

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY AUGUST 10, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL*
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

* DUE TO THE CURRENT STATES OF EMERGENCY RELATED TO COVID-19, SOCIAL DISTANCING MEASURES WILL BE PRACTICED. TO ENSURE THE SAFETY OF TOWN RESIDENTS, STAFF, AND TOWN COUNCIL, THE MEETING WILL BE CONDUCTED VIRTUALLY AND LIVE STREAMED ON SOCIAL MEDIA PLATFORMS. General Public Comments under agenda item 7 maybe submitted in writing by August 10, 2020 by 4:00 PM. Please send all comments to: kdewey@townofweddington.com.

Prayer – Chris Edwards – Graceway Baptist Church

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Presentation from Union County Planning Department on Union County Land Use Plan Update
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Consent Agenda
 - A. Approve Resolution 2020-04 to request DOT accept Bromley Subdivision roads into State Maintained Secondary Road System
 - B. Approve Resolution 2020-05 to request DOT accept Graham Hall Court into State Maintained Secondary Road System
 - C. Refund Temporary Use Application Fee for Lynn Hoosier, The Patriot Wagon
 - D. Approve Ordinance O-2020-05 Authorizing the Establishment of a Special Revenue Fund for the Coronavirus Relief Fund to be executed if necessary
 - E. Table Public Hearing for the Conditional Zoning Amendment for Christ South Phase 1 Building to September 14, 2020 7:00 p.m.
10. Approval of Minutes
 - A. July 13, 2020 Town Council Regular Meeting Minutes
 - B. July 21, 2020 Town Council Special Meeting Minutes
 - C. July 28, 2020 Town Council Special Meeting Minutes
11. Old Business
 - A. Consideration of Public Nuisance Text Amendment
12. New Business
 - A. Six-month Retreat Update
 - B. Annual Land Use Plan Review
 - C. Discussion and Consideration of Resolution of Intent to Create the Western Union Municipal Alliance and Adoption of Western Union Municipal Interlocal Agreement
 - D. Appointment of Representatives to the Western Union Municipal Alliance
13. Update from Town Planner
14. Code Enforcement Report
15. Update from Finance Officer and Tax Collector
16. Transportation Report
17. Council Comments
18. Adjournment

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM
TOWN OF WEDDINGTON, NORTH CAROLINA**

R-2020-04

North Carolina

County of Union

Road Descriptions: Bromley Drive, Highbury Place, and Delaney Drive in the Bromley Subdivision in the Town of Weddington in Union County, North Carolina

WHEREAS, the attached petition has been filed with the Town Council of the Town of Weddington, Union County, requesting that the above described roads, the location of which has been indicated in red on the attached map, be added to the Secondary Road System; and,

WHEREAS, the Town of Weddington is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.

NOW, THEREFORE, be it resolved by the Town of Weddington of the County of Union that the Division of Highways is hereby requested to review the above-described roads, and to take over the roads for maintenance if it meets established standards and criteria.

Adopted this 10th day of August 2020.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk

**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

ROADWAY INFORMATION: (Please Print/Type)

County: Union Road Name: See Attached
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Bromley Estates at Weddington Length (miles): See Attached

Number of occupied homes having street frontage: See Attached Located (miles): 0.43

miles N ☒ S ☐ E ☒ W ☐ of the intersection of Route NC-16 and Route SR-1346.
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Bromley Estates at Weddington in Union County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Vincent G. Keene, PE Phone Number: 704-556-1990

Street Address: 730 Windsor Oak Court, Charlotte, NC 28273

Mailing Address: P.O. Box 1198, Pineville, NC 28134

PROPERTY OWNERS

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
Toll NC II, LP	6067 Hemby Road, Weddington, NC	704-246-9457

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach two (2) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY: Please check the appropriate block☐ Rural Road ☐ Subdivision platted prior to October 1, 1975 ☐ Subdivision platted after September 30, 1975**REQUIREMENTS FOR ADDITION**

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>
Bromley Drive	41	4019.89 lf			
Fernhurst Terrace *	1	541.13 lf			
Pondmeade Lane *	6	555.84 lf			
Highbury Place	23	2113.06 lf			
Delaney Drive	36	3763.14 lf			

* These roads will not be accepted per Lee Ainsworth.

ED
ON
TY NC
CRUMP
17754 Cab K File 271 193-116





193-117
File 105



Engineering Certificate
I, Mark A. Hinkle, a duly registered Professional Engineer,
licensed in the State of North Carolina, do hereby certify that the
drawings assembled upon this plot are sufficient to carry the
100 year storm runoff within the easement limits as shown.



LINE YARD			LINE YARD		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
	22.99				
L2	38.58	N85°28'24"E	L34	15.53	N52°17'23"E
L3	68.77	N50°02'24"E	L35	7.95	N63°27'13"E
L4	22.00	S83°08'03"E	L36	7.46	N88°52'40"E
L5	34.91	N77°24'46"E	L37	17.49	S36°42'16"E
L6	31.56	N50°01'44"E	L38	28.12	S34°55'28"E
			L39	20.09	N43°16'03"E

L8	9.31	511°49'55"E	L41	15.97	187°58'58"E
L9	33.18	505°16'31"E	L42	25.28	181°08'25"E
L10	11.66	544°17'02"E	L43	18.63	185°48'08"E
L11	14.35	182°22'29"E	L44	5.69	N61°40'02"E
L12	15.77	545°15'06"E	L45	14.72	147°42'14"E
L13	47.19	578°07'00"E	L46	13.56	580°04'37"E
L14	48.27	577°57'29"E	L47	26.89	538°45'45"E
L15	16.22	413°26'15"E	L48	24.13	354°26'34"E
L16	8.11	308°37'57"E	L49	15.61	317°56'43"E
L17	7.36	580°27'55"E	L50	19.57	560°33'54"E
L18	16.65	580°27'55"E	L51	10.51	N46°43'31"E

L20	14.36	N87°11'E	L53	25.19	N75°31'58"E
L21	21.03	S68°56'55"E	L54	21.30	S80°22'58"E
L22	22.62	S25°57'28"E	L55	10.85	S74°16'55"E
L23	9.01	S66°52'17"E	L56	24.92	N79°49'10"E
L24	50.00	S71°14'28"E	L57	13.75	S20°54'25"E
L25	35.86	S04°31'36"E	L58	11.78	S32°37'11"E
L26	32.23	N85°28'24"E	L59	35.65	N05°19'09"E
L27	4.82	S14°02'51"E	L60	85.62	N34°41'44"E
L28	7.75	S58°07'49"E	L61	34.09	N87°18'55"E
L29	13.61	S69°14'36"E	L62	34.81	N87°18'56"E

L31	22.18	S08°43'28"E	L64	72.31	N85°28'24"E
L32	21.57	S39°05'03"E	L65	3.00	S04°31'36"E
L33	11.03	N63°55'00"E			

1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498

100+7
STORM WATER
ELEVATION 120

50'

(IN FEET)
1 inch = 100 ft

PUBLIC R/W DETAILS
 CUL-DE-SAC DETAIL
 STANDARD

BROMLEY
 MAP 4
 CAB. K FILE 273

ADD THE
4' TO THE
18' 9" WHICH WAS
ON BROWLEY MAP
JANUARY 22, 2007.
OF THE PREVIOUSLY

103

ORIGINAL SUBMITTA. DATE 5/6/09

OWNER/DEVELOPER:
1044 NC 1, LOT 1
1248 BROMLEY DR
WEDDINGTON, NC, 28104
(704)395-1208

SCALE
1"=100'

DATE
03/08/2013

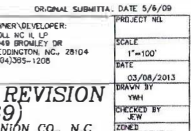
DRAWN BY
YMH

CHECKED BY
JEW

ZONED

Y MAP 6 & A REVISION
MAP 2 (LOT 89)
SANDY RIDGE TWP. UNION CO. N.C.

PARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28370) P.O. Box 7007 (28241)
Charlotte, North Carolina
704 558 1960 704 566 0605(fax)



SHEET TITLE	OWNER/DEVELOPER	PAGE NO. / TOTAL
FINAL PLAT	1048 N.C. 1, LP	SCALE
9.567 ACRES	1048 BROMLEY DR	1"=100'
	WEDGINGTON NC, 28104	SITE
	(704)399-1208	03/09/2013
PROJECT	DATE	DRAWN BY
BROMLEY MAP 6 & A REVISION	03/09/2013	VMS
OF BROMLEY MAP 2 (LOT 89)		CHECKED BY
TOWN OF WEDGINGTON, SANDY RIDGE TWP., UNION CO., N.C.		WMS
OWNER, TOLL NC, IL, LP		DESIGNED BY
		WMS
		APPROVED BY
		WMS

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
 730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
 Charlotte, North Carolina
 704.546.4400 (fax)

FILE 45

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION IN DEED: AND THAT THE BASIS OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 1/12 SECOND PER ANGLE. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY HANOVERIALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH 0.5-07-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11th DAY OF APRIL, 2014.

REVIEW OFFICER OF JUNIOR COUNTY, CONSENT THAT THE MAP OR PLAT IS WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE: 7/11/14
 SIGNATURE: [Signature]

Certificate of Approval and the Design and Installation of Streets, Utilities, and Other Required Improvements
 I hereby certify that all streets and other required improvements have been included in an acceptable manner and according to the NC Department of Transportation and/or Town of Weddington specifications and standards in the Bromley Subdivision or other: guarantee of the installation of the required improvements in an amount and manner satisfactory to the Town of Weddington. Date: 7/1/14
 Mayor of the Town of Weddington, North Carolina

Certificate of Approval for Recording
 I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina, and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina. Date: 7/1/14
 Mayor of the Town of Weddington, North Carolina

FILED 01-2014 02:03 PM
 PLAT SIDE 0000M - 0376
 INSTRUMENT 16555
 NOW OR FORMERLY
 FRANCES W. DOW
 DEED 463-727
 TAX 106-147-008
 REGISTER OF DEEDS

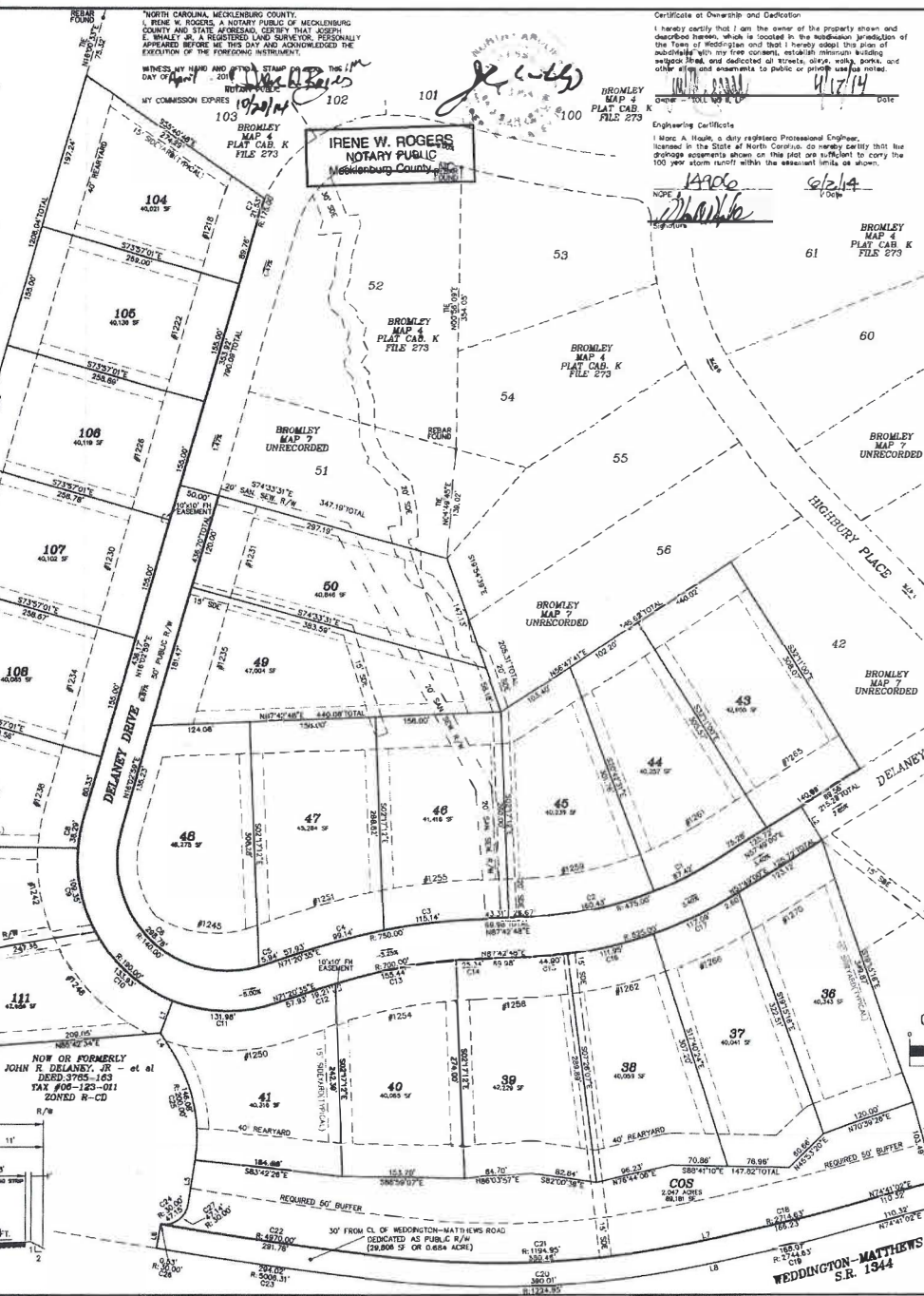
BEARINGS BASED ON NC GRID
 15' SIDEWALK (TYPICAL)
 271.84'
 110' 42.00' 0.00'
 108' 42.00' 0.00'
 106' 42.00' 0.00'
 104' 42.00' 0.00'
 102' 42.00' 0.00'
 100' 42.00' 0.00'
 98' 42.00' 0.00'
 96' 42.00' 0.00'
 94' 42.00' 0.00'
 92' 42.00' 0.00'
 90' 42.00' 0.00'
 88' 42.00' 0.00'
 86' 42.00' 0.00'
 84' 42.00' 0.00'
 82' 42.00' 0.00'
 80' 42.00' 0.00'
 78' 42.00' 0.00'
 76' 42.00' 0.00'
 74' 42.00' 0.00'
 72' 42.00' 0.00'
 70' 42.00' 0.00'
 68' 42.00' 0.00'
 66' 42.00' 0.00'
 64' 42.00' 0.00'
 62' 42.00' 0.00'
 60' 42.00' 0.00'
 58' 42.00' 0.00'
 56' 42.00' 0.00'
 54' 42.00' 0.00'
 52' 42.00' 0.00'
 50' 42.00' 0.00'
 48' 42.00' 0.00'
 46' 42.00' 0.00'
 44' 42.00' 0.00'
 42' 42.00' 0.00'
 40' 42.00' 0.00'
 38' 42.00' 0.00'
 36' 42.00' 0.00'
 34' 42.00' 0.00'
 32' 42.00' 0.00'
 30' 42.00' 0.00'
 28' 42.00' 0.00'
 26' 42.00' 0.00'
 24' 42.00' 0.00'
 22' 42.00' 0.00'
 20' 42.00' 0.00'
 18' 42.00' 0.00'
 16' 42.00' 0.00'
 14' 42.00' 0.00'
 12' 42.00' 0.00'
 10' 42.00' 0.00'
 8' 42.00' 0.00'
 6' 42.00' 0.00'
 4' 42.00' 0.00'
 2' 42.00' 0.00'

50' LOCAL RESIDENTIAL STREET
 DELANEY DRIVE
 50' R/W

JOHN R. DELANEY, JR. et al
 DEED 3765-163
 TAX 106-123-011
 ZONED R-C-D

11' 14' 14' 11'
 1' 4' 4' 2' 12' 12' 8'
 1' 1.5' 0.5' 8' 4' 1' 1.5' 0.5' 8' 4' 1'
 1' 1.5' 0.5' 8' 4' 1' 1.5' 0.5' 8' 4' 1'
 1' 1.5' 0.5' 8' 4' 1' 1.5' 0.5' 8' 4' 1'

30' FROM CL OF WEDDINGTON-MATTHEWS ROAD
 DEDICATED AS PUBLIC R/W
 (20.000' 0.00' OR GREATER)



RE: Bromley subdivision bridge on Fernhurst Terrace

Ainsworth, Charles L <clainsworth@ncdot.gov>

Thu 4/23/2020 4:52 PM

To: Saunders, Richard B <rbsaunders@ncdot.gov>

Solves that problem. I won't accept any portion of fernhurst or pondmeade.

Lee Ainsworth, P.E.

Division 10 – Division Maintenance Engineer
North Carolina Department of Transportation

704 983 4400 office

704 982 3146 fax

clainsworth@ncdot.gov

716 West Main Street
Albemarle NC 28001



From: Saunders, Richard B <rbsaunders@ncdot.gov>

Sent: Thursday, April 23, 2020 3:46 PM

To: Ainsworth, Charles L <clainsworth@ncdot.gov>

Subject: Re: Bromley subdivision bridge on Fernhurst Terrace

I still have to find the actual file because it is from 2010. I did find this though

From: Ainsworth, Charles L <clainsworth@ncdot.gov>

Sent: Thursday, April 23, 2020 2:54 PM

To: Saunders, Richard B <rbsaunders@ncdot.gov>

Subject: RE: Bromley subdivision bridge on Fernhurst Terrace

That tells me we probably didn't review it. I would hunt down the access permit and start there then.

Lee Ainsworth, P.E.

Division 10 – Division Maintenance Engineer
North Carolina Department of Transportation

704 983 4400 office

704 982 3146 fax

clainsworth@ncdot.gov

716 West Main Street

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM
TOWN OF WEDDINGTON, NORTH CAROLINA**

R-2020-05

**North Carolina
County of Union**

Road Descriptions: Graham Hall Court in the Graham Hall Subdivision in the Town of Weddington in Union County, North Carolina

WHEREAS, the attached petition has been filed with the Town Council of the Town of Weddington, Union County, requesting that the above described roads, the location of which has been indicated in red on the attached map, be added to the Secondary Road System; and,

WHEREAS, the Town of Weddington is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.

NOW, THEREFORE, be it resolved by the Town of Weddington of the County of Union that the Division of Highways is hereby requested to review the above-described roads, and to take over the roads for maintenance if it meets established standards and criteria.

Adopted this 10th day of August 2020.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

June 3, 2020

MEMORANDUM

TO: Mr. Trent Culp
Division Right of Way Agent

FROM: Travis Preslar
Interim District Engineer

SUBJECT: Secondary Road Addition Investigation Report – Graham Hall Court

PETITION NUMBER: 10.1821-U

Transmitted herewith are the following documents pertaining to the addition of the above listed road to the State Maintained Road System.

1. Form SR-1
2. Vicinity Map
3. Recorded Map

We would appreciate your verifying the necessary right of way along the road in order that it may officially be added to the State Maintained System. Please respond directly to my attention, and I shall include your response with the other documents that will be submitted through the Division Office.

TP/bs
cc: File

**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

ROADWAY INFORMATION: (Please Print/Type)

County: Union Road Name: Graham Hall Court
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Graham Hall Length (miles): .09

Number of occupied homes having street frontage: 6 Located (miles): 1.93

miles N ☐ S ☒ E ☒ W ☐ of the intersection of Route 16 and Route I485.
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Graham Hall Court in
Union County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Ryan Walton Phone Number: 704-941-5326

Street Address: Po Box 1345, Fort Mill, SC 29716

Mailing Address: Po Box 1345, Fort Mill, SC 29716

PROPERTY OWNERS

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
-------------	------------------------	------------------

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach two (2) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

☐ Rural Road ☐ Subdivision platted prior to October 1, 1975 ☒ Subdivision platted after September 30, 1975

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

[illegible]

7. CHRISTOPHER D. FARR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5113 PAGE 525) THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24th DAY OF SEPTEMBER, A.D., 2015.

Christopher D. Farr
PROFESSIONAL LAND SURVEYOR
L-5013



NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADDING PROPERTY OWNER NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF RECORD.
3. IRON RODS AT ALL CORNERS UNLESS NOTED OTHERWISE.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF TOWN OF WEDDINGTON. BUILDING OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. A 20' FOOT GENERAL UTILITY EASEMENT BOISTS ALONG AND PARALLEL TO ALL STREET RIGHT-OF-WAYS AND TO EACH SIDE OF ALL INTERIOR AND EXTERIOR LOT LINES.
8. PHOENIX LAND SURVEYING, INC. (SURVEYORS)
1402 WAXHAW-INDIAN TRAIL, ROAD 6
INDIAN TRAIL, NC 28079 (704-335-1655)
KENNEDY DESIGN GROUP (ENGINEERS)
1316 GREENWOOD CLIFF
CHARLOTTE, NC 28204
ADEN PROPERTIES, LLC (DEVELOPER/OWNER)
AC COOPER (803-821-8180)
PO BOX 232 MATTHEWS, NC 27603
9. THE FUTURE OWNERSHIP (DEDICATION OF RESERVATION FOR PUBLIC USE TO GOVERNMENTAL BODY, HOMEOWNERS ASSOCIATION OR FOR TENANTS REMAINING IN SUBDIVISION'S OWNERSHIP) OF RECREATIONAL AND OPEN SPACE LANDS.
10. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
11. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
12. THE ROAD PLAN & PROFILE ON SHEET 2 IS PROVIDED BY THE ENGINEERING FIRM KENNEDY DESIGN GROUP.

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

FILED Oct 26, 2015 01:26 pm
PLAT SLIDE 0000M - 0816
INSTRUMENT 33215

FILED
UNION COUNTY, NC
CRYSTAL CRUMP
REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEDDINGTON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER
DATE 9/29/2015

LINE	BEARING	DISTANCE
L1	S 57°01'19" E	5.00'
L2	N 64°18'52" W	5.08'
L3	S 59°01'34" E	7.90'
L4	S 59°01'34" E	4.12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00	48.01	43.74	N 121°3'34" W	83°30'00"
C2	20.00	11.25	11.10	N 79°06'22" W	32°13'35"
C3	40.00	34.98	35.68	S 64°48'49" E	32°38'02"
C4	40.00	30.97	47.59	S 01°48'05" E	73°00'48"
C5	40.00	38.34	54.05	S 77°12'13" W	84°39'50"
C6	40.00	43.35	43.35	N 29°14'47" W	56°06'05"
C7	20.00	21.23	20.25	S 28°26'30" E	37°46'05"
C8	30.00	45.24	41.07	N 77°48'28" E	88°24'00"

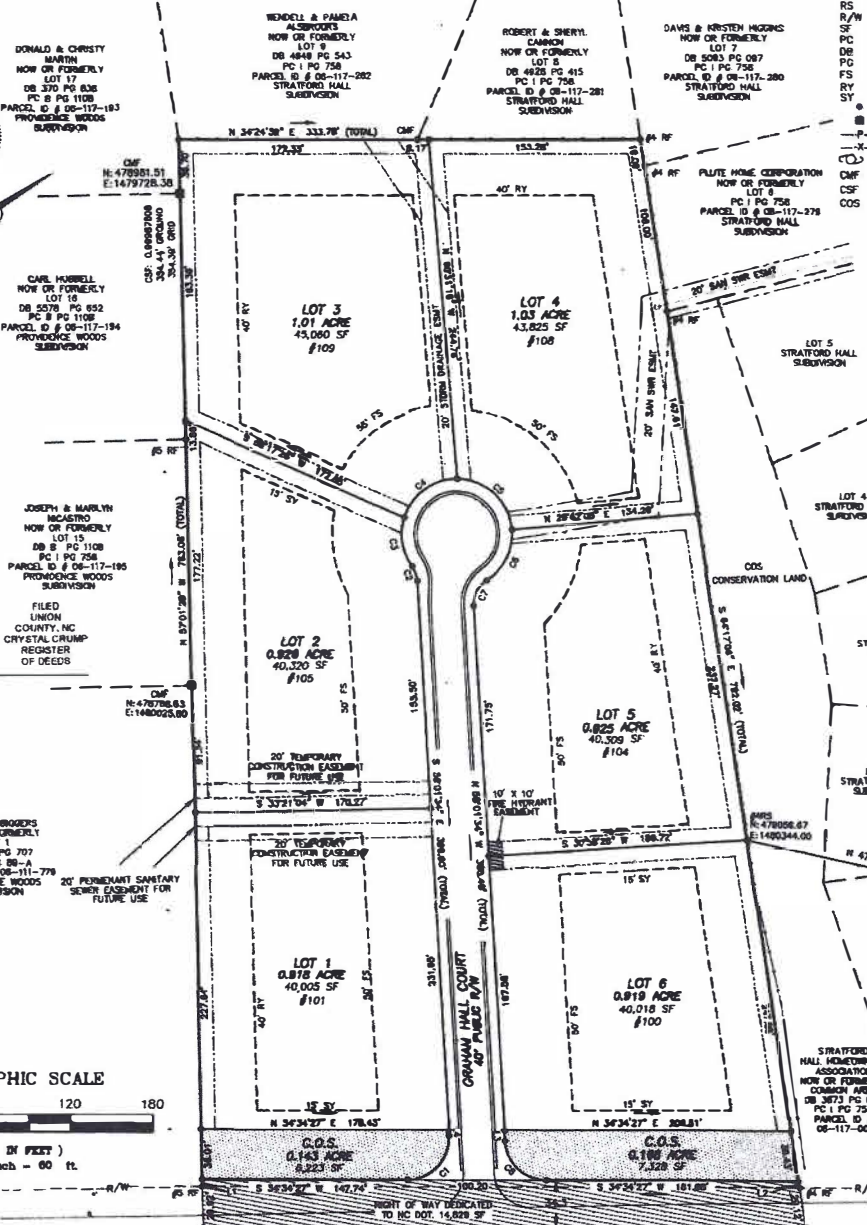
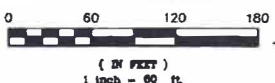
SITE NOTES:

1. BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-40
FRONT: 50' FEET
SIDE YARD: 15' FEET
REAR YARD: 40' FEET
MINIMUM LOT WIDTH: 50' FEET
MINIMUM LOT AREA: 40,000 SF

FLOOD NOTE:

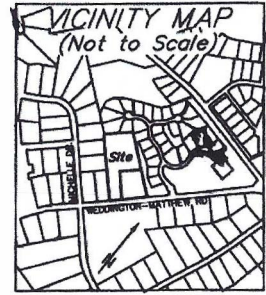
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3710487004, DATED: OCTOBER 16, 2008.

GRAPHIC SCALE



LEGEND

- REBAR FOUND
- REBAR SET
- R/W
- SF
- PC
- DE
- PG
- FS
- FRONT SETBACK
- REAR YARD
- SY
- PROPERTY CORNER
- CONCRETE MONUMENT
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- POWER POLE
- CONCRETE MONUMENT
- COMMON SCALE FACTOR
- COMMON OPEN SPACE



I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF WEDDINGTON COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, NORTH CAROLINA.

Mayor of the Town of Weddington, North Carolina
DATE 6/28/15

I HEREBY CERTIFY THAT ALL STREETS AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE NC DEPARTMENT OF TRANSPORTATION AND/OR TOWN OF WEDDINGTON SPECIFICATIONS AND STANDARDS IN THE GRAHAM HALL SUBDIVISION OR THAT GRANTEEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF WEDDINGTON HAVE BEEN GIVEN AND RECEIVED.

Mayor of the Town of Weddington, North Carolina
DATE 10/20/15

STATE OF NORTH CAROLINA
UNION COUNTY
REVIEW OFFICER OF UNION COUNTY, N.C.
ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE 10/20/15

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO ADD A 20' SANITARY SEWER EASEMENT BETWEEN LOT 1 AND LOT 2 FOR FUTURE USE. NO OTHER CHANGES WERE MADE TO THIS PLAT. THIS PLAT REPLACES AND SUPERCEDES PC # 08-117-005, 087 FOUND IN THE UNION COUNTY REGISTER OF DEEDS.

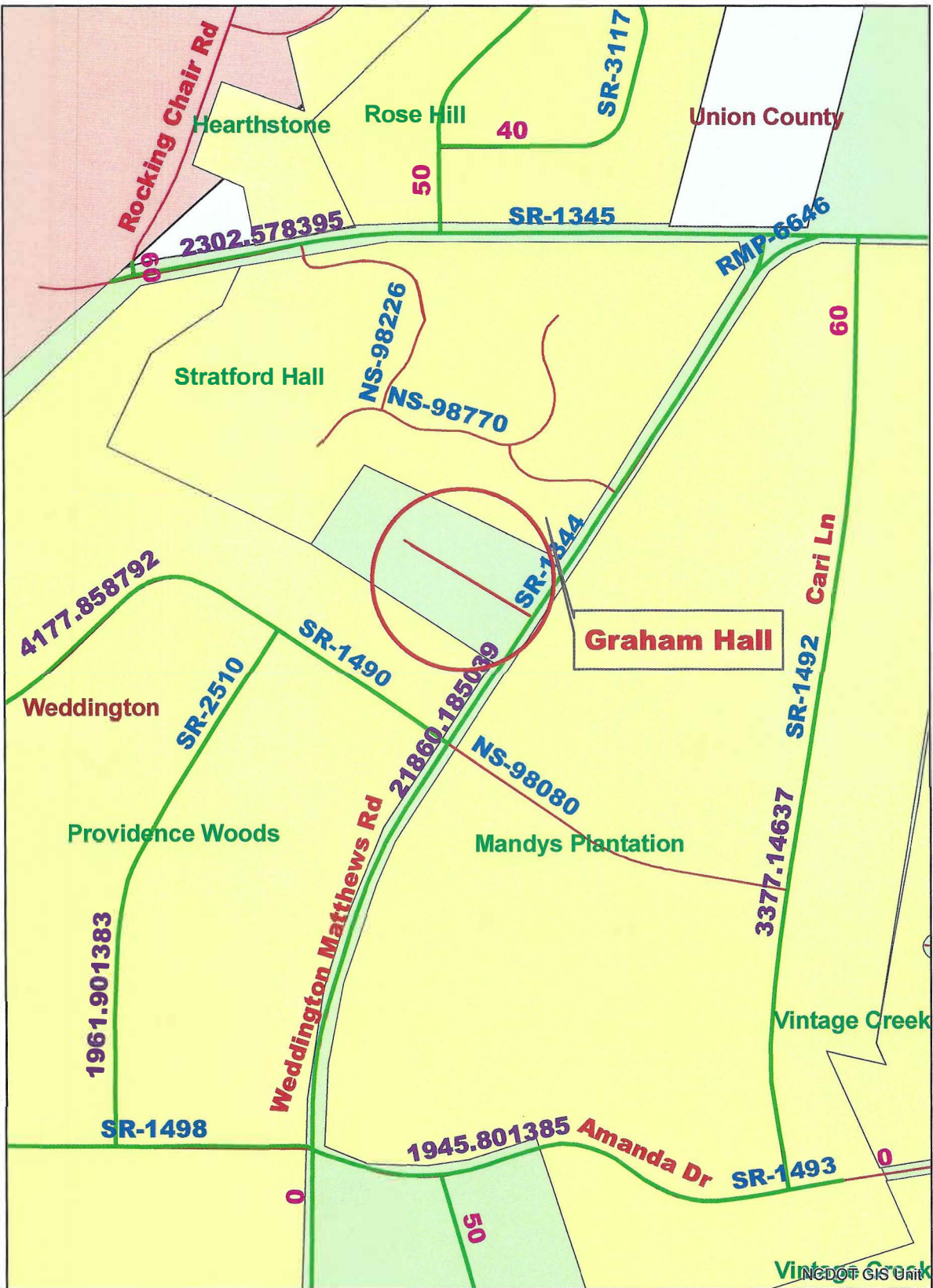
302 ADMITH MARK
N-485731.34
E-1483301.32
CSF: 0.99987808

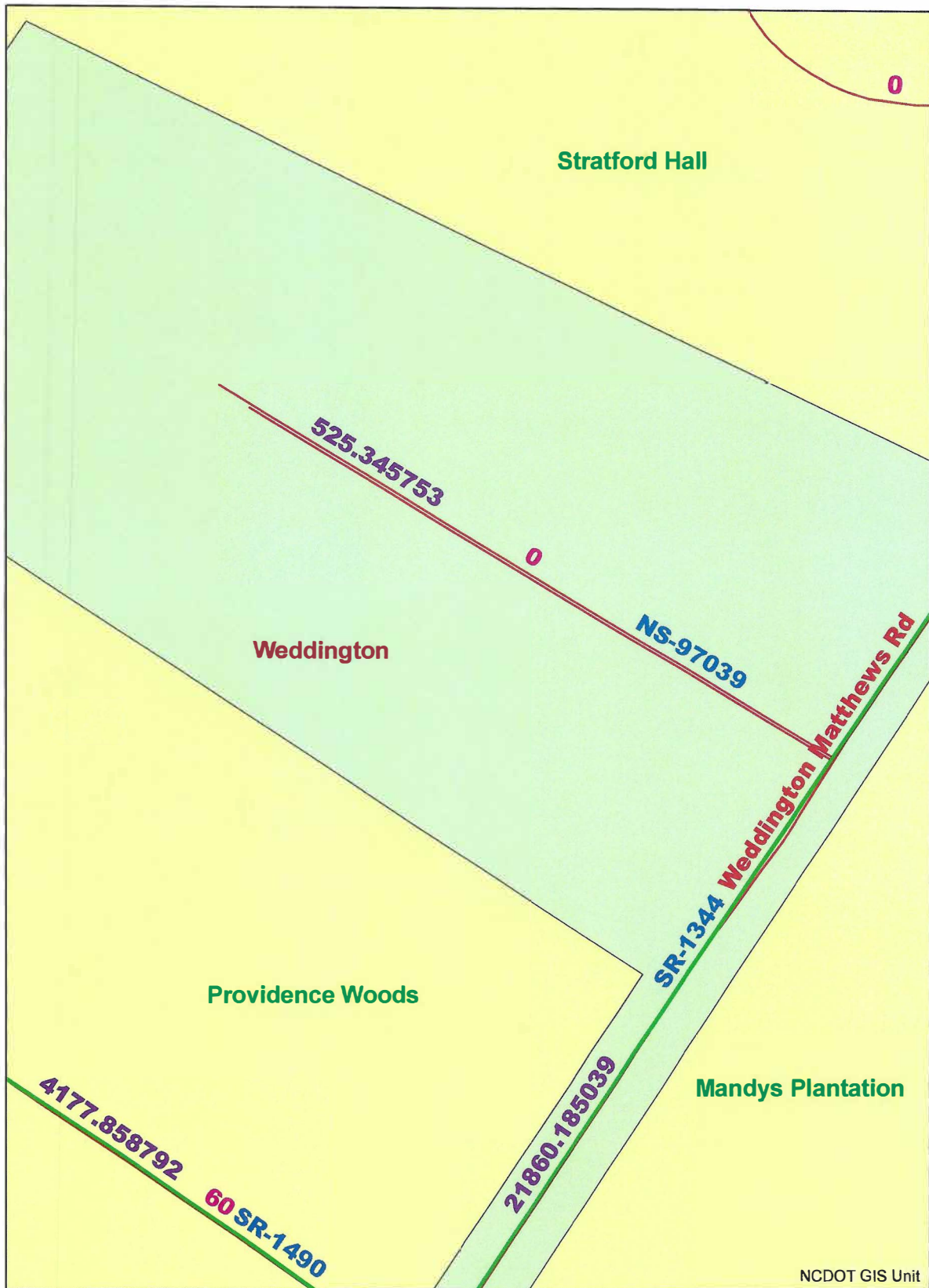
PLATTED AREAS:
TOTAL AREA PLATTED: 300,495 SF 6.90 ACRES
TOTAL LOT AREA: 248,537 SF 5.729 ACRES
TOTAL C.O.S. AREA: 13,551 SF 0.311 ACRE
TOTAL RIGHT OF WAY AREA: 37,407 SF 0.859 ACRE
TOTAL NUMBER PF LOTS PLATTED: 8

REVISED FINAL PLAT
GRAHAM HALL SUBDIVISION OWNER:
SHEET 2 OF 2
PARCEL # 08-117-005A LIVEWELL
DB CS 13 PG 562 HUNTS, LLC
PARCEL # 08-117-005
DB 6113 PG 426
TOWN OF WEDDINGTON,
SANDY RIDGE TOWNSHIP, UNION COUNTY, NC
OWNER: ADEN PROPERTIES, LLC
DATE: SEPTEMBER 24, 2015

PHOENIX LAND SURVEYING, INC
1402 WAXHAW-INDIAN TRAIL ROAD
INDIAN TRAIL, NORTH CAROLINA 28079
PH: 704-335-1855 / 704-684-0514
FIRM # C-3912

Cob M File 916





**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: August 10, 2020

SUBJECT: Temporary Use Permit Fee Refund

Mr. Lynn Hoosier applied for a Temporary Use Permit for a fundraising event to be held on August 1, 2020 at Hunter Farm. The Temporary Use Permit Application is \$75.00. Due to COVID-19 the event was cancelled.

Staff recommends refunding \$75.00 to Mr. Lynn Hoosier with the Patriot Wagon, LLC due to the extenuating circumstances.

TOWN OF WEDDINGTON
AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A SPECIAL REVENUE
FUND FOR THE CORONAVIRUS RELIEF FUND (CRF)
O-2020-05

WHEREAS, local governments in North Carolina are currently receiving and expending funds from the Coronavirus Aid Relief, and Economic Security Act (CARES Act), which is federal funding from the US Department of State Treasury;

WHEREAS, the predominant amount of funding from the CARES Act appropriated to the State and local governments in North Carolina is from the Coronavirus Relief Fund (CRF), as established under the CARES Act;

WHEREAS, the North Carolina General Assembly has passed, and the Governor of North Carolina has signed into law, State Law 2020-4, entitled “An Act to Provide Aid to North Carolinians in Response to the Coronavirus Disease 2019 (COVID-19) Crisis” to be known as the “2020 COVID-19 Recovery Act” (the “Act”);

WHEREAS, the Act sets aside \$150,000,000.00 to the Office of State Budget and Management (OSBM), to be distributed among counties within North Carolina;

WHEREAS, under such legislation, Union County’s share of such funds is estimated to be \$8,807,755 (the “COVID Funds”);

WHEREAS, the Act provides that a county may allocate a portion of these COVID Funds for use by municipalities within the county through a sub-grant, but only if the transfer qualifies as a necessary expenditure as provided in the Act;

WHEREAS, the Town of Weddington wishes to receive COVID Funds pursuant to the established protocols of the county;

WHEREAS, in accordance with applicable provisions of the North Carolina Local Government and Fiscal Control Act; and

WHEREAS, the Town of Weddington wishes to establish a special revenue budget to account for funding provided by the Coronavirus Relief Fund (CRF).

NOW THEREFORE, BE IT ORDAINED BY THE WEDDINGTON TOWN COUNCIL THAT:

Section 1: The Town Council authorizes the Town Finance Officer to establish a Special Revenue Fund for reimbursement of completed and anticipated expenses associated with response to the coronavirus pandemic.

Section 2: The Special Fund shall be named the Coronavirus Relief Fund.

Section 3: Revenues for this fund shall be determined by the amount of awarded reimbursement.

Section 4: Expenditures for this fund were determined prior to the deadline for submittal of reimbursement requests, August 3, 2020.

THIS ORDINANCE SHALL BECOME EFFECTIVE UPON ITS ADOPTION AND APPROVAL.

Duly adopted this the 10th day of August 2020.

Elizabeth Callis, Mayor

ATTEST:

Karen Dewey, Town Clerk

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: August 10, 2020

SUBJECT: Christ Lutheran Church Conditional Zoning Amendment

Christ Lutheran Church requests a conditional zoning amendment for a church use on 12.739 acres at the northwest corner of Rea and Reid Dairy Roads.

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

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

The applicant is now seeking an amendment to build a phase 1 building and parking.

Due to changes to the site plan and elevations, staff requests for Town Council to table the public hearing to September 14, 2020 at Weddington Town Hall at 7:00 PM.

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY JULY 13, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL*
MINUTES
PAGE 1 OF 6**

* DUE TO THE CURRENT STATES OF EMERGENCY RELATED TO COVID-19, SOCIAL DISTANCING MEASURES WILL BE PRACTICED. TO ENSURE THE SAFETY OF TOWN RESIDENTS, STAFF, AND TOWN COUNCIL, THE MEETING WILL BE CONDUCTED VIRTUALLY AND LIVE STREAMED ON SOCIAL MEDIA PLATFORMS. General Public Comments under agenda item 7 maybe submitted in writing by July 13, 2020 by 4:00 PM. Comments regarding Public Hearing under agenda item 11A. will be accepted via email until 8:00 p.m. Tuesday July 14, 2020. Please send all comments to: kdewey@townofweddington.com.

Prayer – John David Price, Pastor – Bethany Baptist Church

1. Open the Meeting

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

2. Pledge of Allegiance

Councilmembers led the Pledge of Allegiance.

3. Determination of Quorum

Quorum was determined with roll call. All Councilmembers present: Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, Councilmembers Anne Pruitt, Jeff Perryman, and Michael Smith.

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

4. Additions, Deletions and/or 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 roll call vote.

5. Presentation to Leslie Gaylord, Finance Officer, in recognition of 20 years of service to the Town of Weddington

Mayor Callis, Councilmembers, and Ms. Thompson thanked Ms. Gaylord for her 20 years of service to the Town of Weddington and presented a special certificate of recognition to her.

6. Mayor/Councilmember Reports

Mayor Callis reported on the Movie Night held at Hunter Farm on June 21, 2020. Turnout wasn't what was expected, but those that showed up, had a good time. Thank you to Nancy Anderson and Hunter Farm for providing the venue and set up help.

Councilmember Pruitt reported that the website for the 5K registration will be up and running this week or next. She feels positive that there will be an in-person race. Mayor Callis asked if any alternatives have been

discussed. Councilmember Pruitt stated that planning is still in the beginning stages and any discussion regarding the different options to hold the race is flexible.

Mayor Pro Tem Propst thanked Nancy Anderson for opening Hunter Farm for the Movie Night and she thanked Mayor Callis and Ms. Thompson for their hard work setting up for the movie night. She announced that the Litter Sweep and Shredding Event is scheduled for September 19, 2020. There will be discussion with volunteers and staff regarding the best way to social distance.

Councilmember Perryman gave an update on his ETJ efforts. He thanked Council and staff for the input on the letter he is composing for the nearby municipalities. He will be participating in a meeting on Thursday at 3 p.m. with a representative from Marvin, Mineral Springs, and Wesley Chapel to discuss the issue and work on how to present a united front to the County Commissioners. He hopes to have a document for approval by the Council in August and to be presented to the County in September.

7. Public Comments

There were no public comments.

8. Public Safety Report

Deputy Dodd presented the Public Safety Report: there have been several car break ins throughout the town and the radar trailer has been vandalized while parked on Lockhaven Drive. The trailer will be moved.

9. Consent Agenda

- A. Amend Fee Schedule for Erosion Control Permits**
- B. Authorize Tax Collector to Collect the 2020 Real Property Taxes for the Town of Weddington**
- C. Table Public Hearing for the Conditional Zoning Amendment for Christ South Phase 1 Building until August 10, 2020 at 7:00 p.m. at Weddington Town Hall.**

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

Vote: The motion passed with a unanimous roll call vote.

10. Approval of Minutes

A. June 8, 2020 Town Council Regular Meeting Minutes

Motion: Mayor Pro Tem Propst made a motion to approve the June 8, 2020 Town Council Regular Meeting Minutes as presented.

Vote: The motion passed with a unanimous roll call vote.

B. June 11, 2020 Town Council Reconvened Meeting Minutes

Motion: Mayor Pro Tem Propst made a motion to approve the June 11, 2020 Town Council Reconvened Meeting Minutes.

Vote: The motion passed with a unanimous roll call vote.

11. Public Hearings

- A. Discussion and Consideration of an Amendment to Chapter 34 Article V Section 34-131 Property and Nuisance Abatement**

Mayor Callis opened the public hearing. There were no comments. Comments will be accepted in writing until 7:30 p.m. on Tuesday, July 14, 2020.

Ms. Thompson presented the staff report: The town has received complaints regarding property owners clearing land, leaving the debris on-site, and in some cases, debris gets pushed back near a stream and blocks a natural drainage path. The intent of this drafted text is not to prohibit a tree falling and allowing for natural regeneration, but to prohibit the collection of trees, limbs, and stumps that can become a nuisance. Additional complaints received involve adjacent or downstream property owners blocking natural drainage ways that are causing water to back up on the complainant's property. Staff recommends adding text amendments to Section 34-131 to address both concerns:

(3) A collection place for tree limbs, dried brush, dead vegetation, stumps or other decayed wood and materials or other similar rubbish;

(4) Any condition which blocks, hinders or obstructs in any way the natural drainage pattern or established flow of branches, streams, creeks, surface waters, ditches or drains, to the extent that the premises is not free from standing water;

Council will consider this text amendment at the next Regular Town Council Meeting on August 10, 2020.

12. Old Business

A. Consideration of Website and Social Media Platform Policy

Ms. Thompson stated: This policy was discussed at the June Town Council Meeting. This is to provide guidance to staff on what can or cannot be published on the town website and social media. There are many requests to post events, fundraisers, or announcements. This policy states that the services provided in the post must be within one of the following categories: civics/community or non-profit; education; emergency preparation; other governmental agencies; health/medical or tourism/facilities. This content cannot promote or advertise a business or special interest group. Council had no questions.

Motion: Mayor Pro Tem Propst made a motion to approve the Website and Social Media Platform Policy.

Vote: The motion passed with a unanimous roll call vote.

13. New Business

A. Discussion and Consideration of Final Plat for Harlow's Crossing Phase 2

Ms. Thompson presented the staff report: MI Homes is seeking approval of their final plat application for the last 29 of 71 lots on 117.64 acres located at the northeast corner of Weddington Matthews Road and Beulah Church Road. The Planning Board reviewed the plat on June 22, 2020 and unanimously recommended approval with the request that staff confirms that an agreement for the gate is in place for the emergency access easement and how it will be accessed. Staff did confirm that there is an agreement between the developer and the Waybridge HOA and the gate will have a KNOX box installed.

Mayor Callis asked what qualifies as an emergency for use of the access gate. Ms. Wolter responded that anytime emergency vehicles are called, it constitutes an emergency.

Motion: Councilmember Smith made a motion to approve the Final Plat for Harlow's Crossing Phase 2

Vote: The motion passed with a unanimous roll call vote.

B. Discussion and Consideration of Construction Plans for Wesley Chapel Volunteer Fire Department

Ms. Thompson presented the staff report: Weddington Code of Ordinances requires building schematics, landscape plans, and the signage portion of the construction drawings to be approved by the Design Review Board. The function of the Design Review Board will be performed by the Planning Board and Town Council.

The sign face total area is approximately 17.11 square feet and does not exceed the maximum of 20 feet. The stone monument will be larger, as the code allows. The monument is located out of the site triangle and out of the state right of way. Council had no questions or issues with the sign.

The applicant is proposing plant and shrubs. The required buffer is 18 feet wide, however the applicant is proposing a privacy fence that allows the buffer to be reduced by 20%. The buffer shown is 14.5 feet wide. Four trees and twenty shrubs are required per 100 linear feet. A variance was approved by the Board of Adjustment on June 15, 2020 to allow for small maturing deciduous trees within the buffer. Off street parking, loading facilities, and dumpsters will be screened. Council had no questions or issues with the landscaping.

The architectural design standards are regulated in Section 14 of the Weddington Code of Ordinances. This applies to all nonresidential buildings. The elevations meet the overall design and appearance standards given the scale of the building, roofline, windows, and landscaping along the front façade to prevent massing, and high-quality materials. The Planning Board reviewed the plans on November 21, 2019. The Board unanimously recommended approval of the plans with the condition that the buffer and street trees be reviewed by a Union Power arborist to find an acceptable alternative to the requirement. The applicant applied for a variance to change the landscape buffer to allow small maturing deciduous trees instead of the required 40% to be large maturing trees and 25% to be evergreen. The Board of Adjustment approved the variance on June 15, 2020. Planning Board unanimously recommended approval on June 22, 2020. Staff recommends approval of the construction plans for Wesley Chapel Volunteer Fire Department.

Motion: Councilmember Perryman made a motion to approve Construction Plan for Wesley Chapel volunteer Fire Department

Vote: The motion passed with a unanimous roll call vote.

C. Discussion of Intersection Design Workbook

Ms. Thompson stated: The Union County 2020 Critical Intersection Design and Cost Estimation Project is a continuation of ongoing efforts by Union County to identify, prioritize, and develop design concepts and cost estimates for intersections throughout Union County that pose congestion

and/or safety concerns. One Weddington intersection in the workbook is Forest Lawn and Potter Road. After analyzing data, two design alternatives were drawn and sent to the public for comment. The public and Town Council chose a roundabout option. This workbook shows the level of service analyses for all options and cost estimates. The roundabout is estimated at \$2.19 million. If the town were to pursue CRTPO funds, a 20% match would equal about \$440,000. Staff hopes to partner with the County on this project given its magnitude and location. This is just an update as the workbook will be finalized this month.

Mayor Callis recognized and thanked Bjorn Hansen, the Union County Transportation Planner. He has worked hard for the improvement of Union County roads.

14. Update from Town Planner

Ms. Thompson presented the update: An ETJ request from Marvin and Waxhaw has been proposed to the Board of County Commissioners this evening. Staff will give an update as soon as possible. Staff is signing a contract with Lawrence and Associates this week to start on the topographic survey for the Matthews Property. This should be complete by next week and staff will look for costs for a grading plan. Bromley subdivision has petitioned NCDOT to maintain roads. A resolution will be on the Town Council August agenda. Council will have a virtual meeting for the UDO. A draft agenda will go out by Wednesday. Repairs on the Town Hall roof started Friday by Croskrey Construction. They will be repairing drywall next week.

15. Code Enforcement Report

No comments or questions

16. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update: The Town has yet to see the reduction in sales tax revenue expected. It may have a greater effect in 2021.

17. Transportation Report

Mayor Callis reported: Bjorn Hansen held the quarterly meeting for all municipalities in Union County. The Potter Road/Forest Lawn construction design is complete. There will be a call for project in the fall and the town is anticipating participating in that. Division 10 of the NCDOT, which includes Union County, is \$53 million below the cash floor. There will be no approval of any contracts or authorization of any projects until the cash floor is where it is required to be.

18. Council Comments

Mayor Pro Tem Janice Propst: I just want to ask everybody to please stay healthy. Maybe we can meet together again next month, and if not, we'll just do it this way again.

Councilmember Mike Smith: I just want to congratulate Leslie again. And thank you everybody for tuning in.

Councilmember Anne Pruitt: I want to take the opportunity to thank Leslie as well. I'm the new kid on the block and haven't really gotten to work with you very much, but thank you very much for 20 years of service.

Councilmember Jeff Perryman: Thank you again to Leslie and for anybody that's out there please stay safe and healthy. Hopefully next month we can meet in person.

Mayor Elizabeth Callis: Thanks to everybody that's watching and stay safe and healthy and hopefully we'll be meeting again in person next month!

19. Adjournment

Motion: Mayor Pro Tem Propst made a motion to adjourn the July 13, 2020 Regular Town Council Meeting at 7:42 p.m.

Vote: The motion passed with a unanimous roll call vote.

Approved: _____

Elizabeth Callis, Mayor

Karen Dewey, Town Clerk

**SPECIAL TOWN COUNCIL MEETING
TUESDAY JULY 21, 2020 – 9:30 A.M.
VIRTUAL MEETING/LIVE STREAM**

**MINUTES
PAGE 1 OF 2**

1. Call to Order

Mayor Callis called the meeting to order at 9:34 a.m.

2. Determination of Quorum

Quorum was determined by roll call with all Councilmembers present: Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, Councilmembers Mike Smith, Jeff Perryman, and Anne Pruitt

Staff Present: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Town Attorneys Kevin Bringewatt and Karen Wolter

3. Adoption of Agenda

Mayor Pro Tem Propst made a motion to adopt the agenda as presented.
The motion passed with a unanimous roll call vote.

4. Discussion of Unified Development Ordinance

Ms. Thompson explained: Staff has been working with Mr. Bringewatt and Ms. Wolter to remove inconsistencies and to update policies in the code of ordinances as well as meet the requirements of the state legislature to conform the town code to the new NCGS 160D legislation, which combined county and municipal authority. The plan is to adopt a Unified Development Ordinance to streamline zoning processes and change some current processes. Ms. Thompson reviewed the existing zoning map and districts.

Mr. Bringewatt reviewed the executive summary to the Proposed UDO.
This explains:

- the jurisdiction,
- the entities that have roles in administering the provisions of the UDO,
- the Planning,
- the processes and procedures, including types of decisions and available approvals/permits and process,
- Zoning districts/zoning map, including conditional zoning
- Permitted uses, including By-right and conditional, and
- Summary table

The proposed changes to the Town current practices are in Section 4: Process and Procedures: making approvals for subdivision plats, and temporary use permits administrative decisions, rather than legislative.

The goal for next week's special meeting is to hone in on the Conditional Zoning changes, update the current language, and look at more rezoning and design review in the beginning of the process and get Council consent on the scope of the UDO.

The Council agreed that the new streamlined subdivision process, including the ability to review and approve the plans at the beginning of the process was beneficial for both the applicants and the town.

5. Adjournment

Councilmember Smith made a motion to adjourn the July 21, 2020 Town Council Special Meeting at 10:39 a.m.

The motion passed with a unanimous roll call vote.

Approved: _____

Elizabeth Callis, Mayor

Karen Dewey, Town Clerk

**SPECIAL TOWN COUNCIL MEETING
TUESDAY JULY 28, 2020 – 9:30 A.M.
VIRTUAL MEETING/LIVE STREAM**

**MINUTES
PAGE 1 OF 3
DRAFT**

1. Call to Order

Mayor Callis called the meeting to order at 9:33 a.m.

2. Determination of Quorum

Quorum was determined by roll call with Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, Councilmembers Jeff Perryman and Anne Pruitt present. Councilmember Mike Smith was absent.

Staff Present: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Town Attorneys Kevin Bringewatt and Karen Wolter

Visitors: Walt Hogan, Kayla Hechtel

3. Adoption of Agenda

Mayor Pro Tem Propst made a motion to adopt the agenda as presented.
The motion passed with a unanimous roll call vote.

4. Discussion of Unified Development Ordinance

Mr. Bringewatt reviewed the different types of decisions discussed at the last meeting and the recommended changes to the traditional and conservation residential development processes.

The steps of the proposed Conditional Zoning Process for Conservation Subdivisions were discussed:

- Step 1-required pre-application meeting
- Step 2 – site walk, resource and site analysis play, yield plan, on site visit, design charette
- Step 3 – Site Specific Development Plan. Includes staff review, planning Board recommendation, community meeting, Call for public hearing and Town Council approval
- Step 4 – Construction plans: staff review and approval
- Step 5 – Final Plat: staff review and approval. There is no discretion in these last two steps, making an administrative decision the most time and cost effective.

This proposed procedure moves all discretion to the front end of the process. The Council has more input and is involved earlier in the procedure and is removed from the approval of the final plat as that is an administrative approval with no discretion. This will save time and resources.

Mr. Bringewatt reviewed the proposed steps for traditional subdivisions:

Currently, a residential development greater than three lots goes through a major subdivision process. Anything smaller is a minor subdivision that is reviewed and approved by the Planning Board. The suggested procedure is for everything less than 10 lots to be administratively approved and 10 or more lots will go through a conditional zoning process with the steps as follows:

- Step 1 – Site specific development plan. Included staff review, a community meeting, planning board recommendation, call for public hearing and town council approval
- Step 2 – Construction plans. Staff review and approval
- Step 3 – Final Plat. Staff review and approval

The proposed Minor Subdivision (less than 10 lots) process is as follows:

- Step 1 – Preliminary plan/Construction Plans. Staff review and approval
- Step 2 – Final Plat. Staff review and approval.

Mayor Callis asked what kind of discretion the council has to make conditions. Mr. Bringewatt gave examples of what cannot be done: The council cannot turn down a plan because developer won't pay impact fees. The council cannot require off site road improvements.

go through a

Councilmember Perryman asked for clarification on using the word subdivisions. Mr. Bringewatt explained that it can have two definitions: 1.

To subdivide property – cutting it into lots and 2. A neighborhood. For the purpose of the UDO, the term “residential development” is how the neighborhood will be referred. The act of dividing into lots will be an administrative process. The by-right residential development will not need to be a legislative process. It will be done with a check list. The conditional zoning (not by-right) will legislative rezoning review process by the town council because it holds a larger impact.

The Council discussed the number of parcels developed that would make an impact. Mayor Callis suggested going from 10 lots to 8 lots for a minor subdivision. Mayor Pro Tem Propst stated agreement with the minor subdivisions being defined as less than 10 lots. The administrator will still have a process to follow. Councilmember Pruitt expressed concern with worst case scenarios: what developers will do to avoid legislative decisions. The town attorney recommended against using the size of current parcels as the “trigger” for zoning. The council agreed that less than 10 lots would define the minor subdivision and 10 or more lots would prompt the conditional zoning process for residential developments at this time.

Motion: Mayor Pro Tem Propst made a motion to authorize staff and legal counsel to draft the new Unified Development Ordinance to include recommended changes to residential development presented.

Vote: The motion passed with a unanimous vote by roll call.

Timeline

- August 2020 First draft of articles 1-6

- September 2020 First draft of articles 7-9; Planning Board Review and work session re: articles 1-6
- October 2020 First draft of Articles 10-14; Planning Board Review and work session re: articles 7-9 (*likely no need for review and work session for articles 10-14)
- November 2020 Initial Public Comment and review period (not required)
- December 2020 Council work session #3 and confirm next steps.
- Early 2021 proceed with formal text adoption process. Time built in for additional public sessions or council work as needed.

5. Adjournment

Mayor Pro Tem Propst made a motion to adjourn the July 28, 2020 Special Town Council Meeting at 10:55 a.m.

The motion passed with a unanimous roll call vote.

Approved: _____

Elizabeth Calllis, Mayor

Karen Dewey, Town Clerk

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: August 10, 2020

SUBJECT: Text Amendment to Section 34-131 Property and Nuisance Abatement

Staff is seeking approval of a text amendment to Section 34-131 under Article V- Property and Nuisance Abatement.

Over the last several months staff has received complaints about property owners clearing land and leaving the debris on-site, where in some cases the debris was pushed back near a stream, blocking a natural drainage path. The intent of the drafted text is not to prohibit a tree falling and allowing for natural regeneration, but to prohibit the collection of trees, limbs, and stumps that can become a nuisance.

Other complaints received involve adjacent or downstream property owners blocking natural drainage ways that are causing water to back-up on the complainant's property.

Staff drafted the following text amendment to Section 34-131 to address these concerns.

- (3) A collection place for tree limbs, dried brush, dead vegetation, stumps or other decayed wood and materials or other similar rubbish;
- (4) Any condition which blocks, hinders or obstructs in any way the natural drainage pattern or established flow of branches, streams, creeks, surface waters, ditches or drains, to the extent that the premises is not free from standing water;

Staff reviewed the text with the town attorney. It is believed that number (4) above will bring the town into too many private property disputes. The town engineer agreed. Since the public hearing item (4) above has been removed on the attached amendment.

Staff recommends approval of the text amendment to Section 34-131 under Article V- Property and Nuisance Abatement.

ARTICLE V. - PROPERTY AND NUISANCE ABATEMENT

DIVISION 1. - GENERALLY

Sec. 34-113. - Investigation of public nuisances.

The administrator or his designee, upon notice from any person of the possible existence of any of the conditions described in sections 34-131—34-133, shall conduct or cause to be made by the appropriate official such investigation as may be necessary to determine whether conditions exist which may constitute a public nuisance as declared in sections 34-131—34-133.

Sec. 34-131. - Occupants or owners shall keep premises free of litter, debris, junk and the like.

Every person owning or occupying a premises within the town corporate limits shall keep the property clean. The existence of any of the following conditions on any property, vacant lot or other parcel of land within the corporate limits, is dangerous and prejudicial to the public health or safety and is hereby declared a public nuisance.

- (1) Any accumulation of litter, debris, refuse, garbage, junk, hazardous refuse, household trash, business trash, scrap materials, or animal excrement on any front or side yard, or underneath any building.
- (2) The uncontrolled growth of noxious weeds and grasses to a height in excess of 24 inches causing or threatening to cause a hazard detrimental to the public health or safety. Provided, however, that bona fide farming crops as well as food and flower gardens while maintained for such purposes, pastures, naturally wooded areas, regulated wetland or meadows and areas designed as undeveloped open space or meadow by the town, are exempt from the provisions of this division.
- (3) A collection place for tree limbs, dried brush, dead vegetation, stumps or other decayed wood and materials or other similar rubbish;
- (4) An open or unsecured storage or collection place for chemicals, oils, gasoline, flammable liquids, or other similar hazardous refuse.
- (5) Any condition detrimental to the public health and safety which violates the rules and regulations of the county health department.

Sec. 34-132. - Debris from construction left on property.

All refuse, lumber, debris and other building materials on private property which are visible from the street or an adjoining lot for any reason including, but not limited to, construction in progress for the remodel or repair of any existing buildings, the erection and completion of any new buildings or the addition to existing buildings, all pursuant to a lawfully-issued and currently-active building permit, shall be removed by the property owner immediately or, in the event of work under a building permit, within 15 calendar days from the completion of the aforesaid work. An owner or occupant may need to verify that construction is currently in progress if there has been no construction activity for over 30 calendar days and show good cause why the town should not abate the refuse, lumber, debris and other building materials left or stored on the property.

Sec. 34-133. - Junk; removal.

It shall be unlawful for any owner or occupant of any land, building, structure, dwelling or dwelling unit to place or leave (or allowed to be placed or remain) outside of any such building, structure, dwelling or dwelling unit or upon such land any dilapidated furniture, icebox, refrigerator, stove or other appliance, machinery, equipment, building material or other item or junk which is either in a wholly or partially rusted, wrecked, junked, dismantled or inoperative condition or which is not completely enclosed within a building.

Sec. 34-134. - Abatement of violations.

- (a) *Contract for abatement services.* Whenever the administrator, or his or her authorized designee, has determined that a violation of this article and/or a nuisance exists and has provided proper notice thereof, the property owner, occupant or person in possession of the premises on which the nuisance is located may contract with the town to remove such conditions at a fee paid in advance and upon such terms and conditions as the administrator, or his or her authorized designee, may approve, except that as a condition of all such agreements the property owner, occupant or person in charge of the premises shall by signed writing in advance of any work release the town from any liability arising from or resulting from the removal of such conditions. In the event the owner of the property is not the occupant, then a signed release shall be required from both the property owner and the occupant before the town will proceed.
- (b) *Abatement for chronic violations.* Whenever the administrator, or his or her authorized designee, has determined that a violation of this article and/or a nuisance exists and has provided proper notice thereof pursuant to this subsection, the town may proceed to abate a nuisance on property owned by a chronic violator. In such a case, the town shall notify a chronic violator of this article and that, if the violator's property is found to be in continued violation of this article, the town shall, without further notice in the calendar year in which notice is given, take action to remedy the violation, and the expense of the action shall become a lien upon the property and shall be collected as unpaid taxes. For a chronic violator, the town's initial annual notice (that the town will abate the nuisance) shall be served by registered or certified mail, with a copy sent by regular mail.
- (c) *Summary abatement for health and safety violations.* Whenever the administrator, or his or her authorized designee, has determined that a violation of this article and/or a nuisance exists and has provided proper notice thereof, upon the failure of the property owner, occupant or person in possession of the premises to take the corrective action ordered by the board or the administrator, or his or her authorized designee, within the time specified, the town may remove, abate or remedy the condition that is dangerous or detrimental to the public health or public safety and the expense of such action shall be paid by the person in default pursuant to G.S. 160A-193. If not paid, such expenses shall become a lien upon the land or premises where the violation occurred and may be collected as unpaid ad valorem taxes.
- (d) *Remedies available notwithstanding civil penalties.* Each of these remedies shall be and remain available to the town notwithstanding any civil penalties that have been issued under section 34-135, civil penalties.

Sec. 34-135. - Civil penalties.

- (a) Any violation of this article or the failure to abide by any lawful order issued pursuant to this article shall be punishable as provided herein:
 - (1) In accordance with the requirements of G.S. 160A-175(b), it is expressly declared that violation of any provision hereof or a failure to comply with any of this article's requirements or orders issued hereunder shall not be considered a misdemeanor or infraction under G.S. 14-4 or 14-3.1, but shall constitute a civil offense and shall subject the offender to a civil penalty as set forth herein. After notice of violation/warning citation has been issued and the violation is not corrected at the end of 15 calendar days, a civil citation shall be issued and civil penalties assessed as set forth in the table below.

NOTICE OF VIOLATION (NOV) OR INITIAL WARNING

Opportunity to appeal to the town council within 15 days of NOV or initial warning	
CITATION	CIVIL PENALTY AMOUNT
First Penalty Citation	\$100.00
The fine shall be paid within 15 days and the violation shall be corrected within 15 days from citation.	
Second Penalty Citation	\$250.00
Issued after 15 days for on-going failure to abate and the violation shall be corrected within 15 days from citation.	
Third Penalty Citation *	\$500.00
Issued after 15 days for on-going failure to abate.	* per day for each day the nuisance continues

Any person violating this article shall be issued a warning citation and in the event of failure to abate, a subsequent civil penalty citation per the procedures set forth in this subsection of the code of ordinances. Any citation of a violation may be issued by any sheriff's deputy, administrator, building inspection officer, code enforcement officer or such other office as is charged from time to time by the town council with the enforcement of this article. However, the administrator or his or her designee in his or her sole discretion may:

- a. Reduce a civil penalty assessed based upon the totality of the circumstances; or
- b. Withhold issuance of a civil penalty citation in the event a property owner has commenced in good faith to abate the nuisance, but the abatement has not been completed at the expiration of the initial 15-day warning period.

Each day's continuing violation after the deadline set forth in the third civil penalty citation notice shall be a separate and distinct offense for purposes of the penalties and remedies set forth herein.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: August 10, 2020

SUBJECT: Retreat – 6-month review

The Town Council conducted a retreat on February 7, 2020. Mayor Callis, Mayor Pro Tem Propst, Councilmember Perryman and Councilmember Pruitt were present along with Planning Board members Jim Vivian, Ed Goscicki, Walt Hogan, and Jen Conway. An update to action items discussed at the retreat is provided below. Staff is requesting Town Council to review the list and discuss any changes and any need for a second mini retreat or work session meeting to cover any specific subject.

ETJ and Donut Holes

The Council discussed ideas of protecting the areas adjacent to town limits. The Council agreed to connect with neighboring municipalities to present a united front to the county and to work on an ETJ plan to present as the county is ready to consider a zone of influence. Ms. Wolter stated that the County would only accept ETJ if the Town Land Use Plan has a plan outside of the town's borders. Another option discussed was to send letters to property owners abutting town boundaries and those in the donut holes regarding voluntary annexation.

- The town attorney provided an ETJ request from another jurisdiction that may be helpful to the town.
- A Western Union Municipal Alliance is in the works
- A letter has been drafted by Councilman Perryman

Unified Development Ordinance

The Council discussed creating a Unified Development Ordinance to combine traditional zoning and subdivision regulations with design guidelines, sign regulations, lighting ordinance, floodplain and stormwater management, and erosion control in one document with the necessary NCGS 160D changes. Staff will work on a timeline and cost estimate with the Town Attorney.

- Two work sessions meetings were held in July to discuss the scope of work and timeline.
- This project will continue through the end of the year with Planning Board and Town Council review at each meeting as discussed in the scoping meeting.

Stormwater/Tree Ordinance

The Council discussed a possible tree save ordinance to contribute to better stormwater system. Staff will research reducing the stormwater retention ponds down to a 25-year storm level in exchange for increased tree save areas and look in to grants for tree planting.

- The town council has signed an agreement with Union County to utilize the urban forester's services to begin drafting a tree ordinance.

Other Text Amendments

Ms. Thompson gave an overview of the NCGS 160D changes that are needed and that are required to be completed by the end of the year.

- The 160D changes are included in the town UDO

The Council discussed possible text amendments for mobile homes, RV storage, and possible burn ban.

Mobile homes- the town allows mobile homes in R-40 residential. Council agreed not to further regulate mobile home placement.

Allowing RVs to be parked or stored in residential districts. The Council discussed different prohibitions on RV storage including whether the vehicle must be on a surfaced driveway and if stored in the front yard, possibly adding a setback for the storage of larger vehicles.

- Staff drafted language and parameters for this use and presented it to Planning Board. It was agreed not to move forward with any further restrictions.

Burning of yard waste-currently the State does not allow open burning of yard waste within 100 feet of any structure. Since the Town does not provide for yard waste disposal, they cannot prohibit burning of yard waste. The Council asked staff to notify the residents of the States burning laws.

- Staff is in the process of developing a FAQ, so residents understand we can't ban burning, but to provide some guidelines to post on the website

Rules of Procedure/Planning Board Terms

The Council discussed amending the Planning Board Rules of Procedure to extend term expiration dates to March following the current December expiration. Council discussed Planning Board attendance requirements. Council discussed amending the code of ethics to clearly state that members will not use the position on the planning board to support any candidates running for office.

- Rules of Procedure were posted on the town website.
- Staff is in the process of bringing forward reports that will allow the Council to extend seat terms to March
- Code of Ethics to be updated

Downtown

The County has a policy that if a municipality presents an adopted master plan for a downtown area, the county will provide sewer to the area to assure capacity to support the downtown. Staff will work on a downtown plan, including defining a downtown overlay radius.

- Staff and Council have been meeting with others to discuss ideas for the area given feedback on aging in place and providing mixed uses in around the downtown.
- A downtown plan can/may be developed as ideas are forthcoming.

The Council discussed possibly allowing age-restricted housing in locations near the downtown overlay district. They directed staff to draw an area around the core that it may be acceptable for future discussions.

- A radius map was started but is currently on hold.

Park Options

The Council discussed making the town owned property at 6924 Weddington Matthews Rd functional. Asbestos has been removed from the structure and Staff discussed burning the structure for removal with Chief McClendon. Council agreed to get structure removed and add the maintenance (mowing/bush hogging) of the property to the budget.

- Proposals were sent by two surveying companies. A contract was signed with Lawrence and Associates to provide the town with a topographic survey. Upon receipt the town will move forward with bids on a grading plan for the site.
- Town staff met with the urban forester who made recommendations on saving the trees when the house is used for a practice burn. One recommendation was to wait until late fall when the temperatures cool.
- Valuable items were removed from the house and stored at the Hemby Road station.

Transportation Planning Funds

Ms. Thompson explained that there are transportation planning grants through the CRTPO that the town is eligible to apply for every year. Council discussed working with Waxhaw, Marvin, and the county to partner in a corridor study of Newtown Road.

- No update

Council discussed an Economic Impact Study of an access road.

- No update

Staff will get an update for funding of the traffic light at Antioch Church Road and Forest Lawn and contributions from Indian Trail.

- The Town of Indian Trail does not have money to share costs in their FY 21 budget.

Forest Lawn/Potter

Council discussed applying for the next round of DA funds through the CRTPO in August and considering partnering with the county for a roundabout or signal at this location.

- The Union County critical intersection plans for this subject location was completed in July. Staff will seek DA funding at the next available solicitation through CRTPO.

Deputy Contract

Council discussed getting a more flexible schedule for full coverage of deputies. Council also considered paying for more off-duty patrols. Council directed staff to get incident numbers to schedule coverage during higher volume of incidents.

- Staff has worked with the lieutenant for our area on making sure schedules are changed during the deputies leave or training.
- Due to COVID 19 budget restraints, no additional funds were added for off duty patrols.

Fire Agreement

The Council discussed the current fire service agreement and the costs to the Town. Council directed Ms. Wolter to open a dialog with the county attorney regarding returning fire service to the county. Staff will work on a resolution for March Council meeting.

- A resolution was approved, and the town attorney discussed the issue with the Union County attorney.

Events

Council discussed possible future events. The council supported the list of the year's events

- Events were budgeted and approved.
- New policies for fund raising were drafted and approved.

Communication

Council discussed different means of getting news out to residents.

- A website link policy was drafted and approved.
- There are continued efforts to get more information posted through newsletters, the town website, and social media.

Signage

Council discussed adding Weddington High School state championship signs to town limit signs at the WCWAA on Highway 84 and on Providence Road. Council agreed to continue discussion with school officials about design and placement and meet with Ms. Thompson to work out who to make and install the signs.

- The subject signs cannot be placed on the current town limit signs. Staff has reached out to three companies to get quotes for new signs.

Council also discussed additional town limits signs at Beulah Church near Cobble Creek; Antioch Church Rd near the Highview Subdivision.

Brand Book and Logo

Council discussed the new Weddington logo and brand book. Council agreed to add NC or North Carolina to the logo.

- The brand book was adopted, and the town is starting to use the new tag line and logo throughout. New letterhead is being drafted and the town's website was updated to add the new colors and logo.

Finance

Council discussed preliminary budget items.

- Additional chairs for events were purchased.
- The budget was approved by June 30th and is currently being implemented. The finance officer continues to give monthly reports to update the Council.

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: August 10, 2020

SUBJECT: Annual Land Use Plan Review

The Town is to conduct an annual review every July/August 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:

Final Plat: Harlow's Crossing Phase 2

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: 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. A stormwater board and administrator were also set up and approved.

Text Amendment: Conservation Subdivision Update

The Planning Board worked for several months 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.

Entry Monument / Gate – Walden at Providence

The Planning Board reviewed the monumentation and a gate to ensure safety measures were considered. *Add rules in the ordinance regarding stacking and lane width and confirm compliance with fire marshal regarding gate to accommodate emergency vehicles and a YELP type device for EMS access.*

Sketch Plan/Preliminary Plat – Hemby Place

The Planning Board reviewed the sketch plan and preliminary plat for Hemby Place, a new subdivision at the corner of Hemby and Providence Roads. Careful consideration went into the subdivision access points from both Hemby Road and Providence Road. The Board recommended enacting a tree ordinance after recognizing this property held several large trees that were going to be taken down. *The town entered into a contract with the Union County Urban Forester on July 1 to help with the writing of a tree ordinance for R-40 subdivisions and for review of trees in conservation subdivisions.*

DRB Review – WCVFD Construction Documents

Elevations, landscaping, and signs were reviewed to ensure the physical characteristics of the proposed development of the new fire station are compatible when considered within the context of the surrounding areas and to preserve the unique visual character of the Town.

Land Use Plan Update

The Planning Board reviewed the Land Use Plan section by section to ensure it was continuing to be consistent with the goals and values of the town.

Planning Board training – Several members attended training conducted by CCOG.

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 assisted with the Union County critical intersections work group to help plan and fund improvements at the Potter and Forest Lawn intersection.

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 and EC plans meet the Town's requirements and are inspected.

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

**TOWN OF WEDDINGTON
RESOLUTION OF INTENT TO CREATE AN INTERLOCAL AGREEMENT
FOR THE FORMATION OF A REGIONAL ORGANIZATION
R-2020-06**

WHEREAS, elected official and staff from the towns of Weddington, Mineral Springs, and Stallings and the villages of Wesley Chapel and Marvin have met and discussed regional planning, transportation and other issues that are common to all of the jurisdictions; and

WHEREAS, the region can accomplish more by joining together to resolve our common issues and create and advocate for solutions beneficial to all jurisdictions; and

WHEREAS, the formation of the Western Union Municipal Alliance and the creation of an Interlocal Agreement among the towns of Weddington, Mineral Springs, and Stallings and the villages of Wesley Chapel and Marvin is desired to continue the collaborative efforts on our regional issues.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Weddington does hereby endorse the creation of an Interlocal Agreement among the towns of Weddington, Mineral Springs, and Stallings and the villages of Wesley Chapel and Marvin for the formation of the Western Union Municipal Alliance.

Adopted this 10th day of August 2020.

Elizabeth Callis
Mayor, Town of Weddington

ATTEST

APPROVED AS TO FORM:

Karen Dewey
Town Clerk

Karen Wolter
Town Attorney

STATE OF NORTH CAROLINA

COUNTY OF UNION

**AN INTERLOCAL AGREEMENT BETWEEN THE TOWNS OF
WEDDINGTON, MINERAL SPRINGS, AND STALLINGS AND THE VILLAGES OF
WESLEY CHAPEL AND MARVIN
CREATING THE WESTERN UNION MUNICIPAL ALLIANCE**

This Interlocal Agreement is entered into the date and year of its last execution by and between the Town of Weddington (hereinafter “Weddington”), the Town of Mineral Springs (hereinafter “Mineral Springs”), and the Town of Stallings (hereinafter “Stallings”), and the Village of Wesley Chapel (hereinafter “Wesley Chapel”), and the Village of Marvin (hereinafter “Marvin”) individually a Party or collectively referred to herein as the “Parties”, all of which are municipal corporations organized under the laws of the State of North Carolina.

WITNESSETH

Article 1. Authority

- a. North Carolina General Statute §160A-461 permits one or more units of local government to enter into contracts or agreements with each other in order to execute any undertaking. To this end, North Carolina General Statute §160A-462 authorized such units of local government to establish a joint agency charged with any or all of the responsibility for the undertaking.
- b. Weddington, Mineral Springs, Stallings, Wesley Chapel, and Marvin are each municipal corporations organized under the laws of the State of North Carolina, having the powers, duties, privileges, and immunities conferred by law on towns in North Carolina.

Article 2. Purpose

- a. The purpose of this Agreement is to establish an Interlocal agreement for the purposes as set forth herein.

Article 3. Name

- a. The name of the agency created under this Agreement shall be the Western Union County Municipal Alliance (hereinafter “Alliance”).

Article 4. Objectives

- a. The objective of the Alliance is to study, investigate, advocate for and promote regional issues affecting the towns in the Western Union County area, including, land use planning, transportation concerns, economic development and other issues that affect the quality of life of the citizens of Western Union County.

Article 5. Governance

- a. The Alliance shall consist of two (2) representatives from each Town comprised as follows, (1) appointed delegate by the governing board of each Party and (1) appointed alternate by the governing board of each Party. If other Parties are added to this Agreement, such Party shall have a similar number of representatives. Any actions required herein by the Parties shall be taken by the governing board of each such Party. In the event the designated members are unable to attend meetings, alternates may be designated by that Party.
- b. The members of the Alliance shall, from time to time, designate a time and place of meeting, it being contemplated that the Alliance shall meet monthly, and that the hosting Town shall rotate monthly. The Town hosting the Alliance shall be responsible for giving such notices of the meeting as may be required under the Open Meetings law of North Carolina. A quorum of members (presently consisting of at least three (3) of the members) shall be required to hold a meeting. Designated alternates to regular members shall be counted in determining a quorum.
- c. The Alliance shall elect one of its members as Chairperson of the Alliance to serve on an annual basis. The Chairperson shall be selected from a town that is a Party to this Agreement as determined by a vote of the members of the Alliance

Article 6. Voting

- a. The Alliance shall operate by majority vote of those members present and constituting a quorum as defined in Article 5 herein. In the case of a vote that results in a tie, the items shall be considered again at the next regularly scheduled meeting.
- b. Each Town that is a Party to this Agreement reserves the right to specifically not authorize the Alliance to represent its interests before any legislative body, board, administrative hearing, media communication or such other occasion in which the Alliance is asked, invited, or required to attend, or on any particular matter.

Article 7. Staff, Funding.

- a. It is understood that the Alliance is primarily for the purpose of discussion and recommendation, and accordingly will operate without a dedicated staff and that it will not have any separate funding, unless and until this Agreement is amended by the affirmative vote of each of the Towns who are party to this Agreement.

Article 8. New Members

- a. New member Towns may be added to the Alliance based on their request and the approval of the Alliance and approval by an affirmative vote of all the Parties. If a new member is added, this Agreement will be amended to reflect such new member and that member shall become a Party.

Article 9. Term

- a. This Agreement becomes effective upon the date of ratification by resolution of the last of the Parties to so ratify this agreement, and shall terminate at a date that is ten (10) years after such ratification, unless sooner terminated by mutual agreement of the parties or upon the withdrawal of all Parties save one, as hereafter provided. This Agreement may be continued for an additional period by a majority vote of the Parties.

Article 10. Nonbinding Effect

- a. Decisions made by the Alliance are not intended to bind, be meant to bind, nor to be interpreted to bind the Parties to this Agreement. It is understood that any actions taken by the Alliance are recommendations only unless or until such recommended action is voted in the affirmative and approved by the Governing Boards of all the Parties of this Agreement.

Article 11. Withdrawing

- a. A Party may withdraw from this Agreement effective at any time by giving the other Parties sixty (60) days' notice of its intent to withdraw. Any expenses incurred by such withdrawing Party up to the effective date of withdrawal shall remain the responsibility of such withdrawing Party. Such notice shall be sent to each Party's members on the Alliance.

Adopted by each Party on the date and year as indicated below, to be effective on the date of last adoption.

TOWN OF WEDDINGTON

By: _____

Elizabeth Callis, Mayor

Date Adopted: _____

[Town Seal]

Attest: _____

Karen Dewey, Town Clerk

TOWN OF MINERAL SPRINGS

By: _____

Fredrick Becker III, Mayor

Dated Adopted: _____

[Town Seal]

Attest: _____

Vicky Brooks, Town Clerk

TOWN OF STALLINGS

By: _____

Wyatt Dunn, Mayor

Date Adopted: _____

[Town Seal]

Attest: _____

Erinn Nichols, Town Clerk

VILLAGE OF WESLEY CHAPEL

By: _____

Jan Smith, Mayor

Date Adopted: _____

[Town Seal]

Attest: _____

Cheryl Bennett, Town Clerk

VILLAGE OF MARVIN

By: _____

Joe Pollino, Mayor

Date Adopted: _____

[Town Seal]

Attest: _____

Austin Yow, Town Clerk

WEDDINGTON CODE ENFORCEMENT REPORT

July, 2020

1. 4005 Ambassador Ct., Inez B. McRae Trust
 - 7/31/20----Deterioration continues, building vacant and closed.
2. 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).
 - Home still under construction; old concrete pipe and some weeds along road ditch.
 - 9/30/19—monitoring.
 - 10/31/19—still needs to remove old culvert/pipe from front near road ditch
 - 11/30/19—old culvert/pipe still to be removed.
 - Old culvert/pipe still not moved from front of property near road ditch.
 - Culvert still not removed.
 - 2/29/20----Grading and drainage may be issue. To be checked by Town's Drainage/erosion control person.
 - 3/31/20---to be checked by Town's Drainage/erosion control person.
 - 4/30/20----trees, bushes pushed up into pile at rear of property; notice to be sent owner to remove this debris
 - 5/31/20---Grading and yard work still underway by homeowner.
 - 6/30/20----Monitoring.
 - 7/31/20----Issued Notice of Violation w/citation.
3. 3343 Ironwood Dr.
 - 3/31/20---Owner has been ordered to remove vehicle from R/W.
 - 7/31/20----Vehicle still parked in R/W
4. 3232 Michelle Dr.
 - 3/31/20----property owner has been instructed to discontinue parking multiple commercial vehicles at his residence.
 - 7/31/20----vehicles (vans, 4) still being parked at residence.
5. 210 Hidden Haven Trail
 - Commercial equipment on property—still checking on this one.
 - 5/31/20----owner has cleared large area behind residence. Utility trailer and shipping container located on this area. He is storing material in container for upfitting basement of home. He now has a permit for basement upfit and will relocate shipping container when upfit is completed.
 - No change.

- **Monitoring.**
6. **1337 Whispering Oaks Ln.**
5/31/20----report of work without permit. Dumpster in parking/drive area. **Monitoring.**
7/31/20----Monitoring.
 7. **308 Maple Grove Church Ln.**
5/31/20----report of camper repair; so far have not found this. **Monitoring.**
6/30/20----Notice of Violation to be issued for camper repair on this property.
7/31/20----Notice of Violation issued. No campers at residence as of 7/31/20
 8. **3824 Bounty Ln.**
6/30/20----Car parked in cul de sac (License expored and not moved in 5 yrs). Owner to be cited and ordered to remove vehicle to avoid towing by Town.
7/31/20----Notice of Violation and Intent to Tow issued.
 9. **7021 Stirrup Ct.**
7/31/20----Notice of Violation w/Citation issued 7/31/20 for Nuisance Code violations and failure to take corrective action as previously instructed.
 10. **2317 Huntington Dr.**
7/31/20-----Issued Notice of Violation & Citation for Nuisance Code Violation.
 11. **Landsbury Dr.**
7/31/20----House was vandalized in early spring. All windows broken out. Absentee property owner. **NEW OWNER HAS DEMOLISHED HOUSE. PLANS TO BUILD NEW HOME ON PROPERTY!**

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,656,247.71
10-1120-001	TRINITY MONEY MARKET	1,140,955.95
10-1170-000	NC CASH MGMT TRUST	558,666.34
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	14,818.14
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,399.16
10-1232-000	SALES TAX RECEIVABLE	230.84
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,356,559.00
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	10,895.00
10-1610-003	FIXED ASSETS - EQUIPMENT	18,445.58
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	30,442.52
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	143,169.00
TOTAL ASSETS		<u>5,967,680.24</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2620-000	DEFERRED REVENUE - DELQ TAXES	14,818.14
10-2630-000	DEFERRED REVENUE-NEXT 8	10,399.16
TOTAL LIABILITIES		<u>100,219.55</u>

EQUITY

10-2620-001	FUND BALANCE - UNASSIGNED	2,525,514.17
10-2620-003	FUND BALANCE-ASSIGNED	726,000.00
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,586,362.10
10-2620-005	CURRENT YEAR EQUITY YTD	245,119.36
CURRENT FUND BALANCE - YTD NET REV		-215,534.94
TOTAL EQUITY		<u>5,867,460.69</u>

TOTAL LIABILITIES & FUND EQUITY	<u>5,967,680.24</u>
---------------------------------	---------------------

REVENUE:

10-3101-110	AD VALOREM TAX -	0.00	0.00	1,145,000.00	100
10-3102-110	AD VALOREM TAX - 1ST	1,354.55	1,354.55	3,000.00	55
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	105,000.00	100
10-3115-180	TAX INTEREST	79.72	79.72	2,250.00	96
10-3231-220	LOCAL OPTION SALES TAX	0.00	0.00	350,000.00	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	460,000.00	100
10-3340-400	ZONING & PERMIT FEES	4,230.00	4,230.00	25,000.00	83
10-3350-400	SUBDIVISION FEES	0.00	0.00	53,500.00	100
10-3830-891	MISCELLANEOUS REVENUES	0.00	0.00	1,500.00	100
10-3831-491	INVESTMENT INCOME	0.00	0.00	7,000.00	100
TOTAL REVENUE		<u>5,664.27</u>	<u>5,664.27</u>	<u>2,199,250.00</u>	<u>100</u>

AFTER TRANSFERS

5,664.275,664.272,199,250.00**4110 GENERAL GOVERNMENT**

EXPENDITURE:

10-4110-126	FIRE DEPT SUBSIDIES	65,316.50	65,316.50	789,500.00	92
10-4110-127	FIRE DEPARTMENT	0.00	0.00	10,000.00	100
10-4110-128	POLICE PROTECTION	75,855.73	75,855.73	305,425.00	75
10-4110-192	ATTORNEY FEES - GENERAL	0.00	0.00	75,000.00	100
10-4110-193	ATTORNEY FEES -	0.00	0.00	5,000.00	100
10-4110-195	ELECTION EXPENSE	0.00	0.00	3,500.00	100
10-4110-340	PUBLICATIONS	0.00	0.00	2,500.00	100
10-4110-341	WEDDINGTON FALL EVENT	0.00	0.00	4,100.00	100
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	1,350.00	100
10-4110-495	COMMITTEE & OUTSIDE	0.00	0.00	4,500.00	100
TOTAL EXPENDITURE		<u>141,172.23</u>	<u>141,172.23</u>	<u>1,217,050.00</u>	<u>88</u>

BEFORE TRANSFERS

-141,172.23-141,172.23-1,217,050.00

AFTER TRANSFERS

-141,172.23-141,172.23-1,217,050.00**4120 ADMINISTRATIVE**

EXPENDITURE:

10-4120-121	SALARIES - CLERK	1,985.18	1,985.18	25,000.00	92
10-4120-123	SALARIES - TAX COLLECTOR	4,396.24	4,396.24	54,550.00	92
10-4120-124	SALARIES - FINANCE OFFICER	450.87	450.87	11,500.00	96
10-4120-125	SALARIES - MAYOR &	2,100.00	2,100.00	25,200.00	92
10-4120-181	FICA EXPENSE	683.25	683.25	9,000.00	92
10-4120-182	EMPLOYEE RETIREMENT	1,065.38	1,065.38	13,500.00	92

10-4120-183	EMPLOYEE INSURANCE	1,246.00	1,246.00	14,975.00	92
10-4120-184	EMPLOYEE LIFE INSURANCE	12.60	12.60	175.00	93
10-4120-185	EMPLOYEE S-T DISABILITY	12.00	12.00	200.00	94
10-4120-191	AUDIT FEES	0.00	0.00	8,500.00	100
10-4120-193	CONTRACT LABOR	0.00	0.00	50,100.00	100
10-4120-200	OFFICE SUPPLIES - ADMIN	124.40	124.40	14,000.00	99
10-4120-210	PLANNING CONFERENCE	0.00	0.00	2,500.00	100
10-4120-321	TELEPHONE - ADMIN	0.00	0.00	2,250.00	100
10-4120-325	POSTAGE - ADMIN	0.00	0.00	2,000.00	100
10-4120-331	UTILITIES - ADMIN	4,845.98	4,845.98	5,040.00	4
10-4120-351	REPAIRS & MAINTENANCE -	2,519.58	2,519.58	7,500.00	66
10-4120-352	REPAIRS & MAINTENANCE	19,986.13	19,986.13	66,500.00	70
10-4120-354	REPAIRS & MAINTENANCE	-4,437.00	-4,437.00	118,500.00	104
10-4120-355	REPAIRS & MAINTENANCE	0.00	0.00	1,500.00	100
10-4120-356	REPAIRS & MAINTENANCE	0.00	0.00	6,250.00	100
10-4120-370	ADVERTISING - ADMIN	0.00	0.00	1,000.00	100
10-4120-400	ADMINISTRATIVE:TRAINING	0.00	0.00	4,500.00	100
10-4120-410	ADMINISTRATIVE:TRAVEL	0.00	0.00	6,000.00	100
10-4120-450	INSURANCE	13,104.00	13,104.00	14,500.00	10
10-4120-491	DUES & SUBSCRIPTIONS	17,373.78	17,373.78	22,000.00	21
10-4120-498	GIFTS & AWARDS	47.17	47.17	2,500.00	98
10-4120-499	MISCELLANEOUS	565.14	565.14	7,500.00	92
10-4120-500	CAPITAL EXPENDITURES	0.00	0.00	27,000.00	100
TOTAL EXPENDITURE		66,080.70	66,080.70	523,740.00	87
BEFORE TRANSFERS		-66,080.70	-66,080.70	-523,740.00	
AFTER TRANSFERS		-66,080.70	-66,080.70	-523,740.00	

4130 PLANNING & ZONING

EXPENDITURE:

10-4130-121	SALARIES - ZONING	6,666.66	6,666.66	82,440.00	92
10-4130-122	SALARIES - ASST ZONING	0.00	0.00	500.00	100
10-4130-123	SALARIES -	2,667.51	2,667.51	30,185.00	91
10-4130-124	SALARIES - PLANNING	425.00	425.00	5,100.00	92
10-4130-125	SALARIES - SIGN REMOVAL	254.56	254.56	4,660.00	95
10-4130-181	FICA EXPENSE - P&Z	737.86	737.86	9,500.00	92
10-4130-182	EMPLOYEE RETIREMENT -	1,570.10	1,570.10	19,050.00	92
10-4130-183	EMPLOYEE INSURANCE	1,547.00	1,547.00	18,565.00	92
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	0.00	0.00	54,500.00	100
10-4130-194	CONSULTING - COG	0.00	0.00	11,500.00	100
10-4130-200	OFFICE SUPPLIES -	0.00	0.00	5,000.00	100
10-4130-201	ZONING SPECIFIC OFFICE	0.00	0.00	1,500.00	100
10-4130-215	HISTORIC PRESERVATION	0.00	0.00	250.00	100

10-4130-220	INFRASTRUCTURE	0.00	0.00	394,000.00	100
10-4130-321	TELEPHONE - PLANNING &	0.00	0.00	2,250.00	100
10-4130-325	POSTAGE - PLANNING &	0.00	0.00	2,000.00	100
10-4130-331	UTILITIES - PLANNING &	45.99	45.99	5,035.00	99
10-4130-370	ADVERTISING - PLANNING	0.00	0.00	1,000.00	100
TOTAL EXPENDITURE		<u>13,946.28</u>	<u>13,946.28</u>	<u>647,460.00</u>	<u>98</u>
BEFORE TRANSFERS		<u>-13,946.28</u>	<u>-13,946.28</u>	<u>-647,460.00</u>	
AFTER TRANSFERS		<u>-13,946.28</u>	<u>-13,946.28</u>	<u>-647,460.00</u>	
GRAND TOTAL		<u><u>-215,534.94</u></u>	<u><u>-215,534.94</u></u>	<u><u>-189,000.00</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 10, 2020

SUBJECT: Monthly Report–July 2020

Transactions:	
Interest Charges	\$188.92
Penalty and Interest Payments	\$(79.72)
Taxes Collected:	
2019	\$(1354.55)
As of July 31, 2020; the following taxes remain Outstanding:	
2009	\$418.16
2010	\$530.18
2011	\$52.18
2012	\$265.34
2013	\$303.76
2014	\$598.70
2015	\$1233.67
2016	\$886.47
2017	\$1953.99
2018	\$4156.71
2019	\$14,818.14
Total Outstanding:	\$25,217.30