

**TOWN OF WEDDINGTON**  
**REGULAR TOWN COUNCIL MEETING**  
**MONDAY, AUGUST 12, 2019 – 7:00 P.M.**  
**WEDDINGTON TOWN HALL**  
**1924 WEDDINGTON ROAD WEDDINGTON, NC 28104**  
**AGENDA *\*\*AMENDED AT MEETING***

Prayer – Dr. Jeff Gardner, Lead Pastor, Threshold 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. Release of Atherton Amenity Bond #K09495836
  - \*\* B. Approve Resolution R2019-01 *Opposing* High Density Housing in Union County
  - C. Authorize Staff to enter into contract for Landscaping maintenance services
  - \*\* ~~D. Vintage Creek Bond Release – Amanda Drive~~
9. Approval of Minutes
  - A. July 8, 2019 Regular Town Council Meeting Minutes
10. Public Hearing
  - A. Discussion and Consideration of 2019 Town of Weddington Land Use Plan
11. Old Business
  - A. Discussion of Park Cost
  - \*\* B. *Vintage Creek Bond Release – Amanda Drive*
12. New Business
  - A. Discussion and Consideration Comprehensive Transportation Plan Amendment for Walden Trail
  - B. Discussion of Movie Night
  - C. Discussion of Upcoming County Land Use Planning Retreat
  - D. Discussion of Land Use Plan Annual Review
13. Update from Town Planner
14. Code Enforcement Report
15. Update from Finance Officer and Tax Collector
16. Transportation Report
17. Council Comments
- \* 18. Closed session NCGS 143.318-11 (a)(5) to establish the public body’s negotiating position for acquisition of real property *and* NCGS 143.318-11 (a)(3) to consult with an attorney regarding *Town of Weddington vs. Cox Motorsports*
19. Adjournment

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, AUGUST 12, 2019 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 8**

Prayer – Dr. Jeff Gardner, Lead Pastor, Threshold Church

**1. Open the Meeting**

Mayor Callis called the meeting to order at 7:04 pm

**2. Pledge of Allegiance**

Mayor Callis led the Pledge of Allegiance.

**3. Determination of Quorum**

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

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

Visitors: Walt Hogan, Anne Marie Smith, Char Duymovic, Bill Deter, Barbara Scott, Richard Abbate, Ken Hoying, Rob Dow, Elizabeth Buckley, Sharon Sanders

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

Mayor Callis requested to move item 8.D. *Vintage Creek Bond Release – Amanda Drive* from the Consent Agenda to Item 11.B. in Old Business

Staff requested to amend item 8B to read “Approve a Resolution *opposing* High Density Housing” and to add to the closed session per 143-318 (a)(3) to consult with an attorney regarding Town of Weddington vs. Cox Motorsports.

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

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

**5. Mayor/Councilmember Reports**

Mayor Callis reported that they have been working hard on the movie night/school tools fund raiser. There will be 3 food trucks. The Old Dairy Farm/Christ South is providing the movie, all banners, popcorn and sno-cones and a bounce house. Truliant has generously donated the cost of a second bounce house. The Town was asked to provide porta-jons, initially council was asked to pay for the cost of the popcorn, but as planning progressed, it made more sense for the church to provide the popcorn. Mayor Callis didn't see that as a problem as the Town is still paying only a minimum-300\$ total. UCPS Communications Director is helping to spread the word for the school supply donations. This is a first for the town and we hope for a successful turnout. Mark your calendars for August 23<sup>rd</sup>. Details are on the website.

Mayor Pro Tem Propst added that she is excited about the school tools event. She believes it is going to be very big success. People can still bring school supplies to the Town Hall for our Title 1 schools.

Councilmember Buzzard stated that he and Councilmember Smith have met with the Inter-municipal Information Sharing Group to review what some of the responses from the participating towns may be during the county land use planning retreat.

## 6. Public Comments

Bill Deter: 401 Havenchase Drive – Mr. Deter spoke to express his concerns with the Vintage Creek bond release for the Amanda Drive extension. He asked Council to consider not releasing the bond. He stated that he hopes Council will follow policies, procedures, and protocols of the Town.

Ken Hoying: 3000 Greywood Lane – Mr. Hoying spoke on behalf of the Walden Lane community to request removal of Walden Lane from the planned extension between Antioch Church and Forest Lawn Road. He stated that residents only recently found out about the proposed extension and have not received any notification. Mr. Hoying presented a petition from the residents requesting to remove it from the CTP. He stated that the map doesn't portray Walden Lane accurately. It is a private road, privately maintained and really designed only for local access as it is very narrow, has a lot of curves hills. It would cost a lot of money to bring the road up to standard. He described the disruption construction would cause for the residents as well as the wildlife in the area.

Rob Dow: 6720 Weddington Matthews Road – Mr. Dow spoke regarding the release of the Vintage Creek bond. He expressed his concern regarding the requirements listed in the approval of the final plat of Vintage Creek and the requirements of the LARTP regarding the development of the road extension.

## 7. Public Safety Report

Deputy Romana Marks gave the public safety report: The Sherriff's Office requests that the community keep valuables out of sight or bring them inside the home and lock cars. There has been an increase in breaking and entering incidents in vehicles. Of the 7 reported in the last week, all had doors unlocked. There were 5 smash and grabs about a week and a half ago. Valuables were left in the vehicles and stolen. Regarding the radar trailer: there have been a lot of requests for it and they have developed a schedule to keep it out in the community. Patrol numbers have remained about the same with an emphasis on preventative patrols. They feel this is the best way to deter crime in the neighborhoods and to continue a visual presence in the town.

The bulls that were lose have been captured and the case of the found alligator has been transferred to wildlife and they will handle it. Mayor Callis asked if the smash and grab incidents were in random neighborhoods. Deputy Marks replied that they were.

## 8. Consent Agenda

- A. Release of Atherton Amenity Bond #K09495836
- B. Approve Resolution R2019-01 Oppose High Density Housing in Union County
- C. Authorize Staff to enter into contract for Landscaping maintenance services-Turf Commander-local company-for an amount not to exceed \$3750/month
- D. ~~Vintage Creek Bond Release—Amanda Drive~~

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

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

## 9. Approval of Minutes

### A. July 8, 2019 Regular Town Council Meeting Minutes

**Motion:** Councilmember Buzzard made a motion to approve the July 8, 2019 Regular Town Council Meeting Minutes.

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

## 10. Public Hearing

### A. Discussion and Consideration of 2019 Town of Weddington Land Use Plan

Mayor Callis opened the public hearing:

Ms. Thompson presented the most recent changes to the Land Use Plan. The Planning Board has thoroughly reviewed the Land Use Plan. They made a final recommendation of approval on June 24, 2019. Each reviewed section has been on the council agenda to allow council to follow the changes. Some last-minute changes were made to clean up the document and allow for the attorney's review. Staff recommends approval of the Land Use Plan.

Bill Deter: 401 Havenchase Drive – Mr. Deter thanked the Planning Board for all the work they put into the review. He had some suggested changes: on pages 17 and 18, using “will” instead of “should” as the reviews shouldn't be optional.

Mayor Callis closed the public hearing.

Ms. Thompson explained that changing the words would not be an issue. And the review is done annually anyway.

**Motion:** Councilmember Perryman made a motion to approve the 2019 Town of Weddington Land Use Plan as amended to change the wording on pages 17 and 18 from “should” to “will” in reference to an annual review.

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

## 11. Old Business

### A. Discussion of Park Cost

Ms. Thompson presented annual park maintenance expenditures from Marvin and Wesley Chapel as a reference point for our own park expenditures. She explained that this was to give a starting point for discussion about funding the Town Park. She presented an estimated budget numbers and using the current fund balance, plugged in the current year projects. With the remaining balance, she added park improvements that can be phased over 5 years. This is just to start putting numbers on paper.

### B. Vintage Creek Bond Release – Amanda Drive

Ms. Wolter stated: Staff was instructed to look into the situation on the connection between Vintage Creek and Amanda Drive to see how to eliminate it. What is shown on Union County GIS is a

separate remnant parcel that is not dedicated right-of-way. On the subdivision final plat that is filed with the County, the parcel is not dedicated and not part of the Vintage Creek subdivision. When the Planning Board and Town Council took steps to add a condition at the final plat approval phase, it was not valid. At that point in the process, adding a condition is not an authority that is exercised by either Town Council or Planning Board. For it to be ROW dedicated, that parcel would have to go through the Town's major subdivision process and be declared and dedicated as a street. If the owner of the parcel chooses to do that, it can be done. The developer could do it, but it must be taken through subdivision process. At the subdivision final plat approval process, the Town Council and the Planning Board are to confirm that the final plat matches the construction plans and conditions attached to those plans. If the council or board wants an amendment to the plan, it must go back through the entire process. At the final plat approval phase, they cannot add a condition of improvement. Currently, this is a non-dedicated right of way. The owner is free to do whatever he wants. The Town of Weddington cannot compel the owner to go through the subdivision process to dedicate the right of way for a road. Therefore, because it must go through the subdivision process, the town cannot contract or hold a bond because contract zoning is not allowed in North Carolina. The town has no authority to force the owner to rezone or develop it. The bottom line is that there is nothing for town to do. The bond is unenforceable.

Councilmember Perryman asked at this point, the Council cannot compel developer to do anything. Ms. Wolter responded that it can be made as a request.

Councilmember Smith stated that the topic for discussion is whether or not to release the bond. Ms. Wolter explained that she wanted to give the background information to give some clarity.

**Motion:** Mayor Pro Tem Propst made a motion to release the Vintage Creek bond.  
**Vote:** The motion passed with a unanimous vote.

## 12. New Business

### A. Discussion and Consideration Comprehensive Transportation Plan Amendment for Walden Lane

Ms. Thompson presented the staff report: The Comprehensive Transportation Plan (CTP) is a long range, multi-modal strategy for transportation improvements. It includes highway/street improvements, public transit, and rail, bicycle, and pedestrian plans. Union County transportation planner Bjorn Hansen has identified several conflicts on the current CTP map throughout the county and has asked each municipality if there were changes to incorporate through this process. Staff responded to amend the Amanda Drive Extension from Weddington Matthews Road to Potter Road. The first issue was that the entire section was misaligned with the current roads. This realignment was presented to Council in March and it was agreed to remove the portion of the road through the Falls, realign the portion through Walden Trail Lane and again from Forest Lawn over to Potter Road. After hearing from all jurisdictions, Mr. Hansen held an open public comment period to solicit feedback on proposed changes. Adjacent property owners were notified, and two public meetings were held. At the meetings, property owners along Walden Lane expressed concern about not receiving notification of the meeting and connecting a thoroughfare road to their private road system. They requested Weddington to reconsider this portion for connection. The issue this evening is whether to remove the Walden Lane alignment. Mr. Hansen has tabled the discussion at the county until he hears from Weddington. The County Commissioners will get the formal review in

October and the CRTPO will vote on amendments in November. The residents did submit a petition (attached for the record).

Councilmember Smith stated he would like to remove the entire thing. It is going through residential area. He does not believe this plan is feasible at all so he would like to see the whole thing removed.

Councilmember Perryman expressed concerns with this being a private road. He agreed with Councilmember Smith that this does not seem to be a necessity.

Councilmember Buzzard stated that when the LARTP was put together, he doesn't know if they looked specifically at private roads versus public roads. The fact that this is a private road doesn't make a lot of sense. As far as section 3: if it were aligned farther south, it could be a part of a development package of a parcel south. The current alignment doesn't make sense.

- Motion:** Mayor Pro Tem Propst made a motion to amend the Comprehensive Transportation Plan to remove section 2 (the portion from Antioch Church Road to Forest Lawn) from the current realignment through Walden Trail.
- Vote:** The motion passed with a unanimous vote.

## **B. Discussion of Movie Night**

Councilmember Buzzard requested this item be added to the agenda to answer some questions.

Councilmember Buzzard asked if Wesley Chapel Volunteer Fire Department was still a planned part of the event. Mayor Callis responded that she has spoken to a represented from the fire department and they are still planning to attend.

Councilmember Buzzard asked for confirmation that the taxpayers were spending \$300. Mayor Callis responded that was correct. The Town's involvement started with providing popcorn, but it made more sense logistically to provide the port-a-johns.

Councilmember Buzzard asked whose event this is. Mayor Callis responded that it was both the Town and The Old Dairy Farm. The goal was a family movie night and collecting school supplies.

Councilmember Buzzard asked what schools were benefited from Waxhaw's school supply drive. Mayor Callis stated that she could find out.

Councilmember Buzzard asked if a Weddington resident wants to make a cash donation-to whom should it be made. Mayor Callis suggested gift card instead.

Councilmember Buzzard asked if it the community center was ever considered as a venue. Mayor Callis stated that Christ South planned the event and offered the space.

Councilmember Buzzard asked who put up the signs. Mayor Callis responded that she and Ms. Thompson put the sign up at town hall, The Old Dairy Farm put the sign up on their property and Bob Arias put the other signs up.

Councilmember Smith stated that this is a great event, but the Council needs more communication.

Councilmember Buzzard stated that when the signs for the event went up, residents were asking him if the town was having a movie night and he couldn't answer as the original email only talked about supplying popcorn.

Mayor Callis apologized that communication wasn't clear.

Councilmember Perryman stated that the Council is in agreement that this is a worthy cause that the town is proud to be a part of. He believes that this issue is just a part of the growing pains of becoming more involved in the community.

Mayor Callis stated the Town needs to get a procedure in place for sponsoring events. The Council agreed this is a great event to sponsor and directed Staff to work on a procedure for sponsoring events.

### **C. Discussion of Upcoming County Land Use Planning Retreat**

Ms. Thompson stated: Weddington received an invitation with the other municipalities in Union County to participate in a county Land Use Planning Retreat on August 28 and 29. Each municipality will share the vision and plans for future growth in the communities with a power point presentation. Ms. Thompson will present the following information:

- Density and Growth rate
- Transportation and Parks and Rec
- Vision of the community through the LUP
- Biggest Concern- high density development on the borders of the town. She believes transitional zones would help with this issue. Since Wesley Chapel and Weddington both are R40, the land between should be the same. And similar to our borders near Marvin and Waxhaw.

Ms. Thompson asked for feedback on the topics. She will send out a draft presentation by the end of the week.

Councilmember Smith asked how much buildable land is on the town borders? Ms. Thompson stated she could find out. The main areas are between Weddington and Wesley Chapel and Weddington and Indian Trail. Most everything else is already developed.

Councilmember Perryman asked if there was already something in place for some type of communication between towns and county offices for a heads up on development and applications for development coming in.

Councilmember Smith stated that it has been widely discussed among the towns.

Councilmember Buzzard stated that Chairman Helms has mentioned that he is hoping for a repository of information regarding the building permits, water, sewer, and other development. Somewhere towns can go and get information on proposed developments.

### **D. Discussion of Land Use Plan Annual Review**

Ms. Thompson presented the Land Use Plan annual review. *Attached for the record.*

Mayor Callis suggested to have this posted on our website attached to Land Use Plan.

### **13. Update from Town Planner**

Ms. Thompson presented the update: There is a Public Involvement Meeting scheduled for Wednesday 2-4 on site and 5-7 at Town Hall. The proposed conventional subdivision called Eagles Landing is comprised of parcels along Newtown Road. Staff does sketch plan approval and preliminary plat and construction plans will go to Planning Board and Town Council. Ms. Thompson will be attending a meeting Wednesday morning in Raleigh at 10AM for the erosion control delegation.

### **14. Code Enforcement Report**

No discussion. *Attached for the record.*

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

Ms. Gaylord presented the update. There was a correction in reclassification of the budget. The tax files were received from the county and the bills should go out within the month. They are a little later than usual.

### **16. Transportation Report**

Councilmember Buzzard gave a report: He attended the CRTPO meeting. He gave a recap: Indian Trail opted to not renew the bond money for the Monroe widening. The Proposal relayed to him, is not what was actually done in the meeting. They attempted to divert funds from Cornelius instead. Bottom line: Indian Trail approved to reduce its contribution in STI from \$10 million to \$5 million, entitling the Town to receive \$2.5 million in Bonus Allocation funds and NCDOT will commit to using State Highway Trust Funds as a match for the \$5 million in STBG-DA funds if they are awarded to this project. This will go to the Tech. Coordinating Committee for review and will probably get approved as the project is a high priority for NCDOT. After TCC, the CRTPO will score that project. It will get funded.

### **17. Council Comments**

Councilmember Perryman: First off, thanks to everybody here this evening. It is always good to see a full room. Next time bring a friend. I say that in all seriousness. If you show up here, you can hear the attorney talk about why we're doing something or why we can't. You can hear people speak about how things will affect your neighborhood. I do want to say a special thank you to Karen and Lisa. Since the last meeting, I've probably taken up too much of your valuable time asking questions on different subjects. You folks do an outstanding job. And the Council should be proud that we've got you.

Councilmember Smith: Ditto. I can't say it any better than how Jeff said it.

Mayor Pro Tem Propst: Thank you everybody for coming out.

Councilmember Buzzard: I appreciate having more people here because we try not to make decisions in a vacuum.



Mayor Callis: Thank you everybody, very much.

**18. Closed session NCGS 143.318-11 (a)(5) to establish the public body's negotiating position for acquisition of real property and NCGS 143.318-11 (a)(3) to consult with an attorney to preserve the attorney-client privilege (Town of Weddington versus Cox Motorsports)**

**Motion:** Councilmember Smith made a motion to go into closed session at 8:22 p.m.  
**Vote:** The motion passed with a unanimous vote.

Mayor Callis called the meeting back to order at 8:37 p.m.

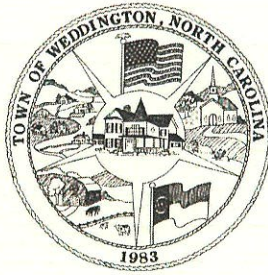
**19. Adjournment**

**Motion:** Councilmember Perryman made a motion to adjourn the August 12, 2019 Regular Town Council Meeting at 8:37 p.m.  
**Vote:** The motion passed with a unanimous vote.

Adopted: Sept 9, 2019

Elizabeth Callis  
Elizabeth Callis, Mayor

Karen Dewey  
Karen Dewey, Town Clerk



**TOWN OF WEDDINGTON  
RESOLUTION OPPOSING HIGH DENSITY HOUSING  
R-2019-01**

**WHEREAS**, the Town of Weddington Town Council's purpose is to represent the desires of its citizens and to serve as a voice for the greater good of the community; and

**WHEREAS**, the Town of Weddington recognizes that high density subdivisions have been proposed or approved by Union County for areas bordering the Town of Weddington, and that there is the potential for more high-density subdivisions in the near future; and

**WHEREAS**, the Town of Weddington recognizes that a large majority of citizens in Weddington and in neighboring areas are not in favor of high-density development and wish to preserve the current standard of living and not become urbanized; and

**WHEREAS**, the Town of Weddington recognizes that high density developments put a burden on the infrastructure and encourage growth that outpaces needed improvements; and

**WHEREAS**, traffic in the area is near capacity and cannot sustain additional impacts from high density development and will negatively affect existing property owners; and

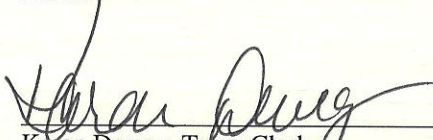
**WHEREAS**, flooding and stormwater control problems are frequent complaints in this area, and are heightened by high density development; and

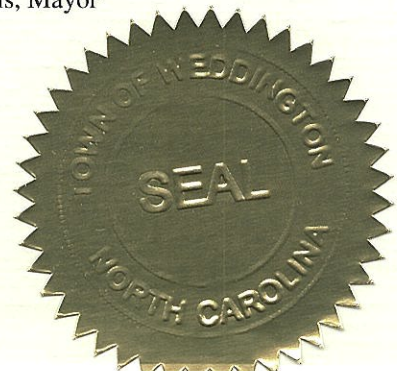
**NOW THEREFORE**, be it resolved that the Town of Weddington hereby announces that it urges the Union County Board of County Commissioners to listen to the desires of the citizens and maintain the current low-density county zoning of R-40 around municipalities. Furthermore, the Town of Weddington stands with other municipalities in Union County in favor of this resolution.

Adopted this 12<sup>th</sup> day of August 2019.

  
Elizabeth Callis, Mayor

Attest:

  
Karen Dewey, Town Clerk



To: Weddington Town Council, Mayor Elizabeth Callis, Town Planner - Lisa Thompson

From: Homeowners of Walden Lane HOA, Weddington, North Carolina

August 1, 2019

RE: Walden Lane Extension

Request: Removal of CRTPO "East-West Connector" between Antioch Church Rd & Forest Lawn Rd, Weddington, NC

1. *Were we aware of the plan prior to the meeting?*

NO! Our neighborhood and residents directly affected by this extension (From Antioch Church Rd to Forest Lawn) were not included in the notice mailings (per the mailing spreadsheet provided by Bjorn Hansen/attached). We also checked the list and the residents residing on Antioch Church and in the adjoining development of Antioch Woods were also left off the meeting & plan announcements.

2. *Do we agree with the proposal?*

NO! Walden Lane, Bent Tree Lane and Greywood Lane are currently Private roadways, the homeowners maintain and own the roadway. We are a small neighborhood, with 12 families. We all purchased here due to the quiet street, large home sites, and privacy.

3. *Do we support the purpose of the Plan?*

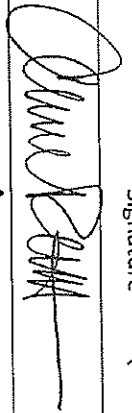


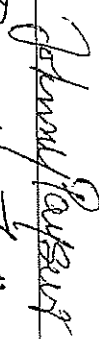

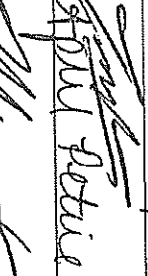


The original plan was for an "East - West Connector" from Weddington Road to Potter Road. The section from Amanda Ln to Antioch Church has been deleted (March 11, 2019 Town Council Meeting) as it is "not a thoroughfare".

Since the original portion of the "East-West Connector" starting at Weddington Rd encompassing Amanda Ln has been permanently removed from the plan, we would request the Town of Weddington and CRTPO revisit the remaining sections of this extension. The section between Antioch Church and Forest Lawn specifically. This area is less than .71 mile from the Forest Lawn/Antioch Church Rd intersection at the Brookhaven Development. This intersection has already been identified as a Critical Intersection (2019 Union County Critical Intersection Analysis Update). Installing this traffic light will help alleviate the congestion and traffic problems per your surveys and research. We do not see any benefit from the "cut-through", which is all Walden Lane would become.

Again, since the original plan has been altered significantly, we as Walden Lane residents strongly request this section to be permanently removed as well.

Thank you for your time and consideration

Residents opposed to Walden LN Extension (Between Antuochi Ciliurui Rd & Forest Lawn Dr) Weidungui, Inc July 2017

Name	Address	Phone	Signature
① Anne + Drew Pruitt	202 Walden Lane	704-604-2872	
② Kenneth Hoying	3000 Greywood Lane	812-216-8307	
③ Mark + Chasen Dugmore	409 Walden Lane	704-846-1964	
④ Johnny + Getta Poyser	401 Walsden Ln	704 846 1571	
⑤ Brenda Files	100 Bent Tree Trail	615-504-9349	
⑥ Tim + April Payne	345 Walden Ln.	708-282-7900	
⑦ Paul + Mark Hester	234 Walden Lane	704-246-2294	
⑧ Tim + Getta Poyser	225 Walsden Ln	704-846-0465	

The Town is to conduct an annual review every July to determine its progress in achieving the land use 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 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.

Below is a list of items reviewed by the Planning Board and Town Council over the past year and how they continue comply with the plan:

**Modification of Subdivision Ordinance for Weddington Acres cul-de-sac length**

The town required both conservation and conventional subdivision to have the same cul-de-sac length requirements. The new requirement addresses volume and the disbursement of traffic versus a specific length. The ordinance continues to provide for connectivity where possible.

**CZ: Weddington Community Fitness Center 5207 Weddington Road**

The town reviewed surrounding uses to decide on the rezoning of the subject property. The community recreation center is required to be open for use to non-members; work with the Town to provide public service/community outreach programming quarterly; offer a free “trial” class to Weddington residents at least one day each week; and be available for Town sponsored community events. The town considered regulating the use, hours, and screening making the decision.

**Text Amendment: Definition of Community Recreation Center**

The discussion of the fitness center brought to light the issues with the town’s list of uses and inconsistencies with the definition. The town redefined a community recreation center, aligning and supporting the goals of the land use plan.

**CZ: Church Use at 315 Reid Dairy Road**

The town reviewed the church use in regard to noise and lighting and made specific recommendations for a traffic study for any ancillary church use.

**Text Amendment: Burning Land Clearing Vegetation**

This text was introduced due to complaints of on-going burning operations of land clearing debris. It addressed a public nuisance issue.

**Weddington Acres Final Plat; Falls at Weddington Final Plat Phase 3, Map1, Canisteo Final Plat**

Reviewed plats to ensure compliance with preliminary plats, reviewed bond amounts and obtained maintenance agreements for the protection of open space and conservation lands.

**Text Amendment: Town Lighting Ordinance**

The Town Council hired a lighting engineer to assist with updates to the lighting ordinance. The new text addresses the color of LED lights and evaluates luminaire optical performance related to light trespass, sky glow, and high angle brightness control.

**Weddington Swim and Racquet Club CUP amendment: change in lighting requirement**

The town followed quasi-judicial procedures to amend inconsistencies on lit courts and hours of operation.

**Text Amendment: Erosion Control Ordinance**

Failures and deficiencies were reported from the Town's construction inspector with little to no action from NCDENR. The town developed a plan and ordinance to implement its own policy and penalties to get developers to adhere to erosion control plans. Erosion control will be delegated to the town after August 2019.

**Text Amendment: Junk/Abandoned/Nuisance Vehicles**

The town approved an ordinance to address several nuisance complaints throughout town.

**Text Amendment: Conservation Subdivision**

The Planning Board has been working through draft amendments to the subdivision ordinance to ensure a 4-step design process that gives the town more control to the layout of a site in relation to the land resources.

Recommendation: Tree Ordinance

Planning Board **training** – Several members attended quasi-judicial training. Staff will schedule a legislative update/training for the new year. Some members attended an on-site meeting and charette presented by Randall Arendt with staff, council, and members of the public.

The Town has a representative on the **Charlotte Regional Transportation Planning Organization** to stay informed and have input on road and thoroughfare plans. The town recently hired Kimley Horn to provide a level of service analysis on problem intersections. The town can now plan funding and apply for money locally or through the CRTPO.

The Town currently contracts with an outside agency for a part-time **code enforcement** officer to investigate complaints about violations of the Town's ordinance.

The Town continues to work with **engineering consultants** and **construction inspector** to ensure that all storm water detention ponds meet the Town's requirements and are inspected annually.

The Town utilizes the **Traffic Impact Analysis** Ordinance to minimize the impact of new construction on Town roads and infrastructures.

## **WEDDINGTON CODE ENFORCEMENT REPORT**

July, 2019

1. **4005 Ambassador Ct., Inez B. McRae Trust**
  - 7/31/19---Deterioration continues, building vacant and closed.
2. **416 Gatewood Ln.**
  - 6/30/19---Owner has agreed to remove old camper; vehicles in front are unlicensed and may be inoperative.
  - 7/31/19---Vehicles still on property.
3. **2500 Greenbrook Parkway**
  - Pallets stacked behind detached garage and old mattress. Sent owner notice to remove these items. No response.
  - 3/29/19---Met with owner on site. He is having pallets and mattresses removed.
  - 5/31/19---Pallets still to be removed.
  - 6/30/19---Monitoring
  - 7/31/19---Owner requested 30 days to move vehicles.
4. **8425 Potter Rd.**
  - Owner is in drywall business but does not bring any of the material to this residential address. Will monitor this one.
  - 7/31/19---Monitoring.
5. **7025 Potter Rd.**
  - Courtesy letter sent on 3/28. Concrete finishing business? with equipment in and around storage building.
  - 7/31/19---Monitoring.
6. **3005 Cornerstone Dr.**
  - Box truck and old camper in side yard of house; sent courtesy letter to owner 2/1/19.
  - No response. Vehicles still in driveway at rear of home.
  - 7/31/19---monitoring.
7. **150 Amanda Dr., Ritter Grading**
  - Non-conforming business has expanded on to vacant lot next. Notice of violation ordering all expansion to be removed and restored to condition and size of this use at time zoning became effective is pending.
  - 4/30/10---Notice of violation issued requiring compliance by 5/9/19. Owner has requested meeting with staff and town attorney.



- 5/31/19—Site inspection, saw-mill and some logs have been removed. More equipment and building must be removed.
  - 6/30/19---Saw mill band saw and logs removed. Storage bins, fuel tank and office building still must go.
  - 7/31/19---Office trailer and 2 storage Pods still to be removed.
8. Beulah Church Rd.
- 4/30/19----Construction site (3 houses under construction on adjoining lots. Several piles removed. Still some debris to be removed.
  - 5/31/19—trash and building materials removed.
  - 6/30/19---Case closed.
9. 3343 Ironwood Dr.
- 4/30/19---Courtesy letter issued to owner. Truck to be moved.
  - 5/31/19—no change; Notice of violation to be issued.
  - 6/30/19---monitoring. Truck goes and comes?
  - 7/31/19---monitoring this one.
10. 3335 Ironwood Dr.
- 5/14/19---Courtesy letter to owner to remove vehicle parked at street.
  - 6/30/19---Vehicle was removed.
  - 7/31/19---monitoring.
11. 4033 Weddington Manor
- “Injectibles” office as customary home occupation
  - 7/31/19----Case closed.
12. 7024 Stirrup Ct.
- 7/31/19----Construction debris and weeds overgrown on site of house under construction. Gave owner 5 days to clean up (on 7/29/19)
13. 6238 Greystone
- 7/31/19---Building under construction without proper permit. Issued notice to owner; permit has now been issued for this building.



TOWN OF WEDDINGTON  
BALANCE SHEET

FY 2019-2020

PERIOD ENDING: 07/31/2019

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,428,373.75
10-1120-001	TRINITY MONEY MARKET	1,132,399.95
10-1170-000	NC CASH MGMT TRUST	551,472.58
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	7,437.45
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,419.59
10-1232-000	SALES TAX RECEIVABLE	2,796.04
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		5,650,822.16

LIABILITIES & EQUITY

LIABILITIES

10-2115-000	ACCOUNTS PAYABLE ACCRUAL	344.79
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2620-000	DEFERRED REVENUE - DELQ TAXES	7,437.45
10-2630-000	DEFERRED REVENUE-NEXT 8	10,419.59
TOTAL LIABILITIES		93,204.08

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
10-2620-005	CURRENT YEAR EQUITY YTD	473,922.90
	CURRENT FUND BALANCE - YTD NET REV	-179,216.65
TOTAL EQUITY		5,557,618.08

TOTAL LIABILITIES & FUND EQUITY	5,650,822.16
---------------------------------	--------------

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

FY 2019-2020

07/01/2019 TO 07/31/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
<b>REVENUE:</b>				
10-3101-110 AD VALOREM TAX -	0.00	0.00	1,120,000.00	100
10-3102-110 AD VALOREM TAX - 1ST	103.95	103.95	3,000.00	97
10-3103-110 AD VALOREM TAX - NEXT 8	0.00	0.00	2,000.00	100
10-3110-121 AD VALOREM TAX -	0.00	0.00	102,000.00	100
10-3115-180 TAX INTEREST	6.95	6.95	2,250.00	100
10-3231-220 LOCAL OPTION SALES TAX	0.00	0.00	370,000.00	100
10-3322-220 BEER & WINE TAX	0.00	0.00	45,000.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	0.00	470,000.00	100
10-3340-400 ZONING & PERMIT FEES	2,695.00	2,695.00	35,000.00	92
10-3350-400 SUBDIVISION FEES	15,125.00	15,125.00	13,250.00	-14
10-3830-891 MISCELLANEOUS REVENUES	270.00	270.00	1,750.00	85
10-3831-491 INVESTMENT INCOME	0.00	0.00	21,000.00	100
TOTAL REVENUE	<u>18,200.90</u>	<u>18,200.90</u>	<u>2,185,250.00</u>	<u>99</u>
AFTER TRANSFERS	<u>18,200.90</u>	<u>18,200.90</u>	<u>2,185,250.00</u>	
<b>4110 GENERAL GOVERNMENT</b>				
<b>EXPENDITURE:</b>				
10-4110-126 FIRE DEPT SUBSIDIES	63,649.83	63,649.83	772,810.00	92
10-4110-127 FIRE DEPARTMENT	0.00	0.00	21,000.00	100
10-4110-128 POLICE PROTECTION	74,317.24	74,317.24	297,275.00	75
10-4110-192 ATTORNEY FEES - GENERAL	0.00	0.00	60,000.00	100
10-4110-195 ELECTION EXPENSE	0.00	0.00	3,500.00	100
10-4110-340 PUBLICATIONS	1,035.00	1,035.00	10,500.00	90
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	0.00	6,000.00	100
10-4110-343 SPRING EVENT	0.00	0.00	10,175.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	0.00	1,850.00	100
10-4110-495 COMMITTEE & OUTSIDE	0.00	0.00	2,000.00	100
TOTAL EXPENDITURE	<u>139,002.07</u>	<u>139,002.07</u>	<u>1,185,110.00</u>	<u>88</u>
BEFORE TRANSFERS	<u>-139,002.07</u>	<u>-139,002.07</u>	<u>-1,185,110.00</u>	
AFTER TRANSFERS	<u>-139,002.07</u>	<u>-139,002.07</u>	<u>-1,185,110.00</u>	
<b>4120 ADMINISTRATIVE</b>				
<b>EXPENDITURE:</b>				
10-4120-121 SALARIES - CLERK	2,094.32	2,094.32	23,600.00	91
10-4120-123 SALARIES - TAX COLLECTOR	4,143.70	4,143.70	52,950.00	92
10-4120-124 SALARIES - FINANCE OFFICER	531.55	531.55	11,200.00	95
10-4120-125 SALARIES - MAYOR &	2,100.00	2,100.00	25,200.00	92
10-4120-181 FICA EXPENSE	678.44	678.44	8,700.00	92
10-4120-182 EMPLOYEE RETIREMENT	958.22	958.22	12,125.00	92
10-4120-183 EMPLOYEE INSURANCE	1,187.00	1,187.00	13,475.00	91
10-4120-184 EMPLOYEE LIFE INSURANCE	12.60	12.60	175.00	93

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

FY 2019-2020

07/01/2019 TO 07/31/2019

	<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	12.00	175.00	93
10-4120-191 AUDIT FEES	0.00	0.00	8,750.00	100
10-4120-193 CONTRACT LABOR	0.00	0.00	103,750.00	100
10-4120-200 OFFICE SUPPLIES - ADMIN	0.00	0.00	12,000.00	100
10-4120-210 PLANNING CONFERENCE	0.00	0.00	500.00	100
10-4120-321 TELEPHONE - ADMIN	95.02	95.02	3,000.00	97
10-4120-325 POSTAGE - ADMIN	0.00	0.00	2,000.00	100
10-4120-331 UTILITIES - ADMIN	169.69	169.69	6,000.00	97
10-4120-351 REPAIRS & MAINTENANCE -	0.00	0.00	15,000.00	100
10-4120-352 REPAIRS & MAINTENANCE	1,632.28	1,632.28	75,000.00	98
10-4120-354 REPAIRS & MAINTENANCE	4,870.66	4,870.66	90,050.00	95
10-4120-355 REPAIRS & MAINTENANCE	0.00	0.00	1,500.00	100
10-4120-356 REPAIRS & MAINTENANCE	0.00	0.00	6,000.00	100
10-4120-370 ADVERTISING - ADMIN	0.00	0.00	1,000.00	100
10-4120-397 TAX LISTING & TAX	-4.95	-4.95	250.00	102
10-4120-400 ADMINISTRATIVE:TRAINING	0.00	0.00	4,000.00	100
10-4120-410 ADMINISTRATIVE:TRAVEL	0.00	0.00	5,000.00	100
10-4120-450 INSURANCE	12,055.00	12,055.00	14,500.00	17
10-4120-491 DUES & SUBSCRIPTIONS	15,411.50	15,411.50	20,000.00	23
10-4120-498 GIFTS & AWARDS	0.00	0.00	3,000.00	100
10-4120-499 MISCELLANEOUS	0.00	0.00	8,000.00	100
10-4120-500 CAPITAL EXPENDITURES	0.00	0.00	70,000.00	100
TOTAL EXPENDITURE	<u>45,947.03</u>	<u>45,947.03</u>	<u>596,900.00</u>	<u>92</u>
BEFORE TRANSFERS	<u>-45,947.03</u>	<u>-45,947.03</u>	<u>-596,900.00</u>	
AFTER TRANSFERS	<u>-45,947.03</u>	<u>-45,947.03</u>	<u>-596,900.00</u>	

**4130 PLANNING & ZONING**

EXPENDITURE:

10-4130-121 SALARIES - ZONING	6,188.58	6,188.58	75,450.00	92
10-4130-122 SALARIES - ASST ZONING	0.00	0.00	500.00	100
10-4130-123 SALARIES -	1,689.72	1,689.72	18,550.00	91
10-4130-124 SALARIES - PLANNING	300.00	300.00	5,200.00	94
10-4130-125 SALARIES - SIGN REMOVAL	684.13	684.13	8,500.00	92
10-4130-181 FICA EXPENSE - P&Z	653.73	653.73	7,950.00	92
10-4130-182 EMPLOYEE RETIREMENT -	1,257.98	1,257.98	15,390.00	92
10-4130-183 EMPLOYEE INSURANCE	1,474.00	1,474.00	15,925.00	91
10-4130-184 EMPLOYEE LIFE INSURANCE	19.60	19.60	250.00	92
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	12.00	175.00	93
10-4130-193 CONSULTING	-76.00	-76.00	60,000.00	100
10-4130-194 CONSULTING - COG	0.00	0.00	26,500.00	100
10-4130-200 OFFICE SUPPLIES -	0.00	0.00	5,000.00	100
10-4130-201 ZONING SPECIFIC OFFICE	0.00	0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	350.00	100
10-4130-220 INFRASTRUCTURE	0.00	0.00	262,000.00	100

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

FY 2019-2020

07/01/2019 TO 07/31/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-321 TELEPHONE - PLANNING &	95.03	95.03	3,000.00	97
10-4130-325 POSTAGE - PLANNING &	0.00	0.00	2,000.00	100
10-4130-331 UTILITIES - PLANNING &	169.68	169.68	6,000.00	97
10-4130-370 ADVERTISING - PLANNING	0.00	0.00	1,000.00	100
TOTAL EXPENDITURE	<u>12,468.45</u>	<u>12,468.45</u>	<u>516,240.00</u>	<u>98</u>
BEFORE TRANSFERS	<u>-12,468.45</u>	<u>-12,468.45</u>	<u>-516,240.00</u>	
AFTER TRANSFERS	<u>-12,468.45</u>	<u>-12,468.45</u>	<u>-516,240.00</u>	
GRAND TOTAL	<u><u>-179,216.65</u></u>	<u><u>-179,216.65</u></u>	<u><u>-113,000.00</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:** August 12, 2019

**SUBJECT:** Monthly Report –July 2019

<b>Transactions:</b>	
Interest Charges	\$114.90
Penalty and Interest Payments	\$(6.95)
<b>Taxes Collected:</b>	
2018	\$(103.95)
<b>As of July 31, 2019; the following taxes remain Outstanding:</b>	
2008	\$769.58
2009	\$511.72
2010	\$530.18
2011	\$52.18
2012	\$265.34
2013	\$275.69
2014	\$581.91
2015	\$1559.48
2016	\$1712.05
2017	\$4161.46
2018	\$7437.45
<b>Total Outstanding:</b>	<b>\$17,857.04</b>