

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, APRIL 12, 2021 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

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. Presentation of the Fiscal Year 2019-2020 Audit by Ann R. Craven, CPA, PLLC
9. Consent Agenda
 - A. Approve Budget Amendment for FY 2020-2021
 - B. Proclamation 2021-02 National Police Week
 - C. Proclamation 2021-03 Arbor Day
 - D. Approve Release of a Performance Bond for Bromley Map 6 in the amount of \$47,268.00
10. Approval of Minutes
 - A. February 26, 2021 Special Town Council Retreat Minutes
 - B. March 8, 2021 Regular Town Council Meeting Minutes
11. Public Hearings
 - A. Weddington Glen Preliminary Plat
 - B. Unified Development Ordinance
12. Old Business
 - A. Consideration of UDO
 - B. Discussion of Preliminary FY2021-2022 Budget and Draft Capital Improvement Plan
13. New Business
 - A. Consideration of Weddington Glen Preliminary Plat
 - B. Discussion of SB 349/HB 401 - Reforms to Local Government Zoning Authority to Increase Housing Opportunities and to Make Various Changes and Clarifications to the Zoning Statutes
 - C. Discussion of Antioch Church Road Rezoning
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, APRIL 12, 2021 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
MINUTES
PAGE 1 OF 8**

1. Open the Meeting

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

2. Pledge of Allegiance

The Council led the Pledge of Allegiance.

3. Determination of Quorum

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

Staff present: Town Administrator/Planner Lisa Thompson, Finance Officer Leslie Gaylord, Town Clerk Karen Dewey, Town Attorneys Karen Wolter and Kevin Bringewatt (via Zoom),

Visitors: Ann Craven, Walt Hogan, Ray Holt, Mark Carpenter, Warren Johnson, and Brent Cowan (via zoom).

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

Councilmember Perryman reported that the next WUMA meeting will be at 4:00 on Thursday, April 22, 2021 and will be held in Marvin. The primary topic of discussion will be alternative sources of traffic funding.

Mayor Callis reported that the second litter sweep of the year will be held on Saturday, April 17. It will be part of a county wide coordinated effort with Litter Busters of Union County.

6. Public Comments

No public comments

7. Public Safety Report

During the month of March 2021, Deputies have had several complaints regarding ATV activity in Weddington. They urge residents to follow all safety precautions and understand that ATV's are not

allowed on state-maintained roads. Furthermore, ATV activity on private property requires the rider to have permission from the property owner prior to using it for ATV Activity.

Deputies are continuing to use the Weddington Radar Trailer to assist with speeding complaints in the Town.

They are aware of issues with traffic around Weddington Elementary School with regards to vehicles driving on the wrong side of the road. This issue is being addressed with the school resource officers and, as time permits, their being in the area during those time periods.

Please continue to utilize the Residential Check Program when going on vacation. The Residential Check Program Form is located on the Town of Weddington Website.

The Deputies would like all residents to be aware of the upcoming Litter Sweep on Saturday April 17, 2021 between the hours of 8am - 11am. Please watch out for all volunteers when driving throughout the Town during this time period.

8. Presentation of the Fiscal Year 2019-2020 Audit by Ann R. Craven, CPA, PLLC

Ann Craven presented the audit. Weddington is financially very sound with no debt and practices conservative budgeting and constant monitoring. Tax collection rates at 98.98%, which is better than the state average at 97%.

9. Consent Agenda

A. Approve Budget Amendment for FY 2020-2021

B. Proclamation 2021-02 National Police Week

C. Proclamation 2021-03 Arbor Day

D. Approve Release of a Performance Bond for Bromley Map 6 in the amount of \$47,268.00

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. February 26, 2021 Special Town Council Retreat Minutes

Motion: Mayor Pro Tem Propst made a motion to approve the February 26, 2021 Special Town Council Retreat Minutes as presented

Vote: The motion passed with a unanimous vote.

B. March 8, 2021 Regular Town Council Meeting Minutes

Motion: Councilmember Pruitt made a motion to approve the March 8, 2021 Regular Town Council Meeting Minutes as presented

Vote: The motion passed with a unanimous vote.

11. Public Hearings

A. Weddington Glen Preliminary Plat

Mayor Callis opened the public hearing. There were no public comments. Mayor Callis closed the public hearing.

Ms. Thompson presented the staff report: CH Land Company, LLC submitted a preliminary plat and construction plans for 35 lots on 49.69 acres located at the southwest corner of Weddington-Matthews Road and Hemby Road. The proposed subdivision contains 35 lots on 49.69 acres with a total density of .70 units per acre. This is a conservation subdivision where 50% of the gross acreage must be retained as conservation land. 24.85 acres is required, and 27.40 acres has been provided. The 100' viewshed buffer includes a 10' landscape buffer along the thoroughfares to screen residential lots from the thoroughfare. A 50' buffer surrounds the property separating the proposed lots from existing parcels. The subdivision will be served by Union County Public Water and Sewer.

The subdivision is accessed by an entrance off Weddington-Matthews Road. NCDOT is requiring a left turn lane with 100' of stackage on Weddington Matthews Road to serve the property. A stub road is provided to serve any future development on the Morris property to the north. The Town's consultant reviewed the trip threshold which is around 335 ADT, 27 trips at the a.m. peak and 35 trips at the p.m. peak. This does not warrant a TIA for the Town.

The Town Engineer reviewed the construction plans and provided minor comments that will not change the layout of the lots. Outside agency reviews are underway, including NCDOT, Public Works, NCDEQ, and the Army Corps of Engineers.

A draft maintenance plan and CCRs have been submitted for review.

PIMs were held on February 20, 2017, at Town Hall and on-site. Questions were raised about process, lot sizes, road improvements, the water tower, and sewer. The sketch plan was approved by the Planning Board on February 27, 2017. The Board discussed the radius of the turnaround/stub being large enough to accommodate large vehicles, a sewer easement to the fire department, tree save areas, wetland areas, and access easements to the Helms property and cell tower parcels.

The Board reviewed the preliminary plat on December 18, 2017 and recommended approval. A sewer easement and connection to the Hemby Rd fire station was added to the plans. The Town Council approved the Preliminary Plat on February 12, 2018. Per Section 46-44(d)(2) a final plat shall be submitted within two years of the approval of the preliminary plat or the preliminary plat becomes null and void. Because the two-years has lapsed, the applicant is seeking re-approval.

The Planning Board reviewed the preliminary plat on March 22, 2021. Concerns were expressed about runoff into the Bromley subdivision and whether any downstream studies were completed. The Board discussed whether additional right of way was needed at the Hemby and Weddington Matthews Rd intersection for future improvements. The Planning Board discussed sewer capacity and whether to put a stipulation regarding a fountain or aerator in the wet pond to keep it from becoming stagnant.

The preliminary plat is similar to the original approved sketch plan and is the same as the previous approved plat; therefore, staff recommends approval.

Councilmember Smith stated that he would like to see what the current traffic pattern is and get the radar trailer to do a traffic count at that intersection with Weddington Matthews Road. He expressed concern about the stormwater run-off issues. Ms. Thompson responded that the town engineer is monitoring downstream.

B. Unified Development Ordinance

Mayor Callis opened the public hearing. There were no public comments. Mayor Callis closed the public hearing.

Ms. Thompson presented the staff report: The Town of Weddington has updated its land development ordinances to (a) comply with legislative requirements imposed by the state legislature as set forth in North Carolina General Statute 160D and (b) improve the organization of its existing ordinances to make the ordinances simpler to find and easier to follow. Town staff, legal counsel, and planning board have worked together to prepare this final draft of a “Unified Development Ordinance” (UDO) for consideration by the Town Council. The UDO was posted on the website for citizen review and comment in March. A notice of public hearing was published and posted per state statutes. No comments or questions have been received.

A work session was held on March 22, 2021. The Council discussed adding a section regarding procedures for conditional district amendments.

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.

Proposed Land Use Consistency Statement

The Unified Development Ordinance is consistent with the Land Use Plan in that it upholds the vision of the plan by protecting our rural character and managing growth and; it is reasonable in that it improves and organizes our existing ordinances making them simpler and easier to follow for staff, appointed and elected officials, and residents.

12. Old Business

A. Consideration of UDO

Mayor Callis thanked staff for completing this task. The Town saved money and condensed ordinances as well as making them easier to understand.

Councilmember Smith thanked Ms. Thompson and Mr. Bringewatt and the Planning Board for a great job.

Mayor Pro Tem Propst reiterated the previous comments. She thanked the Planning Board and Ms. Thompson and Mr. Bringewatt.

Councilmember Pruitt thanked staff for all the hard work.

Councilmember Perryman thanked Planning Board, Ms. Thompson, and Mr. Bringewatt for their work. He stated this was something the Town needed, and it was done in house and saved money.

Motion: Councilmember Perryman made a motion to adopt the Land Use Consistency Statement as presented:

The Unified Development Ordinance is consistent with the Land Use Plan in that it upholds the vision of the plan by protecting our rural character and managing growth and; it is reasonable in that it improves and organizes our existing ordinances making them simpler and easier to follow for staff, appointed and elected officials, and residents.

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Smith made a motion to adopt the Unified Development Ordinance as presented.

Vote: The motion passed with a unanimous vote.

B. Discussion of Preliminary FY2021-2022 Budget and Draft Capital Improvement Plan

Ms. Gaylord presented the preliminary budget that was revised after the March work session. It shows 5.2 cent proposed budget. The county revaluation amounts to \$3.02 billion appraised value. The increase in income will go principally to trash services.

Councilmember Smith stated that he feels a flat fee for trash services is more appropriate. The Council discussed a flat fee and taxes being used to finance the trash service.

Mayor Pro Tem Propst stated that with public safety expenses increasing, the town can't lower the taxes. Ms. Gaylord stated that the American Rescue Act is a potential source of money, but none of the costs are going down. The town can't get to revenue neutral.

Councilmember Pruitt asked about other sources of revenue like a short-term hospitality tax. Ms. Wolter responded that North Carolina doesn't tax them, and local municipalities don't license them. They are not subject to the same rules as hotels. Ms. Gaylord responded that the state makes it difficult for municipalities to charge a unique tax. The Town sales tax revenue has increased because now able to collect tax on internet sales.

Council asked for a budget run with tax rates at 4.8, 5.0, and 5.2.

Councilmember Pruitt asked for a timeline on a banking RFP. Ms. Gaylord responded that they are looking at the end of April/early May to present. Staff is looking for a bank that will be compatible with the new financial software

13. New Business

A. Consideration of Weddington Glen Preliminary Plat

Motion: Mayor Pro Tem Propst made a motion to approve the Weddington Glen Preliminary Plat as presented.

Vote: The motion passed with a unanimous vote.

B. Discussion of SB 349/HB 401 - Reforms to Local Government Zoning Authority to Increase Housing Opportunities and to Make Various Changes and Clarifications to the Zoning Statutes

Mayor Callis stated that after speaking to Representative David Willis, these bills don't appear to have the support in the General Assembly.

Councilmember Perryman stated that he has been told that the process will start in the senate. He expressed concerns with paragraph 2 where the bill states that "local municipalities shall allow" this type of development or zoning. People need to be making the phone calls and let the legislators know that this doesn't have support even though the bills don't appear to have support. He is concerned that these even saw the light of day.

Councilmember Smith stated that he would like to see a letter or a resolution from the Weddington Town Council opposing these bills.

The Council agreed to send a letter expressing their disapproval of these bills to the Representatives and Senators of Union County.

C. Discussion of Antioch Church Road Rezoning

Council discussed the Antioch Church Road rezoning that is coming before the Union County Planning Board. Councilmember Smith stated that his biggest concern is the flooding and the damage that will happen. Council agreed to send a letter to the county planning staff to include in the reports to the planning board and commissioners.

14. Update from Town Planner

Ms. Thompson read a statement: There is a lot of stuff to update you on, but my mind has been elsewhere today. As you know I have accepted another position and will be leaving the Town of Weddington at the end of the month. I wanted to publicly express my deepest appreciation for all your support and guidance during the last 4.5 years that I've been with the Town. I'm blessed with the opportunity to know each and every one of you. Some of you have been there for me through personal issues, others for advice, others as a shoulder to cry on, but all of you have been my biggest cheerleaders. Your constant praise and thankfulness keep me going and happy to be in Weddington as I start each day. Thank you for allowing me to grow under your leadership. Thank you for listening to me and my crazy ideas. You are the best group of board members that I've worked with in my 15 years in local government. The Town is lucky to have you all as leaders and I have no doubt it will continue to succeed under your guidance. I remain grateful for all the opportunities and I wish the Town continued success.

15. Code Enforcement Report

16. Update from Finance Officer and Tax Collector

Ms. Gaylord gave an update. Financial statements are in new software. The revenue and expense statements are different. The budget shown is not the amended budget that was just approved. .

17. Transportation Report

Mayor Callis attended the quarterly Union County meeting. Not a lot of updates, they're still working on critical intersection list.

Ms. Thompson stated that she signed contract with Kimley Horn. They dropped price to \$9000 for Deal Road analysis and will be moving forward.

18. Council Comments

Councilmember Smith: Where to begin? When I first met you and when you came to us, we were kind of in a bad place. You came right when we needed you most. You brought a wealth of knowledge, an unbelievable work ethic. You told me when I first met you that you were the first to come in the mornings and the last to leave and I can say that holds true today. Your commitment to this town is second to none and the things you have done for us we all gratefully appreciate. Just to mention: the noise, junk, inspection construction, I asked you to work on erosion control, the UDO. It's not lost on me all that you accomplished. Even the small things you do to make this town run smoothly. You have done a phenomenal job and I can't thank you enough. I'd like to thank you on a personal level. I've learned a lot in my 7 ½ years here and you were instrumental in that education. One other thing, I have not ever had a negative comment about you from residents. People sing your praises. That was not always true of previous administrators. There's a reason for that. So, you will be greatly missed and thank you so much for all you've done for us and this town and if you need anything, don't hesitate to call. I'm here for you.

Mayor Pro Tem Propst: The first time I met Lisa, she was in her sweats at Chili's. The office was such a mess, and Leslie and the few of us that were here and went through that, we ought to celebrate everything you accomplished in this town. Thank you, thank you, thank you for everything you've done. You've just been phenomenal, and I love you. Thank you.

Councilmember Pruitt: I will just echo everything. I've only been here for a little over a year and I don't know what happened here before, but I know I couldn't have done this last year and a half without you. And I really do thank you and I'm really excited for you. Congratulations. It speaks highly that somebody is poaching you like they are. You are an asset and I hope Waxhaw treats you well and if not, you always have a home here. Thank you and Congratulations.

Councilmember Perryman: We had a good conversation on the phone and I will echo everything that has been said so far, but I want to emphasize something that Mike said and that has always impressed me and that is your job knowledge, your work ethic, and your enthusiasm. Anybody that walks in your office to have a conversation knows that you love what you do. And that is something rare. Like I told you today, I have no doubt that you will go far, one of these days I'm going to open

up the newspaper and they'll be announcing you as the new city manager for Houston, Texas! You have always been helpful beyond measure and always answering my questions. The last thing I'll say is that you've left some mighty big shoes to fill. If we find somebody half as good as you, we'll be fine.

Mayor Callis: I was not expecting this when I came in to sign checks this morning. I had a meeting and had stuff to do before the meeting and I just didn't have time to process Lisa's news. Janice called and during that conversation, I had an overwhelming feeling of nausea, it had finally hit me. Lisa, I have relied on you so much. I don't know who I'm going to call when I need to ask the questions. I'm over the moon excited for you and the reality is they would be crazy not to go after you. I had a conversation with somebody last week and the compliments about you are unbelievable. I'm going to come visit you in Waxhaw. I wish you the best of luck.

19. Adjournment

Motion: Councilmember Smith made a motion to adjourn the April 12, 2021 Regular Town Council meeting at 8:15 p.m.
Vote: The motion passed with a unanimous vote.

Approved: May 10, 2021

Karen Dewey
Karen Dewey, Town Clerk

Elizabeth Callis
Elizabeth Callis, Mayor