

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, OCTOBER 10, 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. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Recognition of Walton Hogan, Planning Board December 2016-February 2022
7. Presentation from Union County Public Schools
8. Presentation from Weddington School Cluster
9. Presentation from Cambridge Properties
10. Mayor/Councilmember Reports
11. Public Comments
12. Public Safety Report
13. Consent Agenda
  - A. Approval of September 12, 2022 Regular Town Council Meeting Minutes
  - B. Approval of Proclamation 2022-04 for Domestic Violence Awareness Month
14. Public Hearings
  - A. Text amendment O-2022-02 Section D-703, Zoning District and Permitted Use, and Appendix 1, Definitions
  - B. Text amendment O-2022-03 Appendix 2, Submittal Requirements
15. New Business
  - A. Discussion and Consideration Text amendment O-2022-02 Section D-703, Zoning District and Permitted Use, and Appendix 1, Definitions
  - B. Discussion and Consideration Text amendment O-2022-03 Appendix 2, Submittal Requirements
  - C. Discussion and Consideration of Approval of Agreement with NCDOT for Forest Lawn and Potter Road Roundabout (TIP # HL-0055)
16. Updates from Town Planner and Town Administrator
17. Code Enforcement Report
18. Update from Finance Officer and Tax Collector
19. Transportation Report
20. Council Comments
21. Adjournment

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**UNION COUNTY  
PUBLIC SCHOOLS**

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**2022**  
**BOND**

**VOTE**



# UCPS BOND HISTORY

UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**

Bonds resulted in 30 new school construction and renovation projects

**2000**

**2004**

**2006**

**2016**

- WEDDINGTON **HIGH**
- ANTIOCH **ELEMENTARY**
- FAIRVIEW **ELEMENTARY**
- KENSINGTON **ELEMENTARY**

- MARVIN **ELEMENTARY**
- SANDY **RIDGE ELEMENTARY**
- WALTER **BICKETT ELEMENTARY**
- PORTER **RIDGE ELEMENTARY**

- PORTER RIDGE **MIDDLE**
- PORTER RIDGE **HIGH**
- ROCK REST **ELEMENTARY**
- REA VIEW **ELEMENTARY**

# UCPS BOND HISTORY

UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**

Bonds resulted in 30 new school construction and renovation projects

**2000**

**2004**

**2006**

**2016**

- **CATA**
- **NEW TOWN ELEMENTARY**
- **ROCKY RIVER ELEMENTARY**
- **WOLFE SCHOOL**

- **MARVIN RIDGE MIDDLE**
- **MARVIN RIDGE HIGH**
- **STALLINGS ELEMENTARY**
- **SUN VALLEY ELEMENTARY**

- **POPLIN ELEMENTARY**
- **CUTHBERTSON MIDDLE**
- **CUTHBERTSON HIGH**

# UCPS BOND HISTORY

UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**

Bonds resulted in 30 new school construction and renovation projects

2000

2004

2006

2016

- MONROE **HIGH**
- PIEDMONT **HIGH**
- WESTERN UNION **ELEMENTARY**
- SUN VALLEY **HIGH**



# BOND PROJECTS \$134,405,000 TO REPLACE 2 SCHOOLS

## FOREST HILLS HIGH

Approximately \$95,812,411\*

\*INCLUDES DESIGN COST



On Nov. 8,  
Union County voters  
will decide on  
**\$134,405,000**  
in school bonds.

UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**

## EAST ELEMENTARY

Approximately \$38,592,589\*

\*INCLUDES DESIGN COST



# WHY DO WE NEED THIS BOND?

- To address aging facilities in UCPS
- East Elementary and Forest Hills High were built in the 1950s and 1960s
- UCPS has more than \$800 million in facility needs to address renovations, upgrades and future planning
- The 2022 bond will build on previous investments and provide adequate facilities for students
- Remove mobile classrooms that are near the end of their life cycle



UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**

6

**NOV. 8**



# BOND PROJECTS

UNION COUNTY PUBLIC SCHOOLS  
2022 BOND VOTE

## EAST ELEMENTARY

Approximately \$38,592,589\*

\*INCLUDES DESIGN COST

- Original building is **70 YEARS** old
- Existing building will be demolished
- New school will be built on same property
- New school will be a two-story facility
  - Architectural features include: Additional Pre-K classrooms, flexible multi-purpose gym, expanded dining space, collaboration areas, more energy efficient building, improved safety with more on-site parking, innovative classroom space that aligns with academic programs





# EAST ELEMENTARY

UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**





# EAST ELEMENTARY

UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**





# BOND PROJECTS

## FOREST HILLS HIGH

Approximately \$95,812,411\*

\*INCLUDES DESIGN COST

- The school is **60 YEARS** old
- Current building is inadequate for a modern-day high school
- New school will be a two-story facility
  - Architectural features include: New auditorium, expanded dining room area, updated teacher workrooms, modern media center with collaboration space, multi-purpose auxiliary gym, new weight room, new arts and band spaces, innovative classroom space that aligns with academic programs
- All instruction and school-day activities will be in one building





# FOREST HILLS HIGH

UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**





# FOREST HILLS HIGH

UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**





# LONG-TERM CAPITAL PLANNING

UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**

UCPS has a **10-year plan** to address capacity, new construction, facility upgrades and renovations. With a successful bond, more projects will move up on the priority list for capital needs and future bonds.

## PROPOSED PROJECTS INCLUDE:

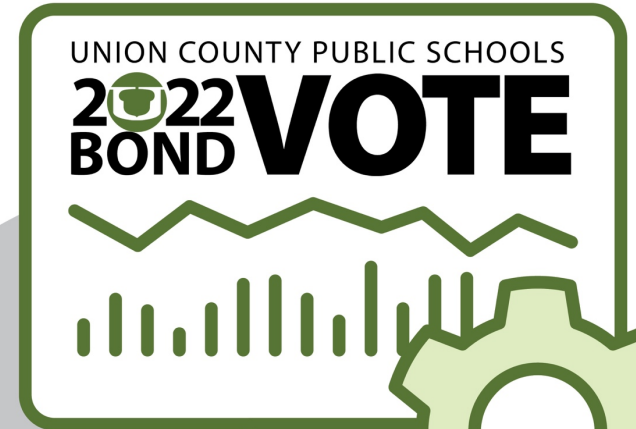
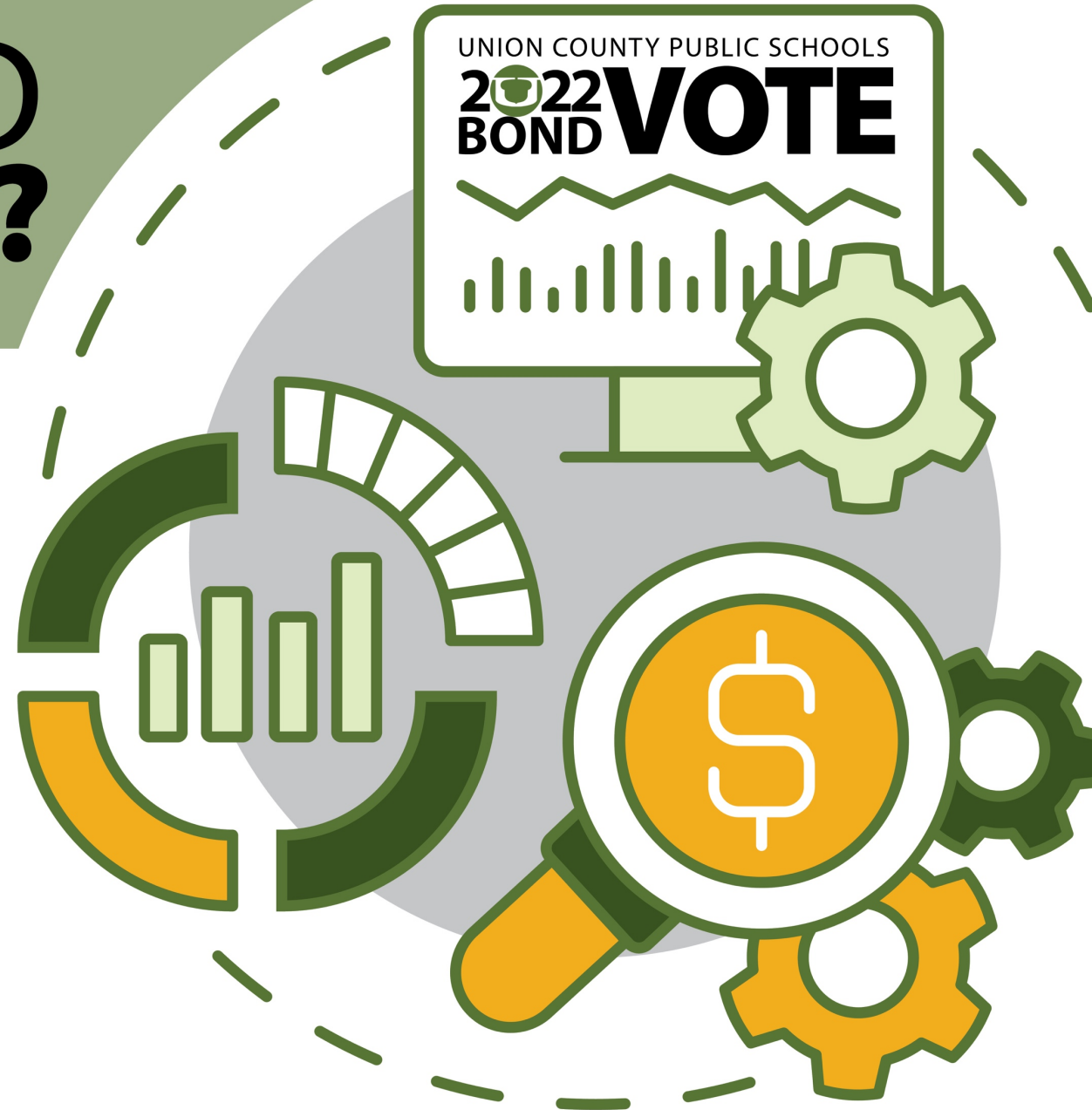
- Repurpose existing **Forest Hills High** for **East Union Middle**
- Replacement project at **Parkwood High**
- Fieldhouse construction at **Marvin Ridge High**
- Fieldhouse construction at **Porter Ridge High**
- Replacement project at **Piedmont High**
- Building addition at **Weddington High**
- Construction at **Benton Heights Elementary**
- Construction for **South Providence School**
- Athletic facilities at **CATA**
- Construction at **Sun Valley High**

# HOW CAN BOND FUNDS BE SPENT?

Proceeds from a bond issue can only be used for the costs associated with:

- Construction and renovation of facilities
- Acquisition of land
- Purchase of capital items

\*Bond proceeds cannot be used for teacher/staff salaries.



# FREQUENTLY ASKED QUESTIONS

## Q. HOW WERE THESE BOND PROJECTS CHOSEN?

A. The Board of Education recommended several projects from the long-range capital planning list to the Union County Board of Commissioners (BOCC) to be considered for the 2022 bond referendum. These two projects were approved for this bond by the BOCC.



UNION COUNTY PUBLIC SCHOOLS  
**2022**  
BOND **VOTE**

# FREQUENTLY ASKED QUESTIONS

## **Q. MY CHILD'S SCHOOL IS NOT ON THIS BOND, WHY SHOULD I BE CONCERNED ABOUT THESE PROJECTS?**

A. Union County Public Schools is committed to ensuring that all students receive a quality education in safe and efficient learning environments. All schools benefit when we value public schools. District improvements increase safety, support evolving educational practices, modernize aging facilities and directly improve the quality of life in Union County. With a successful bond, more projects will move up on the priority list for capital needs and future bonds.



UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**

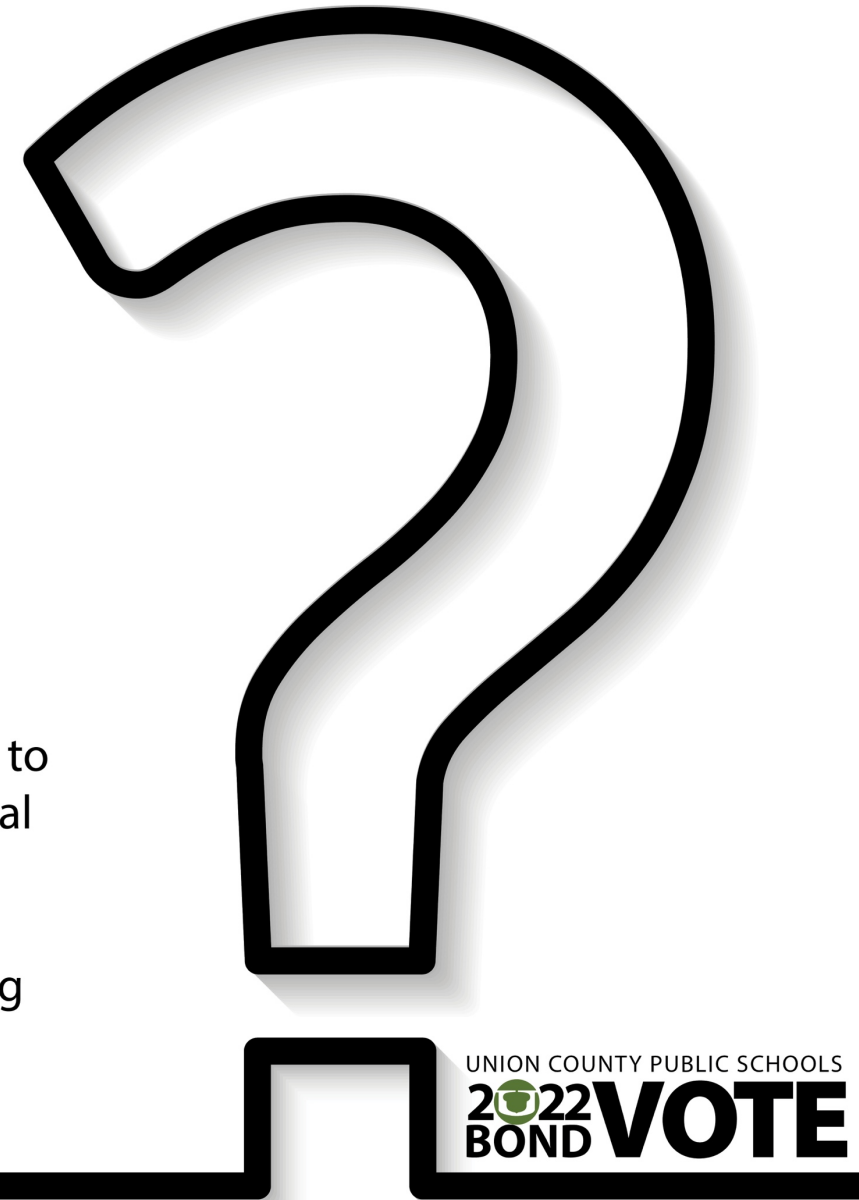


# FREQUENTLY ASKED QUESTIONS

## Q. WHAT WILL HAPPEN IF THIS BOND DOESN'T PASS?

A. The Board of Education will work with the county to develop an alternative plan to address aging facilities, renovations, upgrades and capacity. This will delay capital improvement projects on the long-range planning list.

This is the most economical way to fund school construction. Alternative funding mechanisms are most costly to tax payers.



UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**

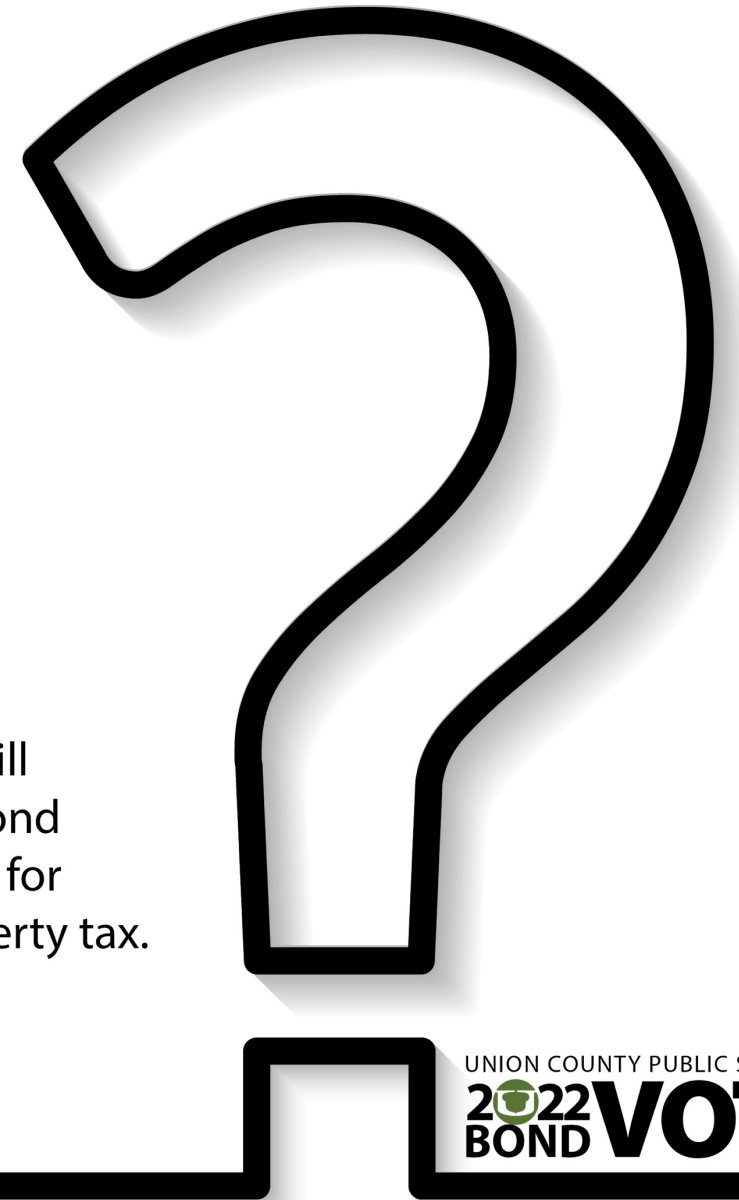


# FREQUENTLY ASKED QUESTIONS

## Q. WHAT IS THE ESTIMATED TAX INCREASE?

A. According to the Board of County Commissioners, future ad valorem tax rates will need to be increased based on the County's Debt Policy if voters approve the bond referendum. Beginning in FY2024, the estimated maximum debt service impact for the UCPS bond is \$13,620,000 or the equivalent of 1.73 cents of dedicated property tax.

**Example:** For each \$100,000 in value, there would an impact of approximately \$17.30



UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**

# FREQUENTLY ASKED QUESTIONS

## **Q. WHERE CAN I FIND INFORMATION ON WHAT SCHOOLS ARE INCLUDED IN THE CAPITAL IMPROVEMENT PLAN?**

A. This bond referendum is separate from our annual Capital Improvement Plan. The list of capital projects and the schedules are listed via the link below.

Construction Updates: <https://www.ucps.k12.nc.us/Page/2783>



UNION COUNTY PUBLIC SCHOOLS  
**2022**  
**BOND VOTE**

# FREQUENTLY ASKED QUESTIONS

## **Q. HOW WILL COMMUNITY MEMBERS AND SCHOOL STAKEHOLDERS BE ENGAGED IN BOND PROJECTS?**

- A. UCPS has developed a bond webpage with key information.
  - [ucps.k12.nc.us/bond2022](https://ucps.k12.nc.us/bond2022)
- B. Each school with a bond project will have a Project Advisory Team that will participate in the planning of the new schools.



UNION COUNTY PUBLIC SCHOOLS  
**2022 BOND VOTE**





# COMMUNITY MEETINGS

## FOREST HILLS HIGH

DATE: TIME:  
September 8 6 p.m.  
October 20 6 p.m.

100 Forest Hills School Rd S, Marshville, NC 28103

## EAST ELEMENTARY

DATE: TIME:  
September 27 6 p.m.  
October 11 6 p.m.

515 Elizabeth Ave, Monroe, NC 28112

## PORTER RIDGE HIGH

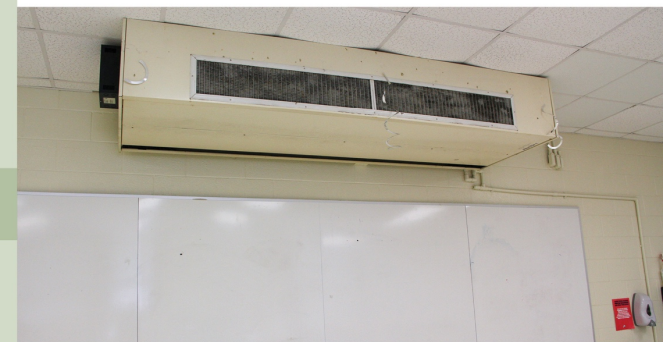
DATE: TIME:  
September 21 6 p.m.

2839 Ridge Rd, Indian Trail, NC 28079

## WEDDINGTON HIGH

DATE: TIME:  
October 13 6 p.m.

4901 Weddington Rd #6281, Matthews, NC 28104



A light gray map of Union County, North Carolina, serves as the background. It shows various towns and landmarks, including Douglas Int'l Airport, Sedgefield, Idlewild, Mint Hill, Selwyn Park, Sharonbrook, Matthews, Wesley Chapel, Monroe, Marshville, Ansonville, Pinkston, Waxhaw, Wexham, Springs, Roddey, Van Wyck, Jaars, Trinity, and Mt. Gilead. The map is partially obscured by a large green curved shape on the right side.

# UNION COUNTY PUBLIC SCHOOLS

# 2022 BOND VOTE

## EARLY VOTING **BEGINS OCT. 20**

Voter registration information: <https://www.unioncountyncelections.gov/>







# ELECTION DAY

# NOV. 8



# SEE AT THE POLL

## SCHOOL BOND 2022

**STAY CONNECTED**       [www.ucps.k12.nc.us/bond2022](http://www.ucps.k12.nc.us/bond2022)



# CAMBRIDGE HALL

Weddington, North Carolina

October 10, 2022



CAMBRIDGE  

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PROPERTIES



# REPRESENTATIVE DEVELOPMENT



EASTFIELD VILLAGE  
HUNTERSVILLE, NC



EASTON PARK  
CHARLOTTE, NC





# LOCATION OVERVIEW





# CAMBRIDGE HALL – PRELIMINARY SITE PLAN





# REPRESENTATIVE DEVELOPMENT (SITE SPECIFIC)



EASTON PARK  
CHARLOTTE, NC



## Weddington

### 9/2022

UCR Code	Description	Date of Report	Incident ID	
<b>11D</b>				
11D	INDECENT EXPOSURE	9/21/22	202206727	
			Total:	1
<b>13B</b>				
13B	CHILD ABUSE - MISD	9/20/22	202206697	
13B	SIMPLE ASSAULT	9/26/22	202206837	
13B	SIMPLE ASSAULT	9/27/22	202206875	
			Total:	3
<b>13C</b>				
13C	COMMUNICATING THREATS	9/4/22	202206315	
			Total:	1
<b>23C</b>				
23C	SHOPLIFTING - CONCEALING MERCHANDISE	9/17/22	202206630	
			Total:	1
<b>23E</b>				
23E	BREAKING INTO COIN MACHINE	9/2/22	202206260	
			Total:	1
<b>23F</b>				
23F	BEL / THEFT FROM MOTOR VEHICLE	9/23/22	202206797	
			Total:	1
<b>23H</b>				
23H	LARCENY-MISDEMEANOR	9/3/22	202206304	
23H	LARCENY-FELONY	9/9/22	202206442	
			Total:	2
<b>26A</b>				
26A	OBTAINING PROPERTY BY FALSE PRETENSES	9/10/22	202206468	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	9/28/22	202206901	
			Total:	2
<b>280</b>				
280	POSSESS STOLEN GOODS	9/8/22	202206425	
			Total:	1
<b>290</b>				
290	INJURY TO PERSONAL PROPERTY	9/22/22	202206771	
			Total:	1
<b>35A</b>				
35A	POSSESS MARIJUANA UP TO 1/2 OZ	9/24/22	202206809	



## Weddington

### 9/2022

UCR Code	Description	Date of Report	Incident ID	
35A	POSSESS MARIJUANA UP TO 1/2 OZ	9/28/22	202206910	
			Total:	2
<b>90A</b>				
90A	WORTHLESS CHECK	9/14/22	202206552	
90A	WORTHLESS CHECK	9/14/22	202206552	
			Total:	2
<b>999</b>				
999	FOUND PROPERTY	9/1/22	202206242	
999	INVESTIGATION	9/3/22	202206308	
999	ACCIDENT NO VISIBLE INJURY	9/6/22	202206366	
999	INVESTIGATION	9/6/22	202206370	
999	ACCIDENT NO VISIBLE INJURY	9/14/22	202206545	
999	ANIMAL CALL BITE	9/15/22	202206588	
999	ANIMAL CALL	9/16/22	202206604	
999	ACCIDENT NO VISIBLE INJURY	9/16/22	202206614	
999	ACCIDENT POSSIBLE INJURY	9/19/22	202206671	
999	FOUND PROPERTY	9/20/22	202206695	
999	INVESTIGATION	9/22/22	202206755	
999	ACCIDENT NO VISIBLE INJURY	9/23/22	202206789	
999	DEATH INVESTIGATION	9/23/22	202206788	
999	ANIMAL CALL BITE	9/24/22	202206813	
999	ANIMAL CALL	9/25/22	202206817	
999	ACCIDENT NO VISIBLE INJURY	9/25/22	202206830	
999	ACCIDENT NO VISIBLE INJURY	9/26/22	202206835	
999	ACCIDENT POSSIBLE INJURY	9/26/22	202206834	
999	ACCIDENT NO VISIBLE INJURY	9/26/22	202206846	
999	CALL FOR SERVICE	9/29/22	202206943	
			Total:	20
<b>99Y</b>				
99Y	SOLICIT CHILD BY COMPUTER	9/22/22	202206766	
			Total:	1

Monthly Crime Total

39

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, SEPTEMBER 12, 2022 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 5**

**1. Open the Meeting**

Mayor Pro Tem Janice Propst called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

The Council led the Pledge of Allegiance.

**3. Determination of Quorum**

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

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

Visitors: Bill Deter, Jack Plyler, Harry Chilcot, Rusty Setzer, Patricia Hines, Chris Martin, Mark Miller, Kurt Meadows

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

**Motion:** Councilmember Pruitt made a motion to adopt the agenda as presented.

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

**5. Conflict of Interest Statement:**

Mayor Pro Tem Propst read the Conflict of Interest Statement:

*In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*

No Councilmembers had a conflict of interest

**6. Mayor/Councilmember Reports**

Councilmember Perryman reported that the shoe collection for Carolina Waterfowl Rescue has resulted in over 800 pairs of shoes collected. He thanked the community for their support and stated that collection will continue at Town Hall. Councilmember Perryman also reported that the next WUMA meeting will be at the Weddington Town Hall at 4:00 p.m. on Thursday September 22, 2022. The delegates continue their ETJ project and all the members have reviewed the request letter and will work on the presentation to the Board of County Commissioners.

**7. Public Comments**

Jack Plyler-1015 Estate Lane: Mr. Plyler commented on the Special Town Council meeting held on May 9, 2022 to discuss the Weddington Green conditional rezoning application. He commented on the language used at the meeting regarding the density of the proposed housing in the application. He requested that moving forward, the Council make a statement on how density is calculated for multi-use zoning.

Rusty Setzer-425 Vintage Creek Drive: Mr. Setzer commented on the Vintage Creek bonds release. HE expressed concern that the Amanda Drive is not built to NCDOT specifications and that the length of the cul de sac is too long to comply with the Town UDO.

Patricia Hines-425 Vintage Creek Drive: Ms. Hines commented on the Vintage Creek bonds release. She stated that she had attended all the meetings where the Amanda Drive extension was discussed. She bought property in Vintage Creek thinking that there would be 3 entrances, and there is only one. The Falls neighborhood has blocked off the through street.

Chris Martin-6403 Antioch Court: Mr. Martin discussed the Planning Board and Town Council interpreting the Land Use Plan and the UDO. The Planning Board has no opportunity to get feedback from the community. He stated that he believes the planning board has special interest representation as most members are involved in real estate. He recommended that the Town Council open up the planning board meetings for public feedback or discussion. He stated that there are a lot of people interested in keep Weddington how it is.

## **8. Public Safety Report**

Deputy Kropp gave the public safety report: The Tilley Morris roundabout is working like it should be. The traffic issue on Amanda Drive has been resolved but resulted in 191 traffic stops. The deputies made that area a priority as the construction was going on. There is continued back up of traffic on 12 Mile Creek, Deal, and Weddington Roads during school dismissal. Deputy Kropp asks residents to be aware certain times of day that traffic is going to back up. He warned that deputies are monitoring speed all over Weddington. Last week a vehicle was clocked at 106 mph on Hemby Road and they followed the driver to Waverly. He reminded residents that if they see something, say something. Anything suspicious in nature in your neighborhood, contact the Sheriff's office. The Weddington Deputies' emails are on the website.

## **9. Consent Agenda**

- A. Approval of August 8, 2022 Regular Town Council Meeting Minutes**
- B. Approval of August 16, 2022 Special Town Council Meeting Minutes**
- C. Approval of release of Vintage Creek Bonds # 929607371 for \$160,508.75 (Roadway Performance Bond Reduction), Bond # 24064965 for \$211,136.00 (Streets Performance Bond for Amanda Drive Extension), Bond # 24065001 for \$201,841.65 (Streets Performance Bond and Maintenance Bond)**
- D. Proclamation 2022-03 Recognizing October 9 through 15 2022 as Fire Prevention Week**
- E. Call for a Public Hearing to be held on Monday, October 10, 2022 at 7:00 p.m. at Weddington Town Hall for the purpose of hearing public comment on a text amendment to Section D-703, Zoning District and Permitted Use, and Appendix 1, Definitions, of the Town of Weddington Unified Development Ordinance**

**F. Approval of Closed Session Minutes: January 11, 2021; January 15, 2021; April 13, 2021; September 13, 2021; December 13, 2021; and February 14, 2022**

Ms. Dewey clarified item 9.C. Release of Vintage Creek bonds: in 2018 Council directed staff to move forward with the process of eliminating the Amanda Drive extension. In August 2019, Council discussed a Vintage Creek bond release and it was explained by the town attorney that when Planning Board and Town Council took steps in 2016 to add the condition of the Amanda Drive extension at the final plat approval phase, it was not valid. At that point in the process, adding a condition is not an authority that is exercised by either the Planning Board or the Council. The proposed parcel for the extension is a remnant and was never designated as right of way. The town cannot compel the property owner of that parcel to develop it as the town directs. Also at the August 2019 meeting, the council voted unanimously to remove the Amanda Drive extension from the Comprehensive Transportation Plan as it was misaligned with current roads and included a private road and subdivision roads, not ideal for a planned thoroughfare.

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

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

**10. Discussion and Consideration of Request for Proposals for Consultant for Comprehensive Plan/Downtown Master Plan**

Mr. Tefft presented: the Town Council has been discussing the possibility of issuing a Request for Proposals (RFP) to engage the services of a consultant for the preparation of a new Comprehensive Plan/Downtown Master Plan. On August 8, 2022, Council reviewed a draft RFP and directed staff to add language for the preparation of a Fiscal Impact Analysis. Staff has revised the draft RFP per Council direction, as well as for appropriate procurement purposes.

Councilmember Perryman stated that given the events surrounding the Roots Farm application and the Weddington Green application, the sooner we get a comprehensive review of the Land Use Plan, the better. He hopes for a statistically accurate survey that anybody can look at and be confident with the results.

Councilmember Pruitt thanked Mr. Tefft for adding the fiscal impact language in the RFP.

**Motion:** Councilmember Pruitt made a motion to direct staff to publish the Request for Proposals for a Comprehensive Plan/Downtown Master Plan.

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

**11. New Business**

No New Business to discuss.

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



Mr. Tefft gave the Planning update: He met with a potential developer for the property at Rea and Providence Roads. The plan included single family and town homes. The current owners are still living on a part of the parcel and will remain with the developer having the option to include that when the owners are ready to sell it. The planned density is 2.2-2.4 homes per acre. Mr. Tefft suggested that the developer come give a presentation to the council before the application is filed to give a high overview of the development idea.

Councilmember Pruitt asked if the project would be RCD or R40 as suggested in other predevelopment meetings.

Ms. Wolter suggested that a preapplication presentation would be beneficial to the developer and the council. It gives the developer a chance to present the project without making the investment of making an official application and it gives the council a chance to give honest feedback. Council agreed to set up a preapplication presentation for the October meeting.

Ms. Dewey gave the Administrator's update: Staff is implementing the new permitting module of the financial software. With Robert at a planning conference this week, it's the best time. Staff is working on the solid waste ordinance and solid waste fee ordinance and figuring out the first bills to be sent out.

### **13. Code Enforcement Report**

In packets. Staff is working with the new officer. No discussion.

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

Ms. Dewey gave the update: The town has received the second and final ARPA distribution in August. The Auditor will be coming to Town Hall on September 21<sup>st</sup> to begin the FY 2022 audit and you may be randomly selected to fill out a fraud questionnaire sometime in the next month or two. Also, \$15,000 was included in the FY 2023 budget for miscellaneous consulting projects that can be used toward the RFP. If more is needed, it shouldn't be difficult to transfer from another line item.

### **15. Transportation Report**

Staff is working with NCDOT to draft the agreement for the Forest Lawn/Potter Road roundabout. That should be on the agenda for approval at the October meeting. And just as a reminder, the project received \$400,000 in safety funds from the state that will cover the town portion of the construction costs.

### **16. Council Comments**

Councilmember Perryman commented that he agrees that there are better ways for Council to engage with public and visitors at the meetings and he sent ideas to the council members for consideration. He believes it is a work in progress and council with working on it with the town attorney and administrator. He stated 2<sup>nd</sup> that Mr. Deter sent a letter regarding the bond issue on the Consent Agenda and Councilmember Perryman came to town hall to do his homework on it. This issue came up two mayors ago and the town went through the process. When comments on this subject arose, both the previous town attorney and our current town attorney confirmed that it wasn't proper. Mike Smith was on the Council when this issue came up and he specifically addressed the safety issue, speaking with the fire chief and getting reassurance that the absence of a connection of Amanda Drive was not a safety issue. When the Council held a public hearing, several

residents came to speak against the connection. Finally, we have the signed final plat mylar with signatures from 16 December 2016. Signed by Mayor Bill Deter. The property on the plat has it still shown as owned by Standard Pacific, LLC and there are no notations reserving the parcel as NCDOT right of way. If anybody is wondering why I approved the release of the bonds, those are my reasons. If you still have questions, I'll talk to you after the meeting is over.

**17. Enter into closed session pursuant to NCGS 143-318.11 (a)(3) To consult with attorney**

**Motion:** Councilmember Pruitt made a motion to enter into closed session at 7:35 p.m.  
**Vote:** The motion passed with a unanimous vote

Mayor Pro Tem Propst called the meeting back to order at 8:14 p.m.

**18. Adjournment**

**Motion:** Councilmember Pruitt made a motion to adjourn the September 12, 2022 Regular Town Council Meeting at 8:14 p.m.  
**Vote:** The motion passed with a unanimous vote.

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

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

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



**TOWN OF WEDDINGTON  
PROCLAMATION  
P-2022-03**

**WHEREAS**, domestic violence affects all Union County residents, and far too many people suffer abuse at the hands of a spouse, partner, parent, child, or sibling; these victims can be of any age, race, religion, or economic status and the resulting damage is inflicted not only on the victims, but their children, families, and communities; and

**WHEREAS**, domestic violence includes not only physical but also mental abuse, emotional abuse, financial abuse, sexual abuse, and isolation; and

**WHEREAS**, domestic violence is widespread, including one in four families is impacted by domestic violence with an annual cost to Union County of \$11,688,756; and

**WHEREAS**, according to the North Carolina Coalition Against Domestic Violence, there have been 1,421 women, men, and children murdered as a result of domestic violence since January 1, 2002 in North Carolina; and

**WHEREAS**, according to the North Carolina Council for Women, domestic violence programs across the state responded to over 48,310 crisis calls and provided services to over 34,245 victims last year; and

**WHEREAS**, the key to prevention is education, community awareness, having zero tolerance for domestic violence, and requiring accountability by the abuser; and

**WHEREAS**, Union County recognizes the importance of having collaborations by multiple partners to promote social norms, policies and laws that support gender equity and foster intimate partnerships based on mutual respect, equality, and trust; and

**NOW, THEREFORE**, be it resolved that I, Craig Horn, Mayor of the Town of Weddington, do hereby proclaim October 2022 as Domestic Violence Awareness Month in Union County and urge all citizens to support this observance. I further urge our citizens to increase their awareness and education of this destructive force which deeply affects a large number of families in our State each year and to become part of the efforts to stop violence in families.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this the 10<sup>th</sup> day of October 2022.

---

D. Craig Horn, Mayor





## MEMORANDUM

**TO:** Town Council  
**FROM:** Robert G. Tefft, Town Planner  
**DATE:** October 10, 2022  
**SUBJECT:** Discussion and Consideration of Text Amendment to Section D-703, Zoning District and Permitted Use, and Appendix 1, Definitions, of the Town of Weddington Unified Development Ordinance

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### BACKGROUND:

At its meeting of April 12, 2021, the Town Council approved the adoption of the Unified Development Ordinance (UDO) with the stated intent to comply with North Carolina General Statute 160D, as well as to improve the organization of existing ordinances. As a part of the adoption of the UDO, the Town also repealed and rescinded Chapter 46 (Subdivisions), Chapter 58 (Zoning), Sections 14-81 through 14-92 (Lighting), and Sections 14-101 through 14-107 (Architectural Standards).

The adoption of the UDO and repealing and rescinding of those Chapters and Sections of the Code of Ordinances has had unintended consequences, and the Town has determined that the UDO requires clarification and revision.

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### PROPOSAL:

In reviewing the UDO, it was identified that the Town's various zoning districts were incorporated from the Code of Ordinances into the UDO without their full names or their respective intent/purpose statements. Additionally, the Residential Established (RE) District was incorporated into the UDO without any permissible uses, and without a minimum front setback requirement. Among other, more minor items, this text amendment proposes to instate language addressing each of the above referenced errors.

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### OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

*Section D-703, Zoning District and Permitted Uses:*

The proposed text amendment provides reference to Appendix 1 for definitions of each zoning district, as well as consistent language for the two district categories. The amendment removes redundant language concerning the incorporation of the Zoning Map (this is already provided for in Section D-105.A.), provides consistent naming for the two tables found in this section, and adds

permitted uses for the RE District. In Table 2 the amendment adds a minimum front yard setback for the RE District, recategorizes maximum density as maximum FAR consistent with the data within the table, and updates the appearance and structure of the Table (no other substantive change occurs). The amendment also provides for general clarification improvements.

*Appendix 1, Definitions:*

The proposed text amendment add definitions for each of the existing conventional and conditional zoning districts, ten in total. The definitions are generally consistent with those having previously be provided for in Chapter 58 (Zoning) of the Code of Ordinances (now repealed and rescinded).

Staff offers the modifications attached in Draft Ordinance No. 2022-02 for the Planning Board's consideration and recommendation. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~striketrough~~ font.

---

### **LAND USE PLAN CONSISTENCY:**

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

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### **RECOMMENDATION:**

Staff recommends approval of the proposed text amendment.

The Planning Board, at its meeting of August 22, 2022, recommended the approval of this Text Amendment by a unanimous vote of 4-0.

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### **Attachments:**

- Proposed Draft Ordinance No. 2022-02



## ORDINANCE NO. 2022-02

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 7, ZONING REGULATION, SECTION D-703, ZONING DISTRICTS AND PERMITTED USES, TO PROVIDE CORRECTED FORMATTING AND REFERENCES, AND PROVIDE PERMITTED USES AND FRONT SETBACK STANDARD FOR THE RE DISTRICT; BY AMENDING APPENDIX 1, DEFINITIONS, TO ADD DEFINITIONS FOR THE EXISTING ZONING DISTRICTS; CERTIFYING CONSISTENCY WITH THE TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Weddington adopted the Unified Development Ordinance on April 12, 2021 to comply with North Carolina General Statute 160D and to improve the organization of existing ordinances; and

WHEREAS, with the adoption of the Unified Development Ordinance several Chapters and Sections of the Code of Ordinances were repealed and rescinded, including Chapter 46 (Subdivisions), Chapter 58 (Zoning), Sections 14-81 through 14-92 (Lighting), and Sections 14-101 through 14-107 (Architectural Standards); and

WHEREAS, the adopted Unified Development Ordinance took effect on April 12, 2021; and

WHEREAS, the adoption of the Unified Development Ordinance and repealing and rescinding of those Chapters and Sections of the Code of Ordinances had unintended consequences; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1. That Unified Development Ordinance, Article 7, Zoning Regulation, Section D-703, Zoning Districts and Permitted Uses, be amended to read as follows:

### **D-703. Zoning Districts and Permitted Uses.**

#### **~~I. — Zoning districts; Zoning Map.~~**

**~~B.A.~~ Conventional Zoning Districts.** The Town's existing conventional zoning districts, as defined in Appendix 1, are as follows:

- R-80
- R-60

- R-40
- R-40(D)
- R-CD
- RE
- ED

**~~E~~B. Conditional Zoning Districts.**

1. ~~As of the date of this UDO, the Town has three existing~~ The Town's existing Conditional Zoning (CZ) districts, as defined in Appendix 1, are as follows:
  - B-1 (CZ)
  - B-2 (CZ)
  - MX (CZ)

\* \* \* \* \*

4. As provided in ~~the Table of Permissible Uses~~ Table 1, Permitted Uses, some land uses are of such a nature or scale that they have significant impacts on both the immediately surrounding area and/or the entire community that cannot be predetermined and controlled by general district standards and thus are only permitted with a Conditional Zoning district rezoning approval. Additionally, there may be instances where a general zoning district designation is clearly inappropriate for a certain property, but a specific use permitted under that district and subject to restrictive conditions would be consistent with the spirit and objectives of this Ordinance and applicable land plans. Both of these circumstances are reasonably addressed through a Conditional Zoning process.

\* \* \* \* \*

**~~D~~C. Downtown Overlay District.** As of the date of this UDO, the Town has a single overlay district, the Downtown Overlay District.

\* \* \* \* \*

**~~E~~. Zoning Map.** ~~The Town's Zoning Map is incorporated herein by reference. The Zoning Map may be changed by Town Council from time to time in accordance with the procedures set forth herein.~~

**~~F~~D. Permitted Uses (by zoning district).**

1. **By-right Uses.** Certain primary uses of land are permitted “by right” (BR) in each conventional zoning district, provided all applicable provisions of this UDO (and any other applicable legal requirements) are satisfied. This UDO also provides for ~~additional~~ supplemental requirements ~~(SR)~~ that are applicable to a certain “by-right” uses of land as set forth in ~~Article 9~~ Section D-917D.



2. **Conditional Uses Zoning.** Others primary uses of land are permitted through the CZ zoning process. This UDO also identifies, in some cases, supplemental requirements ~~(SR)~~ that are likely to be applicable and desirable in connection with any CZ approval. Additionally, a property owner may petition the Town Council through the CZ zoning process to consider permitting primary uses that are not identified as permitted in this UDO (although the Town Council has no obligation to approve any such requests).
3. Unless a use is allowed as a permitted use, been approved through a CZ zoning process, or is a ~~permitted~~ nonconforming use as set forth in Article 1, then such use is expressly prohibited, and the establishment of such use shall constitute a violation of this UDO.
4. Permitted uses (BR and CZ) are identified in Table 1, Permitted Uses—~~Zoning Districts~~. Standard yard requirements (lot sizes and setbacks) are identified in Table 2, ~~Yard Requirements and Setbacks—Zoning Districts~~ Lot and Building Standards.
5. ~~Use specific regulations are set forth in Article 9.~~

~~{Permitted Use Table on Following Page}~~

Table of Permitted Uses <del>TABLE 1. PERMITTED USES</del>								
Use	Supplemental Regulations	R-80	R-60	R-40	R-40(D)	R-CD	<del>RE</del>	ED
single family dwellings		BR	BR	BR	BR	BR	<del>BR</del>	
mobile homes, classes a and b		BR	BR	BR				
Agricultural uses	D-917D.A.	BR	BR	BR		BR		
Agritourism		CZ	CZ	CZ		CZ		
horse farm or academy	D-917D.B.	BR	BR	BR		BR		
family care home for up to 6 clients	D-917D.C.	BR	BR	BR	BR	BR		
Daycare center (Small Group)		BR	BR	BR		BR		
two family dwellings					BR			
Customary home occupations	D-917D.F.	BR	BR	BR	BR	BR	<del>BR</del>	
Traditional-Residential Development <=6 lots	D-917A	BR	BR	BR		BR	<del>BR</del>	
Traditional-Residential Development >6 lots	D-917A	CZ	CZ	CZ		CZ	<del>CZ</del>	
conservation residential development	D-917A & D-917B.					CZ		
country clubs		CZ	CZ	CZ		CZ		
churches, synagogues, and other places of worship	REF	CZ	CZ	CZ		CZ		
Golf Courses, parks, playgrounds, and community rec centers	D-917D.J	CZ	CZ	CZ		CZ		
emergency governmental service facilities, including police, fire, and rescue		CZ	CZ	CZ	CZ	CZ		
Cemeteries		CZ	CZ	CZ		CZ		
Essential services, classes I and IV		BR	BR	BR	BR	BR	<del>BR</del>	
Essential services, classes II and III	D-917D.I	CZ	CZ	CZ		CZ		
Private Airstrips	D-917D.D.	CZ	CZ	CZ				
telecommunication towers	D-930	CZ	CZ	CZ	CZ	CZ		
Public libraries		CZ	CZ	CZ		CZ		
Amateur radio towers	D-917D.E.	CZ	CZ	CZ		CZ		
Government or town facility		CZ	CZ	CZ		CZ		
post offices								



small cell telecommunication facility	D-931						
School, public and private (including preschool facilities)	D-917D.K		CZ	CZ			CZ
<b>Retail/Office</b>							
Existing <del>B1 B2 and MX CZ's</del> <u>B-1 (CZ), B-2 (CZ), and MX (CZ) Districts</u> are site specific development approvals and shall follow the uses allowed in those approvals							

**G. ~~Dimensional Requirements (Lot Size, Minimum Lot Size, Maximum Height, Maximum Density, Minimum Lot Width, Minimum Front Yard Setback, Minimum Side Yard Setback, Minimum Rear Yard Setback) (by zoning district).~~** See Table below for applicable requirements in each zoning district. In the event of a conflict between the standard yard/setback requirements set forth in the Dimensional Requirements Table and any yard/setback requirements specific to a particular use as set forth in Article 9, the use-specific requirement shall control.

	R-80	R-60	R-40	R-40(D)	R-CD-Conventional/-Conservation	RE	Non-Residential outside of R-districts
<b>Minimum Lot Size</b>	80,000 sq-ft.	60,000 sq-ft.	40,000 sq-ft.	40,000 sq-ft.	40,000 sq ft (traditional) /12,000 sq ft (conservation)	20,000 sq-ft	
<b>Maximum Height</b>	35'	35'	35'	35'	35'	35'	40'
<b>Maximum Density</b>							<del>2 FAR</del>
<b>Minimum Lot Width</b>	150'	125'	120'	100'	120'(traditional)/80'(conservation)	100'	
<b>Minimum Front Yard Setback</b>							
residential uses	65'	60'	50'	40'	50'(traditional)/20'(conservation)		
all other uses	75'	75'	75'		75'		<del>25'</del>
<b>Minimum Side Yard Setback</b>	25' / 45' corner	25' / 45' corner	15' / 25' corner	12'	15'(traditional)/ 5' with 30' separation (conservation)	12'	25'
<b>Minimum Rear Yard Setback</b>	60'	60'	40'	40'	40'(conventional)/30'(conservation)	40'	25'

**E. Lot and Building Standards Table.** Table 2, Lot and Building Standards, establishes the lot and building standards for each zoning district. In the event of a conflict between the standard yard/setback requirements set forth in the Dimensional Requirements Table and any yard/setback requirements specific to a particular use as set forth in Section D-917D, the use-specific requirement shall control.

TABLE 2. LOT AND BUILDING STANDARDS							
	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setbacks (ft.)			Maximum Height (ft.)	Maximum Floor Area Ratio
			Front	Side	Rear		
R-80	80,000	150	65 (res.) 75 (other)	25 45 (corner)	60	35	N/A
R-60	60,000	125	60 (res.) 75 (other)	25 45 (corner)	60	35	
R-40	40,000	120	50 (res.) 75 (other)	15 25 (corner)	40	35	
R-40(D)	40,000	100	40	12	40	35	
R-CD (Conventional)	40,000	120	50	15	40	35	
R-CD (Conservation)	12,000	80	20	5 1	30	35	
RE	20,000	100	40	12	40	35	0.2
ED	N/A	N/A	25	25	25	40	
B-1 (CZ)							
B-2 (CZ)							
MX (CZ)							

<sup>1</sup> However, a separation of 30 feet must be maintained between the sides of each dwelling.

\*\*\*\*\*

Section 2. That Unified Development Ordinance, Appendix 1, Definitions, be amended to read as follows:

Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

\*\*\*\*\*

District, Education (ED) means a conventional zoning district intended as a standard zoning classification with standardized requirements for school construction regardless of the school's locale in Union County. This standardization is intended to result in the provision of: (i) equitable school facilities throughout the county; (ii) more efficient permitting of school facilities; and (iii) cost savings for the benefit of the taxpayers of Union County.

District, General Business (B-1) means a conditional zoning district intended to accommodate neighborhood businesses engaged in the retailing of merchandise such as groceries, drugs and household items for furnishing certain personal, business, and professional services for the convenience of residents of the town without undue conflict with, detriment to, or destruction from



nearby land uses or zoning districts. A rezoning to the B-1 (CZ) District shall only occur in those areas specifically designated as Business on the adopted Future Land Use Map.

District, Local Shopping Center (B-2) means a conditional zoning district intended to provide for the controlled development of more intense retail and service uses with adequate off-street parking and other amenities designed to serve the immediate town area. A rezoning to the B-2 (CZ) District shall only occur in those areas specifically designated as Business on the adopted Future Land Use Map.

District, Mixed-Use (MX) means a conditional zoning district intended as a limited use district with a very high level of design control including both site and building features. It is designed to allow a variety of office, commercial and limited residential uses only in carefully considered locations requiring a high level of design control by the town. A rezoning to the MX (CZ) District shall only occur in those areas specifically designated as Business on the adopted Future Land Use Map.

District, R-40 Single-Family (R-40) means a conventional zoning district intended to provide for residential development at low densities consistent with suitability of the land and the rural character of the town.

District, R-40(D) Two-Family (R-40D) means a conventional zoning district intended to allow single-family and duplex units on lots with a minimum lot size of 40,000 square feet. This district is created to regulate one specific area of the Town.

District, R-60 Single-Family (R-60) means a conventional zoning district intended to provide for areas of very-low density residential development which are compatible with the concept within the Towns adopted Land Use Plan of retaining the rural character of the community.

District, R-80 Single-Family (R-80) means a conventional zoning district intended to provide for areas of very-low density residential development which are compatible with the concept within the Towns adopted Land Use Plan of retaining the rural character of the community.

District, Residential-Conservation (R-CD) means a conventional zoning district intended to allow uses that are similar in nature to other residential districts in the town. The R-CD District provides a means of protecting conservation lands, especially those areas that contain primary and secondary conservation lands.

District, Residential Established (RE) means a conventional zoning district intended for subdivisions with 20,000 square foot lots that have been annexed by the Town and do not conform to any other Town zoning districts.

\*\*\*\*\*

Section 3. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2021-UDO) are hereby adopted to read as set forth in this Ordinance.

Section 4. The Town of Weddington does hereby certify that the amendments contained herein, as well as the provisions of this Ordinance, are consistent with and in conformance with the Town's Land Use Plan.

Section 5. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 6. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.

Section 7. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL  
READING AND ADOPTED

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Honorable D. Craig Horn  
Mayor

Attest:

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Karen Dewey  
Town Administrator/Clerk





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## MEMORANDUM

**TO:** Town Council  
**FROM:** Robert G. Tefft, Town Planner  
**DATE:** October 10, 2022  
**SUBJECT:** Discussion and Consideration of a Text Amendment to Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance

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### BACKGROUND:

At its meeting of April 12, 2021, the Town Council approved the adoption of the Unified Development Ordinance (UDO) with the stated intent to comply with North Carolina General Statute 160D, as well as to improve the organization of existing ordinances.

Prior to the adoption of the UDO, the submittal requirements to obtain a Zoning Permit for a single-family or two-family dwelling included the provision of “a scaled dimensional survey drawn by and certified as true and correct by a surveyor or engineer registered with the state.” With the adoption of the UDO, this requirement was changed so that only a “scaled site plan” is required with no provision that it be prepared by a licensed surveyor or engineer.

At its meeting of August 22, 2022, the Planning Board requested that staff prepare a Text Amendment revising the submittal requirements for Zoning Permits so that a plot plan prepared by a surveyor or engineer be required for single-family dwellings. Staff prepared a Text Amendment for this purpose and presented it to the Planning Board at their meeting of September 26, 2022. The Board voted 6-0 to recommend approval of the Text Amendment, subject to the proposed requirement to provide a floor plan for single-family and two-family dwellings be removed unless the dwelling was to include an elevator shaft.

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### PROPOSAL:

Based upon the direction received from the Planning Board at both their meetings of August 22<sup>nd</sup> and September 26<sup>th</sup>, staff proposes to amend Appendix 2, Submittal Requirements, of the UDO to replace the existing submittal requirements for a Zoning Permit with a more comprehensive and appropriate list of submittal requirements. While staff is generally accepting of the Planning Board’s recommendation to remove the floor plan requirement as previously noted, staff proposes an expansion upon this exception to also include proposals including accessory dwellings as the provision of floor plans would be crucial to making a determination of compliance with the criteria set forth in the UDO.

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## **OUTLINE OF TEXT AMENDMENT:**

The following sections of the UDO are proposed to be amended:

### *Appendix 2, Submittal Requirements:*

The proposed text amendment replaces the existing provisions concerning Zoning Permits with new provisions for essentially the same application/use types as currently exist. The new provisions would require, in part, the submittal of a plot plan, prepared by a licensed surveyor or engineer, for all single-family and two-family dwellings, as well as for accessory buildings over 200 square feet in size. Accessory buildings less than or equal to 200 square feet in size, as well as buildings for agricultural purposes would only require a plot plan sketch, which is generally consistent with current submittal requirements. The submittal requirements for principal uses other than single-family and two-family dwellings will remain mostly unchanged from current requirements; however, the requirements are now more fleshed-out than previously. In addition to these changes, the amendment will also establish submittal requirements for “upfit” permits where changes only to the interior of a residential or non-residential structure are occurring as the current provisions do not provide for any requirements.

Staff offers the modifications attached in Draft Ordinance No. 2022-03 for the Planning Board’s consideration and recommendation. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~striketrough~~ font.

---

## **LAND USE PLAN CONSISTENCY:**

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

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## **RECOMMENDATION:**

Staff recommends approval of the proposed text amendment.

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## **Attachments:**

- Proposed Draft Ordinance No. 2022-03

## ORDINANCE NO. 2022-03

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING APPENDIX 2, SUBMITTAL REQUIREMENTS, TO MODIFY THE SUBMITTAL REQUIREMENTS FOR ZONING PERMITS; CERTIFYING CONSISTENCY WITH THE TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Weddington adopted the Unified Development Ordinance on April 12, 2021 to comply with North Carolina General Statute 160D and to improve the organization of existing ordinances; and

WHEREAS, the Planning Board identified a deficiency in the Unified Development Ordinance regarding the requirements for the submittal of a Zoning Permit for Single- and Two-Family Residences; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1. That Unified Development Ordinance, Appendix 2, Submittal Requirements, be amended to read as follows:

### **APPENDIX 2 Submittal Requirements**

\* \* \* \* \*

#### **Zoning Permit**

- ~~Application provided by the Town. Initiated by the owner of the property or authorized agent.~~
- ~~Fee~~

~~Nonresidential uses. sealed dimensional plan drawn by and certified as true and correct by a surveyor or engineer registered with the state which shows the following:~~

- ~~dimensions and location of the lot to be built upon;~~
- ~~dimensions and location of existing and proposed structures on the land;~~
- ~~All setback lines on the lot once the proposed construction is completed;~~
- ~~Proposed parking facilities; and~~
- ~~Landscaping and buffering plans.~~



*Single-family and two-family residences:*

- ~~A site plan showing the following:~~
  - ~~dimensions of the lot;~~
  - ~~dimensions of the proposed structure;~~
  - ~~setback lines; and~~
  - ~~distance the structure is location from the front, sides and rear lot line of the lot labeled on the plan.~~

*Accessory buildings on residential property and buildings for agricultural purposes:*

- ~~A site plan showing the following:~~
  - ~~lot boundary;~~
  - ~~square footage of the existing structures;~~
  - ~~square footage and dimensions of the proposed structures;~~
  - ~~distances of the proposed structure from the sides and rear lot line of the lot labeled on the plan.~~

1. Single-Family and Two-Family Dwellings. All Zoning Permit submittals for single-family and two-family dwellings shall consist of the following items:

- a. A completed application, as provided by the Town.
- b. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
- c. A plot plan, prepared by a licensed surveyor or engineer, depicting the following:
  - North arrow, scale, location map and date prepared;
  - All adjacent rights-of-way with indication of centerline and width, and paved width;
  - Dimensions of existing lot lines, streets, drives, building lines, setbacks, structural overhangs, and building separations;
  - Identification and description of watercourses, wetlands, tree masses, and other environmentally sensitive areas;
  - Location, footprint and size of all existing and proposed buildings; and
  - Location of all existing and proposed water lines, sanitary sewer lines, septic fields, and any proposed utility easements.
- d. Architectural details including the following:
  - Floor plans of the proposed structure (only where the dwelling includes an elevator shaft, or an accessory dwelling is associated with the proposal); and
  - Building elevation drawings depicting proposed height and building materials.
- e. Exception. If the proposed dwelling is to be located on a lot of ten acres or greater and is not to be located closer than 200 feet from any property line, then a plot plan sketch document may be provided in-lieu of a plot plan prepared by a licensed surveyor or engineer.

2. Principal Uses Other Than Single-Family and Two-Family Dwellings. All Zoning Permit submittals for a principal use other than single-family and two-family dwellings shall consist of the following items:

- a. A completed application, as provided by the Town.
- b. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
- c. A survey of the subject parcel as prepared by a licensed surveyor.
- d. Civil plans, prepared by a licensed engineer, consisting of the following:
  - Cover sheet with site data table;
  - Demolition plan, if applicable;
  - Site plan;
  - Paving, grading and drainage plan;
  - Utility plan;
  - Lighting plan; and
  - Landscape plan.
- e. Architectural details including the following:
  - A floor plan of the proposed structure;
  - Building elevations drawings depicting proposed height and building materials;
- f. Traffic Impact Analysis (TIA), if applicable, prepared consistent with the most recent version of the Town's TIA Procedures Manual.

3. Accessory Buildings on Residential Property.

- a. All Zoning Permit submittals for an accessory building less than or equal to 200 square feet on residential property shall be accompanied by the following items:
  1. A completed application, as provided by the Town.
  2. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
  3. A plot plan sketch depicting the following:
    - Lot boundary;
    - Location and square footage of all existing principal and accessory structures;
    - Location, square footage, and dimensions of proposed structures; and
    - Distance of the proposed structure from the front, side, and rear lot lines.
  4. Building elevations drawings depicting proposed height and building materials, or manufacturers specification sheet/details.
- b. All Zoning Permit submittals for an accessory building greater than 200 square feet on residential property shall be accompanied by the following items:

1. A completed application, as provided by the Town.
2. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
3. A plot plan, prepared by a licensed surveyor or engineer, depicting the following:
  - North arrow, scale, location map and date prepared;
  - All adjacent rights-of-way with indication of centerline and width, and paved width;
  - Dimensions of existing lot lines, streets, drives, building lines, setbacks, structural overhangs, and building separations;
  - Identification and description of watercourses, wetlands, tree masses, and other environmentally sensitive areas;
  - Location, footprint and size of all existing and proposed buildings; and
  - Location of all existing and proposed water lines, sanitary sewer lines, septic fields, and any proposed utility easements.
4. Architectural details including the following:
  - A floor plan of the proposed structure; and
  - Building elevation drawings depicting proposed height and building materials.
5. Exception. If the proposed accessory structure is to be located on a lot of ten acres or greater and is not to be located closer than 200 feet from any property line, then a plot plan sketch document may be provided in-lieu of a plot plan prepared by a licensed surveyor or engineer.

c. All Zoning Permit submittals for buildings for agricultural purposes shall be accompanied by the following items:

1. A completed application, as provided by the Town.
2. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
3. A plot plan sketch depicting the following:
  - Lot boundary;
  - Location and square footage of all existing principal and accessory structures;
  - Location, square footage, and dimensions of proposed structures; and
  - Distance of the proposed structure from the front, side, and rear lot lines.
4. Building elevations drawings depicting proposed height and building materials, or manufacturers specification sheet/details.

4. Upfits. All Zoning Permit submittals for an upfit of an existing residential or non-residential building shall be accompanied by the following items:



- a. A completed application, as provided by the Town.
- b. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
- c. A floor plan depicting the existing and proposed improvements.

\* \* \* \* \*

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2021-UDO) are hereby adopted to read as set forth in this Ordinance.

Section 3. The Town of Weddington does hereby certify that the amendments contained herein, as well as the provisions of this Ordinance, are consistent with and in conformance with the Town's Land Use Plan.

Section 4. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 5. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.

Section 6. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL  
READING AND ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
Honorable D. Craig Horn  
Mayor

Attest:

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

**ACCOUNTS RECEIVABLE**

**TIP AGREEMENT**

1000015031

1000015032

1000015073

**AGREEMENT OVERVIEW**

**DATE:** 9/14/2022

NORTH CAROLINA  
UNION COUNTY

**PROJECT NUMBERS**

TIP NUMBER: HL-0055

WBS ELEMENT (PE): 50358.1.1

WBS ELEMENT (ROW): 50358.2.1

WBS ELEMENT (CON): 50358.3.1

**PARTIES TO THE AGREEMENT:**

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

TOWN OF WEDDINGTON

**The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party to this Agreement, as further defined in this Agreement.**

**SCOPE OF TIP Project ("Project"):** The Project consists of improvements at intersection SR 1357 (Potter Road) at SR 1357 (Potter Road) and SR 1358 (Forest Lawn Drive). This agreement captures the Preliminary Engineering (PE), Right of Way (ROW) acquisition and construction (CON) funding for the project.

**ESTIMATED COST TO MUNICIPALITY FOR PE:** \$95,000

**ESIMATED COST TO MUNICIPALITY FOR ROW:** \$177,000

**ESTISTMATED COST OF CONSTRUCTION:** \$1,498,000

**PAYMENT TERMS:**

The Department will request check for Preliminary Engineering upon execution of agreement.

The Department will request check prior to Right of Way authorization. The Department will bill the Municipality for any costs that exceed project funding at the completion of the project.

**MAINTENANCE:** Department

**EFFECTIVE DATES OF AGREEMENT:**

**START:** Upon Full Execution of this Agreement

**END:** When work is complete and all terms are met.

This **AGREEMENT** is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the **DEPARTMENT** and the Town of Weddington, hereinafter referred to as the **Municipality**.

**ACCOUNTS RECEIVABLE  
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1000015073

The parties to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the parties with respect to its subject matter and supersedes any previous communication or agreements that may exist.

**I. WHEREAS STATEMENTS**

**WHEREAS**, this Agreement is made under the authority granted to the **Department** by the North Carolina General Assembly under General Statutes of North Carolina (NCGS), particularly Chapter 136-66.1 and 136-66.3; and,

**WHEREAS**, the **Department** and the **Municipality** have agreed that the jurisdictional limits of the Parties, as of the date of entering the agreement for the above-mentioned project, are to be used in determining the duties, responsibilities, rights and legal obligations of the Parties hereto for the purposes of this Agreement; and,

**WHEREAS**, the **Municipality** has requested that the **Department** perform all phases of said work or provide services; and,

**WHEREAS**, the Parties hereto wish to enter into an agreement for scoped work to be performed or provided by the **Department** (including reviews, goods or services) with reimbursement for the costs thereof by the **Municipality** as hereinafter set out; and,

**NOW, THEREFORE**, this Agreement states the promises and undertakings of each party as herein provided, and the parties do hereby covenant and agree, each with the other, as follows:

**II. RESPONSIBILITIES**

- The **Department** shall be responsible for all phases of project delivery to include planning, design and right of way acquisition as shown in the **PROJECT DELIVERY** Provision.
- The **Municipality** shall be responsible for payment as shown in the **COSTS AND FUNDING** Provision.



### III. PROJECT DELIVERY REQUIREMENTS

#### A. PRELIMINARY ENGINEERING

The **Department** will prepare plans for the additional work requested by the Municipality. The **Department** will be responsible for entering into any contracts or agreements with professional engineering firms (PEFs) to perform said planning and design. All work shall be performed in accordance with the Department's policies, procedures, standards, and specifications, and the provisions of this Agreement.

#### B. RIGHT OF WAY ACQUISITION

The **Department** will be responsible for acquiring any needed right of way required for the Project in accordance with the policies and procedures set forth in the North Carolina Right of Way Manual.

#### C. CONSTRUCTION

The **Department** will be responsible for the construction of the Project. Any betterments or additional work, which has been requested by the **Municipality** to be incorporated or installed as part of the **Department's** construction contract will be addressed in a separate Agreement.

### IV. COSTS AND FUNDING

#### A. PROJECT COSTS

The Municipality has agreed to participate in Project costs as follows:

- The estimated cost of the Project is \$2,616,000. The Municipality shall participate in 20% (\$272,000) of PE and ROW funding amount. The Department will participate in 80% of PE and ROW funding amount. The Department will participate in the construction funding amount of \$1,498,000. The Municipality shall be responsible for 100% of costs that exceed \$2,616,000 of the project. Both parties understand that this is an estimated cost and is subject to change.

**ACCOUNTS RECEIVABLE  
TIP AGREEMENT**

1000015031

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1000015073

Phases	Department Funding	Municipality Funding	Percentage
PE	\$380,000	\$95,000	80/20
ROW	\$466,000	\$177,000	80/20
CON	\$1,498,000		
<b>TOTAL</b>	<b>\$2,616,000</b>		

**B. DOWNPAYMENT**

The Municipality shall provide a downpayment for each phase of the Project, prior to the Department initiating work on each phase. The Department will notify the Municipality of the requested amount of down payment. The Municipality shall remit payment, in accordance with the guidance provided with this Agreement.

If costs for the current phase of work exceed the available funding, then the Department will notify the Municipality of any additional downpayment needed.

**C. INVOICING BY THE DEPARTMENT**

project

Upon completion of the Work, the **Department** will invoice the **Municipality** for their share of the actual costs of the ~~Preliminary Engineering and Right of Way~~ for work requested by the **Municipality**. A late payment penalty and interest will be charged on any unpaid balance due in accordance with G. S. 147-86.23.

If the Municipality has pre-paid or made any previous down payment, those funds will be counted against final costs. If costs are less than the funding received, then the Department will return any overpayment.

In the event the Municipality fails for any reason to pay the Department in accordance with the provisions for payment herein above provided, NCGS § 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to said Municipality by NCGS § 136-41.1 until such time as the Department has received payment in full under the reimbursement terms set forth in this Agreement.

## V. STANDARD PROVISIONS

### Agreement Modifications

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all parties by means of a written Supplemental Agreement.

### Assignment of Responsibilities

The **Department** must approve any assignment or transfer of the responsibilities of the **Municipality** set forth in this Agreement to other parties or entities.

### Agreement for Identified Parties Only

This Agreement is solely for the benefit of the identified parties to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

### Other Agreements

The **Municipality** is solely responsible for all agreements, contracts, and work orders entered into or issued by the **Municipality** to meet the terms of this Agreement. The **Department** is not responsible for any expenses or obligations incurred for the terms of this Agreement except those specifically eligible for the funds and obligations as approved by the **Department** under the terms of this Agreement.

### Authorization to Execute

The parties hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective parties to the terms contained herein.

### Debarment Policy

It is the policy of the **Department** not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the Municipality certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.



**ACCOUNTS RECEIVABLE  
TIP AGREEMENT**

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**Indemnification**

To the extent authorized by state and federal claims statutes, the **Municipality** shall be responsible for its actions under the terms of this agreement and save harmless the FHWA (if applicable), the **Department**, and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns to the extent allowed by law, from and against any and all claim for payment, damages and/or liabilities of any nature, asserted against the **Department** in connection with this Agreement. The **Department** shall not be liable and shall be held harmless from any and all third-party claims that might arise on account of the **Municipality's** negligence and/or responsibilities under the terms of this agreement.

**Availability of Funds**

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

**Gift Ban**

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

**ACCOUNTS RECEIVABLE  
TIP AGREEMENT**

1000015031  
1000015032  
1000015073

**SIGNATURE PAGE**

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the DEPARTMENT and the MUNICIPALITY by authority duly given.

Town of Weddington

FED TAX ID NO: \_\_\_\_\_

Authorized Signer: \_\_\_\_\_

REMITTANCE ADDRESS:

Print Name: \_\_\_\_\_

Craig Horn  
1924 Weddington Road  
Weddington, NC 28104

Title: \_\_\_\_\_

Date Signed: \_\_\_\_\_

**If applicable, this Agreement has been pre-audited in the manner required  
by the Local Government Budget and Fiscal Act:**

Finance Officer: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

**DEPARTMENT OF TRANSPORTATION**

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVED BY BOARD OF TRANSPORTATION ITEM O: \_\_\_\_\_(DATE)



## **MONTHLY CODE ENFORCEMENT REPORT**

### **Active and Closed Cases – September, 2022**

1. **675 Weddington Road** - Construction activity and possible commercial construction activity  
Status: Under Enforcement
  - Complaint received related to construction activity coupled with possible commercial construction activity. Site was visited on 8/24/22, photos taken and site investigation conducted which confirmed lot was graded and utilized to store commercial construction activity. Courtesy letter issued on 8/24/22, check back date 9/8/22.
  - 9.23.22 - spoke with owner and informed Town will not permit the storage of commercial equipment in residential district. Provided until 10.21.22 to address issues.
2. **4909 Beulah Church Road** - Accumulation of debris and conducting business on residential property  
Status: Under Enforcement
  - Complaint received regarding an accumulation of debris in the yard and conducting business on residential property. Site visit on 8/16/22 confirmed presence of violations – site photographed and violations documented. Courtesy letter issued on 8/22/22 with a check back date of 9/6/22.
  - 9.6.22 - Follow-up visit conducted; violations still present. Will work with Town relative to appropriate next steps.
3. **4915 Beulah Church Road** - Debris in the yard  
Status: Under Enforcement
  - Complaint received regarding an accumulation of debris in the yard. Site visit on 8/16/22 confirmed presence of violations – site photographed and violations documented. Courtesy letter issued on 8/22/22 with a check back date of 9/6/22.
  - 9.6.22 - Follow-up visit conducted, violations still present. Will work with Town relative to appropriate next steps.
4. **4416 Glen Oaks Dr** - Abandoned Vehicle (truck without a current tag)  
Status: Under Enforcement
  - Complaint received regarding an abandoned vehicle parked on the street (truck doesn't have a license plate). Site visit on 9/14/22 confirmed presence of





violation – site photographed and violations documented. Courtesy letter issued on 9/15/22 with a check back date of 9/30/22.

- 9.30.22 - Violation still present, truck parked on street without a tag. Will work with Town on appropriate next steps.

5. **4208 Waxhaw-Indian Trail Rd** - Too many accessory buildings, use of RV for residential purposes, junk vehicle, trash and debris

Status: Under Enforcement

- 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.
- Follow-up site visit conducted on 9/28/22 - junk vehicle, trash and debris and two accessory structures still present. Violations still present, working with Town appropriate next steps.

6. **7239 Cobblecreek Dr** - Unpermitted accessory structure

Status: Under Enforcement

- 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.

7. **1408 Highland Ridge Ct** - Accessory building constructed without permit

Status: Under Enforcement

- 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.

8. **233 Weddington Rd** - construction of accessory building without an approved permit

Status: Under Enforcement

- 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.



9. **8308 Potters Rd** - utility building in front yard without a permit  
Status: Under Enforcement
  - Utility building located 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** - non-residential activity (sawing) in residential district  
Status: Under Enforcement
  - Site visit conducted on 3/31/21, notice of Violation issued ordering all sawing and related activity to stop.
  - Zoning Administrator met with property owner on 4/30/21; timeline developed to bring property into compliance.
11. **4000 Ambassador Court - Construction equipment and Debris left on property**  
Status: Closed
  - Complaint received regarding construction equipment and debris left on property. Site visit on 8/16/22 confirmed presence of violations – site photographed and violations documented. Courtesy letter issued on 8/22/22 with a check back date of 9/6/22.
12. **4125 Huntington Dr** - RV for residential purposes  
Status: Closed
  - 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.
  - Site visit on 9.28.22, RV has been removed.
13. **3514 Forest Lawn Dr** - Dilapidated shed (tree fallen on shed)  
Status: Closed
  - 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.
  - Site visit on 9.28.22, violation has been addressed.



14. **4313 Beulah Church Rd** - Vacant lot with high grass and rodents

Status: Closed

- Complaint 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.
- Site visit on 9.28.22, violation has been addressed.



2023

2022

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	532,580.21	2,079,665.04
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	1,683,873.86	1,764,466.50
10-1130-001	BB&T/TRUIST MONEY MARKET	250,011.05	250,008.93
10-1140-000	WACHOVIA	0.00	0.00
10-1170-000	NC CASH MGMT TRUST	2,060,427.64	559,707.00
10-1205-000	A/R OTHER	0.00	0.00
10-1211-001	A/R PROPERTY TAX	1,456,137.88	19,874.01
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	10,774.33	1,431.14
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	4,940.10	3,666.54
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	2,042.95	2,542.81
10-1214-000	PREPAID ASSETS	0.00	15,825.90
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	53,110.99
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	20,108.38
10-1217-000	A/R INTERGOVT	0.00	0.00
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,425,183.33	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	10,155.51	10,155.51
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>8,674,041.85</u>	<u>7,532,175.18</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	17,499.93
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	0.00	0.00
10-2116-000	CUSTOMER REFUNDS	1,603.66	541.56
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25	75,002.25
10-2151-000	FICA TAXES PAYABLE	0.00	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	0.00	0.00
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	0.00	0.00
10-2156-000	LIFE INSURANCE PAYABLE	0.00	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	2,037.88	2,537.74
10-2620-000	DEFERRED REVENUE - DELQ TAXES	10,774.33	1,431.14
10-2625-000	DEFERRED REVENUE - CURR YR TAX	1,456,137.88	19,874.01
10-2630-000	DEFERRED REVENUE-NEXT 8	4,940.10	3,666.54
	Total Liabilities	<u>1,550,496.10</u>	<u>120,553.17</u>
10-2640-001	FUND BALANCE - UNASSIGNED	3,131,556.46	3,131,556.46
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,672,582.94	2,761,097.05
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>6,624,139.40</u>	<u>6,712,653.51</u>
	Revenue	273,972.52	2,848,267.98
	Less Expenses	473,534.67	2,149,299.48

	2023	2022
Net	199,562.15-	698,968.50
Total Fund Balance	6,424,577.25	7,411,622.01
Total Liabilities & Fund Balance	7,975,073.35	7,532,175.18

Revenue Account Range: First	to Last	Include Non-Anticipated: Yes	Year To Date As Of: 09/30/22
Expend Account Range: First	to Last	Include Non-Budget: No	Current Period: 09/01/22 to 09/30/22
Print Zero YTD Activity: No			Prior Year: 09/01/21 to 09/30/21

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	173,396.77	1,400,000.00	17,160.62	16,283.16	0.00	1,383,716.84-	0
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	631.78	2,500.00	407.62	9,218.65	0.00	6,718.65	369
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	659.51	2,250.00	0.00	112.18	0.00	2,137.82-	5
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	11,277.43	110,000.00	0.00	11,467.87	0.00	98,532.13-	10
10-3115-180	TAX INTEREST	191.41	2,250.00	38.18	573.62	0.00	1,676.38-	25
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	47,195.53	540,000.00	60,264.39	117,112.88	0.00	422,887.12-	22
10-3322-220	BEER & WINE TAX	0.00	45,000.00	0.00	0.00	0.00	45,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	101,944.37	457,500.00	108,277.60	108,277.60	0.00	349,222.40-	24
10-3340-400	ZONING & PERMIT FEES	2,297.50	10,000.00	1,620.00	6,495.00	0.00	3,505.00-	65
10-3350-400	SUBDIVISION FEES	1,650.00	10,000.00	0.00	0.00	0.00	10,000.00-	0
10-3360-400	STORMWATER EROSION CONTROL FEES	0.00	10,000.00	0.00	0.00	0.00	10,000.00-	0
10-3830-891	MISCELLANEOUS REVENUES	0.00	1,000.00	3,350.00	3,708.80	0.00	2,708.80	371
10-3831-491	INVESTMENT INCOME	0.00	1,000.00	0.00	722.76	0.00	277.24-	72
10 General Fund Revenue Total		339,244.30	2,591,500.00	191,118.41	273,972.52	0.00	2,317,527.48-	10

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
10-4110-000	GENERAL GOVERNMENT	0.00	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	0.00	0
10-4110-126	FIRE DEPT SUBSIDIES	68,254.34	817,675.00	68,121.08	203,027.58	0.00	614,647.42	25
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	10,000.00	0.00	0.00	0.00	10,000.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	79,309.80	334,775.00	0.00	83,961.23	0.00	250,813.77	25
10-4110-160	EVENT PUBLIC SAFETY	0.00	4,000.00	0.00	0.00	0.00	4,000.00	0
10-4110-180	GOVERNING BOARD	0.00	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	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	0.00	67,500.00	5,000.00	5,000.00	0.00	62,500.00	7
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	5,000.00	0.00	0.00	0.00	5,000.00	0
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	0.00	3,000.00	0.00	0.00	0.00	3,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	0.00	4,500.00	0.00	457.59	0.00	4,042.41	10
10-4110-343	SPRING EVENT	0.00	10,175.00	0.00	0.00	0.00	10,175.00	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	2,250.00	0.00	0.00	0.00	2,250.00	0
4110 GENERAL GOVERNMENT		147,564.14	1,258,875.00	73,121.08	292,446.40	0.00	966,428.60	23



Weddington  
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
10-4120-000	ADMINISTRATIVE	0.00	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	0.00	0
10-4120-121	SALARIES - CLERK	3,599.85	54,000.00	4,348.30	12,720.41	0.00	41,279.59	24
10-4120-123	SALARIES - TAX COLLECTOR	4,270.13	53,000.00	4,352.69	12,817.99	0.00	40,182.01	24
10-4120-124	SALARIES - FINANCE OFFICER	1,946.12	14,175.00	905.58	3,575.88	0.00	10,599.12	25
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	2,100.00	25,200.00	2,100.00	6,300.00	0.00	18,900.00	25
10-4120-181	FICA EXPENSE	911.59	11,500.00	895.55	2,709.19	0.00	8,790.81	24
10-4120-182	EMPLOYEE RETIREMENT	1,351.50	21,750.00	1,757.59	5,158.75	0.00	16,591.25	24
10-4120-183	EMPLOYEE INSURANCE	1,160.00	14,590.00	1,325.00	3,645.00	0.00	10,945.00	25
10-4120-184	EMPLOYEE LIFE INSURANCE	15.68	200.00	16.00	48.00	0.00	152.00	24
10-4120-185	EMPLOYEE S-T DISABILITY	13.00	175.00	14.50	40.50	0.00	134.50	23
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	8,750.00	0.00	0.00	0.00	8,750.00	0
10-4120-193	CONTRACT LABOR	12,313.75	51,500.00	2,662.72	8,692.98	0.00	42,807.02	17
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	630.87	9,000.00	366.66	484.14	0.00	8,515.86	5
10-4120-210	PLANNING CONFERENCE	0.00	750.00	0.00	0.00	0.00	750.00	0
10-4120-321	TELEPHONE - ADMIN	142.36	2,000.00	272.78	272.78	0.00	1,727.22	14
10-4120-325	POSTAGE - ADMIN	150.00	2,500.00	0.00	0.00	0.00	2,500.00	0
10-4120-331	UTILITIES - ADMIN	599.94	5,000.00	552.78	927.79	0.00	4,072.21	19
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	515.00	7,500.00	0.00	0.00	0.00	7,500.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	25,734.53	72,450.00	2,474.79	24,629.84	0.00	47,820.16	34
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	19,742.47	102,500.00	4,095.00	16,178.00	0.00	86,322.00	16
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	0.00	1,500.00	0.00	0.00	0.00	1,500.00	0
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	400.00	6,000.00	500.00	900.00	0.00	5,100.00	15
10-4120-370	ADVERTISING - ADMIN	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	0.00	0.00	500.00	0
10-4120-400	ADMINISTRATIVE:TRAINING	0.00	4,500.00	4,384.00	4,384.00	0.00	116.00	97
10-4120-410	ADMINISTRATIVE:TRAVEL	890.57	4,000.00	202.81	363.24	0.00	3,636.76	9
10-4120-450	INSURANCE	1,250.00	16,500.00	0.00	16,436.45	0.00	63.55	100
10-4120-491	DUES & SUBSCRIPTIONS	131.86	25,000.00	50.00	14,971.00	0.00	10,029.00	60
10-4120-498	GIFTS & AWARDS	100.00	2,000.00	24.48	24.48	0.00	1,975.52	1
10-4120-499	MISCELLANEOUS	1.00	15,500.00	2.50-	97.50	0.00	15,402.50	1
10-4120-500	CAPITAL EXPENDITURES	0.00	19,500.00	0.00	0.00	0.00	19,500.00	0
4120 ADMINISTRATIVE		77,970.22	552,540.00	31,298.73	135,377.92	0.00	417,162.08	24
10-4120-600	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	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	0.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
10-4130-121	SALARIES - ZONING ADMINISTRATOR	0.00	82,500.00	6,875.00	20,625.00	0.00	61,875.00	25
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	5,246.53	24,000.00	1,587.60	4,824.23	0.00	19,175.77	20
10-4130-124	SALARIES - PLANNING BOARD	325.00	5,150.00	100.00	550.00	0.00	4,600.00	11
10-4130-125	SALARIES - SIGN REMOVAL	222.74	7,500.00	315.00	882.00	0.00	6,618.00	12
10-4130-181	FICA EXPENSE - P&Z	443.28	9,000.00	524.49	1,592.41	0.00	7,407.59	18
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,020.97	17,000.00	1,045.00	3,135.00	0.00	13,865.00	18
10-4130-183	EMPLOYEE INSURANCE	1,160.00	14,635.00	1,111.00	3,051.00	0.00	11,584.00	21
10-4130-184	EMPLOYEE LIFE INSURANCE	13.44	375.00	26.56	79.68	0.00	295.32	21
10-4130-185	EMPLOYEE S-T DISABILITY	13.00	175.00	14.50	40.50	0.00	134.50	23
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	0.00	84,000.00	6,697.39	6,697.39	0.00	77,302.61	8
10-4130-193	CONSULTING	6,862.05	60,000.00	3,107.00	3,107.00	0.00	56,893.00	5
10-4130-194	CONSULTING - COG	4,960.00	10,000.00	0.00	0.00	0.00	10,000.00	0
10-4130-195	STORMWATER EROSION CONTROL	6,547.71	0.00	0.00	0.00	0.00	0.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	432.54	7,500.00	366.68	366.68	0.00	7,133.32	5
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	55.49	2,500.00	0.00	0.00	0.00	2,500.00	0
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	0.00	445,000.00	0.00	0.00	0.00	445,000.00	0
10-4130-321	TELEPHONE - PLANNING & ZONING	142.36	2,000.00	272.78	272.78	0.00	1,727.22	14
10-4130-325	POSTAGE - PLANNING & ZONING	186.24	2,500.00	0.00	0.00	0.00	2,500.00	0
10-4130-331	UTILITIES - PLANNING & ZONING	599.94	5,000.00	234.92	486.68	0.00	4,513.32	10
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0
4130 ECONOMIC & PHYSICAL DEVELOPMENT		28,231.29	780,085.00	22,277.92	45,710.35	0.00	734,374.65	6
10 General Fund Expend Total		253,765.65	2,591,500.00	126,697.73	473,534.67	0.00	2,117,965.33	18

10 General Fund

	Prior	Current	YTD
Revenues:	339,244.30	191,118.41	273,972.52
Expended:	253,765.65	126,697.73	473,534.67
Net Income:	85,478.65	64,420.68	199,562.15-

Grand Totals

	Prior	Current	YTD
Revenues:	339,244.30	191,118.41	273,972.52
Expended:	253,765.65	126,697.73	473,534.67

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Net Income:	85,478.65	64,420.68	199,562.15-				

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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:** October 10, 2022

**SUBJECT:** Monthly Report–September2022

<b>Transactions:</b>	
2022 Tax Levy	\$1,473,581.37
10 Year Write-off	\$(52.18)
Balance Adjustments	\$(282.87)
Refunds	\$184.64
<b>Taxes Collected:</b>	
2019	\$(11.67)
2021	\$(434.13)
2022	\$(17345.26)
<b>As of September 30, 2022; the following taxes remain Outstanding:</b>	
2012	\$254.13
2013	\$273.59
2014	\$264.24
2015	\$616.75
2016	\$420.14
2017	\$799.69
2018	\$796.36
2019	\$1459.85
2020	\$1441.02
2021	\$11,431.61
2022	\$1,456,137.88
<b>Total Outstanding:</b>	\$1,473,895.26



# Weddington Town Council Meeting

October 10, 2022

Mayor's Report

Monday, September South Charlotte Partners' Transportation Summit at Ballantyne Resort

## The Agenda:

Opening Remarks:	Eric Boyette, North Carolina Secretary of Transportation
Remarks:	Mayor Vi Lyles, City of Charlotte
Aviation Presentation:	Douglas Banez
Panel:	Gov't Leaders: Ed Driggs, Wesley Harris, Susan Rodrigues McDonald and Erik Spanberg
CATS:	John Lewis
Panel:	Ned Curran, Sec'y Eric Boyette, Brett Canipe, Stephen Rosenburgh and Ed McKinney
Mobility Trends:	Compie Newman
Regional Data:	Antony Burton
Panel:	Ely Portillo, Steve Harrison, Tony Mecia and Tony Lanthrop
Centralina Council:	Geraldine Gardner

## Highways & Bridges:

No Caro is responsible for the 2<sup>nd</sup> most road miles of any state (Texas is 1<sup>st</sup>) at aprx. 8,000 miles  
North Carolina has 18,000 bridges and tunnels  
North Carolina has two deepwater ports  
DOT road budget is approx. \$6 billion annually  
The recently enacted Federal Infrastructure bill results in \$410m/yr for 5 years  
Increases highway money by 21% and transit money by 30%  
The newly enacted state budget will result in a growing percentage of the state's sales tax  
dollars for transportation:  
2% beginning in 2023, 4% beginning in 2024 and 6% beginning in 2026 and thereafter  
New transportation dollars will move many projects up the calendar, but not necessarily add  
more projects

## North Carolina Aviation:

There is a severe pilot shortage – few military trained pilots available, retirements, et  
Industry Churn: Increased competition, Volatile costs, Niche airlines  
Cyclical: Business & Econ Cycles, Alternate Routing, Airport revenue stream changes,  
diversification  
CLT will continue to grow into 2040  
50% growth 2012-2019  
32% are local-start passengers  
CLT is a low-cost per passenger airport  
CLT is AA's 2<sup>nd</sup> largest hub

## Key Take-a-Way:

**"Travel time is the single biggest factor in families moving up the economic ladder. The longer the travel time, the less opportunity to lift out of poverty."**

Transportation needs for the 21<sup>st</sup> century and beyond will require synergies: Auto, Bicycle, car pool lots, ride-share, rail, air

**Charlotte Alliance Report:**

- Moving into the Charlotte region will begin to slow; population growth rates are beginning to decline from previous highs; Charlotte region will remain one of nation’s strongest growth areas
- Charlotte region growth will settle out at about 1.2% annually – Slower than the past but faster than rest of USA
- More people are now moving for housing versus jobs
- South Charlotte area has had 2/3 of total growth in the region
- South Charlotte area will grow by 50% by 2045
- Expect 50% more 1-way trips in region
- Remote-friendly areas are most attractive for new population
- Mass transit continues to decline in usage overall

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Also on Monday, October 19, I attended the meeting of the Union County Board of County Commissioners where a joint resolution by the Monroe-Union County Economic Development Commission and the Union County Chamber of Commerce. The resolution was presented by Chris Plate, Monroe-Union County Economic Development Commission Executive Director and Pat Kahle, Union County Chamber President & CEO.

The resolution asked the UC Board of County Commissioners to support a resolution in support of continued development of country and municipal infrastructure to sustain economic investment, workforce development and a preferred quality of life in Union County. Speaking in favor of the motion was Mayor Ron Pappas of Waxhaw and me. The resolution was adopted by a unanimous vote.

On Wednesday, September 21, I attended the regular monthly meeting of the Charlotte Regional Transportation Planning Organization (CRTPO). The key discussion issue continued to be the unsolicited proposal to widen I-77 south from the John Belk Freeway to the South Carolina line. The proposal would necessarily include “managed lanes” also known as toll lanes where tolls would vary depending on time of day and amount of traffic. This is similar to what is being constructed on I-485 between Pineville and the Monroe Expressway. The next step is for CRTPO to direct staff to study and propose action on this unsolicited proposal to the NC Dept of Transportation.

On Monday, September 26, I participated in a call with our local Union County group from CRTPO to discuss the unsolicited proposal for I-77 as well as alternative transportation options for Union County (i.e. bus, rail, etc) mostly impacting the eastern side of our county.

We also reviewed transportation projects in the pipeline or proposed for western Union County to include a roundabout at Marvin-Waxhaw road and Bonds Grove Church Road near Marvin Ridge High School. The Roundabout at Potter Road and Forest Lawn Road is on the STIP and slated to begin perhaps next year. We are also advised that the widening of Providence Road would begin in 2028 and that a proposed alignment is on the DOT website.

The Rea Road extension has been moved up on the construction calendar as a result of new Federal Infrastructure monies coming in as well as the new revenue stream from the state brought about by the recently-enacted state budget which allows for 2 cents of the state sales tax to be allocated to the NC Dept of Transp. For road improvements beginning in FY2023 (this will go to 4 cents in FY2024 and 6 cents in FY2026 and stay at 6 cents going forward). As you know, road improvements are currently funded by the gas tax. With more efficient cars and the move to electric vehicles, gas tax revenues are down significantly, so alternative funding sources had to be developed.

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Lastly, on roads. I have been contacted by many citizens of our town about the poor condition of the roads in their neighborhoods. I am in contact with our local DOT folks working out of Monroe who are responsible for road repairs and maintenance. As you know, they have recently repaved significant portions of Weddington Road from Wesley Chapel to Cox Road. They have also repaved portions of New Town Road and completed the roundabout at Weddington-Matthews and Tilley Morris. We have many roads in the various developments in our town that have not had their roads re-paved in over 20 years. Many of these roads have potholes, and loose roadbeds. In many cases there is no striping, and the shoulders are non-existent. I continue to compile a list of our roads in most need of repair and share with DOT. They are prioritizing these repairs based first on safety factors and then on extent of damage. I am being persistent and encouraging them to move us up the priority list.

The Town of Weddington may wish to use some of our ARPA monies to either partner with the state and share cost or simply move ahead with road repairs on our own. I say this knowing full well that the Town of Weddington is not in nor desires to be in the road maintenance business. But, we have citizens to keep happy and protected. This, I am sure, is subject for another whole discussion.

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