

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY APRIL 11, 2022 – 7:00 P.M.
WEDDINGTON HIGH SCHOOL AUDITORIUM
4901 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

Prayer-Pastor Ryan Ritzmann, Christ Lutheran 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 Safety Report
7. Consent Agenda
 - A. March 14, 2022 Town Council Regular Meeting Minutes
 - B. Approve Release of Roadway and Utility Performance Bonds (numbers 800028411 and 800028410) for The Enclave at Weddington
8. Old Business
 - A. Review of Conditional Rezoning Application for mixed use development-Weddington Green
9. Continued Public Hearing from March 14, 2022
 - A. Conditional Rezoning Application for a mixed-use development-Weddington Green
10. New Business
11. Update from Town Planner
12. Code Enforcement Report
13. Update from Finance Officer and Tax Collector
14. Transportation Report
15. Public Comments
16. Council Comments
17. Adjournment

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MINUTES
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Prayer-Pastor Ryan Ritzmann, Christ Lutheran Church

1. Open the Meeting

Mayor Horn 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 Craig Horn, Mayor Pro Tem Janice Propst, Councilmembers Anne Pruitt, Jeff Perryman, and Brannon Howie

Staff Present: Town Administrator/Clerk Karen Dewey, Finance Officer Leslie Gaylord, Admin Assistant/Deputy Clerk Debbie Coram

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 announced the Western Union Municipal Alliance meeting on April 28th at 4:00 in Wesley Chapel. Jim Joyce from the UNC School of Government will speak on extra territorial jurisdiction.

Mayor Horn announced the April Coffee with the Mayor will be held on Thursday April 21st from 5 to 7 p.m. at Town Hall. He also stated that the Council will be holding a work session tomorrow, April 12th at Town Hall to discuss the town's current form of government and determine the best process for Weddington and discuss the ARP funds and SCIF grant. Mayor Horn stated the Weddington High School Marching Band has been invited to participate in the Pearl Harbor Day events in Hawaii this December, if anyone is interested in donating to their fundraising efforts, visit the Town website.

6. Public Safety Report

Deputy Kropp gave the public safety report.

7. Consent Agenda

- A. March 14, 2022 Town Council Regular Meeting Minutes
- B. Approve Release of Roadway and Utility Performance Bonds (numbers 800028411 and 800028410) for The Enclave at Weddington

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

Vote: The motion passed with a unanimous vote.

8. Old Business

- A. Review of Conditional Rezoning Application for mixed use development-Weddington Green

The Applicant presented a review of the conditional rezoning application for the Weddington Green development.

9. Continued Public Hearing from March 14, 2022

A. Conditional Rezoning Application for a mixed-use development-Weddington Green

Ray Butler 9023 Pine Laurel Drive-asked what occupations the current Planning Board members held and if they were a conflict of interest.

Rob Wilder 3501 Monroe Road, Charlotte-attorney for the Topalian Family-mentioned the petition against the conditional rezoning with 2700 signatures, the Board of County Commissioners denial of the pump station application, pointed out older sketches of this plan were twice as large as the current plan and asked about a second phase, and the developer has \$2.4 million in lien judgements.

Annette Baker 1289 Greyllyn Drive-stated concern for how tax dollars would be spent in this development.

Chris Martin 6403 Antioch Court-stated his opposition to the rezoning and questioned the lack of transparency in the process.

Orion Holty 5017 Woodview Lane- spoke in favor of the rezoning. Stated that current development in Weddington cannot sustain the \$8600 a year it costs to educate a child in Union County Public Schools.

Mike Maxson 7097 High Meadow Drive-spoke about the campaign promises of the Council members and expressed support for Optimist Park.

Harry Chilcot 3724 Red Fox Trail-spoke about newspaper interview of Mayor Horn and asked about the traffic impact analysis changes.

Danny Ellis 1024 Bromley Drive-spoke about the campaign platforms of the Council.

Rebecca Heffner 122 Weddington Church Road-spoke in favor of the rezoning and stated her family has been in Weddington for 150 years.

Kelly Myers 9033 Pine Laurel Drive-stated that the overwhelming majority of residents feel the rezoning is too high a price to pay for the park in the plans.

Jen Conway 3209 Hartford Way-spoke in favor of the rezoning. Comments submitted for the record.

Bob Lockerman 1032 Antioch Woods-spoke representing several neighbors against the rezoning.

Lauren Soloman 6064 Highgate-stated that she wants Weddington to remain the same.

Kim Crooks Church 4500 Glen Oaks Drive-spoke against the rezoning.

Thomas Smith 1840 Tanglebriar Court-believes that this is a divisive issue and will set a precedent along Providence Road.

Don Titherington 2301 Greenbrook Parkway-Spoke about the Board of County Commissioners' decision to deny the pump station application and requested that any meetings be after work hours. Spoke about the setbacks and buffers of the commercial area, the size of the proposed brewery in the application, and the expense of the park.

Bill Deter 401 Havenchase-spoke about the development standards and definitions in the plan and asked for support for Optimist Park.

Joyce Plyler 1046 Bromley Drive-spoke about the Traffic Impact Analysis.

John Roper 2040 Kings Manor-spoke about the pedestrian crossing beacon at the roundabout, potential stormwater issues, and putting the rezoning on the ballot for residents.

Bob Golden 564 Cottonfield-stated support for more 1-acre lots and that he believes this would ruin Weddington.

Jack Plyler 1015 Estate Lane-spoke about potential conflict of interest of Planning Board Chairman Ed Goscicki and his contract to conduct a sewer study of the town center area.

Kris Ross 154 Larkfield Drive-spoke about the pedestrian crossing beacon at the traffic circle. Stated that traffic circles are designed to keep traffic flowing.

Mayor Hord closed the Public Hearing.

Mayor Horn called a recess at 8:41 p.m.

Mayor Horn called the meeting back to order at 8:47 p.m.

10. New Business

No new business

11. Update from Town Planner

Ms. Dewey gave the update: Hemby Place Preliminary and Final Plats will be before the Planning Board at their April meeting.

12. Code Enforcement Report

Report is in the packet.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update: statements are in the packet. Three-quarters of the way through the fiscal year and taxes are 98% collected. FY 2022-2023 budget will be reviewed at the work session meeting tomorrow.

14. Transportation Report

Mayor Pro Tem Propst gave the transportation report: She attended the March CRTPO meeting. The Board voted on the 2050 Metropolitan Transportation Plan and the revised 2020-2029 Transportation Implementation Plan. They also discussed the Independence Blvd NCDOT corridor implementation plan. It's a billion-dollar project and it has been divided into sections to be better managed. The Town of Matthews had some issues with the changes made because some of the parallel roads were taken off the plan. At the meeting, there was an unsolicited proposal for the I-77 express lanes and it was not received well by the board members.

15. Public Comments

None

16. Council Comments

Councilmember Perryman: I appreciate everybody coming out. We don't meet in the high school auditorium very often and I'm glad we were all here. I would like to make one more push about the WUMA meeting on April 28th at 4 p.m. in Wesley Chapel. The reason this is important to us is that we still have unincorporated areas in and around the town and the town has no say in how it gets developed. So that's why Mr. Joyce is coming from the School of Government to come and talk to us and help us approach the Board of County Commissioners to make sure we have a say in those parcels.

Councilmember Howie: With 98% of the tax collected, I want to recognize Kim Wood for a doing such a great job.

Mayor Horn: I want to remind everyone one more time of the Weddington High School Marching Band fundraising effort to raise money toward their participation in the Pearl Harbor remembrance

ceremony in December. I will be asking the Council to look at their calendars to schedule a work session to work with the developer of this project.

Councilmember Perryman added: thanks to the town staff. To Kim Woods for the tax collection rates. And Staff for making this meeting happen here. Thank you all for the hard work.

17. Adjournment

Motion: Mayor Pro Tem Propst made a motion to adjourn the April Regular Town Council Meeting at 8:54 p.m.

Vote: The motion passed with a unanimous vote.

Approved: May 9, 2022

Karen Dewey
Karen Dewey, Town Administrator/Clerk

Craig Horn
Craig Horn, Mayor

