

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY OCTOBER 12, 2020 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

Prayer – Father Todd Dill, Rector, St. Margaret’s Episcopal Church

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Mayor/Councilmember Reports
6. Public Comments
7. Public Safety Report & Introduction of new Weddington Deputy Grant Wrenn
8. Wesley Chapel Volunteer Fire Department updates– Chief McLendon
9. Consent Agenda
  - A. Approve Proclamation P2020-05 designating October 24, 2020 as World Polio Day
  - B. Approve Resolution R2020-07 in support of the Village of Wesley Chapel against the development of Park Place
  - C. Approve Uniform Guidance Conflict of Interest Policy to establish conflicts of interest guidelines when procuring goods, services, and construction or repair projects paid for in part or entirely by federal funds
  - D. Approve Uniform Guidance Procurement Policy to establish guidelines that meet or exceed the procurement requirements for purchases of goods, services, and construction or repair projects paid for in part or entirely by federal funds
  - E. Approve Town of Weddington Policy for Property Purchased with Federal Funds
10. Approval of Minutes
  - A. September 14, 2020 Town Council Regular Meeting Minutes
  - B. September 17, 2020 Town Council Special Meeting Minutes
11. Public Hearing for
  - A. Discussion and Consideration of Conditional Zoning Amendment for Christ South Phase 1 at 315 Reid Dairy Road
12. Old Business
13. New Business
  - A. Discussion and Consideration of Personnel Handbook Amendment
  - B. Update of UDO Draft Sections 1-6
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  
REGULAR TOWN COUNCIL MEETING  
MONDAY OCTOBER 12, 2020 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
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Prayer – Father Todd Dill, Rector, St. Margaret’s Episcopal Church

**1. Open the Meeting**

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

**2. Pledge of Allegiance**

Town Council led the Pledge of Allegiance.

**3. Determination of Quorum**

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

Staff: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Town Attorney Karen Wolter, Town Attorney Kevin Bringewatt via Zoom, UCSO Deputies Joseph Kropp and Grant Wrenn

Visitors: Steven McLendon, Matt Simpkins, Somebody else from Christ south, Phil Gilboy

**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 vote.

**5. Mayor/Councilmember Reports**

Mayor Callis stated: The Town is not holding the traditional Christmas tree lighting this year. We are working on an alternative plan, a Santa parade through Weddington. Discussion is leading to having the parade on the Saturday before Thanksgiving and the route and timing will be posted on social media.

Mayor Pro Tem Propst stated: Truliant Federal Credit Union sponsored the Shredding Event. We received double the amount usually taken-10 tons of material were shredded. Volunteers worked for 5 hours and it wasn’t pretty, but we got it done. Thank you to Deputy Kropp for his help.

Councilmember Pruitt: Requested staff to post a list of proposed development applications and transportation project updates on the website and include a link in the next newsletter.

Councilmember Perryman gave a report on the WUMA September meeting: The Alliance is working on getting logos and letterhead set up. He thanked the Council for the support of Wesley Chapel's resolution opposing the Park Place development. All municipalities in the Alliance agreed to present the resolution to their councils and send to the county. The delegates are working on a proposal to present in November dealing with the donut holes in the county and how the Union County 2050 plan addresses them. They are also looking at alternative revenue sources for traffic projects.

## **6. Public Comments**

## **7. Public Safety Report & Introduction of new Weddington Deputy Grant Wrenn**

Deputy Kropp presented the public safety report. He introduced the new deputy assigned to Weddington, Deputy Grant Wrenn. He reminded residents to continue regular safety precautions and practice social distancing. Deputy Kropp also prompted residents to take safety precautions for Halloween. He restated the use of the USPS Informed Delivery option for mail security with holidays approaching.

## **8. Wesley Chapel Volunteer Fire Department updates– Chief McLendon**

Chief McLendon gave an update on new programs for the fire departments made possible because of federal grant money received from 2 federal grants: The Assistance to Firefighters Grant awarded \$12,000 over a 12-month performance period for anything related to the pandemic like masks, gowns, additional PPE; and a Recruitment and Retention grant that awarded \$334,500 over a 4-year period. This will provide for programming and incentives to allow growth and education, training incentives, pre-hire physicals, and additional rewards for continuing service. The fire department also received \$2000 from the Target Circle Program. In addition, funding has been secured to start a pilot program for an advanced EMT program. This will put advanced care EMTs in the fire district and includes skill as starting IVs and providing cardiac and stroke medications.

Chief McLendon also requested staff look into a potential text amendment to zoning for subdivisions to provide that fire hydrants are on the same side of the road as the subdivision to ensure they are located where they are needed.

## **9. Consent Agenda**

- A. Approve Proclamation P2020-05 designating October 24, 2020 as World Polio Day**
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- C. Approve Uniform Guidance Conflict of Interest Policy to establish conflicts of interest guidelines when procuring goods, services, and construction or repair projects paid for in part or entirely by federal funds**
- D. Approve Uniform Guidance Procurement Policy to establish guidelines that meet or exceed the procurement requirements for purchases of goods, services, and construction or repair projects paid for in part or entirely by federal funds**
- E. Approve Town of Weddington Policy for Property Purchased with Federal Funds**

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

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

## **10. Approval of Minutes**

### **A. September 14, 2020 Town Council Regular Meeting Minutes**

Mayor Callis asked to amend the Transportation Report to read "Union County Quarterly Transportation Meeting"

**Motion:** Councilmember Pruitt made a motion to approve the September 14, 2020 Town Council Regular Meeting minutes as amended.

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

### **B. September 17, 2020 Town Council Special Meeting Minutes**

**Motion:** Councilmember Pruitt made a motion to approve the September 17, 2020 Town Council Special Meeting minutes as presented.

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

## **11. Public Hearing for**

### **A. Discussion and Consideration of Conditional Zoning Amendment for Christ South Phase 1 at 315 Reid Dairy Road**

Mayor Callis opened the public hearing.

Mr. Phil Gilboy-426 Walden Trail-Mr. Gilboy described the history of his involvement with Weddington and stated that he believes in the rights of the property owner. He expressed his concerns with the new plans submitted by Christ South. He is concerned that it is an overly ambitious plan. The amphitheater, lighting, and food trucks were mentioned in his concerns. Mr. Gilboy is concerned with the limited space on Reid Dairy Road and that teenage parties will occur on the property after hours. He asked that Council walk the properties before development plans of a project this complex are brought before the council. He doesn't want to wait until it's too late to address problems. He thanked staff and council for their work, and he stated his appreciation for the opportunity to speak.

Mayor Callis closed public hearing.

Ms. Thompson presented the staff report. 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 a third 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.

Staff recommends approval of the conditional district amendment with the conditions as previously approved; adding the condition that the amphitheater area is changed to common open space and the food truck area shall be for church use and events only; and recommends keeping the previously approved land use plan consistency statement.

Councilmember Pruitt asked if there would be an additional traffic impact analysis. Ms. Thompson responded that if the preschool expands, there would be.

Councilmember Smith asked for confirmation on limits to large church events. Ms.

Thompson responded that the church is limited to 4 Temporary Use Permits for large events per year.

Mayor Pro Tem Propst asked about lighting and noise compliance. Ms. Thompson responded that the applicant will submit a photometrics plan and will have to comply with the town noise ordinance.

Pastor Matt Simpkins explained that one of the initial goals of this property's use was to use the space as the residents would want as expressed in the survey conducted by the town.

Councilmember Pruitt expressed concern about the proposed ropes course and liability issues. Pastor Simpkins responded that it is a low-level ropes playground and the church maintains insurance for everything. There are risk managers on the church council and in the congregation. Pastor Simpkins explained that the church hopes to be a part of the town and the community needs. They are creating a public space to be used and are serving as a different idea of how church works.

#### Land Use Plan 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.*

**Motion:** Councilmember Smith made a motion to approve the Land Use Plan Consistency Statement as presented.

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

**Motion:** Councilmember Smith made a motion to approve the conditional zoning amendment for Chris South Phase 1 at 315 Reid Dairy Road

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

## 12. Old Business

### **13. New Business**

#### **A. Discussion and Consideration of Personnel Handbook Amendment**

Ms. Thompson presented the staff report: The amendment to the handbook allows for employees to be eligible for paid vacation based on creditable service with the State Local Government Employees Retirement System (LGERS) instead of service with the Town. It also allows for unused vacation to be carried over the following year as sick time. This way staff is not forced to use all vacation time with the incentive of accruing sick time that can be used toward retirement consistent with NCLGERS. There is no payout for sick time upon separation.

Councilmember Smith stated that this is making a minor change to tenure and unused vacation is to be put into sick time. This will help with retaining staff and be more appealing to new staff coming in.

Council directed staff to add the amendments and clean up language in the handbook to make more understandable.

**Motion:** Councilmember Smith made a motion to approve the amendments to the town personnel handbook

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

#### **B. Update of UDO Draft Sections 1-6**

Kevin Bringewatt gave an update on the progress of the Unified Development Ordinance draft. He stated that the Planning Board will slow their review process for Articles 7, 8, and 9. Article 8 will be reviewed in November and will include the subdivision process and uses. December will be the review of Articles 9 through 14.

Mayor Callis asked if the Council would need a work session to fully understand Article 7. Mr. Bringewatt stated that the Planning Board will be the work session meeting. He will take time with the Planning Board to ensure they are comfortable and understand it as they will hold a larger role in the UDO.

Councilmember Smith stated that the Planning Board will iron it out and the Council will review it. Mayor Callis expressed concern that Council needs a clear understanding of the ordinance.

She suggested sitting in on a Planning Board meeting for the sake of understanding.

Councilmember Smith stated that sitting in on Planning Board meetings in the past helped him in the Council meetings. Mr. Bringewatt agreed that is a practical idea. The Council will see a near final draft to read and work through.

### **14. Update from Town Planner**

Ms. Thompson presented the update. NCDOT released money to MPOs and the CRTPO received \$2.4 million to use for right of way acquisition or bike and pedestrian projects and the Tilley Morris roundabout was chosen to move forward for ROW acquisition. The project could be constructed this summer. If not, it will be constructed the summer of 2022 to avoid school traffic.

### **15. Code Enforcement Report**

Updates:

3343 Ironwood- the vehicle has been moved from the r/w however a notice of violation was sent on Monday for an installed fence that does not meet code.

3824 Bounty Lane: 1 car towed, another in the r/w  
2116 Cricketwood Court- car was removed  
2317 Huntington Drive: resolved and removed from the report.

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

#### **17. Transportation Report**

No update

#### **18. Council Comments**

Councilmember Smith: I just want to thank everybody for coming out. It's our first meeting back in person and I'm glad to see some people come out, so thank you.

Councilmember Perryman: I'll echo that sentiment. It's good to be back and it's good to see folks in the room and talking face to face. I will put out that our next Western Union Municipal meeting will be Thursday, October 22 at Wesley Chapel at 4:00. And it is a public meeting.

Councilmember Pruitt: Thank you for coming out. It is good to see everybody again. I look forward to doing it again next month.

Mayor Pro Tem Propst: Welcome to our new deputy and thank you both for your service. Everybody stay safe and next time we see everybody will be after the election. Stay warm and safe.

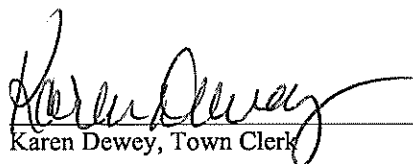
Mayor Callis: I will also welcome Deputy Wrenn. I'm so glad we're back and I'm glad there are folks here tonight.

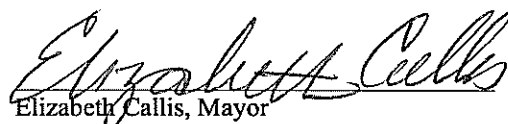
#### **19. Adjournment**

**Motion:** Mayor Pro Tem Propst made a motion to adjourn the October 12, 2020  
Town Council Regular Meeting at 8:12 p.m.

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

Approved: Nov 9, 2020

  
Karen Dewey, Town Clerk

  
Elizabeth Callis, Mayor



**TOWN OF WEDDINGTON  
PROCLAMATION  
P-2020-05**

WHEREAS, Rotary is a global network of neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, and the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than \$2.1 billion and countless volunteer hours to protecting more than 2.5 billion children in 122 countries; and

WHEREAS, Rotary is working to raise an additional \$50 million per year, which would be leveraged for maximum impact by an additional \$100 million annually from the Bill & Melinda Gates Foundation; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

WHEREAS, in addition, Rotary has played a major role in decisions by donor governments to contribute more than \$10 billion to the effort; and

WHEREAS, there are over 1.2 million Rotary members in more than 35,000 clubs throughout the world that sponsor service projects to address such critical issues as poverty, disease, hunger, illiteracy, and the environment in their local communities and abroad;

Therefore, I, Elizabeth Callis, Mayor of the Town of Weddington NC , do hereby proclaim the 24<sup>th</sup> of October as  
**2020 World Polio Day**  
and encourage all citizens to join me and Rotary International in the fight for a polio-free world.

  
Elizabeth Callis, Mayor

Attest:

  
Karen Dewey, Town Clerk





**TOWN OF WEDDINGTON  
RESOLUTION OPPOSING THE PARK PLACE RESIDENTIAL AND  
COMMERCIAL REZONING REQUEST  
R-2020-07**

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

**WHEREAS**, the Town of Weddington recognizes that the Park Place rezoning has been proposed to Union County in a residential area bordered by the Village of Wesley Chapel and the 2,110 units of high-density (R-4, R-6, and R-8 plus apartments) residential development, included 360 multi-family apartments, and 31.5 acres of commercial development will not be compatible nor be in harmony with the existing residential area; and

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

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

**WHEREAS**, traffic in the area is over capacity on Potter Road, New Town Road, and NC 84; these roads cannot sustain additional impact from high density residential development and commercial development; and this proposed development will also create impact that will overwhelm the adjacent minor country roads; all of which will negatively impact existing property owners; and

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

**NOW THEREFORE**, be it resolved that the Town of Weddington hereby requests the Union County Board of County Commissioners listen to the desires of the citizens and stay consistent with existing low-density residential zoning of R-40 around municipalities. Furthermore, the Town of Weddington stands with other municipalities in Union County in favor of this resolution.

Adopted this 12<sup>th</sup> day of October 2020.

Attest:

  
Karen Dewey, Town Clerk

  
Elizabeth Callis, Mayor

