

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, SEPTEMBER 12, 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. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
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
10. Old Business
  - A. Discussion and Consideration of Request for Proposals for Consultant for Comprehensive Plan/Downtown Master Plan
11. New Business
12. Updates from Town Planner and Town Administrator
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Enter into closed session pursuant to NCGS 143-318.11 (a)(3) To consult with attorney
18. Adjournment

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MONDAY, SEPTEMBER 12, 2022 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
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**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**
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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: October 10, 2022

  
D. Craig Horn, Mayor

  
Karen Dewey, Town Administrator/Clerk



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

WHEREAS, the town of Weddington is committed to ensuring the safety and security of all those living in and visiting Weddington; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,580 people in the United States in 2020, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 356,500 home fires; and

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half and Hendersonville's residents should be sure everyone in the home understands the sounds of the alarms and knows how to respond; and

WHEREAS, Weddington residents who have planned and practiced a home fire escape plan are more prepared and are therefore more likely to survive a fire; residents should practice their home fire escape drill at least twice a year, during the day and at night; and

WHEREAS, Weddington residents will make sure their smoke and carbon monoxide alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half and should be installed in every sleeping room, outside each separate sleeping area, and on every level of the home; when the smoke alarm sounds, every occupant of the home should respond by going outside immediately to the designated meeting place; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, Weddington first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Weddington residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and


WHEREAS, the 2022 Fire Prevention Week theme, "Fire won't wait. Plan your escape" works to educate everyone about simple but important actions they can take, including preparing a home fire escape plan, to keep themselves and those around them safe from home fires.

THEREFORE, I, Craig Horn, by virtue of the authority vested in me as Mayor of the Town of Weddington, do hereby proclaim October 9 through 15, 2022, as

**FIRE PREVENTION WEEK**

and I urge all the people of Weddington to plan and practice a home fire escape and to support the many public safety activities and efforts of the Town of Weddington and Union County fire and emergency services.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 12<sup>th</sup> day of September 2022.

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

*Attest:*

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