

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 8, 2021 – 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, AND TO ENSURE THE SAFETY OF TOWN RESIDENTS, STAFF, AND TOWN COUNCIL, THE MEETING WILL BE CONDUCTED VIRTUALLY AND LIVE STREAMED ON FACEBOOK. General Public Comments under agenda item 6 may be submitted in writing by February 8, 2021 by 5:00 PM. Please send all comments to kdewey@townofweddington.com.

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
8. Consent Agenda
 - A. Authorize Tax Collector to Advertise 2020 Delinquent Taxes
 - B. 2022 Deer Urban Archery Season Renewal
 - C. Approve Release of Performance and Maintenance Bonds for Highclere Subdivision in the amount of \$179,148
 - D. Approve Release of Maintenance Bonds for Bromley Subdivision in the amount \$32,850
9. Approval of Minutes
 - A. January 11, 2021 Regular Town Council Meeting Minutes
10. Old Business
11. New Business
 - A. Discussion and Consideration of Planning Board Appointments
 - B. Discussion of Employee Handbook Revisions
 - C. Discussion and Consideration of Resolution 2021-04 Opposing the Proposed High-Density Residential Rezoning at the Southwest Corner of New Town Road and Providence Road for Avention Apartment Complex
12. Update from Town Planner
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Adjournment

TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 8, 2021 – 7:00 P.M.
VIRTUAL MEETING VIA ZOOM
MINUTES
PAGE 1 OF 5

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1. Open the Meeting

Mayor Callis called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Mayor Callis led the Pledge of Allegiance.

3. Determination of Quorum

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

Staff: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Town Attorneys Karen Wolter and Jennifer Nancarrow

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

Motion: Councilmember Perryman made a motion to approve the February 8, 2021 Regular Town Council Meeting agenda as presented.
Vote: The motion passed with a unanimous roll call vote.

5. Mayor/Councilmember Reports

Mayor Callis reported that she is working with Weddington High School to organize a litter sweep because of numerous complaints. The town will supply vests, gloves, and bags and are planning for the sweep to be held on February 27th. She asked that drivers keep an eye out for the volunteers on the side of the road. Mayor Callis also paid tribute to Sharon Sanders who passed away on January 14, 2021. Sharon Sanders was the founder of Kids First Carolinas and dedicated her life to service and helping others. Mayor Callis' statement is attached for the record.

Mayor Pro Tem Propst stated that Sharon Sanders was an integral part of the Weddington Food Truck Fridays. She worked with the town for many years and every year the event got bigger and better. This community has lost a tremendous personality and a tremendous gift.

Councilmember Pruitt stated that she has no report but shares the sentiments about Sharon Sanders. She will be missed.

Councilmember Perryman expressed his thanks for Sharon Sanders and stated that our town has lost a great asset. He reported that he listened in to the Community Meeting hosted by the developers of Avention Apartments proposed for the corner of New Town and Providence Roads. Residents expressed a lot of concern about traffic and school crowding. There is a resolution on tonight's agenda to express our opposition to the rezoning and development and we will send it to the county upon approval. Councilmember Perryman also reported on the January WUMA meeting. It was held at Weddington Town Hall and Chairman of the BOCC Richard Helms and Vice Chairman Dennis Rape were present and participated in the meeting. The Commissioners have had a representative at the monthly WUMA meetings for the last 4 months. There will be a special Board of Commissioners meeting held on March 11, 2021 at the Union County Agricultural Center. They are encouraging municipalities to attend and use the opportunity to express their concerns and ask questions regarding the 2050 comprehensive plan.

Councilmember Smith echoed the sentiments and condolences to the family of Sharon Sanders.

6. Public Comments

No public comments were received.

7. Public Safety Report

Deputy Joseph Kropp gave the public safety report: there is a rise again in vehicle break-ins in and around the Town of Weddington. Residents are asked to report suspicious activity to the UCSO and make sure all outdoor lighting and cameras are in working condition. In the past 60 days, two new communities have installed residential security cameras at their entrances. If any HOA is considering this, please feel to reach out to Deputy Kropp via email and he will put them in contact with other homeowners' associations that are utilizing this technology. If any neighborhoods are interested in utilizing the Town of Weddington radar trailer, please fill out the request form on the Town website. Please continue to watch your speed when traveling through the Town of Weddington especially during times of inclement weather.

8. Consent Agenda

- A. **Authorize Tax Collector to Advertise 2020 Delinquent Taxes**
- B. **2022 Deer Urban Archery Season Renewal**
- C. **Approve Release of Performance and Maintenance Bonds for Highclere Subdivision in the amount of \$179,148**
- D. **Approve Release of Maintenance Bonds for Bromley Subdivision in the amount \$32,850**

Motion: Mayor Pro Tem Propst made a motion to approve the consent agenda as presented.

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

9. Approval of Minutes

- A. **January 11, 2021 Regular Town Council Meeting Minutes**

Motion: Councilmember Pruitt made a motion to approve the January 11, 2021 Regular Town Council meeting minutes as presented.

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

10. Old Business

11. New Business

A. Discussion and Consideration of Planning Board Appointments

Without any objection from Council, Mayor Callis appointed Walt Hogan to serve out the remaining year on Tami Hechtel's term expiring March 31, 2023.

Mayor Callis opened the floor for discussion and nominations for the two expiring terms.

Mayor Pro Tem Propst thanked all the applicants and stated that the decision was difficult because there were so many great applicants. Mayor Pro Tem Propst nominated Manish Mittal for appointment to the Planning Board.

Councilmember Pruitt thanked all the applicants and stated that she was excited to see the willingness to serve the community. Councilmember Pruitt nominated Travis Manning for appointment to the Planning Board.

Councilmember Perryman stated that the town was very fortunate to have so many highly qualified people to volunteer. He agreed with the previous nominations.

Councilmember Smith agreed that it was a difficult choice and he thanked everybody for applying. Councilmember Smith nominated Brad Prillaman for re-appointment to the Planning Board.

Motion: Mayor Pro Tem Propst made a motion to appoint Manish Mittal to the Planning Board for a 4-year term to expire in March 2025.

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

Motion: Councilmember Pruitt made a motion to appoint Travis Manning to the Planning Board for a 4-year term to expire in March 2025.

Vote: The motion passed with a 3-1 roll call vote. Yes: Mayor Pro Tem Propst, Councilmember Pruitt, Councilmember Perryman. No: Councilmember Smith

Motion: Councilmember Smith made a motion to reappoint Brad Prillaman to the Planning Board for a 4-year term to expire in March 2025.

Vote: The motion failed with a 1-3 roll call vote. Yes: Councilmember Smith. No: Mayor Pro Tem Propst, Councilmember Pruitt, Councilmember Perryman.

Manish Mittal and Travis Manning are appointed to the Planning Board and Walt Hogan is appointed to finish the last year of the term resigned by Tami Hechtel.

B. Discussion of Employee Handbook Revisions

Attorney Jennifer Nancarrow reviewed suggested edits to the Employee Handbook. Council will review changes and continue discussion.

C. Discussion and Consideration of Resolution 2021-04 Opposing the Proposed High-Density Residential Rezoning at the Southwest Corner of New Town Road and Providence Road for Avention Apartment Complex

Councilmember Perryman presented the resolution. The developer is based in Raleigh and builds "high-end" apartments. The proposed plan has 310 units on 19 acres yielding 16 units per acre. This resolution will be added to the others the council has approved and presented to the county by the WUMA with resolutions from the other municipalities.

Motion: Councilmember Perryman made a motion to approve Resolution 2021-04 Opposing the Proposed High-Density Residential Rezoning at the Southwest Corner of New Town Road and Providence Road for Aventon Apartment Complex.

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

12. Update from Town Planner

Ms. Thompson presented the update: Belle Mar, the 10-lot subdivision on Old Mill Road, received sketch plan approval last week. The January Planning Board meeting was cancelled. The next meeting is February 22nd, and on the agenda is the final recommendation on the UDO. Staff has been working nonstop this week to get the final draft to the Planning Board for review. If all goes well, a public hearing will be held in March and the vote will be in April. The Council retreat is scheduled for February 26th at Rolling Hills with limited capacity. Please pass along any potential topics to staff for the agenda. Staff will be starting on those packets this week. The county planners gave a briefing on a few changes recommended in the 2050 Comprehensive Plan. The public comment period was re-opened, and the county received twice as many comments in that short amount of time than they did through the whole original comment period. As a result of the feedback, more transition zones were added to the land use map and those zones were redefined to include small unincorporated areas that have the majority of the perimeter adjacent to a municipality. After hearing traffic concerns, they are recommending denying rezoning requests for projects that worsen peak hour congestion for roads funded for improvement through the current North Carolina Department of Transportation Statewide Transportation Improvement Program (STIP). Rezoning will need to either contribute funds to accelerate the schedule of the relevant transportation projects or else wait until the affected project has been completed. The County stopped new development sewer permitting in the 12-Mile Creek basin. Apparently, it's full and the amount of flow versus rainwater cannot be determined. So, the County will wait until that is known and the capacity percentage is down.

13. Code Enforcement Report

No comments or questions.

14. Update from Finance Officer and Tax Collector

No comments or questions.

15. Transportation Report

Mayor Callis stated that there is no update from CRTPO. The Town is aware that the trash on the roads is bad. The contractor will be out getting started on clean up, and at the end of February, there will be an organized litter sweep coordinated with the high school.

16. Council Comments

Mayor Pro Tem Propst: Thank you to anybody who tuned in tonight. It was a nice meeting. I am looking forward to working with the two new Planning Board members. And thank you Walt for participating for another year and to those that didn't make it, please apply again. Thank you.

Councilmember Pruitt: I'd just like to echo the same sentiment. Congratulations to Manish and Travis. Welcome to the Planning Board and thanks again to Walt and thank you everybody for tuning in.

Councilmember Perryman: I'll also echo Anne and Janice and I'll share my thoughts on Sharon Sanders. She was not only a friend, but she meant more to our town and this community than most people realize. When I read some of the things she was involved in, I was amazed at what an impact this one person had on literally thousands of families in our area. We are all at a loss. My deepest condolences to her family. She will be sorely missed.

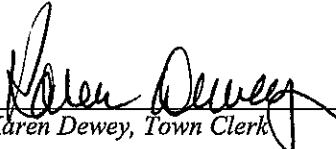
Councilmember Smith: I also want to welcome the new Planning Board members and thank you, Walt for continuing your service and thank you everyone for tuning in.

Mayor Callis: Welcome to the Planning Board, Manish and Travis. Walt, thank you for willingness to continue for another year and thank you to those who tuned in.

17. Adjournment

Motion: Mayor Pro Tem Propst made a motion to adjourn the February 8, 2021 Regular Town Council meeting at 8:01 p.m.
Vote: The motion passed with a unanimous roll call vote.

Approved: March 8, 2021



Karen Dewey, Town Clerk



Elizabeth Callis, Mayor



TOWN OF
WEDDINGTON

1924 Weddington Road • Weddington, North Carolina 28104

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: February 8, 2021
SUBJECT: 2020 Authorization to Advertise

In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2020 taxes that are liens on real property to date:

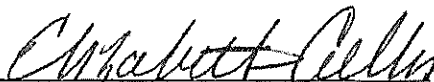
\$ 69,642.35

In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2020 taxes that are liens on real property.

State of North Carolina
Town of Weddington
To the Tax Collector of the Town of Weddington

The Town of Weddington Tax Collector is ordered to advertise all unpaid 2020 taxes that are liens on real property, pursuant to North Carolina General Statute 105-369(a), -369(c).

Witness my hand and official seal this 8th day of February 2021.


Elizabeth Callis, Mayor

Attest:


Karen Dewey, Town Clerk



☒ North Carolina Wildlife Resources Commission ☒

Cameron Ingram, Executive Director

February 10, 2021

Town of Weddington
Karen Dewey, Town Clerk
1924 Weddington Road
Weddington, NC 28104

The renewal application for the Town of Weddington that was received on February 10, 2021 has been approved for the 2022 Deer Urban Archery Season.

The contact information you provided below will be in the 2021-2022 *North Carolina Inland Fishing, Hunting and Trapping Regulations Digest*. The regulations digest will be available on August 1, 2021. Please check that your information is correct.

Phone #:	704-846-2709
Website/ Email:	www.townofweddington.com

Any changes to the information above should be emailed to Shauna Glover at shauna.glover@ncwildlife.org before April 1, 2021.

Next year (around the end of January) you will receive a renewal form for the 2023 Deer Urban Archery Season to indicate your continued interest in program participation.

Regards,

Shauna Glover
Administrative Specialist – Program Support
Wildlife Management Division



**TOWN OF WEDDINGTON
RESOLUTION OPPOSING THE PROPOSED HIGH-DENSITY RESIDENTIAL REZONING
AT THE SOUTHWEST CORNER OF NEW TOWN ROAD AND PROVIDENCE ROAD
FOR AVENTON APARTMENT COMPLEX
R-2021-04**

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 Avention rezoning has been proposed to Union County in an area bordered by the Town of Weddington and the Village of Marvin on a collection of parcels that are currently zoned R-40; and

WHEREAS, the proposed 310 multi-family apartments on 19 acres that will yield a density of over 16 units per acre will not be compatible with what the majority of citizens in Weddington and in neighboring areas desire, and the proposal contradicts residents' wishes to preserve the current way 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 Providence Road and New Town Road, with improvements to both being delayed significantly; these roads cannot sustain additional impact from high density residential development; and this proposed development may also create impact that can overwhelm adjacent minor 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. Furthermore, the Town of Weddington stands with other municipalities in Union County in favor of this resolution.

Adopted this 8th day of February 2021.


Elizabeth Callis, Mayor

Attest:


Karen Dewey, Town Clerk