								
	Spoke with homeowners, they have guests and gave them the wrong code. They said false alarm thinking that would stop the alarm. The homeowners are calling the alarm company. Everything appeared 10-4. Car in the driveway comes back to this address. [06/01/19 07:51:34 Unit:D34]								
2	2019158115	6/1/2019 16:16:12		7608 POLYANTHA ROSE CIR	WED	ROSE	C14	CAL	
	ALARMS LAW	7	UCSO	T10			LAIRE, TODD		
	ZONE 56 AREA 1 [06/01/19 16:17:01 JSIMPSON1]								
	OID NAOMI 8009555771 AMERICAN BURGLAR ALARM [06/01/19 16:17:30 JSIMPSON1]								
	PER AC, CANCEL DISPATCH [06/01/19 16:20:26 MBALDWIN]								
3	2019158247	6/1/2019 18:39:17		2040 KINGS MANOR DR	WED	HIGH	W1	CAL	
	ALARMS LAW	7	UCSO	T10			ROPER, LINDSEY & JONATHAN		
	GARAGE DOOR [06/01/19 18:39:46 MBALDWIN]								
	CPI / 800-948-7133 / OP#4624 [06/01/19 18:40:16 MBALDWIN]								
	AC CB REQ -22 [06/01/19 18:43:24 JLEHECKA]								
4	2019159401	6/2/2019 22:07:19		7025-BLK HIGH OAKS DR	WED	LAKR	T1	N	
	ALARMS LAW	7	UCSO	T10			SUTTON, AMY		
	CALLED IN BY HOMEOWNER // ADV HER ALARM IS GOING OFF // CLR WENT OUTSIDE AND IS STANDING IN THE DRIVEWAY [06/02/19 22:08:27 TJONES]								
	WOULD LIKE LE TO COME CHECK IT OUT AND MAKE SURE NOBODY SNUCK INTO THE HOME [06/02/19 22:08:40 TJONES]								
	CLR IS ACTUALLY THE NGHBR // THIS IS NOT THEIR HOME // THEY HEARD THE ALARM GOING OFF [06/02/19 22:09:42 TJONES]								
	THEY ARE STANDING A COUPLE HOUSES DOWN [06/02/19 22:10:02 TJONES]								
	THEY WILL DIRECT LE WHEN THEY GET THERE [06/02/19 22:10:19 TJONES]								
	CLR CB ADV ALARM JUST WENT OFF. STILL REQ LE TO RESPOND [06/02/19 22:13:19 NQUINONES]								
	UDTS: {W1} NO NEED TO CHECK STATUS [06/02/19 22:32:08 CMARTIN]								
	Checked the exterior the residence and everything appeared to be in order. No one was home at the residence and it appeared that an animal located inside the residence had knocked down the gate which may have possibly activated the alarm. [06/02/19 22:42:48 Unit:W1]								
	Arrived on Scene and W1 Dep. Kropp had already checked scene and all was clear. Appeared dog had set alarm off. [06/03/19 02:01:29 Unit:T1]								

Incident #	Date/Time	Street	City	Subdivision	Prime Unit		
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5	2019160014	6/3/2019 14:29:33		2929 N TWELVE MILE CREEK RD	MAT	W3	F
	ALARMS LAW	7	UCSO	T10		BIRCH, LARRY	
	GLASS BREAKS X20 // DIFF LOCATIONS [06/03/19 14:30:10 ABURKE]						
	STILL ATT KH [06/03/19 14:30:20 ABURKE]						
	ADT // 8002970543 // OP HUPE [06/03/19 14:31:01 ABURKE]						
	{W3} N499RB,FL [06/03/19 14:38:33 SFURR]						
	Deputy Dodd (W3) and I arrived at the listed address in reference to an alarm activation. We both walked the perimeter of the residence and checked all the doors, at this time all doors are secure, and the windows appear to be secure. There are no signs of attempted entry into the residence and nothing appears to be tampered with nor vandalized. All appears good at this time. [06/03/19 14:48:16 Unit:A23]						
	Deputy Evans and I walked the entire house and checked all windows and doors, but everything appeared secured. [06/03/19 14:48:46 Unit:W3]						
6	2019160039	6/3/2019 15:02:47		8102 LAKE PROVIDENCE DR	WED	LAKR	A34
	ALARMS LAW	7	UCSO	T10			CNR
	ZONE 32 BURG. [06/03/19 15:03:18 WBOLICK]						
	ATT KH//BOBBY AND NANCY EGLESTON//7048463499 [06/03/19 15:03:52 WBOLICK]						
	SEC CENTRAL//OP 7097//8002306975 [06/03/19 15:04:04 WBOLICK]						
	KH DWAYNE REQ -21 IF NEEDED TO COME OUT // 7048434760 WAXHAW HARDWARE [06/03/19 15:07:16 ABURKE]						
	Cleaning Authority on scene cleaning the house. All appeared to be fine at the residence. [06/03/19 15:11:41 Unit:W3]						
7	2019160077	6/3/2019 15:32:38		620 MAPLE VALLEY CT	WED	LAKF	W3
	ALARMS LAW	7	UCSO	T10			CAL
						MCGRUFF, JENNIFER	
	GARAGE DR [06/03/19 15:33:07 MULLIGAN]						
	CPI//704-945-6115//OP 5108 [06/03/19 15:33:52 MULLIGAN]						
	OP 3928 -22 [06/03/19 15:44:54 SFURR]						
8	2019160097	6/3/2019 15:49:54		4756 HOMESTEAD PL	WED	LAKR	W3
	ALARMS LAW	7	UCSO	T10			CAL
						MERVICH, ROBERT	
	GARAGE DOOR [06/03/19 15:50:30 ABURKE]						
	ATT KH NEXT [06/03/19 15:50:34 ABURKE]						
	CPI // 7049456115 // OP 5108 [06/03/19 15:51:21 ABURKE]						
	CPI ADVISING 10-22 FALSE ALARM [06/03/19 15:57:36 VCALLICUTT]						
9	2019161334	6/4/2019 18:37:24		1208 BROMLEY DR	WED	BROL	B30
	ALARMS LAW	7	UCSO	T10	CHUDGAR, ASHOK AND MALA		CAL
						Rapid Response Monitoring	
	[ASAP ALARM ID: 674283126]						
	-- ALARM INFO: AUDIBLE BURGLARY (REAR DOOR)						
	-- LOCATION: 1208 BROMLEY DR WEDDINGTON, NC 28104 (RESIDENTIAL)						
	-- SUBSCRIBER: CHUDGAR, ASHOK AND MALA						
	-- SUBSCRIBER CALLBACK: 7048451995						
	-- AMC: RAPID RESPONSE MONITORING (1RA)						
	-- AMC CALLBACK: 8009323822						
	-- LAT/LONG: 35.0314712524414/-80.750129699707 [06/04/19 18:37:24 911UTIL]						
	[FROM AMC] WE RECEIVED PROPER CODE FROM MALA CHUDGAR AND WOULD LIKE TO CANCEL DISPATCH [06/04/19 18:40:33 911UTIL]						
10	2019163006	6/6/2019 8:02:01		679 BRANDY COURTS	WED	AERO	
	ALARMS LAW	7	UCSO	T10			CCOM
	AC CANCEL - FALSE ALARM [06/06/19 08:02:33 MBALDWIN]						

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11	2019163299	6/6/2019 13:13:05	2311 RISING SUN LN	WED	LAKR	W1	F
	ALARMS LAW	7	UCSO	T10		KUDELA, MICHAEL	
	DINING ROOM GLASS BREAK [06/06/19 13:13:32 MBALDWIN]						
	CPI / 704-945-6115 / OP#4214 [06/06/19 13:14:02 MBALDWIN]						
	UDTS: {W1} NO NEED TO CHECK STATUS [06/06/19 13:27:48 JTHOMPSON]						
	Checked the exterior of the front and sides of the residence and everything appeared to be in order. I didn't observe any glass break from the exterior of the residence.						
	The back yard is gated and locked. I will followup with homeowner later today. [06/06/19 13:29:58 Unit:W1]						
	I did observe some balloons on the front porch that appeared to have been delivered as a graduation gift. [06/06/19 13:31:22 Unit:W1]						
12	2019164767	6/7/2019 19:30:44	105 HIGHCLERE DR	WED	HIGC	W2	F
	ALARMS LAW	7	UCSO	T10		SHAH, TARIE	
	GARAGE DOOR [06/07/19 19:32:05 SCASHMAN]						
	LVM W/ KH [06/07/19 19:32:12 SCASHMAN]						
	NO PREMISE # [06/07/19 19:32:40 SCASHMAN]						
	ADT // 877-238-7730 // OP 109235 [06/07/19 19:33:13 SCASHMAN]						
	CORRECTION, THERE IS PREMISE # [06/07/19 19:33:33 SCASHMAN]						
	UDTS: {W2} NO NEED TO CHECK STATUS [06/07/19 19:53:29 EHARRISON]						
	Multiple windows were unsecured but screens where in place, doors appeared secured, no one answered door. 10-8 due to no KH [06/07/19 19:53:36 Unit:W2]						
13	2019167473	6/10/2019 10:01:55	4098 ANCESTRY CIR	WED	WEDH	SR23	CAL
	ALARMS LAW	7	UCSO	T10		ADKINS, KEVIN	
	GARAGE GLASS BREAK 1 [06/10/19 10:02:19 CBOULTON]						
	SEC CENTRAL, OP 7063, 800-230-6975 [06/10/19 10:02:29 CBOULTON]						
	AC REQ -22 [06/10/19 10:13:19 JTHOMPSON]						
	22 per alarm co [06/10/19 10:13:37 Unit:SR23]						
14	2019167816	6/10/2019 16:15:45	104 CREST CT	WED	CARC	W1	G
	ALARMS LAW	7	UCSO	T10		TODD, LEEANN	
	DINING MOTION / HALL MOTION [06/10/19 16:16:28 MGADAIRE]						
	SEC CENTRAL / 800-230-6975 / REF 1986288/ OP 7087 [06/10/19 16:17:21 MGADAIRE]						
	UDTS: {W3} NO NEED TO CHECK STATUS [06/10/19 16:25:28 CBOULTON]						
	Made contact with the builder Mr. McCurdy. He was on site troubleshooting a few issues for the homeowner. The alarm was disabled by homeowner not on scene.						
	Everything appeared to be in order. [06/10/19 16:32:11 Unit:W1]						
15	2019167920	6/10/2019 17:46:22	7056 STIRRUP CT	WED	PROW	G34	N
	ALARMS LAW	7	UCSO	T10		POSTON, BEVERLY	
	breeze way doors [06/10/19 17:47:09 JLEHECKA]						
	AC REQ -22 [06/10/19 18:00:43 JTHOMPSON]						
	spoke with the owner of the residence accidental trip. [06/10/19 18:13:36 Unit:G34]						
16	2019169528	6/12/2019 7:51:20	4425 STRYKER DR	WED	WELI	A21	CAL
	ALARMS LAW	7	UCSO	T10		HOWARD, BRENDA	
	LIVING ROOM // ATT KH NO RESP [06/12/19 07:52:00 ABURKE]						
	TWO WAY INTERCOM // NO CONTACT // COULD HEAR A DOG [06/12/19 07:52:29 ABURKE]						
	CPI // 7049456115 // OP 2984 [06/12/19 07:52:41 ABURKE]						
	-22 PER 2984 [06/12/19 07:57:06 ABURKE]						

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17	2019170246	6/12/2019 20:06:58	450 WALDEN TR	WED	WALD	B30	N
	ALARMS LAW	7	UCSO	T10		DOLLANDER, PETER	
	GARAGE DR [06/12/19 20:07:50 ALILES] SPOKE W/ KH // OUT OF TOWN [06/12/19 20:07:55 ALILES] CPI // 704-945-6115 // OP 4301 [06/12/19 20:08:21 ALILES] KH ADV AC NO ONE SHOULD BE -23 [06/12/19 20:09:13 ALILES] Checked garage door as well as the front door all appears to be secure at this time. There are no lights on at the residence and no vehicles in the driveway [06/12/19 20:27:52 Unit:B30]						
18	2019170568	6/13/2019 5:45:14	1142 CAROLE CT	WED		A21	CAL
	ALARMS LAW	7	UCSO	T10		HOWISON, BRENT	
	FRONT GARAGE DOOR [06/13/19 05:45:43 KGRIFFIN] CPI 1011 [06/13/19 05:46:28 KGRIFFIN] CAN -22 PER AC // OP 1019 [06/13/19 05:50:48 SCASHMAN]						
19	2019171031	6/13/2019 15:32:10	101 HIGHCLERE DR	WED	HIGC	W3	G
	ALARMS LAW	7	UCSO	T10	CENTURY COMMUNIITIES- HIGHCLER	SECURITY CENTRAL	
	MODEL 1 [06/13/19 15:32:40 ABLYTHE] BACK DOOR [06/13/19 15:33:19 ABLYTHE] SECURITY CENTRAL // REF 2021762 // OP 7029 // 800-230-6975 [06/13/19 15:34:40 ABLYTHE] UDTS: {W3} OPEN DOOR DISCOVERED [06/13/19 15:41:30 MULLIGAN] additional signals - back door [06/13/19 15:45:24 MKGREENE] MATT RITTER -17, ETA 45 MIN [06/13/19 15:46:02 MULLIGAN] I discovered back sliding glass door open, walked through the house and everything appeared fine. Can't shut off alarm, need keyholder to turn it off manually. [06/13/19 15:48:18 Unit:W3] -22 by W3 [06/13/19 15:48:22 Unit:W2] KH MATT RITTER ETA 35-45 MIN [06/13/19 15:52:32 ABURKE]						
20	2019171861	6/14/2019 11:40:10	3505 ANTIOCH CHURCH RD	WED		SR12	CAL
	ALARMS LAW	7	UCSO	T10			
	EXTRY EXIT DOOR ZONE 16 [06/14/19 11:40:27 JKING2] SPOKE WITH SUSAN WHO SAID SHE WAS HOMEOWNER AND WHISPERED DO NOT SEND POLICE [06/14/19 11:41:00 JKING2] OP 220 800-318-9486 [06/14/19 11:41:19 JKING2] SUSAN COULD NOT VERIFY CORRECT CODE [06/14/19 11:41:43 JKING2] CX PER AC , EVERYTHING 10-4 [06/14/19 11:46:35 JKING2] SUASN VERIFIED EVERYTHING 10-4 [06/14/19 11:46:57 JKING2]						
21	2019172216	6/14/2019 18:23:11	2012 KINGS MANOR DR	WED	HIGH	D14	N
	ALARMS LAW	7	UCSO	T10		RICHARDS, CLARIS	
	ENTRY / EXIT [06/14/19 18:23:42 ABLYTHE] SECURITY CENTRAL // OP # 7106 // ALARM CO GOING TO ATTEMPT KH // 8002306975 [06/14/19 18:24:53 ABLYTHE] AC CB REQ -22 [06/14/19 18:44:44 JLEHECKA]						
22	2019172762	6/15/2019 8:46:55	1020 LIGGETS DR	WED	HARL	C14	CAL
	ALARMS LAW	7	UCSO	T10			
	OID SALES OFFICE DOOR [06/15/19 08:47:28 JSIMPSON1] 7049456115 OID 2664 CPI [06/15/19 08:47:50 JSIMPSON1] CX PER AC, EVERYTHING 10-4 [06/15/19 08:49:56 JKING2]						

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	<i>Nature</i>	<i>Priority</i>	<i>Agcy</i>	<i>Zone</i>	<i>Business</i>	<i>Caller Name</i>	<i>Close Code</i>		
23	2019173316	6/15/2019 20:07:01	316 PECAN RIDGE CT			WED VINT	W1 F		
	ALARMS LAW	7	UCSO	T10			SMITH, CHERYL		
	MASTER BEDRM MTN DETECTOR [06/15/19 20:07:47 JMILLEN]								
	VIVANT SEC// OP P765// 877-320-3858 [06/15/19 20:08:22 JMILLEN]								
	UDTS: {W1} NO NEED TO CHECK STATUS [06/15/19 20:21:51 CMARTIN]								
	The residence appears to be secure after check of the exterior. Made contact with the homeowner who arrived on scene and allowed me to check the residence.								
	Everything appears to be in order. [06/15/19 20:33:51 Unit:W1]								
24	2019174053	6/16/2019 15:48:03	3711 FOREST LAWN DR			WED	W1 F		
	ALARMS LAW	7	UCSO	T10					
	INTERIOR MOTION, AC ADV COMMERCIAL ALARM BUT NO BUSINESS NAME, JUST OWNER SCOTT THOMAS [06/16/19 15:48:59 JTHOMPSON]								
	704-258-2705 [06/16/19 15:49:18 JTHOMPSON]								
	SIMPLY SAFE, OP 7516, CB 800-633-2677 [06/16/19 15:49:42 JTHOMPSON]								
	SCOTT DID REQUEST DISPATCH [06/16/19 15:50:02 JTHOMPSON]								
	UDTS: {W1} NO NEED TO CHECK STATUS [06/16/19 16:05:36 KMICHAELS]								
	The alarm was coming from the grounds maintenance building in the Forest Lawn Cemetery. Made contact with employee Scott Davis who advised he checked the building and everything was in order. Some confusion on the location is that the only address for the cemetery 3711 Forest Lawn but it doesn't identify the location of the building. There are several buildings that utilize that address. Everything appeared to be in order. The house directly inside thee 2nd Entrance was checked as well. [06/16/19 16:11:48 Unit:W1]								
25	2019174530	6/17/2019 4:44:52	13700-110 PROVIDENCE RD			WED	B34 N		
	ALARMS LAW	7	UCSO	T10					
	BUSINESS NAME IS DR ANDREW TRAN								
	ALTERNATE ENTRY MOTION [06/17/19 04:46:03 CCONLEY]]								
	SEC CENTRAL OPER 7061 8002306975								
	ATT KH [06/17/19 04:46:36 CCONLEY]								
	REF # 1769221 [06/17/19 04:47:02 CCONLEY]								
	All windows and doors are secure. [06/17/19 05:07:08 Unit:B24]								
	B24 had business checked at my arrival. [06/17/19 05:07:49 Unit:B34]								
26	2019176642	6/18/2019 20:22:53	6029 HEMBY RD			WED BROL	W2 G		
	ALARMS LAW	7	UCSO	T10			YOO, HWI		
	CPI /OP 4697								
	FRNT DOOR								
	ATT KE [06/18/19 20:23:19 LNAVARRO]								
	KH ** [06/18/19 20:23:23 LNAVARRO]								
	Homeowner set off by accident. all 10-4 [06/18/19 21:02:35 Unit:W2]								
27	2019176674	6/18/2019 20:52:53	3106 HIGHBURY PL			WED BROL	SR6 N		
	ALARMS LAW	7	UCSO	T10			LOWERY, JOE		
	BACK DOOR								
	ATT KH [06/18/19 20:53:28 LNAVARRO]								
	MY ALARM CNTR / OP 53564 / 8776948489 [06/18/19 20:54:14 LNAVARRO]								
	REF 53564 [06/18/19 20:54:21 LNAVARRO]								
	Homeowner advised that she had told the AC to 22 [06/18/19 21:08:39 Unit:W2]								

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28	2019178390	6/20/2019 13:04:59	1101 WILLOW OAKS TR	WED	WILA	W1	CBC
	ALARMS LAW	7	UCSO	T10		THOMAS, SHERIDAN	
	GENERAL BURG [06/20/19 13:05:18 JTHOMPSON] SEC CENTRAL, OP 7139, CB 800-230-6975 [06/20/19 13:05:49 JTHOMPSON] REF 1338400 [06/20/19 13:06:03 JTHOMPSON] CX PER AC [06/20/19 13:07:30 J KING2]						
29	2019178703	6/20/2019 18:55:02	1016 JAMES MADISON DR	WED	WILL	W1	F
	ALARMS LAW	7	UCSO	T10		MCNEELY, TJ AND LAUREN	
	This is a reopened incident. [06/20/2019 18:56:58 CMARTIN] MASTER BEDROOM WINDOW [06/20/19 18:55:16 JGREGORIUS] ATT KH [06/20/19 18:55:35 JGREGORIUS] OP 5164 // CB 704 945 6000 // CPI [06/20/19 18:55:45 JGREGORIUS] UDTS: {W1} NO NEED TO CHECK STATUS [06/20/19 19:06:29 CMARTIN] Family members are keeping children while parents are out of town. The alarm went off last night indicated master bedroom window number 3. The alarm contact appears to be going bad. I advised the family member to contact CPI and have that location disabled until a technician can check that alarm contact. No further action at this time. [06/20/19 19:14:32 Unit:W1]						
30	2019179244	6/21/2019 8:00:58	2929 N TWELVE MILE CREEK RD	MAT		BK9	N
	ALARMS LAW	7	UCSO	T10		BURCH, MARIE	
	THEATER BUR ALARM // GUEST #2 BATH [06/21/19 08:03:08 ABLYTHER] ADT // OP #CHWT // 8002970543 [06/21/19 08:03:59 ABLYTHER] all appears to be ok no one was home [06/21/19 08:27:03 Unit:B14]						
31	2019179417	6/21/2019 11:50:28	4755 HOMESTEAD PL	WED	LAKR	W3	F
	ALARMS LAW	7	UCSO	T10		MAITHER, DON	
	FRONT GARAGE DOOR X2 // BACK DOOR X2 [06/21/19 11:51:12 ABURKE] ATT KH NEXT [06/21/19 11:51:16 ABURKE] SCC // 8002306975 // OP 7095 [06/21/19 11:51:45 ABURKE] REF 1899873 [06/21/19 11:51:51 ABURKE] Everything was fine at the residence. Pet sitter set it off. Dog got loose so we tracked it and found it down the street. [06/21/19 12:50:43 Unit:W3]						
32	2019179420	6/21/2019 11:56:05	2929 N TWELVE MILE CREEK RD	MAT		WC1	F
	ALARMS LAW	7	UCSO	T10			
	ZONE 5 PORTICO DRIVE PROTECTION ONE//OP KYGO//8003970543 [06/21/19 11:57:25 WBOLICK] ATT KH [06/21/19 11:57:29 WBOLICK] LEE BURCH//7043219654 [06/21/19 11:57:45 WBOLICK] OP # LT // CANCEL RESPONSE [06/21/19 12:09:26 ABLYTHER] house appeared secure. several vehicles in driveway. [06/21/19 12:26:09 Unit:WC1] assisted in walking the outside checking doors and all were secured. [06/21/19 12:26:47 Unit:SR10]						
33	2019179772	6/21/2019 17:26:56	105 HIGHCLERE DR	WED	HIGC	W2	F
	ALARMS LAW	7	UCSO	T10		SHAH, TARIE	
	FRONT MOTION [06/21/19 17:27:34 ABLYTHER] ADT // OP # 292396 // 8772387730 // REF 747965856 [06/21/19 17:28:40 ABLYTHER] Home was found the same as last alarm call. Multiple windows were unsecured but screens where in place, doors appeared secured, no one answered door. [06/21/19 17:34:48 Unit:W2]						

Incident #	Date/Time	Street	City	Subdivision	Prime Unit			
Nature	Priority	Agcy	Zone	Business	Caller Name	Close Code		
34	2019180046	6/21/2019 21:51:21	5105 CHICKADEE CT	WED	WEDO	W2	CAL	
	ALARMS LAW	7	UCSO	T10		LOUNDO, KIRK		
	GARAGE DOOR BURG SIGNAL [06/21/19 21:51:44 KGRIFFIN] OP 66 / AMC / 800-535-2478 [06/21/19 21:52:24 KGRIFFIN] A/C SPOKE WITH ANDREW ON SITE // ADVISED HE IS TAKING CARE OF THE NBRS DOG - NO PASSCODE [06/21/19 21:52:39 KGRIFFIN] ALARM COMP REQ -22 [06/21/19 21:56:20 CMHOWARD] PER OPER 66.. HOME OWNER STATED SUBJECT ON SCENE IT SUPPOSED TO BE THERE [06/21/19 21:57:09 CMHOWARD]							
35	2019180683	6/22/2019 13:50:20	3711 FOREST LAWN DR	WED		B24	CNR	
	ALARMS LAW	7	UCSO	T10		THOMAS, SCOTT		
	BURG INTERIOR MOTION [06/22/19 13:51:04 ABLYTHE] SIMPLY SAFE // 8006332677 // OP # 5936 // KH HU ON ALARM CO [06/22/19 13:52:08 ABLYTHE] 22ed by Paxton [06/22/19 13:54:49 Unit:B24] MADE CONTACT W/ KH MATT SHEWLER // GAVE CORRECT CODE [06/22/19 13:55:41 ABLYTHE] ALARM CO ADV FALSE ALARM // REQ CANCEL [06/22/19 13:56:16 ABLYTHE]							
36	2019180826	6/22/2019 16:26:59	8012 WICKLOW HALL DR	WED	HIGH	W2	G	
	ALARMS LAW	7	UCSO	T10		JAFFE, SETH		
	KITCHEN DOOR // DINING ROOM GLASS BREAK // STAIRWELL GLASS BREAK [06/22/19 16:27:33 ABURKE] KH REQ DISP // NOT AT HOME [06/22/19 16:27:43 ABURKE] ADT // 8772387730 // OP 281003 [06/22/19 16:28:24 ABURKE] KH IS AT HOME // OP # MUSA // KH DID NOT SEE POLICE WANTED TO KNOW WHERE THEY WERE [06/22/19 16:43:39 ABLYTHE] UDTS: {W2} NO NEED TO CHECK STATUS [06/22/19 17:07:57 MULLIGAN] I arrived at the home and knocked and rung on both the side door and the front door for over 10 mins. I then asked that CCOM call the homeowner. I called the number in the card and Mr. Jaffe answered upset that I had not arrived. He came out of the garage and meet me. I advised that I had been knocking and ringing both doorbells. He was upset that it took me so long to get to the home and advised he had been there for 35 minutes. I advised that I took 15 minutes to arrive and there was a server storm that hindered me and other drivers from going more then 35 mph and I was on the other side of Weddington. He wanted me to check the home even though they had been inside already. I cleared the home and found no one. I attempted to recreate the alarm with the homeowner and it didnt work. I advised that it may have been the thunder and wind. Mr. Jaffe began to become polite. I advised that I was sorry the storm took me so long to get here but he should not enter the home without LEO. He advised he will not go inside with an alarm in the future. My MVR (35-16) was in use and cleared No Citation. [06/22/19 17:17:19 Unit:W2]							
37	2019181632	6/23/2019 10:34:44	334 TURTLEBACK RDG	WED	FALL	B31	CNR	
	ALARMS LAW	7	UCSO	T10				
	KITCHEN DOOR [06/23/19 10:35:03 WBOLICK] ATT KH [06/23/19 10:35:08 WBOLICK] OP 638//TBI SMART HOME//8004321429 [06/23/19 10:35:25 WBOLICK]							
38	2019181987	6/23/2019 17:33:39	2026 HEIRLOOM CT	WED	WEDH	W2	F	
	ALARMS LAW	7	UCSO	T10				
	ZONE 2 GARAGE LAUNDRY DOOR [06/23/19 17:34:24 WBOLICK] ATT KH// [06/23/19 17:34:28 WBOLICK] OP ALICIA//8002970543 [06/23/19 17:34:41 WBOLICK] Home appeared secured, audible alarm. Tow cars in drive that come back to this address. [06/23/19 17:44:34 Unit:W2]							

	Incident #	Date/Time	Agcy	Street	City	Subdivision	Prime Unit		
	Nature	Priority		Zone	Business	Caller Name	Close Code		
39	2019182652	6/24/2019 9:29:19	9:29:19	7118 FOREST RIDGE RD		WED	PROL	W3	F
	ALARMS LAW	7	UCSO	T10				TROXEL, SYLVIA	
	HALLWAY MOTION [06/24/19 09:29:53 MBALDWIN] ADT / 877-238-7730 / OP#143608 [06/24/19 09:30:22 MBALDWIN] UDTS: {W3} NO NEED TO CHECK STATUS [06/24/19 09:42:30 MROGERS] Everything was locked and appeared no one was home. There was a Amazon package on the porch. [06/24/19 09:48:49 Unit:W3] Checked the exterior of the residence and all appeared to be secured. The owners are in town while working is being done on the house. Everything appeared to be in order. [06/24/19 09:49:22 Unit:W1]								
40	2019182760	6/24/2019 11:03:13	11:03:13	414 COVINGTON CRSG		WED	EAGL	W3	F
	ALARMS LAW	7	UCSO	T10				BUTLER, ALMA	
	GARAGE SIDE DOOR [06/24/19 11:03:49 JSIMPSON1] OID 4695 7049456115 CPI [06/24/19 11:04:07 JSIMPSON1] spoke with alma Butler she advised that everything was 10-4 10-8 code f [06/24/19 11:09:50 Unit:SR10] Owner was on scene everythig was fine. [06/24/19 11:09:56 Unit:W3]								
41	2019183370	6/24/2019 21:04:13	21:04:13	227 CARI LN		WED	MAND	C22	F
	ALARMS LAW	7	UCSO	T10				HARPER, GRANT	
	FAMILY MOT [06/24/19 21:04:27 JGREGORIUS] ATT KH [06/24/19 21:04:45 JGREGORIUS] OP 4624 // CB 800 948 7133 // CPI [06/24/19 21:04:55 JGREGORIUS] All appeared secure. There was a dog in the living room area. [06/24/19 21:38:27 Unit:C22]								
42	2019183391	6/24/2019 21:41:46	21:41:46	804 PINE VALLEY CT		WED	LAKF	C22	F
	ALARMS LAW	7	UCSO	T10				DAVE, SEJAL	
	[ASAP ALARM ID: 517358781] -- ALARM INFO: AUDIBLE BURGLARY (DESCRIPTION: DOOR(S) ZONE: BACK) -- LOCATION: 804 PINE VALLEY CT WEDDINGTON NC 28104 (RESIDENTIAL) -- SUBSCRIBER: DAVE, SEJAL -- SUBSCRIBER CALLBACK: 704-708-9925 -- AMC: VECTOR SECURITY (1VS) -- AMC CALLBACK: 800-666-4642 -- LAT/LONG: 35.0116882324219/-80.7382659912109 -- AMC CALL TO PREMISE RESULTS: ANSWERING MACH/LEFT MESSAGE, LEFT MESSAGE ANSWR MACHINE [06/24/19 21:41:46 911UTIL] [FROM AMC] APEKSH DAVE RESPONDING ETA 10 MINS GREY MERCEDES [06/24/19 21:42:25 911UTIL] [FROM AMC] NEW ZONES. FRONT DOOR, FOYER MOTION, BREAKFAST MOTION [06/24/19 21:56:40 911UTIL] back door was open, all inside was ok. Owner said wind may have blew it open. [06/24/19 22:02:09 Unit:C22]								
43	2019183983	6/25/2019 11:37:23	11:37:23	4008 PAUL ROSE LN		WED	SANC	W3	F
	ALARMS LAW	7	UCSO	T10	STEIN, JEFFREY			ADT SECURITY SERVICES	

Incident #	Date/Time	Street	City	Subdivision	Prime Unit	
Nature	Priority	Agcy	Zone	Business	Caller Name	Close Code

[ASAP ALARM ID: 749057816]
 -- ALARM INFO: AUDIBLE BURGLARY (DESCRIPTION: BA-DOOR-FRONT ZONE: BA-DOOR-FRONT)
 -- LOCATION: 4008 PAUL ROSE WEDDINGTON NC 281045433 (RESIDENTIAL)
 -- SUBSCRIBER: STEIN, JEFFREY
 -- SUBSCRIBER CALLBACK: 347-724-0462
 -- AMC: ADT SECURITY SERVICES (1AT)
 -- AMC CALLBACK: 8772387730
 -- LAT/LONG: 35.0290412902832/-80.7052688598633
 -- AMC CALL TO PREMISE RESULTS: Answering Machine-Left Message [06/25/19 11:37:23 911UTIL]
 {W3} 5T79SM BLUE MALIBU [06/25/19 11:46:00 KMICHAELS]
 Spoke with house sitter who advised residence is out of town for 10 days and she is watching the house. Everything appeared to be fine at the house. [06/25/19 11:50:22 Unit:W3]

44	2019184020	6/25/2019 12:31:44	502 SHORELINE DR	WED	LAKR	D30	N
	ALARMS LAW	7	UCSO	T10		HINSON, MICHAEL	

FRONT DOOR [06/25/19 12:32:04 JLEHECKA]
 ATT KH [06/25/19 12:32:25 JLEHECKA]
 CPI // OP#3774 // 7049456115 [06/25/19 12:32:40 JLEHECKA]
 UDTs: {W1} NO NEED TO CHECK STATUS [06/25/19 12:39:24 KMICHAELS]
 Made contact with homeowner who advised that his daughter set the alarm off when she entered the residence. [06/25/19 12:47:01 Unit:W1]

45	2019184404	6/25/2019 18:17:22	722 LINGFIELD LN	WED	DEVO	W1	F
	ALARMS LAW	7	UCSO	T10		KING, MELVIN AND SHERRELL	

GARAGE DOOR [06/25/19 18:17:48 JTHOMPSON]
 SEC CENTRAL, OP 7118, CB 800-230-6975 [06/25/19 18:18:22 JTHOMPSON]
 Checked the exterior of residence. Everything appeared to be secure. [06/25/19 18:28:16 Unit:W1]

46	2019184994	6/26/2019 11:00:53	2811 FOREST LAWN DR	WED	GREL	SR21	F
	ALARMS LAW	7	UCSO	T10		PARAMORE, ROBERT	

DOWNSTAIRS MOTION [06/26/19 11:01:28 ABLYTHE]
 CPI // OP # 5013 // 7049456115 [06/26/19 11:02:10 ABLYTHE]
 UDTs: {SR21} NO NEED TO CHECK STATUS [06/26/19 11:15:10 RWALDRON]
 Arrived on scene and walked the perimeter of the house. All windows and doors appeared to be secured. Clear Code F. [06/26/19 11:15:17 Unit:SR21]

47	2019185186	6/26/2019 13:48:48	3601 FOX RUN RD	WED	FOXR	W3	F
	ALARMS LAW	7	UCSO	T10	WILSON, KURT	Protection One	

[ASAP ALARM ID: 557688335]
 -- ALARM INFO: AUDIBLE BURGLARY (BACK DOOR)
 -- LOCATION: 3601 FOX RUN RD MATTHEWS NC 281047930 (RESIDENTIAL)
 -- SUBSCRIBER: WILSON, KURT
 -- SUBSCRIBER CALLBACK: 704-989-7628
 -- AMC: PROTECTION ONE (1PR)
 -- AMC CALLBACK: 8002970543
 -- LAT/LONG: 35.0154647827148/-80.724967956543
 -- AMC CALL TO PREMISE RESULTS: Answering Mach Left Message [06/26/19 13:48:48 911UTIL]
 UDTs: {W3} NO NEED TO CHECK STATUS [06/26/19 13:56:41 RWALDRON]
 Arrived on scene and spoke with the Homeowner. Accidental. [06/26/19 13:56:55 Unit:SR21]
 All was fine at the house, accidental alarm. [06/26/19 13:57:05 Unit:W3]

	Incident #	Date/Time	Agcy	Street	City	Subdivision	Prime Unit		
	Nature	Priority		Zone	Business	Caller Name	Close Code		
48	2019185212	6/26/2019 14:06:04	14:06:04		1309 VEERY CT	WED	WEDI	W2	CAL
	ALARMS LAW	7		UCSO	T10			FULTON, CRAIG	
	GARAGE DOOR [06/26/19 14:06:58 WBOLICK]								
	ATT KH [06/26/19 14:07:02 WBOLICK]								
	BRINKS HOME SEC// OPJD//8004191730 [06/26/19 14:07:22 WBOLICK]								
	BRINKS // OP JD // AC ATT -22 [06/26/19 14:10:27 ABLYTHER]								
49	2019185986	6/27/2019 6:17:45	6:17:45		4315 WEDDINGTON MATTHEWS RD	WED	MAND	B24	CBC
	ALARMS LAW	7		UCSO	T10 WEDDINGTON SWIM AND RAQUET				
	DOORS [06/27/19 06:18:01 SCASHMAN]								
	ATT KH NEXT [06/27/19 06:18:07 SCASHMAN]								
	SEC CEN // 800-230-6975 // OP 7085 [06/27/19 06:18:31 SCASHMAN]								
	REF #1184013 [06/27/19 06:18:45 SCASHMAN]								
	CAN -22 PER AC // OP 7085 [06/27/19 06:20:32 SCASHMAN]								
50	2019186511	6/27/2019 15:56:48	15:56:48		8172 SHANNON WOODS LN	WED	SHAW	W3	F
	ALARMS LAW	7		UCSO	T10			SPRATT, TALITA	
	[ASAP ALARM ID: 749723756]								
	-- ALARM INFO: AUDIBLE BURGLARY (DESCRIPTION: BA-INTERIOR ZONE: HALLWAY MOTION)								
	-- LOCATION: 8172 SHANNON WOODS LN WEDDINGTON NC 281047945 (RESIDENTIAL)								
	-- SUBSCRIBER: SPRATT, TALITA								
	-- SUBSCRIBER CALLBACK: 704-890-7260								
	-- AMC: ADT SECURITY SERVICES (1AT)								
	-- AMC CALLBACK: 8772387730								
	-- LAT/LONG: 34.998176574707/-80.7179641723633								
	-- AMC CALL TO PREMISE RESULTS: Answered [06/27/19 15:56:48 911UTIL]								
	ADT SECURITY SERVICES (877) 238-7730 [06/27/19 15:57:35 MKGREENE]								
	Deputy Dodd and checked home prior to my arrival [06/27/19 16:08:21 Unit:W2]								
	All was secured at the house [06/27/19 16:08:48 Unit:W3]								
51	2019186529	6/27/2019 16:18:11	16:18:11		6056 FOGGY GLEN PL	WED	HIGH	W3	F
	ALARMS LAW	7		UCSO	T10				
	GARAGE DOOR//ATT KH [06/27/19 16:18:36 WBOLICK]								
	CPI//OP 5165//7049456115 [06/27/19 16:18:54 WBOLICK]								
	No one appeared to be home. Everything appears to be secure at this time. [06/27/19 16:37:22 Unit:W3]								
	-22 by DeJuty Dodd [06/27/19 16:38:12 Unit:W2]								
52	2019187295	6/28/2019 9:18:55	9:18:55		8002 WICKLOW HALL DR	WED	HIGH	W3	CAL
	ALARMS LAW	7		UCSO	T10			WHITE, JOHN	
	FRONT DOOR AND FOYER MOTION [06/28/19 09:19:28 JSIMPSON1]								
	OID67 8005352478 ALARM MONITORING CENTER [06/28/19 09:19:50 JSIMPSON1]								
	OID 67 REQ CANCEL [06/28/19 09:22:05 JSIMPSON1]								
53	2019187985	6/28/2019 21:00:30	21:00:30		1238 DELANEY DR	WED	BROL	W1	CAL
	ALARMS LAW	7		UCSO	T10 GOLI, SRIKANTH AND SHAILAJA			Rapid Response Monitoring	

Incident #	Date/Time	Street	City	Subdivision	Prime Unit	
Nature	Priority	Agcy	Zone	Business	Caller Name	Close Code

[ASAP ALARM ID: 763004126]

-- ALARM INFO: AUDIBLE BURGLARY (SUNROOM DOOR)

-- LOCATION: 1238 DELANEY DRIVE MATTHEWS, NC 28104 (RESIDENTIAL)

-- SUBSCRIBER: GOLI, SRIKANTH AND SHAILAJA

-- SUBSCRIBER CALLBACK: 7047873719

-- AMC: RAPID RESPONSE MONITORING (1RA)

-- AMC CALLBACK: 8009323822

-- LAT/LONG: 35.0278053283691/-80.7538604736328 [06/28/19 21:00:30 911UTIL]

[FROM AMC] WE SPOKE TO SRIKANTH G. WHO PROVIDED A VALID PASSWORD AND REQUESTED TO CANCEL. HE IS ON SITE AND ALL IS OKAY.

[06/28/19 21:02:22 911UTIL]

54	2019189504	6/30/2019 9:37:47	6017 FOGGY GLEN PL	WED	HIGH	D34	CBC
	ALARMS LAW	7	UCSO	T10		SHIELDS, RANDY	

EXT GARAGE DOOR [06/30/19 09:38:19 JSIMPSON1]

OID 5147 7049456115 CPI [06/30/19 09:38:38 JSIMPSON1]

AC CB REQ -22 [06/30/19 09:42:04 JLEHECKA]

55	2019189505	6/30/2019 9:41:06	2015 WEDGEWOOD DR	WED	WEGE	D30	CBC
	ALARMS LAW	7	UCSO	T10		ROBERTS, ROBERT	

GARAGE DOOR ALARM [06/30/19 09:41:42 ALAWSON]

CPI SEC // 704-945-6115 // OP 5078 [06/30/19 09:42:11 ALAWSON]

OID 5078 REQ CANCEL [06/30/19 09:44:59 JSIMPSON1]

56	2019189689	6/30/2019 14:57:22	8012 WICKLOW HALL DR	WED	HIGH	W1	F
	ALARMS LAW	7	UCSO	T10	JAFFE, SETH	ADT SECURITY SERVICES	

[ASAP ALARM ID: 750616996]

-- ALARM INFO: AUDIBLE BURGLARY (DESCRIPTION: BA-BURG-NO ABORT ZONE: DOUBLE GARAGE GLASS BREAK)

-- LOCATION: 8012 WICKLOW HALL DR WEDDINGTON NC 281048067 (RESIDENTIAL)

-- SUBSCRIBER: JAFFE, SETH

-- SUBSCRIBER CALLBACK: 704-619-2114

-- AMC: ADT SECURITY SERVICES (1AT)

-- AMC CALLBACK: 8772387730

-- LAT/LONG: 35.026123046875/-80.7768402099609

-- AMC CALL TO PREMISE RESULTS: Answering Machine-Left Message [06/30/19 14:57:22 911UTIL]

[FROM AMC] add'l zones that tripped: zone 13 glass break dining room, zone 16 glass break stairwell * no responder * [06/30/19 14:58:42 911UTIL]

UDTS: {W1} NO NEED TO CHECK STATUS [06/30/19 15:12:52 KMICHAELS]

Checked the exterior of the residence. All appeared to be secured. All alarms were indicating glass break. Spoke with homeowner Seth Jaffe who was notified of the situation. S. Jaffe was advised that if he would like the UCSO to check the interior to call us back when he arrives back at the residence. No further action taken or requested by homeowner. [06/30/19 15:17:34 Unit:W1]

57	2019189790	6/30/2019 17:33:59	635 LOHAVEN RD	WED	LOCH	W1	G
	ALARMS LAW	7	UCSO	T10		TEODOROVICI, EMILY	

Incident #	Date/Time	Street	City	Subdivision	Prime Unit	
Nature	Priority	Agcy	Zone	Business	Caller Name	Close Code
BACK WINDOW	[06/30/19 17:34:46]	JSIMPSON1				
OID 5079	[06/30/19 17:34:58]	JSIMPSON1				
7049156115 CPI	[06/30/19 17:35:07]	JSIMPSON1				
{W1} OPEN DOOR OPEN WINDOW -CHECKING INTERIOR	[06/30/19 17:55:30]	KMICHAELS				
UDTS: {W1} NO NEED TO CHECK STATUS	[06/30/19 18:02:20]	KMICHAELS				
CPI ATT KH	[06/30/19 18:12:19]	KMICHAELS				
AC ADV THE CODE TO ENTER THE SIDE GARAGE DOOR 4321 SO THEY CAN ENTER THE HOME TO CLOSE THE WINDOW	[06/30/19 18:12:49]	JLEHECKA				
Found the garage door and back window unsecured during exterior check of the residence. I entered the residence and cleared it with negative results.	[06/30/19 18:12:56]	Unit:W1				
AC ADV THE KH CANT RESPOND	[06/30/19 18:13:12]	JLEHECKA				
Secured window and garage door at the request of the homeowner. Prior to departure a neighbor came by who had the homeowner on the phone who was advised of the exact findings. No further action taken.	[06/30/19 18:20:37]	Unit:W1				

Total Number of Calls for Month:

57



Union County Sheriff's Office

Events By Nature

For the Month of: June 2019

Date of Report

7/1/2019

9:00:24AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	92
ABANDONED VEHICLE	3
ACCIDENT EMD	3
ACCIDENT HITRUN PD LAW	2
ACCIDENT PD COUNTY NO EMD	20
ACCIDENT PININ EMD	1
ALARMS LAW	57
ANIMAL BITE FOLLOW UP	5
ANIMAL BITE REPORT LAW	5
ANIMAL COMP SERVICE CALL LAW	8
ARMED SUBJECT REPORT	1
ATTEMPT TO LOCATE	3
BOLO	5
BURGLARY HOME OTHER NONBUSINESS	4
BUSINESS CHECK	49
CARDIAC RESPIRATORY ARREST EMD	2
CARELESS AND RECKLESS	6
DISTURBANCE OR NUISANCE	5
DOMESTIC DISTURBANCE	9
ESCORT	1
FOLLOW UP INVESTIGATION	11
FOOT PATROL	4
FRAUD DECEPTION FORGERY	4
FUNERAL ESCORT	1
HARASSMENT STALKING THREATS	1
HOME INVASION	1
ILLEGAL DUMPING LITTERING	1
IMPROPERLY PARKED VEHICLE	1

<u>Event Type</u>	<u>Total</u>
INTOXICATED DRIVER	1
INVESTIGATION	3
JURISDICTION CONFIRMATION LAW	19
LARCENY THEFT	10
LOST OR FOUND PROPERTY	1
MENTAL DISORDER	1
MISSING PERSON	1
MOTORIST ASSIST	5
NOISE COMPLAINT	10
NOTIFICATION OF DEATH	1
POISONING EMD	1
PREVENTATIVE PATROL	864
PROP DAMAGE VANDALISM MISCHIEF	1
RADAR PATROL INCLUDING TRAINIG	23
REFERAL OR INFORMATION CALL	5
RESIDENTIAL CHECK	31
ROLLOVER ACCIDENT EMD	2
SEARCH CONDUCTED BY LAW AGNCY	1
SERVE CRIMINAL CIVIL SUBPOENA	1
SERVE WARRANT	2
SHOTS FIRED	1
STRUCTURE FIRE EFD	1
SUICIDE THREAT OR ATTEMPT	1
SUSPICIOUS CIRCUMSTANCES	6
SUSPICIOUS PERSON	5
SUSPICIOUS VEHICLE	19
TRAFFIC HAZARD	2
TRAFFIC STOP	95
TRESPASSING	5
WELL BEING CHECK	5

Total Calls for Month:

1,428

Weddington

6/2019

UCR Code	Description	Date of Report	Incident ID	
13A				
13A	ASSAULT BY POINTING GUN	6/10/19	201904835	
			Total:	1
13B				
13B	SIMPLE ASSAULT	6/13/19	201904953	
13B	ASSAULT ON FEMALE	6/21/19	201905167	
			Total:	2
220				
220	BREAKING/ENTERING-FELONY	6/10/19	201904840	
220	BREAKING/ENTERING-FELONY	6/10/19	201904838	
220	BREAKING/ENTERING-FELONY	6/10/19	201904836	
220	BREAKING/ENTERING-FELONY	6/10/19	201904837	
220	BREAKING/ENTERING-FELONY	6/12/19	201904920	
220	BREAKING/ENTERING-FELONY	6/12/19	201904919	
220	BREAKING/ENTERING-FELONY	6/13/19	201904933	
220	BREAKING/ENTERING-FELONY	6/21/19	201905158	
			Total:	8
23H				
23H	LARCENY >\$300 - <\$1000 FROM CONSTRUCT	6/14/19	201904983	
23H	LARCENY-MISDEMEANOR	6/19/19	201905107	
23H	LARCENY-MISDEMEANOR	6/26/19	201905317	
			Total:	3
26A				
26A	FRAUD-RECEIVE GOODS	6/14/19	201904989	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	6/20/19	201905131	
			Total:	2
290				
290	INJURY TO REAL PROPERTY	6/14/19	201904978	
290	INJURING BUILDINGS	6/15/19	201905000	
			Total:	2
35A				
35A	POSSESS MARIJUANA UP TO 1/2 OZ	6/1/19	201904594	
			Total:	1
90D				
90D	DRIVING WHILE IMPAIRED	6/13/19	201904955	
			Total:	1
90Z				
90Z	HARASSING PHONE CALL	6/10/19	201904868	
			Total:	1

Weddington

6/2019

UCR Code	Description	Date of Report	Incident ID
999			
999	ACCIDENT NO VISIBLE INJURY	6/7/19	201904763
999	ANIMAL CALL BITE	6/8/19	201904791
999	ACCIDENT NO VISIBLE INJURY	6/13/19	201904941
999	SPEEDING	6/13/19	201904955
999	ANIMAL CALL	6/14/19	201904982
999	ACCIDENT NO VISIBLE INJURY	6/18/19	201905067
999	FOUND PROPERTY	6/22/19	201905181
999	ANIMAL CALL	6/22/19	201905185
999	ANIMAL CALL BITE	6/24/19	201905242
999	ACCIDENT NO VISIBLE INJURY	6/25/19	201905258
999	ACCIDENT NO VISIBLE INJURY	6/23/19	201905206
999	ANIMAL CALL BITE	6/26/19	201905298
999	SEARCH WARRANT	6/20/19	201905129
999	INVESTIGATION	6/27/19	201905350
999	INVESTIGATION	6/27/19	201905345
Total:			15

Monthly Crime Total

36

The	Governing Board
	Town Council
of	Primary Government Unit
	Town of Weddington
and	Discretely Presented Component Unit (DPCU) (if applicable)
	N/A

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and	Auditor Name
	Rowell, Craven & Short, P.A.
	Auditor Address
	7540 Matthews-Mint Hill Road, Charlotte, NC 28227

Hereinafter referred to as Auditor

for	Fiscal Year Ending	Audit Report Due Date
	06/30/19	10/31/19

Must be within four months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by U.S. generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business- type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types).

2. At a minimum, the Auditor shall conduct his/her audit and render his/her report in accordance with GAAS. The Auditor shall perform the audit in accordance with *Government Auditing Standards* if required by the State Single Audit Implementation Act, as codified in G.S. 159-34. If required by OMB *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the State Single Audit Implementation Act, the Auditor shall perform a Single Audit. This audit and all associated audit documentation may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit performed under the requirements found in Subpart F of the Uniform Guidance (§200.501), it is recommended that the Auditor and Governmental Unit(s) jointly agree, in advance of the execution of this contract, which party is responsible for submission of the audit and the accompanying data collection form to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512).

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

County and Multi-County Health Departments: The Office of State Auditor will require Auditors of these Governmental Units to perform agreed upon procedures (AUPs) on eligibility determination on certain programs. Both Auditor and Governmental Unit agree that Auditor shall complete and report on these AUPs on

eligibility determination as required by OSA and in accordance with the instructions and timeline provided by OSA.

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.

4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.

5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2011 revisions, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he/she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon auditor's receipt of an updated peer review report. If the audit firm received a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to *Government Accounting Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.

6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to LGC staff within four months of fiscal year end. If it becomes necessary to amend this due date or the audit fee, an amended contract along with a written explanation of the delay shall be submitted to the Secretary of the LGC for approval.

7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as same relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his/her findings, together with his recommendations for improvement. That written report shall include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified)*. The Auditor shall file a copy of that report with the Secretary of the LGC.

8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's (Units') records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. (This also includes any progress billings.) [G.S. 159-34 and 115C-447] All invoices for Audit work shall be submitted in PDF format to the Secretary of the LGC for approval. The invoice marked 'approved' with approval date shall be returned to

the Auditor to present to the Governmental Unit(s) for payment. Approval is not required on contracts and invoices for system improvements and similar services of a non-auditing nature.

9. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts. This does not include fees for any pre-issuance reviews that may be required by the NC Association of CPAs (NCACPA) Peer Review Committee or NC State Board of CPA Examiners (see Item 12).

10. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC staff simultaneously with the Governmental Unit's (Units') audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.

11. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.

12. If the audit firm is required by the NC State Board, the NCACPA Peer Review Committee, or the Secretary of the LGC to have a pre-issuance review of its audit work, there shall be a statement in the engagement letter indicating the pre-issuance review requirement. There also shall be a statement that the Governmental Unit(s) shall not be billed for the pre-issuance review. The pre-issuance review shall be performed prior to the completed audit being submitted to LGC Staff. The pre-issuance review report shall accompany the audit report upon submission to LGC Staff.

13. The Auditor shall submit the report of audit in PDF format to LGC Staff when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC along with an Audit Report Reissued Form (available on the Department of State Treasurer website). These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC staff.

If the OSA designates certain programs to be audited as major programs, as discussed in Item 2, a turnaround document and a representation letter addressed to the OSA shall be submitted to LGC Staff.

14. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the

Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.

15. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing, on the Amended LGC-205 contract form and pre-audited if the change includes a change in audit fee (pre-audit requirement does not apply to charter schools). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC, the Governing Board, and the Auditor.

16. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 26 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.

17. Special provisions should be limited. Please list any special provisions in an attachment.

18. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in the Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the parent government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and finance officer also shall be included on this contract.

19. The contract shall be executed, pre-audited (pre-audit requirement does not apply to charter schools), and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.

20. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.

21. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

22. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

23. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

24. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

25. E-Verify. Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

26. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Item 16 for clarification).

27. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at <https://www.nctreasurer.com/slg/Pages/Audit-Forms-and-Resources.aspx>.

28. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.

FEES FOR AUDIT SERVICES

For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and *Governmental Auditing Standards* (as applicable). Bookkeeping and other non-attest services necessary to perform the audit shall be included under this contract. However, bookkeeping assistance shall be limited to the extent that the Auditor is not auditing his or her own work or making management decisions. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience necessary to oversee the services and accept responsibility for the results of the services. Financial statement preparation assistance shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. The Auditor shall maintain written documentation of his or her compliance with these standards in the audit work papers.

Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter, but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8, 9, and 12 for details on other allowable and excluded fees.

Prior to submission of the completed audited financial report, applicable compliance reports and amended contract (if required) the Auditor may submit invoices for approval for services rendered, not to exceed 75% of the total of the stated fees below. If the current contracted fee is not fixed in total, invoices for services rendered may be approved for up to 75% of the prior year audit fee. Should the 75% cap provided below conflict with the cap calculated by LGC staff based on the prior year audit fee on file with the LGC, the LGC calculation prevails.

20 NCAC 03 .0505: All invoices for services rendered in an audit engagement as defined in 20 NCAC 3 .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law.

PRIMARY GOVERNMENT FEES

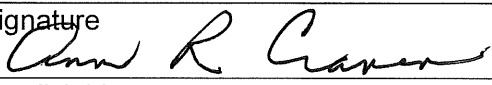
Primary Government Unit	Town of Weddington
Audit	\$ 6,225.00
Writing Financial Statements	\$ 2,075.00
All Other Non-Attest Services	\$ N/A
75% Cap for Interim Invoice Approval	\$ 6,225.00

DPCU FEES (if applicable)

Discretely Presented Component Unit	N/A
Audit	\$
Writing Financial Statements	\$
All Other Non-Attest Services	\$
75% Cap for Interim Invoice Approval	\$

SIGNATURE PAGE

AUDIT FIRM

Audit Firm Rowell, Craven & Short, P.A.	
Authorized Firm Representative (typed or printed) Ann R. Craven	Signature 
Date 05/10/19	Email Address acraven@rowellcravenshort.com

GOVERNMENTAL UNIT

Governmental Unit Town of Weddington	
Date Primary Government Unit Governing Board Approved Audit Contract (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
Mayor/Chairperson (typed or printed) Elizabeth Callis, Mayor	Signature
Date	Email Address ecallis@townofweddington.com

Chair of Audit Committee (typed or printed, or "NA") N/A	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

(Pre-audit certificate not required for charter schools)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer (typed or printed) Leslie Gaylord	Signature
Date of Pre-Audit Certificate	Email Address lgaylord@townofweddington.com

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU N/A	
Date DPCU Governing Board Approved Audit Contract (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
DPCU Chairperson (typed or printed)	Signature
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE
(Pre-audit certificate not required for charter schools)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address

Remember to print this form, and obtain all
required signatures prior to submission.

PRINT

June 10, 2019

Ms. Elizabeth Callis, Mayor
Ms. Karen Dewey, Town Clerk
Town of Weddington
1924 Weddington Road
Weddington, North Carolina 28104

We are pleased to confirm our understanding of the services we are to provide Town of Weddington for the year ended June 30, 2019. We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements, of Town of Weddington as of and for the year ended June 30, 2019. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Town of Weddington's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Town of Weddington's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

We have also been engaged to report on supplementary information other than RSI that accompanies Town of Weddington's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

- 1) Schedule of Revenues, Expenditures, and Changes in Fund Balance – General Fund - Budget and Actual
- 2) Schedule of Proportionate Share of New Pension Liability (Asset) – Local Government Employees' Retirement System
- 3) Schedule of Contributions – Local Government Employees' Retirement System

Audit Objective

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of Town of Weddington's financial statements. Our report will be addressed to the Honorable Mayor and Town Council of Town of Weddington. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors are limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify significant deficiencies. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Town of Weddington's compliance with applicable laws, regulations, contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also assist in preparing the financial statements of Town of Weddington in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for designing, implementing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in a written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) that the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience, evaluate the adequacy and results of the services, and accept responsibility for them.

Engagement Administration, Fees, and Other

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash or other confirmations we request and locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Rowell, Craven, and Short, PA and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to Local Government Commission or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Rowell, Craven, and Short, PA personnel. Furthermore, upon request, we may provide copies of selected audit documentation to Local Government Commission or its designee. The Local Government Commission or its designee may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

We expect to begin our audit on approximately July 30, 2019 and to issue our reports no later than October 31, 2019. Ann R. Craven is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services will be at our standard hourly rate plus out of pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$8,300. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to Town of Weddington and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign and return it to us.

Very truly yours,

Rowell, Craven & Short, P.A.

Rowell, Craven, and Short, PA

RESPONSE:

This letter correctly sets forth the understanding of Town of Weddington.

By: _____

Title: _____

Date: _____

EXECUTIVE SUMMARY

I. INTRODUCTION

This document is a statement of the community's vision for its own future and a guide to achieve that vision through December 31, ~~2023~~2024. This plan shall be updated every five years. These time periods are ~~ambitious~~ indicative and the Town's failure to conduct an evaluation within these time periods shall not confer any rights on any affected parties.

NOTE: indicative of what? (Do we need this sentence above?) -The view of ~~the~~ Town's future expressed in the Land Use Plan (i.e., the Plan) is shaped by local community values, ideals, and ~~views~~ aspirations about the best ~~management~~ stewardship and use of the community's services and resources.

The Plan uses text, maps, and diagrams to establish policies and programs that the Town may use to address the many issues facing the community. The Plan is a tool for managing community change to achieve the desired quality of life.

This document serves as the replacement to the ~~2002-2013~~ Weddington Land Use Plan ~~that was written by the Centralina Council of Governments, which That plan replaced the 1996 Weddington Land Use Plan that was written by the UNC Charlotte Urban Institute. Elements of that original Plan, however, are still contained in this document and are duly noted where applicable.~~ The Plan is being adopted pursuant to NCGS 160A-383.

A. WHY PLAN?

Successful communities do not just happen; they must be continually shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the needs of its residents and retain the quality of life that initially attracted those residents to the community.

Residents of Weddington value the high quality of the natural environment, the rural character and diversity of the style of their neighborhoods, as well as the strong sense of community identity. They have also expressed ~~Concern about the impact effects of new growth in and surrounding around Weddington, has increased as residents have experienced increased traffic congestion, school crowding, and the rapid loss of natural, open areas. Effective growth management can will help the community address each of these concerns.~~

The Town recognizes the importance of coordinating growth management efforts with Union County and adjacent communities while also cognizant of the limitation of the

authority the Town possesses – the Town can strive to influence the policies and actions of other parties, but it does not have direct authority to do so, as with decisions relating to schools or transportation corridors.- Accordingly, the Town seeks to develop a productive relationship with the County towards coordinated strategies and County should develop coordinated strategies for growth management to make efficient use of valuable infrastructure that is already in place, and to minimize unnecessary loss of the surrounding open space areas where such infrastructure is not yet in place. A good plan and effective plan implementation measures can curb the trend towards sprawl development while accommodating appropriate new development consistent with the future vision.

This Plan, once adopted and applied consistently and carefully, is intended to foster will develop and strengthen partnerships among service providers and between the public and private sectors. The Such partnerships can achieve infinitely more for the community than any would acting alone. An important premise-principle of an effective land use plan is that it create to create a “win/win” situations for both the public and private sectors, for existing and new neighborhoods, for open space land conservation, and for the community’s fiscal integrity and enhanced quality of life.

B. WHAT IS IN THE LAND USE PLAN?

This Land Use Plan focuses on land use and development growth issues matters facing Weddington, North Carolina. The following listing of sections outlines the major areas covered by the Land Use Plan.

Section II - Community Vision defines a vision for the community’s future that is the basis for the Plan’s recommendations. The most significant aspect of Weddington’s planning process has been the high level of citizen involvement. The Town’s approach has included surveys, interviews, public hearings, workshops, and newsletters, in an effort to inform the public and to capture the thoughts, ideas, hopes and desires of the community. Community values set priorities for community action and plan implementation.

Section III - Goals, Policies and Recommendations identifies specific goals and policies intended to guide future growth and development decisions.

Section IV - Plan Implementation and Administration outlines recommended strategies needed to achieve the Plan’s goals in a manner that is consistent with the Town’s policies.

Section V - Context for Planning summarizes existing conditions, trends, and issues facing the community and establishes the setting for the Plan and the basis for its goals and policies. This section:

- Summarizes the Town's history;
- Identifies natural environmental factors and physical constraints and opportunities that affect development within the planning area;
- Identifies demographic characteristics and trends;
- Identifies issues and regulatory considerations related to existing and future land use and the planning area;
- Establishes the basis for community design and image guidelines for the enhancement of Weddington's natural and built environments;
- Identifies both public and private community facilities and service providers within the community.

C. WHAT DO THESE TERMS MEAN?

The following terms are used throughout the Plan to convey key concepts

Goal. Description of a desired state of affairs for the community in the future. Goals are the broad public purposes toward which policies and programs are directed. Generally, more than one set of actions (policies) may be needed to achieve each goal. In this Plan, goals are phrased to express the desired results of the Plan; they complete the sentence "Our goal is..."

Policy. A statement of government intent against which individual actions and decisions are evaluated.

Strategy. Individual tasks or accomplishments which, taken together, will enable the Town to achieve its goals. Strategies recommend specific courses of action to implement the Plan.

D. HOW SHOULD THE PLAN BE USED?

The Plan is a guide to action. It is not, itself, an implementation tool. By ensuring that individual actions are consistent with the goals, objectives, and policies of the Plan, the Town can effectively achieve the vision. For example, the Planning Board and the Town Council will use the Plan's policies and maps to decide whether to approve a proposed rezoning of land within its Town limits. Zoning and subdivision regulations should govern how development takes place in conformance with the Plan. Upon adoption of this Plan,

the Town should review existing development regulations and ordinances to determine their consistency with this Plan.

Although amendments to the Plan are discouraged, the Plan should be a dynamic document, subject to periodic and occasional amendment but only when conditions within the Town drastically change. Periodic updates of the Plan may be needed to ensure that it continues to meet the needs of the Town.

The Plan, ~~however~~ is not an ordinance. Rather, it is designed to serve as a guide for future growth and development within Weddington. The Plan therefore does not have the weight nor the mandate for enforcement as does an ordinance. The Town Council will have use this Plan as a guide ~~and a factor to consider~~ in its future land use decisions.

E. COORDINATION WITH OTHER JURISDICTIONS

Many problems faced by local governments are regional in nature. Issues such as population growth, environmental preservation, growth patterns, and the adequacy of public facilities and services often transcend local, neighborhood or Town boundaries. Accordingly, the study area of the Plan (i.e., the “Planning Area”) looks beyond the corporate limits of Weddington and includes possible future growth that may be regional in nature. Regional growth areas include those areas contained in the Weddington-Marvin annexation agreement and nearby jurisdictions that Weddington would have the ability to annex. It also includes other unincorporated areas to the south and east of Weddington that have also been identified for possible future annexation. Official Town actions in response to this Plan will be limited to the area within the Town’s current and future municipal jurisdiction, including any extraterritorial jurisdictional boundaries that may be granted to the Town.

This Plan strongly supports partnerships between Weddington, Union County and communities adjacent to the Planning Area such as Wesley Chapel, Waxhaw, Marvin, Indian Trail, and Stallings. These partnerships should focus on coordinated growth management and service provision strategies. Through effective coordination, Town residents will enjoy the benefits of a more stable, sustainable region. Failure to coordinate will result in excessive consumption of valuable open space land.

F. WHO IMPLEMENTS THE PLAN?

The policies and strategies of the Plan must be implemented in a timely manner in order to ensure that the vision of the Plan becomes a reality. Who should be charged with the implementation of the goals, policies and strategies? It is a joint effort of the Town Council, the Planning Board and Town ~~s~~Staff.

II. COMMUNITY VISION

Weddington has the distinct atmosphere of a small town and a quality of life that provides its citizens with a sense of place that is ~~lacking different~~ ~~to than~~ other parts of the region. The natural environment and community structure that characterize Weddington, along with its land use regulations, have been major factors in shaping the growth of the town and making it a desirable place to live.

Local leaders are aware of the fact that the Town cannot prohibit new growth from occurring. Thus, a primary community goal is to maintain the Town's rural character as new growth occurs. New growth must occur within a framework that is in keeping with the existing rural community character and that avoids negative social, economic and environmental effects on the town.

Growth in Weddington is inevitable. The majority of residents are happy with the Town's existing low-density single-family developments. Few support a "growth at any cost" policy. This document evaluates the amount of growth likely to occur and makes recommendations concerning the location and relationship of the land uses in order to establish and maintain a healthy relationship between the developing community and the environment.

A. PUBLIC PARTICIPATION

In developing a plan, the most important item in assuring that the community has ownership in the product is public participation. A public participation process identifies a community's shared preferences, can serve as a means to refine goals and objectives, and can ensure that Plan implementation measures address these objectives. However, reaching public consensus is often an intensive, time-consuming, and sometimes controversial process. There are important benefits to active citizen involvement in the planning process, such as educating the public about local government actions, generating fresh ideas about old problems, and improving the community climate of trust and teamwork. A citizenry that is given the opportunity to participate does not feel excluded, even if it doesn't take an active role. Most important of all, effective citizen participation, no matter how time-consuming, saves time and builds support for community goals.

The Town of Weddington has taken a number of steps to make public input a meaningful part of the planning process in developing this Plan. The Town undertook a land use survey that addressed a number of key issues facing the Town. In addition, the Town ~~has~~ conducted public workshops and meetings to receive input and to inform the public about the planning process and Plan goals, objectives, and possible implementation measures.

B. COMMUNITY SURVEY

The Town conducted a citizens' survey, in the spring of 2018 to gauge public opinion on future land uses and community vision. The survey questionnaire and results are found in **Appendix B**. The online survey access information was mailed to owners of all parcels within the Town and paper copies were made available upon request. Survey results were used to identify key community issues. Approximately 31% of households completed the survey.

C. COMMUNITY SNAPSHOT

The citizens of Weddington are very satisfied with the community, the Town's land development pattern, and the quality of life they enjoy. Many people who have moved to Weddington did so to take advantage of the quality of life that the Town provides. When driving into Weddington from neighboring communities, one notices a distinctly different land use pattern upon entering the Town. As compared with ~~these other~~ communities, the Town has been quite successful in maintaining a low-density residential character that sets it apart from many of its neighbors.

The Plan contains many individual goals, policies, and implementation recommendations. Together, these detailed statements provide guidance in achieving the Town's vision of its future. Some of these goals reflect long-standing Town policies. Others identify new directions and actions that are designed to maintain the Town's high quality of life. Recognition and discussion of the key issues formed the basis for the Town's development of community vision priorities. The following themes emerged from the public participation process, and provide key policy direction for developing the goals and objectives of the Plan, ~~and are reflected throughout the Plan:~~

D. PLAN FOR APPROPRIATE AND COMPATIBLE LAND USES:

➤ Plan for predominantly single-family development. Single-family subdivisions are the preferred land use type; residents continue to show limited to no interest in having ~~additional other types of~~ development in the Town. The Town has also approved Conservation Subdivisions which maintain a 1-acre density with smaller lots and preserve 50% of the development as conservation area allow for smaller lots but also require 50% conservation lands. ~~The Such conservation land cannot be redeveloped. This results in a density neutral development where the overall density remains one unit per acre.~~

➤ Monitor development patterns in the Town and surrounding areas~~—due to resident~~ There is some concern about the amount and rate of growth happening in the area, that has been occurring. The Town grew at a rapid rate in the 2000's and many farm fields and forested areas were converted into building lots. Knowing the town cannot slow or stop development growth, it continues to the town should make a shift in how it frames the issue, like continuing to get input from the community, along with professionals' expertise, which will help manage that growth, e.g. what else would the town like to see in our community, what are optimal ratios for certain kinds of development and over what period of time.

➤ Maintain land use regulations that protect and maintain the Town's open space, unique character and overall quality of life.

E. COORDINATE THE PROVISION OF ADEQUATE PUBLIC SERVICES:

➤ Continue to coordinate with other jurisdictions that plan, fund, construct, and maintain a regional network of ~~arterial and collector~~ streets. There are a number of critical road improvements scheduled in the Weddington vicinity over the next few years, ~~the most important being the construction of the Rea Road Extension (known as the re-alignment of NC 84) coming south from Mecklenburg County and linking into Marvin Weddington Road. This road is eventually planned to link into NC 84 between Cox Road and Twelve Mile Creek Road. That portion of the construction project between NC 16 and NC 84 is included on the local Thoroughfare Plan and LARTP.~~ Changes in alignments, intersections, or improvement schedules may affect land use planning and development in Weddington. ~~The recent completion of the widening of NC 16 has resulted in increased development pressures along NC 16 throughout Weddington.~~ In 2009, the Town of Weddington partnered with the Village of Marvin, Town of Waxhaw and Village of Wesley Chapel to develop a Western Union County Transportation Plan. The municipalities enlisted the assistance of Centralina COG and Transportation Planners, Martin/Alexiou/Bryson to create this multi-jurisdictional plan.

➤ Continue to coordinate development approvals with the availability of adequate water and wastewater facilities. Ensure that well and septic are limited to those areas where centralized services are not practical and the well and septic are adequate to meet the long-term needs of the development.

F. MANAGE NATURAL RESOURCES:

➤ —Use land use planning to protect wetlands, floodplains, aquifers, and wellhead protection areas.

➤ Continue to develop strategies and regulations for protecting open spaces to maintain the character of the Town. ~~There is some concern that the amount and rate of growth that has been occurring will eliminate all of the open spaces that are an essential component of the Town's character.~~

➤ Maintain standards for development on steep slopes to reduce environmental impacts and hazards to residents. Preferred developments are preferred which are built in concert with and which take advantage of their natural environmental features and attributes which can be incorporated by using the design principles of the 4-step process described in the book Rural by Design by Randall Arendt.

➤ Attempt to develop open space networks with the potential to connect conservation land, greenways, and multi-use paths

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 ~~p~~Plan is ~~that component of this~~ document that ~~attempts to -links~~ all the factors impacting Weddington. The purpose of the Land Use ~~p~~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. (Planning Board recommended striking this Goal; check with attorney or state through CD zoning process, provide alternative subdivision layouts or options that may accommodate...)

Land Use Policies:

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

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

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

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

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

Exhibit 1: Future Land Use Categories

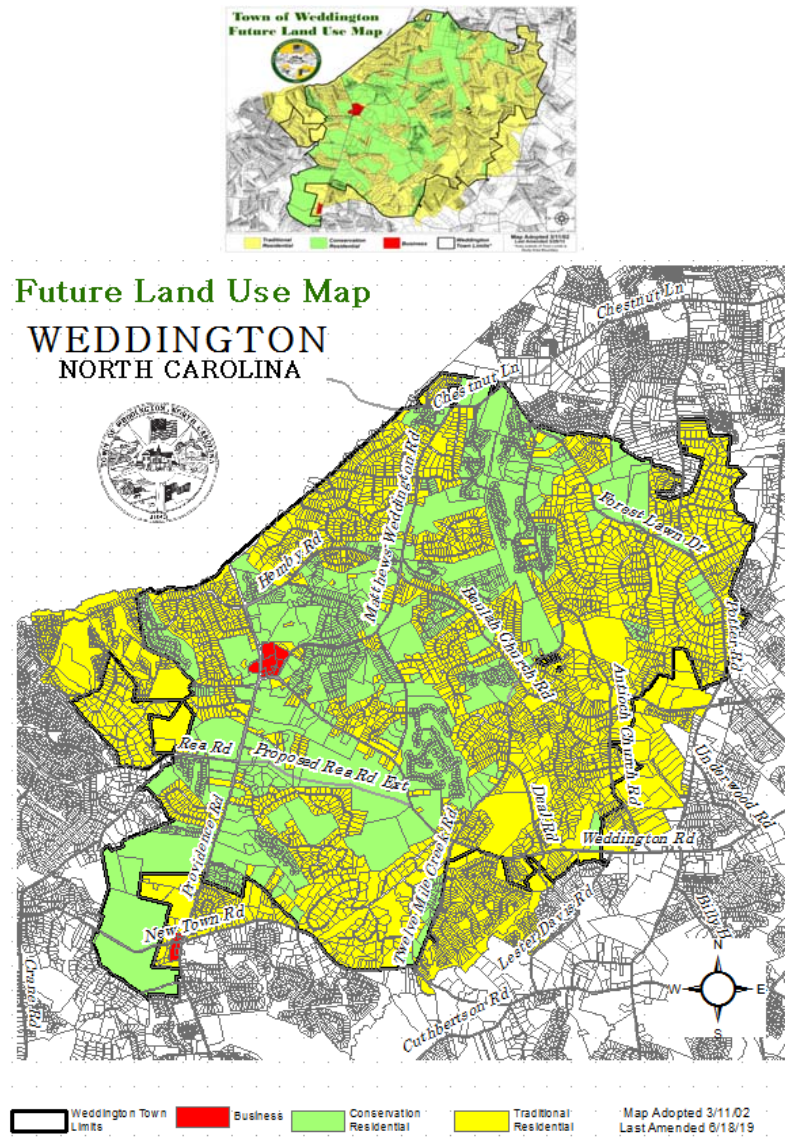
Land Use	Description
Traditional Residential	This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be zoned for 40,000 square foot lots at a density of approximately one dwelling unit per acre, in accordance with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

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

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

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

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

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

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~~2024³. 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 ~~interest groups~~² members. 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.

~~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. Why strike this?~~

Strategy ~~32~~: 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; ~~and-~~
- i. Useable and well-planned conservation lands.

Strategy ~~3~~: 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 ~~54~~: 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 ~~65~~: Require subdivisions to provide individual lots access through internal subdivision roads.

Strategy ~~76~~: 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 ~~87~~: 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 the 4-step process described in the book Rural by Design by Randall Arendt.

Strategy ~~98~~: 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.~~

V. CONTEXT FOR PLANNING

The Plan sets forth a vision to emphasize, develop, and strive to be widely recognized as an aesthetically pleasing small town community, providing a superior-high quality of life, and family environment. The Plan's intent is to make the preceding vision a reality by focusing on creating a place that feels, not just looks, like a community and functions like a community. This involves the development of places designed, constructed, and maintained to stimulate and please the senses, to encourage community use, and to promote civic and personal pride. If the Town leaders adopt policies meeting the aforementioned criteria, then Weddington will not only continue to be a great place to live as its residents strongly believe it is, but also, by cultivating a sense of well-being among its residents, it will encourage value-added development while maintaining its rural character.

This document presents recommendations concerning future land use planning for the Town of Weddington. The Plan provides updates on the services provided by the Town, the impacts that roads and public water and sewer facilities have had on the Town, and a report on current land use practices and patterns found in the Town. Based on this information, a set of goals, objectives, and implementation recommendations were formulated to serve as a guide to the Town's Planning Board and Town Council when making future recommendations and decisions pertaining to growth, development, and land use.

BACKGROUND

Location. The Town of Weddington lies in the northwest portion of Union County, North Carolina. Weddington is located approximately 15 miles southeast of downtown Charlotte and 10 miles northwest of Monroe. Lancaster County, South Carolina is located a few miles to the southwest ~~(refer to Exhibit 3)~~. Weddington covers approximately 17 square miles and is comprised of mainly low-density single-family housing. The town is located primarily in Sandy Ridge Township with a small portion in Vance Township, Union County, and one lot in Mecklenburg County. It is bordered by the City of Charlotte, the Villages of Marvin and Wesley Chapel and the Towns of Indian Trail and Stallings.

Historical Development. The Town of Weddington was incorporated in 1983. Weddington adopted zoning and subdivision regulations in 1987.

The Role of Planning. Land use planning is designed to provide strategic guidelines for the future growth and development of a community. Land use decisions made by a

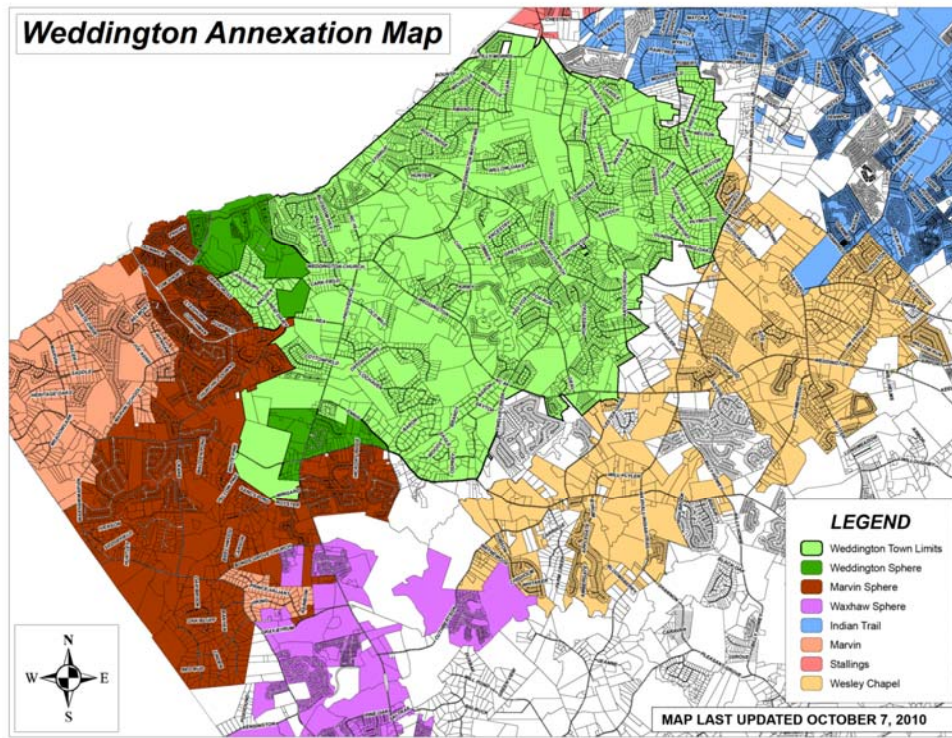
community are fundamental. They shape the community's very character—what it is like to walk through, what it is like to drive through, what kind of jobs and businesses exist in it and how well the natural environment survives. In some cases, land use decisions may directly affect human life and health. Because land development patterns affect property taxes and the level of public services, land use planning decisions are closely tied to the fiscal health of the community.

Land use planning is a process through which a community reaches decisions about the future physical development of their town. A land development plan, also known as a "land use plan", is a primary tool in the planning process. Land use plans provide a mechanism for a community to influence its growth and development. Equally important, the land use plan can be a valuable mechanism to provide protection for natural resources; preservation of rural lands; maintenance of commercial and economic bases; development of needed public facilities; and improvement the local quality of life.

Planning Area and Other Jurisdictions

The Planning Area, described on Page 29 and depicted on **Exhibit 3**, extends beyond the Town's current corporate limits. Planning beyond the corporate limits is designed to create a *comprehensive* approach to growth management – community issues typically don't start and end at precise boundaries, but reflect development practices and pressures within a general geographic area. Actual growth management measures, however, will be limited to within the Town's current or future municipal jurisdiction. Preparing for growth means that development proposals should be encouraged in appropriate areas, based on land use intensity and available infrastructure, and discouraged in inappropriate areas. The determination of infrastructure availability often is dependent upon the potential of undeveloped land to permit expansion, based on a fiscal impact analysis to ascertain the economic feasibility of such an expansion. **Exhibit 3** also shows the location and proximity of other jurisdictions that will impact growth and development in, and around, the Town, current zoning in the Town and the Planning Area, and a number of "landmarks" referred to elsewhere in the Plan.

Exhibit 3: Weddington Planning Area Map **(STAFF TO UPDATE)**



NATURAL ENVIRONMENT

Weddington's natural environment is a valuable resource that provides both opportunities for development and constraints. The primary environmental factors affecting growth trends are: air quality, hydrology, topography and soils. Clean air, abundant water supplies, scenic rolling hills and prime agricultural lands enhance the Town's quality of life. Decisions affecting growth and development will have long-term impacts on the condition of these resources for future generations. By managing growth, Weddington can provide for the needs of residents and businesses without sacrificing the natural assets that contributed to the region's growth. The maps, tables and text in this section describe the opportunities and constraints resulting from the Town's natural environment.

Topography. Weddington lies entirely within the Southern Piedmont physiographic region and is characterized by a broad, gently rolling landscape, with steeper slopes along the drainage ways. Streams in the area include the Six- and Twelve-Mile Creeks, and other small tributaries. All of these streams eventually drain into the Catawba River to the southwest in Lancaster County, South Carolina. The highest elevations in Union County are located in the Weddington area. It is a goal of the Town to adopt more prohibitive policies toward development within a Floodplain.

The major floodplain areas are along Six- and Twelve-Mile Creeks, and several other tributaries. The Town of Weddington is a member of the National Flood Insurance Program and, accordingly, has adopted land use regulations that severely limit the amount of new construction that can take place within floodplain areas. A Floodplain Development Permit is required for any development activities that occur within a floodplain.

Geology. Considering the limited sewer service coverage area in Weddington, the most critical environmental limitation affecting land development is the capability of soils to handle waste disposal. Three main general types of soils are found in Weddington: "Cecil-Applying" soils in the northern portion of town; "Tatum" in the southern portion; and "Iredell-Gaston-Mecklenburg" soils concentrated in the very northwestern portion of town.

Cecil-Applying soils are characterized by gently to strongly sloping land and well-drained soils that have a loamy surface layer and dominant clayey subsoil. These soils have good development potential for roads, buildings and septic systems. The area that contains this type of soil is predominantly forestland, with some agriculture and residential development. The main management concerns for cropland or pasture are the slope and the hazard of erosion. The high content of clay in the subsoil and the slope are also limitations affecting building site development.

Tatum soil is mainly found in the western part of Union County. These soils are characterized by gently to steep sloping land and well-drained soils that have a loamy surface layer and dominant clay subsoil. The area that contains this type of soil is used mainly as cropland and pasture, with forestlands dominating the steeper parts. The hazards of the slope and erosion are the main management concerns for cropland and pasture use. The limitations affecting building site development are the high content of clay, the shallow depth to bedrock and the slope.

Iredell-Gaston-Mecklenburg soils are also mainly found in the western part of Union County. They vary from nearly level to steeply sloping land and have well drained soils that have a loamy surface layer and predominant clayey subsoil. The area is used mainly as cropland, pasture and forestland, with some residential development. The hazards of erosion, wetness, slow permeability, a moderate to very high shrink-swell potential, and the slope are the main management or development concerns.

Within the general soil areas, some other soil types are found in small quantities. These areas are generally found around streams, but also may be due to strongly sloping land or clayey subsoil. The same areas that are unsuitable for septic systems generally have moderate to severe limitations for building residences or small commercial buildings. All of these areas have severe limitations for building streets and roads. Union County Health Department officials, nonetheless report that the Weddington area generally contains some of the best soils found in Union County for the placement of wells and septic tanks.

Hydrology. Public water service provided by the Union County Public Works Department is available throughout the Planning Area, as shown in Exhibit 65. Nonetheless, there are many residences that are served by wells. According to the Union County Health Department, the Weddington area has an adequate supply of good quality ground water. There are different water-bearing zones, or aquifers, based on the geologic formations underground. Wells outside the slate area, west of NC 16, offer better yields than those on the east side of the highway (inside the slate area). Currently, an average yield of five to six gallons per minute exists. Generally, wells in the Weddington area are not as deep as wells in other areas of the County. There are some areas in the eastern part of Weddington where the availability of quality well water is sometimes a problem. This is especially true in areas to the east of Beulah Church Road.

COMMUNITY GROWTH

Population Growth. Weddington is part of the Charlotte Metropolitan Statistical Area. Over the past two decades, the Charlotte area has been growing at a rapid rate and is one

of the fastest growing regions in North Carolina and the Southeast. Leading the growth in the Charlotte area has been Union County. Between ~~2000-2010~~ and ~~2010~~2018, Census figures show that the population of Mecklenburg County (which includes Charlotte) has grown by ~~32.2~~18%. Union County has grown at ~~an even faster pace, 62.8~~17.2%, during this same time period. ~~The Town of Weddington has increased its population 41% since 2000.~~

The estimated population at the time of incorporation (1983) was approximately 970. According to the ~~2000-2010~~ Census, the Town's population was ~~6,696~~9,481. The ~~2010~~ 2018 estimates ~~Census indicates that the population is~~indicate 9,459 a population of 10,949. ~~The Town of Weddington has increased its population by 15.5% since 2010.~~ According to the ~~2010-2018~~ Census ~~estimates~~, 89% of Town residents live in family households. ~~These percentages are significantly higher than the rest of Mecklenburg and Union Counties; there are 3,339 households with~~ The ~~an~~ average household size ~~is of 3.02-11~~ people, ~~which is also larger than household sizes in Mecklenburg and Union Counties, which are 2.5 and 2.92 persons respectively.~~ According to the ~~2010-2018 estimates~~ Census ~~11.9%~~5% of the population is ~~aged 0-9, under 5,~~ 20.227.8% of the population is aged ~~40-5-17-19,~~ 5.2%~~12.8%~~ is aged ~~20-29~~65+, 7.1% is aged 30-39, 20.8% is aged 40-49, 19.2% of the population is ~~aged 50-59 and 24.4% is aged 60 or older.~~ The 2010 Census population for Weddington and surrounding areas are presented on **Exhibit 4**.

Exhibit 4: Population Comparisons

Jurisdiction	2010 Population	Percent Increase, 2000-2010 <u>-2018</u>
Weddington	9,459	41 <u>15.5</u> %
Union County	201,292	63 <u>17.2</u> %
Indian Trail	33,518	182 <u>18</u> %
Marvin	5,579	437 <u>18.3</u> %
Stallings	13,831	334 <u>15.6</u> %
Waxhaw	9,859	276 <u>63.4</u> %
Wesley Chapel	7,463	193 <u>17.1</u> %

Source: 2010 Census and 2018 Census Estimates

The consistent pattern of recent growth in the Charlotte region indicates continuing strong growth in the Weddington area for the foreseeable future. This is primarily due to its location, south of Charlotte and close to the region's "Outerbelt," I-485. In addition, southern Mecklenburg and northwestern Union Counties are scheduled for a number of road improvements that will further improve accessibility to and from Weddington, ~~the most significant one being Rea Road Extension. Rea Road Extension, scheduled for construction in 2019, will give Weddington area motorists a second direct means of accessing I-485.~~

Projected Population. Small areas such as towns or neighborhoods provide the most difficulty for projecting populations. This is because there are many external factors that affect population changes and these are difficult to predict. Some of these factors include variable impacts of the regional or larger United States economy, fluctuations in housing costs or mortgage interest rates, or other factors that affect the desirability of one county or town versus another. Weddington's population is growing mainly due to the healthy regional economy, the town's favorable quality of life and Weddington's proximity to Charlotte. If any of these factors changes in the future, the rate of population growth in Weddington could also change.

Weddington has been experiencing fairly steady growth over the past ten years, as evidenced by the large number of new homes constructed each year. If the Town continues to grow at a ~~41.97%~~ per year rate over the next ten ~~years~~years, the ~~2017-2018~~2028 projected population would be ~~11,398~~11,800 ~~13,100~~ ~~and the 2022 projected population would be 13,337~~13,800. Using GIS data staff believe there is approximately 5,968 acres to be developed. Approved subdivisions over the past 10 years have an average of .8 units per acre. This would preclude a build out of 4,774 additional home. At 3.11 persons per

home, staff believes Weddington will have a build out population of 25,797.- These estimates are based on the following assumptions:

- Steady population growth will continue into the future;
- Household size will remain constant (the 2000-2018 Census ~~reported projects 3.40~~ 11 persons per household; ~~the 2010 Census reported 3.02 persons per household~~);
- ~~The Town currently has approximately 680 approved but unbuilt single family single family residential units. At 3.02 persons per household this accounts for 1,963 people.~~
- Regional development trends as have evolved in the past ten years will continue to operate over the next fifteen years;
- Public water and sewer service is contained in the 2012-most up to date Union County Water and Sewer Master Plan; and
- ~~Public water service is contained in the 2012 Union County Water and Sewer Master Plan will; and~~
- Roads will be improved according to the North Carolina DOT TIP schedule.

PUBLIC FACILITIES AND SERVICES

Public facilities are important and often are expensive to build and subsequently maintain. Failure to plan them wisely often results in inadequate and misplaced facilities that can drain the community's funds without providing satisfactory service. It is important to take into account existing and proposed land use patterns and the existing and anticipated size, composition and distribution of the population.

In order to maintain a high quality of life for residents of residential areas, the Town needs to assure that public facilities and infrastructure are available to serve them in a convenient and functional manner. Infrastructure includes adequate means for access and mobility, water and sewer service, and stormwater systems. In November of 2014, the Town Council adopted a new stormwater ordinance to better manage runoff caused by new development.

The Town's basic infrastructure policies should require that transportation, water, wastewater and drainage system improvements be constructed concurrent with new

development and are adequate to meet demands from existing and new users. While the Town does not currently provide utilities for the entire service area, it does require that adequate utilities be provided for all new development. Connection to public water is currently mandated for new developments based on the proposed size of the development and its proximity to existing public water lines.

Transportation. The transportation system is the circulation network of the community. It brings people and products into an area and enables them to move freely from one activity to another. Land use planning and transportation go hand-in-hand. The location and type of future land use will have an effect on traffic flow and volume. By the same token, the road network affects how land will be used in the future. Transportation planning is outside of any significant influence of the town. (added by PB -strike?)

Transportation system components exert substantial and lasting influence and impacts on the configuration and characteristics of land use and development within the area they serve. They can enhance pedestrian safety, land values, community or neighborhood character and quality of life.

Weddington is a member of the Charlotte Regional Transportation Planning Organization (CRTPO), a regional transportation planning body. CRTPO currently consists of all municipalities in Mecklenburg County as well as Weddington, Indian Trail, Waxhaw, Wesley Chapel, Wingate, Monroe and Stallings in Union County. CRTPO's decision-making body consists entirely of elected officials from its member local governments. Recommendations as to which transportation projects should be funded are made by CRTPO (as part of the region's Thoroughfare Plan or "TIP") and forwarded to NCDOT. Actual funding and construction decisions are made by NCDOT.

The Town of Weddington has an adopted thoroughfare plan. This plan is known as the Local Area Regional Transportation Plan or LARTP. It was created and approved as a Western Union County Transportation Plan along with Marvin, Wesley Chapel and Waxhaw. All proposed road improvements on the LARTP will be placed on NCDOT's Comprehensive Transportation Plan or CTP.

The Town of Weddington does not maintain any public roads. Thus, most public roads in Weddington are maintained by NCDOT. There are some privately maintained roads as well. State law forbids counties from owning and maintaining roads. Weddington's subdivision regulations require that roads be built to NCDOT standards. Most new roads in Weddington are public roads. Privately maintained roads are allowed provided they are constructed and maintained to NCDOT standards.

The main roads that presently lead into Weddington are NC 16, NC 84, Rea Road and Weddington-Matthews Road. NC 16 runs north to Charlotte and south to Waxhaw and runs through the western portion of Weddington. NC 84 runs east-west and connects Weddington to Monroe. NC 84 terminates at NC 16. Weddington's Town Center is located at this intersection. Weddington-Matthews Road is between the Towns of Weddington and Stallings. The Town will not become involved with road maintenance; however, road conditions and needed improvements are to remain a high priority. Major and minor thoroughfares for Weddington are as depicted on the currently adopted CRTPO Thoroughfare Plan.

The road project with the greatest impact on Weddington has been the completion of the southern portion of the Outer Belt, I-485. The intersection of I-485 at NC 16 is approximately two miles from the northern boundary of the town. This road greatly enhances Weddington's accessibility to Mecklenburg County and points beyond.

A section of NC 16, which runs from Rea Road to I-485 (NCDOT Project U-2510A), was ~~recently~~ widened in 2010. Another project that will affect Weddington, making it more accessible to Charlotte-Mecklenburg and bringing more traffic through the town, is the Rea Road Extension (NCDOT Project U-3467). Right-of-way acquisition is expected to start in 2017-2019 and construction is expected to start in 2019-2020. There are also plans for an interchange at Weddington Road and I-485 in Stallings and a roundabout at the ~~Weddington Road~~ Weddington-Matthews Road/Tilley Morris Road Intersection.

In summary, road projects that are scheduled for the near future will make Weddington more accessible to and from the north and northwest. This area represents the southern part of Charlotte metropolitan areas, which contains a large number of residents and is growing at a fast rate. These road projects should help to shorten driving times from Weddington to south Charlotte and to the southern part of Mecklenburg County. The proposed Rea Road Extension should alleviate some of the traffic currently being experienced on NC 16, especially during the morning and afternoon rush hour periods. The ~~proposed~~ Amanda Drive Extension and proposed Northern Connector Road (connecting Providence Road and Weddington-Matthews Road) ~~should~~ could also alleviate traffic volumes along major thoroughfares and intersections and will provide vital east-west connections throughout Town.

[illegible][illegible]

Additional information on this program is available from Union County at <http://unioncountync.gov/departments/public-works/engineering/water-sewer-capital-improvement>.

Water System. The Town of Weddington relies on Union County Public Works for the provision of public water and sewer services. The Town ~~will is~~ not ~~be~~ involved in funding, operating, or maintaining a public water and/or sewer system. As indicated in **Exhibit 6**, the Town of Weddington lies within the 853, 880, and 935 pressure zones of the Union Cuntly water distribution system. Water system infrastructure within the corporate limits of the Town of Weddington include the 880 zone booster pump station, Weddington elevated storage tank, and distribution and transmission piping ranging in size from 2-inches to 24-inches in diameter. major water lines found in the Town are located on NC 16, NC 84, Matthews-Weddington Road, Waxhaw-Indian Trail Road, and Marvin-Weddington Road.

Many of the Town's older subdivisions were developed prior to the placement of water lines in the Weddington area and thus rely on individual water wells. ~~New subdivisions may be required to hook onto public water (and sewer) lines depending on the number of lots in the subdivision and the distance to an available line.~~ Current Town regulations ~~may~~ requires new subdivisions ~~to hook onto~~ to connect to the public water ~~lines system, if~~ lines system, if ~~If County~~ water lines are located within one-half mile of subdivisions containing 10 to 39 lots or within one mile of ~~a~~ subdivisions containing ~~of~~ 40 lots or more, ~~then the developer must connect to these lines to provide water service and fire protection for the subdivision. If capacity is not available, the developer shall install water lines and fire hydrants in accordance with Union County regulations. As a result, in recent years, many of Weddington's subdivisions have been connected to public water. Developers are responsible for the construction of all public water system improvements required to serve proposed developments and all required improvements must be constructed in accordance with applicable Union County standards, specifications, and regulations.~~

Union County's Water Masterplan incorporates anticipated growth and the need for service within the Town of Weddington and identifies improvements to the water distribution system to serve the anticipated demands. The adopted Capital Improvement Plan has identified water distribution system improvements which include the installation of 16-inch piping along Waxhaw-Indian Trail Road, project 853-W-M-04, and 8-inch piping along Billy Howie Road, project 853-W-M-06. In addition, an interconnect with Charlotte Water's water distribution system on Providence Road will be evaluated, project 880-Z-01, to improve the reliability and resiliency of the water distribution system and the 935-zone boundary will be evaluated, project 935-Z-01, to optimize system pressures.

~~Several major utility expansions are proposed for Weddington in the near future. The 2012 Union County Water/Sewer Master Plan references a water tower and pump station located in Weddington.~~

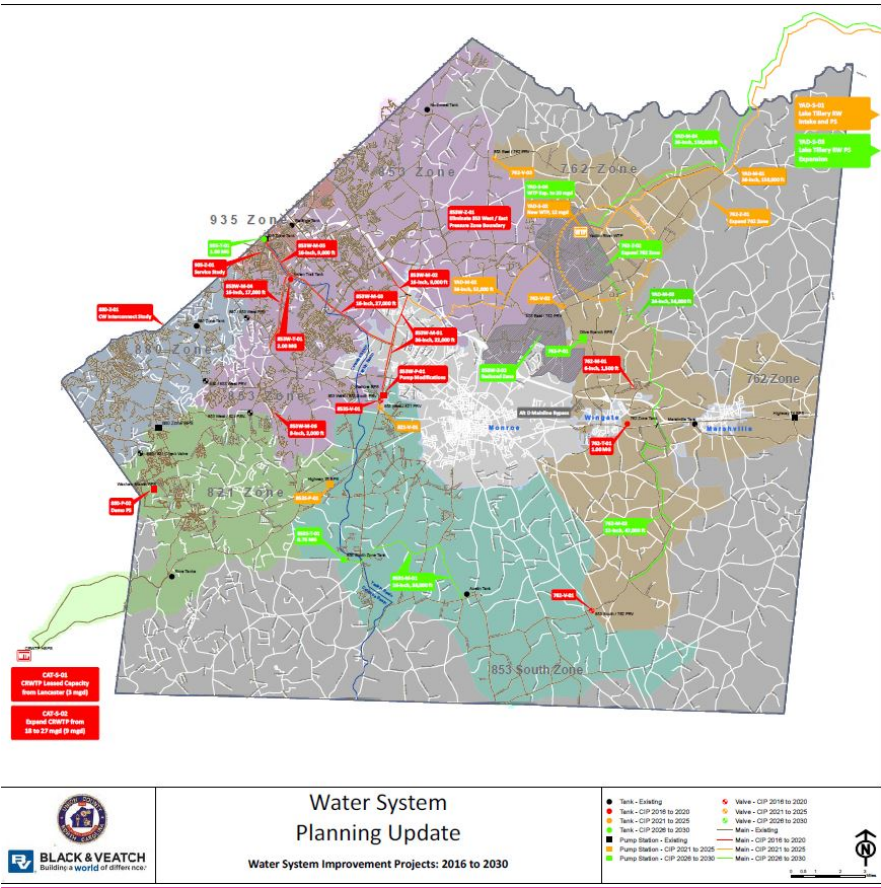
~~As previously mentioned, there are some areas of the Town where the quality of well water is sub-par (i.e., in certain areas east of Beulah Church Road.) Union County Public Works is presently involved in a program to help finance the construction of water lines in one such area to serve a subdivision located east of Potter Road.~~

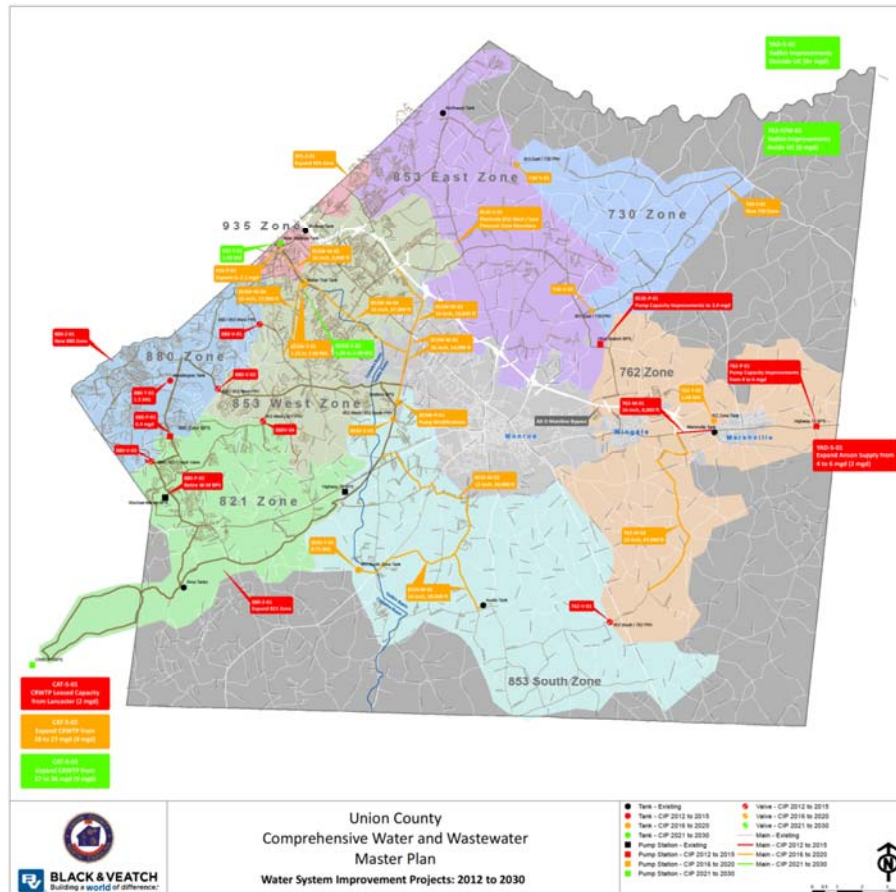
Wastewater System. Union County Public Works has a limited public sewer system in Weddington, as indicated in **Exhibit 6**. The northwestern portion of Weddington is part of the Six Mile Creek basin and a limited amount of sewer service is found in this portion of the Town. Sewage in the Six Mile Creek Basin is treated on McAlpine Creek in Mecklenburg County through an agreement between Union County and Charlotte Mecklenburg Utilities Department Water.

The remainder of Weddington is located in the Twelve Mile Creek Basin. Sewage from this basin is treated at a plant located south of Weddington near Waxhaw the 12-mile Creek Water Reclamation Facility (WRF) located at 8299 Kensington Drive in Waxhaw. There is currently a limited amount of public sewer service available within the corporate limits Weddington ~~within this Basin~~. Existing sanitary sewers are primarily located within the Culver Branch tributary of 12-Mile Creek. Union County's Wastewater Masterplan incorporates anticipated growth and the need for service within the Town and identifies improvements to the collections system and treatment facilities to serve the anticipated demands, however, the construction of a number of lines by 2010 that will greatly increase the availability of sewer in the Town. One such line is found along Mundy's Run Branch and will extend in a southeast direction from the Town Center. (The shopping center currently found in the Town Center is hooked onto sewer via a force main that hooks back into Mecklenburg County.) A second line, located farther to the east, is partially constructed along Culvert Branch. This line has been put in by a developer and will, upon completion, extend north to near Matthews Weddington Road. A small branch off of this main line is also being proposed for installation by the developer. Heading further east, a third line is being proposed for installation by Union County along an unnamed tributary and could serve much of the northeastern part of the Town. Finally, a line along the West Form of Twelve Mile Creek is currently under construction and, by Year 2005, is expected to extend up to Beulah Church Road. The County has plans to further extend this line northward along the Creek by Year 2010.

The adopted Capital Improvement Plan has identified collection system improvements which include the West Fork 12-Mile Interceptor project and several additional projects which will expand service to previously unserved areas. Union County is currently engaged in completing the design, permitting, and easement acquisition for the West Fork 12-Mile Creek Interceptor Sewer Improvement Project, project TM-G-07 on Exhibit 6, which will extend gravity sanitary sewer from the intersection of Weddington Road and 12-Mile Creek to the Brookhaven Pump station just north of Forest Lawn Drive. Projects to extend service to previously unserved areas, projects TM-G-08, TM-G-10, and TM-G-13 on Exhibit 6, are anticipated to be constructed by developers as developments are approved and constructed within the Town of Weddington.

Exhibit 6: Union County Water/Sewer Master Plan Map





Police. ~~The perception or reality of a lack of safety in a community or neighborhood can deter private community investment. Safety can include personal security as well as the structural and fire-rated safety of buildings.~~ Police protection in Weddington is provided

by the Union County Sheriff's Department. In addition to the basic level of service provided by the County, the Town contracts for the services of three additional deputies. Three police deputies/officers from the Union County Sheriff's Department are assigned to Weddington and have an office in the Town Hall. The Town has a contractual agreement with the Sheriff's Department and pays them for this an enhanced level of service. The Sheriff's Department provides adequate police protection for the community.

Fire/Rescue. Providence Volunteer Fire Department (PVFD) became the primary fire department for Weddington on July 1, 2012. In accordance with North Carolina Department of Insurance (NCDOI) standards, PVFD is required to respond to all fire calls/alarms within the Town limits. Automatic Aid (when one or more station is dispatched to a call based on a predetermined area and available equipment) will come from any or all of the following fire departments, determined on a call-by-call basis using intensity and location of the event as important criteria: Wesley Chapel, Stallings, Waxhaw, Carolina, Matthews and any appropriate Charlotte departments. Each of the fire departments have automatic aid agreements with each other. Wesley Chapel Volunteer Fire Department (WCVFD) is the contracted fire department for the Town of Weddington. All structures located in the Town are protected by an ISO Class 3 designation. This process is governed by the North Carolina Department of Insurance and fire departments are generally rated on a 5-7 year rotation. At the present time, WCVFD provides emergency and first responder services from three fire station locations, with a fourth location under development at the intersection of Reid Dairy Road and Rea Road. Future fire station locations, as well as increases in services (programs, apparatus, personnel, etc.) are identified in the departments master and strategic planning processes and subject to funding provided by the Town during the annual budget process.

First Responders

Medical response will be determined by the Weddington Town Council and identified on the First Responders/Primary Map available at Weddington Town Hall and on the Town website. The Town currently contracts and has automatic aid agreements with Providence VFD, Wesley Chapel VFD and Stalling VFD with the criteria for specific response areas based on distance and response time. Additionally, Providence VFD is responsible to respond when other fire departments are unavailable due to gaps in operational service and/or conflicts with multiple calls.

ISO inspections

Every fire department in North Carolina is required to have state ISO inspections, scheduled through the State Department of Insurance. PVFD and WCVFD currently have an ISO rating of 6; SVFD has a rating of 5/9E. The Town of Weddington requires

~~notification from contracted departments of any new inspections and/or changes to ISO ratings.~~

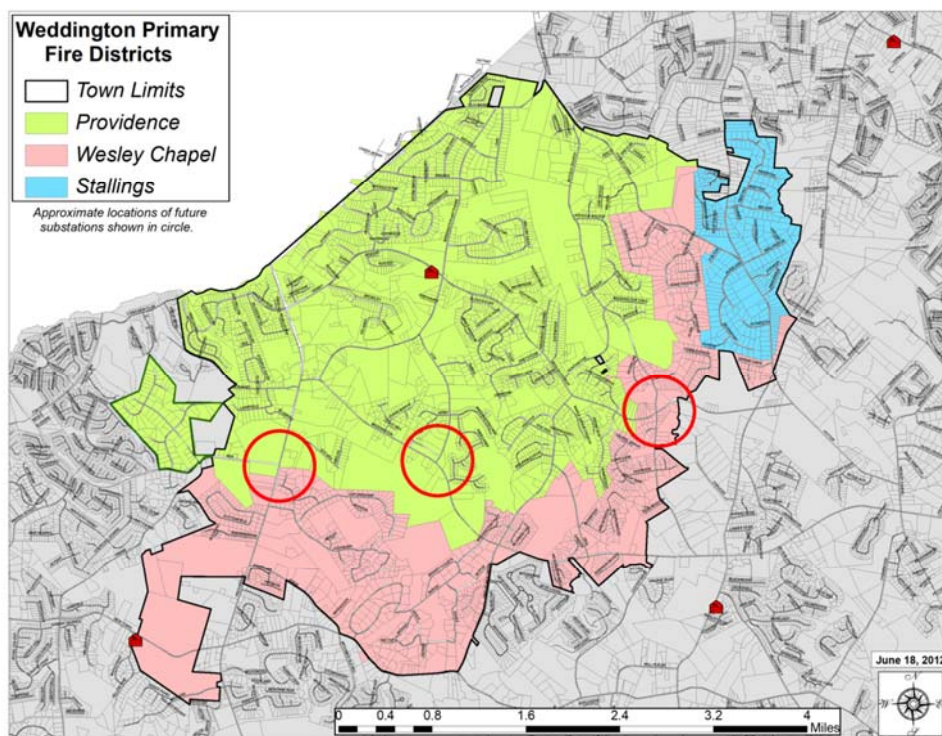
~~Future Locations of Fire Substations~~

~~The model of fire service as required by NCDOI standards states that homes be served by a station within 5 road miles to provide efficient response time and optimal insurance ratings. Currently Providence VFD is approximately 5 miles from Stallings VFD and both Wesley Chapel VFD stations.~~

~~Future models suggest that substations 2—3 miles apart are a more efficient distribution of equipment. This trend, already being implemented in Charlotte, has reduced response times and supports substations located closer together rather than all equipment housed in stations further apart.~~

~~In anticipation of continued growth within Weddington, the following designated areas, as shown in exhibit X, indicate the 2—3 mile locations of future substations.~~

Exhibit 7: Weddington Primary Fire Districts Map
RED CIRCLES ON MAP INDICATE APPROXIMATE LOCATION OF FUTURE SUBSTATIONS



Parks and Recreation. Parks, Recreation, and Open Space are an important part of the quality of life element for any community and an important aspect of a land use plan. Recreational facilities in Weddington are presently limited in scope and location. The Town's existing facilities, Wesley Chapel Weddington Athletic Association (WCWAA) and Optimist Park, are located on NC 84. The park contains baseball and soccer fields, a

playground, and a picnic area. This facility is not owned by the Town, but rather is owned by a private not-for-profit organization. A private, membership-only club, Weddington Swim and Racquet Club is located on Weddington-Matthews Road.

Colonel Beatty Park is located west of Weddington-Matthews Road, with an entrance on this road, just south of Walker Road (across the Mecklenburg-Union County border). It is approximately 275 acres in size. Active recreation facilities include nine tennis courts, six volleyball courts, two basketball courts and five soccer fields. The facility also includes a large indoor and several outdoor picnic shelters, two playgrounds and hiking trails.

~~The Village of Wesley Chapel is in the process of developing~~ Dogwood Park is located in Wesley Chapel at the corner of Lester Davis Road and NC 84. This park ~~will feature~~ walking ~~trials~~ trails around a lake, fishing piers, picnic shelters, an amphitheater and playground equipment. ~~The Village of Marvin opened Marvin-Efird Park in 2012~~ is located in the Village of Marvin. This park is located at 8909 Marvin Road and features four fields, picnic areas, playground equipment, walking trails, horse pasture and corrals and a community garden.

In addition, a ~~fitness~~ community recreation center is located ~~in the Town Center at the WCWAA fields on NC 84, at the Weddington Corners Shopping Center~~. The ~~Siskey-Brace~~ YMCA facility is located nearby in Mecklenburg County on Weddington-Matthews Road. ~~The Town of Weddington recognizes the importance of a YMCA. Weddington will work with the YMCA leadership for a full service YMCA in western Union County. Also, per the 2018 survey responses, the Town is investigating a network of trails to enhance community connectivity.~~

Schools. Weddington residents are served by Union County Public Schools and are funded by Union County taxes. The majority of students in Weddington currently attend Weddington High School, Weddington Middle School or Weddington Elementary School. The school complex housing all three schools is located on NC 84. The remaining students attend Sun Valley High School, Wesley Chapel Elementary School, Rea View Elementary, Marvin Ridge Middle School, Marvin Ridge High School, Antioch Elementary, or Indian Trail Elementary School.

Schools are a vital community component. Though their primary purpose is one of educating students and preparing them for later challenges, communities also are defined by the quality of the school system. Cities with a successful school district, as measured by student performance, teacher proficiency, successful programs and available capacity

add immeasurable value to community image and property values. Schools also help define neighborhoods and underscore the linkage between education and the arts.

Union County Public Schools follows a policy that assigns students to the schools that are nearest to where they live. Of course, when a school is overcrowded, students that would normally be assigned to that school based on its proximity to them would instead be assigned to the next closest school. Weddington Elementary School (3927 Twelve Mile Creek Road) currently has an enrollment of ~~675-744~~ students and is operating at 106% capacity. Weddington Middle School (5903 Deal Road) has a current enrollment of ~~1,073-1252~~ students and is at 103% capacity. Weddington High School (4901 Weddington Road) has a current enrollment of ~~1,323-1528~~ students and is at 85% capacity. Antioch Elementary School (3101 Antioch Church Road) has a current enrollment of ~~853-769~~ students and is operating at 104% capacity. Given the high level of projected growth in the area, school overcrowding is a major concern throughout all of western Union County. All enrollment figures are current as of ~~the 2013 school year~~ January 2019.

~~Adequate schools are an essential part of the Town's quality of life. The Town and the Union County Public School system should coordinate land use and school facility decisions to ensure that adequate school capacity for new development is provided as that development occurs.~~

Exhibit 8: Weddington Elementary School District Map
YELLOW NUMBERS ON MAP INDICATE APPROVED HOUSES

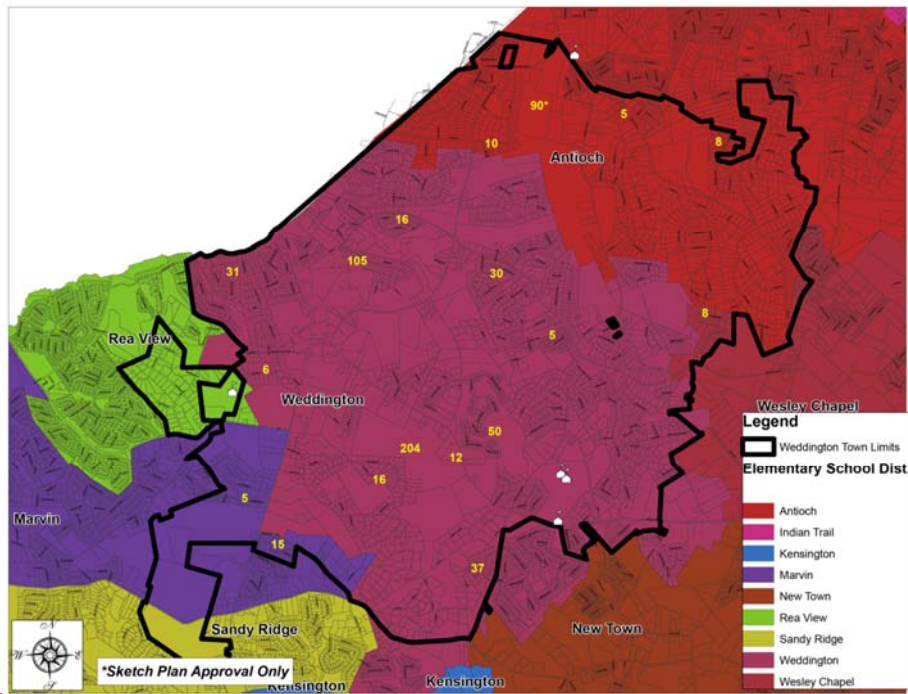
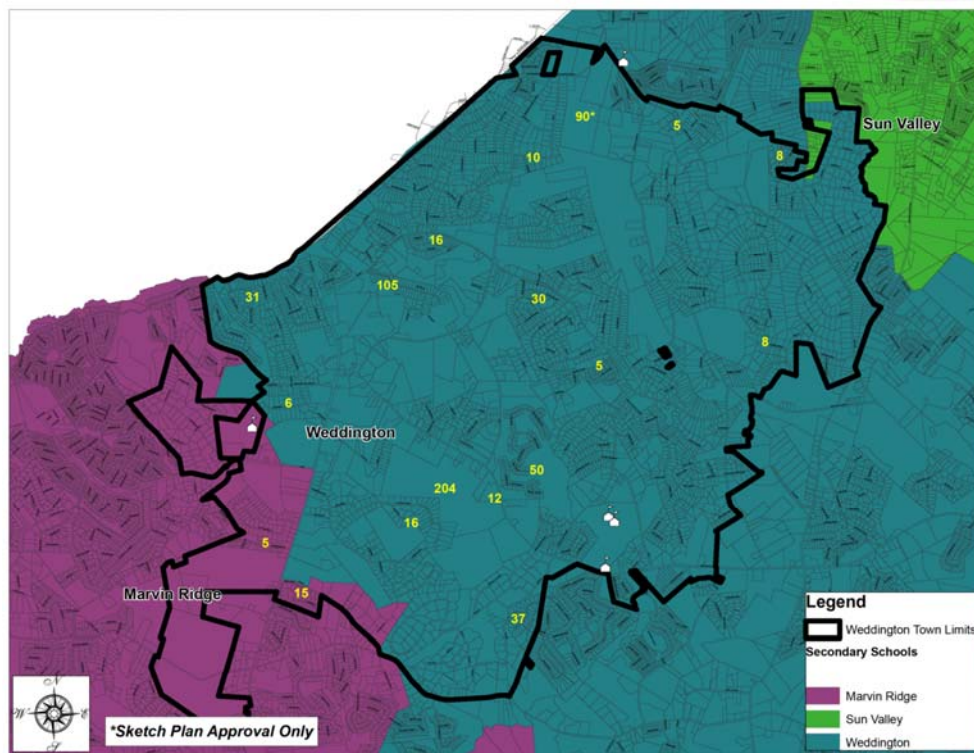


Exhibit 9: Weddington Secondary School District Map
 YELLOW NUMBERS ON MAP INDICATE APPROVED HOUSES



Library. Libraries are another integral community service that enhances quality of life. Libraries are more than repositories of books, eBooks, tapes and videos. Modern libraries have outreach programs that perform valuable community services educating, informing and entertaining all segments of the population.

Library services to the residents of Weddington and Union County are provided through the Union County Public Library. The main library facility is located in Monroe and branch libraries are located in Waxhaw, Indian Trail, and Marshville. There are no public library buildings in Weddington.

Towns that have or desire to have a branch library are responsible for providing the building and paying for maintenance and utilities. The County provides the staff and materials for the branch.

The Union County Library provides an outreach service throughout the County to elderly individuals who cannot get out to a library and to some day care centers and nursing homes.

This service is provided on an individual need basis. Typically, individuals or centers are visited by the outreach van every six to eight weeks.

Union County Library has plans and funding to build a new library on Cuthbertson Road in Waxhaw once the School Board gives permission for the use of the land.

~~**General Municipal Facilities and Services.** The Town of Weddington owns an historic house in the town center (at the corner of NC 84 and Weddington Matthews Road). The house contains a public meeting room, storage space and office space for the Town staff and the three police officers who work in Weddington. There are three full-time Town employees and three part-time Town employees. The full-time employees are the Town Clerk/ Administrator, Town Planner/Zoning Administrator and Tax Collector. The three part-time employees are the Finance Director, receptionist and sign enforcer. The Town has a mayor-council form of government.~~

General Municipal Facilities and Services. The Town of Weddington owns The Thomas-Wrenn House at the corner of NC 84 and Weddington-Matthews Road and it serves as the Town Hall with a public meeting room, storage space, and office space for the Town staff and the three deputies who work in Weddington. There is one full-time employee, The Town Planner/Administrator; and four part-time employees: the Town Clerk, the Tax Collector, the Finance Director, and the Administrative Assistant/Deputy Clerk. The Town will on occasion utilize contractors for code enforcement and sign enforcement. The Town has a mayor-council form of government.

LAND USE

The Town should explore zoning alternatives that allow for better integration of the town center and residential development within and adjacent to this center.

Nearly one-third of the Town's area, primarily within the western and southern portions of Weddington, remains undeveloped and consists primarily of farms and forestland. Certain areas in Weddington will receive significant pressure to accommodate new growth and development. When reviewing the land use element and the future land use map for this Plan, consideration should be given to the following:

- Future land uses are not zoning designations -- they are intended to guide local decisions on zoning, subdivision and other land use matters.

- Future land uses reflect a future condition -- uses designated on the map may be appropriate in 5-10 years, but currently may not be appropriate due to reasons of compatibility, availability of adequate public facilities, or proximity to services.
- The Future Land Use Map is dynamic -- as justified by changing conditions in the community, the future land use map should change. While map amendments should not be made frequently, periodic adjustments to better achieve community goals will help the community achieve its planning goals.
- The maps and text of the Land Use Plan are to be used together -- the text and tables in this element guide interpretation of the Future Land Use Map.
- Single-family residential land uses make up the greatest percent of Weddington's land uses. Vacant lands still comprise significant acreage in the entire Town, but continue to be developed with new single-family development. Neighborhoods, for the most part, stand-alone and are generally not connected with each other (although the Town's subdivision regulations do call for streets to be stubbed at the periphery of a subdivision in order to allow for connectivity in the future).

Existing Land Use. Existing land uses are shown in **Exhibit 7-10** and are current as of ~~April 2013~~ **2019**. The exhibit illustrates generalized land uses; the associated data should be used to monitor the consistency of future growth and development in the Planning Area with the goals, policies and recommendations of this Plan.

The current Weddington Land Use Plan Map indicates that thirty-five percent of the Town's land area, or approximately 3,870 acres, are "Residential Conservation." Sixty-four percent or approximately 6,969 acres are "Traditional Residential while only .003 percent or 41 acres are "Business". According to this model, if all Weddington's "Residential Conservation" land is developed at the density permitted by right (conventional subdivisions), by the Town, the Town could accommodate an additional 9,934 persons. It was assumed that only eighty-five percent or 3,290 acres of the Residential Conservation district could be developed. Land must be set aside for roads, bodies of water, utilities, etc. Using 2010 census data of 3.02 persons per household, 3,290 units would yield an additional 9,934 residents. With a 2010 population of 9,459, this results in the Town having a build-out population of over 19,300 persons.

Exhibit 107: Existing Land Use Map
CORRESPONDING NUMBERS CAN BE FOUND IN EXHIBIT C

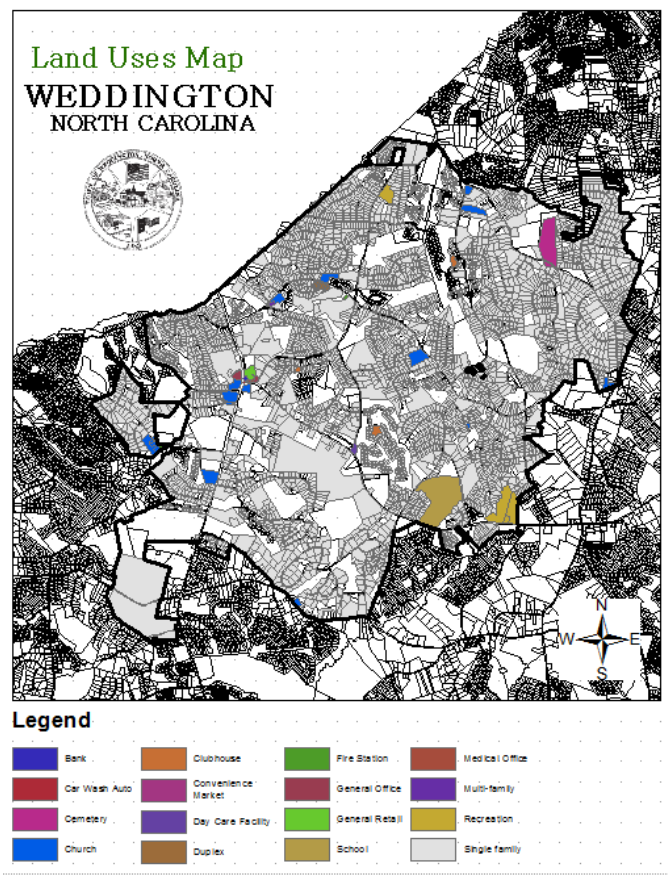
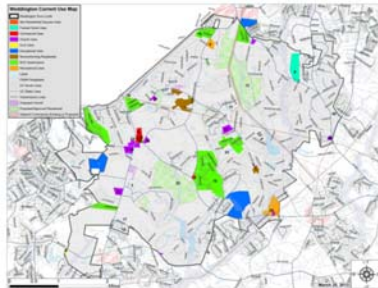
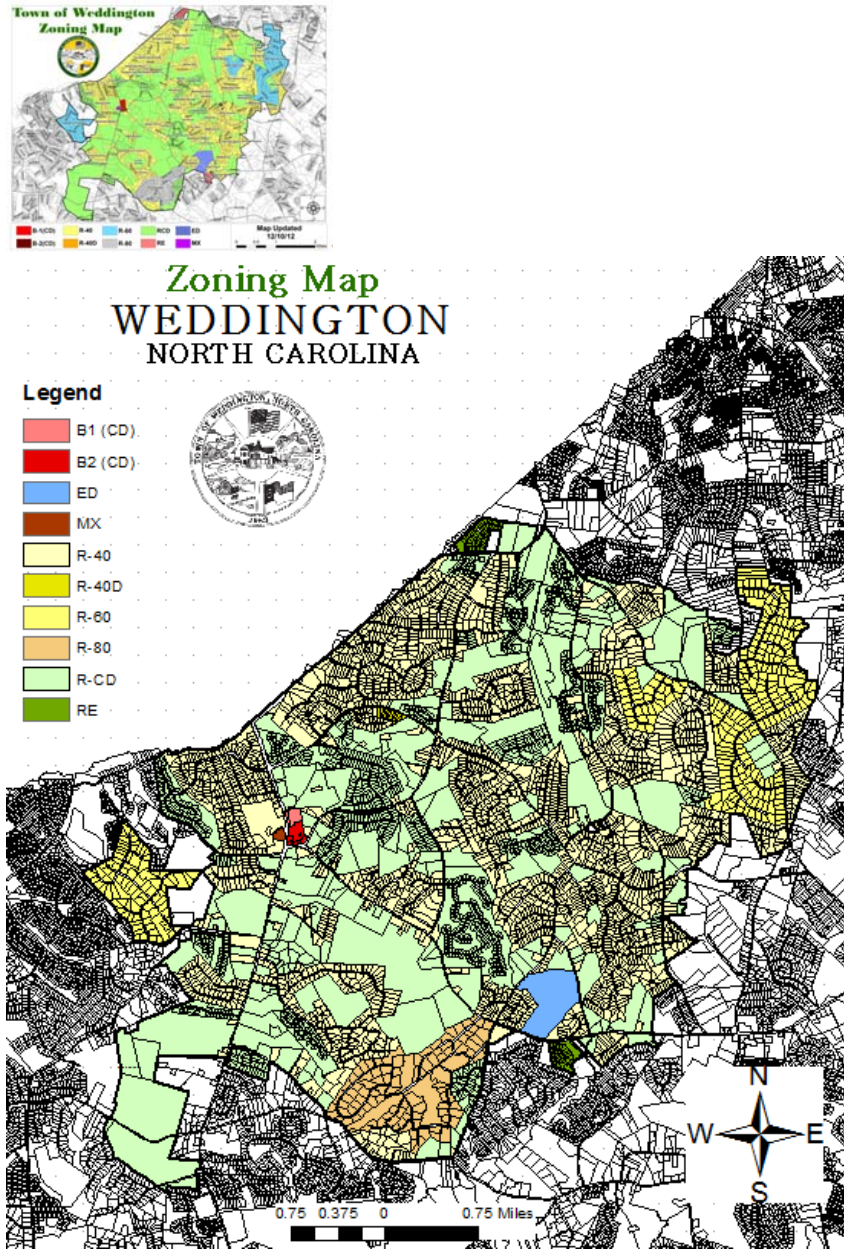


Exhibit 844: Existing Zoning Map



The vast majority of the Town's housing stock has been constructed since 1980 and has typically been on the higher end of the housing market. The Town's housing stock largely consists of detached single-family units on one-acre (or greater) lots. While single-family residences are ~~predominating~~predominant, the Town contains an existing small, though concentrated, area of residential duplex development along Hemby Road. The area is zoned for this type of duplex development. However, the creation of this zone is not intended to encourage this type of development, nor to suggest that other areas of the Town should be zoned accordingly.

The Town has grown geographically since its incorporation as a result of a few voluntary and involuntary annexation petitions. The pattern and density of new housing development is relatively uniform throughout the Town. This is largely due to the Town's RCD, R-40, R-60, and R-80 ~~(minimum 12,000, 40,000, 60,000, and 80,000 square feet per lot, respectively)~~ zoning regulations. ~~Since 2008, the Town has issued an average of 53-130 certificates of occupancy new home zoning permits per year. According to the 2010 census, the average household size in Weddington is 3.02 persons. This results in a growth of approximately 160 people per year. However, over the past ten years the Town has issued 858 new home zoning permits. From 2002 to 2007 an average of 99 new home permits per year.~~

Almost all of structures within the Town of Weddington are single-family units. In ~~2013, 2018~~ 11-9 duplex units and 30 mobile homes were located in the Town. There are no multi-family dwellings in Weddington. However, Weddington is not a typical town; it is a distinctive residential community whose land use regulations call for low-density single-family homes. As compared with most communities, lot sizes are somewhat greater than the norm. Older homes are scattered throughout the Town, while the newer homes are primarily found in subdivisions. ~~Allowing alternative smaller lots in future growth will contribute to community diversity.~~

Commercial Development. As indicated previously, the Town has very limited commercial activity, ~~and all existing commercial development is located within the designated Town Center.~~ The Town Center is located at the intersection of NC 16 and NC 84 and further defined by the Downtown Overlay District, ~~discussed below~~ In the future, in-In order to preserve the Town's rural character, new commercial development is restricted to the Town Center, despite potential commercial development pressure along proposed thoroughfare improvement projects such as the Rea Road Extension and the continued widening of Highway 16. The existing commercial development is zoned for mixed uses, business, retail, and office uses. Uses are limited in nature and size; setback requirements are significant. Tenants in the shopping center include a grocery store, ~~fitness~~

~~center, three restaurants, a mail delivery center, a hair salon, nail salon, pet salon, drycleaners, and an animal hospital. Adjacent to the shopping center is a small professional office complex that contains a dentist office, orthodontic office, chiropractic office, two medical health office, an insurance company, a real estate agency, a law firm, clothing alteration and an interior design office. A convenience store and bank are located along NC 16. Adjacent to the shopping center is an indoor gymnasium facility. A 15,000 square foot office building was recently approved. Weddington's Town Hall lies adjacent to this shopping/office complex. All land that is currently zoned for commercial purposes in Weddington is found in the vicinity of the Town Center.~~

In May of 2015, the Town Council adopted a Downtown Overlay District to provide additional regulations for the ~~above mentioned 3441~~ acres already designated ~~as future~~ business on the Future Land Use Map. The Overlay District policies are based on the Goals, Policies, and Strategies already included in this Land Use Plan, and will help create an attractive, accessible, and unified Town Center.

~~Although commercial facilities are limited within Weddington itself, there are numerous commercial facilities within a short distance of Weddington. There are a number of existing shopping centers within five miles from Weddington, with more planned or under construction. A 2009 market study by Arnett Muldrow indicated that there were 7,174,000 square feet of existing or planned retail space within a 15 minute drive of Weddington. The large amount of commercial development in southern Mecklenburg County and western Union County, close to Weddington, provides additional commercial development opportunities and supports existing Town demand.~~ Future commercial development in the Town should therefore be limited, due to existing traffic volumes on major thoroughfares and overall community sentiment as reflected in the ~~2010 land use survey~~ 2018 Town Survey. ~~However, the survey also showed a preference for innovative commercial uses that blend in, rather than are differentiated from, adjacent areas. Such land uses, such as limited retail and office, if properly designed, can be both appealing and harmonious with adjacent land uses.~~

~~Two new commercial developments, Rea Farms and Waverly, at the intersection of Providence Road and Ardrey Kell Road, offer over 700,000 square feet of commercial area. They are located approximately two miles north of the Weddington Town Center. An existing shopping facility close to Weddington is the Arboretum, at Providence Road and NC 51. It contains over 500,000 square feet of retail floor area and contains a wide variety of stores; including grocery, discount retail, clothing, restaurants, fast food, and movie theaters. It is one of the largest shopping centers in southern Mecklenburg County and serves many of the shopping needs of Weddington residents. The Promenade on~~

~~Providence is located at the intersection of Providence Road and Ballantyne Commons Parkway. The Promenade offers over 450,000 square feet of commercial area. This includes a strip shopping center, retail uses, pharmacy, convenience store and a two “big box” home improvement stores, as well as an office complex. The Arboretum is located approximately five miles north of the Weddington “Town Center”.~~

Two other shopping complexes, Stonecrest and Blakeney serve the Weddington area and are located along Rea Road. These two shopping centers plus Village Commons in Wesley Chapel, and Cureton Town Center in Waxhaw, Rea Village Shopping Center at Providence Road and Ardrey Kell Road and Idlewild Village in Stallings serve the Weddington community.

~~In nearby Marvin, a fifteen-acre parcel was rezoned to accommodate a small shopping area along the west side of that portion of Rea Road Extension that lies in Marvin. A similar sized tract along the east side of Rea Road Extension that lies in unincorporated Union County is also zoned for commercial purposes.~~

~~Other existing shopping areas that are relatively close to Weddington include Plantation Market, on Weddington Matthews Road in Matthews; Potter Square, which lies off Old Monroe Road in Stallings; and at the intersection of McKee Road and Potter Square in Stallings. There also are two other strip shopping centers that lie along US 74 in Indian Trail that provide many of the same shopping opportunities as are found in the other previously mentioned shopping facilities. The only true “downtown” shopping opportunities that are located nearby are found in Matthews and Waxhaw, which includes a limited number of specialty shopping stores, restaurants, and offices.~~

Historical Preservation

The Town of Weddington was created by the North Carolina General Assembly in 1983, but its history as a community goes back 150 years before that, to the time of the American Revolution when the area was originally settled as an agricultural farming community. As a farming community, crops of cotton made the Sandy Ridge Township a prosperous and prestigious place to live on the western edge of Union County and southeast of the city of Charlotte. The history of the community is intimately tied to the families of Reuben Boswell, his son-in-law Clark Weddington, and his grandson Reuben Boswell Weddington, for whom the town is named for. On the 5th day of October of 1823 a group of 22 farmers agreed to give \$262.00 to raise a house of worship at the “crossroads” at the intersection of what is now known as Weddington to Monroe Road (now Hwy 84) and Providence Road (Hwy 16) . The church site was given gratuitous for the purpose of building a church by Mr. Reuben Boswell on July 15, 1824. The donation by Mr. Boswell

was 4 acres, to the Sandy Ridge Methodist Episcopal Church. There were 23 charter members of the Methodist Episcopal Church and their names appear on the stone marker in the original church yard. The record book for the church ended in 1854 and very little is known about what happened in the community around the church until about 1874 when Reuben Weddington, grandson of Reuben Boswell built a second church building and gave about 800 acres of land which was to be used for the church's interest. The church began to operate a school which was supported by the income from the property given by Mr. Weddington. The (Sandy Ridge Church) was changed to Weddington in 1899 in honor of Mr. Reuben Weddington who died a couple years later in 1901. In the 1890's a new school structure was built – a two story white framed building called Weddington Academy across Providence Road, "Road, "on the hill". Weddington Academy served the community until 1918. Grades 1-11 were taught. During that period, children that lived beyond walking and buggy distance boarded in the adjacent boarding house. During the next 25 years the community grew, a parsonage was added and the church turned the school property over to the Western North Carolina Conference of the Methodist Church. The Conference built a large brick school which was destroyed by fire in 1925. Weddington Institute flourished for a number of years "on the hill" and the community also contained a boarding house, a school dormitory, and the principal's house. After the school and the principal's home were destroyed by fire the dormitory was sold and the State of NC took over the operation of the school. During these years the town centered on the church, a cotton gin, and two stores located near the corner of Hwy 84 and Providence Road. Out of gratitude for the generous support of Reuben Weddington, the community took the name of Weddington. In 1925 a new brick church was built to replace the wood frame church built by Mr. Weddington and the original board of trustees. In 1948 a Community Hut was built beside the brick church and in 1953 a Sunday school wing was added to the church.

Until the early 1970's Weddington was primarily an agricultural community that stayed relatively the same in appearance. The rapid growth of Charlotte in the 1950's and 1960's was toward the southeast, and Weddington was right in the path of that growth. Beginning in the 1970's land was subdivided and houses began to spring up in the Weddington Community. The newer homes were occupied by young families who were looking for a unique community in which to raise their children. It was to protect and control its own future rather than risk annexation by Charlotte that in 1983 a citizens group organized and petitioned the NC General Assembly to pass a bill that incorporated Weddington. Mark Teal, the town's first temporary mayor, was quoted on May 1, 1983 in the Charlotte Observer as saying "I think the biggest thing in it (Incorporation) is a controlling factor in the western part of the county" Teal said. "It will allow the people who live there to have some control over what happens in their area". Weddington has remained a residential community over the years, centered on family, their church, and the schools. Today

Weddington has within its town limits two elementary schools, one middle school and one high school.

According to the 1996 UNC Charlotte Land Use Plan there are at least ten older buildings within the Town limits that have historic and or architectural importance. It is the community's good fortune that in 2013 these structures are still here. These structures consist of original farm homes, small folk homes and an original community school building. All are being restored or are in restorable condition. The styles found include, Neo- Classical Revival, Queen Anne, Victorian Queen Ann, Colonial Revival, Eclectic stylized houses. There are also several small folk houses as well. These homes add to the character of our Weddington community and the town should make every effort to assure that they remain and remain in a state that their importance warrants. When Weddington United Methodist Church moved to "the hill" on Providence Road, it also incorporated into its campus one of the early brick school structures built in the early 1900's. Today a majority of that structure serves as Helms Hall, and classrooms for the church preschool and Sunday school. The ~~town~~ **Town** of Weddington itself purchased the historic Thomas-Wrenn house on the north side of Weddington Road (NC 84) in 1992. Built about 1894 the house is Victorian in style. Other homes include: the John Matthews Victorian home located at 201 S. Providence Road listed on the historic registry, the Jacob Allen Deal home (1856-1926) Georgian Greek Revival, with Italianate elements farm home built in 1913, located at 610 Weddington Road and being preserved by the family, The Howard Family Neo-classical, Revival, Queen Ann home is located at 345 S. Providence Road and is still occupied by family, Fred F. Deal (1886-1984) Colonial farm home built early 1920's at 1908 Cox Road, the small farm / folk home of Andrew Jackson Moore is located on the northwest corner of Twelve Mile Creek and Hwy 84. The Hemby House owned by Weddington UMC, relocated and now at 7003 Matthews Weddington Road, the Matthews-Andrew Joseph Price home built in the late 19th century by N.M.S.Stitt and Mary Matthews has been relocated to the Hunter Berry Farm along Providence Road and is currently being restored by Nancy Anderson. The Hunter Matthews home, also known as the Plyer home, is located at 258 Weddington Road; the Victor Silas Hunter Jr. home is located on the Hunter Berry Farm on Providence Road. The James Stanhope Delaney (1849-1927) home place is located on Matthews-Weddington Road and is being restored by the family. The home at 7112 New Town Road is also of historic significance and every effort should be made to help in preservation.

The Town of Weddington Historic Preservation Commission will continue to work with homeowners to preserve these farm homes, and to gather the history of the community. The commission meets quarterly at town hall.

COMMUNITY DESIGN AND IDENTIFICATION

Appearance is an issue that affects all aspects of physical planning, as well as a community's environment. All too often the visual environment has been neglected in American communities. Weddington is fortunate in that it has only recently been under the process of transformation from rural to suburban land use. Today the community is at a crossroads; it can take measures to avoid the negative visual elements suffered by most urban areas. Many communities throughout America are virtually indistinguishable today, containing numerous architecturally similar structures, flashing lights, large signs, strip commercial development, etc. Many communities today are realizing, with the support of court decisions, that they must take an active role not only in promoting, but in regulating for an improved visual appearance.

It is a commonly held belief that the appearance and form of the environment can influence the self-expression and development of the individual. More concretely, the look of a community's surroundings is also important to the economic well-being of its residents; deteriorating appearance can be tied directly to the decline of residential and business areas and their property values. Not only have private individuals and civic organizations been active in appearance campaigns, the role of government in community appearance has become an accepted necessity. Planning and land use regulations have generally been justified on the basis of health and safety concerns, rather than aesthetics. However, municipalities have for quite some time been enacting ordinances (with court support) which control appearance solely on the basis of aesthetics. Thus, community appearance activities and controls have become more frequently recognized as legitimate and important local government activities, rather than activities which are simply limited to volunteer groups.

Fortunately for Weddington at present, there are few negative elements and many positive elements of the community's appearance. Since its incorporation, Weddington leaders have been successful in setting the Town apart from many of its neighbors. Sign clutter, strip development, and urban decay are not problems associated with Weddington. In many respects, the Town is fortunate that it lies in a high-growth and high-income area. As a result, what is of concern to many Weddington residents is the amount of growth that has taken place in the community, rather than the type of growth. At present, three Town entrances are designated with Weddington entrance monument signs as found in most municipalities. Although there are a number of entrance ways into the Town, the most traveled are on NC 16, NC 84, Weddington-Matthews Road and Rea Road.

One is able to differentiate land use patterns and densities when coming into Weddington, especially from Mecklenburg County. This is largely a result of the community's development pattern, as prescribed by its land use regulations. Weddington is a suburban residential community that is being developed in terms of dispersed subdivisions, as opposed to the concentric patterns in which older towns have developed.

Without question, Weddington's rural character is its most visible attribute. The Town's zoning regulations set it apart from many of its neighbors. Whereas neighboring municipalities allow standard lot sizes as low as ~~10,000-15,000~~ 6,000-10,000 square feet and greater housing densities, 12,000 square feet is the minimum lot size in Weddington. However, 12,000 square foot lots are only permitted in Conservation subdivisions. These Conservation subdivisions still have an overall density of one unit per acre and require fifty percent conservation lands, thus remaining density neutral in comparison with the Conventional subdivisions. Even in unincorporated portions of Union County, lot sizes as low as ~~20,000~~ 10,000 square feet are allowed (with even smaller lot sizes allowed in clustered developments).

Site Design. Site design plays a significant role in assuring land use compatibility. Factors include transitioning between land use types, intensities, and densities using buffers and floor area ratios, conserving environmental assets using standards to preserve open space and limit impervious surfaces, providing adequate vehicular and pedestrian traffic circulation and connectivity, mitigating potential nuisances, such as signage, excessive noise, smoke, heat, light, vibration or odors detectable to human senses ~~off the premise~~, and designing for public safety. In November of 2014, the Town Council increased the thoroughfare buffer requirements in response to increased residential development, in order to better preserve the viewshed and maintain the rural feel. The Town Council should also utilize the tiers of priority listed in the town's subdivision ordinance, when reviewing conditional zoning applications for conservation subdivisions and follow the 4-step process for Rural Conservation Design as outlined in the book Rural by Design, to ensure that each unique site plan adequately reflects the priorities listed in the zoning ordinance, and more generally preserves Weddington's scenic views and rural character.

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GROWTH MANAGEMENT AND RESOURCE CONSERVATION

Growth is anticipated to occur throughout the Planning Area, limited primarily by infrastructure and land availability. The Town, however, continues to have little influence on how land located in unincorporated areas is developed. The Town, however, currently regulates development pursuant to its zoning ordinance and subdivision regulations within its municipal limits. Infrastructure availability is a key growth management tool. The

Town can, in the future, focus on ensuring that development does not exceed its site carrying capacity, based on environmental conditions, water and sewer availability and capacity and natural resources protection, its accessibility, via an adequate transportation network, and is consistent with locally-accepted design standards. Capacity constraints can be used to determine the development potential of a property for specific densities or intensities; development potential can be correlated to a preferred level of service (LOS) and available capacity. The Town will need to evaluate inclusion of these growth management tools in its regulations. To better manage the impact of growth on existing residents and the natural environment, the Town Council adopted ~~a new~~the stormwater ordinance in November of 2014 to control runoff caused by new development and in 2019 the Town Council adopted the Erosion and Sediment Control Ordinance to take over regulation from the State.

Annexation. Annexation is the legal process whereby the corporate limits of a town or municipality are extended to encompass additional urbanized land and population. In North Carolina, annexation is the public process by which cities may extend municipal services, voting privileges, regulations and taxing authority to new areas with the specific intent of protecting the public's health, safety, and welfare.

To prepare for long-term growth, it may become necessary for Weddington to annex adjoining lands for the well-being of the community. However, annexation must be done in accordance with State law and established policies and plans, rather than on an ad hoc basis. ~~It is imperative that the Town establishes a defined, long-term annexation and growth strategy, as a natural extension of the Land Use Plan process—a strategy that identifies opportunities, constraints and fiscal impacts.~~ Areas that have been targeted for possible future annexation include those unincorporated areas that are included in the Plan's study area. These areas either lie within the Town's annexation agreement area with the Village of Marvin (unincorporated areas primarily west of Weddington); or have been found to be eligible for future involuntary annexation (unincorporated areas primarily south and southeast of Weddington.).

At the present time, the Town of Weddington encompasses approximately 17 square miles of land area, approximately half of which is undeveloped. This is a considerable area for a town with the budget size and limited staff administered by the Town of Weddington. The purpose of this portion of the land use plan is not to identify areas that the Town may annex. Rather, its purpose is to make the future annexation process a planned and orderly process with respect to voluntary and involuntary annexations. This can be done by identifying criteria that should be used by the Town in evaluating petitions for annexation

or involuntary annexations. In considering whether petitions for annexation should be favorably considered, the Town should consider the following factors:

- Whether the development of the proposed annexation area is consistent with the existing patterns of development in the Town;
- Whether the property has need for services that are not projected to be provided by the Town;
- Whether the annexation of property would be a logical geographical expansion of the Town limits;
- Whether the property and its owners would be better served by becoming a part of a Weddington or a neighboring municipality;
- Whether the property is in Union County, and whether the property is under consideration for annexation by another municipality; and,
- Whether the property is fully or partially developed, and whether the petition is from residents of the property or from a developer.

Since shortly after its incorporation, the Town of Weddington has had a policy of entering into “annexation agreements” with neighboring jurisdictions. Such agreements are subject to the provisions of Part 6, Article 4A of the North Carolina General Statutes. The purpose of such agreements is to identify areas that each community agrees NOT to annex into. Any such agreement can be valid for a period of up to twenty years. Once the agreement is executed, a participating city may withdraw from it with five years notice. To date, the Town has executed such agreements with the City of Charlotte and the Village of Marvin. The agreement with Charlotte (which was legislatively enacted) basically states that neither city will annex properties across the County line.

This section of the land use element identifies key issues relating to annexation, growth and development within the Planning Area. Most significantly, this element focuses on cooperative and coordinated growth management with the County and neighboring jurisdictions and assessing the fiscal impact on Town resources prior to committing the Town to a course of action.

Growth management strategies directly affect growth in and around Weddington. Planning and preparing for growth, and improving inter-governmental and service provider

coordination, particularly in matters relating to capital improvements and development standards is critical. Particularly important is the coordinated limitation of development in inappropriate locations (*i.e.*, in open space or in outlying portions of the Planning Area) or where infrastructure is inadequate.

The Town of Weddington should take steps to ensure that in the future it does not become involved in costly annexation litigation battles with its neighbors. Other municipalities with which annexation agreements are suitable and appropriate include the Village of Wesley Chapel and the Towns of Stallings and Indian Trail.

Extraterritorial Planning Jurisdiction. ~~The State of North Carolina allows incorporated municipalities to exercise selected land use planning authority in areas located outside of corporate boundaries. This process is referred to as extraterritorial jurisdiction (ETJ). The detailed powers and limitations of ETJ are defined in NCGS 160A-360. Due to the rapid pace of land development occurring near Weddington, the Town should pursue establishing planning jurisdiction over the area surrounding Weddington's borders. With the County Commissioners' and the Town Council's consent, an extraterritorial jurisdiction (ETJ) agreement should be prepared and adopted. This would enable Weddington to have land use planning control over unincorporated areas in Union County that surround Weddington up to one mile from the Town's existing primary corporate limits. Given that Union County exercises zoning and subdivision regulations as well as State Building Code regulations in unincorporated areas around Weddington, the creation of an ETJ for Weddington would be subject to the approval of the Union County Board of Commissioners or by local legislation.~~

APPENDIX A: GLOSSARY

Commercial: An organization engaged in commerce for the purpose of making a profit that is not an authorized 501 (c)(3). Parcels containing facilities primarily engaged in the exchange of information, goods or services, generally without the physical transformation of those products.

Conservation: Preservation, protection, or restoration of the natural environment, natural ecosystems, vegetation, and wildlife.

Conservation Residential: The Land Use classification used for residentially zoned parcels that are typically either large (six acres or greater) undeveloped parcels or parcels located within an established conservation subdivision.

Density: Number of housing units per gross acre, determined by dividing the number of dwelling units by the total number of acres in the parcel or assemblage of parcels to be developed.

Development: The physical construction of buildings and/or the preparation of land for non-agricultural uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of water, septic and sewer systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover.

Goal: Description of a desired state of affairs for the community in the future. Goals are the broad public purposes toward which policies and programs are directed. Generally, more than one set of actions (policies) may be needed to achieve each goal. In this Plan, goals are phrased to express the desired results of the Plan; they complete the sentence "Our goal is..."

Land Use Plan: A basic element of a comprehensive plan that designates the present and future location, form, class and extent (size) within a planning jurisdiction for residential, commercial, industrial, institutional, etc. use or reuse. The land use plan includes a map and a written description of the different land use areas or districts.

Policy: A statement of government intent against which individual actions and decisions are evaluated.

Rural: A geographic area located inside of or outside of a city or town that typically has smaller populations and densities. These areas typically have more agricultural uses.

Strategy: Individual tasks or accomplishments which, taken together, will enable the Town to achieve its goals. Strategies recommend specific courses of action to implement the Plan.

Town Core: The central or compact area with a mix of retail, office, commercial, institutional, governmental facilities and housing that serves as a gateway to the community and that provides a central location for community activities and needs.

Traditional Residential: The Land Use classification used for residentially zoned parcels that are typically 40,000 square feet in size and are located within an established subdivision.

Undeveloped: Parcels where no discernible development has occurred, where no discernible natural resource management or extraction activity is present, and where the given parcel has not been permanently preserved or conserved in a natural state through ownership or conservation easement.

Urban: A geographic area located inside of a city or town that typically has larger populations, densities and human features.

Urban Amenity: The things that people appreciate about their urban environment. An amenity can be a tangible thing, like a shopping centre or a park, and it can be an intangible thing, like a feeling of safety or sense of community.

APPENDIX B: ~~2012-2018~~ LAND USE PLAN SURVEY

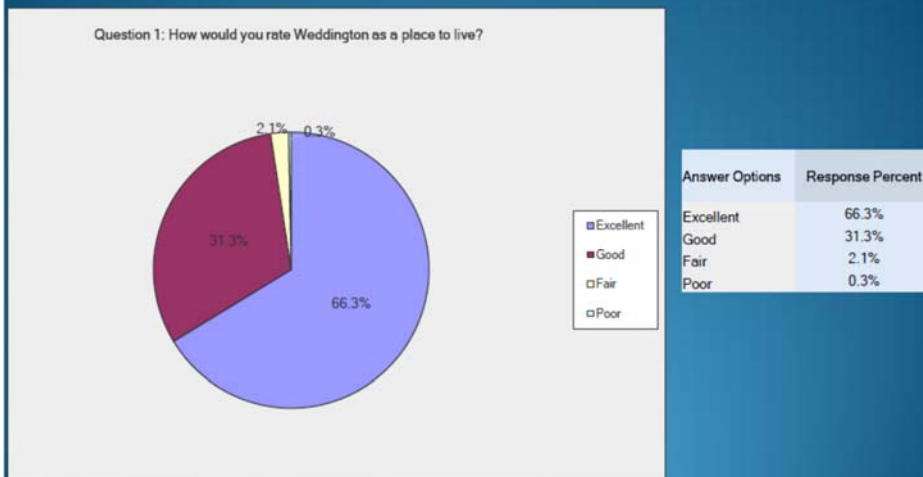
To gain a better understanding of resident perceptions and inform future planning initiatives, a survey was created and administered for the Town of Weddington. Overall, there were 994 total survey responses representing 31% of the total households in Weddington. For a complete look at the survey results, please refer to www.townofweddington.com/news/survey-results

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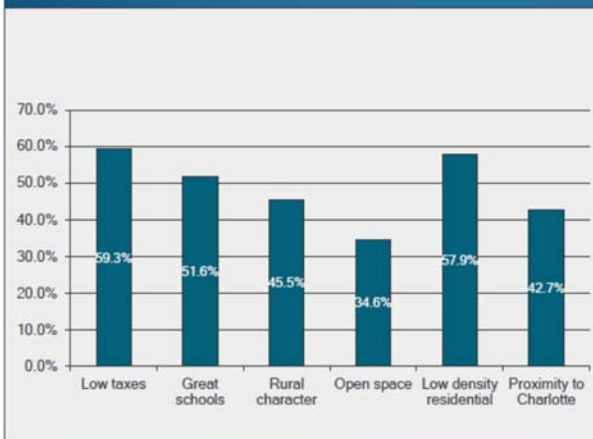
3400 Postcards Sent, 659 Responses – 19.4% Response Rate

- 26% have lived in Weddington less than 5 years
- 49% have lived in Weddington less than 10 years
- 38% work in Mecklenburg County
- 88% live in a subdivision

Question 1: How Would You Rate Weddington As a Place to Live?

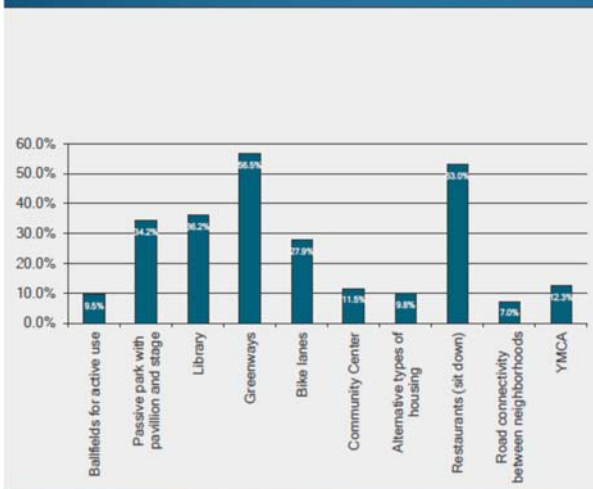


Question 2: Why Did You Move Here/What Do You Most Appreciate About Living Here?
(Could choose up to three)



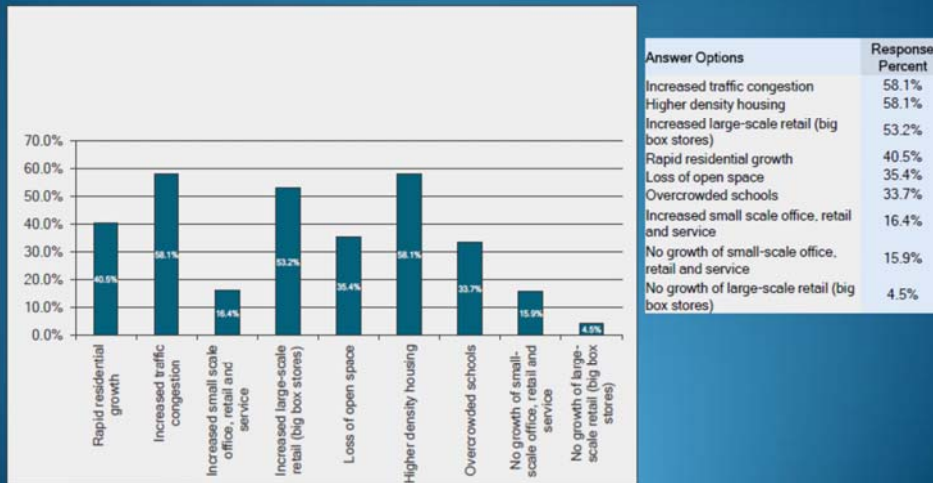
Answer Options	Response Percent
Low taxes	59.3%
Great schools	51.6%
Rural character	45.5%
Open space	34.6%
Low density residential	57.9%
Proximity to Charlotte	42.7%
Other (please specify)	

Question 3: Over the Next Five to Ten Years, Which of the Following Would Most Improve the Quality of Life in Weddington? (Could choose up to three)



Answer Options	Response Percent
Greenways	56.5%
Restaurants (sit down)	53.0%
Library	36.2%
Passive park with pavilion and stage	34.2%
Bike lanes	27.9%
YMCA	12.3%
Community Center	11.5%
Alternative types of housing	9.8%
Ballfields for active use	9.3%
Road connectivity between neighborhoods	7.0%

Question 4: Over the Next Five to Ten Years, Which of the Following Could Most Adversely Affect Weddington's Current Quality of Life? (Could choose up to three)



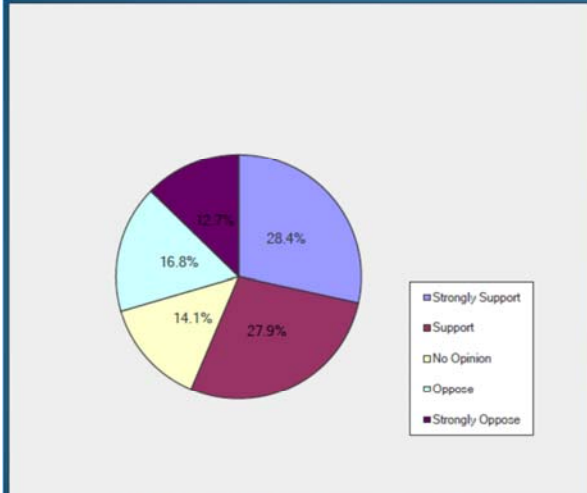
Question 5: To What Degree Are the Following Important in Weddington?

	Very Important	Important	Not at All Important	Don't Know
Maintaining a low tax rate	69.7%	27.4%	2.8%	0.0%
Ensuring public safety (e.g., fire, police)	65.3%	32.1%	2.4%	0.2%
Preservation of open space	60.9%	33.4%	4.2%	1.6%
Low density residential development	53.3%	32.1%	11.9%	2.7%
Limiting non-residential growth	44.6%	34.2%	19.6%	1.6%
Promoting a downtown core	18.4%	35.8%	41.9%	3.8%
Diversify tax base with new non-residential development	15.9%	33.7%	42.0%	8.4%

Question 6: If in Question #5 you responded that limiting non-residential growth is "very important" or "important", would your opinion change if a mixed-use development included additional amenities such as parks, a library or other public facilities?

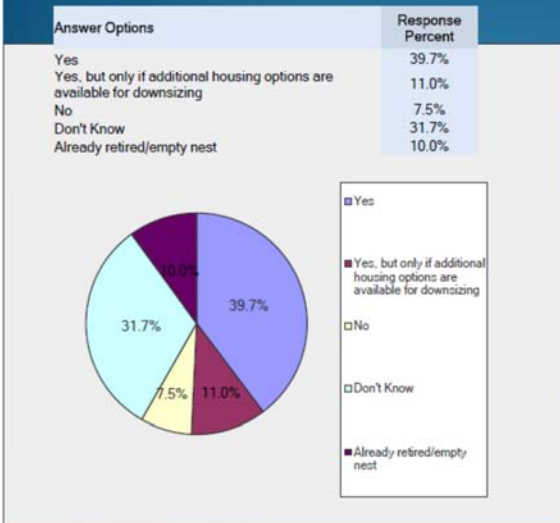
	Response Percent
Yes	43.0%
No	57.0%

Question 7: What Is Your Current Opinion of Conservation Subdivisions?



Answer Options	Response Percent
Strongly Support	28.4%
Support	27.9%
No Opinion	14.1%
Oppose	16.8%
Strongly Oppose	12.7%

Question 8: Do You Plan to Spend Your Retirement Years in Weddington?



Answer Options	Response Percent
Yes	39.7%
Yes, but only if additional housing options are available for downsizing	11.0%
No	7.5%
Don't Know	31.7%
Already retired/empty nest	10.0%

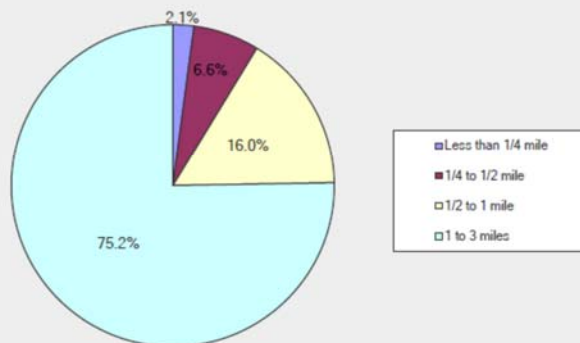
Question 9: Would You Support Higher Density for Age Restricted Communities in Designated Areas?

Answer Options	Response Percent
Yes	51.0%
No	49.0%

Question 10: Should the Weddington Land Use Plan Allow for the Following Types of Development?

Answer Options	Yes	No
Restaurants (sit-down)	72.0%	28.0%
Mixed use (small-scale office/retail/restaurant)	59.5%	40.5%
Medical offices	52.0%	48.0%
Age restricted communities	46.8%	53.2%
Assisted living facilities	44.3%	55.7%
Day care facilities	40.6%	59.4%
Office space	38.6%	61.4%
Mixed use with residential	34.4%	65.6%
Patio homes	29.0%	71.0%
Townhomes	21.5%	78.5%
Restaurants (fast food)	15.9%	84.1%
Condominiums	12.7%	87.3%
Large-scale shopping centers	10.9%	89.1%
Duplexes	8.3%	91.7%
Apartments	4.0%	96.0%

Question 11: How Close Would You Like to Live to Retail Services?



Question 12:

Answer Options	Response Percent
I am aware of the Town's website (townofweddington.com)	96.3%
I am aware of the Town's Facebook page (http://www.facebook.com/townofweddington)	24.8%
I have signed up to receive email regarding events/meetings	28.3%
I have seen Weddington Magazine	60.7%
I have attended at least one event or meeting in the past year	38.1%

APPENDIX C: CONDITIONAL USE PERMIT AND CONDITIONAL ZONING PERMIT DATABASE **(STAFF TO UPDATE)**

Weddington Current Use Map	
Map Number	Description
1	Weddington United Methodist Church CUP
2	Stratford on Providence CUP-PRD
3	Weddington Corners CUP
4	Weddington Swim & Racquet Club CUP
5	Treske CUP
6	Wesley Chapel Volunteer Fire Department CUP
7	Providence Volunteer Fire Department CUP
8	Church of Jesus Christ Later Day Saints CUP
9	Forest Lawn Cemetery CUP
10	Stratford Hall CUP-PRD
11	Waybridge CUP-PRD
12	Meadows at Weddington CUP-PRD
13	Verizon Cell tower CUP
14	Devonridge CUP-PRD
15	Lake Forest Preserve CUP-RCD Subdivision
16	Verizon Cell tower CUP
17	AT&T Cell tower CUP
18	Chesterbrook Academy CUP
19	Duke Energy Transmission Tower CUP
20	Spirit of Joy Church CUP
21	First Baptist Church CUP
22	AT&T Cell tower CUP
23	The Woods CUP-PRD-etc.
24	Polivka MX CZ
25	Trinity Bank ATM CUP
26	8109 Potter Road Radio Tower CUP
27	Bethany Church CUP
28	Hemby House CUP
29	WCWAA Lighting CUP
30	Pinsak Medical Office CUP

Weddington United Methodist Church CUP + amendments

Stratford on Providence – PRD

Weddington Corners CUP

Weddington Swim and Racquet Club CUP + amendments

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Treske CUP
Wesley Chapel VFD CUP-CZ
Providence VFD CUP
Church of Jesus Christ Latter Day Saints CUP
Forest Lawn Cemetery CUP
Stratford Hall CUP-PRD
Waybridge CUP-PRD
Meadows at Weddington CUP-PRD
Verizon Cell Tower CUP
Devonridge CUP-PRD
Lake Forest Preserve CUP-RCD
Verizon Cell Town CUP
AT&T Cell Tower CUP
Chersterbrook Academy CUP
Duke Energy Transmission Tower CUP
Spirit of Joy Church CUP
First Baptist Church CUP
AT&T Cell Tower CUP
The Woods CUP-PRD
Pinsak Medical Office CUP
Union County Water Tower-CZ
Weddington Fitness and Community Center-CZ
Weddington Medical Center
Polivka MX-CZ
Trinity Bank ATM CUP
Potter Road Radio Tower CUP
Bethany Church CUP
Hemby House CUP
WCWAA Lighting CUP

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

MEMORANDUM

TO: Mayor and Town Council

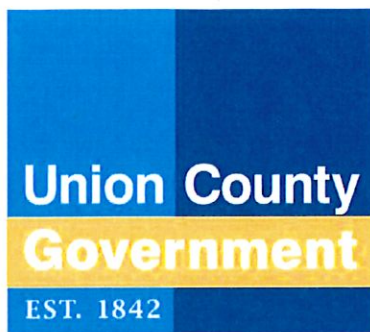
FROM: Lisa Thompson, Town Administrator/Planner

DATE: June 8, 2019

SUBJECT: Atherton Subdivision - Bond Release

Shea Homes is requesting a performance bond release for water and sewer improvements within phase 2, map 4 of Atherton Estates Subdivision. An acceptance letter from Union County Public Works verifies the satisfactory completion of the performance.

Staff recommends approval of a release of bond number K09594693 in the amount of \$199,345.25.



Public Works/ Engineering
500 N. Main Street
Suite #500
Monroe, NC 28112

T. 704-296-4210

www.unioncountync.gov

June 13, 2019

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

RE: Letter of Final Acceptance for the Development: Atherton Estates Phase 2

Mr. Mike Shea,

This Letter of Final Acceptance pertains to the Development Phase referenced above. If you have requested that UCPW accept less than the entire Development Phase Project, such reduced portion of the Development Phase Project for which acceptance is given is identified on Exhibit A, attached and incorporated herein by reference. That part of the Development Phase Project for which acceptance is given, whether the entire Development Phase Project or only such portion as identified on Exhibit A, shall be referred to in this letter as the "Accepted Portion of the Development Phase Project." Article 5 of the Union County Water and Sewer Extension Ordinance (the "Ordinance") is enclosed for your convenience. Capitalized terms in this letter shall have the meanings set forth in the Ordinance, unless otherwise clearly required by the context.

UCPW has determined that all conditions imposed pursuant to Section 5.1 of the Ordinance for the Accepted Portion of the Development Phase Project have been satisfied. As to the Accepted Portion of the Development Phase Project, UCPW will release authorization to set water meters in accordance with the provisions in Section 5.2 of the Ordinance. The date of this letter will begin the warranty required pursuant to Section 5.5 of the Ordinance. You are requested to contact UCPW three months prior to expiration of the applicable warranty in order that a warranty inspection may be conducted in accordance with Section 5.6 of the Ordinance.

Please contact UCPW should you have any questions.



Sincerely,



Crystal Outlaw Panico, PE
New Development Program Manager

Cc: (Via Email)

Lisa Thompson

(planner@townofweddington.com)

Dean Cockinos

(dcockinos@dprassociates.net)

James King; Richard Jenson; Ashley Terrell; Robert Friend

COP/lcd



If only a portion of the Development Phase Project is being accepted as evidenced by this Letter, such portion is described below or in accordance with the stapled attachment identified below:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

ARTICLE 5 - SYSTEM ACCEPTANCE AND INITIATION OF SERVICE

5.1 - Conditions for Acceptance

Prior to acceptance of the water and sewer infrastructure by UCPW and as a prerequisite to activation of water and/or sewer service within the Development Phase Project, Developer shall ensure that all of the following conditions have been satisfied:

1. All punch list items identified in the final inspection performed pursuant to Article 4 have been resolved.
2. UCPW has received a Warranty Repair Guarantee as described in Section 5.6.
3. All applicable NCDENR/NCDWQ approvals have been obtained.
4. Developer's Engineer of Record has submitted to UCPW an opinion of cost of the value of the water and sewer improvements.
5. All releases have been obtained by other agencies, such as State, County or others applicable to encroachment permits or other liabilities.
6. All easements necessary for the conveyance of the water and/or sewer facilities to be maintained and owned by UCPW have been executed and recorded with the Union County Register of Deeds.
7. UCPW has received transfer of title for all real property and infrastructure that is to be dedicated to UCPW either by fee simple conveyance or granting of easements, as further described in Section 5.4.
8. The Engineer of Record has provided to UCPW in writing all applicable NCDENR/NCDWQ certifications and test results.
9. UCPW has received record drawings, pump station specific operation and maintenance manuals, if applicable, and any other supporting documentation in paper and electronic format as provided for in the UCPW Standard Sewer and Water Specifications.
10. The Engineer of Record has submitted to UCPW a certificate of completion certifying that the water and sewer infrastructure has been constructed in conformance with the terms and conditions of the Standard Water and Sewer Line Extension Agreement for this Project.

Once the above items have been completed to the satisfaction of UCPW, UCPW will issue a Letter of Final Acceptance and then water and sewer service may be activated as provided in Section 5.2.

5.2 - Meter Set/Service Authorization

Upon satisfaction of the items delineated in Section 5.1, UCPW will release authorization to set water meters for those portions of the Development Phase Project accepted by UCPW.

Developer or the home builder must contact UCPW Customer Service to pay meter installation fees and schedule the water meter installation. After such fees have been paid, UCPW will install the meter and establish an account in the name of the current property owner of the Lot the meter is being set to serve. UCPW will notify the Union County Inspections Department of its release for issuance of certificate of occupancy for those metered connections to the system.



Water furnished for a given Lot shall be used on that Lot only. Each consumer's service must be separately metered at a single delivery and metering point.

Master meters may be allowed or required to serve commercial buildings, multi-family buildings, or other applications on any un-subdivided parcel at the time of the initial application at the sole discretion of UCPW.

5.3 - Partial Acceptance

In some cases, Developer may want UCPW to accept a portion of the water and sewer infrastructure to allow for authorization of service to a portion of the Development Phase prior to final completion and acceptance of the Development Phase Project by UCPW. Developer recognizes that such partial acceptance is solely for Developer's benefit in expediting Service Authorizations to potential customers. UCPW may accept a portion of the Development Phase Project if UCPW, in its sole discretion, determines that such acceptance would not impact primary system functionality or create potential water quality problems.

For any such portion to be accepted by UCPW, all conditions in Section 5.1 must be satisfied as applicable to that portion of the Development Phase Project. Developer shall segregate that portion of the work being activated from the remaining infrastructure by providing a jumper connection on the water lines and terminating sewers at a manhole.

Developer shall remain responsible for the cost of repairs for any damage to the work accepted by UCPW under this section from the time of activation until acceptance of the entire Development Phase Project, regardless of the cause of the damages, including damages from third parties. Developer must post a maintenance/repair guarantee with UCPW for that portion of the work as described in Section 5.5.

Developer shall provide such performance guarantee or security as may be required by the Appropriate Planning Agency in its land development ordinance(s) to ensure the completion of construction of the required infrastructure necessary to serve the remainder of the Development Phase not subject to partial acceptance. UCPW shall not be responsible for requiring a performance guarantee or security for completion of such infrastructure, except as may be otherwise required by the County's land development ordinance(s).



5.4 - Transfer of Title

Upon acceptance by UCPW of all water distribution and sewage collection systems installed pursuant to the Development Phase Project, Developer and Owner shall transfer title to such infrastructure to UCPW. As further evidence of transfer of title, upon completion of the installation and prior to the activation of service by UCPW, Developer and Owner shall, without cost to UCPW:

- (a) Convey or dedicate to UCPW, its successors and assigns by good and sufficient easement in a form satisfactory to UCPW a perpetual right, easement and privilege to operate, maintain and repair or replace all water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment within the Development Phase Project in connection with supplying water and wastewater service to the inhabitants, occupants and customers in the Development Phase and secure a release or subordination of each mortgagee's and lienholder's interest in the easement and fixtures thereon.
- (b) Transfer to UCPW by document in a form satisfactory to UCPW all right, title and interest in and to all of the water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment installed pursuant to the Development Phase Project.
- (c) Furnish UCPW with an affidavit that all persons, firms or corporations that furnished labor or materials in the construction of the Development Phase Project have been paid. The affidavit shall be written in such a form as approved and accepted by UCPW.
- (d) Furnish UCPW with a release of liens from all contractors and suppliers that provided materials and/or labor in the construction of the Development Phase Project. The release shall be written in such a form as approved and accepted by UCPW.
- (e) Furnish UCPW with all manufacturers' warranties which Developer received or is due to receive on any part of the installations.
- (f) Pay to UCPW any and all applicable costs and fees which are due and payable prior to connection to UCPW's wastewater system or water system.

5.5 - Warranty/Repair Guarantee

Prior to final acceptance by UCPW of any portion of the Development Phase Project, Developer shall provide a Warranty/Repair Guarantee to UCPW in the form of an irrevocable letter of credit, a cash deposit, or such other security as may be acceptable to UCPW. The amount of the letter of credit or cash deposit will be equal to ten percent (10%) of the Engineer of Record's opinion of cost of the value of the water and sewer improvements to be accepted by UCPW. The Warranty/Repair Guarantee shall remain in effect for a period of one (1) year after the acceptance by UCPW of the entire Development Phase Project or until all infrastructure required in the final plat for the Development Phase has been installed, whichever is later.



If during the warranty period UCPW determines that a system or component has failed, UCPW will attempt to notify Developer so that Developer may effect repairs. Should Developer not be able to repair the damage or defect within twenty-four (24) hours or such longer period if deemed reasonable by UCPW, UCPW may make such repairs and apply the cost against this warranty. Furthermore, all other items specified in this Ordinance and within the approved engineering plans and specifications which have not been completed as specified may be corrected by UCPW and the cost for such corrections will be applied against this warranty. UCPW will attempt to notify Developer by mail at least five (5) business days prior to exercising the use of the letter of credit or cash deposit. In the event the repair exceeds the amount of the letter of credit or cash deposit, Developer shall be responsible for reimbursement of the excess amount.

5.6 – Warranty Inspection

Following completion of construction of all infrastructure identified on the approved plat for the Development Phase Project, including installation of all utilities (by way of illustration and not limitation, telephone, gas, power, cable television), Developer or Developer's Engineer of Record shall make a written request for a Warranty Inspection. Developer shall provide not less than two (2) business days' notice for any inspections requested outside of the normal week day work hours, 8 a.m. to 5 p.m. Monday through Friday. The Engineer of Record and UCPW Inspector shall prepare a written punch list of any defects or deficiencies noted during this inspection, should any exist. All identified deficiencies must be corrected to the satisfaction of UCPW prior to reducing or releasing any Warranty Repair Guarantees.



TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: July 08, 2019
SUBJECT: 2019 Real Property Taxes

In accordance with General Statutes 105.321, I am hereby requesting authorization to collect the 2019 Real Property Taxes for the Town of Weddington.

State of North Carolina
Town of Weddington

To the Tax Collector of the Town of Weddington

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the Town of Weddington Collections Department and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Weddington, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with the law.

Witness my hand and official seal this 8th day of July, 2019.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
WORK SESSION
MONDAY, JUNE 10, 2019 – 4:30 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 4**

1. Open the Meeting

Mayor Callis called the meeting to order at 4:35 p.m.

2. Determination of Quorum

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

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

Visitors: Andrew Hill and Eric Lalone from Cardno, Jeni Bukolt from Haven Creative, Bill Deter, Jennifer Conway

3. Adoption of the Agenda

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

4. Discussion of Town Park Design with Cardno

Mr. Hill presented the two park design concepts: one with the current road and one with the road moved to the north side of the park property. These concepts were generated from discussions with Ms. Thompson. This meeting is to hear Council's vision and ideas for the final design with smaller details to be planned out later.

Council discussed the different options for the access road and expressed concerns about parking.

Mayor Pro Tem Propst stated that she preferred concept A over concept B.

Councilmember Buzzard stated his preference for the road to be moved to the north side of the park property. He expressed concern with lack of parking with concept A and additional driveway cuts along Weddington Matthews Road.

Mayor Pro Tem Propst stated that if the access road isn't moved now, the Town doesn't need to build a new access road on the park property. When the neighboring parcels are developed in the future, the access can be built on those properties instead of Town property.

Mayor Callis asked how much park space would be lost with concept B and moving the access road. Mr. Hill responded that in some degrees it would waste space. Mayor Callis stated that she is concerned with the loss of space with the road cutting through the park property. Mr. Lalone replied that the road cut through does take space and cuts off the back corner of the park property in concept B, whereas in concept A, the

amphitheater is in the back corner and when it isn't in use, there is a lot of green space that visitors to the park can use. Mayor Callis stated that some of the walking trail is also lost with concept B. Mr. Lalone agreed that a lot of space is lost.

Councilmember Perryman asked if there was any advantage of one concept over the other as far as the cost of maintenance. Mr. Hill responded that concept B may create a little more maintenance, but the components are for the most part, identical and not complex.

Councilmember Perryman asked about security of the park with cameras on the walking trails and fencing to keep children out of the roads and separating pedestrian and vehicular traffic. Mr. Hill agreed that fencing the perimeter in a low hedge to keep children safe was necessary. Cardno doesn't incorporate security cameras in their projects.

Councilmember Perryman asked about parking options other than using the shopping center. Mr. Hill responded that they can reconsider where to expand parking options.

Councilmember Perryman asked if Cardno provides 3D concept plans. Mr. Hill responded they do 3D plans and flyover videos and they can be prepared once the concept design is complete. It can be a still image or a flyover.

Councilmember Smith stated his concern with the splash pad and the maintenance of the park concepts. He expressed his apprehension with these plans and asked if they represented what was agreed to at the Council retreat. Councilmember Smith is also concerned with the encroachment of park traffic on town business, with the proposed changes to the garage and storage area. He believed the park concept was only going to include a barn for storage, office space, and events going for a more simplistic design. Councilmember Buzzard agreed. He stated that he thought a barn and walking trails would be the main features.

Mr. Lalone stated that Ms. Thompson had shared those comments from Council retreat, but Cardno wanted to meet with Council in a work session to hear ideas and concerns before changing the designs.

Mayor Pro Tem Propst stated that all councilmembers want a barn. She asked if parallel parking for option A could be included along the access road so it wouldn't take away from the acreage of the park. Mayor Callis asked if some could be added along the back side of the park property along the parking lot that is already behind the shopping center. Councilmember Smith suggested planning parking in that area, designate a walkway to the park, and once the park is completed and in use, the parking plan can be reviewed and changed, if it needs to be. Mayor Pro Tem Propst stated that parking at the shopping center can be an option, and once the Treske and Spittle properties are developed, the new access road and parking can run on that property, north of the park property.

Mayor Callis stated that she spoke with Ms. Thompson and the sewer line will run down to this property about this time next year and Mr. Treske has said he will do what needs to be done to get the sewer line in. The lack of sewer connectivity has been prohibitive to development in that area, but the line is coming. She reiterated that building the access road as drawn on concept B will take up a lot of the park property.

Councilmember Buzzard stated that if the park plans don't include a lot of the features, there isn't a need for a lot of property.

Councilmember Smith stated that the discussion is including too many options and the Council discussed more simplistic features: a barn, walking trail, sitting areas, and if they want to add more features, it can be done at a later date.

Mayor Pro Tem Propst stated that all councilmembers agree on the barn, walking trail, and greenspace. Mr. Hill asked who the council would like to see drawn to the park. Mayor Pro Tem Propst responded that she would like to see families come out, a place for food trucks, a farmers' market, and features that would bring families out because Weddington is families.

The Council discussed specific options for the park. The consensus was no splash pad. Maintenance is a concern for water features. Mayor Pro Tem Propst stated that she prefers a water feature. Councilmember Smith stated that a water feature can be drawn on the plans and taken off the plans later. The Council discussed the renovation of the current garage. The concern was that bathrooms and hardscape in that area would impede on town business. Mr. Lalone stated that the hardscape around the garage area was envisioned as an event space for town hall, not as the entrance to the park and visitors to the park would park behind the shopping center, nearer to the park.

Councilmember Buzzard stated that if the power poles and guide wires currently in the park are moved, the focal point of the park can change. Ms. Thompson stated that she checked on the cost of moving the poles and the total would be \$68,000. Mr. Hill asked that if they generate a new sketch, can they assume that the power poles will be moving. The Council agreed that another work session is necessary with a visual summary of everything discussed and assuming the power poles and guide wires are moved.

The Council continued discussion on keeping current access road and it being moved to the other side of the property as different phases of the park are completed. They discussed using that area for the food truck Friday events, farmers' market, and other event possibilities in the future and asked Mr. Hill to include some parallel parking along the road.

Council agreed that possible park features may include:

- A barn structure with kitchen, storage, event space
- Walking trail(s)
- Outdoor seating areas with green space
- Parking
- Possible fountain/water feature but moved to the main park area-not behind Town Hall
- Move utility poles and guide wires
- Play space
- Possible amphitheater, maybe a moveable structure
- Parallel parking
- Farmers' market space

Council agreed to schedule another work session to work out details

Mayor Callis recessed the meeting at 6:19 p.m.

Mayor Callis called the meeting back to order at 6:29 p.m.

5. Presentation of Town Branding by Jeni Bukolt from Haven Creative

Jeni Bukolt gave a presentation for the town branding. The Council and staff took a survey to express opinions on the options presented. Haven Creative will continue to work on the town logo, color scheme, tag line and branding story to bring other options back to Council.

6. Adjournment

Motion: Councilmember Smith made a motion to adjourn the June 10, 2019 Special Meeting Work Session at 6:50 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Elizabeth Callis, Mayor

Karen Dewey, Town Clerk

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 10, 2019 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 5**

Prayer – Amy Hutchison, Evangelism Minister, Weddington United Methodist Church

1. Open the Meeting

Mayor Callis called the meeting to order 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 was present

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

Visitors: Walton Hogan, Stacey Yanz, Eric Yanz, Laura Williamson, Anne Marie Smith, Steve Godfrey, Any Hutchison, Jody Herzon, Bill Deter, Robert Beaven

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

Staff requested addition of Item 6. Presentation of Proclamation to Weddington Optimist Club

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

Vote: The motion passed with a unanimous vote

5. Mayor/Councilmember Reports

Mayor Callis reported that the Food Truck Friday events were awesome. She thanked the volunteers from the Weddington High School clubs and in particular, the hard work and positive attitude of the JROTC. Weddington is fortunate to have them as a part of the community. The Mayor presented a certificate of appreciation to the JROTC at their end of year banquet.

Councilmember Perryman stated that the Council had a great working meeting discussing the park development. He asked the people in attendance for their help in spreading the word about the park plans and giving feedback.

Mayor Pro Tem Propst reiterated that Food Truck Fridays were awesome. She gave a special thank you to Sharon Sanders, Debbie Cramer, Sue Fitch, and Sanna Tucker for all their help. She stated that it was a very successful season and the town will build on that and have other events

**** 6. Presentation of Proclamation to Weddington Optimist Club**

Mayor Callis presented the proclamation to the Weddington Optimist Club, declaring June 19, 2019 as Optimist International Day in honor of the centennial celebration of Optimist Clubs International.

7. Public Comments

No public comments

8. Public Safety Report

Deputy Kropp presented the public safety report. The Deputies increased self-initiated patrols in May, for a total of just under 600 patrols. There are still a large number of 911 hang-up calls primarily because of new safety features on cell phones. The Deputies are urging residents to use security alarms and install security equipment as there has been a rise in home break-ins. Deputy Kropp suggested that residents utilize the 704-283-3789 phone number to initiate security checks. Don't forget when parking vehicles, hide valuables or take them with you, lock vehicles and take keys with you. Criminals look for easy targets. Be vigilant-if you see something say something.

9. Consent Agenda

10. Approval of Minutes

A. May 13, 2019 Regular Town Council Meeting Minutes

Motion: Mayor Pro Tem Propst made a motion to approve the May 13, 2019 Regular Town Council Meeting Minutes as presented

Vote: The motion passed with a unanimous vote.

11. Public Hearing

A. Discussion and Consideration of proposed FY 2019-2020 Budget

Mayor Callis opened the public hearing.

Laurie Williams- 8407 Foxbridge, Providence Place 2: Ms. Williams asked Council to consider in the budget foreclosure or possible demolition of 4005 Ambassador Court. The house is abandoned and has been for decades. The house is dilapidated and overgrown and is a nuisance. She feels the situation is extreme and needs an extreme solution. The residents have asked the town for help before without much result. She asked that when considering the budget, please include taking care of this situation.

Robert Beaven: 3517 Honeysuckle Drive, Providence Place 2: Mr. Beaven stated that this is one of the older subdivisions and he worries that the house at 4005 Ambassador Court is a indication of things that could happen to the newer subdivisions. This subdivision doesn't have a community association and Mr. Beaven's concern is if the home is sold into rental pool, the new owners and renters will not take same care of property as owners living in the subdivision. He requests that Council look into the budget for funds to take care of 4005 Ambassador Court to protect the community.

Mayor Callis closed the public hearing.

Ms. Gaylord presented the proposed FY 2019-2020 Budget. Total revenues: \$2,185,250.00. Total expenditures: \$2,298,250.00. Fund balance appropriation: \$113,000. The fund balance appropriation is the amount of the Tilley Morris roundabout deferred to last year. The tax rate remains unchanged. 5.2 cents per \$100 assessed value. The updated fund assignments include capital projects: Town hall bldgs., sidewalks, and infrastructure improvements. Ms. Gaylord suggested assigning revenue toward the park and that assignment can be done at a future meeting.

Ms. Gaylord added that there is money in the budget toward some remedies for 4005 Ambassador Court. There is currently \$15,000 assigned that hasn't been in the past.

Motion: Mayor Pro Tem Propst made a motion to approve the proposed budget ordinance for fiscal year 2019-2020 and set the tax rate at 5.2 cents per \$100 assessed value.
Vote: The motion passed with a unanimous vote.

12. Old Business

13. New Business

A. Discussion of Results from Level of Service Analysis for Certain Intersections

Mayor Callis introduced Brady Finkley from Kimley Horn. Mr. Finkley presented the results from the analysis.

The study included updated traffic counts. Some roads had sections with no counts and others had counts that were up to 10 years old. The last time Weddington did traffic counts and projections was in 2009, when the local area regional transportation plan was approved. Traffic counts are higher in 2019 than what was projected for 2030 on some of our roadways.

Crash data from the past 3 years was analyzed. Potter Road at Forest Lawn had the most crashes with the highest crash type as 'rear ends' followed by Beulah Church Road at Twelve Mile Creek with the most crash type as a 'fixed object'. Antioch and Forest Lawn was 3rd highest with the most crashes due to the angle of the intersection; 4th was Antioch Church Road at Beulah Church Road also due to a bad angle and the safest of the five intersections was New Town Road at Twelve Mile Creek with the most crashes being rear ends.

The recommended improvements are:

- Potter Road and Forest Lawn-signal with turn lanes on all approaches
- Beulah Church Road and Twelve Mile Church Road-signal with turn lanes on all approaches
- Antioch Church Road and Forest Lawn Drive-signal (already has turn lanes)
- Antioch Church Road and Beulah Church Road-signal as is (no turn lanes needed)
- New Town Road and Twelve Mile Creek Road-southbound turn lane only

B. Discussion and Possible Consideration on Branding Elements as Presented by Haven Creative

Council agreed to table consideration of branding elements to another work session meeting.

14. Update from Town Planner

The Planning Board will be looking at the conservation subdivision design standards and made a formal recommendation on the Land Use Plan. The County is conducting a critical intersection planning project. They are applying to the CRTPO for 240K\$ in planning funds with the County providing a \$60,000.00 match. The town will support the project with funds between 1 and 2 thousand dollars. There is a public comment period currently open for this project until June 28. On July 9 from 5-7 Weddington will be hosting a public hearing for CTP Plan amendments as Union County is making changes. The plan includes the realignment of a connector road from Antioch Church Rd to Potter Rd and removal of a road through the Falls.

15. Code Enforcement Report (attached for the record)

No discussion.

16. Update from Finance Officer and Tax Collector (attached for the record)

Ms. Gaylord presented the monthly report. She stated that approval for the Town audit contract will be on the agenda next month.

17. Transportation Report

No discussion.

18. Council Comments

Councilmember Buzzard: I would like to say thank you to our Staff and our Council Members who pulled off 4 -although I only attended 3-Food Truck Friday events. It was nice to see. I was a little worried after last year that maybe it had waned a little bit, but this year I think it all went off very well. Congratulations to everyone involved. For those of you who haven't attended our Food Truck Fridays, every Friday in May, unless there are 5, we have residents come out for music and being around each other and good food. It's a very good time. I appreciate everyone coming out today and listening to us talk and think up here. Hopefully you stay involved.

Mayor Pro Tem Propst: I've already talked about Food Truck Friday, but for anybody who hasn't been, please put it on your calendar for next year because it is a lot of fun. People asked why we aren't doing it all 5 Fridays and the answer is that it's tiring. If you haven't made it, it's worth it. It's a lot of fun. A lot of community spirit and that is what we are trying to build. Thank you everybody for coming out tonight. I appreciate your attendance, If I can help you in anyway, just ask. Thank you.

Councilmember Smith: I just want to thank everybody for coming out. I appreciate you staying involved and as Jeff mentioned earlier, we would love to hear feedback on what you would like to see. We'd like to hear that about the park plans or any part of the town.

Councilmember Perryman: Thank you for coming out. It's always nice to see folks that are interested in what is going on and participate. Please help spread the word on the things we've been discussing like the

park plans. And finally, I'd like to say thank you to the town staff. Council has been here since about 4:30, I'm sure staff has been here much longer than that, working on all these projects for the citizens of this town. We've got a great town staff that works very hard for the you and for us. So, thank you.

Mayor Callis: Thank you everyone for coming out. Thank you to the staff. I would like to echo Jeff's sentiment: We have a fantastic staff and the Town wouldn't run as smoothly if we didn't. Thanks to everybody.

19. Move into Closed Session Pursuant to NCGS 143-318-11(a)(5) to Establish the Public Body's Negotiating Position for Acquisition of Real Property

Motion: Councilmember Buzzard made a motion to enter closed session at 8:09 p.m.
Vote: The motion passed with a unanimous vote

Mayor Callis called the meeting back to order at 8:39 p.m.

20. Adjournment

Motion: Councilmember Buzzard made a motion to adjourn the June 10, 2019 Regular Town Council Meeting at 8:39 p.m.
Vote: The motion passed with a unanimous vote.

Approved: _____

Elizabeth Callis, Mayor

Karen Dewey, Town Clerk

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2018-2019

PERIOD ENDING: 06/30/2019

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,568,713.99
10-1120-001	TRINITY MONEY MARKET	1,129,018.81
10-1170-000	NC CASH MGMT TRUST	548,360.81
10-1211-001	A/R PROPERTY TAX	7,492.17
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	4,133.48
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	6,227.39
10-1214-000	PREPAID ASSETS	3,202.50
10-1232-000	SALES TAX RECEIVABLE	2,785.63
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	124,220.60
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS		<u>5,787,857.58</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2620-000	DEFERRED REVENUE - DELQ TAXES	4,133.48
10-2625-000	DEFERRED REVENUE - CURR YR TAX	7,492.17
10-2630-000	DEFERRED REVENUE-NEXT 8	6,227.39
TOTAL LIABILITIES		<u>92,855.29</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	2,517,925.00
CURRENT FUND BALANCE - YTD NET REV		432,090.46
TOTAL EQUITY		<u>5,695,002.29</u>

TOTAL LIABILITIES & FUND EQUITY	<u>5,787,857.58</u>
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TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2018-2019

06/01/2019 TO 06/30/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX -	953.58	1,099,980.16	1,065,000.00	-3
10-3102-110 AD VALOREM TAX - 1ST	0.00	5,061.31	3,000.00	-69
10-3103-110 AD VALOREM TAX - NEXT 8	406.01	6,262.57	1,000.00	-526
10-3110-121 AD VALOREM TAX -	9,554.08	96,462.84	92,500.00	-4
10-3115-180 TAX INTEREST	242.28	4,322.18	2,250.00	-92
10-3231-220 LOCAL OPTION SALES TAX	34,336.62	305,240.91	335,000.00	9
10-3322-220 BEER & WINE TAX	0.00	46,142.08	45,000.00	-3
10-3324-220 UTILITY FRANCHISE TAX	130,123.45	467,716.51	460,000.00	-2
10-3340-400 ZONING & PERMIT FEES	3,850.00	45,102.50	35,000.00	-29
10-3350-400 SUBDIVISION FEES	220.00	15,180.00	15,000.00	-1
10-3830-891 MISCELLANEOUS REVENUES	100.00	1,824.00	1,000.00	-82
10-3831-491 INVESTMENT INCOME	199.20	17,873.67	12,500.00	-43
TOTAL REVENUE	179,985.22	2,111,168.73	2,067,250.00	-2
AFTER TRANSFERS	179,985.22	2,111,168.73	2,067,250.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	61,946.34	743,356.08	747,860.00	1
10-4110-127 FIRE DEPARTMENT	0.00	15,546.00	25,000.00	38
10-4110-128 POLICE PROTECTION	0.00	288,643.48	288,600.00	0
10-4110-192 ATTORNEY FEES - GENERAL	5,000.00	55,000.00	60,000.00	8
10-4110-193 ATTORNEY FEES -	0.00	-2,999.30	19,000.00	116
10-4110-195 ELECTION EXPENSE	0.00	0.00	3,500.00	100
10-4110-340 PUBLICATIONS	3,750.00	10,533.00	15,000.00	30
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	4,259.89	5,000.00	15
10-4110-343 SPRING EVENT	1,146.29	6,163.07	9,000.00	32
10-4110-344 OTHER COMMUNITY EVENTS	0.00	1,945.55	2,100.00	7
TOTAL EXPENDITURE	71,842.63	1,122,447.77	1,175,060.00	4
BEFORE TRANSFERS	-71,842.63	-1,122,447.77	-1,175,060.00	
AFTER TRANSFERS	-71,842.63	-1,122,447.77	-1,175,060.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	1,773.66	22,720.06	23,000.00	1
10-4120-123 SALARIES - TAX COLLECTOR	3,611.25	45,241.90	50,000.00	10
10-4120-124 SALARIES - FINANCE OFFICER	303.60	8,826.28	12,060.00	27
10-4120-125 SALARIES - MAYOR &	2,100.00	25,200.00	25,200.00	0
10-4120-181 FICA EXPENSE	595.78	7,801.21	8,750.00	11
10-4120-182 EMPLOYEE RETIREMENT	766.44	9,519.31	9,600.00	1
10-4120-183 EMPLOYEE INSURANCE	1,069.50	12,834.00	12,900.00	1
10-4120-184 EMPLOYEE LIFE INSURANCE	12.60	151.20	175.00	14

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2018-2019

06/01/2019 TO 06/30/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-185 EMPLOYEE S-T DISABILITY	12.00	144.00	175.00	18
10-4120-191 AUDIT FEES	0.00	8,300.00	8,750.00	5
10-4120-193 CONTRACT LABOR	13,888.00	22,863.00	52,000.00	56
10-4120-200 OFFICE SUPPLIES - ADMIN	689.63	6,813.50	10,000.00	32
10-4120-210 PLANNING CONFERENCE	0.00	382.22	500.00	24
10-4120-321 TELEPHONE - ADMIN	95.02	1,866.25	2,500.00	25
10-4120-325 POSTAGE - ADMIN	0.00	1,175.30	2,000.00	41
10-4120-331 UTILITIES - ADMIN	129.97	4,662.22	6,500.00	28
10-4120-351 REPAIRS & MAINTENANCE -	557.00	17,331.05	22,500.00	23
10-4120-352 REPAIRS & MAINTENANCE	2,698.11	50,356.61	75,000.00	33
10-4120-354 REPAIRS & MAINTENANCE	1,935.66	37,808.81	58,000.00	35
10-4120-355 REPAIRS & MAINTENANCE	500.00	732.00	1,500.00	51
10-4120-356 REPAIRS & MAINTENANCE	500.00	5,504.55	6,000.00	8
10-4120-370 ADVERTISING - ADMIN	204.57	522.01	1,000.00	48
10-4120-397 TAX LISTING & TAX	32.05	-411.74	250.00	265
10-4120-400 ADMINISTRATIVE:TRAINING	119.00	3,204.00	4,000.00	20
10-4120-410 ADMINISTRATIVE:TRAVEL	362.36	5,676.75	7,000.00	19
10-4120-450 INSURANCE	0.00	14,054.92	15,000.00	6
10-4120-491 DUES & SUBSCRIPTIONS	0.00	19,010.89	19,500.00	3
10-4120-498 GIFTS & AWARDS	0.00	1,316.85	3,000.00	56
10-4120-499 MISCELLANEOUS	625.64	5,195.89	6,000.00	13
10-4120-500 CAPITAL EXPENDITURES	0.00	9,539.00	10,000.00	5
TOTAL EXPENDITURE	32,581.84	348,342.04	452,860.00	23
BEFORE TRANSFERS	-32,581.84	-348,342.04	-452,860.00	
AFTER TRANSFERS	-32,581.84	-348,342.04	-452,860.00	

4130 PLANNING & ZONING

EXPENDITURE:

10-4130-121 SALARIES - ZONING	6,008.34	73,165.36	73,500.00	0
10-4130-123 SALARIES -	1,202.75	17,523.76	17,650.00	1
10-4130-124 SALARIES - PLANNING	375.00	4,400.00	5,200.00	15
10-4130-125 SALARIES - SIGN REMOVAL	664.24	5,397.49	5,500.00	2
10-4130-181 FICA EXPENSE - P&Z	609.19	7,423.75	7,725.00	4
10-4130-182 EMPLOYEE RETIREMENT -	1,084.98	13,331.40	14,855.00	10
10-4130-183 EMPLOYEE INSURANCE	1,327.50	15,930.00	15,750.00	-1
10-4130-184 EMPLOYEE LIFE INSURANCE	19.60	235.20	250.00	6
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	144.00	175.00	18
10-4130-193 CONSULTING	2,528.26	40,320.94	61,075.00	34
10-4130-194 CONSULTING - COG	0.00	8,045.50	11,500.00	30
10-4130-200 OFFICE SUPPLIES -	689.64	5,843.15	5,000.00	-17
10-4130-201 ZONING SPECIFIC OFFICE	0.00	204.98	2,500.00	92
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	650.00	100
10-4130-220 INFRASTRUCTURE	0.00	8,000.00	206,000.00	96
10-4130-321 TELEPHONE - PLANNING &	95.03	1,866.43	2,500.00	25

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2018-2019

06/01/2019 TO 06/30/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-325 POSTAGE - PLANNING &	0.00	1,175.31	2,000.00	41
10-4130-331 UTILITIES - PLANNING &	129.97	4,759.16	6,500.00	27
10-4130-370 ADVERTISING - PLANNING	204.57	522.03	1,000.00	48
TOTAL EXPENDITURE	<u>14,951.07</u>	<u>208,288.46</u>	<u>439,330.00</u>	<u>53</u>
 BEFORE TRANSFERS	 <u>-14,951.07</u>	 <u>-208,288.46</u>	 <u>-439,330.00</u>	
 AFTER TRANSFERS	 <u>-14,951.07</u>	 <u>-208,288.46</u>	 <u>-439,330.00</u>	
 GRAND TOTAL	 <u><u>60,609.68</u></u>	 <u><u>432,090.46</u></u>	 <u><u>0.00</u></u>	

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: July 8, 2019

SUBJECT: Annual Settlement Statement – Fiscal Year 2018-2019

2018 Tax Charge	\$1,184,993.26
Discoveries	\$216.89
Convenience Charge CC	\$985.05
Interest Charges	\$2448.01
Refunds	\$24579.26
Late List Penalties	\$147.74
Adjustments Under \$5.00	\$(170.91)
Convenience Fee Payments	\$(990.00)
2018 Tax Exemptions	\$(57641.40)
2018 Tax Deferments	\$(19903.83)
2018 Tax Write-offs (<5.00)	\$(1008.82)
Balance Adjustments	\$(118.12)
Overpayments	\$(3302.51)
Interest Payments	\$(1818.12)
Penalty Payments	\$(96.80)
Releases	\$(370.29)
2018 Taxes Collected:	\$(1,120,457.24)
2018 Unpaid Balance	\$7492.17

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: July 8, 2019

SUBJECT: Monthly Report –June 2019

Transactions:	
Balance Adjustment	\$(7.27)
Interest Charges	\$118.63
Penalty and Interest Payments	\$(245.38)
Taxes Collected:	
2014	\$(392.82)
2016	\$(13.19)
2018	\$(1001.94)
As of June 30, 2019; the following taxes remain Outstanding:	
2008	\$769.58
2009	\$511.72
2010	\$530.18
2011	\$52.18
2012	\$265.34
2013	\$273.63
2014	\$577.59
2015	\$1547.85
2016	\$1699.32
2017	\$4133.48
2018	\$7492.17
Total Outstanding:	\$17,853.04