

**TOWN OF WEDDINGTON**  
**REGULAR TOWN COUNCIL MEETING**  
**MONDAY, JULY 11, 2022 – 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 from Bjorn Hansen, Senior Planner, Union County
9. Consent Agenda
  - A. Approval of June 13, 2022 Regular Town Council Meeting Minutes
  - B. Amend Fee Schedule for Minor Subdivisions
  - C. Authorize Tax Collector to Collect 2022 Real Property Taxes
  - D. Authorize Tax Collector to Charge Off 2011 Property Taxes
  - E. Approval of Resolution R-2022-02 for Vintage Creek Subdivision Roads
10. Old Business
  - A. Continue Discussion of Council-Manager Form of Government
11. New Business
  - A. Discussion on Land Use Plan
12. Updates from Town Planner and Town Administrator
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Adjournment

## Weddington

### 6/2022

UCR Code	Description	Date of Report	Incident ID	
<b>13B</b>				
13B	CYBERBULLYING	6/3/22	202204011	
13B	SIMPLE ASSAULT	6/3/22	202204034	
			Total:	2
<b>220</b>				
220	BREAKING OR ENTERING (M)	6/9/22	202204198	
220	ATT BREAK OR ENTER BLDG (M)	6/10/22	202204210	
220	BREAKING OR ENTERING (M)	6/19/22	202204453	
			Total:	3
<b>23H</b>				
23H	LARCENY-FELONY	6/24/22	202204567	
23H	LARCENY-FELONY	6/29/22	202204689	
			Total:	2
<b>26A</b>				
26A	FRAUD-CREDIT CARD	6/6/22	202204121	
26A	FINANCIAL CARD FRAUD	6/9/22	202204183	
26A	IDENTITY THEFT	6/14/22	202204298	
			Total:	3
<b>290</b>				
290	INJURY TO REAL PROPERTY	6/3/22	202204017	
			Total:	1
<b>35A</b>				
35A	POSS OF MARIJUANA 1/2 TO 1& 1/2 OZ	6/1/22	202203945	
35A	POSSESS MARIJUANA UP TO 1/2 OZ	6/9/22	202204196	
			Total:	2
<b>35B</b>				
35B	POSSESS MARIJ PARAPHERNALIA	6/1/22	202203945	
			Total:	1
<b>90D</b>				
90D	DRIVE AFTER CONSUMING < 21	6/5/22	202204066	
90D	DRIVING WHILE IMPAIRED	6/22/22	202204541	
			Total:	2
<b>90F</b>				
90F	STALKING	6/3/22	202204017	
			Total:	1
<b>90G</b>				
90G	CONSUME ALCOHOL < 19	6/2/22	202203987	
			Total:	1

**Weddington**

**6/2022**

UCR Code	Description	Date of Report	Incident ID	
<b>90Z</b>				
90Z	HARASSING PHONE CALL	6/15/22	202204333	
			Total:	<b>1</b>
<b>999</b>				
999	INVESTIGATION	6/1/22	202203975	
999	ACCIDENT NO VISIBLE INJURY	6/5/22	202204067	
999	ACCIDENT NO VISIBLE INJURY	6/5/22	202204094	
999	ACCIDENT NO VISIBLE INJURY	6/5/22	202204095	
999	ACCIDENT NO VISIBLE INJURY	6/7/22	202204123	
999	ACCIDENT NO VISIBLE INJURY	6/17/22	202204393	
999	ACCIDENT NO VISIBLE INJURY	6/19/22	202204439	
999	VEHICLE CHASE	6/20/22	202204481	
999	ACCIDENT NO VISIBLE INJURY	6/21/22	202204518	
			Total:	<b>9</b>
<b>9999</b>				
9999	ATTEMPTED SUICIDE	6/7/22	202204150	
			Total:	<b>1</b>

Monthly Crime Total **29**



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, JUNE 13, 2022 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 6**

**1. Open the Meeting**

Mayor Horn called the meeting to order at 7:05 p.m.

**2. Pledge of Allegiance**

Council led the Pledge of Allegiance.

**3. Determination of Quorum**

Quorum was determined with Mayor Craig Horn, Mayor Pro Tem Janice Propst, Councilmember Anne Pruitt present. Councilmember Jeff Perryman arrived at 7:12. Councilmember Brannon Howie was absent.

Staff Present: Town Administrator/Clerk Karen Dewey, Planner Robert Tefft, Finance Officer Leslie Gaylord, Town Attorney Karen Wolter

Visitors: Walton Hogan, Carol Hogan, David Brown, Laura Brown, Gayle Butler, Anthony Cowan, Rob Dow, Bill Deter, Harry Chilcot, Brian Amos, Scott Morrison, Preben Andersen, Amy Anthony, Patricia Hines, Rusty Setzer, Joyce Plyler, Chris Martin, Cathy Killough Brown

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

***Motion:*** Mayor Pro Tem Propst made a motion to approve the agenda as presented.  
***Vote:*** The motion passed with a unanimous vote.

**5. Mayor/Councilmember Reports**

Mayor Pro Tem Propst reported that the Food Truck Fridays were great after not being held for the last couple of years. She thanked the Weddington High School Marching Band for their participation the second week. They enjoyed being here and playing for the community. She thanked Town staff for help with the organization, Jen Conway for organizing the vendors, and Councilmember Pruitt for painting the corn hole game. Mayor Pro Tem Propst also thanked the Weddington High School JROTC Cadets who helped with set up and clean up and stayed the entire evening to participate. She thanked Mayor Horn for his participation and help cleaning up on the last evening. Movie night is sponsored by the Union County Parks and Recreation and will be June 24<sup>th</sup> at 6:30 p.m. and there will be food trucks and activities by the Union County Library.

Councilmember Pruitt had no report, but thanked Mayor Pro Tem Propst for her work for Food Truck Fridays.

Mayor Horn reported that he has been participating with the NC League of Municipalities Policy Committee to promote their agenda on the state level and support local governments against the legislation proposing to reduce their autonomy. He and Mr. Tefft met with the NCDOT District 10 Engineer and was told that the Rea Road Extension is still on the transportation plan. Right of way acquisition is proposed for 2028 with construction starting in 2029 and Providence Road widening from Rea Road to Waxhaw Parkway is proposed for 2025-2026. He announced that Coffee with the Mayor would be Wednesday July 22<sup>nd</sup> at Town Hall from 5 to 7 p.m. The Weddington High School Marching Band continues their fundraising efforts to travel to Hawaii for the Pearl Harbor Day Celebration in December.

Councilmember Perryman reported that extraterritorial jurisdiction continues to be the topic for WUMA. The goal is to go before the Board of County Commissioners and request ETJ approval or get an explanation as to why they won't grant it.

## **6. Public Comments**

Walton Hogan: Mr. Hogan urged the Town Council to take a lead to get ahead of the new conditional zoning process by inserting additional town requirements. He recommended any development must meet the one house per acre and go through the 4-step process of Residential Conservation Subdivisions, require developers to present plans to the planning board and any changes in the plan after planning board recommendation return to the planning board for review. He stated that any large landowner of 10 or more acres serving on the Planning Board or Town Council cannot participate in voting or evaluating any large developments. He urged that any member not make any public comments on any proposal except in recorded public settings. Mr. Hogan recommended that Weddington become a Tree City.

David Brown: Mr. Brown commented on adding a leash law and registrations for dogs to the Town of Weddington ordinances. He expressed safety concerns with dogs wandering at will.

Bill Deter: Mr. Deter made a point of clarification on the dates in the solid waste contract.

Gayle Butler: Ms. Butler commented on her attendance at meetings since February 2022 and that she will be continuing her attendance.

Amy Anthony: Ms. Anthony commented on ARPA fund spending and the intention of those funds to help communities recover from the pandemic. WCWAA revenue was greatly impacted but didn't qualify for the ARPA funds or any grant money.

Patricia Hines: Ms. Hines commented on the contract with Active Waste and requested a weekly single stream recycling pick up.

Chris Martin: Mr. Martin commented on the Weddington Green rezoning application and stated his commitment to remain involved. He expressed frustration with the Planning Board.

## **7. Public Safety**

Deputy Kropp was unable to attend the meeting. Ms. Dewey gave the Public Safety update: There was a structure fire in Lak Providence this afternoon and a kitchen fire at a commercial business in the Weddington Corners shopping center this morning. The Deputies are urging residents to check all smoke detectors and fire alarm systems in their homes. Deputies also ask residents to keep a close eye on children

when enjoying the pool this summer. The Deputy's Corner in the June Edition of the Weddington Journal has tips for summer swimming safety.

## **8. Consent Agenda**

- A. Approval of Budget Amendment for FY 2021-2022**
- B. Approval of May 9, 2022 Special Town Council Meeting Minutes**
- C. Approval of May 9, 2022 Regular Town Council Meeting Minutes**
- D. Approval ARPA Grant Project Ordinance**
- E. Approval ARPA Eligible Project Policy**
- F. Approval of Resolution R-2022-01 to accept Westlake Drive, Lindstrom Way, Morrowick Circle, and Campbell Court into State Maintained Secondary Road System**

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

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

## **9. Public Hearings**

### **A. Weddington Glen Conditional Zoning/Preliminary Plat Amendment**

Mayor Horn opened the Public Hearing. No one signed up to speak. Mayor Horn closed the Public Hearing.

### **B. Fiscal Year 2022-2023 Proposed Budget and Set the Tax Rate**

Mayor Horn opened the Public Hearing.

Bill Deter reviewed and clarified items in the budget. He proposed a contractual agreement with WCWAA for activities and build upon that. The Council discussed the idea of a public/private partnership and will look for more information on it.

Mayor Horn closed the public hearing.

## **10. Old Business**

### **A. Discussion and Consideration of Approval of Solid Waste Contract with Active Waste Solutions.**

Ms. Wolter stated that with a contract for town-wide services, the town has leverage and it will take the burden off individuals to ensure quality of service. There are provisions in the contract to hold the vendor accountable.

Councilmember Perryman asked Ms. Wolter to review the Terminate for Convenience clause. She explained that in her experience it has never been used, but it can be used if something happens within the Town and the service couldn't be funded.

Councilmember Perryman asked about the fuel surcharge. Ms. Wolter explained that Active committed that the fuel price is 15% of their service charge and the fuel prices will be evaluated every 6 months.

Councilmember Perryman stated that the trash service isn't in the budget. Ms. Gaylord responded that there was no contract with Active Waste at the time of the budget vote. The budget will be amended to include the costs.

**Motion:** Councilmember Pruitt made a motion to authorize the Town Attorney and Town Administrator to finalize dates in the solid waste contract and to enter into contract with Active Waste Solutions for town-wide solid waste collection.

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

## 11. New Business

### A. Discussion and Consideration of Weddington Glen Conditional Zoning/Preliminary Plat Amendment

Mr. Tefft presented the staff report: Beechwood Weddington, LLC has applied to amend their prior preliminary plat approval for 35 lots on 49.02 acres to remove 49,252 square feet located near the intersection of Weddington-Matthews and Hemby Roads. This portion of land contains an existing single-family dwelling which was previously proposed to be demolished as a part of this project. The amended subdivision will consist of 35 lots on 47.889 acres at a density of 0.73 dwelling units per acre. There are no other changes proposed to the Preliminary Plat. All requirements of the Town's Code of Ordinances will continue to be met with this amendment, including the retention of 50% of the gross acreage as conservation land. The amended 47.889-acre site requires 23.94 acres of conservation land, and 24.16 acres will be provided. At their meeting of May 31, 2022, the Planning Board voted 7-0 recommend approval of the Conditional Zoning and Preliminary Plat amendment, subject to the condition that a sewer connection be made available for the property being removed from the plat. Staff finds that the proposal is consistent with the prior approvals, as well as being consistent with the requirements of the Code (pre-2021); therefore, staff recommends approval, subject to the recommended condition of the Planning Board.

**Motion:** Councilmember Pruitt made a motion to approve the Land Use Plan Consistency Statement: The Weddington Glen Conditional Zoning/Preliminary Plat Amendment is consistent with the prior approvals as well as consistent with the requirements of the Town of Weddington Code of Ordinances (prior to 2021).

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

**Motion:** Mayor Pro Tem Propst made a motion to approve the Weddington Glen Conditional Zoning/Preliminary Plat Amendment as presented.

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

### B. Discussion and Consideration of Fiscal Year 2022-2023 Proposed Budget Ordinance and Set the Tax Rate

Ms. Gaylord presented the proposed budget and reviewed changes. The FY2022-2023 proposed budget is balanced with a total budget of 2,591,500 dollars and no fund balance. Public safety totals increased, staff salary increased along the trends of cost of living and inflation. Grounds maintenance will increase for mulching the Town Hall property.

Council discussed public safety and requested staff to review the contracts. Council discussed American Rescue Plan funds.

**Motion:** Councilmember Perryman made a motion to approve the FY 2022-2023 Budget Ordinance and maintain the tax rate at \$.048.

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

### **C. Discussion of Possible Changes to Town of Weddington Form of Government**

Councilmember Pruitt read a prepared statement: There are 48 towns in North Carolina with a population of 10,000 to 25,000 and Weddington is the only one with a Mayor-Council form of Government. The mayor-council form of government is the original form of general-purpose local government, descended from the English borough mayor-and-council system and instituted in the first American colonies. (Where, as the name implies, local government administration is handled by a mayor, while policy making is the realm of the city council) Throughout its long history and in its many variations—it has been successfully employed. Due to growing problems, in the first decade of the twentieth century the council-manager form of government emerged as an alternative. The council-manager form has steadily increased in popularity since its inception, and it is now the principal form of municipal government in U.S. cities with populations between 2,500 and 250,000. As Weddington has grown, our format has changed, even morphed, as needed. A number of years ago – we were fortunate to have a single person as Administrator and Planner – this allowed us to shift some of the day-to-day government administration from the Mayor to this Administrator. We were not required to amend our Charter for this shift. This has proven to be successful and the next step, as we prepare for the future and continued growth, is to make the full transition to the council-manager form. This will help promote order and efficient administration. Under G.S. 160A-148, adoption of the council-manager form requires that the town manager manages and has decision making authority over the day-to-day business of the town. The Council determines and directs policy. The Manager is charged with running the Town business in a manner that complies with and furthers the Council policy choices. The Powers and Duties of the manager are derived from this law. Thus, by statute, the city council has the primary responsibility for establishing the general framework under which the government can meet the needs of the community and, as the employer of the manager, the council is the body to which the manager is directly responsible and accountable. Most importantly – this would not add additional employees nor additional expenses, but simply re-organize our current structure to better prepare the Town for the future. Most will not realize the change as the day-to-day operations of the town will continue as-is.

Ms. Wolter shared the process to change a municipal form of government. It is by ordinance and the town can take steps to publish notices and hold public hearings. The town can also request a referendum or go to the General Assembly and request a local act to amend the charter.

Council discussed starting the process and requesting a representative from the UNC School of Government present at a meeting and having staff draft a resolution.

### **12. Update from Town Planner**

Mr. Tefft presented the update: The Cardinal Row development is progressing. The preliminary plat has been received and is in second review. Haven Estates, the 44 lot on Lockhaven Road has formally withdrawn their application. Hemby Place is moving along. The name is being changed to The Enclave at Bromley. There have been some meetings with a development group for a residential development and a school at the corner of Rea and Providence Roads.



### 13. Code Enforcement Report

No discussion on Code Enforcement Report.

### 14. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the monthly financial reports and reviewed changes and corrections made.

### 15. Transportation Report

The Providence Road widening project from Rea Road to Waxhaw Parkway is going to start back up. NCDOT will keep staff notified. Tilley Morris intersection will be closing on the 22<sup>nd</sup> for construction of the roundabout.

### 16. Council Comments

Councilmember Perryman: Thanks everybody for being here, it's always good to see a crowd. Thank you, Leslie, for your continued good work. I think we have the best finance officer in the state. I appreciate the Council's indulgence on my family event, my older daughter had her first competitive swim meet and I was able to watch her swim her first race. And for the record, the only person that has contacted to meet with me since the last Town Council meeting was Tome Waters. I met with him at Town Hall at 3:30 on May 17<sup>th</sup> to explain my vote against Weddington Green.

Mayor Pro Tem Propst: Thank you everybody for coming out. We had a good meeting with a lot of good information. Thank you to the staff for all you do. Thank you, Leslie, for the budget work and welcome to Robert, we are pleased that you are here. And thank you Council and Mayor for your efforts for this community.

Councilmember Pruitt: In the interest of transparency, I also met briefly with Tom Waters. Thank you everybody for coming out today. I look forward to these projects moving forward and I look forward to seeing everybody at movie night.

Mayor Horn: I attended a meeting with Councilmember Perryman about the property at the corner of Rea and Providence Roads. That particular area is one of the top 5 development opportunities in the Charlotte Region.

### 17. Adjournment

**Motion:** Mayor Pro Tem Propst made a motion to adjourn the June 13, 2022 Regular Town Council Meeting at 9:07 p.m.  
**Vote:** The motion passed with a unanimous vote.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Craig Horn, Mayor

\_\_\_\_\_  
Karen Dewey, Town Administrator/Clerk

**SCHEDULE OF FEES  
ZONING AND SUBDIVISION ADMINISTRATION**

Zoning Confirmation	\$25.00
Floodplain Development Review	Reimbursement of Engineering Fees
Temporary structure permit (Section 58-13(1) & 58-13(2))	\$55.00
Temporary use permit for sales for civic organizations, etc... (Section 58-13(3)a)	\$27.50
Temporary use permit for public events (Section 58-13(3)b)	\$110.00
Subdivision sales office	\$110.00
Conditional use permit in hardship cases (Section 58-14a)	\$275.00
Conditional use permit for mobile classrooms (Section 58-14c)	\$385.00 + Notification
Conditional zoning district – New (Section 58-271)	\$1,650.00
Conditional zoning district major amendment (>/= 1,000 SF Change)	\$1,200.00
Conditional zoning district minor amendment – Less than 1,000 SF	\$300.00
Construction Documents Review – MX	\$250.00
Construction Documents Review – All Other	\$100.00
Temporary sign permit including temporary banners, off-premise special event signs, construction announcement signs and subdivision sales signs (Section 58-151)	\$27.50 – Non-profit organizations as recognized by the IRS are exempt
Permanent sign permit (Section 58-147 thru 58-153)	\$50.00
<b>ZONING PERMIT(S)</b>	
a. Residential	\$110.00
b. Residential – Up-fit	\$25.00
c. Non-residential	\$275.00
d. Non-residential – up-fit	\$55.00
e. Accessory or Agricultural	\$50.00
f. Additions	
1. Minor, no more than 25% or 500 square feet total (unheated)	\$27.50
2. Minor, no more than 25% or 500 square feet total (heated)	\$55.00
3. Major	\$110.00
g. Renewal of zoning permit	\$110.00
<b>CERTIFICATE OF COMPLIANCE</b>	
a. Residential	\$110.00
b. Non-residential	\$275.00
c. Accessory or Agricultural	No Charge
d. Additions	
1. Minor, no more than 25% or 500 square feet total	No Charge
Variance (Section 58-234) and Modification of Subdivision Ordinance (Section 46-15)	\$715.00 + Notification
Appeal of decision of zoning officer to Board of Adjustment (Section 58-208(6), 58-209(4)) and	\$500.00

Application to Board of Adjustment for interpretation of ordinance)	
Amendment to zoning ordinance/text amendment	\$715.00 + Notification
Approval of changes to subdivision lots	
Per each subdivision	
a. 1 to 2 lots	\$110.00
b. 3 to 5 lots	\$220.00
c. 6 to 10 lots	\$330.00
Telecommunication Tower Engineering and Surveying Fee	Cost to Town + \$715.00 administrative fee
Small Cell Telecommunication Facility	\$75.00/unit
Annual Biosolids Land Application Permit Fee	\$33.00 for the first acre and \$22.00 for each additional acre
Notification of Affected Property Owners	
21-50	\$55.00
51-100	\$110.00
Over 100	\$220.00
Lot Line Revision and Recombination Fee	\$200.00
<b>SUBDIVISION FEES</b>	
<b>MINOR SUBDIVISION</b>	
Preliminary Plat Submittal - Subdivision Containing Up to 6 Lots	\$165.00 per Lot
Pre-Submittal Sketch for Easement Lot	\$110.00
Final Plat Submittal - Subdivision Containing Up to 6 Lots	\$55.00 per Lot
<b>MAJOR SUBDIVISIONS</b>	
Residential Conservation District (R-CD) Pre-Sketch Plan Conference	\$165.00
Sketch Plan Review	\$275.00 per Lot
Preliminary Plat Submittal	\$275.00 per Lot
Final Plat Submittal	\$110.00 per Lot
Site or Field Inspection	\$77.00/hr.
<b>SEDIMENT AND EROSION CONTROL REVIEWS &amp; INSPECTIONS</b>	
Erosion Control Permit – Commercial over 12,000 sq ft, or any tract over 1 acre disturbed	\$400 per acre disturbed
Revised Plan Review after EC plan approval	\$200.00
Single-Family Residential Lot Inspection/Compliance with ESC Installation and Maintenance Agreement	\$50.00
Reinspection Fee	\$100.00
Erosion Control Civil Penalty – Administration Fee	\$125.00
Per Notice of Violation	\$5000.00 per day, based on the degree and extent of harm caused by the violation, the cost of rectifying the damage, the amount of money the violator saved by non-compliance, whether the violation was committed willfully and the prior record of the violator in complying with or failing to comply with the ordinance.
Copying Fee	\$.05 per copy for B/W and \$.25 per copy for Color
CD Disk	\$1.00

**TO:** Mayor and Town Council  
**FROM:** Kim H. Woods, Tax Collector  
**DATE:** **July 11, 2022**  
**SUBJECT:** **2022 Real Property Taxes**

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In accordance with General Statutes 105.321, I am hereby requesting authorization to collect the 2022 Real Property Taxes for the Town of Weddington.

State of North Carolina  
Town of Weddington

To the Tax Collector of the Town of Weddington

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the Town of Weddington Collections Department and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Weddington, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with the law.

Witness my hand and official seal this 11th day of July 2022.

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D. Craig Horn, Mayor

Attest:

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Karen Dewey, Town Clerk

**TO:** Mayor and Town Council  
**FROM:** Kim H. Woods, Tax Collector  
**DATE:** **July 11, 2022**  
**SUBJECT:** Charge Off of 2011 Property Taxes

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North Carolina General Statute 105-378(a) establishes a continuing ten year statute of limitations against enforcement remedies provided by law for the collection of taxes or the enforcement of any liens. The ten year period is measured from the September 1<sup>st</sup> due date.

In accordance with General Statutes 105.378(a), I am hereby requesting authorization to charge off 2011 property taxes. The balance is as follows:

2011 \$52.18

Respectfully submitted,

Kim H. Woods  
Town of Weddington  
Tax Collector

Witness my hand and official seal this 11th day of July, 2022.

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D. Craig Horn, Mayor

Attest:

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Karen Dewey, Town Clerk



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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Karen Dewey, Town Administrator/Clerk

**DATE:** July 11, 2022

**SUBJECT:** Vintage Creek Subdivision Roads

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NCDOT received a petition to add Vintage Creek Subdivision Roads: Vintage Creek Drive, Camillia Hills Court, Stillwell Drive, Pecan Ridge Court, Lacebark Elm Court, Mulholland Drive into the State Maintained Road System upon receipt of a resolution from the Town.

The NCDOT will inspect the materials and workmanship of the road system which have been installed in the above-mentioned subdivision and once found acceptable, they will be accepted into the State Maintained Road system.

Staff recommends approval of Resolution 2022-02.

*Attachments:*  
SR2 Resolution  
NCDOT Petition for  
Road Addition  
Plat Maps



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

May 18, 2021

Gill Squires  
Standard Pacific of The Carolinas, LLC  
6701 Carmel Road, Suite 425  
Charlotte, NC 28203

SUBJECT: Inspection of Roadways inside of the Vintage Creek Subdivision off Weddington  
Matthews Rd (SR 1344) in Union County.

Dear Sirs :

This letter is to advise that this office has made a recent inspection of the roads under construction for the Vintage Creek Subdivision . These roads appear to be constructed in accordance with NCDOT standards with regards to subgrade, stone base, seeding and mulching, drainage, curb and gutter, the final layer of asphalt has been placed at this time. Also, the roadway profiles were found to be in accordance with NCDOT standards.

If you have any questions, please contact me at the number below.

Sincerely,

A handwritten signature in black ink that reads "Mac Outen".

Mac Outen  
Engineering 1  
704-218-5107



**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION  
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM  
TOWN OF WEDDINGTON, NORTH CAROLINA**

**R-2022-02**

**North Carolina  
County of Union**

**Road Descriptions: Vintage Creek Drive, Camillia Hills Court, Stillwell Drive, Pecan Ridge Court, Lacebark Elm Court, Mulholland Drive in the Vintage Creek Subdivision in the Town of Weddington in Union County, North Carolina**

**WHEREAS**, the attached petition has been filed with the Town Council of the Town of Weddington, Union County, requesting that the above described roads, the location of which has been indicated on the attached maps, be added to the Secondary Road System; and,

**WHEREAS**, the Town of Weddington is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.

**NOW, THEREFORE**, be it resolved by the Town of Weddington of the County of Union that the Division of Highways is hereby requested to review the above-described roads, and to take over the roads for maintenance if they meet established standards and criteria.

Adopted this 11<sup>th</sup> day of July 2022.

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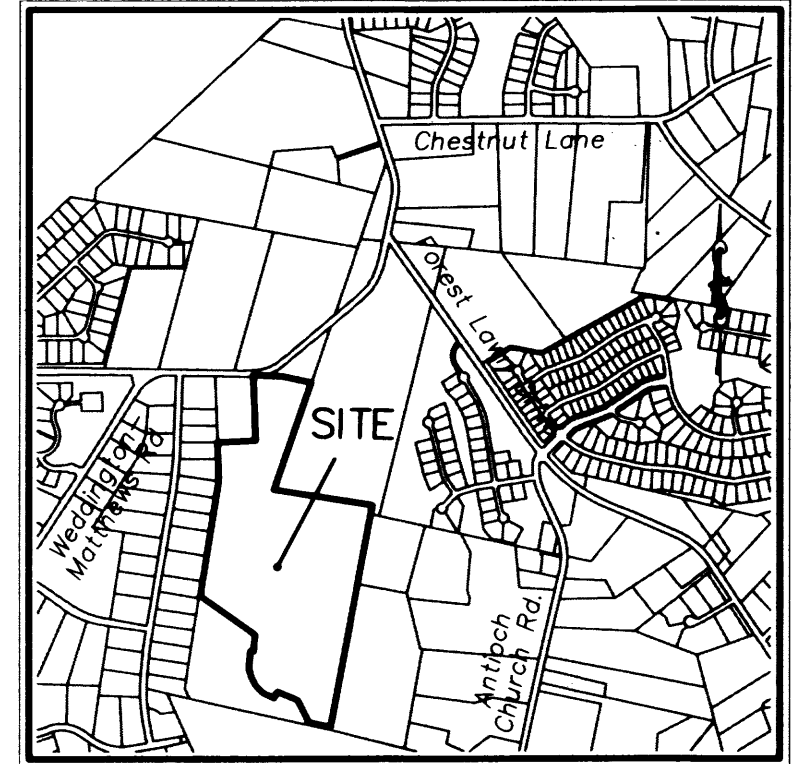
D. Craig Horn, Mayor

Attest:

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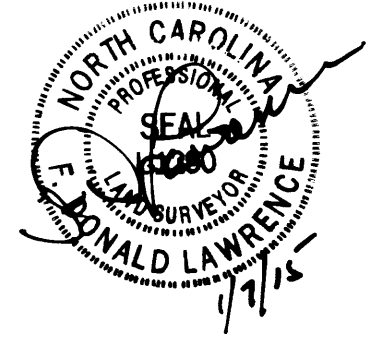
Karen Dewey, Town Administrator/Clerk





Vicinity Map (NTS)

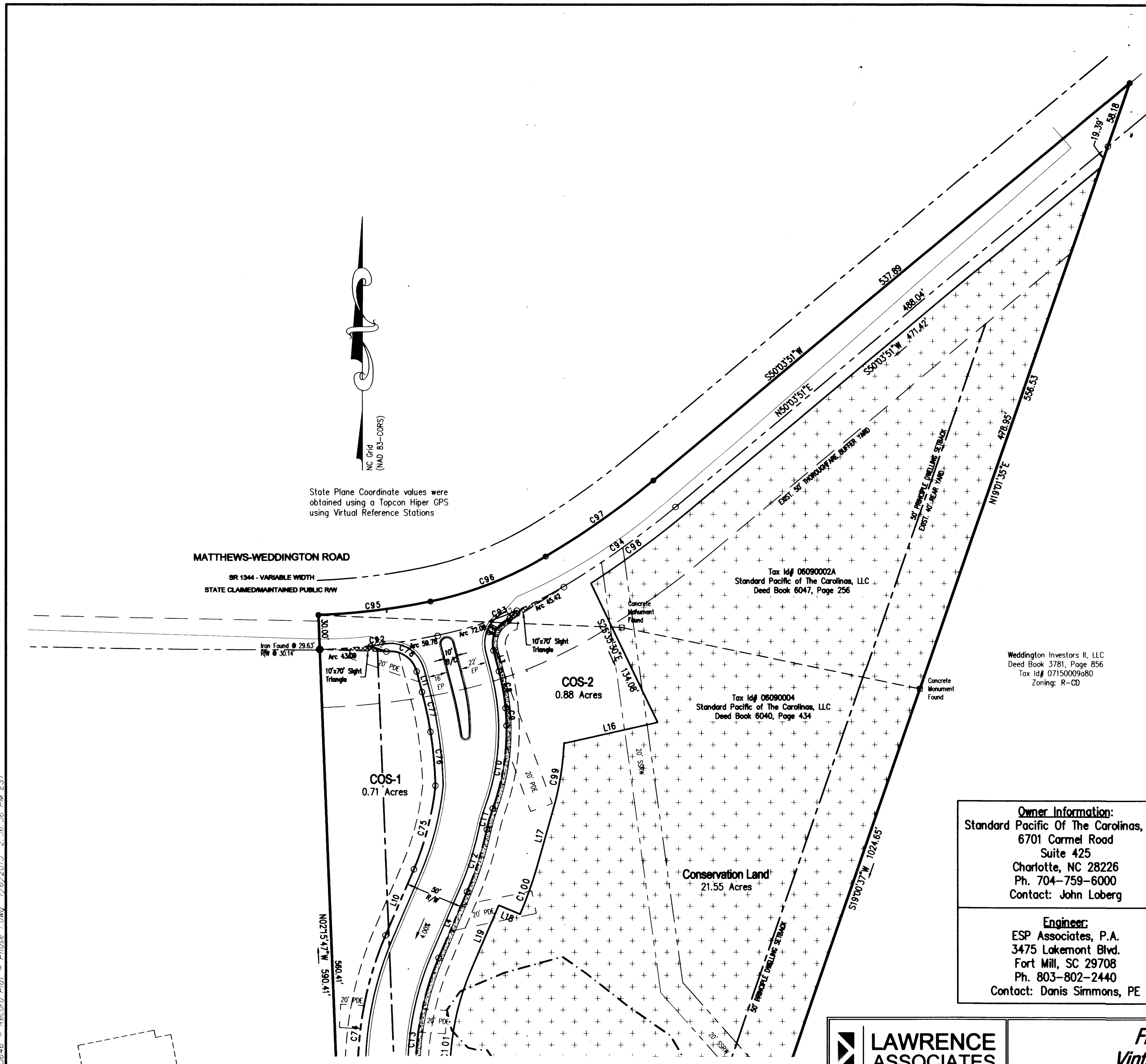
FILED Jan 13, 2015 03:09 pm FILED UNION COUNTY, NC  
 PLAT SLIDE 0000M - 0582 CRYSTAL CRUMP REGISTER OF DEEDS  
 INSTRUMENT 00961  
*By: [Signature]*



Ownership of all Common Open Space (COS) and Conservation Land shall be retained by Standard Pacific of The Carolinas, LLC until such time as a Homeowners Association (HOA) entity has been created. Ownership will be conveyed to that HOA entity upon it's creation.

**Site Data:**  
 Parcel ID: 06-090-004  
 Zoning: R-CD (Town of Weddington)  
 Total Lots: 52  
 Smallest Lot: Lots 27, 28, 41 & 42 (13,500 sf.)  
 Street Data: 4,963 LF  
 Total Area This Map: 63.69 Ac.  
 Area in Right of way: 5.789 Ac.  
 Area in Lots: 18.583 Ac.  
 Area in COS: 6.83 Ac.  
 Area in Conservation Land: 32.17 Ac.  
 Minimum Lot Size: 12,000 sf.  
 Minimum Lot Width: 80' (Measured at Setback)  
 Yard Requirements:  
 Front Yard Setback: 30' (Measured from Street R/W)  
 Side Yard Setback: 5' (30' Separation for Principal Buildings)  
 Side Corner Setback: 15' (With Street Frontage)  
 Rear Yard Setback: 20'

**Owner Information:**  
 Standard Pacific Of The Carolinas, LLC  
 6701 Carmel Road  
 Suite 425  
 Charlotte, NC 28226  
 Ph. 704-759-6000  
 Contact: John Loberg  
**Engineer:**  
 ESP Associates, P.A.  
 3475 Lakemont Blvd.  
 Fort Mill, SC 29708  
 Ph. 803-802-2440  
 Contact: Danis Simmons, PE



State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

MATTHEWS-WEDDINGTON ROAD  
 SR 1344 - VARIABLE WIDTH  
 STATE CLAIMED/MAINTAINED PUBLIC R/W

Iron Found @ 29.63'  
 R/W @ 30.14'

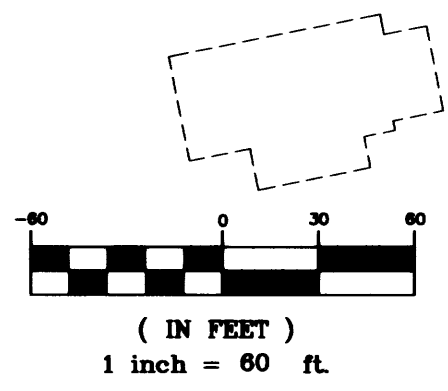
Tax Id# 06090002A  
 Standard Pacific of The Carolinas, LLC  
 Deed Book 6047, Page 256

Tax Id# 06090004  
 Standard Pacific of The Carolinas, LLC  
 Deed Book 6040, Page 434

Weddington Investors II, LLC  
 Deed Book 3781, Page 856  
 Tax Id# 07150009a80  
 Zoning: R-CD

Conservation Land  
 21.55 Acres

Match Sheet 2



No.	Date	By	Revision

**LAWRENCE ASSOCIATES**  
 106 W. Jefferson St.  
 Monroe, North Carolina 28112  
 P 704-289-1013 866-557-8051  
 F 704-283-9035  
 www.lawrencesurveying.com  
 Firm License Number: C-2856

**Final Record Plat of Vintage Creek - Phase 1**  
 Owner: Standard Pacific Of The Carolinas, LLC  
 Town of Weddington  
 Sandy Ridge Township, Union County, NC  
 Orig. scale: 1" = 60' Date: April 7, 2014 Drawn By: J.L.H.

REVISIONS
10-10-14 J.L.H.
11/12/14 FDL
11/19/14 J.L.H.
11/24/14 J.L.H.
01/05/15 J.L.H.

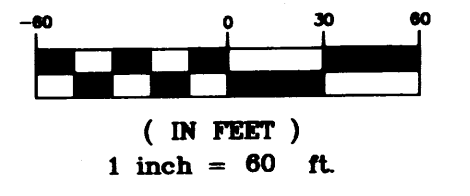
Job No. 3646 Drawing file: 3646 - Record Plat - Phase 1.dwg Drawing no. 14/067

CABM File 592

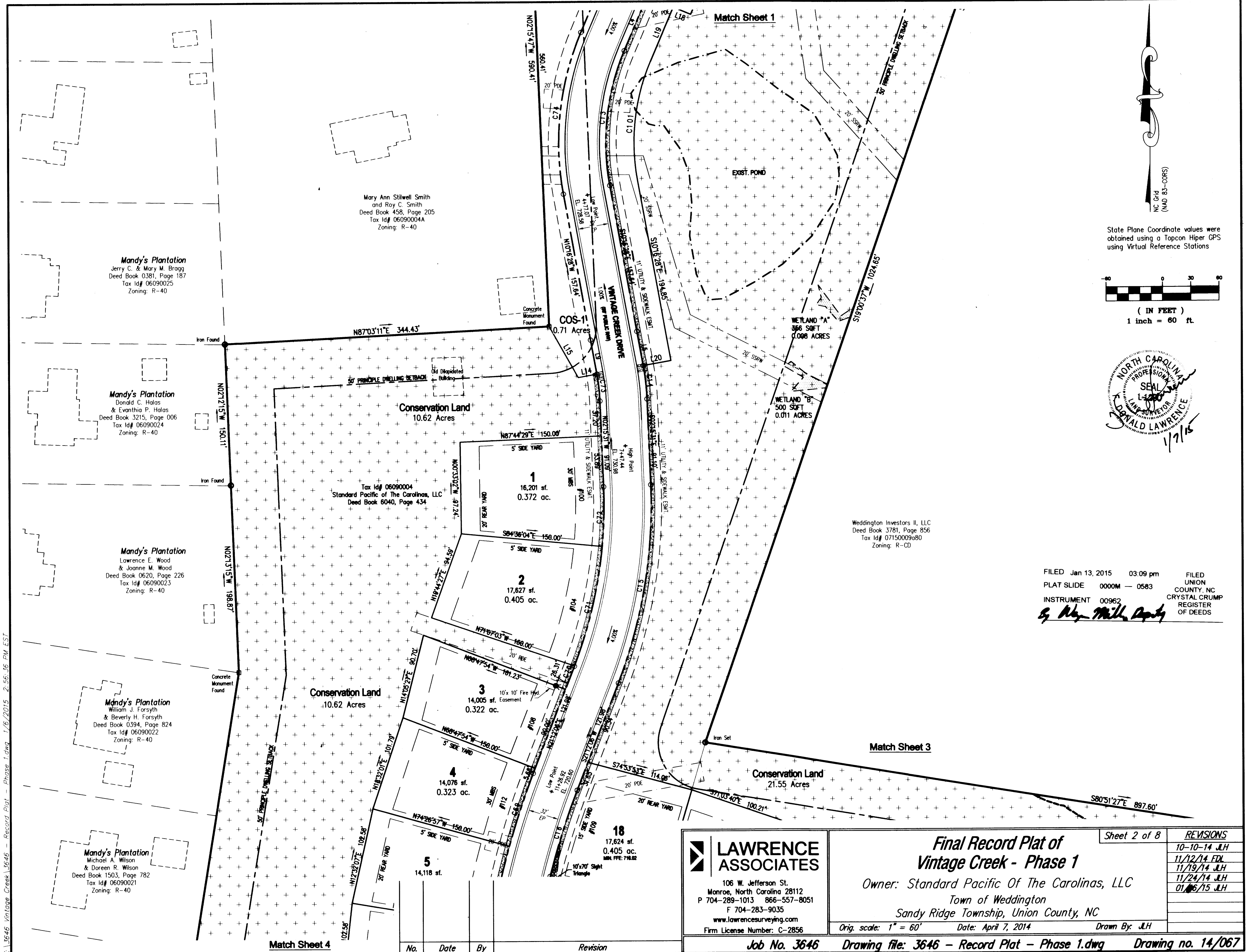
Z: 13646 Vintage Creek 3646 - Record Plat - Phase 1.dwg 1/7/2015 2:56:36 PM EST



State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations



FILED Jan 13, 2015 03:09 pm FILED UNION COUNTY, NC  
PLAT SLIDE 0000M - 0583 CRYSTAL CRUMP REGISTER OF DEEDS  
INSTRUMENT 00962  
*Sy. My. Mills Dept*



**Mandy's Plantation**  
Jerry C. & Mary M. Bragg  
Deed Book 0381, Page 187  
Tax Id# 06090025  
Zoning: R-40

**Mandy's Plantation**  
Donald C. Halos & Evantha P. Halos  
Deed Book 3215, Page 006  
Tax Id# 06090024  
Zoning: R-40

**Mandy's Plantation**  
Lawrence E. Wood & Joanne M. Wood  
Deed Book 0620, Page 226  
Tax Id# 06090023  
Zoning: R-40

**Mandy's Plantation**  
William J. Forsyth & Beverly H. Forsyth  
Deed Book 0394, Page 824  
Tax Id# 06090022  
Zoning: R-40

**Mandy's Plantation**  
Michael A. Wilson & Doreen R. Wilson  
Deed Book 1503, Page 782  
Tax Id# 06090021  
Zoning: R-40

Mary Ann Stilwell Smith and Roy C. Smith  
Deed Book 458, Page 205  
Tax Id# 06090004A  
Zoning: R-40

**Conservation Land**  
10.62 Acres

**Conservation Land**  
10.62 Acres

**Conservation Land**  
21.55 Acres

Tax Id# 06090004  
Standard Pacific of The Carolinas, LLC  
Deed Book 6040, Page 434

1  
16,201 sf.  
0.372 ac.

2  
17,627 sf.  
0.405 ac.

3  
14,005 sf. Easement  
0.322 ac.

4  
14,076 sf.  
0.323 ac.

5  
14,118 sf.

18  
17,624 sf.  
0.405 ac.

**LAWRENCE ASSOCIATES**  
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F 704-283-9035  
www.lawrencesurveying.com  
Firm License Number: C-2856

**Final Record Plat of Vintage Creek - Phase 1**  
Owner: Standard Pacific Of The Carolinas, LLC  
Town of Weddington  
Sandy Ridge Township, Union County, NC  
Orig. scale: 1" = 60' Date: April 7, 2014 Drawn By: J.L.H.

Sheet 2 of 8

REVISIONS
10-10-14 J.L.H.
11/12/14 EDL
11/19/14 J.L.H.
11/24/14 J.L.H.
01/06/15 J.L.H.

Job No. 3646 Drawing file: 3646 - Record Plat - Phase 1.dwg Drawing no. 14/067

CAB M File 583

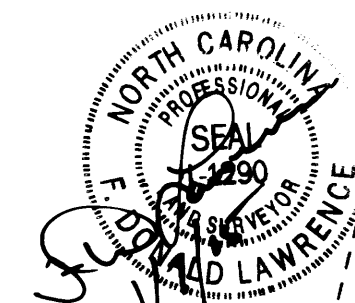
Z:\3646 Vintage Creek\3646 - Record Plat - Phase 1.dwg 1/6/2015 2:56:36 PM EST

FILED Jan 13, 2015 03:09 pm  
PLAT SLIDE 0000M - 0584  
INSTRUMENT 00963  
By *Wayne Miller Deputy*

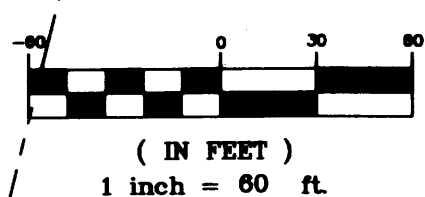
FILED UNION COUNTY, NC  
CRYSTAL CRUMP REGISTER OF DEEDS  
Weddington Investors II, LLC  
Deed Book 3781, Page 856  
Tax Id# 0715000980  
Zoning: R-CD



Blue Sky Properties, Limited Partnership  
Deed Book 854, Page 124  
Tax Id# 060900058  
Zoning: R-CD



State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations



( IN FEET )  
1 inch = 60 ft.

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Monroe, North Carolina 28112  
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F 704-283-9035  
www.lawrencesurveying.com  
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**Final Record Plat of Vintage Creek - Phase 1**  
Owner: Standard Pacific Of The Carolinas, LLC  
Town of Weddington  
Sandy Ridge Township, Union County, NC  
Orig. scale: 1" = 60' Date: April 7, 2014 Drawn By: J.L.H.

Sheet 3 of 8

REVISIONS
10-10-14 J.L.H.
11/12/14 FDL
11/19/14 J.L.H.
01/06/15 J.L.H.

No.	Date	By	Revision

Job No. 3646 Drawing file: 3646 - Record Plat - Phase 1.dwg Drawing no. 14/067

CAB M File 584

Z: 13646 Vintage Creek 3646 - Record Plat - Phase 1.dwg 1/6/2015 2:56:36 PM EST





Mandy's Plantation  
Michael A. Wilson  
& Doreen R. Wilson  
Deed Book 1503, Page 782  
Tax Id# 06090021  
Zoning: R-40

Mandy's Plantation  
John Richard Bailey  
& Judith Ann Bailey  
Deed Book 0339, Page 269  
Tax Id# 06090020  
Zoning: R-40

Mandy's Plantation  
Nicholas Gerard Isoldi  
& Marianne Isoldi  
Deed Book 0332, Page 321  
Tax Id# 06090019  
Zoning: R-40

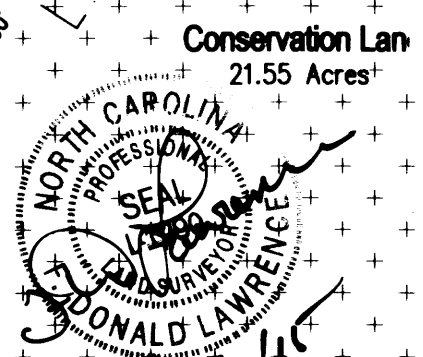
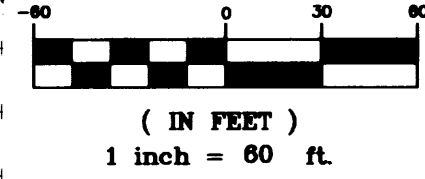
Mandy's Plantation  
Robert Joseph Legan  
& Rito Ann Legan  
Deed Book 4077, Page 437  
Tax Id# 06090018  
Zoning: R-40

Mandy's Plantation  
James Michael Caskey  
& Elisabeth Caskey  
Deed Book 0422, Page 692  
Tax Id# 06090017  
Zoning: R-40

State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

FILED Jan 13 2015 03:08 pm  
PLAT SLIDE 0000M - 0585  
INSTRUMENT 00964  
COUNTY UNION  
REGISTER OF DEEDS

Z:\3646 Vintage Creek\3646 - Record Plat - Phase 1.dwg 1/6/2015 2:56:36 PM EST



No.	Date	By	Revision

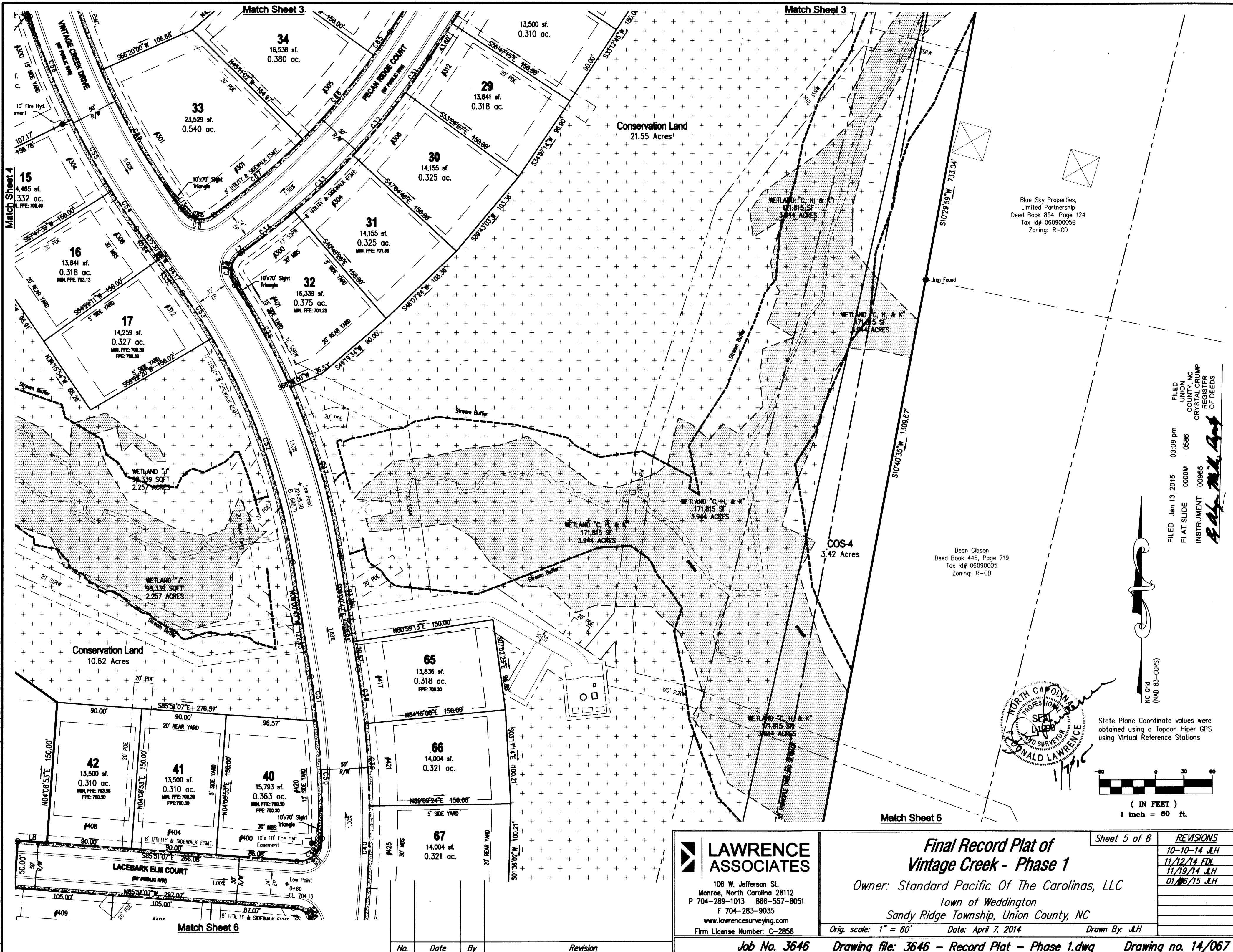
**LAWRENCE ASSOCIATES**  
106 W. Jefferson St.  
Monroe, North Carolina 28112  
P 704-289-1013 866-557-8051  
F 704-283-9035  
www.lawrencesurveying.com  
Firm License Number: C-2856

**Final Record Plat of  
Vintage Creek - Phase 1**  
Owner: Standard Pacific Of The Carolinas, LLC  
Town of Weddington  
Sandy Ridge Township, Union County, NC  
Orig. scale: 1" = 60' Date: April 7, 2014 Drawn By: J.L.H.

Sheet 4 of 8	<b>REVISIONS</b>
	10-10-14 J.L.H.
	11/12/14 F.D.L.
	11/19/14 J.L.H.
	01/06/15 J.L.H.

Job No. 3646 Drawing file: 3646 - Record Plat - Phase 1.dwg Drawing no. 14/067

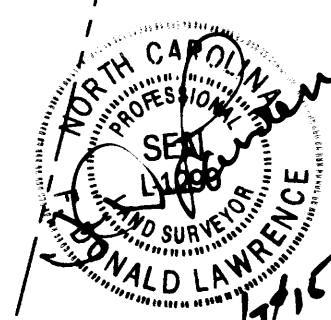
CABM F:16 585



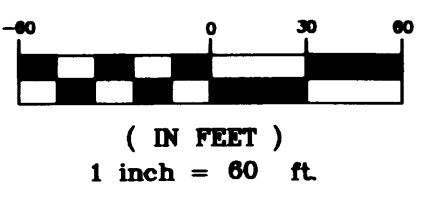
Blue Sky Properties,  
Limited Partnership  
Deed Book 854, Page 124  
Tax Id# 060900058  
Zoning: R-CD

Dean Gibson  
Deed Book 446, Page 219  
Tax Id# 06090005  
Zoning: R-CD

FILED Jan 13, 2015 03:09 pm  
PLAT SLIDE 0000M - 0586  
INSTRUMENT 00965  
S. A. M. M. S.



State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations



**LAWRENCE ASSOCIATES**  
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Monroe, North Carolina 28112  
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F 704-283-9035  
www.lawrencesurveying.com  
Firm License Number: C-2856

**Final Record Plat of Vintage Creek - Phase 1**  
Owner: Standard Pacific Of The Carolinas, LLC  
Town of Weddington  
Sandy Ridge Township, Union County, NC  
Orig. scale: 1" = 60' Date: April 7, 2014 Drawn By: JLH

Sheet 5 of 8	<b>REVISIONS</b>
	10-10-14 JLH
	11/12/14 FD
	11/19/14 JLH
	01/06/15 JLH

No.	Date	By	Revision

Job No. 3646 Drawing file: 3646 - Record Plat - Phase 1.dwg Drawing no. 14/067

CAB M File 586

Z:\3646 Vintage Creek\3646 - Record Plat - Phase 1.dwg 1/6/2015 2:56:36 PM EST



FILED Jan 13, 2015 03:09 pm  
 PLAT SLIDE 0000M - 0587  
 INSTRUMENT 00966  
 UNION COUNTY, NC  
 CRYSTAL CRUMP  
 REGISTER OF DEEDS

*By: M. L. Lawrence*

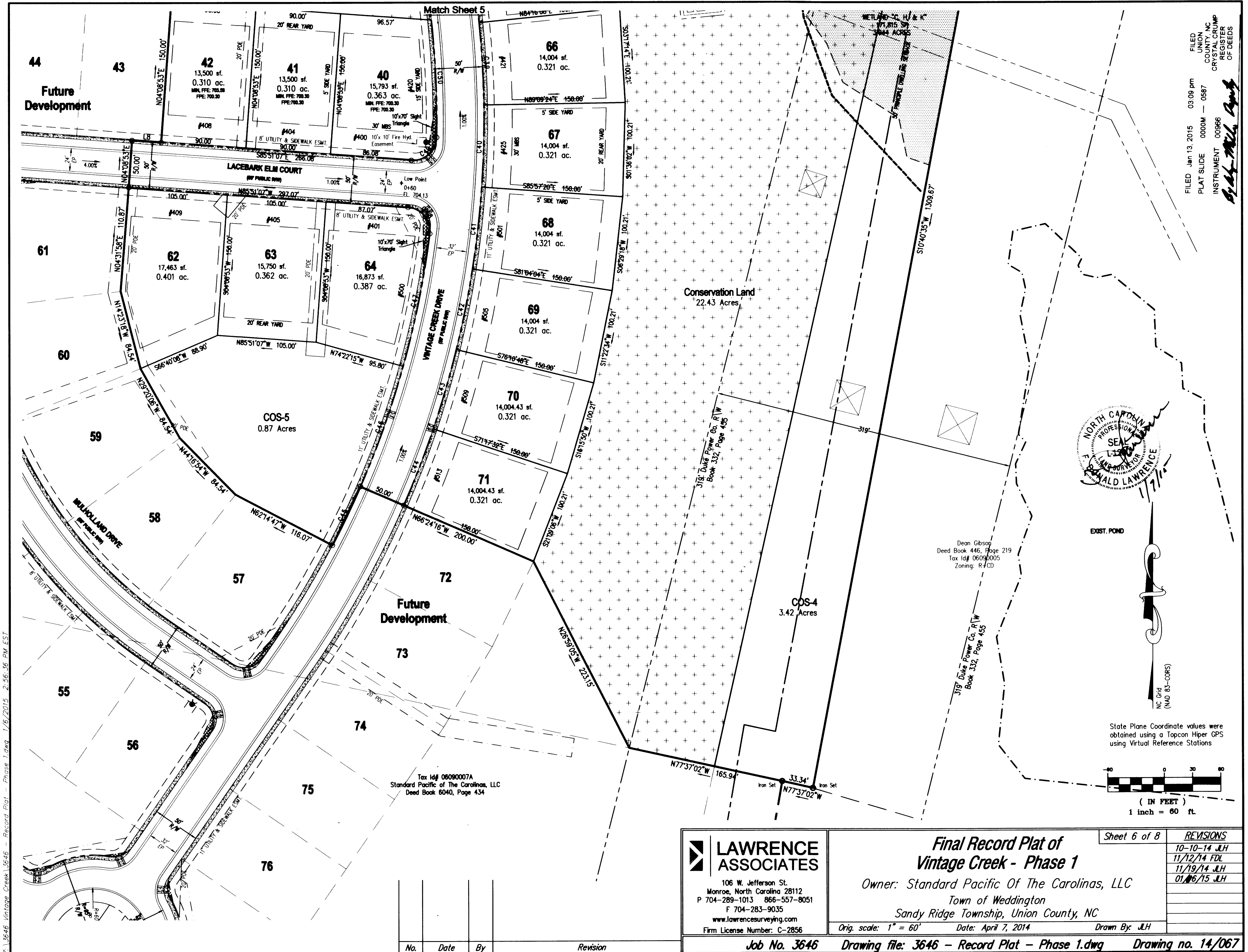
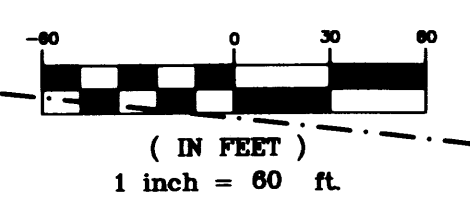


EXIST. POND

Dean Gibson  
 Deed Book 446, Page 219  
 Tax Id# 06090005  
 Zoning: R-CD

319 Duke Power Co. R/W  
 Book 332, Page 455

State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations



Z:\3646 Vintage Creek\3646 - Record Plat - Phase 1.dwg 1/6/2015 2:56:36 PM EST

<p><b>LAWRENCE ASSOCIATES</b>          106 W. Jefferson St.          Monroe, North Carolina 28112          P 704-289-1013 866-557-8051          F 704-283-9035          www.lawrencesurveying.com          Firm License Number: C-2856</p>	<p><b>Final Record Plat of          Vintage Creek - Phase 1</b></p> <p>Owner: Standard Pacific Of The Carolinas, LLC          Town of Weddington          Sandy Ridge Township, Union County, NC</p>		<p>Sheet 6 of 8</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr><td>10-10-14</td><td>JLH</td></tr> <tr><td>11/12/14</td><td>FDL</td></tr> <tr><td>11/19/14</td><td>JLH</td></tr> <tr><td>01/06/15</td><td>JLH</td></tr> </table>	10-10-14	JLH	11/12/14	FDL	11/19/14	JLH	01/06/15	JLH
	10-10-14	JLH										
11/12/14	FDL											
11/19/14	JLH											
01/06/15	JLH											
<p>Job No. 3646</p>	<p>Orig. scale: 1" = 60' Date: April 7, 2014</p>	<p>Drawing file: 3646 - Record Plat - Phase 1.dwg</p>	<p>Drawn By: JLH</p>									

No.	Date	By	Revision

CAB M File 587

Robert Joseph Legan  
 & Rita Ann Legan  
 Deed Book 4077, Page 437  
 Tax Id# 06090018  
 Zoning: R-40

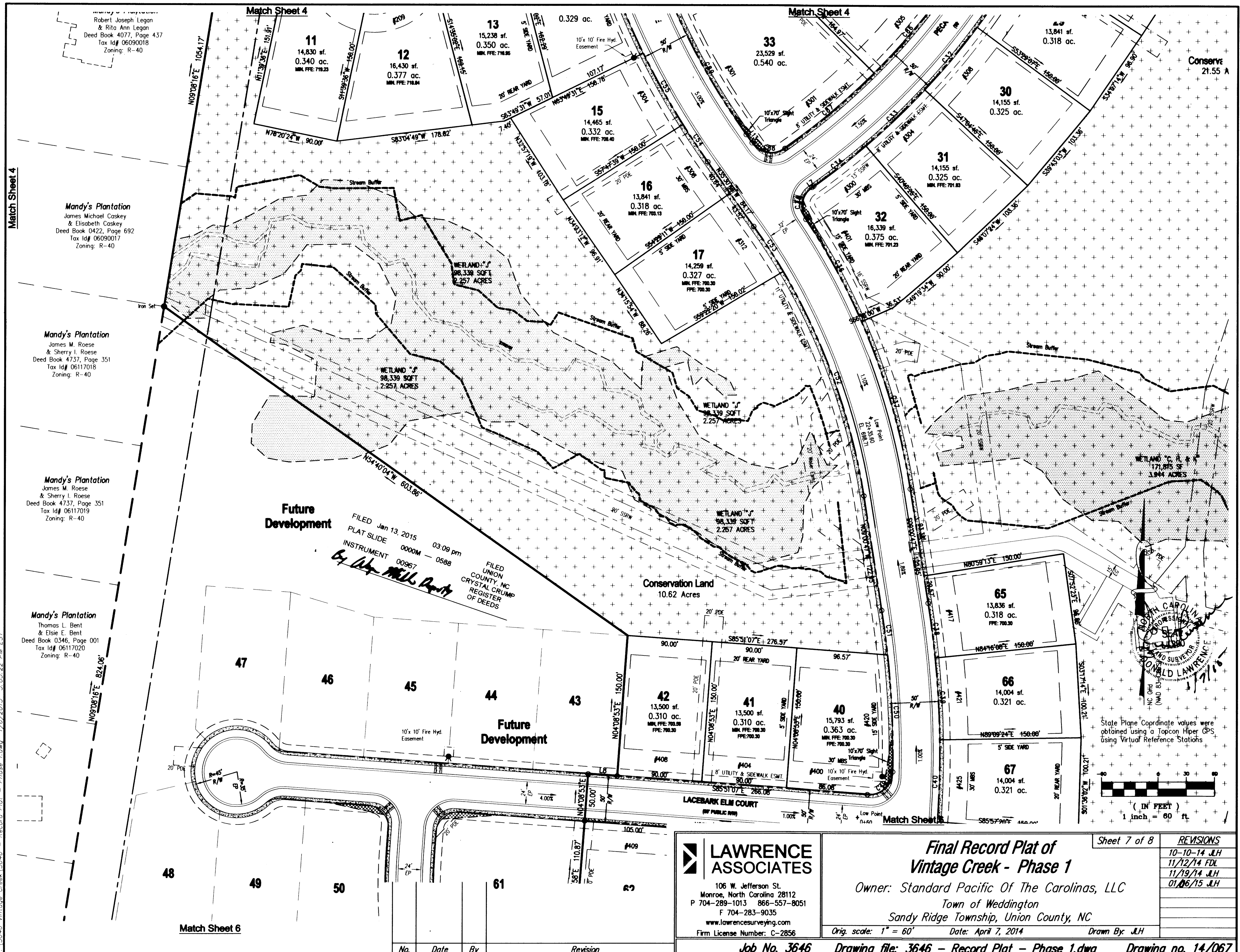
Mandy's Plantation  
 James Michael Caskey  
 & Elisabeth Caskey  
 Deed Book 0422, Page 692  
 Tax Id# 06090017  
 Zoning: R-40

Mandy's Plantation  
 James M. Roese  
 & Sherry I. Roese  
 Deed Book 4737, Page 351  
 Tax Id# 06117018  
 Zoning: R-40

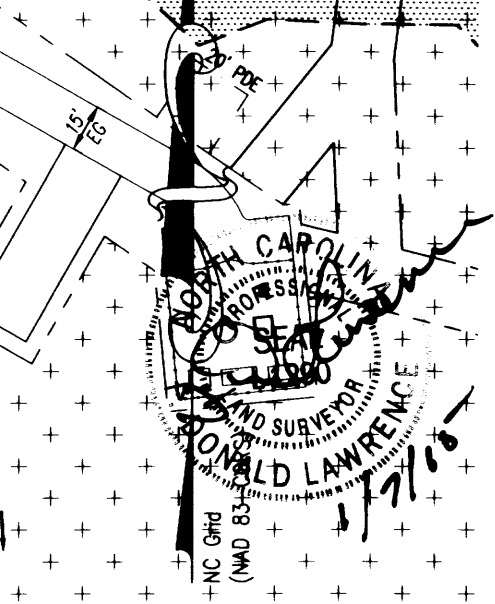
Mandy's Plantation  
 James M. Roese  
 & Sherry I. Roese  
 Deed Book 4737, Page 351  
 Tax Id# 06117019  
 Zoning: R-40

Mandy's Plantation  
 Thomas L. Bent  
 & Elsie E. Bent  
 Deed Book 0346, Page 001  
 Tax Id# 06117020  
 Zoning: R-40

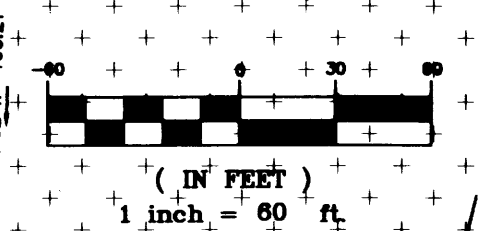
Z: L3646 Vintage Creek 3646 - Record Plat - Phase 1.dwg 1/6/2015 3:05:22 PM EST



FILED Jan 13, 2015  
 PLAT SLIDE 03.09 pm  
 INSTRUMENT 0000M - 0588  
 00967  
 FILED  
 UNION COUNTY, NC  
 CRYSTAL CRUMP  
 REGISTER OF DEEDS



State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations



<p><b>LAWRENCE ASSOCIATES</b>          106 W. Jefferson St.          Monroe, North Carolina 28112          P 704-289-1013 866-557-8051          F 704-283-9035          www.lawrencesurveying.com          Firm License Number: C-2856</p>	<p><b>Final Record Plat of          Vintage Creek - Phase 1</b></p> <p>Owner: Standard Pacific Of The Carolinas, LLC          Town of Weddington          Sandy Ridge Township, Union County, NC</p>		Sheet 7 of 8									
	<p>Orig. scale: 1" = 60'      Date: April 7, 2014      Drawn By: J.L.H.</p>		<table border="1"> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <td>10-10-14</td> <td>J.L.H.</td> </tr> <tr> <td>11/12/14</td> <td>F.D.L.</td> </tr> <tr> <td>11/19/14</td> <td>J.L.H.</td> </tr> <tr> <td>01/06/15</td> <td>J.L.H.</td> </tr> </table>	REVISIONS		10-10-14	J.L.H.	11/12/14	F.D.L.	11/19/14	J.L.H.	01/06/15
REVISIONS												
10-10-14	J.L.H.											
11/12/14	F.D.L.											
11/19/14	J.L.H.											
01/06/15	J.L.H.											
<p>Job No. 3646      Drawing file: 3646 - Record Plat - Phase 1.dwg      Drawing no. 14/067</p>												

No.	Date	By	Revision

CABM F-16 588



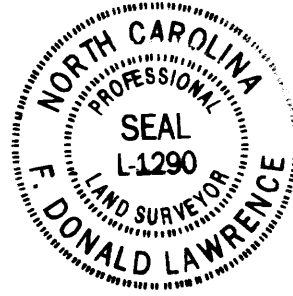
Flood Certification  
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710447600J, dated October 16, 2008 and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Use of land within a flood way or flood plain is substantially restricted by Article XXIV of the Union County Land Use Ordinance.

Certificate of Survey and Accuracy  
State of North Carolina, Union County  
I, F. Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book and Page as shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.

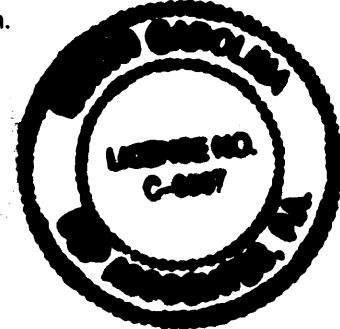
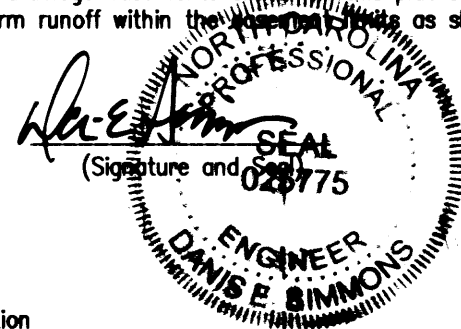
This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
Witness my original signature, registration number and seal this the

7 day of Jan, A.D., 2015  
F. Donald Lawrence  
F. Donald Lawrence, NCPLS L-1290



I, DANIS E. SIMMONS, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the subdivision as shown.

N.C.P.E. # 25775  
Date: 1-12-15



Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicated all streets, alleys, walks, and other sites and easements to public or private use as noted.

1.9.15  
Date  
[Signature]  
Signature of owner(s)

Certificate of approval of the design and installation of streets, utilities, and other required improvements.

I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to NC Department of Transportation and/or Town of Weddington specifications and standards in the Woods Subdivision or that guarantees the installation of the required improvements in an amount and manner satisfactory to the Town of Weddington have been given and received.

[Signature] 1/13/15  
Mayor of the Town of Weddington, North Carolina Date

Certificate of Approval

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina.

This 13 day of JANUARY, 2015  
[Signature]  
Mayor of the Town of Weddington, North Carolina

NOTES

REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEY SUBJECT TO FULL TITLE SEARCH.

THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.

ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES

LAWRENCE ASSOCIATES MAKES NO GUARANTEES TO THE COMPACTION OR TO THE NONEXISTENCE OF ADDITIONAL SPOILS AREAS.

BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

STRUCTURES SHOWN ON ADJOINING PROPERTIES WERE TAKEN FROM ENGINEERING PLANS BY OTHERS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAWRENCE ASSOCIATES MAKES NO GUARANTEE TO THE ACCURACY OF THEIR LOCATION.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	43.85	613.46	N85°53'10"E	43.84
C2	58.96	613.46	N81°05'05"E	58.94
C3	45.40	349.56	N74°42'30"E	45.36
C4	25.49	349.56	N68°53'55"E	25.49
C5	46.61	349.56	N62°59'23"E	46.57
C7	34.10	23.50	S26°48'40"W	31.19
C8	32.87	201.33	N10°05'15"W	32.83
C9	15.35	201.33	N03°13'37"W	15.34
C10	73.41	201.33	N09°24'06"E	73.00
C11	18.72	141.00	S16°02'37"W	18.70
C12	56.81	300.00	N17°39'55"E	56.72
C13	145.58	250.00	S06°24'28"W	143.53
C14	35.67	255.00	N06°15'59"W	35.65
C15	214.97	525.00	N09°28'17"E	213.47
C16	95.99	775.00	S17°39'12"W	95.93
C17	40.46	25.00	S32°15'24"E	36.19
C18	91.48	1025.00	N76°03'43"W	91.45
C19	87.44	1025.00	N71°03'40"W	87.41
C20	87.44	1025.00	N66°10'24"W	87.41
C21	87.34	1025.00	N61°17'19"W	87.31
C22	36.85	1025.00	N57°49'03"W	36.85
C23	39.27	25.00	N78°12'45"E	35.36
C24	19.38	25.00	N11°00'17"E	18.90
C25	35.79	45.00	S11°34'47"W	34.85
C26	54.00	45.00	S68°44'24"W	50.82
C27	54.00	45.00	N42°30'18"E	50.82
C28	67.35	45.00	N34°45'00"E	61.24
C29	9.69	25.00	S66°31'26"W	9.63
C30	9.69	25.00	S44°18'58"W	9.63
C31	44.67	775.00	N34°51'49"E	44.66
C32	86.65	775.00	N39°43'03"E	86.60
C33	86.65	775.00	N46°07'24"E	86.60
C34	69.80	775.00	N51°54'23"E	69.78
C35	38.38	25.00	S10°30'04"W	34.72
C36	123.80	725.00	N28°35'32"W	123.65
C37	185.85	725.00	N16°21'24"W	185.34
C38	58.71	1025.00	N07°22'20"W	58.70
C39	87.44	1025.00	N03°17'14"W	87.41
C40	87.44	1025.00	N01°36'02"E	87.41
C41	87.44	1025.00	N06°29'18"E	87.41
C42	87.44	1025.00	N11°22'34"E	87.41
C43	87.44	1025.00	N16°15'50"E	87.41
C44	87.44	1025.00	N21°09'06"E	87.41
C45	69.32	975.00	N25°37'56"E	69.30
C46	135.56	975.00	N19°36'44"E	135.46
C47	144.03	975.00	N11°23'49"E	143.90
C48	40.59	25.00	N39°20'37"W	36.27
C49	40.59	25.00	N47°38'22"E	36.27
C50	124.61	975.00	N02°31'50"W	124.53
C51	48.01	975.00	N07°36'09"W	48.00
C52	254.64	675.00	N19°49'13"W	253.13
C53	57.56	675.00	N33°04'14"W	57.54
C54	47.83	825.00	S33°51'35"E	47.82
C55	86.84	825.00	S29°11'25"E	86.80
C56	118.34	825.00	S22°03'56"E	118.24
C57	37.80	25.00	N61°16'12"W	34.30
C58	19.38	25.00	S53°12'30"W	18.90
C59	55.50	45.00	N66°19'49"E	52.05
C60	64.01	45.00	S37°35'14"E	58.75
C61	19.46	45.00	S15°33'11"W	19.31
C62	72.17	45.00	S73°53'09"W	64.68
C63	19.38	25.00	S82°22'35"E	18.90
C64	37.80	25.00	N32°06'08"E	34.30
C65	124.83	825.00	S06°52'38"E	124.71
C66	86.84	825.00	S00°28'23"W	86.80
C67	86.84	825.00	S06°30'15"W	86.80
C68	86.84	825.00	S12°32'07"W	86.80
C69	81.37	825.00	S18°22'34"W	81.33
C70	0.42	475.05	N21°10'36"E	0.42
C71	130.59	475.00	N13°16'30"E	130.18
C72	63.49	475.00	N01°34'12"E	63.44
C73	28.68	205.00	N06°15'59"W	28.66
C74	174.69	300.00	S06°24'28"W	172.24
C75	75.10	250.00	N14°29'01"E	74.82
C76	46.84	354.17	N05°13'03"W	46.80
C77	35.59	354.17	N11°53'07"W	35.58
C78	34.38	23.50	N56°40'40"W	31.40
C79	41.47	25.00	S53°58'39"W	36.87
C80	115.05	975.00	N75°07'21"W	114.98
C81	115.38	975.00	N68°21'06"W	115.32
C82	115.95	975.00	N61°33'16"W	115.88
C83	23.14	975.00	N57°28'03"W	23.14
C84	39.27	25.00	N11°47'15"W	35.36
C85	29.86	725.00	N34°23'32"E	29.85
C86	116.97	725.00	N40°11'39"E	116.85
C87	124.27	725.00	N49°43'36"E	124.12
C88	39.20	25.00	S80°26'18"E	35.31
C89	160.24	775.00	S29°35'25"E	159.96
C90	247.99	775.00	S14°29'59"E	246.94
C91	159.49	775.00	S00°33'47"W	159.21
C92	102.88	619.33	N83°07'39"E	102.76
C93	117.49	350.00	N68°47'36"E	116.94
C94	119.16	750.00	N54°37'28"E	119.03
C95	97.97	589.33	N83°07'53"E	97.86
C96	107.42	320.00	N68°47'36"E	106.92
C97	114.39	720.00	N54°37'28"E	114.27
C98	98.94	760.00	N53°48'10"E	98.87
C99	57.57	251.33	N09°14'28"E	57.44
C100	44.51	350.00	N19°26'47"E	44.48
C101	128.11	220.00	S06°24'28"W	126.31

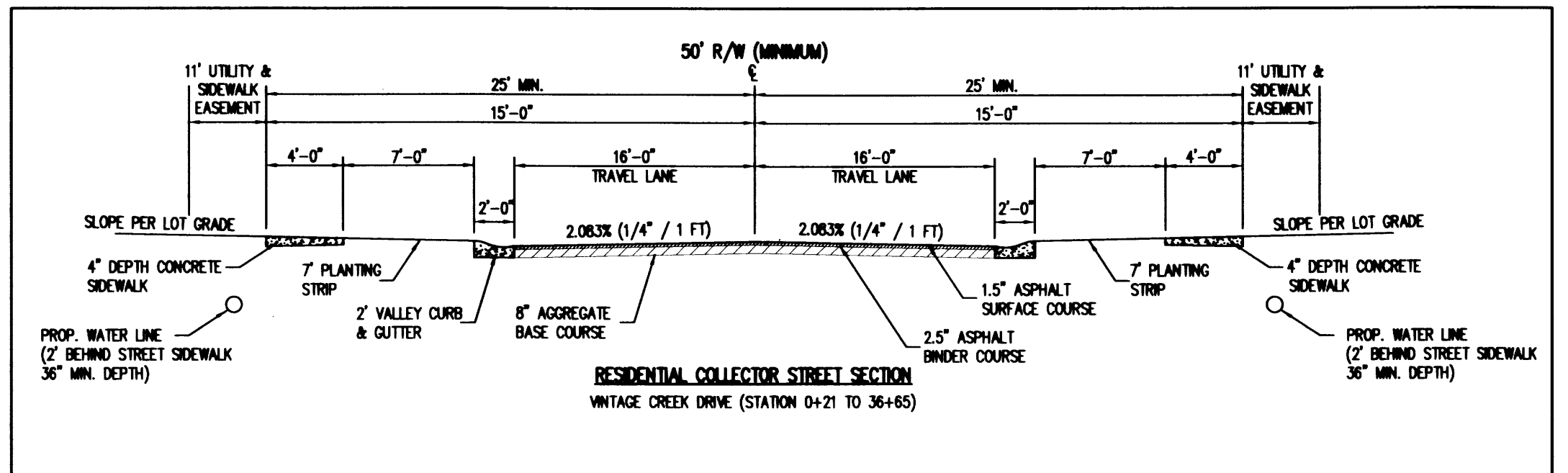
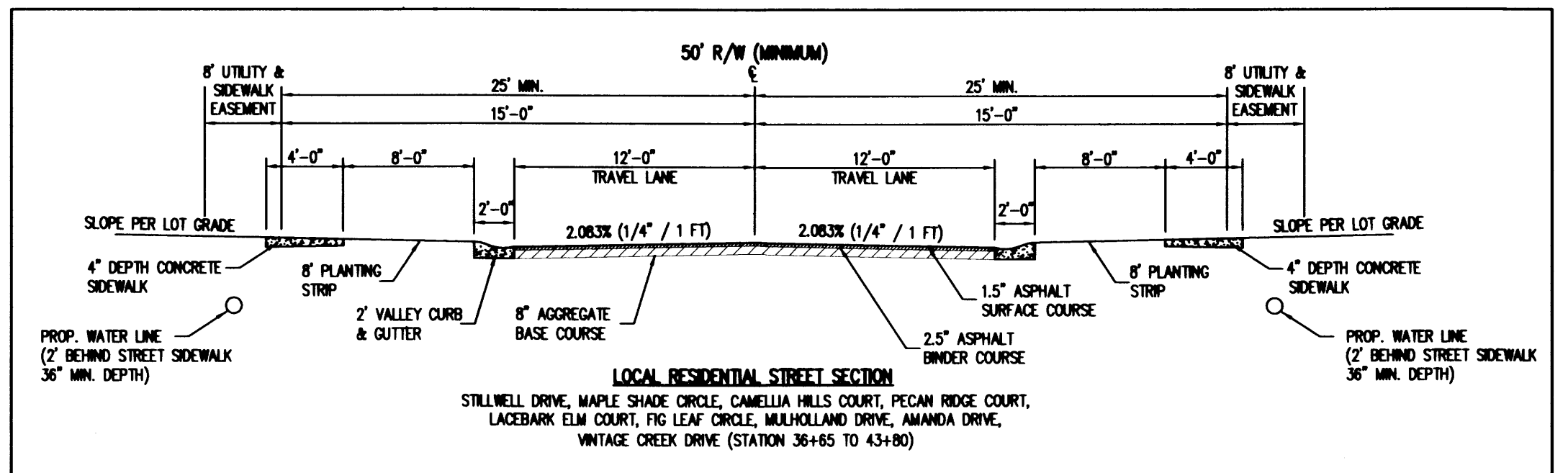
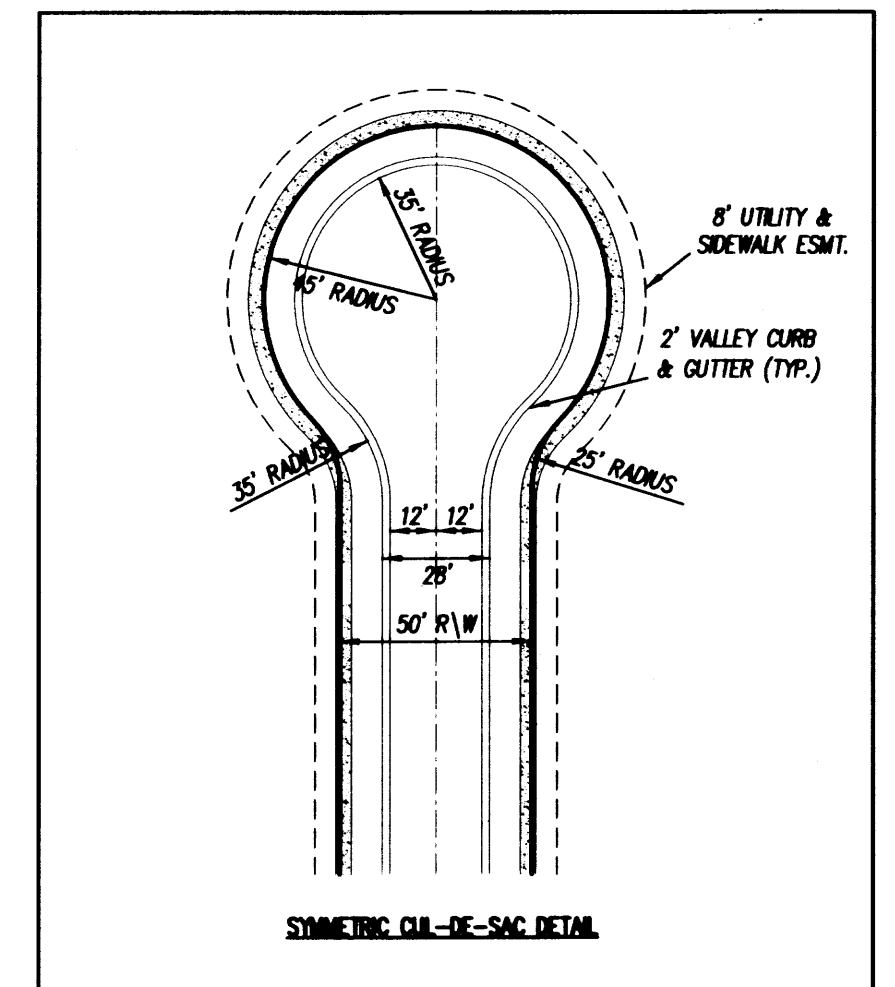
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°43'03"E	0.30
L2	S41°49'17"W	9.09
L3	S14°45'51"E	18.56
L4	S23°05'23"W	62.59
L5	S10°16'28"E	37.20
L6	N33°12'45"E	34.50
L7	S54°29'11"W	2.31
L8	S85°51'07"E	30.99
L9	S10°16'28"E	37.20
L10	S23°05'23"W	62.59
L11	S14°45'51"E	18.52
L12	S72°01'35"E	15.50
L13	N35°30'49"W	10.72
L14	S79°43'32"W	20.00
L15	N29°16'40"W	62.80
L16	N77°19'40"E	83.05
L17	N15°48'11"E	51.54
L18	S66°54'37"E	20.00
L19	S23°05'23"W	62.59
L20	N79°43'32"E	30.00

State of North Carolina  
County of Union  
I, [Signature] Review Officer of Union County,  
certify that the map or plat to which this certification is affixed  
meets all statutory requirements for recording.  
1/15/15 Date  
[Signature] Review Officer

NC DOT Construction Standards Certification

I hereby certify that the streets on this plat designated as public are or will be in accordance with the minimum right of way and construction standards established by the Board of Transportation for acceptance on the State Highway System.

[Signature] District Engineer  
1/15/15 Date



Ownership of all Common Open Space (COS) and Conservation Land shall be retained by Standard Pacific of The Carolinas, LLC until such time as a Homeowners Association (HOA) entity has been created. Ownership will be conveyed to that HOA entity upon it's creation.

FILED Jan 13, 2015 03:09 pm  
PLAT SLIDE 0000M - 0589  
INSTRUMENT 00968  
UNION COUNTY, NC  
CRYSTAL GRUMP REGISTER OF DEEDS  
[Signature]

**LAWRENCE ASSOCIATES**  
106 W. Jefferson St.  
Monroe, North Carolina 28112  
P 704-289-1013 866-557-8051  
F 704-283-9035  
www.lawrenceurveying.com  
Firm License Number: C-2856

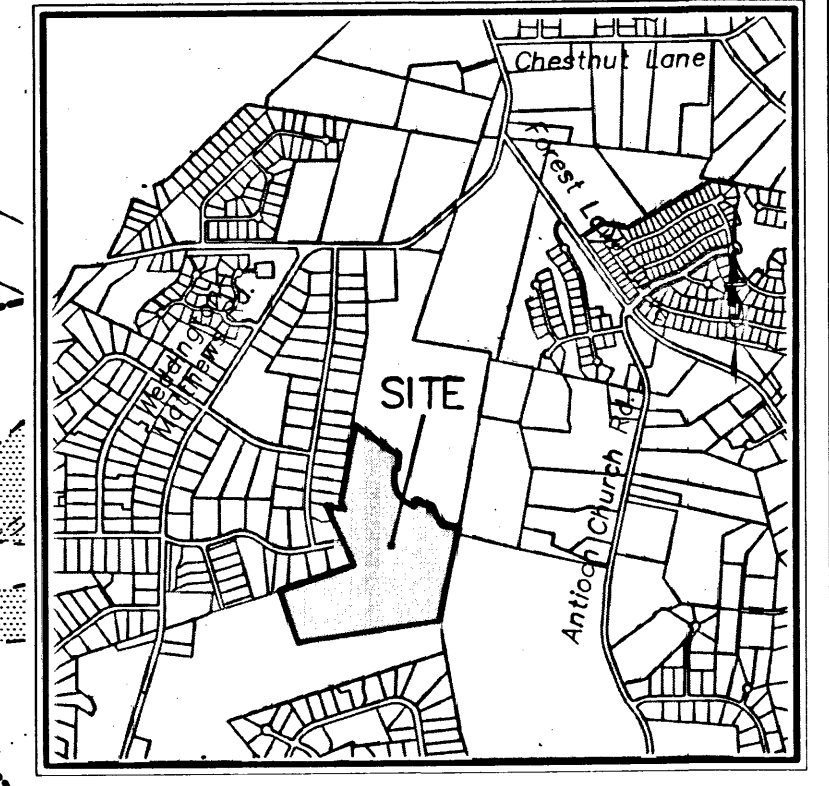
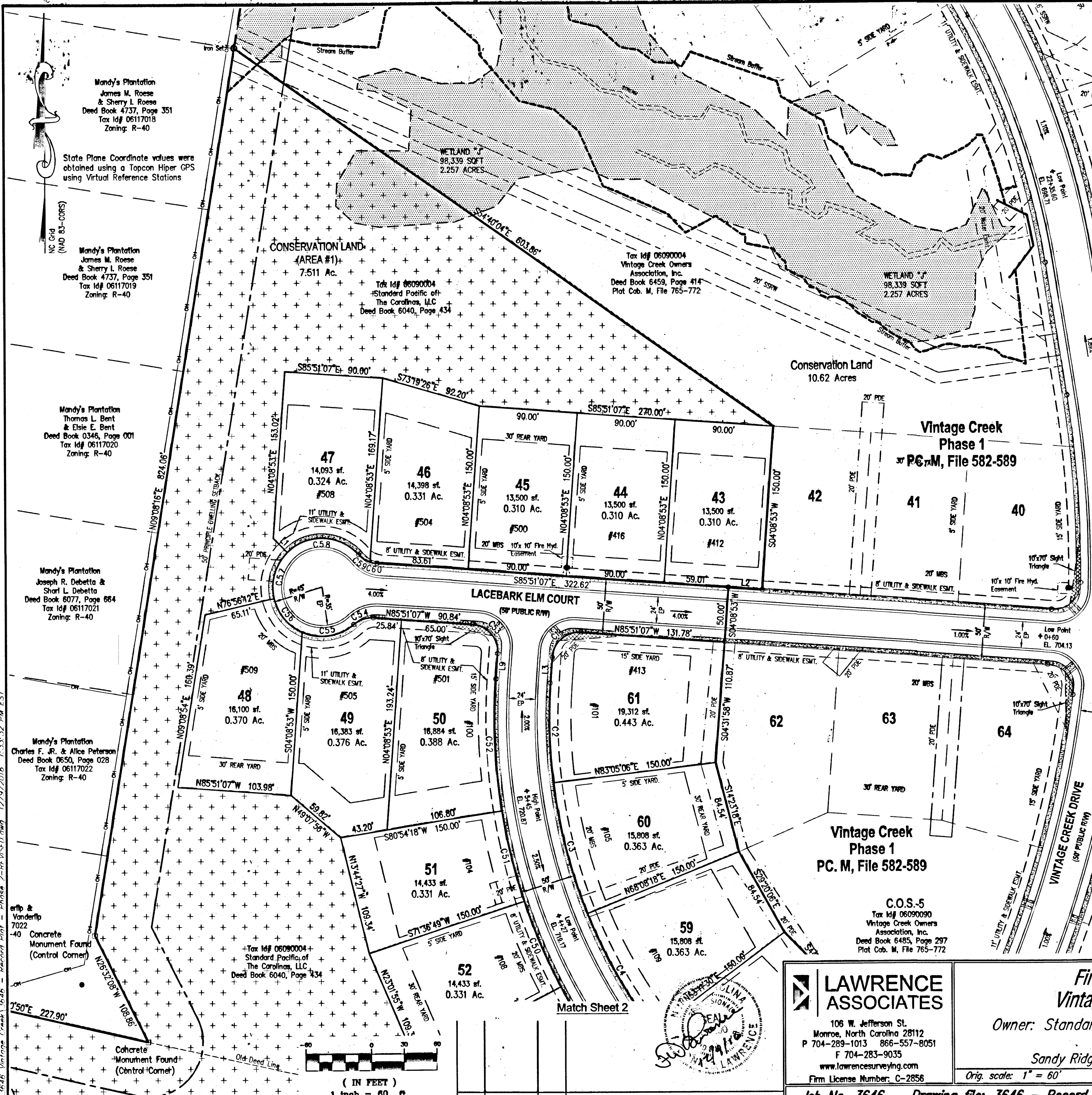
**Final Record Plat of Vintage Creek - Phase 1**  
Owner: Standard Pacific Of The Carolinas, LLC  
Town of Weddington  
Sandy Ridge Township, Union County, NC  
Orig. scale: 1" = 60' Date: April 7, 2014 Drawn By: JLH

Job No. 3646 Drawing file: 3646 - Record Plat - Phase 1.dwg Drawing no. 14/067

CAB M F-16 589

Z:\3646 Vintage Creek\3646 - Record Plat - Phase 1.dwg 1/16/2015 3:05:22 PM EST





Ownership of all Common Open Space (COS) and Conservation Land shall be retained by Standard Pacific of The Carolinas, LLC until such time as a Homeowners Association (HOA) entity has been created. Ownership will be conveyed to that HOA entity upon it's creation.

**Site Data:**  
 Parcel ID: 06-090-004, 06-093-007A & 06-093-011  
 Zoning: R-CD (Town of Weddington)  
 Total Lots: 40  
 Smallest Lot: Lots 43-45, 75-79, 90 & 91 (13,500 sf.)  
 Street Data: 3,819 LF  
 Total Area This Map: 54.757 Ac.  
 Area in Right of way: 4.537 Ac.  
 Area in Lots: 13.924 Ac.  
 Area in COS: 5.655 Ac.  
 Area in Conservation Land: 29.437 Ac.  
 Minimum Lot Size: 12,000 sf.  
 Minimum Lot Width: 80' (Measured at Setback)  
 Yard Requirements:  
 Front Yard Setback: 20' (Measured from Street R/W)  
 Side Yard Setback: 5' (30' Separation for Principal Buildings)  
 Side Corner Setback: 15' (With Street Frontage)  
 Rear Yard Setback: 30'

Note: Roadway Horizontal/Vertical Alignment and Grades were taken from design plans, not asbuilt data.

**Owner Information:**  
 Standard Pacific Of The Carolinas, LLC  
 6701 Carmel Road  
 Suite 425  
 Charlotte, NC 28226  
 Ph. 704-519-6193  
 Contact: Trey McDaniel

**Engineer:**  
 ESP Associates, P.A.  
 3475 Lakemont Blvd.  
 Fort Mill, SC 29708  
 Ph. 803-802-2440  
 Contact: Danis Simmons, PE

**LAWRENCE ASSOCIATES**  
 106 W. Jefferson St.  
 Monroe, North Carolina 28112  
 P 704-289-1013 866-557-8051  
 F 704-283-9035  
 www.lawrencesurveying.com  
 Firm License Number: C-2856

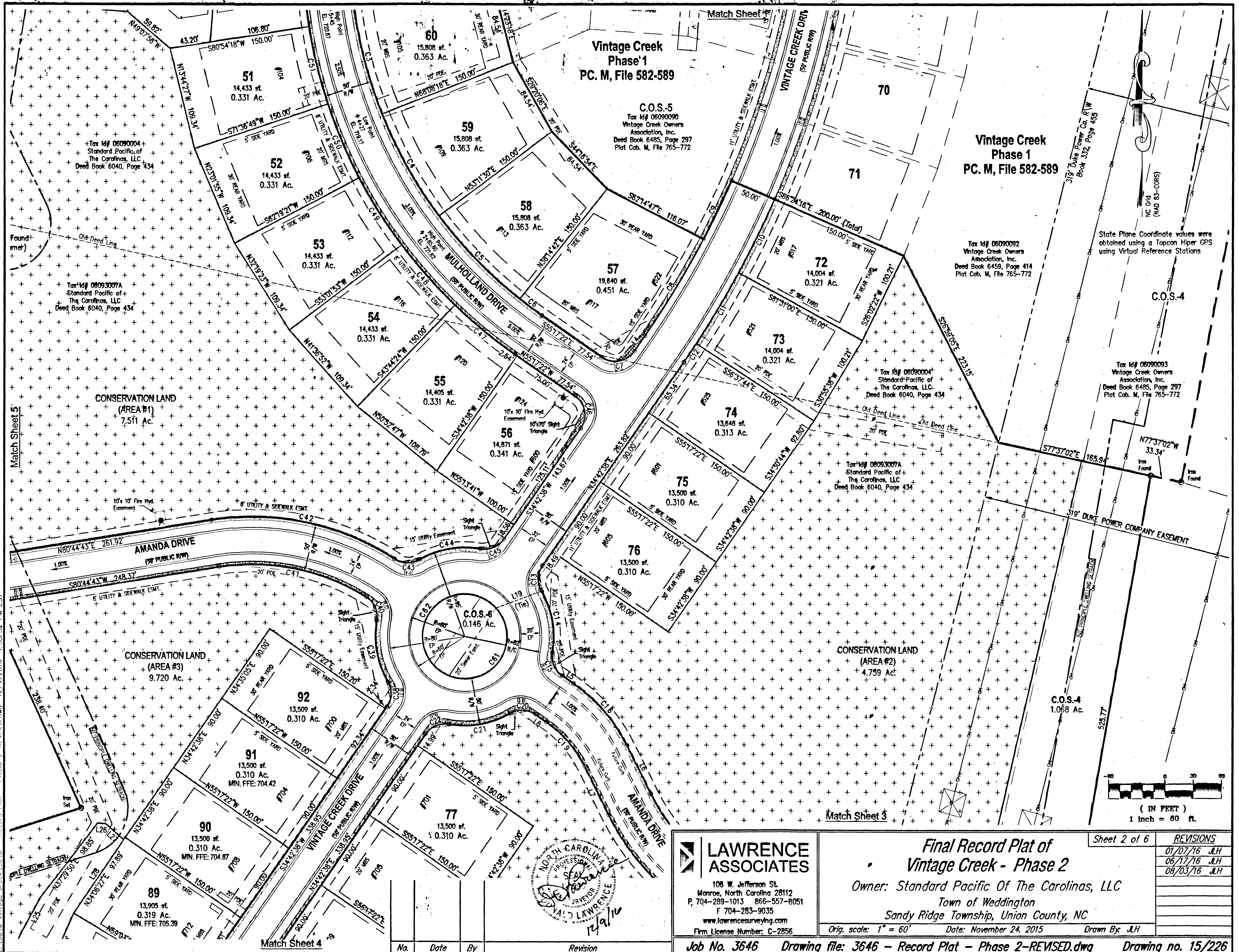
**Final Record Plat of Vintage Creek - Phase 2**  
 Owner: Standard Pacific Of The Carolinas, LLC  
 Town of Weddington  
 Sandy Ridge Township, Union County, NC  
 Orig. scale: 1" = 60' Date: November 24, 2015 Drawn By: JLH

REVISIONS	
01/07/16	JLH
06/17/16	JLH
08/03/16	JLH

Job No. 3646 Drawing file: 3646 - Record Plat - Phase 2-REVISED.dwg Drawing no. 15/226

CMB N File 440

FILED Jan 03 2017 11:35 AM JUNIUN COUNTY, NC REGISTER OF DEEDS  
 INSTRUMENT 00079 0000N - 0440  
 21.3646 Vintage Creek 3646 - Record Plat - Phase 2-REVISED.dwg 12/9/2016 1:33:32 PM EST



FILED Jan 03 2017 11:35 AM  
 PLAT SLIDE 0090N - 0441  
 INSTRUMENT 00080  
 COUNTY NC  
 CRISTAL CRUMP  
 REGISTER  
 OF DEEDS

FILED  
 UNION NC  
 COUNTY NC  
 CRISTAL CRUMP  
 REGISTER  
 OF DEEDS

**LAWRENCE ASSOCIATES**  
 108 W. Jefferson St.  
 Monroe, North Carolina 28112  
 P. 704-289-1013 866-557-8051  
 F 704-283-9035  
 www.lawrencesurveying.com  
 Firm License Number: C-2856

**Final Record Plat of  
 Vintage Creek - Phase 2**  
 Owner: Standard Pacific Of The Carolinas, LLC  
 Town of Weddington  
 Sandy Ridge Township, Union County, NC  
 Orig. scale: 1" = 60' Date: November 24, 2015 Drawn By: J.L.H.

Sheet 2 of 6

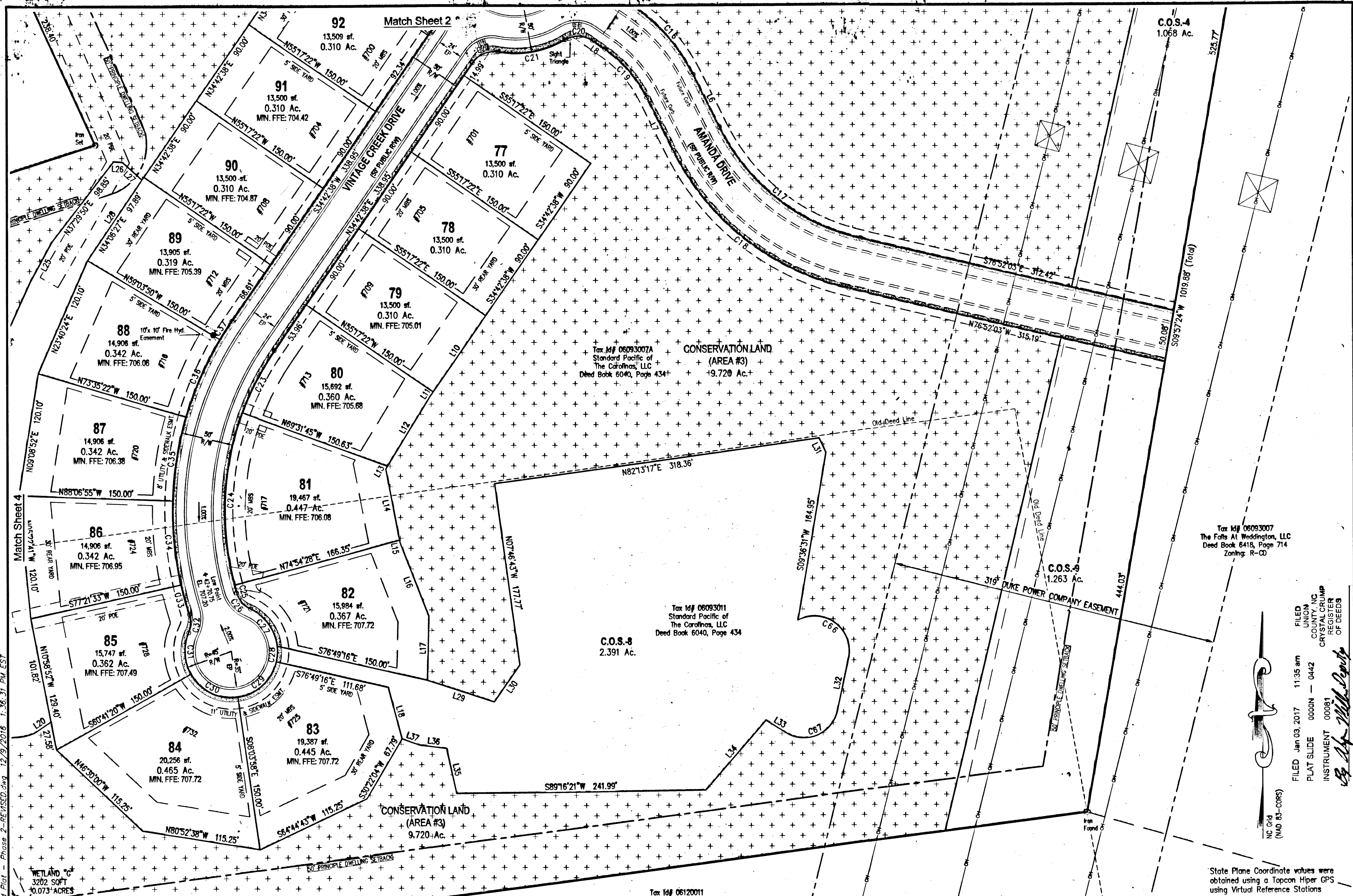
REVISIONS	
01/07/16	J.L.H.
06/17/16	J.L.H.
08/03/16	J.L.H.

No.	Date	By	Revision

Job No. 3646 Drawing file: 3646 - Record Plat - Phase 2-REVISED.dwg Drawing no. 15/226

CABN F.K. 441

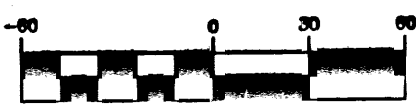




Z: 13646 Vintage Creek 13646 - Record Plat - Phase 2 - REVISED.dwg 12/9/2016 1:36:31 PM EST

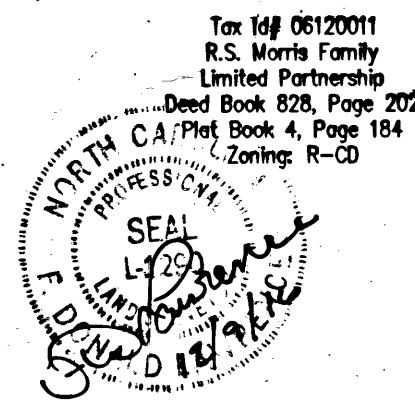
WETLAND  
3202 SQ FT  
10.073 ACRES

Tax Id# 06120011  
R.S. Morris Family  
Limited Partnership  
Deed Book 828, Page 202  
Plat Book 4, Page 184  
Zoning: R-CD



( IN FEET )  
1 inch = 60 ft.

No.	Date	By	Revision



Tax Id# 06120011  
R.S. Morris Family  
Limited Partnership  
Deed Book 828, Page 202  
Plat Book 4, Page 184  
Zoning: R-CD

**LAWRENCE ASSOCIATES**  
106 W. Jefferson St.  
Monroe, North Carolina 28112  
P 704-289-1013 866-557-8051  
F 704-283-9035  
www.lawrencesurveying.com  
Firm License Number: C-2856

**Final Record Plat of  
Vintage Creek - Phase 2**  
Owner: Standard Pacific Of The Carolinas, LLC  
Town of Weddington  
Sandy Ridge Township, Union County, NC  
Orig. scale: 1" = 60' Date: November 24, 2015 Drawn By: J.L.H.

Sheet 3 of 6

REVISIONS	
01/07/16	J.L.H.
06/17/16	J.L.H.
08/03/16	J.L.H.

FILED Jan 03, 2017 11:35 am  
PLAT SLIDE 0000N - 0442  
INSTRUMENT 00081  
By: *Ally Will Deputy*  
CRystal Crump  
REGISTER OF DEEDS  
UNION COUNTY, NC

State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

CAB N F.I.E 442

Theodore B. Davis III  
& Linda W. Davis  
Deed Book 0395, Page 488  
Tax Id# 06117029 & 029A  
Zoning: R-40

LOT 22  
Ritter Grading &  
Landscaping Inc.  
Deed Book 0365, Page 068  
Tax Id# 06117028  
Zoning: R-40

LOT 21  
Clarence M. Ritter  
Deed Book 0401, Page 121  
Tax Id# 06117027  
Zoning: R-40

Tax Id# 06093007A  
Standard Pacific of  
The Carolinas, LLC  
Deed Book 6040, Page 434

Tax Id# 06093011  
Standard Pacific of  
The Carolinas, LLC  
Deed Book 6040, Page 434

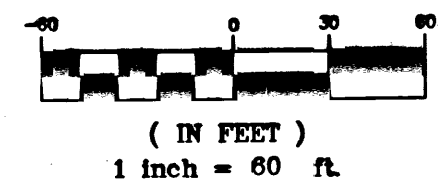
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R.S. Morris Family  
Limited Partnership  
Deed Book 828, Page 202  
Plat Book 4, Page 184  
Zoning: R-CD

2-13646 Vintage Creek 3646 - Record Plat - Phase 2-REVISED.dwg 12/19/2016 1:36:31 PM EST

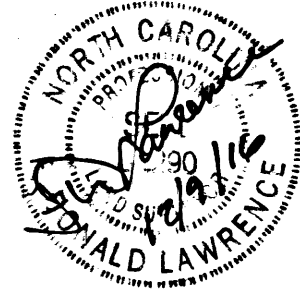


NC Grid  
(NAD 83-COBS)

State Plane Coordinate values were  
obtained using a Topcon Hiper GPS  
using Virtual Reference Stations



No.	Date	By	Revision



**LAWRENCE ASSOCIATES**  
106 W. Jefferson St.  
Monroe, North Carolina 28112  
P 704-289-1013 866-557-8051  
F 704-283-9035  
www.lawrencesurveying.com  
Firm License Number: C-2856

Tax Id# 06120011  
R.S. Morris Family

**Final Record Plat of  
Vintage Creek - Phase 2**  
Owner: Standard Pacific Of The Carolinas, LLC  
Town of Weddington  
Sandy Ridge Township, Union County, NC  
Orig. scale: 1" = 60' Date: November 24, 2015 Drawn By: J.H

FILED Jan 03, 2017 11:35 am  
PLAT SLIDE 0000N - 0443  
INSTRUMENT 00082  
By *Alp. Mills, Rep'ty*

FILED  
UNION  
COUNTY, NC  
CRYSTAL CRUMP  
REGISTER  
OF DEEDS

Sheet 4 of 6

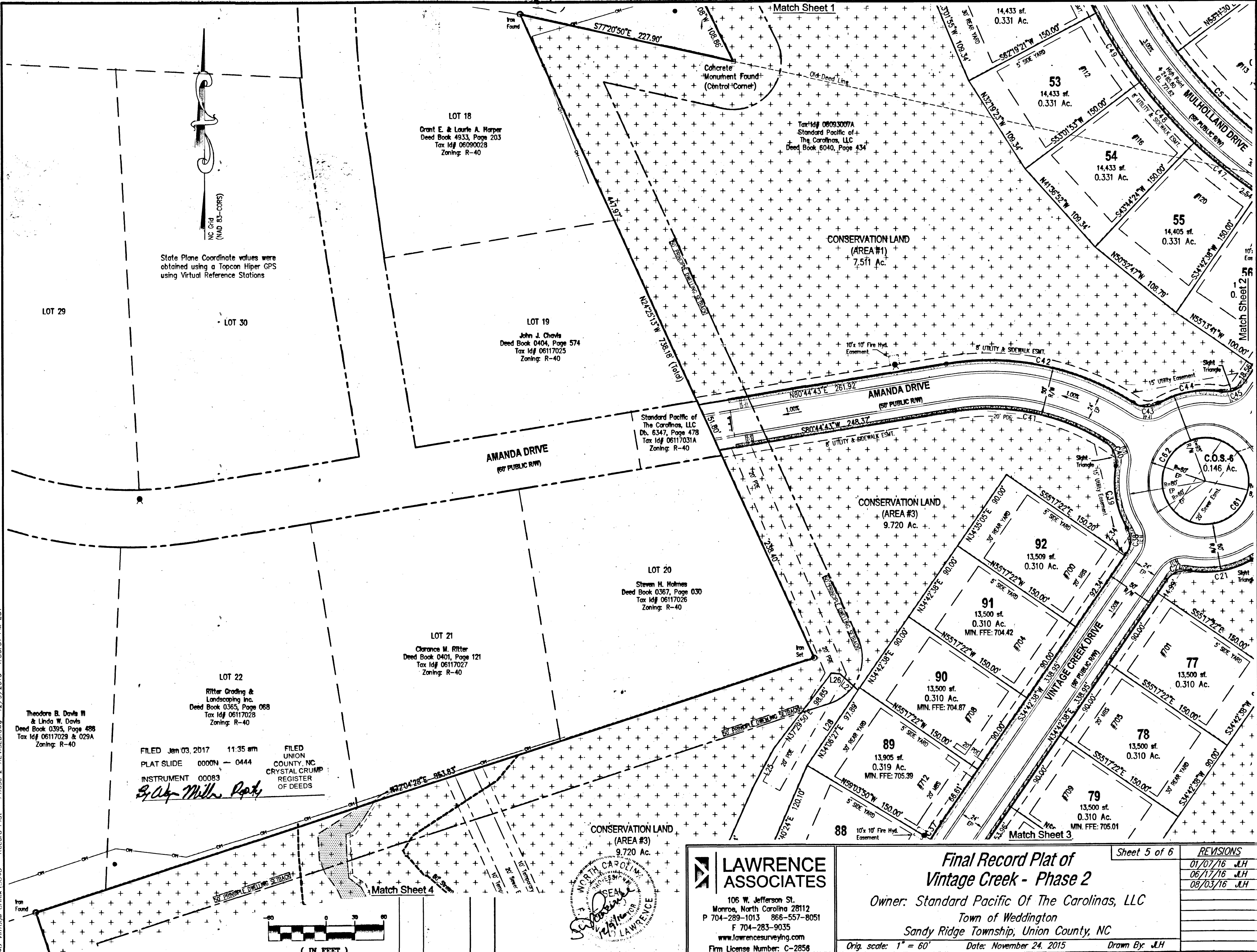
REVISIONS	
01/07/16	J.H
06/17/16	J.H
08/03/16	J.H

Job No. 3646 Drawing file: 3646 - Record Plat - Phase 2-REVISED.dwg Drawing no. 15/226

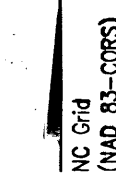
CNB N F/E 443



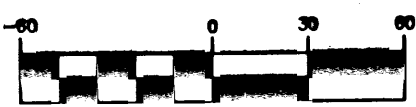
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State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

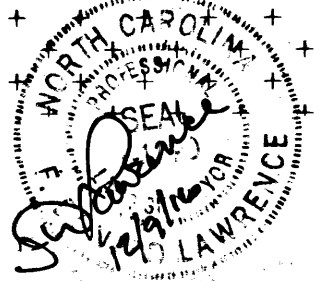


FILED Jan 03, 2017 11:35 am  
PLAT SLIDE 0000N - 0444  
INSTRUMENT 00083  
By *Ally Miller Peaty*



( IN FEET )  
1 inch = 60 ft.

No.	Date	By	Revision



**LAWRENCE ASSOCIATES**  
 106 W. Jefferson St.  
 Monroe, North Carolina 28112  
 P 704-289-1013 866-557-8051  
 F 704-283-9035  
 www.lawrencesurveying.com  
 Firm License Number: C-2856

**Final Record Plat of  
Vintage Creek - Phase 2**  
 Owner: Standard Pacific Of The Carolinas, LLC  
 Town of Weddington  
 Sandy Ridge Township, Union County, NC

Orig. scale: 1" = 60' Date: November 24, 2015 Drawn By: J.L.H.

Sheet 5 of 6

REVISIONS
01/07/16 J.L.H.
06/17/16 J.L.H.
08/03/16 J.L.H.

CAB N File 444

**Flood Certification**

I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710447600J, dated October 16, 2008 and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

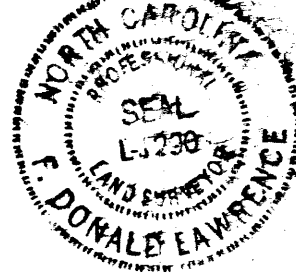
Use of land within a flood way or flood plain is substantially restricted by Article XXIV of the Union County Land Use Ordinance.

**Certificate of Survey and Accuracy**

State of North Carolina, Union County  
 I, **F. Donald Lawrence**, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book and Page as shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.  
 This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
 Witness my original signature, registration number and seal this the

9 day of Dec A.D., 2016

*F. Donald Lawrence*  
 F. Donald Lawrence, NCPLS L-1290



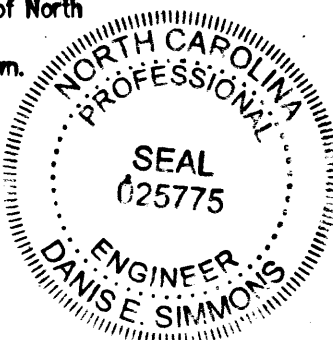
**I, Denise Simmons**

duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

N.C.P.E. # 25775

Date: 12-19-16

*Denise Simmons*  
 (Signature and Seal)  
 Denise Simmons, P.E.

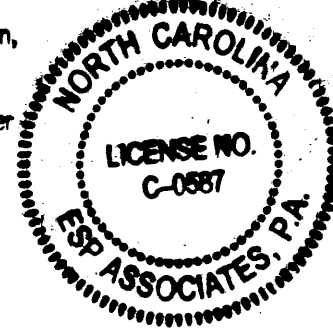


**Certificate of Ownership and Dedication**

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicated all streets, alleys, walks, and other sites and easements to public or private use as noted.

12-14-16  
 Date

*Bill De*  
 Signature of owner(s)



**Certificate of approval of the design and installation of streets, utilities, and other required improvements.**

I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to NC Department of Transportation and/or Town of Weddington specifications and standards in the Vintage Creek Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Weddington have been given and received.

*Bill De*  
 Mayor of the Town of Weddington, North Carolina Date

**Certificate of Approval**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina.

This 16 day of December, 2016

*Bill De*  
 Mayor of the Town of Weddington, North Carolina

**NOTES**

REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEY SUBJECT TO FULL TITLE SEARCH.

THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.

ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES

LAWRENCE ASSOCIATES MAKES NO GUARANTEES TO THE COMPACTION OR TO THE NONEXISTENCE OF ADDITIONAL SPOILS AREAS.

BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

STRUCTURES SHOWN ON ADJOINING PROPERTIES WERE TAKEN FROM ENGINEERING PLANS BY OTHERS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAWRENCE ASSOCIATES MAKES NO GUARANTEE TO THE ACCURACY OF THEIR LOCATION.

LINE	BEARING	LENGTH
L1	N44°19'26"W	18.31
L2	N85°51'07"W	30.99
L3	S04°08'53"W	23.50
L4	N34°42'38"E	20.15
L5	S55°17'22"E	14.16
L6	N26°23'37"W	57.44
L7	N26°23'37"W	57.44
L8	N55°17'22"W	14.16
L9	N04°08'53"E	23.50
L10	S34°42'38"W	90.00
L11	S34°42'38"W	3.50
L12	S31°34'08"W	81.18
L13	S31°34'08"W	3.07
L14	S10°49'14"E	70.42
L15	S10°49'14"E	2.28
L16	S21°08'10"E	77.34
L17	S01°19'25"W	62.13
L18	S15°00'00"E	51.44
L19	S69°33'38"W	51.77

LINE	BEARING	LENGTH
L20	S56°26'15"W	19.48
L21	N11°21'01"W	18.64
L22	S67°04'05"W	8.09
L23	N43°27'18"W	12.28
L24	N48°07'20"E	13.18
L25	N28°36'47"E	43.29
L26	S86°04'02"E	8.90
L27	S48°07'28"E	25.38
L28	S34°06'27"W	94.79
L29	S72°17'57"E	67.80
L30	N34°56'27"E	43.60
L31	S25°21'46"E	15.49
L32	S12°14'59"W	53.25
L33	N58°21'25"W	26.49
L34	S40°47'59"W	89.69
L35	N12°21'38"W	45.23
L36	N82°47'51"W	26.13
L37	N69°49'19"W	18.35

CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	39.27	25.00	S49°08'53"W	35.36
C2	91.72	475.00	S01°23'00"E	91.57
C3	123.91	475.00	S14°23'18"E	123.56
C4	123.91	475.00	S29°20'06"E	123.56
C5	123.91	475.00	S44°16'54"E	123.56
C6	29.30	475.00	S53°31'20"E	29.30
C7	39.27	25.00	N79°42'38"E	35.36
C8	119.83	975.00	N31°11'23"E	119.75
C9	69.32	975.00	N25°37'56"E	69.30
C10	87.44	1025.00	N26°02'22"E	87.41
C11	87.44	1025.00	N30°55'38"E	87.41
C12	23.96	1025.00	N34°02'27"E	23.96
C13	28.53	25.00	S02°01'22"W	27.00
C14	67.57	95.00	N101°17'22"W	66.15
C15	28.53	25.00	S22°36'06"E	27.00
C16	88.26	175.00	N40°50'30"W	87.32
C17	180.59	205.00	S51°37'50"E	174.81
C18	224.64	255.00	S51°37'50"E	217.44
C19	63.04	125.00	N40°50'30"W	62.37
C20	28.53	25.00	N87°58'38"W	27.00
C21	67.57	95.00	N79°42'38"E	66.15
C22	28.53	25.00	S67°23'54"W	27.00
C23	68.35	275.00	S27°35'26"W	68.17
C24	170.69	275.00	S02°41'21"W	167.96
C25	7.89	275.00	S15°54'50"E	7.89
C26	21.13	25.00	S40°57'15"E	20.51
C27	46.25	45.00	N35°43'58"W	44.24
C28	15.29	45.00	N03°26'36"E	15.22
C29	54.00	45.00	N47°33'23"E	50.82
C30	54.00	45.00	S63°41'19"E	50.82
C31	41.43	45.00	S02°56'08"E	39.98
C32	18.05	25.00	N02°45'41"E	17.66
C33	29.93	325.00	S15°16'44"E	29.92
C34	82.39	325.00	S05°22'41"E	82.17
C35	82.39	325.00	S09°08'52"W	82.17
C36	82.39	325.00	S23°40'24"W	82.17
C37	21.41	325.00	S32°49'24"W	21.41
C38	28.53	25.00	N02°01'22"E	27.00
C39	67.43	95.00	S10°19'48"E	66.03
C40	29.47	25.00	N23°46'01"W	27.79
C41	163.82	225.00	N78°23'49"W	160.22
C42	203.71	275.00	N78°02'00"W	199.09
C43	27.89	25.00	S88°45'59"E	26.46
C44	67.66	95.00	S79°40'58"W	66.24
C45	28.53	25.00	N67°23'54"E	27.00
C46	39.27	25.00	N101°17'22"W	35.36
C47	82.74	525.00	S50°46'29"E	82.65
C48	85.14	525.00	S41°36'52"E	85.04
C49	85.14	525.00	S32°19'23"E	85.04
C50	85.14	525.00	S23°01'55"E	85.04
C51	85.14	525.00	S13°44'27"E	85.04
C52	121.35	525.00	S02°28'25"E	121.08
C53	39.27	25.00	N40°51'07"W	35.36
C54	19.38	25.00	S71°56'25"W	18.90
C55	50.36	45.00	N81°47'39"E	47.77
C56	41.69	45.00	S39°36'14"E	40.21
C57	46.13	45.00	S16°18'23"W	44.14
C58	72.95	45.00	N87°52'49"W	65.22
C59	12.92	25.00	S56°14'27"E	12.78
C60	6.46	25.00	S78°26'54"E	6.44
C61	121.20	45.00	N34°42'38"E	87.75
C62	161.54	45.00	S34°42'38"W	87.75
C63	86.00	51.87	S66°15'37"E	76.48
C64	70.45	79.41	S32°55'37"W	68.16
C65	78.04	77.80	S15°46'25"E	74.81
C66	76.01	34.16	N53°24'43"W	61.27
C67	59.47	33.10	N64°50'59"E	51.79

State of North Carolina  
 County of Union

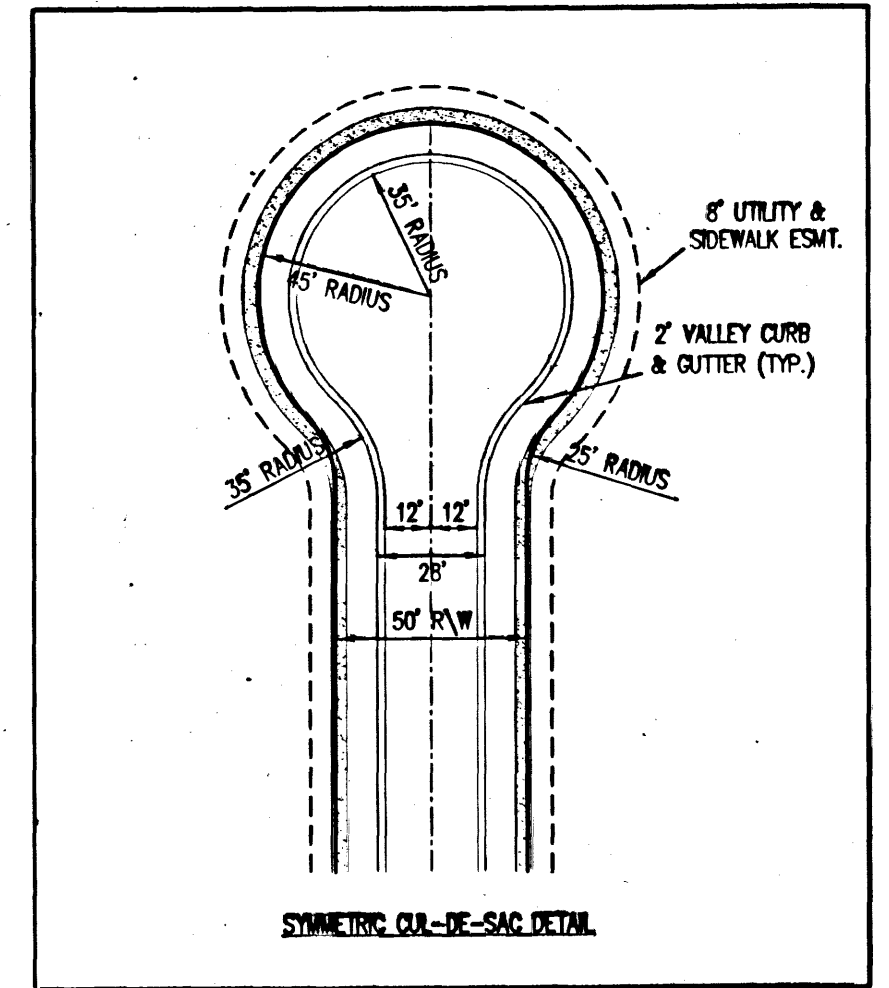
*Mark D. Leonard* Review Officer of Union County,  
 certify that the map or plat to which this certification is affixed  
 meets all statutory requirements for recording.

1/3/2017 Date  
*Mark D. Leonard* Review Officer

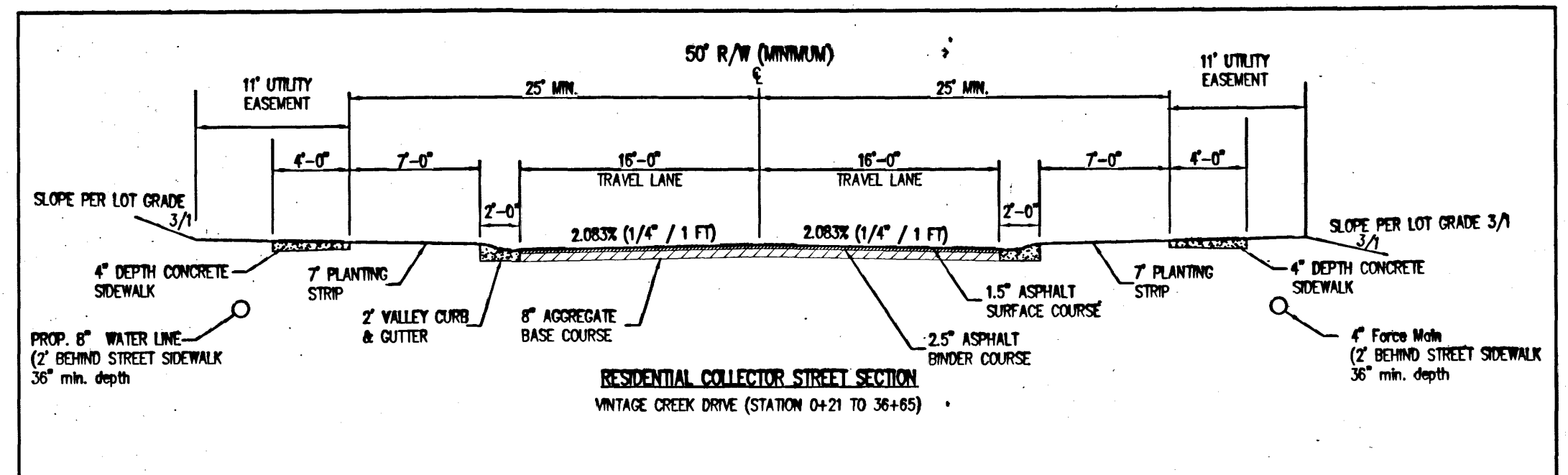
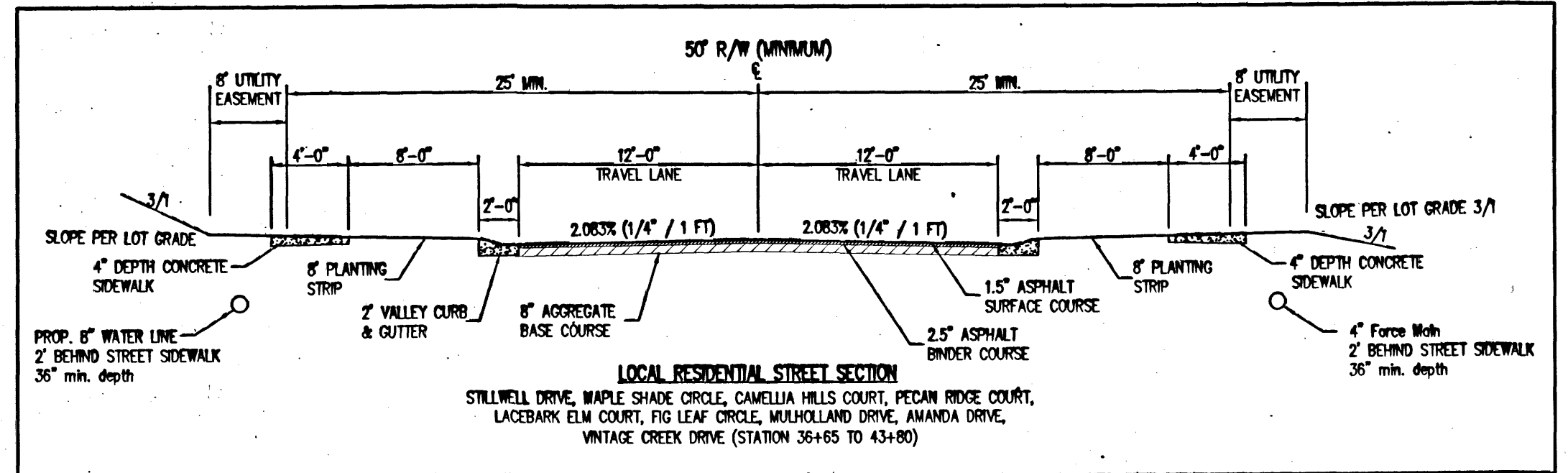
**NC DOT Construction Standards Certification**

I hereby certify that the streets on this plat designated as public are or will be in accordance with the minimum right of way and construction standards established by the Board of Transportation for acceptance on the State Highway System.

*Lawrence* District Engineer  
12/16/16 Date



FILED Jan 03, 2017 11:35 am  
 PLAT SLIDE 0000N - 0445  
 INSTRUMENT 00084  
*By Wayne Mills Deputy*  
 FILED UNION COUNTY, NC CRYSTAL CRUMP REGISTER OF DEEDS



Ownership of all Common Open Space (COS) and Conservation Land shall be retained by Standard Pacific of The Carolinas, LLC until such time as a Homeowners Association (HOA) entity has been created. Ownership will be conveyed to that HOA entity upon its creation.

Note: Roadway Horizontal/Vertical Alignment and Grades were taken from design plans, not asbuilt data.

**LAWRENCE ASSOCIATES**  
 108 W. Jefferson St.  
 Monroe, North Carolina 28112  
 P 704-289-1013 866-557-8051  
 F 704-283-9035  
 www.lawrenceassociates.com  
 Firm License Number: C-2856

**Final Record Plat of Vintage Creek - Phase 2**  
 Owner: Standard Pacific Of The Carolinas, LLC  
 Town of Weddington  
 Sandy Ridge Township, Union County, NC

Sheet 6 of 6

REVISIONS
01/07/16 J.L.H.
06/17/16 J.L.H.
08/03/16 J.L.H.

Orig. scale: Date: November 24, 2015 Drawn By: J.L.H.

Job No. 3646 Drawing file: 3646 - Record Plat - Phase 2-REVISED.dwg Drawing no. 15/226

CABN F:18 445

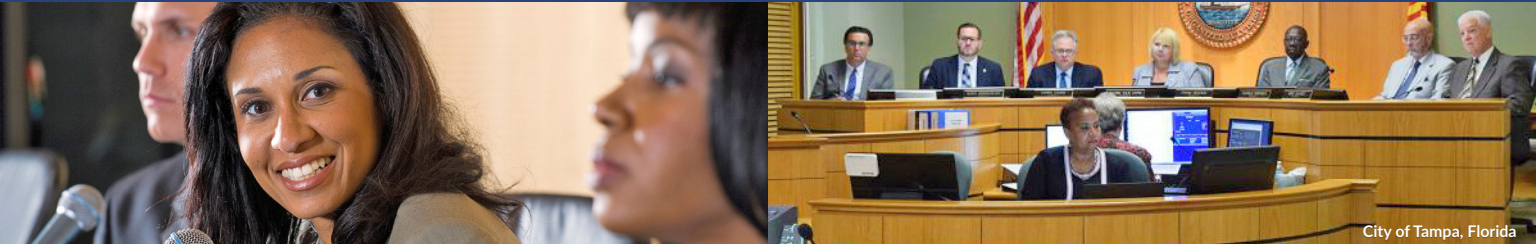
Z:\3646 Vintage Creek\3646 - Record Plat - Phase 2-REVISED.dwg 12/19/2016 1:36:31 PM EST



# Key Roles in Council-Manager Government



## Council-Manager Form of Government



### THE ROLE OF THE MAYOR OR CHIEF ELECTED OFFICIAL

Typically, the mayor or board chairperson in a council-manager community is a voting member of the governing body who may be either directly elected, as in 69 percent of council-manager communities, or who is selected by and from among their colleagues on the governing body. The mayor or chairperson is the public face of the community who presides at meetings, assigns agenda items to committees, facilitates communication and understanding between elected and appointed officials, and assists the governing body in setting goals and advocating policy decisions.

### THE ROLE OF ELECTED OFFICIALS

Under the council-manager form, the elected officials (e.g. the council or board) are the legislative body and the community's policy makers. Power is centralized in this body, which approves the budget and adopts local laws and regulations, for example. The elected officials also focus on the community's big-picture goals, such as community growth and sustainability.

The elected officials hire a professional city, town, or county manager based on that person's education, experience, skills, and abilities and NOT on their political allegiances. The elected officials supervise the manager's performance, and if that person is not responsive and effective in their role, the elected officials have the authority to remove her or him at any time.

For more information, contact

[icma.org/contactus](https://www.icma.org/contactus)

@ICMA ICMAorg

To learn more about professional local government management, visit [icma.org/professional-local-government-management](https://www.icma.org/professional-local-government-management)



### THE MANAGER'S ROLE

The manager is an at-will employee who can be fired by a majority of the elected officials, consistent with local laws or any employment agreements. This person

- Prepares a budget for the governing body's consideration.
- Recruits, hires, supervises, and terminates government staff.
- Serves as the governing body's chief advisor by providing complete and objective information about local operations, discussing options, offering an assessment of the long-term consequences of decisions, and making policy recommendations.
- Carries out the policies established by the governing body.

### WHAT ROLE DO RESIDENTS PLAY?

Under council-manager government, local governments often actively engage and involve their residents in community decision making. Residents can guide their community by serving on boards and commissions, participating in visioning and strategic planning sessions, and designing community-oriented local government services.



INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION  
777 N. Capitol St NE, Ste. 500, Washington, DC 20002  
202.962.3680 | 202.962.3500 (f) | [icma.org](https://www.icma.org)

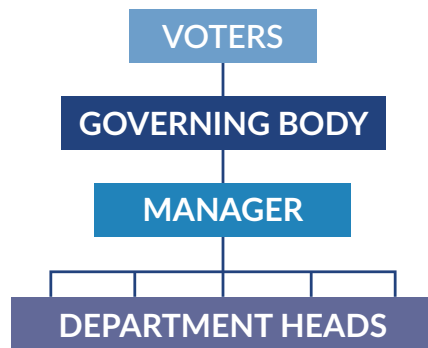
What it is, how it works, and the benefits to your community

## What is the council-manager form of government?

The council-manager form is the most popular structure of government in the United States among municipalities with populations of 2,500 or more. It is one of several ways in which U.S. municipalities and counties can organize.

Under this form, residents elect a governing body—including a chief elected official, such as a mayor or board chairperson—to adopt legislation and set policy. The governing body then hires a manager or administrator with broad executive authority to carry out those policies and oversee the local government's day-to-day operations.

### The Council-Manager Form



## What's so special about the council-manager form of government?

Born out of the U.S. progressive reform movement at the turn of the 20th century, the council-manager form was created to combat corruption and unethical activity within local government by promoting nonpolitical management that is effective, transparent, responsive, and accountable.

The council-manager form of government recognizes the critical role of elected officials as policy makers, who focus on mapping out a collective vision for the community and establishing the policies that govern it. The form also recognizes the need for a highly-qualified individual who is devoted exclusively to the delivery of services to residents.

Think about the structure used by many corporations, in which the board of directors hires an experienced CEO, who is granted broad, executive authority to run the organization. While these boards establish the company's overall policy direction, the CEO oversees implementation of that policy.

## What types of communities use the council-manager form of government?

Today more than 120 million people in the U.S. live in municipalities that operate under the council-manager form. Fifty-four percent of the more than 4,300 U.S. municipalities with populations of 10,000 or more use the form, as do 59 percent of the 347 municipalities with populations greater than 100,000. More than 800 counties also employ a similar system.

## How can council-manager government benefit my community?

- **Flexibility**—The council-manager form can adapt to local needs and demands. While governing bodies in some council-manager communities are elected at large, for example, others are elected by district or by a combination of an at-large-and-by-district system to respond to local needs.
- **Clearly Defined Roles**—Under the council-manager form, there is a clear distinction between the administrative role of the manager and the political and policy roles of the governing body, lead by the mayor. The day-to-day operations of the local government organization reside with the appointed manager, allowing elected officials to devote their time and energy to policy development and the assessment of the effectiveness of those policies within the community.
- **A Roadmap for Success**—The council-manager form is the system of local government under which professional management is most likely to succeed. Under this system, professional managers can focus on service delivery, policy implementation, and performance management and can align the local government's services with the values, mission, and policy goals defined by the community and elected officials.

## How do we know that council-manager government works?

- The Equipt to Innovate Initiative—a framework of seven essential elements that define high-performance government and empower innovation—found in 2017 that top-performing cities in all but one element employed the council-manager form of government. In 2018, the study's overall top performer was also council-manager.

- Two-thirds of Moody's Aaa-bond-rated communities are run by professional local government managers, and many operate under the council-manager form of government.
- An IBM Global Business Services report titled "Smarter, Faster, Cheaper" found that cities that operate under the council-manager form of government are nearly 10 percent more efficient than those that operate under the mayor-council form.
- The National Civic League, America's oldest advocate for community democracy, has endorsed council-manager government through its *Model City Charter* since 1915.
- The majority of communities recognized since 2013 with the National Civic League's coveted All-America City Award have been council-manager.

## Does it cost more for a community to adopt the council-manager form and hire a professional manager?

Many local governments have *reduced* their overall costs after hiring a professional manager. Savings can come from decreased operating costs, increased efficiency and productivity, improved revenue collection, and effective use of technology. The economic health of the community may also benefit from the implementation of improved business development and retention strategies.

## How can my community adopt the council-manager form of government?

Methods vary from state to state, but most communities can adopt council-manager government through a charter, local ordinance, state enabling law, or by voter referendum. For information on how your community can adopt council-manager government, contact your state municipal league, state and local government association, or association of counties. You can find contact information for these organizations at [icma.org/state-localgovassns](http://icma.org/state-localgovassns) or [ncl.org/state-municipal-leagues](http://ncl.org/state-municipal-leagues).

## Once my community adopts council-manager government, how do we hire a professional manager?

The vacancy is often announced in *Leadership Matters*, ICMA's weekly e-newsletter; through the ICMA Job Center at [icma.org/job-center](http://icma.org/job-center); and through state league publications,

and qualified candidates are invited to apply. Elected officials may also hire an executive recruitment firm to assist them with the selection process. Interested parties may apply directly to the governing body or to the recruitment firm, which reviews the applications and interviews qualified candidates. *ICMA makes no recommendations regarding candidates.* Additional information on hiring a professional local government manager is available in ICMA's *Recruitment Guidelines Handbook*. Visit [icma.org/documents/recruitment-guidelines](http://icma.org/documents/recruitment-guidelines) to download a copy.

## What kind of educational and on-the-job experience do professional local government managers generally have?

Sixty-five percent of managers surveyed by ICMA indicated that they had earned a master's (usually in public administration, business, or public policy), or other advanced degree. Survey respondents also said that they had spent an average of more than 20 years working in the local government management profession.

## What is ICMA and why is membership in that organization important?

ICMA, the International City/County Management Association, is the professional and educational "home" for more than 12,000 appointed managers and administrators serving cities, towns, counties, other local governments, and regional entities in 40 countries throughout the world.

In addition to gaining access to valuable resources and lifelong professional development opportunities, appointed local government managers who are members of ICMA are bound by its Code of Ethics, which commits members to a set of ethical standards of honesty and integrity that go beyond those required by the law. This stringently enforced code specifies 12 ethical principles of personal and professional conduct, including dedication to good government. For more information, visit [icma.org/ethics](http://icma.org/ethics).

Finally, through its Voluntary Credentialing Program, ICMA recognizes individual members who are qualified by a combination of education and experience, adherence to high standards of integrity, and an assessed commitment to lifelong learning and professional development. ICMA members who meet these requirements may earn designation as an ICMA Credentialed Manager. For more information on ICMA's Voluntary Credentialing Program, visit [icma.org/voluntary-credentialing-program-overview](http://icma.org/voluntary-credentialing-program-overview).





# TOWN OF WEDDINGTON

[www.townofweddington.com](http://www.townofweddington.com)

1924 Weddington Road Weddington NC 28104 Tel: (704) 846-2709 Fax: (704) 844-6372

## MONTHLY REPORT / Active Cases – June 2022

- 1. 4313 Beulah Church Rd.** – Complain regarding a vacant lot with high grass and rodents. Initial site visit conducted on 6/21/22. Notice has been prepared and the owner will be notified of the violations and issued a compliance deadline of July 21, 2022.
- 2. 3514 Forest Lawn Dr. Tract 1B** – Complaint regarding dilapidated shed (tree fallen on shed). Conducted site visit on June 13, 2022. Met neighbor (complainant – Mark Rodriguez), took photos and conducted site investigation. Called the owner and informed him of the violation and requested compliance.
- 3. 4208 Waxhaw-Indian Trail Rd.** – Complaint regarding too many accessory buildings, use of RV for residential purposes, junk vehicle, trash and debris. Notice of Violation has been prepared and a compliance deadline of July 21, 2022 has been issued.
- 4. 7239 Cobblecreek Dr.** – Complaint regarding unpermitted “accessory structure”. Site visit was conducted and a meeting with the homeowner was held. Homeowner confirmed that he failed to obtain a permit but agreed to obtain the permit. The owner has submitted the permit and is working with the Zoning Administrator to submit final documentation.
- 5. 1408 Highland Ridge Court** –Complaint regarding “Accessory Building” constructed without permit. Met owner on site on 2/3/22. Owner stated he wasn’t aware a permit was required and agreed to obtain permit immediately. Courtesy Letter dated 2/4/22 was issued requesting owner obtain a permit and requesting meeting on site on 2/11/22. Met owner at site. Explained permit process. Conducted side-yard set-back measurements. Building appears to violate required setback requirement. Site visit 4/11/22 building has not been relocated. Owner hiring surveyor to identify property lines to assist with relocation of building. Owner has agreed to relocate building to rear yard area and is obtaining a “new” permit for building relocation.
- 6. 4125 Huntington Dr.** – Complaint regarding use of RV for residential purposes. Conducted site visit, confirmed violation and issued “Courtesy Letter dated January 24, 2022. Owner called and confirmed they were using the RV as a residence. Owner asked if the Town would allow them to stay in the RV until the end of the school year (**June 3, 2022**). Says they have kids in school and it would be difficult to relocate them during the school year. I forwarded the owners request to Town officials. **Town officials agreed to grant extension.** Issued “Compliance Deadline Extension Request APPROVAL” letter to owner dated February 25, 2022.
- 7. 233 Weddington Rd.** – Complaint filed regarding construction of an “Accessory Building” without a permit. Conducted site visit. Met owner at property. Accessory building is an addition to an existing building. Owner says he was not aware he needed a permit. Says he’ll apply for permit immediately. Issued Courtesy Letter dated January 13, 2022. Site visit 4/11/22 - Construction stopped. Building frame remains.
- 8. 4915 Beulah Church Rd.** – Complaints filed regarding Junk, debris, junk vehicles and use of property as Salvage Yard. Site visit conducted and violations confirmed. Issued “Courtesy Letter” on January 13, 2022. Follow-up site visit conducted on 3/3/22. Clean-up activity in progress. Site cleanup in progress. Some vehicles remain. Site visit on 4/11/22 major improvement. Will continue to monitor.



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**9. 8308 Potters Rd. - (Utility building in front yard area without a permit)**

Site visit was conducted and confirmed that construction is in progress. Issued a letter requesting the owner obtain a permit and take the appropriate actions to comply with setback requirements. Met owners and owners representatives on site. Owner informed me that the "storage" building was "existing" when he purchased the property and he decided to enclose the storage building and install HVAC unit. The owner said his contractor failed to obtain the permit. I informed him the structure was in violation of Town Zoning ordinances (accessory buildings not allowed in front yard areas. 4/11/22 Site visit conducted. Structure still in violation.

**10. 7200 Forest Ridge Rd.9/30/20**

3/31/21----Notice of Violation issued ordering all sawing and related activity to stop.

4/30/21----Zoning Administrator met property owner; timeline developed to bring property into compliance.

5/31/21-----Owner still pursuing extension; violations continue.

6/31/21---- Continued monitoring case

7/31/21-----Continued monitoring case

2022

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	2,014,008.74
10-1120-001	TRINITY MONEY MARKET	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00
10-1130-000	BB&T/TRUIST CHECKING	1,821,943.49
10-1130-001	BB&T/TRUIST MONEY MARKET	250,000.59
10-1140-000	WACHOVIA	0.00
10-1170-000	NC CASH MGMT TRUST	558,883.80
10-1205-000	A/R OTHER	0.00
10-1211-001	A/R PROPERTY TAX	19,874.01
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	1,431.14
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	3,666.54
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	2,542.81
10-1214-000	PREPAID ASSETS	15,825.90
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	9,282.96
10-1217-000	A/R INTERGOVT	0.00
10-1232-000	SALES TAX RECEIVABLE	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,425,183.33
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	10,155.51
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00
	Total Assets	<u>7,370,713.81</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	6,447.92
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	0.00
10-2116-000	CUSTOMER REFUNDS	541.56
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2151-000	FICA TAXES PAYABLE	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00
10-2153-000	STATE W/H TAXES PAYABLE	0.00
10-2154-001	NC RETIREMENT PAYABLE	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	0.00
10-2156-000	LIFE INSURANCE PAYABLE	0.00
10-2157-000	401K PAYABLE	0.00
10-2200-000	ENCUMBRANCES	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	2,537.74
10-2620-000	DEFERRED REVENUE - DELQ TAXES	1,431.14
10-2625-000	DEFERRED REVENUE - CURR YR TAX	19,874.01
10-2630-000	DEFERRED REVENUE-NEXT 8	3,666.54
	Total Liabilities	<u>109,501.16</u>

10-2640-001	FUND BALANCE - UNASSIGNED	3,131,556.46
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,672,582.94
10-2640-005	CURRENT YEAR EQUITY YTD	0.00
	Total	<u>6,624,139.40</u>

Revenue	2,773,260.54
Less Expenses	2,136,187.29

2022

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Net	<u>637,073.25</u>
Total Fund Balance	<u>7,261,212.65</u>
Total Liabilities & Fund Balance	<u><u>7,370,713.81</u></u>

## Statement of Revenue and Expenditures

Revenue Account Range: First to Last

Include Non-Anticipated: Yes

Year To Date As Of: 06/30/22

Expend Account Range: First to Last

Include Non-Budget: No

Current Period: 06/01/22 to 06/30/22

Print Zero YTD Activity: No

Prior Year: 06/01/21 to 06/30/21

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
10-3101-110	AD VALOREM TAX - CURRENT	\$1,202,284.82	\$1,425,000.00	\$9,962.13	\$1,430,185.20	100%
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	\$11,498.68	\$2,360.00	\$805.27	\$2,785.02	118%
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	\$3,551.04	\$2,250.00	\$816.85	\$4,062.81	181%
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	\$115,454.70	\$120,000.00	\$9,282.96	\$101,006.26	84%
10-3115-180	TAX INTEREST	\$4,396.38	\$2,250.00	\$858.27	\$3,960.24	176%
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	\$492,486.94	\$470,000.00	-\$55,113.27	\$474,206.80	101%
10-3322-220	BEER & WINE TAX	\$46,610.27	\$45,000.00	\$0.00	\$52,534.98	117%
10-3324-220	UTILITY FRANCHISE TAX	\$455,769.04	\$425,000.00	\$247,278.77	\$476,306.86	112%
10-3329-220	ARPA FEDERAL FUNDS	\$15,867.61	\$165,000.00	\$156,486.44	\$156,486.44	95%
10-3340-400	ZONING & PERMIT FEES	\$33,880.00	\$25,000.00	\$2,107.50	\$37,751.00	151%
10-3350-400	SUBDIVISION FEES	\$10,902.50	\$3,500.00	\$4,950.00	\$7,310.00	209%
10-3360-400	STORMWATER EROSION CONTROL FEES	\$0.00	\$16,200.00	\$0.00	\$16,800.00	104%
10-3830-891	MISCELLANEOUS REVENUES	\$528.22	\$1,000.00	\$0.00	\$9,593.51	959%
10-3831-491	INVESTMENT INCOME	\$2,548.84	\$380.00	\$0.00	\$271.42	71%
<b>General Fund Revenue Total</b>		<b>\$2,395,779.04</b>	<b>\$2,702,940.00</b>	<b>\$377,434.92</b>	<b>\$2,773,260.54</b>	<b>103%</b>

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
10-4110-000	GENERAL GOVERNMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-120	FIRE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-126	FIRE DEPT SUBSIDIES	\$783,798.00	\$801,625.00	\$66,785.42	\$801,425.04	\$199.96	100%
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	\$0.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0%
10-4110-150	POLICE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-155	POLICE PROTECTION	\$303,422.92	\$316,925.00	\$0.00	\$317,333.70	-\$408.70	100%
10-4110-160	EVENT PUBLIC SAFETY	\$0.00	\$3,000.00	\$645.75	\$1,106.25	\$1,893.75	37%
10-4110-180	GOVERNING BOARD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-190	LEGAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-192	ATTORNEY FEES - GENERAL	\$72,640.50	\$65,000.00	\$5,000.00	\$57,800.50	\$7,199.50	89%

## Statement of Revenue and Expenditures

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
10-4110-193	ATTORNEY FEES - LITIGATION	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	0%
10-4110-320	OTHER GENERAL GOVERNMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-330	ELECTION EXPENSE	\$0.00	\$13,000.00	\$0.00	\$12,753.37	\$246.63	98%
10-4110-340	PUBLICATIONS	\$0.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	0%
10-4110-342	HOLIDAY/TREE LIGHTING	\$3,606.90	\$4,500.00	\$0.00	\$2,521.12	\$1,978.88	56%
10-4110-343	SPRING EVENT	\$520.93	\$10,175.00	\$1,158.43	\$2,808.43	\$7,366.57	28%
10-4110-344	OTHER COMMUNITY EVENTS	\$527.19	\$4,850.00	\$0.00	\$0.00	\$4,850.00	0%
	<b>4110 Total</b>	<b>\$1,164,516.44</b>	<b>\$1,236,575.00</b>	<b>\$73,589.60</b>	<b>\$1,195,748.41</b>	<b>\$40,826.59</b>	<b>97%</b>
10-4120-000	ADMINISTRATIVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-120	SALARIES & EMPLOYEE BENEFITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-121	SALARIES - CLERK	\$28,187.24	\$54,275.00	\$3,986.10	\$48,451.48	\$5,823.52	89%
10-4120-123	SALARIES - TAX COLLECTOR	\$50,081.17	\$58,500.00	\$4,100.50	\$54,361.24	\$4,138.76	93%
10-4120-124	SALARIES - FINANCE OFFICER	\$16,314.82	\$18,000.00	\$1,304.79	\$18,177.67	-\$177.67	101%
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	\$25,200.00	\$27,000.00	\$2,100.00	\$26,738.80	\$261.20	99%
10-4120-181	FICA EXPENSE	\$9,162.92	\$15,000.00	\$879.09	\$11,131.87	\$3,868.13	74%
10-4120-182	EMPLOYEE RETIREMENT	\$12,696.90	\$25,000.00	\$1,573.68	\$19,091.75	\$5,908.25	76%
10-4120-183	EMPLOYEE INSURANCE	\$14,764.50	\$16,000.00	\$1,160.00	\$13,920.00	\$2,080.00	87%
10-4120-184	EMPLOYEE LIFE INSURANCE	\$157.92	\$200.00	\$16.00	\$203.20	-\$3.20	102%
10-4120-185	EMPLOYEE S-T DISABILITY	\$144.00	\$200.00	\$13.00	\$156.00	\$44.00	78%
10-4120-190	PROFESSIONAL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-191	AUDIT FEES	\$8,500.00	\$8,750.00	\$0.00	\$8,500.00	\$250.00	97%
10-4120-193	CONTRACT LABOR	\$42,121.50	\$103,000.00	\$3,315.00	\$90,178.58	\$12,821.42	88%
10-4120-200	OTHER ADMINISTRATIVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-205	OFFICE SUPPLIES - ADMIN	\$6,167.97	\$17,000.00	\$381.37	\$8,625.04	\$8,374.96	51%
10-4120-210	PLANNING CONFERENCE	\$328.19	\$1,000.00	\$0.00	\$307.98	\$692.02	31%
10-4120-321	TELEPHONE - ADMIN	\$1,660.23	\$2,000.00	\$131.34	\$1,438.43	\$561.57	72%
10-4120-325	POSTAGE - ADMIN	\$949.25	\$2,500.00	\$0.00	\$2,320.83	\$179.17	93%
10-4120-331	UTILITIES - ADMIN	\$3,193.05	\$5,000.00	\$281.38	\$3,376.74	\$1,623.26	68%
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	\$11,506.38	\$12,500.00	\$0.00	\$5,067.00	\$7,433.00	41%
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	\$69,436.42	\$80,000.00	\$4,992.88	\$68,856.27	\$11,143.73	86%

## Statement of Revenue and Expenditures

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	\$50,440.96	\$92,500.00	\$4,215.00	\$44,594.00	\$47,906.00	48%
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	\$450.08	\$1,500.00	\$500.00	\$1,473.36	\$26.64	98%
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	\$5,600.00	\$6,000.00	\$1,282.95	\$5,582.95	\$417.05	93%
10-4120-370	ADVERTISING - ADMIN	\$630.47	\$1,000.00	\$0.00	\$39.10	\$960.90	4%
10-4120-397	TAX LISTING & TAX COLLECTION FEES	-\$1,458.62	\$500.00	\$0.00	\$265.30	\$234.70	53%
10-4120-400	ADMINISTRATIVE:TRAINING	\$3,022.63	\$4,500.00	\$100.00	\$1,908.13	\$2,591.87	42%
10-4120-410	ADMINISTRATIVE:TRAVEL	\$1,818.54	\$4,500.00	\$789.41	\$4,562.35	-\$62.35	101%
10-4120-450	INSURANCE	\$15,277.47	\$16,570.00	\$450.00	\$15,259.94	\$1,310.06	92%
10-4120-491	DUES & SUBSCRIPTIONS	\$22,672.26	\$25,000.00	\$0.00	\$18,458.13	\$6,541.87	74%
10-4120-498	GIFTS & AWARDS	\$528.57	\$2,000.00	\$0.00	\$682.63	\$1,317.37	34%
10-4120-499	MISCELLANEOUS	\$3,692.25	\$137,020.00	\$307.25	\$8,669.55	\$128,350.45	6%
10-4120-500	CAPITAL EXPENDITURES	\$75,984.33	\$105,000.00	\$0.00	\$88,514.11	\$16,485.89	84%
10-4120-600	CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
	<b>4120 Total</b>	<b>\$479,231.40</b>	<b>\$842,015.00</b>	<b>\$31,879.74</b>	<b>\$570,912.43</b>	<b>\$271,102.57</b>	<b>68%</b>
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-120	SALARIES & EMPLOYEE BENEFITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-121	SALARIES - ZONING ADMINISTRATOR	\$71,130.33	\$82,500.00	\$8,066.11	\$13,090.01	\$69,409.99	16%
10-4130-122	SALARIES - ASST ZONING ADMINISTRATR	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0%
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	\$30,769.47	\$30,000.00	\$1,516.50	\$25,724.37	\$4,275.63	86%
10-4130-124	SALARIES - PLANNING BOARD	\$4,550.00	\$5,100.00	\$250.00	\$3,600.00	\$1,500.00	71%
10-4130-125	SALARIES - SIGN REMOVAL	\$3,545.60	\$7,000.00	\$222.74	\$2,943.37	\$4,056.63	42%
10-4130-181	FICA EXPENSE - P&Z	\$8,118.61	\$10,000.00	\$530.27	\$3,106.90	\$6,893.10	31%
10-4130-182	EMPLOYEE RETIREMENT - P&Z	\$16,814.37	\$15,000.00	\$994.12	\$4,406.48	\$10,593.52	29%
10-4130-183	EMPLOYEE INSURANCE	\$15,470.00	\$17,500.00	\$970.00	\$5,610.00	\$11,890.00	32%
10-4130-184	EMPLOYEE LIFE INSURANCE	\$207.20	\$265.00	\$26.56	\$66.88	\$198.12	25%
10-4130-185	EMPLOYEE S-T DISABILITY	\$120.00	\$175.00	\$13.00	\$65.00	\$110.00	37%
10-4130-190	CONTRACTED SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-192	CONSULTING STORMWATER CONTROL	\$58,706.13	\$90,000.00	\$19,125.42	\$79,568.47	\$10,431.53	88%
10-4130-193	CONSULTING	\$57,135.86	\$63,560.00	\$3,009.25	\$37,107.28	\$26,452.72	58%
10-4130-194	CONSULTING - COG	\$8,047.00	\$32,000.00	\$0.00	\$4,960.00	\$27,040.00	16%

## Statement of Revenue and Expenditures

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
10-4130-195	STORMWATER EROSION CONTROL	-\$4,346.12	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-200	OTHER PLANNING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	\$5,582.16	\$7,500.00	\$131.67	\$8,085.34	-\$585.34	108%
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	\$13,035.22	\$2,500.00	\$0.00	\$55.49	\$2,444.51	2%
10-4130-215	HISTORIC PRESERVATION	\$0.00	\$250.00	\$0.00	\$0.00	\$250.00	0%
10-4130-220	INFRASTRUCTURE	-\$113.95	\$250,000.00	\$0.00	\$173,058.00	\$76,942.00	69%
10-4130-321	TELEPHONE - PLANNING & ZONING	\$1,660.33	\$2,000.00	\$131.35	\$1,438.46	\$561.54	72%
10-4130-325	POSTAGE - PLANNING & ZONING	\$806.07	\$2,500.00	\$0.00	\$2,357.08	\$142.92	94%
10-4130-331	UTILITIES - PLANNING & ZONING	\$3,360.54	\$5,000.00	\$648.41	\$4,244.22	\$755.78	85%
10-4130-370	ADVERTISING - PLANNING & ZONING	\$509.77	\$1,000.00	\$0.00	\$39.10	\$960.90	4%
	<b>4130 Total</b>	<b>\$295,108.59</b>	<b>\$624,350.00</b>	<b>\$35,635.40</b>	<b>\$369,526.45</b>	<b>\$254,823.55</b>	<b>59%</b>
	<b>General Fund Expend Total</b>	<b>\$1,938,856.43</b>	<b>\$2,702,940.00</b>	<b>\$141,104.74</b>	<b>\$2,136,187.29</b>	<b>\$566,752.71</b>	<b>79%</b>



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**TOWN OF  
W E D D I N G T O N  
MEMORANDUM**

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** July 11, 2022

**SUBJECT:** Monthly Report–June 2022

<b>Transactions:</b>	
Interest Charges	\$432.77
Releases Union County	\$(30.10)
Overpayments	\$(128.61)
Balance Adjustments	\$(72.98)
Refunds	\$127.89
<b>Taxes Collected:</b>	
2013-2020	\$(1942.35)
2021	\$(10494.38)
<b>As of June 30, 2022; the following taxes remain Outstanding:</b>	
2011	\$52.18
2012	\$254.13
2013	\$273.59
2014	\$264.24
2015	\$616.75
2016	\$420.14
2017	\$799.69
2018	\$886.38
2019	\$1365.01
2020	\$1547.80
2021	\$21,034.59
<b>Total Outstanding:</b>	<b>\$27,514.50</b>

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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** July 11, 2022

**SUBJECT:** Annual Settlement Statement – Fiscal Year 2021-2022

2021 Tax Charge	\$1,437,275.80
2021 Utilities Charge	\$12,442.28
Interest Charges	\$3986.09
Refunds	\$29,029.74
Overpayments	\$(28,585.24)
Billing Under \$5.00	\$(871.82)
Releases	\$(771.22)
Discoveries	\$2035.65
Adj Under 5.00	\$(363.89)
Balance Adjustments	\$(1050.99)
2021 Taxes Collected:	\$(1,432,127.83)
2021 Unpaid Balance	\$20,998.57
Collection Percentage	98.5%