



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 13, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Additions, Deletions and/or Adoption of the Agenda
4. Pledge of Allegiance
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 February 13, 2023 Town Council Meeting Minutes
 - B. 2024 Urban Archery Season Renewal
 - C. Amend Town Council meeting calendar for April Work Session April 17, 2023 at 2:00 p.m. at Town Hall.
 - D. Approval of Audit Response Letter to Local Government Commission
10. Old Business
 - A. Discussion of FY 2023-2024 Preliminary Budget
11. New Business
 - A. Public Hearing on a Text Amendment to Section D-917D, Supplemental Requirements for Certain Uses; Section D-919, Temporary Structures and Uses; and Appendix 1, Definitions, of the Town of Weddington Unified Development Ordinance.
 - i. Discussion and Possible Consideration of Text Amendment to Section D-917D, Supplemental Requirements for Certain Uses; Section D-919, Temporary Structures and Uses; and Appendix 1, Definitions, of the Town of Weddington Unified Development Ordinance.
 - B. Public Hearing on Annexation Petition 2023-01
 - i. Discussion and Possible Consideration of Ordinance for Annexation
 - C. Discussion and Possible Consideration of Planning Board Appointments
 - D. Report from February Western Union Municipal Alliance Meeting
12. Code Enforcement Report
13. Update from Finance Officer and Tax Collector
14. Updates from Town Planner and Town Administrator
15. Transportation Report
16. Council Comments
17. Adjournment



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 13, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 8**

1. Call to Order

Mayor Horn called the meeting to order at 7:00 p.m.

2. Determination of Quorum

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

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

Visitors: Jen Conway, Marty McCarthy, Harry Chilcot, Gayle Butler, Danny Ellis, Anne Ellis, Daryl Matthews, Greg Hahn, Steve Fellmeth, Eileen Fellmeth, Christopher Neve, John Johnson, Nora Kuester, Stacie McGinn, Danny Liebl, Doug Turpin, Joyce Plyler, Nathaniel Petrie, Michael Shea, Petrina Dekoster, Hugh Clark, Patricia Clark, Jack Plyler, Patty Grau, Harris Doulaveris, Elaina Wolfe, Jackie Robeau, Brent Lee, Kevin Abplanalp, Mark Miller, Phyllis Pincus, Steve Gertzman, Tamara Gertzman, George Maloomian, Heidi Barney, Adell Keen, Tracy Stone, Don Cuthbertson, Ann Craven, Nate Buhler

Staff: Town Administrator/Clerk Karen Dewey, Town Planner Robert Tefft, Finance Officer Leslie Gaylord, Admin Assistant/Deputy Clerk Debbie Coram, Town Attorney Karen Wolter

3. Pledge of Allegiance

The Council led the Pledge of Allegiance

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

Staff requested to amend the consent agenda to add location and time of the Council work session on February 28th at Rolling Hills Country Club from 10 a.m. to 4 p.m. and to remove consent agenda item H.

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

Vote: The motion passed with a unanimous vote.

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.

Ms. Dewey read the Conflict of Interest Statement. No Councilmembers had a conflict of interest.

6. Mayor/Councilmember Reports

Mayor Pro Tem Propst paid tribute to Joe Hudson:

I would just like to take a few moments and pay respect from the Town of Weddington to a lifetime member of the community, Joe Hudson. Joe died on January 21st at the age of 91. I personally knew Joe all my life and grew up with and went to elementary school with his children. Joe was instrumental in all Weddington community events, from sports teams to our local Weddington community fair, Joe helped make Weddington special. I knew him as someone that always wanted to give back to his community or help his neighbor. Whether that was giving someone a job that needed a new start in life or helping fellow farm families. As his wife Brad said, "He gave back to everyone. All he wanted to ever do was help people"! Joe owned RCS, a Union County business, for 50 years and did not close his doors until October of 2022 when he found out he was sick. He was still working every day at 91 years of age! His family would say that Joe's defining moment was the day he saved his dad's life in their house fire. He was a teenager at the time. The entire community came out to support the Hudson family recover from their loss. Joe served for 4 years in the US Air Force during the Korean War. He served Union County as a county commissioner and assistant county manager. As a member of the NC General Assembly, Joe was instrumental in Weddington becoming an actual town. In 1983 Joe Hudson, as our NC House representative, introduced the Bill (House Bill # 597) to incorporate the town of Weddington. Joe Hudson's goal was to always give back. Joe Hudson lived a life of service to others and was a huge part of what made old Weddington a real community of people that loved and helped each other. Thank you Joe for all you did for Weddington!

Councilmember Perryman reported that WUMA had a great January meeting in Mineral Springs. County Commissioner Richard Helms was in attendance and they had a good discussion on water and sewer issues in the county. The next WUMA meeting is at Weddington Town Hall on February 23rd at 4:00 p.m. The interim County Manager will be in attendance and Commissioners Richard Helms and David Williams will try to attend. There will be discussion on the water and sewer issues and any other county issue.

Mayor Horn reported that his monthly coffee will be Tuesday the 21st from 5-7 p.m. There is no agenda, so come share what's on your mind and your solutions. The NCLM will have their annual dinner in Raleigh on February 22nd. The county purchased a large tract of land, about 86 acres for 4.2 million dollars for a new sewer plant. The board of commissioners nixed the plans for the new sewer plant and leased the purchased land back to the current owner for \$250/month for about 9 years. The Town of Weddington is full up with houses on septic. I don't want to see septic failure running into our lakes. The town is looking for capacity for homes. Residents need to be aware of the canceled sewer contract and leased property for way below the market value.

7. Public Comments

Christopher Neve-110 Chasestone Court: Mr. Neve stated his disappointment with the way things went last month with the change in form of government vote. He stated that he doesn't have an opinion about it either way, but he didn't like the way it went about. The vote was tied, and he was disappointed with the mayor making decision for residents. Mr. Neve has been here less than a year, and there is always something coming up. He stated he is not against growth, but the issue at this point is that people don't have trust in you all. People don't feel their voice is being heard.

Joyce Plyler- 1046 Bromley Drive: Ms. Plyler discussed communications. She stated her belief that the decision of changing the town charter should be submitted to the residents and a one-hour hearing on the matter is not enough. Ms. Plyler stated that what is needed is a dialogue not constrained by arbitrary time constraints. The residents want better notice and discussion about the pros and cons, they need a full and fair debate, they were not notified and questions were not answered. The Town much use better communications with residents. Its' time for the town to improve communication skills. Ms. Plyler also spoke to the county schools being at or over capacity and there is need for a new school. She expressed support for the Liberty Classical Academy, who is on the agenda for a presentation.

Jack Plyler - 1015 Estate Lane: Mr. Plyler read the cover letter that was presented with the referendum petition (*submitted for record*). Mr. Plyler commented on the county sewer and the reason the contract was canceled. He stated that government shouldn't pay for capital projects by increasing rates, capital projects should be paid with bonds.

Phyllis Pincus - 3809 Mourning Dove Drive: Ms. Pincus commented on an accessory structure on a neighboring parcel that she believes is too large and is an eyesore. She commented on the text amendment for submittal requirements and stated that applications should include an elevation.

8. Public Safety Report

Deputy Kropp gave public safety report: There have been multiple burglaries in town and surrounding areas over the last two months. Deputy Kropp reminded residents that if they see suspect vehicles, they should call 911. He urged residents to use their alarms and to lock up large volumes of cash or jewelry. Deputy Kropp also suggested that residents not check in their locations on social media as that has been used to break into empty homes. The UCSO has also seen an increase of mail theft, which means mails is being stolen somewhere between the mailbox and where it is addressed to. Checks are being altered. He urged residents to drop payments at the post office or a blue USPS mailbox and using a number 2 Uniball pen as the pigment is difficult to wash off the checks.

9. Presentation of the Fiscal Year 2021-2022 Audit by Ann Craven, CPA, PLLC

Ms. Ann Craven, CPA, PLLC, presented the audit. She indicated that the town is in strong financial shape and the town manages finances conservatively.

Mayor Horn asked if the town is in compliance with the ARPA fund spending rules. Ms. Craven responded that the town is using revenue replacement for the ARPA funds and is absolutely in compliance.

Councilmember Perryman stated that everybody present should thank Leslie Gaylord, the town Finance Officer for her good work and for watching out for the town.

There was one financial performance indicator of concern noted by the Local Government Commission. The audit was submitted two days late due to a misunderstanding.

10. Pre-application Presentation from Darryl Matthews for the John Walker Matthews Property

Mr. Matthews presented his project plan for an event venue at the John Walker Matthews property.

Mayor Pro Tem Propst asked if there was a septic study on the property. Mr. Matthews responded that there is clearance for septic capacity for 175 people

Councilmember Perryman stated that he would like to see this pursued and thanked Mr. Matthews for presenting

Mayor Pro Tem Propst asked if Mr. Matthews would consider allowing the Town to have events on the property? Mr. Matthews responded that he would and there is plenty of space as there are 5 acres set aside from the property for the venue.

Councilmember Pruitt stated that the town is in the process of reviewing the comprehensive plan and downtown area. This is something to bring into it to see if it's feasible.

Mr. Matthews stated that it will take a lot to bring up to code and modernize the interior of the house. He stated that he wants to preserve the historic house but needs to bring in income to keep it.

Mayor Horn reviewed the conditional zoning process. This pre-application presentation is a first step. Filing the application and public engagement meetings will happen before it goes to planning board.

11. Pre-application Presentation from Cambridge Properties for Liberty Classical Academy

Doug Turpin of 1004 Clovercrest Lane, Weddington gave a presentation on Liberty Classical Academy for a middle and high value-based private school campus opening in fall 2026. The Board is looking for partnerships and is not competing with any existing schools.

Councilmember Pruitt asked how many Union County families are looking for private schools in Mecklenburg County. The Applicant answered that this project is trying to provide a place for all children, and they expect that the majority will be from this community. This is the first truly independent K-12 school in Union County. They are not targeting students, but looking to provide an education resource.

Councilmember Pruitt asked if the applicant was aware that the Roots Farm property was donated to Country Day School? The applicant responded that there was a conversation with the board of that school and there were comments that they don't know what they want to do with it yet.

Councilmember Pruitt asked what the economic benefit for Weddington would be as there are no potential tax dollars from this project. The Applicant responded that people like to live in areas where there are educational facilities and that would have a positive economic impact on property values.

Councilmember Pruitt stated that this area is not lacking of good schools to increase property values. Economically, is this what people want or need. Until the town land use plan study is complete, decisions shouldn't be made about this kind of development.

Councilmember Perryman asked if the current private schools in Mecklenburg County are so full, are there others looking to develop the same thing in this area. The Applicant responded that he is working with Marty McCarthy who has started 7 schools and with the non-profit group American Faith Alliance. While Weddington has top caliber public schools, there isn't anything like this. There are a number of people looking for this.

Councilmember Perryman stated that he would be looking for feedback from public involvement meetings and the traffic impact study. The Applicant responded that they are working on the TIA to be submitted with the rezoning application. He stated that he wanted to answer to the value of this school in the community: they are able to drive having choices available to be able to accommodate educational requirements for families.

Councilmember Howie asked if the applicant has built a school before. The Applicant responded that he hasn't. They are working with Cambridge Properties, but they are not involved in doing this for a profit. They are working to fund raise and are confident that if this is approved, they will raise the money necessary.

Councilmember Howie asked how much tuition would be. The Applicant stated that is not determined yet. They are confident with the fundraising and are recommending to approach financing conservatively.

Mayor Pro Tem Propst asked if the applicant was aware of the two schools across the street from the church and they are working to expand to 12 grades as well. The Applicant responded that they are looking to build a different school.

Mayor Horn called for a recess at 8:34 p.m.

Mayor Horn called the meeting back to order at 8:38 p.m.

12. Consent Agenda

- A. Approval of January 9, 2023 Town Council Meeting Minutes
- B. Authorize Tax Collector to Advertise 2022 Unpaid Real Property Taxes
- ** C. Amend the 2023 Town Council Regular Meeting Schedule to add location *Rolling Hills Country Club* address from 10 a.m. to 4 p.m. for Work Session meeting on February 28, 2023.
- D. Approval of Resolution R-2023-01 to NCDOT for Addition to State Maintained Secondary Road System Roads within the Atherton Subdivision.
- E. Approval of Resolutions R-2023-02 and R-2023-03 to Call for a Public Hearing on Annexation Petition 2023-01 Pursuant to NCGS 160A-31 and to Call for the Clerk to investigate the sufficiency of Annexation Petition 2023-01.

- F. Approval of Water and Sewer Bond Release for Weddington Acres Subdivision in the amount of \$49,082.
- G. Approval of Amendment to Contract to Audit Accounts
- ** ~~H. Appoint Karen Dewey Town Manager and Assign Duties Pursuant to NCGS 160A-148.~~

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

Vote: The motion passed with a unanimous vote.

13. Public Hearing

A. Text Amendment modifying Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance.

Mayor Horn opened the public hearing.

There were no comments

Councilmember Pruitt made a motion to close the public hearing.

The motion passed with a unanimous vote.

14. Old Business

A. Discussion and Possible Consideration of Town Council Rules of Procedure

Motion: Councilmember Perryman made a motion to approve the Town Council Rules of Procedure with the order of business to be organized at the staffs' discretion.

Vote: The motion passed with a unanimous vote.

15. New Business

A. Discussion and Consideration of Text Amendment modifying Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance

Mayor Horn asked if this text amendment has any impact to safety requirements. Mr. Tefft responded that it just simplifies the permitting process that homeowner won't have to spend money with specific requirements.

Mayor Pro Tem Propst asked if this is making it easier for the property owner. Mr. Tefft responded that it will be taking away unnecessary restrictions.

Motion: Councilmember Perryman made a motion to approve the Text Amendment modifying Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance as presented

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Pruitt made a motion to accept the Land Use Plan Consistency Statement as presented:

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.

Vote: The motion passed with a unanimous vote.

16. Updates from Town Planner and Town Administrator

Mr. Tefft gave the planning update: No application has been submitted for the Multi-Unit Assisted Housing with Services at 6424 Antioch Court. The Union County Urban Forester has prepared a 2023 Land Cover Report for Weddington. If Council would like a presentation, that can be scheduled. Council saw a presentation by Liberty Classical Academy, no application has been submitted. Council also saw a presenting for an event venue at John Walker Matthews House. No application has been submitted. There is a 12-lot conventional subdivision application off Ennis Road that may be submitted within the next few weeks.

Ms. Dewey gave the update: Staff received a petition for a referendum on the charter change ordinance that was approved at the January meeting. Once staff receives the certified petition from the County Board of Elections, a resolution asking for the referendum to be on the ballot in November will be brought to Council. Also, staff is working on the agenda for the work session, if Council has anything to add for discussion, please let me know.

17. Code Enforcement Report

Staff has met with the Code Enforcement Office and is working on penalty letters for properties that are not in compliance with the code.

18. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the finance update: Trash payment collection is over 60%. Staff is working on resending bills that were returned to town hall with an extended due date. Ms. Craven gave the audit report and mentioned financial performance, but as the town was late in submitting the audit report to the LGC because of miscommunications, a letter will be sent explaining why it was late. A timeline for next year has been established.

19. Transportation Report

No transportation report. CRTPO meeting is next week.

20. Council Comments

Councilmember Perryman: I thank everybody for being here. We had a full agenda with a lot of good information. I strongly urge if you have an interest in what the county is doing, come to the

WUMA meeting on February 23rd at 4:00 p.m. The Interim County Manager and 2 County Commissioners are expected to be there.

Councilmember Pruitt: Thank you for coming out. Thank you to staff for your diligence on putting everything together.

Mayor Pro Tem Propst: Thank you everybody for coming out and thank you staff for all you do. Thank you to our attorney for keeping us straight and I appreciate Council and all that you all do.

Councilmember Howie: Thank you for coming out, thanks to staff, and thanks to whichever organization did litter pick up. It is greatly appreciated.

21. Enter into Closed Session pursuant to NCGS 143-318.11 (a)(3) to consult with attorney on matters protected by the attorney-client privilege relating to Providence Volunteer Fire Department versus Town of Weddington.

Motion: Councilmember Pruitt made a motion to enter into closed session pursuant to NCGS 143-318.11 (a)(3) to consult with attorney on matters protected by the attorney-client privilege relating to Providence Volunteer Fire Department versus Town of Weddington.

Vote: The motion passed with a unanimous vote.

The Council entered closed session at 8:50 p.m. Mayor Horn called the meeting back to order at 9:46 p.m.

22. Adjournment

Motion: Mayor Pro Tem Prost made a motion to adjourn the February 13, 2023 Regular Town Council Meeting at 9:46 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

D. Craig Horn, Mayor

Karen Dewey, Town Administrator/Clerk



Memorandum

TO: Mayor and Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: March 13, 2023

SUBJECT: Deer Urban Archery Season Renewal

The Town has received a renewal form for participation in the 2024 Deer Urban Archery Season from the North Carolina Wildlife Resources Commission. The 2024 Deer Urban Archery Season will run from January 13, 2024 through February 18, 2024.

The intention of the Urban Archery Season is to reduce urban deer populations through increased hunter opportunity. The Urban Archery Season does not obligate private landowners to allow hunting on their property, nor does it eliminate the requirement for hunters to obtain permission from the landowner before hunting. Hunters are legally required to obtain written permission to hunt on posted property.



March 13, 2023

NORTH CAROLINA DEPARTMENT OF TREASURER
LOCAL GOVERNMENT COMMISSION

Per 20 NCAC 03 .0508, this letter is the Town of Weddington's Response to the Auditor's Findings, Recommendations, and Fiscal Matters resulting from a Financial Performance Indicator of Concern (FPIC) identified as part of the Town's FY2022 audit. The Town's auditor informed the Town Council of the FPIC at their presentation of the audited financial statements on February 13, 2023. The specific indicator is identified, and the Town's response is documented below.

FINANCIAL PERFORMANCE INDICATOR OF CONCERN:

The 2022 Audit Report is expected to be submitted within five months plus one day from the fiscal year end per the auditor (December 1st for most units).

RESPONSE:

Our audit was submitted on December 4, 2022. The delay was due to a miscommunication between the auditor and the finance staff as to whether all field work and testing were complete or if the audit contract was going to be amended and extended in order to complete additional testing. In order to prevent late filing in the future, the auditor and finance officer have established a list of all documents to be submitted by the unit to the auditor in the course of fieldwork to assist in establishing a means to determine if the auditor has received everything they need or if there are any items outstanding. In addition, the auditor and unit have set a calendar detailing the audit due while allowing time for preparation and review of the statements prior to submission.

Should there be any additional questions or documentation required, please contact the Town's finance officer, Leslie Gaylord, at 704-846-2709 or by email at lgaylord@townofweddington.com.

Respectfully,

D. Craig Horn
Mayor

Leslie Gaylord
Finance Officer

Janice Propst
Mayor Pro Tem

Anne Pruitt
Councilmember

Jeff Perryman
Councilmember

Brannon Howie
Councilmember

TOWN OF WEDDINGTON
PROPOSED OPERATING BUDGET FY2024
AS OF 2/28/23

| Account Id | Account Description | 2022 Actual | 2023 Budgeted | 2023 Actual YTD | 2024 Proposed |
|--------------------------------------|-------------------------------------|---------------------|---------------------|---------------------|---------------------|
| 10-3101-110 | AD VALOREM TAX - CURRENT | 1,430,395.58 | 1,400,000.00 | 1,429,899.71 | 1,475,000.00 |
| 10-3102-110 | AD VALOREM TAX - 1ST PRIOR YR | 2,785.02 | 2,500.00 | 14,771.36 | 9,500.00 |
| 10-3103-110 | AD VALOREM TAX - NEXT 8 YRS PRIOR | 4,062.81 | 2,250.00 | 437.74 | 575.00 |
| 10-3110-121 | AD VALOREM TAX - MOTOR VEH CURRENT | 121,782.03 | 110,000.00 | 78,835.00 | 132,000.00 |
| 10-3115-180 | TAX INTEREST | 3,960.24 | 2,250.00 | 1,410.84 | 2,250.00 |
| 10-3120-000 | SOLID WASTE FEE REVENUES | 0 | 560,000.00 | 412,401.85 | 1,125,000.00 |
| 10-3231-220 | LOCAL OPTION SALES TAX REV - ART 39 | 527,317.79 | 540,000.00 | 406,531.45 | 650,000.00 |
| 10-3322-220 | BEER & WINE TAX | 52,534.98 | 45,000.00 | 0 | 50,000.00 |
| 10-3324-220 | UTILITY FRANCHISE TAX | 476,306.86 | 457,500.00 | 240,257.56 | 475,000.00 |
| 10-3329-220 | ARPA FEDERAL FUNDS | 156,486.44 | 316,000.00 | 0.00 | |
| 10-3340-400 | ZONING & PERMIT FEES | 37,791.00 | 10,000.00 | 18,680.00 | 5,000.00 |
| 10-3350-400 | SUBDIVISION FEES | 7,310.00 | 10,000.00 | 4,947.50 | 5,000.00 |
| 10-3360-400 | STORMWATER EROSION CONTROL FEES | 16,800.00 | 10,000.00 | 330.00 | 5,000.00 |
| 10-3830-891 | MISCELLANEOUS REVENUES | 9,593.51 | 1,000.00 | 3,962.80 | 5,000.00 |
| 10-3831-491 | INVESTMENT INCOME | 1,141.72 | 8,750.00 | 38,982.47 | 85,000.00 |
| 10 General Fund Revenue Total | | 2,848,267.98 | 3,475,250.00 | 2,651,448.28 | 4,024,325.00 |

| GENERAL GOVERNMENT | | | | | |
|--------------------|----------------------------------|------------|------------|------------|--------------|
| 10-4110-115 | SOLID WASTE | 0 | 545,000.00 | 173,447.39 | 1,065,000.00 |
| 10-4110-126 | FIRE DEPT SUBSIDIES | 801,425.04 | 817,675.00 | 543,632.98 | 817,675.00 |
| 10-4110-127 | FIRE DEPARTMENT BLDG/MAINTENANCE | 0 | 10,000.00 | 0 | 10,000.00 |
| 10-4110-155 | POLICE PROTECTION | 317,333.70 | 334,775.00 | 251,978.19 | 334,775.00 |
| 10-4110-160 | EVENT PUBLIC SAFETY | 1,106.25 | 4,000.00 | 0 | |
| 10-4110-192 | ATTORNEY FEES - GENERAL | 62,800.50 | 67,500.00 | 41,687.50 | 67,500.00 |
| 10-4110-193 | ATTORNEY FEES - LITIGATION | 0 | 5,000.00 | 0 | 5,000.00 |
| 10-4110-320 | OTHER GENERAL GOVERNMENT | 0 | 0 | 0 | |
| 10-4110-330 | ELECTION EXPENSE | 12,753.37 | 3,000.00 | 0 | 15,000.00 |
| 10-4110-340 | PUBLICATIONS | 0 | 2,500.00 | 0 | |
| 10-4110-342 | HOLIDAY/TREE LIGHTING | 2,521.12 | 9,250.00 | 8,266.17 | |
| 10-4110-343 | SPRING EVENT | 3,366.86 | 10,175.00 | 0 | |
| 10-4110-344 | OTHER COMMUNITY EVENTS | 0 | 75,000.00 | 0 | |

| Account Id | Account Description | 2022 Actual | 2023 Budgeted | 2023 Actual YTD | 2024 Proposed |
|-------------|-------------------------------------|-------------|---------------|-----------------|---------------|
| | ADMINISTRATIVE | | | | |
| 10-4120-121 | SALARIES - CLERK | 48,451.48 | 54,000.00 | 35,253.59 | 54,000.00 |
| 10-4120-123 | SALARIES - TAX COLLECTOR | 54,361.24 | 55,500.00 | 34,916.29 | 55,500.00 |
| 10-4120-124 | SALARIES - FINANCE OFFICER | 18,177.67 | 19,175.00 | 13,391.97 | 19,175.00 |
| 10-4120-125 | SALARIES - MAYOR & TOWN COUNCIL | 26,738.80 | 25,200.00 | 16,800.00 | 25,200.00 |
| 10-4120-181 | FICA EXPENSE | 11,131.87 | 11,500.00 | 7,677.65 | 11,500.00 |
| 10-4120-182 | EMPLOYEE RETIREMENT | 19,091.75 | 21,750.00 | 14,174.32 | 23,000.00 |
| 10-4120-183 | EMPLOYEE INSURANCE | 13,920.00 | 14,590.00 | 9,720.00 | 15,250.00 |
| 10-4120-184 | EMPLOYEE LIFE INSURANCE | 203.20 | 200.00 | 133.12 | 200.00 |
| 10-4120-185 | EMPLOYEE S-T DISABILITY | 156.00 | 175.00 | 108.00 | 175.00 |
| 10-4120-190 | PROFESSIONAL SERVICES | 0 | 0 | 0 | |
| 10-4120-191 | AUDIT FEES | 8,500.00 | 8,750.00 | 0 | 9,000.00 |
| 10-4120-193 | CONTRACT LABOR | 85,218.58 | 51,500.00 | 22,527.16 | 5,000.00 |
| 10-4120-200 | OTHER ADMINISTRATIVE | 0 | 0 | 0 | |
| 10-4120-205 | OFFICE SUPPLIES - ADMIN | 8,679.22 | 9,000.00 | 2,312.03 | |
| 10-4120-210 | PLANNING CONFERENCE | 307.98 | 3,500.00 | 2,100.00 | |
| 10-4120-321 | TELEPHONE - ADMIN | 1,574.86 | 2,000.00 | 681.63 | 2,000.00 |
| 10-4120-325 | POSTAGE - ADMIN | 2,620.83 | 2,500.00 | 580.50 | 2,500.00 |
| 10-4120-331 | UTILITIES - ADMIN | 3,415.95 | 5,000.00 | 2,027.02 | 5,000.00 |
| 10-4120-351 | REPAIRS & MAINTENANCE - BUILDING | 5,067.00 | 7,500.00 | 0 | 7,500.00 |
| 10-4120-352 | REPAIRS & MAINTENANCE - EQUIPMENT | 71,455.09 | 100,000.00 | 47,548.36 | |
| 10-4120-354 | REPAIRS & MAINTENANCE - GROUNDS | 44,594.00 | 102,500.00 | 37,998.00 | 45,000.00 |
| 10-4120-355 | REPAIRS & MAINTENANCE - PEST CONTRL | 1,473.36 | 1,500.00 | 473.36 | 1,500.00 |
| 10-4120-356 | REPAIRS & MAINTENANCE - CUSTODIAL | 5,582.95 | 6,000.00 | 3,315.17 | 7,000.00 |
| 10-4120-370 | ADVERTISING - ADMIN | 419.38 | 1,000.00 | 81.60 | 500.00 |
| 10-4120-397 | TAX LISTING & TAX COLLECTION FEES | 265.30 | 500.00 | 401.31 | 500.00 |
| 10-4120-400 | ADMINISTRATIVE:TRAINING | 1,908.13 | 8,000.00 | 5,891.38 | 8,000.00 |
| 10-4120-410 | ADMINISTRATIVE:TRAVEL | 4,682.39 | 4,000.00 | 3,096.74 | 4,500.00 |
| 10-4120-450 | INSURANCE | 15,259.94 | 17,000.00 | 16,436.45 | 20,000.00 |
| 10-4120-491 | DUES & SUBSCRIPTIONS | 18,458.13 | 26,000.00 | 15,593.04 | 23,500.00 |
| 10-4120-498 | GIFTS & AWARDS | 682.63 | 2,000.00 | 1,186.28 | 2,000.00 |
| 10-4120-499 | MISCELLANEOUS | 10,773.87 | 145,500.00 | 11,985.83 | 85,000.00 |
| 10-4120-500 | CAPITAL EXPENDITURES | 88,514.11 | 19,500.00 | 0 | |
| 10-4120-600 | CONTINGENCY | 0 | 0 | 0 | |
| | ECONOMIC & PHYSICAL DEVELOPMENT | | | | |

| Account Id | Account Description | 2022 Actual | 2023 Budgeted | 2023 Actual YTD | 2024 Proposed |
|-------------------------------------|-------------------------------------|---------------------|---------------------|---------------------|---------------------|
| 10-4130-121 | SALARIES - ZONING ADMINISTRATOR | 11,898.90 | 82,500.00 | 55,178.48 | 82,500.00 |
| 10-4130-122 | SALARIES - ASST ZONING ADMINISTRATR | 0 | 0.00 | 0 | |
| 10-4130-123 | SALARIES - ADMINISTRATIVE ASSISTANT | 25,724.37 | 26,500.00 | 12,433.58 | 26,500.00 |
| 10-4130-124 | SALARIES - PLANNING BOARD | 3,600.00 | 5,150.00 | 1,650.00 | 5,150.00 |
| 10-4130-125 | SALARIES - SIGN REMOVAL | 2,943.37 | 7,500.00 | 2,205.00 | 5,000.00 |
| 10-4130-181 | FICA EXPENSE - P&Z | 3,106.90 | 9,000.00 | 4,230.24 | 9,000.00 |
| 10-4130-182 | EMPLOYEE RETIREMENT - P&Z | 4,406.48 | 17,000.00 | 8,387.13 | 18,000.00 |
| 10-4130-183 | EMPLOYEE INSURANCE | 5,610.00 | 14,635.00 | 8,136.00 | 15,250.00 |
| 10-4130-184 | EMPLOYEE LIFE INSURANCE | 66.88 | 375.00 | 212.48 | 375.00 |
| 10-4130-185 | EMPLOYEE S-T DISABILITY | 65.00 | 175.00 | 108.00 | 175.00 |
| 10-4130-190 | CONTRACTED SERVICES | 0 | 0 | 0 | |
| 10-4130-192 | CONSULTING STORMWATER CONTROL | 79,568.47 | 95,000.00 | 39,768.51 | 95,000.00 |
| 10-4130-193 | CONSULTING | 39,568.53 | 125,000.00 | 15,654.75 | 50,000.00 |
| 10-4130-194 | CONSULTING - COG | 9,920.00 | 15,000.00 | 1,848.00 | |
| 10-4130-200 | OTHER PLANNING | 0 | 0 | 0 | |
| 10-4130-201 | OFFICE SUPPLIES - PLANNING & ZONING | 8,085.34 | 7,500.00 | 3,136.84 | 7,500.00 |
| 10-4130-202 | ZONING SPECIFIC OFFICE SUPPLIES | 55.49 | 2,500.00 | 0 | 2,500.00 |
| 10-4130-215 | HISTORIC PRESERVATION | 0 | 250.00 | 0 | 250.00 |
| 10-4130-220 | INFRASTRUCTURE | 173,058.00 | 447,450.00 | 95,000.00 | |
| 10-4130-321 | TELEPHONE - PLANNING & ZONING | 1,574.90 | 2,000.00 | 954.19 | 2,000.00 |
| 10-4130-325 | POSTAGE - PLANNING & ZONING | 2,657.08 | 2,500.00 | 580.51 | 2,500.00 |
| 10-4130-331 | UTILITIES - PLANNING & ZONING | 4,244.22 | 5,000.00 | 2,471.46 | 5,000.00 |
| 10-4130-370 | ADVERTISING - PLANNING & ZONING | 153.00 | 1,000.00 | 0 | 500.00 |
| 10 General Fund Expend Total | | 2,149,299.48 | 3,475,250.00 | 1,577,378.20 | 3,074,650.00 |

Net Operating Revenue

949,675.00

**TOWN OF WEDDINGTON
POTENTIAL NON-OPERATING REVENUES & EXPENDITURES**

Changes in yellow

| | | PROPOSED FY2024 | APPROVED FY2023 |
|---|--|---|---|
| ESTIMATED OPERATING REVENUES | | 949,675.00 | 610,345.00 |
| Zoning & Permit Fees | | 5,000.00 | 5,000.00 |
| Subdivision Fees | | | |
| Future unidentified | | 5,000.00 | 5,000.00 |
| Driveway easement (to be collected in FY25) | | | |
| TOTAL ADJUSTED NET OPERATING REVENUES | | 959,675.00 | 620,345.00 |
| <u>Proposed non-operating expenditures to be funded</u> | | | |
| WCVFD | Fire service contract increase (3% ask; projecting ~2% ad valorem growth) Building maintenance | 24,500.00 | 16,050.00 |
| Police | Increase in contract price (approx 4%) | 13,400.00 | 17,850.00 |
| Public Safety | New radar trailer | | 12,500.00 |
| Attorney | Board of Adjustment; miscellaneous | | 2,500.00 |
| Parks & Rec | Spring Event (B30Shredding) - event now sponsored by Truliant | 0.00 | 0.00 |
| | Bunny Hop/Movie Nights/Back to School Drive | 1,500.00 | 1,500.00 |
| | Tree lighting/Christmas cards & decorations | 4,500.00 | 4,500.00 |
| | Litter sweeps | 0.00 | 750.00 |
| | Deputies/EMTs (Food Truck Fridays/Tree Lighting) | 2,500.00 | 4,000.00 |
| | Contract labor (i.e. patriotic banner installation, photographer, etc.) | 4,000.00 | 4,000.00 |
| | Food trucks | 4,000.00 | 4,000.00 |
| | Activities | 6,175.00 | 6,175.00 |
| | WCWAA public private partnership | 50,000.00 | |
| Office supplies | Ipads/laptops/etc (replacement upgrade) Cellphones for council/administrator Town banners | | 2,000.00 |
| Grounds maintenance | Landscape upgrades/medians/roundabout Town Hall park landscaping/mowing | 20,000.00 5,000.00 | 22,500.00 5,000.00 |
| Building Maintenance | Town Hall Electrical repairs Streaming | 15,000.00 7,000.00 | 7,000.00 |
| Consulting/ Contract Labor | Code Enforcement contract Code Enforcement (funds for remedies; Ambassador Ct) Planning Conferences (mediator/rental/etc) Transportation consulting (i.e. Kimley Horn intersection studies) Misc projects Urban Forester Land Use Plan | 7,500.00 3,500.00 22,500.00 5,000.00 100,000.00 | 10,000.00 0.00 22,500.00 15,000.00 5,000.00 |

| | | PROPOSED FY2024 | APPROVED FY2023 |
|----------------|---|----------------------------|----------------------------|
| | Archivist | 5,000.00 | |
| Salary adj | Merit/Bonus/Taxes/Benefits (estimated at 5%) | 14,750.00 | 11,000.00 |
| | Retirement benefits increase due to increase in rates | | 1,520.00 |
| Infrastructure | Deal Road intersection improvement | | 40,000.00 |
| | 12 Mile @ Beulah Church cost participation | 104,000.00 | 104,000.00 |
| | Tilley-Morris roundabout (FY23 budgets for 20% construction cost overrun) | | 145,000.00 |
| | Municipal participation in critical intersection funding | | |
| | Town participation in stoplights at Antioch Church/Forest Lawn & 12 Mile | | 35,000.00 |
| | Roundabout at Potter & Forest Lawn | 177,000.00 | 121,000.00 |
| Park | Site improvements | | |
| | Capital Grant to WCWAA | 500,000.00 | |
| Contingency | | | |
| | Total cost of non-operating expenditures | 1,096,825.00 | 620,345.00 |
| | Net Revenues/(Fund Balance Appropriation) | (137,150.00) | 0.00 |



MEMORANDUM

TO: Planning Board
FROM: Robert G. Tefft, Town Planner
DATE: March 13, 2023
SUBJECT: Discussion and Consideration on a Text Amendment to Section D-917D, Supplemental Requirements for Certain Uses; Section D-919, Temporary Structures and Uses; and Appendix 1, Definitions, of the Town of Weddington Unified Development Ordinance

BACKGROUND:

At its meeting of September 26, 2022, the Planning Board, as a part of its discussions regarding another text amendment, requested staff to prepare an amendment modifying the requirements for accessory uses and structures. The Planning Board discussed a parcel on Twelve Mile Creek Road where a very large accessory structure had been permitted and was under construction that appeared to be imposing upon neighboring properties due to its height and size.

Subsequently, at its meetings of October 24, 2022, January 23, 2023, and February 27, 2023, the Planning Board discussed a potential text amendment to the accessory uses and structures provisions within UDO Section D-917D. After discussion, the Planning Board unanimously recommended adoption of the proposed text amendment.

PROPOSAL:

Staff is proposing amendments to Section D-917D, Supplemental Requirements for Certain Uses; Section D-919, Temporary Structures and Uses; and Appendix 1, Definitions, of the UDO to replace the existing requirements for accessory uses and structures, and to relocate some existing language within more appropriate areas of the UDO.

OUTLINE OF TEXT AMENDMENT:

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

Section D-917D, Supplemental Requirements for Certain Uses:

The proposed text amendment provides for a complete overhaul of the existing provisions. The structure of this section has been changed from a single list of all possible standards to a subdivided list that will facilitate easier access to standards that may or may not be applicable to individual

proposals both now and in the future. Many of the existing standards, aside from their relocation, remain generally unchanged or have only been changed to provide for consistent phrasing and terminology. That said, there are a few new or substantially altered standards:

- While it is currently implied that accessory uses and structures are not to be located between the principal building and the road, it would now be clearly stated.
- While accessory structures are currently allowed to match the height of the principal building, the proposed language would require any accessory structure greater than 12 feet to be set back an additional one-foot from the side and rear lots lines for every one-foot of height above 12 feet until such time that it met the principal structure setback.
- Added a standard requiring accessory family dwellings to have a compatible exterior appearance to the principal dwelling.
- Added specific provisions concerning solar panels.
- Removed the standard requiring accessory uses and structures to have construction features that are residential in nature or character. This standard was determined to be ambiguous and in conflict with G.S. 160D-702(b).
- Removed the standard differentiating between the size of accessory structures on small and large lots. No distinction will exist given the size of the lot – only the relative size of the principal building will govern the size of the accessory structure, and this would be established so that accessory structure not cumulatively exceed 50 percent of the gross floor area of the principal structure.
- Removed the standard explicitly requiring compliance with the Code of Ordinances. Compliance with the Code of Ordinances is already required for all development, uses, etc. in all instances.
- Removed the standard regulating the size of accessory family dwellings separately from the size of all other accessory structure types as there was no apparent need for this distinction.

Section D-919, Temporary Structures and Uses:

The proposed text amendment will relocate existing language from Section D-917D.M.9 into the list of permissible temporary structures and uses. This language provided for the occupancy of a travel trailer, recreational vehicle, or licensed motor vehicle as an accessory family dwelling for no more than 30 days per calendar year. While this language could seem appropriate in its current location given that this is where accessory family dwellings are regulated, it is determined to be more appropriate that this language be located amongst the other temporary structures and uses that provide the appropriate framework for its regulation. It is noted that, aside from its relocation, the language being added to this section has not been altered from its current form.

Appendix 2, Submittal Requirements:

The proposed text amendment will amend the existing definitions for Accessory Family Dwelling, and Accessory Use, while adding definitions for Accessory Structure and Swimming Pool in order to provide clarity and consistency with the revisions being made elsewhere in the UDO.

Staff offers the modifications attached in Draft Ordinance No. 2023-02 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 ~~strike through~~ 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.

RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

Attachments:

- Proposed Draft Ordinance No. 2023-02

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING SECTION D-917D, SUPPLEMENTAL REQUIREMENTS FOR CERTAIN USES, TO MODIFY THE REQUIREMENTS FOR ACCESSORY USES AND STRUCTURES; AMENDING SECTION D-919, TEMPORARY STRUCTURES AND USES, BY RELOCATING AN EXISTING PROVISION CONCERNING TEMPORARY ACCESSORY FAMILY DWELLINGS; AMENDING APPENDIX 1, DEFINITIONS, TO MODIFY THE DEFINITION FOR ACCESSORY FAMILY DWELLINGS; 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 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, Section D-917D, Supplemental Requirements for Certain Uses, be amended to read as follows:

D-917D Supplemental Requirements for Certain Uses

~~**M. Accessory Uses and Structures.** Minor uses or structures which are necessary to the operation or enjoyment of a permitted principal use, and are appropriate, incidental, and subordinate to any such uses, shall be permitted in all districts with certain exceptions as described herein as an accessory use, subject to the following:~~

- ~~1. Accessory uses or structures, well houses, and swimming pools shall be located no closer than the setback for the principal building or 15 feet to any side or rear lot line whichever is less. Well houses shall be allowed in any yard.~~
- ~~2. Notwithstanding any other provision in this section, any accessory structure with a building footprint exceeding 200 square feet may be located in any nonrequired side or rear yard and must comply with all setback requirements of principal structures for that zoning district.~~

- ~~3. In any residential district or on any lot containing a principal residential use, no accessory use or structure shall be permitted that involves or requires any construction features which are not residential in nature or character.~~
- ~~4. Accessory uses shall be located on the same lot as the principal use.~~
- ~~5. An accessory building other than barns or farm-related structures may not exceed the height of the principal building.~~
- ~~6. Other than barns or farm-related structures, the total combined square footage of all accessory structures (including above-ground swimming pools) on any parcel less than six acres shall not exceed two-thirds of the footprint of the principal building. On lots 6 acres or greater, the total combined footprints of all principal and accessory structures (including above-ground swimming pools) shall not exceed 15 percent of the gross lot area.~~
- ~~7. Roofed accessory uses physically attached or connected to the principal building shall be considered a part of the principal building and shall be subject to the setback requirements for the principal building.~~
- ~~8. A swimming pool shall be considered an accessory use. A swimming pool can be located in the rear yard on all residential properties, or in the side yard provided the principal structure has a minimum 200-foot front setback and the pool will have a minimum 150-foot side setback. In all other situations, it will be subject to a conditional use approval as provided in Article III of this UDO.~~
- ~~9. Occupancy of a travel trailer, recreational vehicle (RV), or licensed motor vehicle as an accessory family dwelling shall be permitted for no more than 30 total days per calendar year.~~
- ~~10. Accessory family dwellings: An incidental structure or an incidental area within a primary structure that is capable of being used as a separate dwelling and that is generally occupied and used by a different person(s) than the person(s) that generally occupies and uses the property's primary dwelling. Such a separate structure or area shall be considered an accessory family dwelling whether it is detached from the primary dwelling, attached to the primary dwelling, or partially or completely contained within the primary dwelling.~~
- ~~11. When allowed, accessory family dwellings shall be subject to the following additional requirements:
 - ~~a. Accessory family dwellings shall comply with all applicable provisions of the Weddington Code of Ordinances.~~
 - ~~b. At least one additional off-street parking space shall be provided for the use of those occupying the accessory family dwelling unless the Administrator determines that sufficient off-street parking already exists to accommodate both the property's primary dwelling and the accessory family dwelling.~~
 - ~~c. An accessory family dwelling shall be allowed only on lots that meet the minimum lot area requirement of the applicable zoning district.~~
 - ~~d. Only one accessory family dwelling shall be allowed per lot.~~~~

- ~~e. The accessory family dwelling shall meet all setback requirements applicable to principal structures in the zoning district.~~
- ~~f. The heated floor area of the accessory family dwelling shall not exceed 30 percent of the gross floor area of the primary dwelling. *Commentary:* Examples of accessory dwelling square footage are: A 1,333 square foot primary dwelling is needed for a 400 square foot accessory family dwelling. (30 percent of 1,333 = 400).~~
- ~~g. The property including the accessory family dwelling shall retain a single family appearance from the street. By example only and not for purposes of limitation, the accessory family dwelling shall not have its own separate mailbox, and it must share driveway access with the primary dwelling.~~

M. Accessory Uses and Structures. The purpose of this subsection is to establish standards for accessory uses and structures so that they contribute to the comfort and convenience of the principal use/structure, while not detracting from the character of the neighborhood. Accessory use and structures shall be customarily found in conjunction with the subject principal use; shall constitute only an incidental or insubstantial part of the total activity that takes place on the subject lot; and are integrally related to the principal use.

1. General Standards.

a. Establishment. Accessory structures must be constructed in conjunction with or after the principal structure. Accessory structures may not be built prior to the construction of the principal structure.

b. Location and Setbacks.

1. Accessory uses and structures shall be located on the same lot as the principal use.

2. Accessory uses and structures, including swimming pools, shall be located at least 15 feet from any side or rear lot line. Pool decks, driveways, and similar "at grade" structures may be located within this setback area but shall be located at least 5 feet from any side or rear lot line.

3. Accessory structures such as hot tubs, whirlpools, jacuzzies, and the like, shall be required to be within the setbacks for a principal structure.

4. Accessory uses and structures shall not be located closer to any adjacent right-of-way or street than is the principal use/structure.

5. Well houses shall be allowed within any setback area, provided they are not located within 15 feet of a right-of-way or street, or within 5 feet of any side or rear lot line.

c. Height.

1. Accessory structures greater than 12 feet in height shall be set back from side and rear lot lines an additional one-foot for every one-foot

of height, or fraction thereof, exceeding 12 feet up to the required principal structure setback.

2. In no instance shall an accessory structure exceed the height of the principal structure.

3. Barns and other bona fide farm-related structures shall not be limited in their height by these accessory use and structure provisions and shall instead only be limited by the otherwise established maximum building height for their respective zoning district

d. Other than barns and other bona fide farm-related structures, accessory structures shall not cumulatively exceed 50 percent of the gross floor area of the principal structure.

e. Accessory structures must be separated by a minimum distance of 5 feet from all other accessory and principal structures.

f. Roofed accessory structures that are physically attached or otherwise connected to the principal structure shall be considered a part of the principal structure and shall be subject to those same setback and height requirements as the principal structure.

2. Specific Standards.

a. Accessory Family Dwellings. Accessory family dwellings shall be subject to the following:

1. Accessory family dwellings shall be allowed only on lots that meet the minimum lot area requirement of the applicable zoning district.

2. No more than one accessory family dwelling shall be permitted on a single deeded lot in conjunction with the principal dwelling.

3. The heated floor area of the accessory family dwelling shall not exceed 30 percent of the gross floor area of the principal dwelling.

4. The accessory family dwelling shall meet all setback requirements applicable to principal structures in the zoning district.

5. At least one additional off-street parking space shall be provided for the use of those occupying the accessory family dwelling.

6. The exterior appearance of the accessory family dwelling unit shall be compatible to the principal dwelling.

b. Solar Panels.

1. Despite being physically attached to either a principal or accessory structure, solar panels shall be considered an accessory structure and shall be permitted as such.

2. The installation of roof mounted solar panels shall not cause an otherwise conforming building to become nonconforming with regard to height requirements.

Section 2. That Unified Development Ordinance, Section D-919, Temporary Structures and Uses, be amended to read as follows:

Section D-919. Temporary Structures and Uses. Temporary structures and uses, when in compliance with all applicable provisions of this UDO and all ordinances of the Town, shall be approved by the Administrator, who shall issue a permit for such approval. The following temporary structures and uses shall be permitted:

E. Occupancy of a travel trailer, recreational vehicle (RV), or licensed motor vehicle as an accessory family dwelling shall be permitted for no more than 30 total days per calendar year.

Section 3. That Unified Development Ordinance, Appendix 1, Definitions, be amended to read as follows:

APPENDIX I, DEFINITIONS

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:

Accessory family dwelling means an incidental structure on the same lot as the single-family dwelling that is the principal use on that lot or an incidental area within a primary structure that is capable of being used as a separate dwelling and that is generally occupied and used by different person(s) than those who generally occupy and use the property's primary single-family dwelling.

Accessory structure means a structure located on the same parcel of land as the principal structure and the use of which is customarily incidental to the use of the principal structure.

Accessory use means a use clearly incidental and subordinate to the principal use that exists on the same lot with the principal use and is subordinate and clearly incidental to the principal use.

Swimming pool means any in-ground or above-ground tank or tub for swimming or wading, excluding hot tubs, whirlpools, jacuzzies, and the like.

Section 4. 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 5. 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 6. 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 7. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.

Section 8. 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



Memorandum

TO: Mayor and Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: March 13, 2023

SUBJECT: Annexation Petition

The Town received a petition for voluntary annexation for two contiguous parcels, numbers M7150010 and F7150010 containing approximately 8.3 acres located on Forest Lawn Drive.

At the February Town Council meeting, staff was directed to investigate the sufficiency of the petition and Council called for a public hearing on the question of annexation to be held on March 13, 2023 at Weddington Town Hall at 7:00 p.m. The petition has been determined to be sufficient.

Staff requests that Council adopt the annexation ordinance for parcels M7150010 and F7150010 as presented.



Certificate of Sufficiency
Annexation Petition 2023-01

To the Mayor and Councilmembers of the Town of Weddington, North Carolina;

I, Karen Dewey, Town Administrator/Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact said petition is sufficient and signed by all owners of real property lying in the area described therein, accordance with G.S. 160A-31.

In witness whereof, I have set my hand and affixed the seal of the Town of Weddington, NC this 13th day of February, 2023.



Karen Dewey, Town Administrator/Clerk





**Ordinance for Annexation Petition 2023-01 to Extend the Corporate Limits
of the Town of Weddington, North Carolina**

WHEREAS, the Weddington Town Council has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Weddington Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Weddington Town Hall at 1924 Weddington Road on March 13th, 2023 at 7:00 p.m..

WHEREAS, the Weddington Town Council finds that the petition meets the requirements of G.S. 160A-31;

NOW THEREFORE, BE IT ORDAINED, by the Weddington Town Council of Weddington, North Carolina that:

Section 1: By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed, **effective March or April?**, and made part of the Town of Weddington, North Carolina.

The real property comprising of Tax Parcels F7150010 and M7150010 as set forth on **Exhibit A** attached hereto and incorporated herein.

Section 2: Upon and after **March 13, 2023**, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Weddington, North Carolina and shall be entitled to the same privileges and benefits as other parts of the Town of Weddington, North Carolina. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3: The Town Administrator/Clerk of the Town of Weddington, North Carolina shall cause to be recorded in the office of the Register of Deeds of Union County, and in the office of Secretary of State of North Carolina, an accurate map of the annexed territory, described in Section (1) above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Union County Board of Elections as required by G.S. 162-288.1.

Duly adopted this the 13th day of March, 2023.

D. Craig Horn, Mayor


ATTEST:

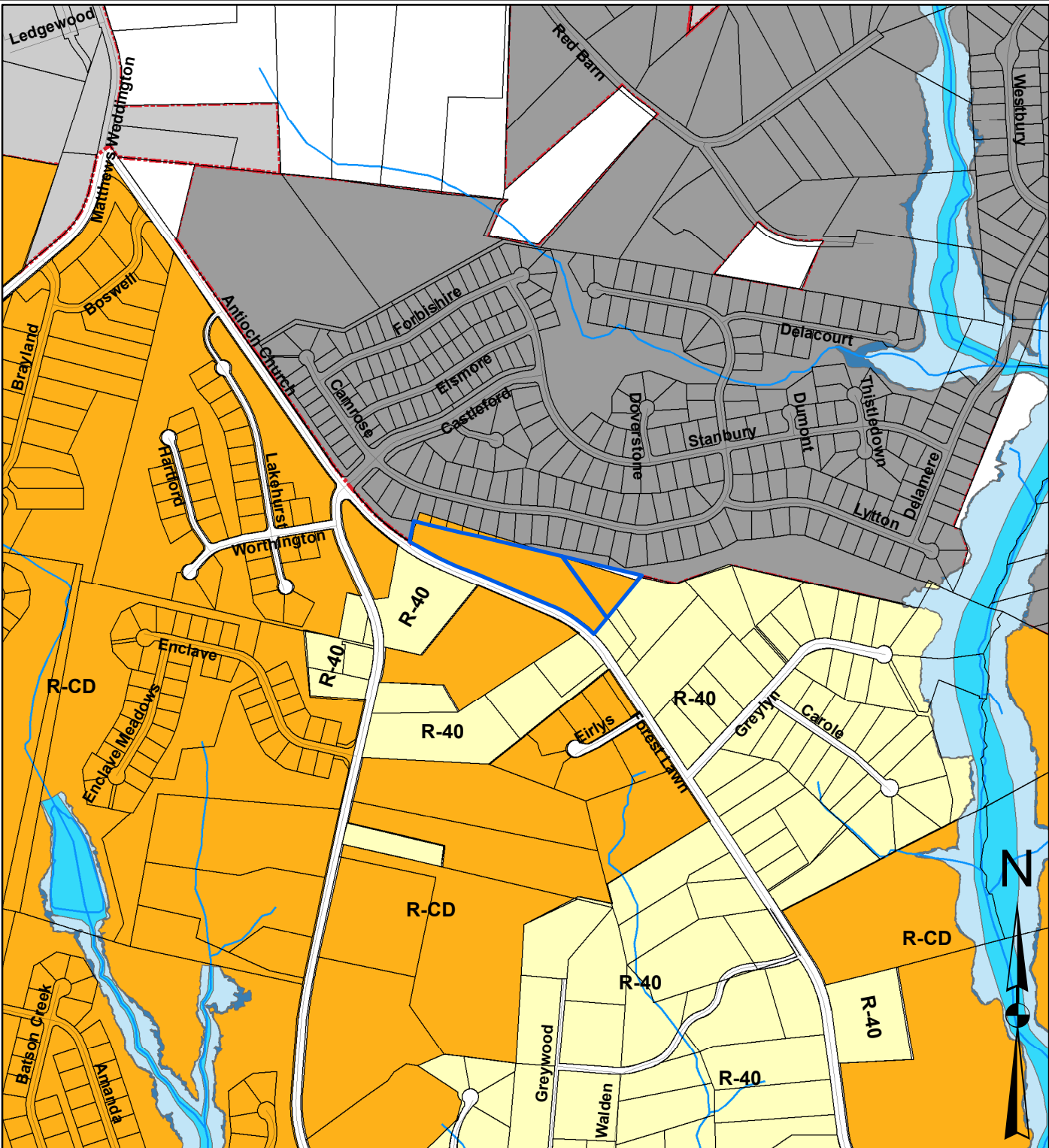
Karen Dewey Town Administrator/Clerk

Zoning Map: Annexation Petition 2023-01

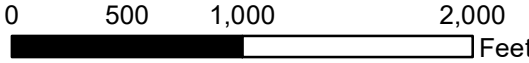
Map Prepared 2023 03-06

Legend

-  0.2% Annual Chance
-  AE
-  AE-FW
-  Streams
-  B1 (CD)
-  B2 (CD)
-  ED
-  MX
-  R-40
-  R-40D
-  R-60
-  R-80
-  R-CD
-  RE
-  Indian Trail
-  Stallings
-  Union County



This Map was produced by the Town of Weddington Planning Department. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



2023

2022

Assets

| | | | |
|-------------|-------------------------------------|---------------------|---------------------|
| 10-1120-000 | SOUTH STATE CHECKING ACCOUNT | 778,381.99 | 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 | 2,678,157.46 | 1,764,466.50 |
| 10-1130-001 | BB&T/TRUIST MONEY MARKET | 250,023.43 | 250,008.93 |
| 10-1140-000 | WACHOVIA | 0.00 | 0.00 |
| 10-1170-000 | NC CASH MGMT TRUST | 2,098,619.73 | 559,707.00 |
| 10-1205-000 | A/R OTHER | 0.00 | 0.00 |
| 10-1210-000 | A/R SOLID WASTE FEES | 207,338.15 | 0.00 |
| 10-1211-001 | A/R PROPERTY TAX | 54,852.60 | 19,874.01 |
| 10-1212-001 | A/R PROPERTY TAX - 1ST YEAR PRIOR | 5,231.07 | 1,431.14 |
| 10-1212-002 | A/R PROPERTY TAX - NEXT 8 PRIOR YRS | 4,620.06 | 3,666.54 |
| 10-1213-000 | A/R PROPERTY TAX INTEREST RECEIVABL | 2,883.17 | 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 | 2,513,697.44 | 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>8,841,875.60</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 | 1,920.01 | 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 | 4,293.00 | 0.00 |
| 10-2156-000 | LIFE INSURANCE PAYABLE | 43.20 | 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 | 2,883.17 | 2,537.74 |
| 10-2610-000 | DEFERRED REVENUE SOLID WASTE FEES | 207,338.15 | 0.00 |
| 10-2620-000 | DEFERRED REVENUE - DELQ TAXES | 5,231.07 | 1,431.14 |
| 10-2625-000 | DEFERRED REVENUE - CURR YR TAX | 54,852.60 | 19,874.01 |
| 10-2630-000 | DEFERRED REVENUE-NEXT 8 | 4,620.06 | 3,666.54 |
| | Total Liabilities | <u>356,183.51</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 | 2,761,097.05 | 2,761,097.05 |
| 10-2640-005 | CURRENT YEAR EQUITY YTD | 0.00 | 0.00 |
| | Total | <u>6,712,653.51</u> | <u>6,712,653.51</u> |

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 02/28/23

| | 2023 | 2022 |
|----------------------------------|---------------------|---------------------|
| Revenue | 2,641,448.28 | 2,848,267.98 |
| Less Expenses | 1,567,378.20 | 2,149,299.48 |
| Net | <u>1,074,070.08</u> | <u>698,968.50</u> |
| Total Fund Balance | <u>7,786,723.59</u> | <u>7,411,622.01</u> |
| Total Liabilities & Fund Balance | <u>8,142,907.10</u> | <u>7,532,175.18</u> |

Revenue Account Range: First to Last Include Non-Anticipated: Yes Year To Date As Of: 02/28/23
 Expend Account Range: First to Last Include Non-Budget: No Current Period: 02/01/23 to 02/28/23
 Print Zero YTD Activity: No Prior Year: 02/01/22 to 02/28/22

| Revenue Account | Description | Prior Yr Rev | Anticipated | Current Rev | YTD Revenue | Cancel | Excess/Deficit | % Real |
|-----------------|-------------------------------------|--------------|--------------|-------------|--------------|--------|----------------|--------|
| 10-3101-110 | AD VALOREM TAX - CURRENT | 7,844.97 | 1,400,000.00 | 16,829.91 | 1,429,899.71 | 0.00 | 29,899.71 | 102 |
| 10-3102-110 | AD VALOREM TAX - 1ST PRIOR YR | 280.54 | 2,500.00 | 20.47 | 14,771.36 | 0.00 | 12,271.36 | 591 |
| 10-3103-110 | AD VALOREM TAX - NEXT 8 YRS PRIOR | 43.84 | 2,250.00 | 4.12 | 437.74 | 0.00 | 1,812.26- | 19 |
| 10-3110-121 | AD VALOREM TAX - MOTOR VEH CURRENT | 0.00 | 110,000.00 | 11,088.63 | 78,835.00 | 0.00 | 31,165.00- | 72 |
| 10-3115-180 | TAX INTEREST | 213.09 | 2,250.00 | 291.88 | 1,410.84 | 0.00 | 839.16- | 63 |
| 10-3120-000 | SOLID WASTE FEE REVENUES | 0.00 | 560,000.00 | 56,114.29 | 412,401.85 | 0.00 | 147,598.15- | 74 |
| 10-3231-220 | LOCAL OPTION SALES TAX REV - ART 39 | 0.00 | 540,000.00 | 56,804.66 | 406,531.45 | 0.00 | 133,468.55- | 75 |
| 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 | 0.00 | 457,500.00 | 0.00 | 240,257.56 | 0.00 | 217,242.44- | 53 |
| 10-3329-220 | ARPA FEDERAL FUNDS | 0.00 | 316,000.00 | 0.00 | 0.00 | 0.00 | 316,000.00- | 0 |
| 10-3340-400 | ZONING & PERMIT FEES | 110.00 | 10,000.00 | 2,597.50 | 18,680.00 | 0.00 | 8,680.00 | 187 |
| 10-3350-400 | SUBDIVISION FEES | 0.00 | 10,000.00 | 1,100.00 | 4,947.50 | 0.00 | 5,052.50- | 49 |
| 10-3360-400 | STORMWATER EROSION CONTROL FEES | 0.00 | 10,000.00 | 0.00 | 330.00 | 0.00 | 9,670.00- | 3 |
| 10-3830-891 | MISCELLANEOUS REVENUES | 0.00 | 1,000.00 | 210.00 | 3,962.80 | 0.00 | 2,962.80 | 396 |
| 10-3831-491 | INVESTMENT INCOME | 20.10 | 8,750.00 | 7,173.43 | 38,982.47 | 0.00 | 30,232.47 | 446 |
| | 10 General Fund Revenue Total | 8,512.54 | 3,475,250.00 | 152,234.89 | 2,651,448.28 | 0.00 | 823,801.72- | 76 |

| 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 |
| 10-4110-110 | SOLID WASTE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4110-115 | SOLID WASTE | 0.00 | 545,000.00 | 85,615.38 | 173,447.39 | 0.00 | 371,552.61 | 32 |
| 10-4110-120 | FIRE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4110-126 | FIRE DEPT SUBSIDIES | 66,785.42 | 817,675.00 | 68,121.08 | 543,632.98 | 0.00 | 274,042.02 | 66 |
| 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 | 0.00 | 334,775.00 | 94.50 | 251,978.19 | 0.00 | 82,796.81 | 75 |
| 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 | 11,238.50 | 67,500.00 | 5,000.00 | 41,687.50 | 0.00 | 25,812.50 | 62 |
| 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 |
| 10-4110-340 | PUBLICATIONS | 0.00 | 2,500.00 | 0.00 | 0.00 | 0.00 | 2,500.00 | 0 |
| 10-4110-342 | HOLIDAY/TREE LIGHTING | 0.00 | 9,250.00 | 0.00 | 8,266.17 | 0.00 | 983.83 | 89 |

WEDDINGTON
Statement of Revenue and Expenditures

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|----------------|-------------------------------------|------------------|---------------------|-------------------|---------------------|-------------|-------------------|-----------|
| 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 | 75,000.00 | 0.00 | 0.00 | 0.00 | 75,000.00 | 0 |
| | 4110 GENERAL GOVERNMENT | 78,023.92 | 1,883,875.00 | 158,830.96 | 1,019,012.23 | 0.00 | 864,862.77 | 54 |
| 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 | 4,017.00 | 54,000.00 | 4,218.50 | 35,253.59 | 0.00 | 18,746.41 | 65 |
| 10-4120-123 | SALARIES - TAX COLLECTOR | 3,709.63 | 55,500.00 | 3,934.47 | 34,916.29 | 0.00 | 20,583.71 | 63 |
| 10-4120-124 | SALARIES - FINANCE OFFICER | 1,017.29 | 19,175.00 | 2,972.16 | 13,391.97 | 0.00 | 5,783.03 | 70 |
| 10-4120-125 | SALARIES - MAYOR & TOWN COUNCIL | 2,100.00 | 25,200.00 | 2,100.00 | 16,800.00 | 0.00 | 8,400.00 | 67 |
| 10-4120-181 | FICA EXPENSE | 829.56 | 11,500.00 | 1,011.71 | 7,677.65 | 0.00 | 3,822.35 | 67 |
| 10-4120-182 | EMPLOYEE RETIREMENT | 1,503.60 | 21,750.00 | 1,646.91 | 14,174.32 | 0.00 | 7,575.68 | 65 |
| 10-4120-183 | EMPLOYEE INSURANCE | 1,160.00 | 14,590.00 | 1,215.00 | 9,720.00 | 0.00 | 4,870.00 | 67 |
| 10-4120-184 | EMPLOYEE LIFE INSURANCE | 15.68 | 200.00 | 16.64 | 133.12 | 0.00 | 66.88 | 67 |
| 10-4120-185 | EMPLOYEE S-T DISABILITY | 13.00 | 175.00 | 13.50 | 108.00 | 0.00 | 67.00 | 62 |
| 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 | 9,083.18 | 51,500.00 | 11,137.50 | 22,527.16 | 0.00 | 28,972.84 | 44 |
| 10-4120-200 | OTHER ADMINISTRATIVE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4120-205 | OFFICE SUPPLIES - ADMIN | 436.82 | 9,000.00 | 251.17 | 2,312.03 | 0.00 | 6,687.97 | 26 |
| 10-4120-210 | PLANNING CONFERENCE | 307.98 | 3,500.00 | 0.00 | 2,100.00 | 0.00 | 1,400.00 | 60 |
| 10-4120-321 | TELEPHONE - ADMIN | 131.36 | 2,000.00 | 136.27 | 681.63 | 0.00 | 1,318.37 | 34 |
| 10-4120-325 | POSTAGE - ADMIN | 0.00 | 2,500.00 | 0.00 | 580.50 | 0.00 | 1,919.50 | 23 |
| 10-4120-331 | UTILITIES - ADMIN | 683.03 | 5,000.00 | 44.87 | 2,027.02 | 0.00 | 2,972.98 | 41 |
| 10-4120-351 | REPAIRS & MAINTENANCE - BUILDING | 0.00 | 7,500.00 | 0.00 | 0.00 | 0.00 | 7,500.00 | 0 |
| 10-4120-352 | REPAIRS & MAINTENANCE - EQUIPMENT | 3,051.78 | 100,000.00 | 3,736.42 | 47,548.36 | 0.00 | 52,451.64 | 48 |
| 10-4120-354 | REPAIRS & MAINTENANCE - GROUNDS | 3,750.00 | 102,500.00 | 3,750.00 | 37,998.00 | 0.00 | 64,502.00 | 37 |
| 10-4120-355 | REPAIRS & MAINTENANCE - PEST CONTRL | 0.00 | 1,500.00 | 0.00 | 473.36 | 0.00 | 1,026.64 | 32 |
| 10-4120-356 | REPAIRS & MAINTENANCE - CUSTODIAL | 400.00 | 6,000.00 | 500.00 | 3,315.17 | 0.00 | 2,684.83 | 55 |
| 10-4120-370 | ADVERTISING - ADMIN | 0.00 | 1,000.00 | 17.00 | 81.60 | 0.00 | 918.40 | 8 |
| 10-4120-397 | TAX LISTING & TAX COLLECTION FEES | 0.00 | 500.00 | 0.00 | 401.31 | 0.00 | 98.69 | 80 |
| 10-4120-400 | ADMINISTRATIVE:TRAINING | 225.00- | 8,000.00 | 414.50 | 5,891.38 | 0.00 | 2,108.62 | 74 |
| 10-4120-410 | ADMINISTRATIVE:TRAVEL | 455.98 | 4,000.00 | 0.00 | 3,096.74 | 0.00 | 903.26 | 77 |
| 10-4120-450 | INSURANCE | 0.00 | 17,000.00 | 0.00 | 16,436.45 | 0.00 | 563.55 | 97 |
| 10-4120-491 | DUES & SUBSCRIPTIONS | 0.00 | 26,000.00 | 0.00 | 15,593.04 | 0.00 | 10,406.96 | 60 |
| 10-4120-498 | GIFTS & AWARDS | 0.00 | 2,000.00 | 0.00 | 1,186.28 | 0.00 | 813.72 | 59 |
| 10-4120-499 | MISCELLANEOUS | 730.36 | 145,500.00 | 3,752.70 | 11,985.83 | 0.00 | 133,514.17 | 8 |
| 10-4120-500 | CAPITAL EXPENDITURES | 0.00 | 19,500.00 | 0.00 | 0.00 | 0.00 | 19,500.00 | 0 |

WEDDINGTON
Statement of Revenue and Expenditures

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|----------------|--------------------------------------|---------------|--------------|--------------|--------------|--------|--------------|--------|
| | 4120 ADMINISTRATIVE | 33,171.25 | 725,340.00 | 40,869.32 | 306,410.80 | 0.00 | 418,929.20 | 42 |
| 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 |
| 10-4130-121 | SALARIES - ZONING ADMINISTRATOR | 0.00 | 82,500.00 | 6,875.00 | 55,178.48 | 0.00 | 27,321.52 | 67 |
| 10-4130-123 | SALARIES - ADMINISTRATIVE ASSISTANT | 1,174.50 | 26,500.00 | 1,370.25 | 12,433.58 | 0.00 | 14,066.42 | 47 |
| 10-4130-124 | SALARIES - PLANNING BOARD | 325.00 | 5,150.00 | 250.00 | 1,650.00 | 0.00 | 3,500.00 | 32 |
| 10-4130-125 | SALARIES - SIGN REMOVAL | 222.74 | 7,500.00 | 252.00 | 2,205.00 | 0.00 | 5,295.00 | 29 |
| 10-4130-181 | FICA EXPENSE - P&Z | 131.77 | 9,000.00 | 514.57 | 4,230.24 | 0.00 | 4,769.76 | 47 |
| 10-4130-182 | EMPLOYEE RETIREMENT - P&Z | 0.00 | 17,000.00 | 1,045.00 | 8,387.13 | 0.00 | 8,612.87 | 49 |
| 10-4130-183 | EMPLOYEE INSURANCE | 0.00 | 14,635.00 | 1,017.00 | 8,136.00 | 0.00 | 6,499.00 | 56 |
| 10-4130-184 | EMPLOYEE LIFE INSURANCE | 0.00 | 375.00 | 26.56 | 212.48 | 0.00 | 162.52 | 57 |
| 10-4130-185 | EMPLOYEE S-T DISABILITY | 0.00 | 175.00 | 13.50 | 108.00 | 0.00 | 67.00 | 62 |
| 10-4130-190 | CONTRACTED SERVICES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4130-192 | CONSULTING STORMWATER CONTROL | 23,809.23 | 95,000.00 | 10,760.31 | 39,768.51 | 0.00 | 55,231.49 | 42 |
| 10-4130-193 | CONSULTING | 2,076.00 | 125,000.00 | 2,705.25 | 15,654.75 | 0.00 | 109,345.25 | 13 |
| 10-4130-194 | CONSULTING - COG | 0.00 | 15,000.00 | 0.00 | 1,848.00 | 0.00 | 13,152.00 | 12 |
| 10-4130-195 | STORMWATER EROSION CONTROL | 8,147.71- | 0.00 | 2,827.64- | 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 | 429.70 | 7,500.00 | 251.17 | 3,136.84 | 0.00 | 4,363.16 | 42 |
| 10-4130-202 | ZONING SPECIFIC OFFICE SUPPLIES | 0.00 | 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 | 447,450.00 | 0.00 | 95,000.00 | 0.00 | 352,450.00 | 21 |
| 10-4130-321 | TELEPHONE - PLANNING & ZONING | 131.35 | 2,000.00 | 136.24 | 954.19 | 0.00 | 1,045.81 | 48 |
| 10-4130-325 | POSTAGE - PLANNING & ZONING | 0.00 | 2,500.00 | 0.00 | 580.51 | 0.00 | 1,919.49 | 23 |
| 10-4130-331 | UTILITIES - PLANNING & ZONING | 879.33 | 5,000.00 | 137.97 | 2,471.46 | 0.00 | 2,528.54 | 49 |
| 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 | 21,031.91 | 866,035.00 | 22,527.18 | 251,955.17 | 0.00 | 614,079.83 | 29 |
| | 10 General Fund Expend Total | 132,227.08 | 3,475,250.00 | 222,227.46 | 1,577,378.20 | 0.00 | 1,897,871.80 | 45 |

10 General Fund

| | Prior | Current | YTD |
|-------------|-------------|------------|--------------|
| Revenues: | 8,512.54 | 152,234.89 | 2,651,448.28 |
| Expended: | 132,227.08 | 222,227.46 | 1,577,378.20 |
| Net Income: | 123,714.54- | 69,992.57- | 1,074,070.08 |

WEDDINGTON
Statement of Revenue and Expenditures

| Expend Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Cancel | Balance | % Expd |
|----------------|-------------|---------------|----------|--------------|--------------|--------|---------|--------|
|----------------|-------------|---------------|----------|--------------|--------------|--------|---------|--------|

Grand Totals

| | Prior | Current | YTD |
|-------------|--------------------|-------------------|---------------------|
| Revenues: | <u>8,512.54</u> | <u>152,234.89</u> | <u>2,651,448.28</u> |
| Expended: | <u>132,227.08</u> | <u>222,227.46</u> | <u>1,577,378.20</u> |
| Net Income: | <u>123,714.54-</u> | <u>69,992.57-</u> | <u>1,074,070.08</u> |

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: March 13, 2023

SUBJECT: Monthly Report–February 2023

| | |
|---|--------------------|
| Transactions: | |
| Balance Adjustments | \$(11.72) |
| | |
| | |
| Taxes Collected: | |
| 2022 | \$(17,146.38) |
| As of February 28, 2023; the following taxes remain Outstanding: | |
| | |
| 2012 | \$254.18 |
| 2013 | \$273.97 |
| 2014 | \$264.54 |
| 2015 | \$620.43 |
| 2016 | \$421.78 |
| 2017 | \$804.01 |
| 2018 | \$541.63 |
| 2019 | \$1366.12 |
| 2020 | \$1437.13 |
| 2021 | \$5,635.28 |
| 2022 | \$55,973.43 |
| Total Outstanding: | \$67,592.50 |