

TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY SEPTEMBER 14, 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 may be submitted in writing by September 14, 2020 by 4:00 PM. Please send all comments to kdewey@townofweddington.com.

Prayer – Ed Thomas, Spirit of Joy

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 Public Works
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Consent Agenda
 - A. Approve Proclamation P 2020-02 Recognizing September 17 through 23 as Constitution Week
 - B. Approve Proclamation P 2020-03 Recognizing October 4 through 10 as Fire Prevention Week
 - C. Approve Proclamation P 2020-04 Recognizing October as Domestic Abuse Awareness Month
 - D. Approve Budget Amendment for FY 2020-2021 for Revenues and Expenditures due to the CARES Act
 - E. Call for a Public Hearing to be held October 12, 2020 at 7:00 p.m. at Weddington Town Hall for Christ South Lutheran Church Conditional Zoning Amendment for Phase 1
 - F. Approve Resolution 2020-05 to request DOT accept Bromley Subdivision roads into State Maintained Secondary Road System
10. Approval of Minutes
 - A. August 10, 2020 Town Council Regular Meeting Minutes
11. Old Business
12. New Business
 - A. Discussion and Consideration of Renewal of Annexation Agreement with the Village of Marvin
 - B. Discussion and Consideration to Extend and permanently adjust all current Planning Board terms from December of expiration year to March of the following year
13. Update from Town Planner
14. Code Enforcement Report
15. Update from Finance Officer and Tax Collector
16. Transportation Report
17. Enter into Closed Session pursuant to NCGS 143-318.11 (a)(3): To Consult with an Attorney to protect the Attorney-Client Privilege
18. Council Comments
19. Adjournment



**TOWN OF WEDDINGTON
PROCLAMATION
P-2020-02**

WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2020, marks the two hundred thirty third anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Elizabeth Callis, by virtue of the authority vested in me as Mayor of the Town of Weddington do hereby proclaim the week of September 17 through 23, 2020 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 14th day of September 2020.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk



**TOWN OF WEDDINGTON
PROCLAMATION
P-2020-03**

WHEREAS, the town of Weddington is committed to ensuring the safety and security of all those living in and visiting Weddington; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,630 people in the United States in 2017, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 357,000 home fires; and

WHEREAS, cooking is the leading cause of home fires in the United States where fire departments responded to more than 173,200 annually between 2013 and 2017; and

WHEREAS, two of every five home fires start in the kitchen with 31% of these fires resulting from unattended cooking; and

WHEREAS, more than half of reported non-fatal home cooking fire injuries occurred when the victims tried to fight the fire themselves; and

WHEREAS, children under five face a higher risk of non-fire burns associated with cooking than being burned in a cooking fire

WHEREAS, Weddington residents should stay in the kitchen when frying food on the stovetop, keep a three-foot kid-free zone around cooking areas and keep anything that can catch fire away from stove tops; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, Weddington first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Weddington residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2020 Fire Prevention Week theme, “Serve Up Fire Safety in the Kitchen!” effectively serves to remind us to stay alert and use caution when cooking to reduce the risk of kitchen fires.

THEREFORE, I, Elizabeth Callis, by virtue of the authority vested in me as Mayor of the Town of Weddington, do hereby proclaim October 4-10, 2020, as

FIRE PREVENTION WEEK

and I urge all the people of Weddington to check kitchens for fire hazards and use safe cooking practices during Fire Prevention Week 2020 and throughout the year, and to support the many public safety activities and efforts of fire and emergency services in Weddington and throughout Union County.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 14th day of September 2020.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk



**TOWN OF WEDDINGTON
PROCLAMATION
P-2020-04**

WHEREAS, domestic violence affects all Union County residents, and far too many people suffer abuse at the hands of a spouse, partner, parent, child, or sibling; these victims can be of any age, race, religion, or economic status and the resulting damage is inflicted not only on the victims, but their children, families, and communities; and

WHEREAS, domestic violence includes not only physical but also mental abuse, emotional abuse, financial abuse, sexual abuse, and isolation; and

WHEREAS, domestic violence is widespread, including one in four families is impacted by domestic violence with an annual cost Union County of \$11,688,756; and

WHEREAS, according to the North Carolina Coalition Against Domestic Violence, there have been 1,369 women, men, and children murdered as a result of domestic violence since January 1, 2002 in North Carolina; and

WHEREAS, according to the North Carolina Council for Women, domestic violence programs across the state responded to over 112,860 crisis calls and provided services to over 60,301 victims last year; and

WHEREAS, the key to prevention is education, community awareness, having zero tolerance for domestic violence, and requiring accountability by the abuser; and

WHEREAS, Union County recognizes the importance of having collaborations by multiple partners to promote social norms, policies and laws that support gender equity and foster intimate partnerships based on mutual respect, equality, and trust; and

NOW, THEREFORE, be it resolved that I, Elizabeth Callis, Mayor of the Town of Weddington, do hereby proclaim October 2020 as Domestic Violence Awareness Month in Union County and urge all citizens to support this observance. I further urge our citizens to increase their awareness and education of this destructive force which deeply affects a large number of families in our State each year and to become part of the efforts to stop violence in families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this the 14th day of September 2020.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk

**TOWN OF WEDDINGTON
AMENDED BUDGET
FYE 6/30/2021**

Tax Rate 5.2 cents		ORIGINAL BUDGET	AMENDED BUDGET	
Revenues				
Ad Valorem Taxes		\$ 1,257,250	\$ 1,257,250	
State-Collected Revenues		855,000	855,000	
Zoning and Subdivision Revenues		\$ 78,500	\$ 78,500	
Other Revenues		\$ 8,500	\$ 8,500	
CARES Revenues			\$ 18,220	{A}
Total Revenues		\$ 2,199,250	\$ 2,217,470	
Expenditures				
Administrative Expenditures		\$ 523,740	\$ 523,740	
Planning and Zoning Expenditures		647,460	647,460	
Planning & Zoning - CARES			\$ 18,220	{A}
General Government Expenditures		1,217,050	1,217,050	
Total Expenditures		\$ 2,388,250	\$ 2,406,470	
Total Fund Balance Appropriation		\$ 189,000	\$ 189,000	

{A} CARES funding to be received from County to assist with COVID-19 related expenditures

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: September 14, 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 Road.

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

Since the approval the applicant purchased the Matthews Property (parcel 06177012). The first amendment was approved in March of 2019. 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 remained the same.

The second amendment was approved in December 2019 to allow for a preschool use within the existing single-family home. The preschool use shall have a maximum number of 20 students and the hours of operation shall be no more than four days a week with no more than four hours per day. Any changes shall be brought back to Town Council.

The applicant is now seeking an amendment to build phase 1, which includes the little barn, hospitality barn (within the existing garage and decking), center lawn, an existing home (Ms. Matthews residence) and parking. Phase 2 will be required to come back through the conditional zoning amendment process.

Development Standards (for a Church in the R60 zoning district):

- Minimum Lot Area-3 acres
- Front Setback-75 feet
- Rear Setback-60 feet
- Side Setbacks-50 feet
- Maximum Building Height - 35 feet except as permitted in *Section 58-15*

Access and Parking:

The site plan shows two points of access off Reid Dairy Rd. The first access is existing and is utilized by Thrive Day Preschool and the second access will be expanded near the existing private drive. NCDOT will be required to approve the access.

The parking has been separated into sections to avoid large expanses of asphalt and it is located outside of the rear and side yard setbacks required by code.

One parking space is required per 4 seats in a sanctuary plus 1 space for each employee. There are approximately 242 seats. 60 parking spaces are required, and 66 spaces have been provided. The hospitality barn will utilize existing parking spaces until phase 2 is built.

Screening and Landscaping:

The applicant is required to provide a 50-foot landscaped buffer around the property per Section 58-8 of the zoning ordinance and buffer the parking along Reid Dairy Rd. Existing wooded areas within the buffers shall be left undisturbed.

The detailed landscaping plan will be required to go through the Design Review Board process during the construction plan phase of the project.

Elevations

The conceptual elevations show a fiber cement lap siding, wooden barn doors, overhead doors and a metal roof. The new elevations meet the intent of the design and appearance standards with features that avoid monotony or massing.

The final elevations will be required to go through the Design Review Board process prior to construction.

Lighting

Any freestanding lighting fixtures on the site will be required to follow Chapter 14, Article IV of the town's ordinances.

Development Standards

The development standards remain the same as originally approved except for the following:

- 4.C The maximum height of any building was raised to 45 ft.
- 4.D The conceptual drawings were noted to be for the "phase one" building, to be built in phase one and not the "principal" building which will be the main worship building and built in the future. As is noted in the language, design of the principal building and all other buildings will be similar in character to the phase one building drawings provided.
- 8.A No signs were shown on the master plan. The Development Standard was modified to remove the reference to the location of signs. All signs are required to be reviewed by the Design Review Board.

Planning Board

The Planning Board reviewed the plans on August 24, 2020. Questions were answered regarding the uses, stormwater plans/impervious surface, and parking. The Planning Board asked to make sure the wording on the plans don't allow for any retail type uses. The Planning Board unanimously recommended approval.

Recommendation:

State Statute requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest.

Staff recommends approval of the conditional district amendment with the conditions as previously approved and recommends keeping the previously approved land use plan consistency statement.

Proposed Land Use Consistency Statement

The subject parcel is designated for Traditional Residential on the Weddington Land Use Plan.

The conditional zoning meets the goals of the land use plan in that the use retains a mix of land uses that reinforce a unique small-town character; the design is consistent with the unique small-town character of Weddington. The existing trees and undisturbed area create a buffer between the existing residential homes. It is reasonable given the use and character of the area with the school and fire department nearby.

Attachments:

Site Plan
Phasing Plan
Development Standards
Elevations
Floor Plan

• PRELIMINARY •
NOT FOR
CONSTRUCTION

Christ Evangelical Lutheran Church of NC

4519 Providence Road
Charlotte, NC 28226

Prepared for:
John Shurley

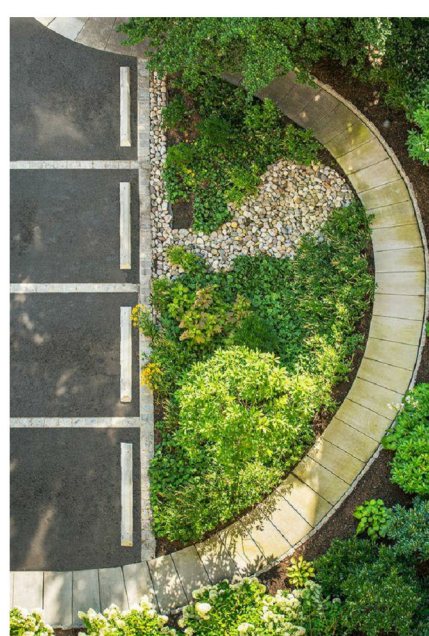
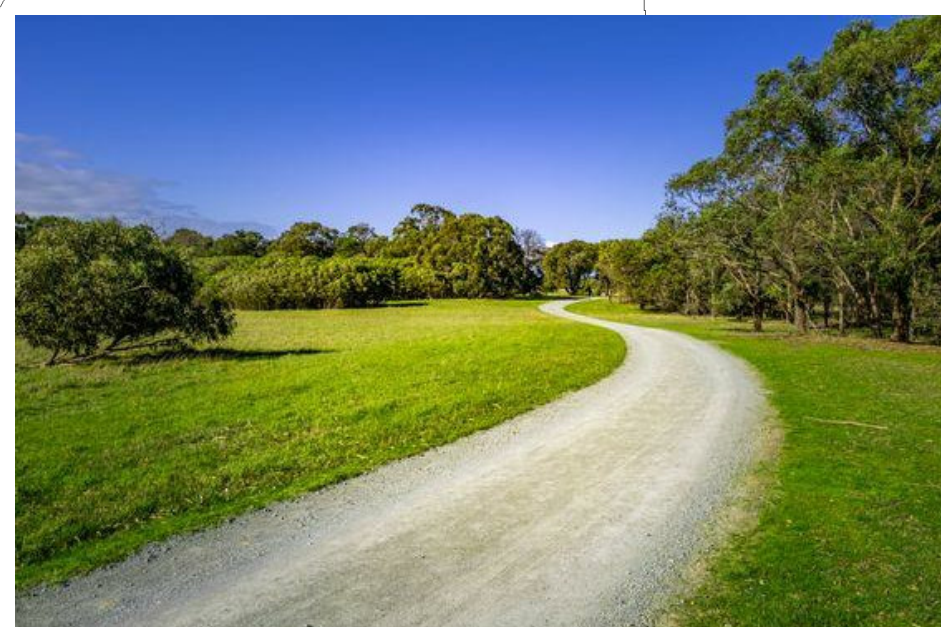
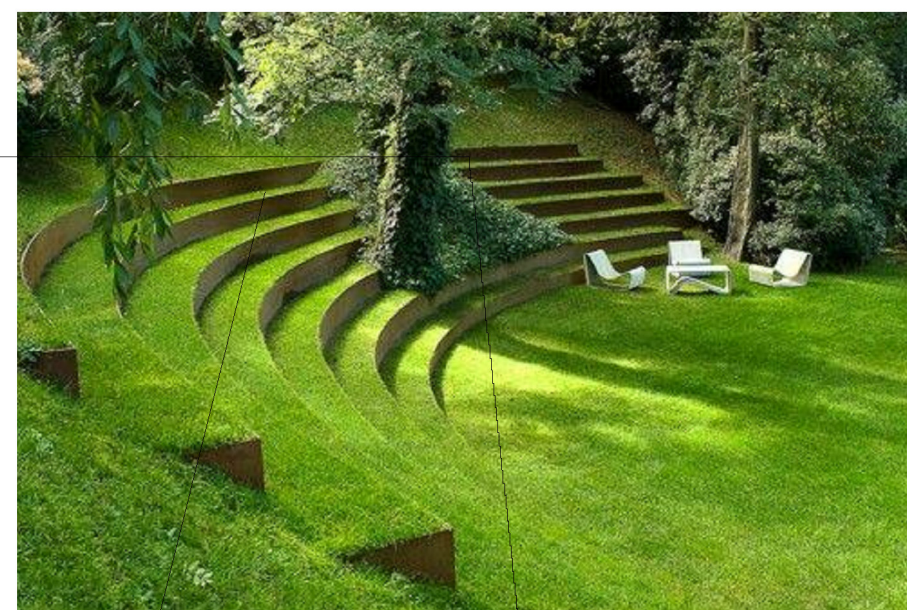
Date 08.13.2020
Architect's Project # 2016

#	REVISION	DATE
1		

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SITE PLAN

AS101



Big Barn	12,000 sf (400 people - 100 spaces)	120 p. spaces
The Harvest House	2,184 sf	30
Hospitality Barn	1,150 sf (=/- 1,400 sf deck)	30
Little Barn	5,000 sf	30
Thrive (future)	10,000 sf	30
Office	2,370 sf	30

173 parking spaces total:
* It is assumed that the main worshipping space will share parking with other buildings on campus.

• PRELIMINARY •
NOT FOR
CONSTRUCTION

Christ Evangelical Lutheran Church of NC

4519 Providence Road
Charlotte, NC 28226

Prepared for:
John Shurley

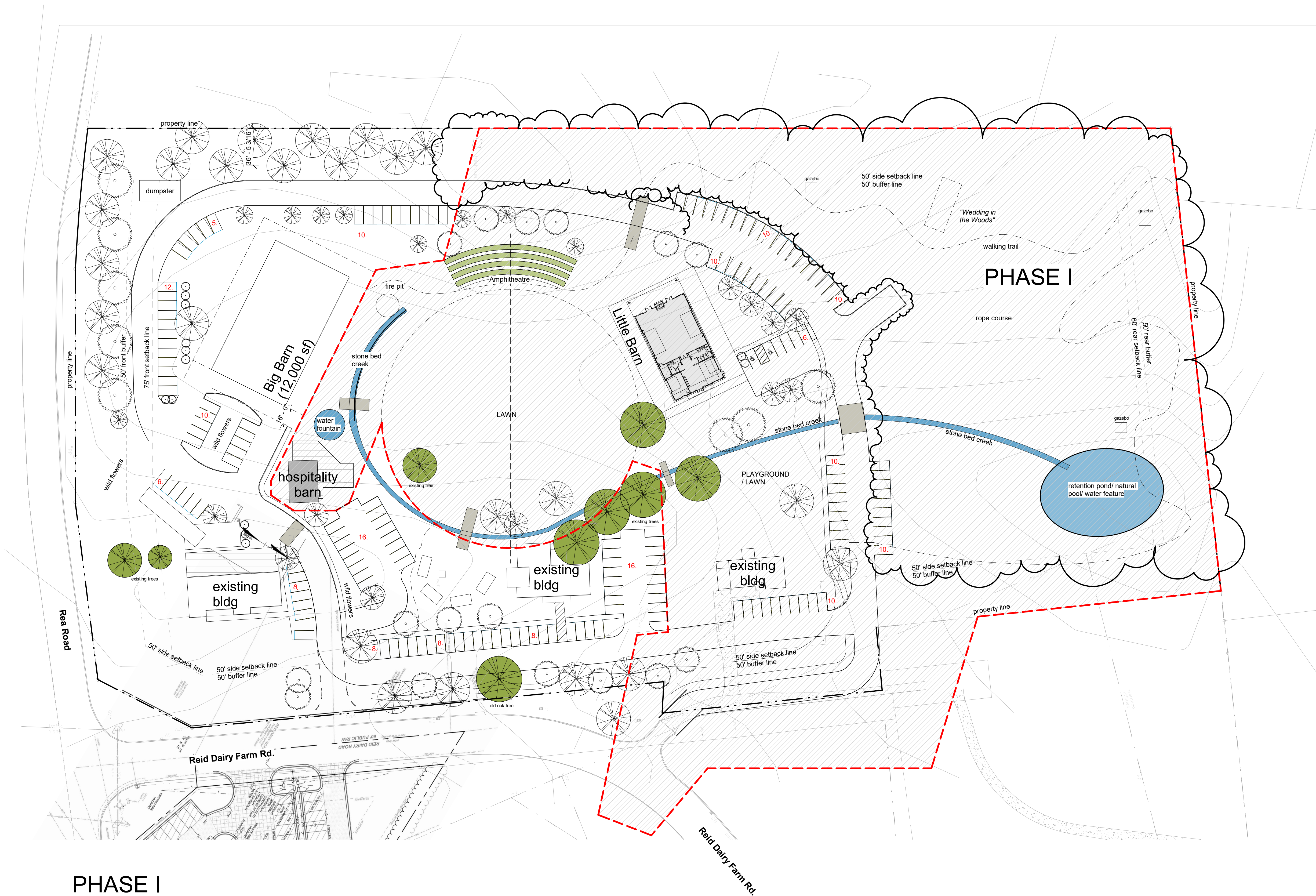
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PHASING PLAN

AS102



PHASE I

1. Little Barn
2. Access Road
3. Retention Pond
4. Parking and fire truck turn around
5. pedestrian access to the walkway in the wood
6. Wedding in the Woods
7. Gazebos
8. Rope Course
9. Playground
10. Hospitality Barn
11. Amphitheater
12. Lawn Area

DEVELOPMENT STANDARDS

August 14, 2020

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Christ Lutheran Church (the "Applicant") for an approximately 12.739 acre site located on the northwest corner of Reid Dairy Road and Rea Road, which site is more particularly depicted on the Rezoning Plan and is further identified as all of Tax Parcel No. 06177012, all of Tax Parcel No. 06177013, all of Tax Parcel No. 06177014, and a portion of Tax Parcel No. 06177015 (hereinafter referred to as the "Site").
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of Chapter 58 of the Town of Weddington Code of Ordinances (the "Zoning Ordinance"). The regulations established under the R-60 zoning district shall govern the use and development of the Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Zoning Ordinance, may be altered or modified during design development and construction document phases.
- D. The principal building and any accessory structures developed on the Site shall be located within the building envelope depicted on the Rezoning Plan.
- E. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. The Site shall be required to meet side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.
- F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 58-271(j) of the Zoning Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 58-271 (j) of the Zoning Ordinance.

2. PERMITTED USES

- A. In addition to all permitted uses within the R-60 zoning district, the Site also may be devoted to the following conditional uses that are allowed within the R-60 zoning district:
- Churches, synagogues and other places of worship, along with any incidental and accessory uses associated therewith.

8. SIGNS

- A. The Applicant may install a sign on the Site, which sign shall comply with the requirements of Article V of the Zoning Ordinance.

9. LIGHTING

- A. All freestanding lighting fixtures installed on the Site shall comply with the requirements of Chapter 14, Article IV of the Town of Weddington Code of Ordinances.

10. NOISE

- A. The Applicant shall comply with the requirements of Chapter 22 of the Town of Weddington Code of Ordinances.
- B. The Applicant shall not erect or operate a bell tower or similar chiming feature on the Site.

11. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Zoning Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- B. Any reference to the Zoning Ordinance or the Town of Weddington Code of Ordinances herein shall be deemed to refer to the Zoning Ordinance or the Town of Weddington Code of Ordinances in effect as of the date this Rezoning Petition is approved.

- B. With the exception of Holy Week and Christmas Eve, the public hours of operation for permitted uses on the Site shall be 7:00 am to 10:00 pm; provided, however, that the following uses shall be permitted to take place on the Site outside of the above hours of operation:

- Small group activities;
 - Spiritual and spiritual formation activities for congregants;
 - Church-community relationship building activities; and
 - Conducting church business, operations and/or management activities.
- C. The following restrictions shall apply to wedding ceremonies and wedding receptions held outdoors on the Site:
- Any wedding ceremonies and/or receptions held on the Site must be held within the hours of operation set forth in Note 2.B.
 - Outdoor wedding ceremonies and/or receptions shall be held within the building envelope depicted on the Rezoning Plan.
 - The maximum number of guests for any outdoor wedding ceremony and/or reception held on the Site shall be in accordance with the maximum occupancy of the principal building on the Site as determined by the fire marshal or fire chief
 - Temporary exterior lighting, if any, shall not project into adjoining residential lots. Use of stadium-style or other pole-mounted lighting is prohibited.
 - Parking along the public right of way, or parking that blocks any driveways, sight triangles or emergency access, is prohibited. Off-site parking shall be permitted only if the Applicant maintains an agreement with the owner of land where vehicles are parked specifically permitting such parking.
 - The event area shall provide sufficient on-site trash receptacles, and ensure that windblown trash or other debris does not accumulate anywhere on the Site.
 - The event area shall ensure adequate ingress and egress from all buildings and structures to accommodate emergency services access.
- D. No dedicated and lighted athletics fields (e.g. baseball diamonds) shall be provided on the Site.
- E. The Applicant acknowledges that it must seek Town Council approval of any extension of permitted church uses to include operation of a day care or a preschool on the Site.

3. TRANSPORTATION

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs

and to any adjustments required for approval by the Town of Weddington and/or North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

- B. Off-street vehicular parking shall be provided in accordance with the requirements of the Zoning Ordinance.
- C. The alignment of the internal drives and vehicular circulation areas may be modified by the Applicant to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by Town of Weddington and/or NCDOT in accordance with applicable published standards.

4. ARCHITECTURAL STANDARDS

- A. Building design and architectural standards will meet the applicable requirements of Chapter 14, Article V of the Town of Weddington Code of Ordinances.
- B. The building or buildings to be located on the Site together shall not exceed 55,000 square feet of gross floor area.
- C. The maximum height of any building or buildings to be located on the Site shall be 45 feet as measured from the ridge of the roof
- D. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives of the phase one building to be located on the Site, which are intended to depict the general conceptual architectural style and character of the building. Accordingly, such building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted. Any other buildings to be located on the Site shall be consistent with the architectural style, design and character of the phase one building on the Site.

5. DIMENSIONAL STANDARDS

- A. Development of the Site shall comply with the yard regulations for the R-60 zoning district set out in Section 58-53(3) of the Zoning Ordinance as it exists on the date of the Rezoning Application.

6. SCREENING AND LANDSCAPING

- A. Screening and landscaping shall conform to the requirements of Section 58-8 of the Zoning Ordinance.

7. ENVIRONMENTAL FEATURES

- A. Storm water management on the Site shall comply with the requirements of Section 58-
- B. 543 of the Zoning Ordinance.

• PRELIMINARY •
NOT FOR CONSTRUCTION

COMMUNITY
BUILDING

Old Dairy Farm-
Phase 1

323 Reid Dairy Road
Weddington, NC 28104

Prepared for:

CHRIST LUTHERAN
CHURCH
4519 Providence Road
Charlotte, NC 28226

Date 8-14-2020
Architect's Project # 2016

REVISIONS
NUMBER DATE

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DEVELOPMENT
STANDARDS

AS103

ELEVATION KEYNOTES

1. Fiber-cement lap siding, 8" exposure, painted, typical.
2. 6" Fiber-cement trim, painted, typical
3. Fixed, wooden barn door, painted
4. Prefinished aluminum storefront with insulating glass
5. Prefinished aluminum entrance doors with insulating glass
6. Prefinished aluminum window with insulating glass and applied exterior muntins.
7. 4" Fiber-cement trim, painted
8. Overhead barn door track, painted
9. KDAT wood brackets, painted, typical
10. 8" Fiber-cement trim, painted
11. Prefinished aluminum louver
12. Prefinished, standing seam roofing
13. Prefinished aluminum fascia
14. 10" Fiber-cement trim, painted
15. Prefinished, insulated, standing seam metal roof panels.
16. Fireplace exhaust flue
17. Prefinished aluminum sectional overhead door with insulating glass
18. Thin-stone fireplace veneer
19. Steel framing, painted.
20. Wood slats on horizontal purtins, painted.
21. Operable, wooden barn door, painted

• PRELIMINARY •
NOT FOR CONSTRUCTION

COMMUNITY
BUILDING

Old Dairy Farm-
Phase 1

323 Reid Dairy Road
Weddington, NC 28104

Prepared for:
CHRIST LUTHERAN
CHURCH
4519 Providence Road
Charlotte, NC 28226

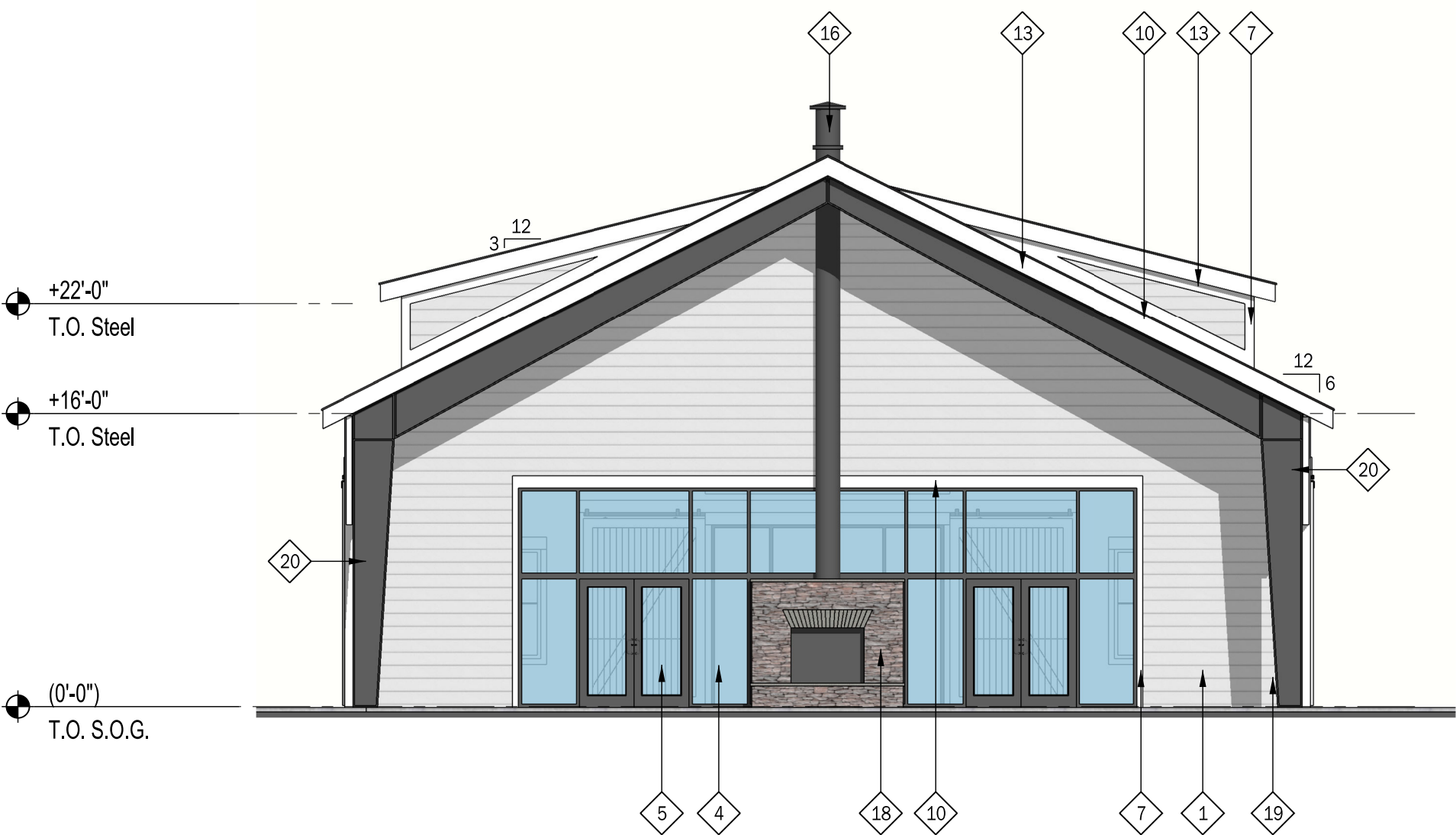
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Architect's Project # 2016

REVISIONS
NUMBER DATE

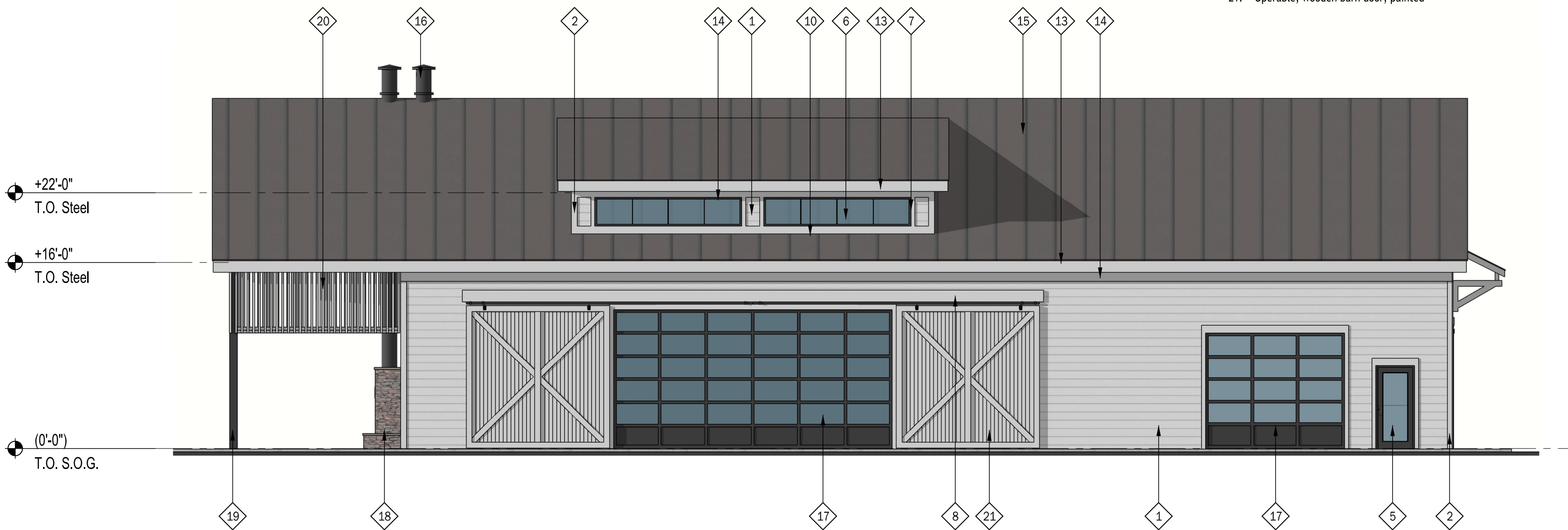
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EXTERIOR
ELEVATIONS

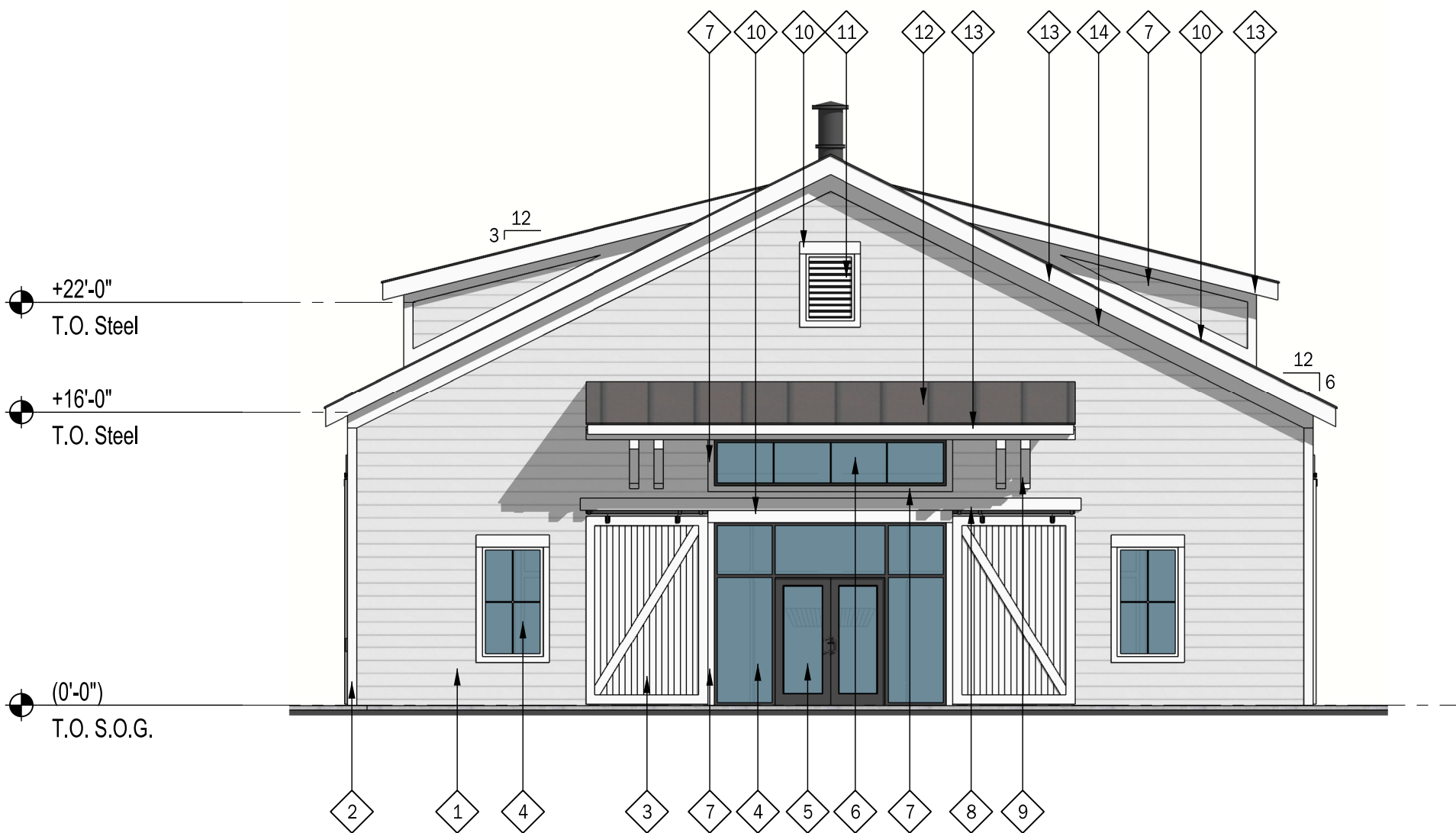
AC201



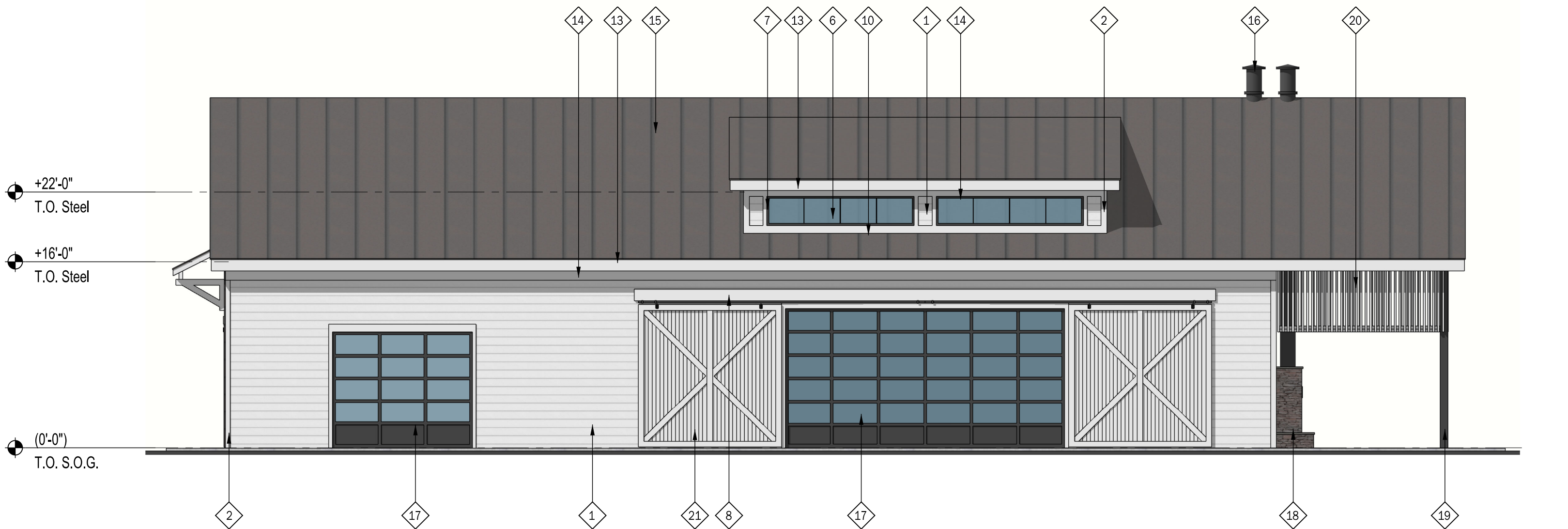
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1/8"=1'-0"



B1 LEFT SIDE ELEVATION
1/8"=1'-0"



A3 FRONT ELEVATION
1/8"=1'-0"



A1 RIGHT SIDE ELEVATION
1/8"=1'-0"

• PRELIMINARY •
NOT FOR CONSTRUCTION

COMMUNITY
BUILDING

Old Dairy Farm-
Phase 1

323 Reid Dairy Road
Weddington, NC 28104

Prepared for:

CHRIST LUTHERAN
CHURCH
4519 Providence Road
Charlotte, NC 28226

Date 7-29-2020
Architect's Project # 2016

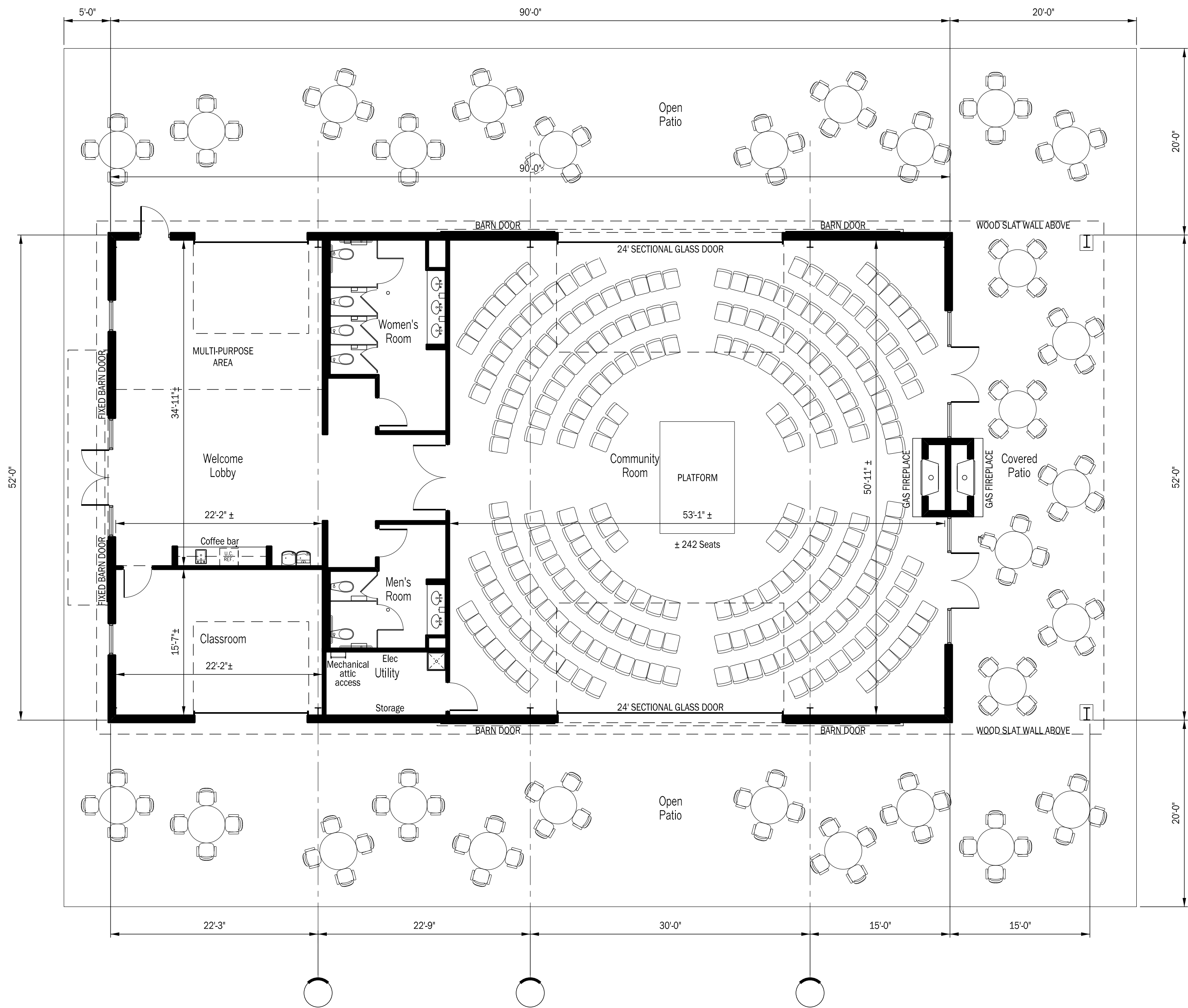
REVISIONS

NUMBER	DATE
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FLOOR PLAN

A101



A1 FLOOR PLAN

1/8"=1'-0"



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: September 14, 2020

SUBJECT: Bromley Road Addition

NCDOT received a petition to add Bromley Drive, Fernhurst Terrace, Pondmeade Lane, Highbury Place and Delaney Drive within the Bromley Subdivision into the State Maintained Road System upon receipt of a Resolution from the Town.

The NCDOT inspected the materials and workmanship of the road system which have been installed in the above-mentioned subdivision and found them to be acceptable.

Fernhurst Terrance and Pondmeade Lane will not be accepted by NCDOT due to a timber bridge constructed on Fernhurst Terrance instead of a culvert. This was noted in the minutes from 2013 and on the final plat. The note on the plat states that the streets are public right-of-way and shall be maintained by the Bromley Homeowners Association until such time they are accepted for maintenance by NCDOT. In addition, there is a note about the timber bridge stating that it will not be accepted by NCDOT until such time that NCDOT deems fit, now or in the future, and will be the perpetual maintenance responsibility of the Bromley Homeowners associates or its developer.

Staff recommends approving resolution 2020-06.

Attachments:
SR2 Resolution
Plat Maps

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

R-2020-06

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 14h day of September 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>
<u>Toll NC II, LP</u>	<u>6067 Hemby Road, Weddington, NC</u>	<u>704-246-9457</u>

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**

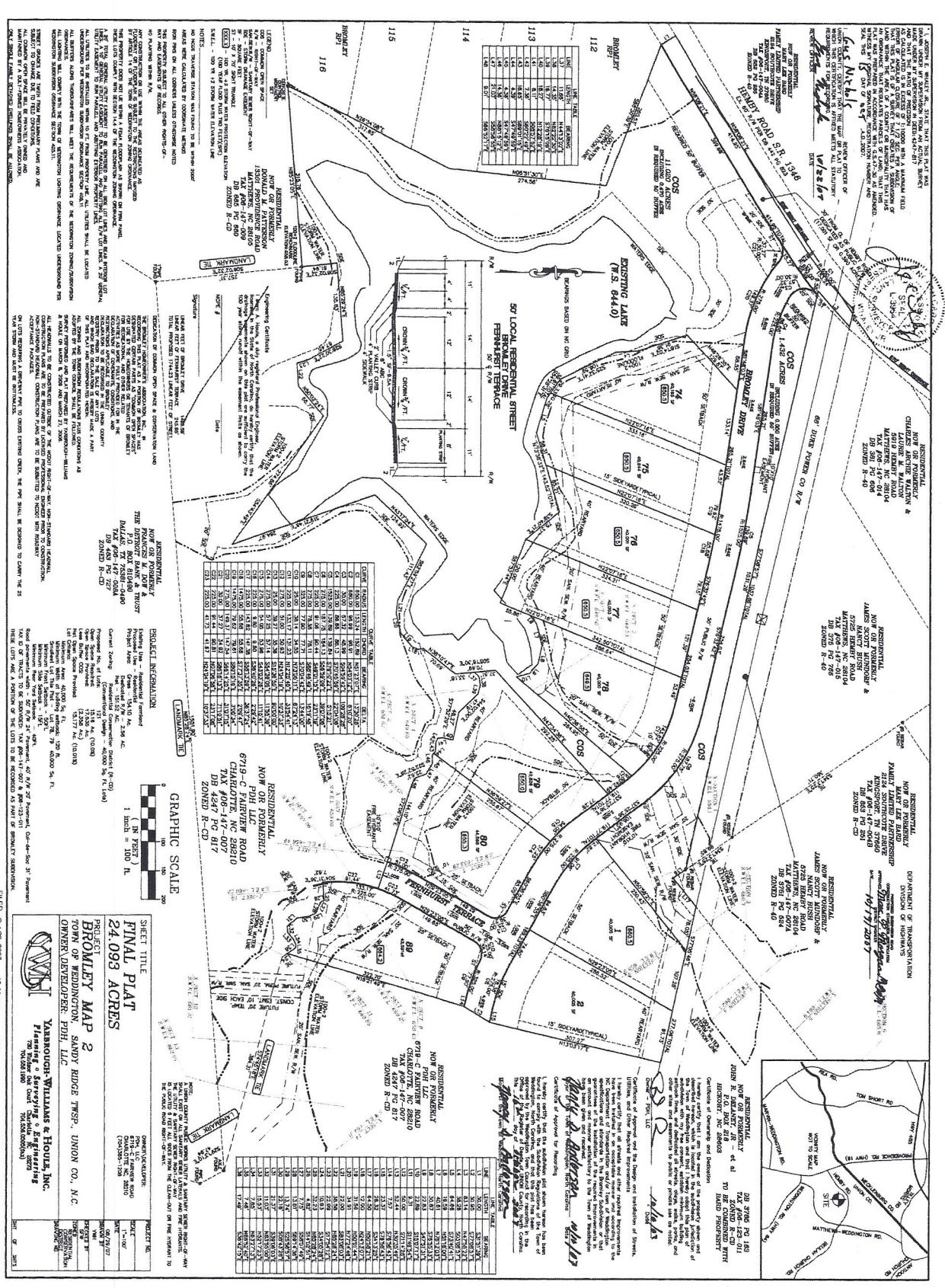
If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to 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.

K-271



PLAT 6430
COUNTY NC
INSTRUMENT 6430
DATE 02/22/2007
10:44 AM
JANUARY
PLAT 6430
COUNTY NC
INSTRUMENT 6430
DATE 02/22/2007
10:44 AM
JANUARY
PLAT 6430
COUNTY NC
INSTRUMENT 6430
DATE 02/22/2007
10:44 AM
JANUARY

SHEET TITLE
FINAL PLAT
24.093 ACRES
BROMLEY MAP 2
TOWN OF WEDDINGTON
SANDY RIDGE TSP. UNION CO. NC
OWNER/DEVELOPER: PPH, LLC
YARBOROUGH WILLIAMS & ASSOCIATES, INC.
Plat No. 6430
7000 South Coast
Wilmington, NC 28403

GRAPHIC SCALE
1 inch = 100 ft.
0 100 200
Feet

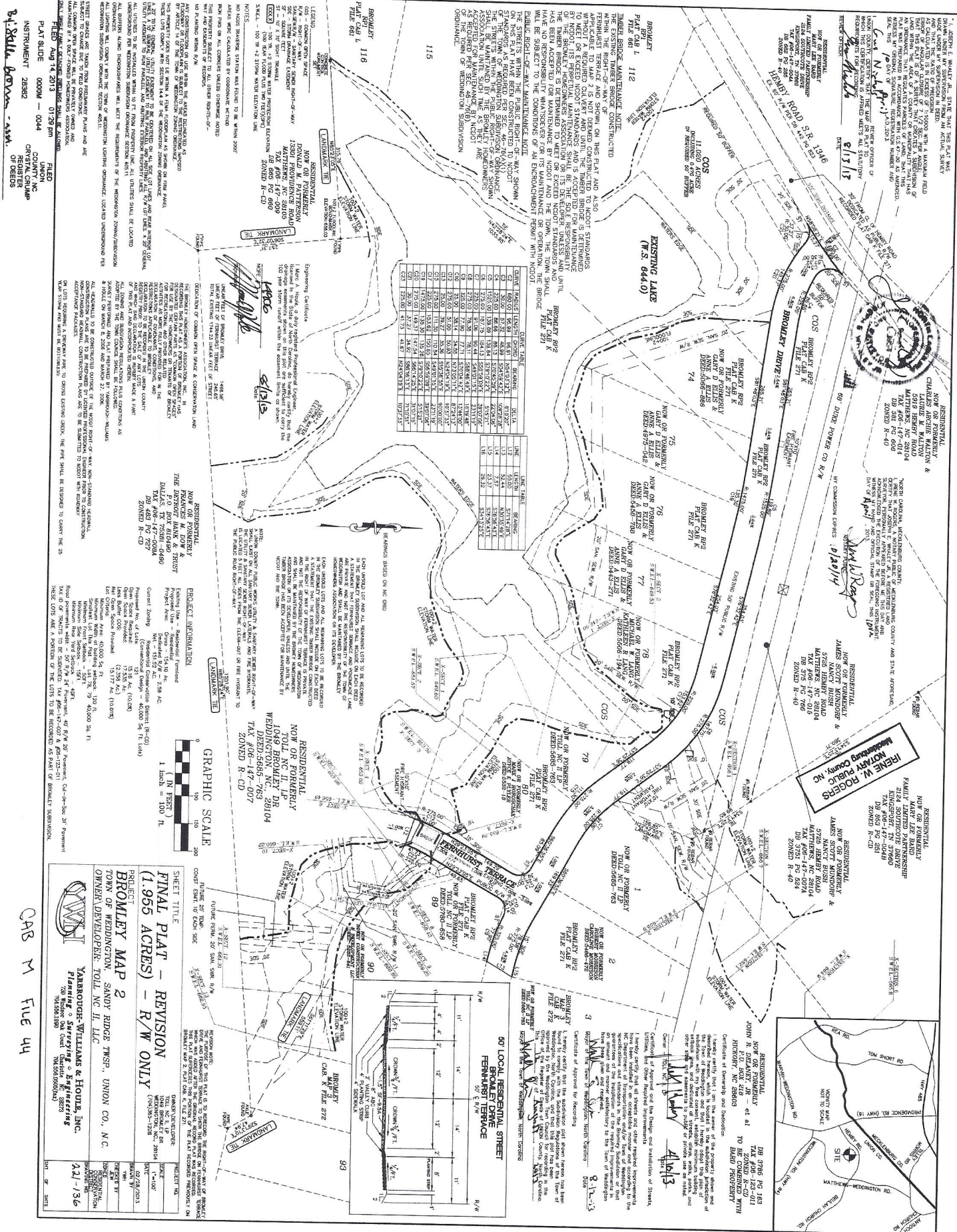
PROJECT INFORMATION
Project Name: Sandy Ridge
Project Location: Union County, NC
Project Size: 24.093 Acres
Project Owner: PPH, LLC
Project Developer: YARBOROUGH WILLIAMS & ASSOCIATES, INC.
Project Status: Final Plat

DEED INFORMATION
Deed No. 6430
Deed Date: 02/22/2007
Deed County: Union
Deed State: NC
Deed Type: Final Plat

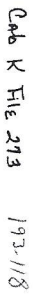
DEED INFORMATION
Deed No. 6430
Deed Date: 02/22/2007
Deed County: Union
Deed State: NC
Deed Type: Final Plat

DEED INFORMATION
Deed No. 6430
Deed Date: 02/22/2007
Deed County: Union
Deed State: NC
Deed Type: Final Plat

DEED INFORMATION
Deed No. 6430
Deed Date: 02/22/2007
Deed County: Union
Deed State: NC
Deed Type: Final Plat



CAB M File 44



NOW OR FORMERLY
LUDY FAYE H. HATFIELD
TAX #06123012
DEED:3631-529

LINE TABLE			
LINE	LENGTH	BEARING	
L1	50.00	N41°32'57"E	

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	595.00	124.51	122.77	S87°45'15"E	21°04'46"26"
C2	595.00	108.34	107.83	S13°00'55"E	10°03'50"46"
C3	595.00	13.51	13.51	S84°23'30"E	2°22'54"44"
C4	2785.00	235.35	228.23	S48°52'31"E	49°02'03"57"
C5	2785.00	207.74	217.73	S72°56'52"E	02°34'49"15"
C6	2785.00	207.61	202.71	S45°45'50"E	43°15'10"57"

PROJECT INFORMATION

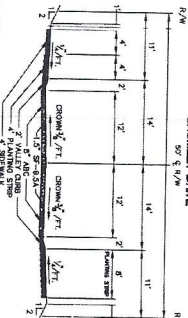
Existing Use	Residential Farmhouse
Proposed Use	Residential Farmhouse
Proposed Lot Area	10,545.10 Ac.
Proposed Acreage	Dedicated R/W - 2.69 Ac. Net - 15.52 Ac.
Current Zoning	Residential Conversion District (R-C)
Proposed No. of Units	Conventional Density - 40,000 G.S./Ac.
Open Space Required	15.18 Ac. (10.0%)
Open Space Available	17.25 Ac.
Net Buffer Zone	(2.58) Ac.
Net Buffer Zone	15.17 Ac. (0.01%)
Net Buffer Zone	
Minimum Width of Building Setback	120 ft.
Minimum Width of Building Setback	120 ft.
Minimum Width of Building Setback	120 ft.

GRAPHIC SCALE



BEARINGS BASED ON NC ORG

50' LOCAL RESIDENTIAL STREET
BROMLEY DRIVE

[illegible][illegible]

SEAL THIS 27 DAY OF May A.D. 2004.

Case No. 4015 REVIEW OFFICER OF
UNION COUNTY, GEORGIA THAT THE JURY ON PLAY TO
WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

James Michael
REVIEW OFFICER DATE 7/15/08

1. JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS OBTAINED UNDER HIS SUPERVISION FROM AN ACTUAL SURVEY AND THAT THE SURVEY WAS CONDUCTED IN DEED-4247-017 AND THAT THE SURVEY WAS CONDUCTED IN DEED-4247-017.

A map of the area around the site. The map shows the intersection of Highway 44 and Highway 100. The site is located on Highway 44, south of the intersection. The map also shows the location of the Mattie Church and the Mattie Church Cemetery.

1

[illegible][illegible]

REARERS PLASD ON NC 5900

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

STATE OF NORTH CAROLINA

DATE: 10/10/1960

BY: [Signature]

607 LOCAL RESIDENTIAL STREET
FARMVILLE, NC 27834

[illegible]

SEA, LEE 27 JAN of 1961 J.A. BOOK
 C-101-14015
 FROM OFFICE OF
 UNION COUNTY, KENTUCKY, RE: THE STATE OF PLANT TO
 BE CONSIDERED FOR THE PURPOSES OF THE KENTUCKY
 REDEVELOPMENT ACT.
 RE: PLANTS FOR REDEVELOPMENT
 7/14/68
 PRIME
 CONFIDENTIAL
 I have read the report of the Kentucky Planning
 Commission, dated 1/10/61, in the Kentucky Planning
 Commission, with my own comments, attached (original) bearing
 the date of 1/10/61, and the report of the Kentucky
 Planning Commission, dated 1/10/61, and the report of the
 State of Kentucky to public or private use or (1961).
 J. A. BOOK
 J. A. BOOK
 5/2/68
 DATE

3-27-68

* I SUGGEST E. WHEATLEY JR. STATE THAT THIS SITE WAS OWNED UNDER AN EASEMENT FROM AN AGRICULTURAL SURVEY AND THAT THE BOUNDARY OF THE PROPOSED SITE IS NOT NEARLY AS CLOSE TO THE MATTAPAN RIVER AS IT APPEARS TO BE.

SITING MAJOR
HIGHWAY

STATE
ROUTE 60

MATTAPAN
RIVER

SITE

1

1. JOSEPH E. WALKER, JR., STATE THAT THIS PLAT WAS MADE UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.

2. I, JOSEPH E. WALKER, JR., STATE THAT THIS PLAT WAS MADE UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.

3. I, JOSEPH E. WALKER, JR., STATE THAT THIS PLAT WAS MADE UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.

4. I, JOSEPH E. WALKER, JR., STATE THAT THIS PLAT WAS MADE UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.

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7. I, JOSEPH E. WALKER, JR., STATE THAT THIS PLAT WAS MADE UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.

8. I, JOSEPH E. WALKER, JR., STATE THAT THIS PLAT WAS MADE UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.

9. I, JOSEPH E. WALKER, JR., STATE THAT THIS PLAT WAS MADE UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.

10. I, JOSEPH E. WALKER, JR., STATE THAT THIS PLAT WAS MADE UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.

11. I, JOSEPH E. WALKER, JR., STATE THAT THIS PLAT WAS MADE UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.

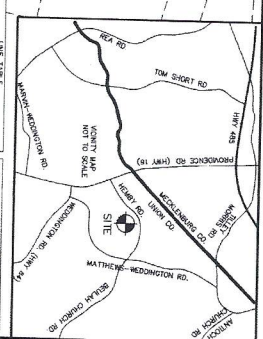
12. I, JOSEPH E. WALKER, JR., STATE THAT THIS PLAT WAS MADE UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.



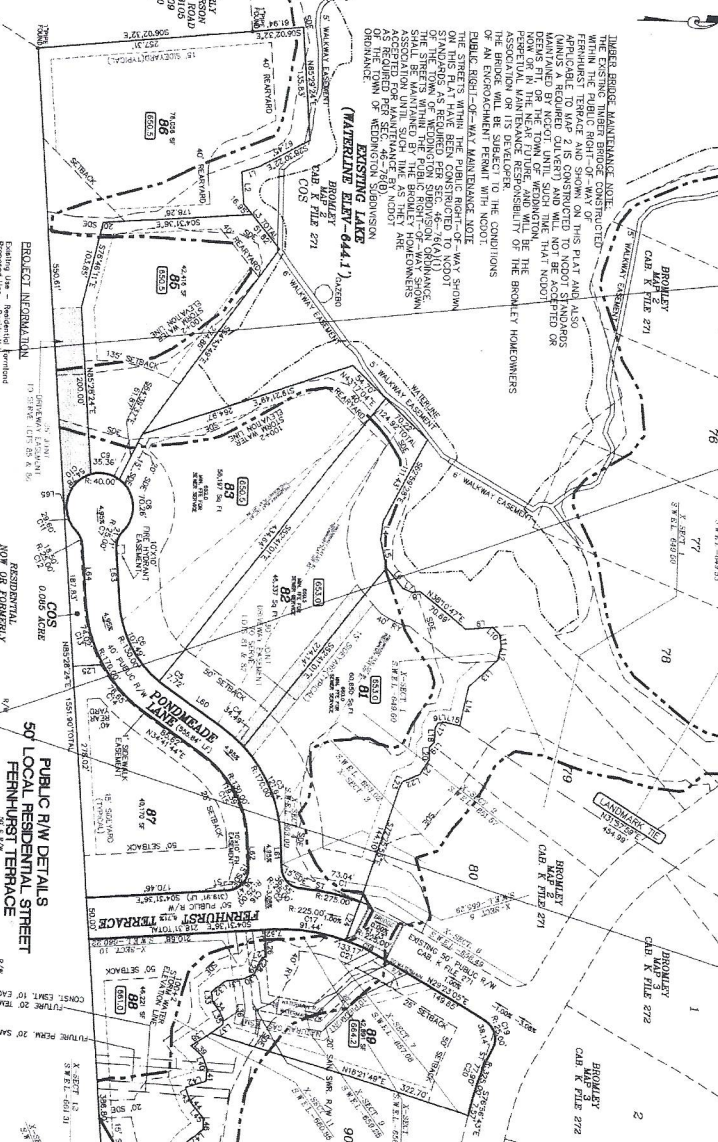
RENE W. ROGERS
Public Surveyor
Mecklenburg County, NC

NOW OR FORMERLY
JAMES SCOTT ROGERS &
NANCY RUSH
TAX #00147015
DEED-375-766

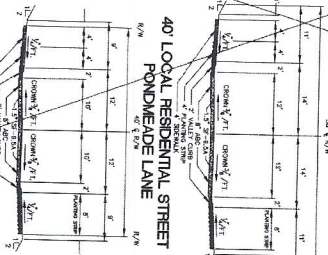
13



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
1	1.00	N 0° 0' 0" E	11	1.00	N 0° 0' 0" E
2	1.00	N 0° 0' 0" E	12	1.00	N 0° 0' 0" E
3	1.00	N 0° 0' 0" E	13	1.00	N 0° 0' 0" E
4	1.00	N 0° 0' 0" E	14	1.00	N 0° 0' 0" E
5	1.00	N 0° 0' 0" E	15	1.00	N 0° 0' 0" E
6	1.00	N 0° 0' 0" E	16	1.00	N 0° 0' 0" E
7	1.00	N 0° 0' 0" E	17	1.00	N 0° 0' 0" E
8	1.00	N 0° 0' 0" E	18	1.00	N 0° 0' 0" E
9	1.00	N 0° 0' 0" E	19	1.00	N 0° 0' 0" E
10	1.00	N 0° 0' 0" E	20	1.00	N 0° 0' 0" E



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
1	1.00	N 0° 0' 0" E	11	1.00	N 0° 0' 0" E
2	1.00	N 0° 0' 0" E	12	1.00	N 0° 0' 0" E
3	1.00	N 0° 0' 0" E	13	1.00	N 0° 0' 0" E
4	1.00	N 0° 0' 0" E	14	1.00	N 0° 0' 0" E
5	1.00	N 0° 0' 0" E	15	1.00	N 0° 0' 0" E
6	1.00	N 0° 0' 0" E	16	1.00	N 0° 0' 0" E
7	1.00	N 0° 0' 0" E	17	1.00	N 0° 0' 0" E
8	1.00	N 0° 0' 0" E	18	1.00	N 0° 0' 0" E
9	1.00	N 0° 0' 0" E	19	1.00	N 0° 0' 0" E
10	1.00	N 0° 0' 0" E	20	1.00	N 0° 0' 0" E



40' LOCAL RESIDENTIAL STREET
50' LOCAL RESIDENTIAL STREET
PUBLIC R/W DETAILS
50' LOCAL RESIDENTIAL STREET
FENNIMIST TERRACE
PUBLIC R/W DETAILS
CUL-DE-SAC DETAIL
STANDARD
BROMLEY C&B FILE 273

FILED Aug 14, 2013 01:20 pm
PLAY SLIDE 00000 - 00045
INSTRUMENT 28893
OF DEEDS

CAR M FILE 45

201-138

CRUISE, M. ROBERTS, A NOTARY PUBLIC OF NEWCASTLING, COUNTY AND STATE OF KANSAS,
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, BEING A WRIT OF HABEAS CORPUS,
SIGNED BY PERSONAL APPEARANCE OF THE PETITIONER, AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT
BY MY HAND AND OFFICIAL STAMP ON SEAL, THIS 22nd
DAY OF DECEMBER, 2003.

Due 1/2/04
NOTARY PUBLIC

65
BROWN

CURT TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1007.76	24.45	24.45	537°24'42"
C2	1007.76	69.72	69.71	178°45'
C3	26.00	41.32	36.78	61°42'31"
C4	925.00	27.14	27.12	105°07'17"
C5	925.00	22.34	22.34	105°38'16"
C6	474.00	44.75	44.73	155°07'42"
C7	576.00	49.45	49.44	155°07'42"
C8	29.00	44.67	38.86	57°23'22"
C9	26.00	35.64	32.50	102°22'41"

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	25.00	51.22	33.87
C2	25.00	51.22	33.87
C3	523.00	72.19	92.39
C4	475.00	58.32	66.29
C5	475.00	8.17	9.17
C6	35.00	38.20	39.16
C7	365.00	56.66	69.80
C8	523.00	72.19	72.33
C9	475.00	63.48	65.44

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown on the attached map, and that I am the owner of the property described herein, which is located in the subdivision jurisdiction of the Town of Washington, and that I hereby adopt this plan of subdivision with my free consent, without minimum building setback lines, and dedicated all streets, ways, roads, parks, other sites and easements to public or private use as noted.

IRENE W. ROGERS

POSTING 50' PUBLIC B

18

120.07

395.85 TOTAL

535.50

135.43

6
H. K
370

VICINITY MAP NOT TO SCALE

SITE

MATTHEW

BETHANY CHURCH RD

WILKINSON

Engineering Certificate

Mr. A. Hoile, a duly registered Professional Engineer, has been appointed as the Engineer in Charge of the project, and is authorized to sign and seal on behalf of the company.

10/22/13

DATE

BROOKLYN
MAY 4
PLAT 4
L 100
100 875

Topographic map showing the proposed road alignment (dashed line) and surrounding terrain. The map includes contour lines and labels for 'Mecklenburg County, NC' and 'US-421'.

[illegible]

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

NOT FOR PUBLICATION

U.S. GPO & GENERAL

DESIG-4612-879

53

54

BROADWAY

PLAT 4
CAB K
FILE 279

EXISTING 50' PUBLIC R/W

8.00

10.00

61
BROULEY
PLAT C&B K
FILE 273

[illegible]

0136 pm
0000M 0156
00170
Hagen *Hagen*

FILED
UNION
COUNTY NC
CRYSTAL CITY
REGISTERING
OFFICE OF DEEDS


0136 PM
0000M 0156
00170
Hagen *Hagen*

COUNTY OF ALABAMA
 DEED-566
 TAX 408-
 2000
 ZONED
 RESIDENTIAL
 1000000000

[illegible][illegible][illegible][illegible][illegible][illegible]

SHEET TITLE
FINAL PLAT
28.639 ACRES

PROJECT
BROMLEY MAP 7
TOWN OF WEDDINGTON, SANDY I
OWNER, DEVELOPER: TOLL NC I

 VAREBOROUGH
Planning
700 Madison
704

OWNER: L. C. L. (P&H)	PROJECT NO.
1001 S. 10TH ST.	10-1007
WICHITA, KS. 67214	11-1007
(713) 594-7825	12-1007
DATE	10/29/73
BY: J. W.	11/1/73
12/1/73	12/1/73
13/1/73	14/1/73
15/1/73	16/1/73
17/1/73	18/1/73
19/1/73	20/1/73
21/1/73	22/1/73
23/1/73	24/1/73
25/1/73	26/1/73
27/1/73	28/1/73
29/1/73	30/1/73
31/1/73	32/1/73
33/1/73	34/1/73
35/1/73	36/1/73
37/1/73	38/1/73
39/1/73	40/1/73
41/1/73	42/1/73
43/1/73	44/1/73
45/1/73	46/1/73
47/1/73	48/1/73
49/1/73	50/1/73
51/1/73	52/1/73
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55/1/73	56/1/73
57/1/73	58/1/73
59/1/73	60/1/73
61/1/73	62/1/73
63/1/73	64/1/73
65/1/73	66/1/73
67/1/73	68/1/73
69/1/73	70/1/73
71/1/73	72/1/73
73/1/73	74/1/73
75/1/73	76/1/73
77/1/73	78/1/73
79/1/73	80/1/73
81/1/73	82/1/73
83/1/73	84/1/73
85/1/73	86/1/73
87/1/73	88/1/73
89/1/73	90/1/73
91/1/73	92/1/73
93/1/73	94/1/73
95/1/73	96/1/73
97/1/73	98/1/73
99/1/73	100/1/73

CAB M File 196

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

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY AUGUST 10, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL*
MINUTES
**AGENDA AMENDED AT MEETING
PAGE 1 OF 5**

* 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

Mayor Callis called the meeting to order at 7:02 p.m.

2. Pledge of Allegiance

The Council led the Pledge of Allegiance.

3. Determination of Quorum

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

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

Visitors: Pastor Chris Edwards, Bjorn Hansen, Kayla Hechtel

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

Staff requested to table item 9.A. Approve Resolution 2020-04 to request DOT accept Bromley Subdivision roads into State Maintained Secondary Road System to allow staff to review plans and the final plat to ensure the maintenance of two roads in the subdivision that NCDOT will not accept into the system due to the presence of a wooden bridge.

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

5. Presentation from Union County Planning Department on Union County Land Use Plan Update

Union County Planner Bjorn Hansen gave an updated on the 2050 Union County Comprehensive Plan.

**6. Mayor/Councilmember Reports
none?**

7. Public Comments

No public comments.

8. Public Safety Report

UCSO Deputy Jackson Hunt gave the public safety report: The Deputies would like to remind and encourage residents to lock their vehicles and homes, trim shrubs around windows, and be diligent. Please don't leave valuables in cars and obey the traffic laws. The Sheriff's office appreciates the residents of Weddington and all of Union County.

9. Consent Agenda

- ** ~~Approve Resolution 2020-04 to request DOT accept Bromley Subdivision roads into State Maintained Secondary Road System~~**
- A. Approve Resolution 2020-05 to request DOT accept Graham Hall Court into State Maintained Secondary Road System**
 - B. Refund Temporary Use Application Fee for Lynn Hoosier, The Patriot Wagon**
 - C. Approve Ordinance O-2020-05 Authorizing the Establishment of a Special Revenue Fund for the Coronavirus Relief Fund to be executed if necessary**
 - D. Table Public Hearing for the Conditional Zoning Amendment for Christ South Phase 1 Building to September 14, 2020 7:00 p.m.**

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

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

10. Approval of Minutes

A. July 13, 2020 Town Council Regular Meeting Minutes

Motion: Mayor Pro Tem Propst made a motion to approve the July 13, 2020 Town Council Regular Meeting Minutes as presented.

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

B. July 21, 2020 Town Council Special Meeting Minutes

Motion: Councilmember Perryman made a motion to approve the July 21, 2020 Town Council Special Meeting Minutes

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

C. July 28, 2020 Town Council Special Meeting Minutes

Motion: Mayor Pro Tem Propst made a motion to approve the July 28, 2020 Town Council Special Meeting Minutes

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

11. Old Business

A. Consideration of Public Nuisance Text Amendment

Ms. Thompson reviewed the Text Amendment: Council held a public hearing at the July regular meeting for a text amendment to Chapter 34 Article V section 34-131 *Property and Nuisance Abatement* to help mitigate issues that arise from property owners blocking natural drainage ways with yard waste and land clearing and causing stormwater back up.

Motion: Councilmember Perryman made a motion to approve a text amendment to Section 34-131 under Article V – Property and Nuisance Abatement.

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

12. New Business

A. Six-month Retreat Update

Ms. Thompson presented an update on action items discussed at the Town Council Retreat:

- ETJ-the Western Union Municipal Alliance is forming, Town Attorney Karen Wolter provided an ETJ request letter from another jurisdiction that may help the town.
- Staff is working on the UDO. Two work sessions were held in July to discuss the scope of work and timeline. This will continue through the end of the year with Town Attorney Kevin Bringewatt presenting to the Planning Board at the August meeting and the Planning Board and Council reviewing changes and developments.
- Staff has developed a Burning Frequently Asked Questions list to post on the website.
- At the September meeting, Council will vote to extend the terms of the current Planning Board members due to expire in December 2020 to March 2021 to avoid the press of interviewing and appointing new members around election time and the holidays.
- Staff will move forward with bids for a grading plan for the park site once a topographical survey is completed. Plans have been made with the fire department to burn the structure when the temperatures cool.
- Staff continues efforts to get more information to residents posted through newsletters, town website and social media.

Mayor Callis would like the Council to consider a half day work session to follow up on some topics and to discuss progress on the park, stormwater, and tree ordinance and to prioritize other issues.

B. Annual Land Use Plan Review

Attached for the record.

C. Discussion and Consideration of Resolution of Intent to Create the Western Union Municipal Alliance and Adoption of Western Union Municipal Interlocal Agreement

Mayor Callis stated that Councilmember Perryman has been working on the ETJ issue and she has invited Indian Trail and Waxhaw to join the Western Union Municipal Alliance. Indian Trail has expressed interest and Mayor Pappas of Waxhaw has not yet responded.

Councilmember Perryman thanked the Mayor and the hard work of Ms. Thompson and Ms. Wolter. He would like to see this last and create lasting communication among the towns. He will work with staff to

establish a formal meeting schedule. He reiterated his appreciation for the staff and the support from the council.

Motion: Councilmember Perryman made a motion to approve the Resolution of Intent to Create the Western Union Municipal Alliance.

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

Motion: Councilmember Perryman made a motion to adopt the Western Union Municipal Interlocal Agreement

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

D. Appointment of Representatives to the Western Union Municipal Alliance

Mayor Callis stated that without objection from Council, she would like to appoint Councilmember Perryman as the delegate to the Western Union Municipal Alliance and Councilmember Pruitt as alternate delegate.

Motion: Mayor Pro Tem Propst made a motion to appoint Councilmember Perryman as delegate to the Western Union Municipal Alliance and Councilmember Pruitt as alternate delegate.

Vote: The motion passed with a unanimous vote.

13. Update from Town Planner

Ms. Thompson gave a brief update: the area near Beulah Church Road and Waxhaw Indian Trail Road intersection will be closed from August 21 through August 23 to repair a gas line. Union County Public Works will make a water/sewer update presentation at the council September regular meeting.

14. Code Enforcement Report

No discussion.

15. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the update. The Town still has not seen the expected decrease in sales tax revenue. Staff is closing out last fiscal year and financial matters are in good shape.

16. Transportation Report

No update this month. Next CRTPO meeting is August 19, 2020.

17. Council Comments

Councilmember Pruitt: I want to thank Mayor Callis and Councilman Perryman for all their work put into setting up the Western Union Municipal Interlocal Agreement. I am very excited and appreciate the opportunity to be involved with that. And thank you for everything the staff has done this month.

Mayor Pro Tem Propst: Ditto. I'm excited about WUMA. I do want to make sure, because I think it's really a critical time, to thank our deputies and all men in blue in Union County that are serving. We are very fortunate to live in a relatively safe community. I do deeply appreciate all they do and all our public safety and all the things they do. Thank you staff for continued hard work through this time period and thank you to all the residents participating in our meeting tonight.

Councilmember Perryman: I'll say ditto to everything that's been said so far – and I'll add for those that may be watching now or those who decide to watch this a little bit later: The Western Union Municipal Alliance is going to really hinge on public support and public involvement. I would ask residents and fellow councilmembers and staff to help get the word out. The more people that know the more they will understand why it's important we all get together and tell the County Commissioners what we would like to do and not necessarily what they think we should be doing. Again, I refer people to go back to the video from the meeting a couple of days ago. If you're curious why I say that.

Mayor Callis: I will piggy back on Councilmember Perryman's comments and may just mention to staff that it may be a nice idea to send something out to residents letting them know what this WUMA is and that these are public meetings. They will be published as public meetings. Attendance is welcome. These will be held no different from council meetings. They'll just be a group of representatives from all towns working together. We certainly want to make sure residents are aware of what this alliance is and certainly welcome their attendance. Thanks to everybody watching. We're glad you're watching. Hopefully someday soon we'll be back in town hall. It's mighty quiet here all alone. So, thank you very much everybody. Thank you to our staff. Thank you to our attorney.

18. Adjournment

Motion: Mayor Pro Tem Propst made a motion to adjourn the August 10, 2020 Regular Town Council Meeting at 8:16 p.m.

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

Approved: _____

Elizabeth Callis, Mayor

Karen Dewey, Town Clerk

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Administrator/Planner

DATE: September 14, 2020

SUBJECT: Weddington/Marvin Annexation Agreement

The Town of Weddington entered into an annexation agreement with the Village of Marvin in December 2000 and amended the agreement May 14, 2001. The agreement expires December 31, 2020. State Statute § 160A-58.23 allows two or more cities to enter into agreements in order to designate one or more areas which are not subject to annexation by any of the participating cities. The agreements shall be of reasonable duration, not to exceed 20 years, and shall be approved by ordinance of the governing board and executed by the mayor of each city and recorded in each participating municipality's minutes.

Town staff is asks if the Weddington Town Council intends to renew the agreement and if the boundaries are still appropriate. Upon Council agreement, Town staff will initiate the public hearing process required by Statute.

Attached
Executed Agreement
Map

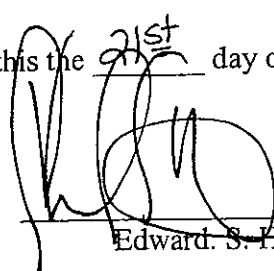
**ORDINANCE APPROVING ANNEXATION
AGREEMENT AMENDMENT
O-2001-03**

WHEREAS, the Town of Weddington and the Village of Marvin previously adopted on December 31, 2000 an Annexation Agreement as authorized by Chapter 160A, Article 4A, Part 6 of the North Carolina General Statutes; and

WHEREAS, the parties to the Annexation Agreement desire to amend its terms and conditions and are authorized after public hearing to do so by a mutually approved written amendment.

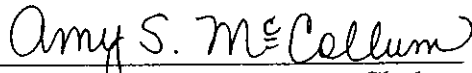
NOW, THEREFORE, IT IS HEREBY ORDAINED by the Town Council of the Town of Weddington that the Annexation Agreement Amendment attached hereto as Exhibit A and incorporated herein by reference is hereby approved in accordance with G.S. 160A-58.24 (d), a duly noticed public hearing having been held on said amendment on May 14, 2001 and; the Mayor is hereby authorized to execute said amendment; and the Town Clerk is hereby directed to spread such amendment upon the Town's minutes.

The Ordinance is adopted and effective on this the 21st day of May, 2001.



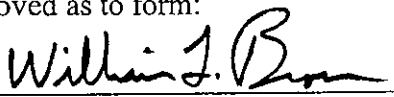
Edward S. Howie, Mayor

Attest:



Amy S. McCollum, Town Clerk

Approved as to form:



Town Attorney

ANNEXATION AGREEMENT

WHEREAS, the Town of Weddington and the Village of Marvin, duly incorporated municipalities under the laws of the State of North Carolina, desire to eliminate uncertainty among residents and property owners in unincorporated areas adjacent to the participating municipalities and also to improve planning by public and private interests in such areas; and

WHEREAS, Chapter 160 A, Article 4A, Part 6 of the General Statutes of North Carolina (hereinafter referred to as the "Act") authorizes municipalities to enter into binding agreements concerning future annexation in order to enhance orderly planning by such municipalities as well as residents and property owners in areas adjacent to such municipalities;

NOW, THEREFORE, THE PARTICIPATING MUNICIPALITIES AGREE AS FOLLOWS:

1. This Agreement is executed pursuant to the authority of the Act, codified as G.S. Chapter 160A, Article 4A, Part 6.
2. This Agreement shall be in effect until December 31, 2020.
3. The Village of Marvin may not annex the area as described in the following:
 - A. Beginning at the point of intersection of the northwest corner of the Weddington primary corporate limits and the Mecklenburg-Union County line; thence west approximately 5,525 feet to the point of intersection with the northwest corner of Union County Tax Parcel 06-198-002B; thence south 2,348 feet along the western and southern boundary of Lot 06-198-002B to the intersection with Union County Tax Parcel 06-198-003A; thence southwest to the point of intersection with Union County Tax Parcel 06-201-006; thence following the southern boundary of Union County Tax Parcel 06-198-003A to its point of intersection with Union County Tax Parcel 06-198-004; thence following Union County Tax Parcel 006-198-004 southeast to the point of intersection with the Weddington primary corporate limits (i.e., Walden at Providence Subdivision); thence following the Weddington primary corporate limits in an easterly then northerly direction to its intersection with the Mecklenburg-Union County line; and
 - B. The area contained in Union County Tax Parcel 06-177-008; and
 - C. The area beginning at the point of intersection of the Weddington primary corporate limits at the intersection of Ennis Road and New Town Road; thence west along New Town Road to NC 16; thence south

along NC 16 to the Weddington primary corporate limits; thence west and north along the Weddington primary corporate limits to NC 16; thence north and east along the Weddington primary corporate limits to the intersection of Ennis Road and New Town Road.

4. The Town of Weddington may not annex the area as described in the following:

Beginning at the point of intersection of the Village of Marvin's primary corporate limits, Stacy Howie Road, and the South Carolina State Line; thence southeast approximately 13,325 linear feet following the South Carolina State Line to the point of intersection with Union County Tax Parcel 06-213-1; thence east 3,430 linear feet; thence north approximately 3,520 linear feet to the point of intersection with Waxhaw-Marvin Road; thence southeast following Waxhaw-Marvin Road to the point of intersection with Gray Byrum Road; thence east to the point of intersection with Union County Tax Parcel 06-162-013; thence north along the western property line of Union County Tax Parcel 06-162-013 to the point of intersection with NC 16; thence north along NC 16 to the point of intersection with Union County Tax Parcel 06-159-011; thence east approximately 3299 feet following the southern boundary of Union County Tax Parcel 06-159-011 to the point of intersection with Union County Tax Parcel 06-159-013; thence south approximately 320 feet along the western boundary of Union County Tax Parcel 06-159-013; thence southeast 1451 feet along the southern boundary of Union County Tax Parcel 06-159-013 to the point of intersection with Union County Tax Parcel 06-132-006; thence north approximately 990 feet along the western boundary of Union County Tax Parcel 06-132-006 to the point of intersection with State Road 1320 (Broome's Old Mill Road); thence north along State Road 1320 to the point of intersection with New Town Road; thence west along New Town Road to the point of intersection with NC 16; thence south along NC 16 to the point of intersection with the Weddington Primary Corporate Limits; thence following the Weddington Primary Corporate Limits south approximately 1,965 feet, then west approximately 5,890 feet, then north along the most western border of the Weddington Primary Corporate Limits to the point of intersection with Union County Tax Parcel 06-198-004; thence northwest approximately 330 feet to the point of intersection with Union County Tax Parcel 06-198-003A; thence northwest along the southern boundary of Union County Tax Parcel 06-198-003A to the point of intersection with Union County Tax Parcel 06-198-002D; thence northeast along the eastern boundary of Union County Tax Parcel 06-198-002D to the point of intersection with Union County Tax Parcel 06-198-002B; thence northwest 504 feet, then north 1,844 feet along the south and west boundary of Union County Tax Parcel 06-198-002B to the point of intersection with the Union-Mecklenburg

County line; thence southwest approximately 5,500 feet following the Union-Mecklenburg County line to the point of intersection with the Village of Marvin Primary Corporate Limits.

The attached map labeled "Marvin/Weddington Annexation Agreement Map" and attached Union County tax maps show the above-described areas and are incorporated herein by reference.

5. The effective date of this Agreement shall be January 1, 2001 or the date of adoption of the approving ordinance by the last participating municipality to do so, whichever is later. This agreement amends the Annexation Agreement between parties hereto dated January 1, 2001 and, except as otherwise amended herein, the terms of said agreement shall remain in full force and effect.
6. At least sixty (60) days before the adoption of any annexation ordinance, the participating municipality which is proposing any annexation in the area(s) subject to this Agreement shall give written notice to the other participating municipality of the proposed annexation. Such notice shall describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the area to be annexed in relation to the area described in this Agreement; roads, streams and any other prominent geographical features. Such notice shall not be effective for more than 180 days.
7. Any party may waive in writing, in its sole and absolute discretion, the notice requirements set out herein and the Act. Such waiver may only be made by the party's governing body. It is agreed that the Mayor of Weddington and the Mayor of Marvin are respectively authorized to execute waivers of said requirements, only after such waiver has been approved by the governing board of their respective municipality. Any waiver shall only apply to the annexation described in said waiver. All written notices or waivers required by the terms of Paragraph 6 and 7 of this Agreement shall be sufficient if mailed certified mail, return receipt requested, to the Mayor of the municipality to whom such notice or waiver is directed.
8. This Agreement shall not be binding beyond three miles of the primary corporate limits of a participating municipality, unless approved by the Union County Board of Commissioners. Provided, however, that an area where this Agreement is not binding because of failure of the Board of County Commissioners to approve it, shall become subject to this Agreement if subsequent annexation brings it within three miles. The approval of a Board of County Commissioners shall be evidenced by a resolution adopted after a public hearing as provided in G.S. 160A-58.24(c) and (e) and 160A-31(c).
9. This Agreement may be terminated unilaterally by a participating municipality or a participating municipality may withdraw from this Agreement by repealing

the ordinance which approved this Agreement and providing five years' written notice to the other participating municipality. Upon the expiration of the five-year period, this Agreement shall terminate.

10. From and after the effective date of this Agreement, neither the Town of Weddington nor the Village of Marvin may adopt a voluntary or involuntary annexation ordinance as to all or any portion of an area in violation of this Agreement.
11. This Annexation Agreement does not impact or affect any annexation petitions now pending with either party. Each party is hereby authorized to proceed with such action, as it deems appropriate pertaining to such pending annexation petitions independent of the provisions of this Agreement. Except as recited above, from and after the effective date of this Agreement, neither the Town of Weddington, nor the Village of Marvin may adopt a voluntary or involuntary annexation ordinance as to all or any portion of an area in violation of this Agreement.
12. This Agreement may be modified or terminated by a subsequent agreement entered into by the participating municipalities. Any subsequent agreement shall be approved by ordinance after public hearings as provided in G.S. 160A-31 (c).
13. Nothing in this Agreement shall be construed to authorize the annexation of any area that is not otherwise subject to annexation under applicable law.
14. This writing contains the entire agreement between the participating municipalities.

IN WITNESS WHEREOF, the mayors of the participating municipalities execute this Agreement, in duplicate, to become effective as provided in paragraph 5 above. This the 21st day of May, 2001.

TOWN OF WEDDINGTON

ATTEST:

Amy S. McCallum
Town Clerk

BY:

[Signature]
Mayor

APPROVED AS TO FORM:

William J. Brown

Town Attorney

VILLAGE OF MARVIN

ATTEST:

Rebecca B. O'Day

Village Clerk

BY:

Gordon J. Sullivan

Mayor

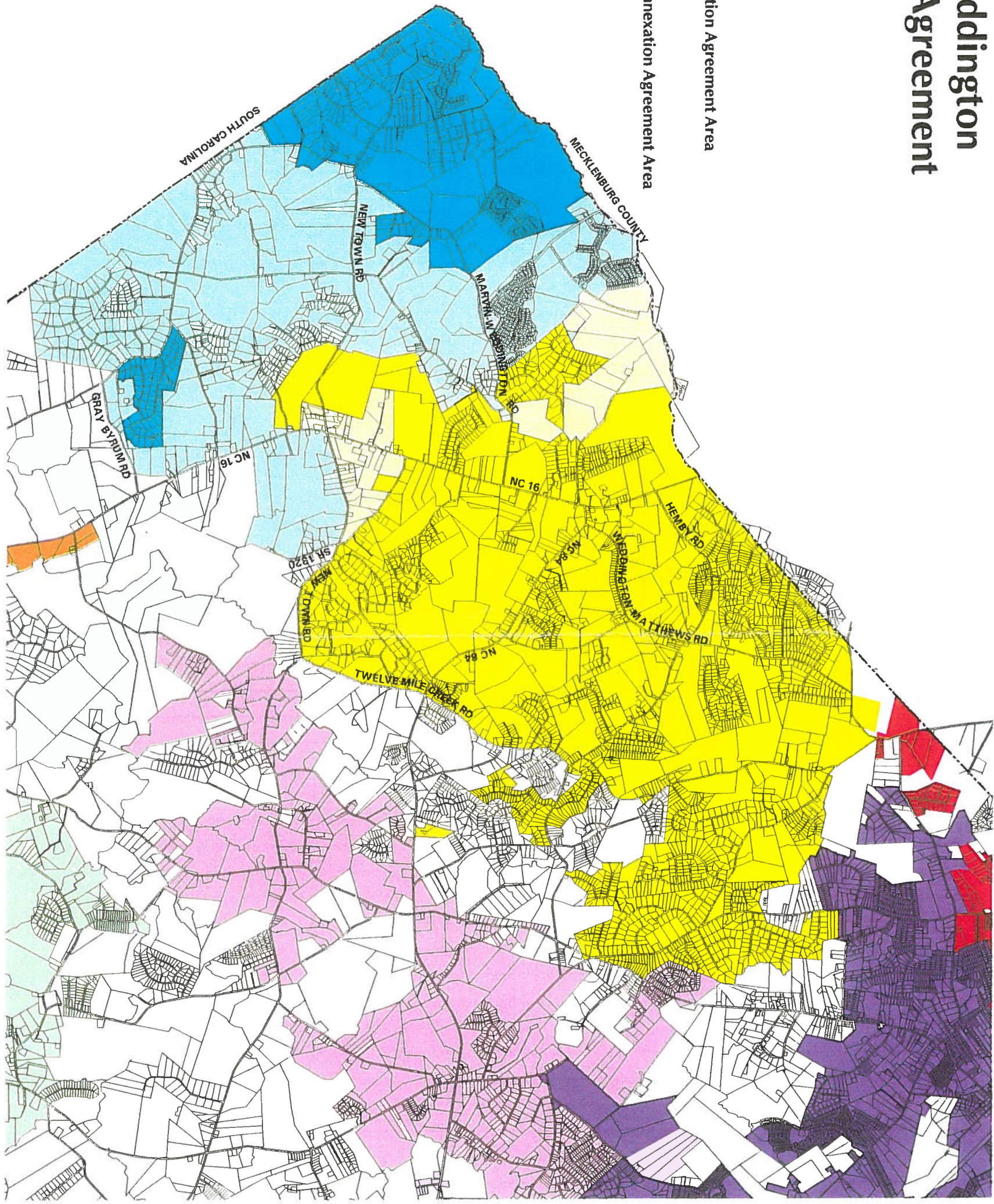
APPROVED AS TO FORM:

M. Liang

Village Attorney

Marvin/Weddington Annexation Agreement

- Marvin
- Marvin Proposed Annexation Agreement Area
- Weddington
- Weddington Proposed Annexation Agreement Area
- Waxhaw
- Mineral Springs
- Wesley Chapel
- Indian Trail
- Stallings
- Union County Boundary



Adopted: January 1, 2001

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Karen Dewey, Town Clerk

DATE: September 14, 2020

SUBJECT: Planning Board Term Extension

At the Retreat in February, Council discussed amending the Planning Board Rules of Procedure to extend term expiration dates to March following the existing December expiration dates in order to allow time for new Councilmembers to participate in interviews and the selection process. Council will need to vote to extend the terms of the current Planning Board Members and make new appointment terms run from March to March.

WEDDINGTON CODE ENFORCEMENT REPORT

September, 2020

1. 4005 Ambassador Ct., Inez B. McRae Trust

- 8/31/20----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.
- 11/30/19—old culvert/pipe still to be removed.
- 2/29/20----Grading and drainage may be issue. 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.
- 7/31/20----Issued Notice of Violation w/citation.
- 8/31/20----Weeds still not cut; owner is cleaning and burning limbs and debris from lot clearing.

3. 3343 Ironwood Dr.

- 3/31/20---Owner has been ordered to remove vehicle from R/W.
- 8/31/20----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.
- 8/31/20----Vehicles 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 arear 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.
- 8/31/20----Cargo container and equipment still at front of this recently cleared lot.

6. 1337 Whispering Oaks Ln.
5/31/20----report of work without permit. Dumpster in parking/drive area. Monitoring.
8/31/20----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
8/31/20----No campers observed during the month.
8. 3824 Bounty Ln.
6/30/20----Car parked in cul de sac (License expired 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.
8/31/20----Owner of vehicle has indicated that he will have vehicle moved with 15 days.
9. 2317 Huntington Dr.
7/31/20-----Issued Notice of Violation & Citation for Nuisance Code Violation.
8/31/20-----Property has been mowed by the Town. Lien for cost to be recorded.
10. 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
11. 7200 Forest Ridge Rd.
8/31/20----Courtesy letter sent to owner about sawmill business on property.
12. 2116 Cricketwood Ct.
8/31/20----Courtesy letter sent to owner to move vehicle on to private property.
13. 4709 Beulah Church Rd.
8/31/20----Courtesy letter sent to property about overgrown grass and inoperative/unlicensed vehicle.

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2020-2021

PERIOD ENDING: 08/31/2020

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,634,811.02
10-1120-001	TRINITY MONEY MARKET	1,141,448.33
10-1170-000	NC CASH MGMT TRUST	558,737.24
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	14,682.48
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,467.67
10-1217-000	A/R INTERGOVT	1,600.00
10-1232-000	SALES TAX RECEIVABLE	241.13
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	182,994.00
TOTAL ASSETS		<u>5,988,174.97</u>

LIABILITIES & EQUITY

LIABILITIES

10-2110-000	ACCOUNTS PAYABLE	26.00
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	39,825.00
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2620-000	DEFERRED REVENUE - DELQ TAXES	14,682.48
10-2630-000	DEFERRED REVENUE-NEXT 8	10,467.67
TOTAL LIABILITIES		<u>140,003.40</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	2,626,187.10
10-2620-005	CURRENT YEAR EQUITY YTD	243,119.68
CURRENT FUND BALANCE - YTD NET REV		-272,649.38
TOTAL EQUITY		<u>5,848,171.57</u>

TOTAL LIABILITIES & FUND EQUITY	<u>5,988,174.97</u>
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TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2020-2021

08/01/2020 TO 08/31/2020

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX -	75,307.09	75,307.09	1,145,000.00	93
10-3102-110 AD VALOREM TAX - 1ST	230.74	1,585.29	3,000.00	47
10-3103-110 AD VALOREM TAX - NEXT 8	0.00	0.00	2,000.00	100
10-3110-121 AD VALOREM TAX -	10,895.66	10,895.66	105,000.00	90
10-3115-180 TAX INTEREST	16.58	96.30	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	2,332.50	6,562.50	25,000.00	74
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	276.20	276.20	7,000.00	96
TOTAL REVENUE	89,058.77	94,723.04	2,199,250.00	96
AFTER TRANSFERS	89,058.77	94,723.04	2,199,250.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	65,316.50	130,633.00	789,500.00	83
10-4110-127 FIRE DEPARTMENT	0.00	0.00	10,000.00	100
10-4110-128 POLICE PROTECTION	0.00	75,855.73	305,425.00	75
10-4110-192 ATTORNEY FEES - GENERAL	5,000.00	5,000.00	75,000.00	93
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 EVENT PUBLIC SAFETY &	0.00	0.00	4,500.00	100
TOTAL EXPENDITURE	70,316.50	211,488.73	1,217,050.00	83
BEFORE TRANSFERS	-70,316.50	-211,488.73	-1,217,050.00	
AFTER TRANSFERS	-70,316.50	-211,488.73	-1,217,050.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	2,180.25	4,165.43	25,000.00	83
10-4120-123 SALARIES - TAX COLLECTOR	4,038.24	8,434.48	54,550.00	85
10-4120-124 SALARIES - FINANCE OFFICER	880.27	1,331.14	11,500.00	88
10-4120-125 SALARIES - MAYOR &	2,100.00	4,200.00	25,200.00	83
10-4120-181 FICA EXPENSE	703.64	1,386.89	9,000.00	85
10-4120-182 EMPLOYEE RETIREMENT	1,025.89	2,091.27	13,500.00	85

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2020-2021

08/01/2020 TO 08/31/2020

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-183 EMPLOYEE INSURANCE	1,246.00	2,492.00	14,975.00	83
10-4120-184 EMPLOYEE LIFE INSURANCE	12.60	25.20	175.00	86
10-4120-185 EMPLOYEE S-T DISABILITY	12.00	24.00	200.00	88
10-4120-191 AUDIT FEES	0.00	0.00	8,500.00	100
10-4120-193 CONTRACT LABOR	690.00	690.00	50,100.00	99
10-4120-200 OFFICE SUPPLIES - ADMIN	640.71	765.11	14,000.00	95
10-4120-210 PLANNING CONFERENCE	0.00	0.00	2,500.00	100
10-4120-321 TELEPHONE - ADMIN	95.02	95.02	2,250.00	96
10-4120-325 POSTAGE - ADMIN	0.00	0.00	2,000.00	100
10-4120-331 UTILITIES - ADMIN	350.77	5,196.75	5,040.00	-3
10-4120-351 REPAIRS & MAINTENANCE -	0.00	2,519.58	7,500.00	66
10-4120-352 REPAIRS & MAINTENANCE	3,206.08	23,192.21	66,500.00	65
10-4120-354 REPAIRS & MAINTENANCE	9,687.00	5,250.00	118,500.00	96
10-4120-355 REPAIRS & MAINTENANCE	0.00	0.00	1,500.00	100
10-4120-356 REPAIRS & MAINTENANCE	500.00	500.00	6,250.00	92
10-4120-370 ADVERTISING - ADMIN	102.30	102.30	1,000.00	90
10-4120-397 TAX LISTING & TAX	-212.85	-212.85	0.00	0
10-4120-400 ADMINISTRATIVE:TRAINING	380.00	380.00	4,500.00	92
10-4120-410 ADMINISTRATIVE:TRAVEL	274.86	274.86	6,000.00	95
10-4120-450 INSURANCE	1,333.06	14,437.06	14,500.00	0
10-4120-491 DUES & SUBSCRIPTIONS	265.00	17,638.78	22,000.00	20
10-4120-498 GIFTS & AWARDS	146.32	193.49	2,500.00	92
10-4120-499 MISCELLANEOUS	412.12	977.26	7,500.00	87
10-4120-500 CAPITAL EXPENDITURES	19,912.50	19,912.50	27,000.00	26
TOTAL EXPENDITURE	49,981.78	116,062.48	523,740.00	78
BEFORE TRANSFERS	-49,981.78	-116,062.48	-523,740.00	
AFTER TRANSFERS	-49,981.78	-116,062.48	-523,740.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING	6,666.66	13,333.32	82,440.00	84
10-4130-122 SALARIES - ASST ZONING	0.00	0.00	500.00	100
10-4130-123 SALARIES -	2,465.28	5,132.79	30,185.00	83
10-4130-124 SALARIES - PLANNING	425.00	850.00	5,100.00	83
10-4130-125 SALARIES - SIGN REMOVAL	278.43	532.99	4,660.00	89
10-4130-181 FICA EXPENSE - P&Z	724.21	1,462.07	9,500.00	85
10-4130-182 EMPLOYEE RETIREMENT -	1,543.31	3,113.41	19,050.00	84
10-4130-183 EMPLOYEE INSURANCE	1,547.00	3,094.00	18,565.00	83
10-4130-184 EMPLOYEE LIFE INSURANCE	19.60	39.20	250.00	84
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	24.00	175.00	86
10-4130-193 CONSULTING	2,146.49	2,146.49	54,500.00	96
10-4130-194 CONSULTING - COG	0.00	0.00	11,500.00	100
10-4130-200 OFFICE SUPPLIES -	719.15	719.15	5,000.00	86
10-4130-201 ZONING SPECIFIC OFFICE	8,974.68	8,974.68	1,500.00	-498

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2020-2021

08/01/2020 TO 08/31/2020

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	250.00	100
10-4130-220 INFRASTRUCTURE	0.00	0.00	394,000.00	100
10-4130-226 STORMWATER EROSION	-195.00	-195.00	0.00	0
10-4130-321 TELEPHONE - PLANNING &	95.03	95.03	2,250.00	96
10-4130-325 POSTAGE - PLANNING &	0.00	0.00	2,000.00	100
10-4130-331 UTILITIES - PLANNING &	350.79	396.78	5,035.00	92
10-4130-370 ADVERTISING - PLANNING	102.30	102.30	1,000.00	90
TOTAL EXPENDITURE	<u>25,874.93</u>	<u>39,821.21</u>	<u>647,460.00</u>	<u>94</u>
BEFORE TRANSFERS	<u>-25,874.93</u>	<u>-39,821.21</u>	<u>-647,460.00</u>	
AFTER TRANSFERS	<u>-25,874.93</u>	<u>-39,821.21</u>	<u>-647,460.00</u>	
GRAND TOTAL	<u><u>-57,114.44</u></u>	<u><u>-272,649.38</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: September 14, 2020

SUBJECT: Monthly Report–August2020

Transactions:	
Interest Charges	\$179.60
Penalty and Interest Payments	\$(16.58)
Adjustments <5.00	\$.77
Taxes Collected:	
2019	\$(230.94)
As of August 31, 2020; the following taxes remain Outstanding:	
2009	\$418.16
2010	\$530.18
2011	\$52.18
2012	\$265.34
2013	\$306.05
2014	\$603.18
2015	\$1242.92
2016	\$893.12
2017	\$1968.64
2018	\$4187.90
2019	\$14,682.48
Total Outstanding:	\$25,150.15