



**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



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REGULAR TOWN COUNCIL MEETING  
MONDAY, JULY 11, 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 7:01 p.m.

**2. Pledge of Allegiance**

The Council led the Pledge of Allegiance.

**3. Determination of Quorum**

Quorum was determined with all Councilmembers present: Mayor Craig Horn, Mayor Pro Tem Janice Propst, Councilmembers Anne Pruitt, Jeff Perryman, and Brannon Howie.

Staff present: Town Administrator/Clerk Karen Dewey, Town Planner Robert Tefft, Town Attorney Karen Wolter, Administrative Assistant/Deputy Clerk Debbie Coram

Visitors: Bill Deter, Walt Hogan, Annette Baker, Steve Baker, Ed Goscicki, Mike Morse, Wayne Archie, Gayle Butler, John Drazal, Bridget O'Brien, Harry Chilcot, Anne Ellis, Danny Ellis, Chris Martin, Re Smith, Tracy Stone, Bjorn Hansen, Matthew Rea

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

**Motion:** Mayor Pro Tem Propst made a motion to adopt the agenda as presented.

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

**5. Mayor/Councilmember Reports**

Councilmember Perryman reported on the Western Union Municipal Alliance (WUMA) Meeting. Union County Senior Planner Bjorn Hansen gave a presentation on the Union County 2050 Implementation Committees. The delegates continued their discussion of extra-territorial jurisdiction (ETJ) and plan to make a presentation to the Board of County Commissioners in the fall asking for ETJ rights. Councilmember Perryman also reported that he and Councilmember Pruitt met with Max and Amy Anthony regarding a public/private partnership with Wesley Chapel Weddington Athletic Association to benefit the town and community.

Mayor Pro Tem Propst reported that she met with the businesses in Weddington Corners to advertise for movie night and many expressed that the pandemic is still affecting their businesses. She urged residents to encourage their neighbors to support the local businesses in Weddington and Union County to keep tax dollars local.

Mayor Horn acknowledged that it has been one year since an Afghan family escaped Afghanistan and was welcomed to Weddington. On Thursday July 14<sup>th</sup>, there will be a celebration at Hunter Farm that will be covered by the local news. The Wall Street Journal is writing a report on how communities throughout the country are supporting these families.

## **6. Public Comments**

Bill Deter questioned the value of changing the town form of government. Given the size of the town staff and lack of services offered, he doesn't believe having a town manager would be beneficial. He stated that he is a firm believer in small government and that the council can dictate responsibilities to a town administrator.

Mayor Horn clarified that the Council is only conducting research on what is in the best interest of Weddington.

Annette Baker commented that with the Council researching this change now is the time for people to speak out. She stated that Weddington is small and residents want it to remain small. Most people moved out here to get away from the services that cost more taxes.

Gayle Butler asked for clarification on Mayor Horn's comments from the previous month regarding the change in form of government.

Mayor Horn stated that this is a discussion and the School of Government will make a presentation when we can get one scheduled.

Steve Baker commented that people moved to Weddington to escape big government. He questioned if a change of form of government is best for the citizens of Weddington. He stated that it sounds suspiciously like what's best for the town government.

Chris Martin stated his agreement with Bill Deter. He doesn't believe this is a fit for Weddington. This process needs to be very transparent and overcommunicated to the public.

## **7. Public Safety Report**

Deputy Kropp stated that Deputy Jackson Hunt was reassigned to the Civil Bureau in early June. He introduced the new deputy assigned to Weddington, Deputy Tex Huffman: Deputy Huffman was assigned to the Town of Weddington on June 08, 2022. He was born and raised in Union County and is a graduate of Sun Valley High School class of 2013. Deputy Huffman has been employed with the Union County Sheriff's Office for seven years and has been assigned to the Detention Division, Patrol Division, and as a

School Resource Office at Forest Hills High School. He is currently a member of the Special Response Team. Deputy Huffman enjoys traffic enforcement and narcotics so if there are any concerns about drug activity or traffic issues in the area please reach out to him. He has several hobbies including hunting, fishing, sports, and spending time with his wife. Deputy Huffman is a proud father of two children (a son and baby girl).

Deputy Kropp continued with the public safety report: there has been an increase in underage drinking activity in some areas in Weddington. Deputies are urging residents to contact the Union County Sheriff's office by calling 911 if they have knowledge of house parties or know of other locations where underage drinking is taking place. There has also been an increase in property damage in some neighborhoods as well. Please report any suspicious activity to the Union County Sheriff's Office especially in the overnight hours.

#### **8. Presentation from Bjorn Hansen, Senior Planner, Union County**

Mr. Hansen presented the Union County 2050 Implementation Committee recommendations. These committees consist of residents of Union County and are responsible for making recommendations of strategies to address issues identified in the 2050 Comprehensive Plan that was adopted in August 2021. The committees will present the recommendations on Stormwater, School Siting, Cluster Standards in Rural Areas where Water and Sewer are Present, Open Space in Rural Areas, Litter Task Force, and Broadband to the Planning Board tomorrow night and the Planning Board will evaluate and present their recommendations to the Board of County Commissioners.

#### **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**

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

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

#### **10. Old Business**

##### **A. Continue Discussion of Council-Manager Form of Government**

Councilmember Perryman stated that he understands the concerns expressed by the residents here tonight. Change is different and the Council is trying to figure out if it is warranted. He is looking forward to an additional presentation by the UNC School of Government.

Councilmember Pruitt clarified that there is no intention to increase the budget or hire additional staff. The Council will still vote on policies and zoning applications. She stated this change would not remove the public farther from the Council, nor create a bigger government, but will help the town run more efficiently.

Mayor Pro Tem Propst reiterated that this Council is not looking to create a bigger government. She stated that the Council is looking at all the options and have no ill-intentions but want to do the best thing for the Town.

Councilmember Howie stated that the Council will evaluate the facts from the School of Government. The fact is that Weddington is the largest town operating under a Mayor Council form of government and the Town doesn't offer any services yet.

Councilmember Pruitt stated that the Council wants to take a proactive approach to managing the town with the inevitable changes and growth in the future.

Mayor Horn stated that the Town hasn't reviewed how they govern themselves since in was incorporated in 1983. He asked for the residents present to keep an open mind while this is reviewed.

Ms. Wolter reviewed how the change in Town Charter could happen: 1. By Ordinance. The public can officially petition with 10% of the voting population to force a referendum. 2. By Referendum. Either way, there is process with public hearing notices being published and a resolution indicating the intent of the Council to amend the Charter.

The Council agreed to schedule a public meeting with a representative from the UNC SOG to present on the differences between the forms of government in North Carolina.

## **11. New Business**

### **A. Discussion on Land Use Plan**

Mr. Tefft opened discussion: the current Land Use Plan was adopted in August 2019. There are updates and/or clarification needed for certain aspects of the Land Use Plan.

- Location of the Town Center
- Clarity between Town Center and Downtown Overlay District
- Corridor studies for Providence and Weddington Road

The Planning Board and Staff are seeking direction on how to proceed to clarify these issues

Council discussed conducting a town survey to get input from the almost 14,000 residents. The goal is to be proactive and not reactive to future applications. Council discussed forming a citizen advisory committee to help define the vision of the land use plan. Council directed Planning Board to identify a scope of work get a timeline/estimate from a Land Use consultant.

#### **Discussion points:**

- Need to perform an intensive/comprehensive review
- Survey needs to be thorough and comprehensive with enough participation from citizens so that it is a true reflection of the town's future and that this can be used to update the plan
- Citizens committee - take question suggestions from citizens
- Past surveys did not bring clarity with 50/50 results
- Continuous feedback, more pointed language,
- Plan for responsible growth, not necessarily for commercial uses
- Citizens Advisory Committee – one council, one planning, others with specific experience – entity would create the survey questions with assistance of consultant

- Citizens Advisory Committee has merit
- Planning board should look at location of town center, clarity between definition of town center and downtown district overlay, corridor studies for Providence Road and Weddington Road.
- Comprehensive, valid and reliable survey
- Approaching 5-year window for full Land Use Plan rewrite –worth pursuing a consultant to handle a full rewrite while incorporating the suggestions
- Needs to cover everything. Must be comprehensive.

## **12. Updates from Town Planner and Town Administrator**

Mr. Tefft updated the Council on Planning projects: The Hemby Place subdivision is no longer changing their name to The Enclave at Bromley as the residents of Bromley had filed a lawsuit to prevent the use of that name.

Ms. Dewey updated the Council: the solid waste contract with Active Waste Solutions should be signed this week. Ms. Hamilton, with Active Waste explained a situation with the Mecklenburg County Materials Recycling Facility. It is currently under renovations and has had to be shut down several times. In that event, Active Waste may have to dump recyclables as trash. Staff responded that Weddington will work with Active to find an alternative solution.

The Centralina Regional Council will be sending an updated proposal for Code Enforcement services. With the updated proposal, the Town will be assigned a new code enforcement officer.

## **13. Code Enforcement Report**

In packets. There are two new issues that required notices of violations to be sent to the property owners.

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

Reports in packets. The end of the fiscal year tax report in included.

## **15. Transportation Report**

The Town will be presenting transportation planning highlights at the next CRTPO meeting. The Providence Road project and Rea Road Extension project are back on the table. There are plans for repaving Weddington Road this week.

## **16. Council Comments**

Mayor Pro Tem Propst: Thank you to my fellow Councilmembers, thank you to Mayor Horn for your service to this community, thank you to staff, I appreciate everything you do for our town and thank you to the Deputies for keeping us all safe. Thank you all for coming out.

Councilmember Pruitt: I second that, thank you everybody. Have a great rest of your summer and stay cool. See you guys next month.

Councilmember Perryman: Thank you everybody for coming out. Look forward to getting presentations out so we can let the public hear some of the things that we've heard as we move forward.

Mayor Horn: I'm not going to do a coffee in July as many people are headed to the mountains or beach, I hope to be doing the same thing. So, we're taking a break in July and be back at it in August. In the meantime, I encourage you all to reach out to members of Council with comments, questions, ideas, or concerns. Talk to us. This is an engagement process. The thing about our form of government is like no other in world in that we actually engage with the public. I can't help solve a problem I'm not aware of and we can't address an issue we don't know anything about and we're always looking for ideas.

## 17. Adjournment

**Motion:** Councilmember Pruitt made a motion to adjourn the July 11, 2022 Regular Town Council Meeting at 8:53 p.m.

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

Approved: August 8, 2022

Karen Dewey  
Karen Dewey, Town Administrator/Clerk

D. Craig Horn  
D. Craig Horn, Mayor

**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	\$27.50
1. Minor, no more than 25% or 500 square feet total (unheated)	\$55.00
2. Minor, no more than 25% or 500 square feet total (heated)	\$110.00
3. Major	\$110.00
g. Renewal of zoning permit	
<b>CERTIFICATE OF COMPLIANCE</b>	
a. Residential	\$110.00
b. Non-residential	\$275.00
c. Accessory or Agricultural	No Charge
d. Additions	No Charge
1. Minor, no more than 25% or 500 square feet total	\$715.00 + Notification
Variance (Section 58-234) and Modification of Subdivision Ordinance (Section 46-15)	\$500.00
Appeal of decision of zoning officer to Board of Adjustment (Section 58-208(6), 58-209(4)) and	



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



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TOWN OF  
**WEDDINGTON**

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1924 Weddington Road • Weddington, North Carolina 28104

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

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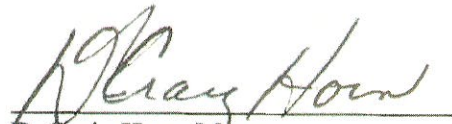
In accordance with General Statutes 105.321, I am hereby requesting authorization to collect the 2022 Real Property Taxes for the Town of Weddington.

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.

  
D. Craig Horn, Mayor

Attest:

  
Karen Dewey, Town Clerk



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TOWN OF  
**WEDDINGTON**

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1924 Weddington Road • Weddington, North Carolina 28104

**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.

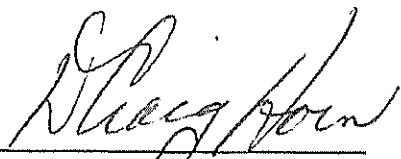
In accordance with General Statutes 105.378(a), I am hereby requesting authorization to charge off 2011 property taxes. The balance is as follows:

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.

  
\_\_\_\_\_  
D. Craig Horn, Mayor

Attest:

  
\_\_\_\_\_  
Karen Dewey, Town Clerk



**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**

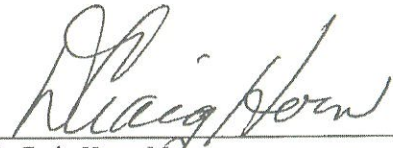
**Road Descriptions: Vintage Creek Drive, Camillia Hills Court, Stillwell Drive, Pecan Ridge Court, Lacebark Elm Court, Mulholland Drive in the Vintage Creek Subdivision in the Town of Weddington in Union County, North Carolina**

**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.

  
\_\_\_\_\_  
D. Craig Horn, Mayor

Attest:

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