



**TOWN OF WEDDINGTON
TOWN COUNCIL MEETING AGENDA
2020 RETREAT WORK SESSION**
Weddington Town Hall
1924 Weddington Road
Weddington, NC 28104

Thursday, September 17, 2020
9:00 a.m. – 1:00 p.m.

Call to Order and Adoption of the Agenda	9:00
1. Park Discussion 2. Tree Ordinance	9:00-11:00
3. ETJ and Donut Holes 4. Unified Development Ordinance 5. Planning Board Terms a. Process for Applications, Timeline and Interviews 6. Downtown a. Sewer b. Mixed Uses c. Other Improvements 7. Transportation 8. Signs	11:00-1:00



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Minutes
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Call to Order and Adoption of the Agenda

Mayor Callis called the meeting to order at 9:15 a.m.

Quorum was determined with all Councilmembers in attendance: Mayor Elizabeth Callis, Mayor Pro tem Propst, Councilmembers Mike Smith, Jeff Perryman, and Anne Pruitt

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

1. Park Discussion

Council reviewed the topographical and boundary survey of the park property. They discussed the layout of future features of the park. The cost to move the powerlines will run between \$60 and \$75,000 and the lines can be buried. Councilmember Perryman asked if the lines are buried, will it interrupt a water and sewer line. Council agreed to move forward with burning the existing structure and get a date when this will be completed, get a final price to move the powerlines along the path of least resistance and save as many trees, and to keep the basic park plan general layout and begin grading.

2. Tree Ordinance

Ms. Thompson began the discussion explaining that during the retreat the town discussed utilizing existing trees and keeping wooded areas as a way to control runoff and providing an incentive to developers that would allow them to reduce the stormwater pond size requirements. However this would take time. In the mean time we could do some simple changes to our ordinances to save trees in conventional subdivisions. The Council agreed to add tree requirements to the current R40 standards to require on lot trees be planted or preserve bigger trees on the lot in lieu of new trees, to require more trees around detention areas and open spaces and restrict developers from clearing setbacks except for utilities. Council directed staff to move forward on text amendment process for tree ordinances.

3. ETJ and Donut Holes

Councilmember Perryman discussed the Western Union Municipal Alliance. Members include Weddington, Wesley Chapel, Marvin, and Mineral Springs. Indian Trail may join at a later date and no response has been received from Waxhaw. WUMA will be sending a letter of introduction to the Board of County Commissioners that includes how this alliance will benefit the area and why ETJ is important including:

- Simplify zoning process
- Residents know what to expect regarding future development in the county
- Municipalities know what will be coming to allow for future public safety needs
- More accurate plans put together by the county for school, sewer and water lines, and roads
- Sphere of influence plans include better communication between towns and BOCC

- Start with non-antagonistic approach

4. Unified Development Ordinance

Ms. Thompson explained that Sections 1 through 6 have been sent to the Planning Board for initial review. Planning Board will review Sections 7-10 next month, taking more time if needed. The School of Government has shared a check list making it easy to match up town ordinances with the new NCGS 160D.

5. Planning Board Terms

a. Process for Applications, Timeline and Interviews

Council reviewed and agreed with the timeline application process for Planning Board seats. Staff will post the process on the town website.

6. Downtown

a. Sewer

Union County Public Works presented to the Council at the September Regular meeting and Ms. Thompson has scheduled a meeting to work on bringing sewer and water to the downtown area.

b. Mixed Uses

Council discussed mixed use developments throughout the downtown area and agreed to keep a conversation open about them and wait for any plans and applications that come through town hall before making any decisions or drawing any conclusions.

7. Transportation

Ms. Thompson stated that there is a call for projects-DA funds for Potter and Forest Lawn intersection. In order to apply, the town must have the cash flow for the entire project. Next summer FY22 funds are available. DOT says the town can take as much time as needed to get the construction completed and get reimbursed as the project goes. The town can contract with DOT for the work. Council directed staff to find out if the town can apply and back out at later date if the project is accepted and to find out if funds are available.

8. Signs

Ms. Thompson presented samples of city limit signs to Council. There will be 4 city limit signs: NC 16, HWY 84, Beulah Church Rd, & Antioch Church Road and 2 High School signs at NC 16 & HWY 84.

Approved: Oct 12, 2020


Karen Dewey, Town Clerk


Elizabeth Callis, Mayor