

TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY JULY 13, 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 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
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Presentation to Leslie Gaylord, Finance Officer, in recognition of 20 years of service to the Town of Weddington
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
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.
10. Approval of Minutes
 - A. June 8, 2020 Town Council Regular Meeting Minutes
 - B. June 11, 2020 Town Council Reconvened Meeting Minutes
11. Public Hearings
 - A. Discussion and Consideration of an Amendment to Chapter 34 Article V Section 34-131 *Property and Nuisance Abatement*
12. Old Business
 - A. Consideration of Website and Social Media Platform Policy
13. New Business
 - A. Discussion and Consideration of Final Plat for Harlow's Crossing Phase 2 Final Plat
 - B. Discussion and Consideration of Construction Plans for Wesley Chapel Volunteer Fire Department
 - C. Discussion of Intersection Design Workbook
14. Update from Town Planner
15. Code Enforcement Report
16. Update from Finance Officer and Tax Collector
17. Transportation Report
18. Council Comments
19. Adjournment

**TOWN OF WEDDINGTON
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MONDAY JULY 13, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL*
MINUTES
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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 texts 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

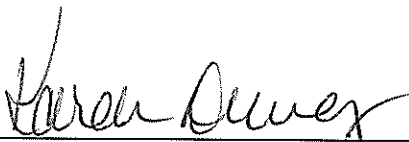
Motion: Mayor Pro Tem Propst made a motion to adjourn the July 13, 2020 Regular Town Council Meeting at 7:42 p.m.

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

Approved: August 10, 2020



Elizabeth Callis, Mayor



Karen Dewey, Town Clerk



TOWN OF
WEDDINGTON

1924 Weddington Road • Weddington, North Carolina 28104

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: July 13, 2020
SUBJECT: 2020 Real Property Taxes

In accordance with General Statutes 105.321, I am hereby requesting authorization to collect the 2020 Real Property Taxes for the Town of Weddington.

State of North Carolina
Town of Weddington


To the Tax Collector of the Town of Weddington

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

Witness my hand and official seal this 13th day of July, 2020.


Elizabeth Callis, Mayor

Attest:



Karen Dewey, Town Clerk