



**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 **AMENDED**

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
 - ** E. Adoption of General Records Retention and Disposition Schedule and Local Government Agencies Program Records Schedule
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



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MINUTES
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1. Call to Order

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

2. Determination of Quorum

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

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

Visitors: Eeva Deshon, Jim Bell, Harry Chilcot, Mike Morse, Scott Swierski, Donald Jacobs, Elaina Wolfe, Neil Wolfe, Jack Plyler, Preben Andersen, Amanda Jarrell, Mike Hargrave, Scott Benjamin, Hugh Clark, Bill Deter, Patricia Hines, Rusty Setzer, Patty Siebert, Mark Siebert, Wendy Zalinsky, Kari Duffy, Jim Duffy, Tracy Stone, Tom Smith

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Staff requested to add item 9.E. to the Consent Agenda: adoption of General Records Retention and Disposition Schedule and Local Government Agencies Program Records Schedule and to remove item 11.B. Report from the February Western Union Municipal Alliance meeting.

Motion: Councilmember Pruitt 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 reported that the Food Truck Friday events will be the first 3 Fridays in May. On Saturday, May 6th the town will sponsor a shredding event here at town hall from 10 a.m. to p.m. We could use some volunteers to help.

Mayor Horn reported that the monthly Coffee with the Mayor will be Wednesday, 22 March from 5-7 p.m. The next Western Union Municipal Alliance meeting will be Thursday, 23 March from 4:00 to 5:30 p.m. at Stallings Town Hall. The newly appointed County Manager Brian Matthews will be there to discuss cost overruns

7. Public Comments

Eva Deshawn 9031 Pine Laurel Drive: Ms. Deshawn praised the deputies for their help in the Highgate neighborhood. They have been helpful with crime watch and prevention and have been very responsive and made residents feel safer.

Council also commented on the professionalism and top quality Weddington Deputies: Deputy Joseph Kropp, Deputy Grant Wrenn, and Deputy Tex Huffman.

Jack Plyler 1015 Estate Lane: Mr. Plyler commented on the new conditional zoning application and that it is missing the notarized statement from the property owner. He commented on the past public records request and that there were personal emails to/from elected and appointed officials. He asked who the custodian of those records is and what the policy is for records retention. Lastly, Mr. Plyer commented on the public hearing notices published in the paper. He stated that they needed to be published two times.

8. Public Safety Report

Deputy Kropp gave the Public Safety Report. He stated that he has reached out to NCDOT about the missing markings on the roadways. He shared the link to NCDOT maintenance projects and asked staff to post on the website. Deputy Kropp stated his appreciation for the kind words from the Highgate residents and he will pass along the gratitude to Deputies Wrenn and Huffman.

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
- ** E. *Adoption of General Records Retention and Disposition Schedule and Local Government Agencies Program Records Schedule*

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

Vote: The motion passed with a unanimous vote.

10. Old Business

- A. Discussion of FY 2023-2024 Preliminary Budget

Ms. Gaylord presented the Preliminary FY 2023-2024 budget. It includes a full year of solid waste revenues and money for the WCWAA grant and public private partnership. Sales tax revenues are budgeted higher. Some publication costs will be added for town wide mailings.

Mayor Horn asked when the final budget would be presented, and the public hearing held. Ms. Gaylord responded that the final budget is usually presented in May with the public hearing held at the June regular town council meeting.

Staff will check with the potential recycling funds from state.

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.

Mr. Tefft gave the staff report: at the September 26, 2022 Planning Board meeting, as a part of discussions regarding another text amendment, the Board 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 the October 24, 2022, January 23, 2023, and February 27, 2023 meetings, 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.

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.

- Proposed text amendment provides for a complete overhaul of the existing provisions
- Structure changed from single list of standards to subdivided list facilitating easier access to standards
- Many existing standards, aside from relocation, remain generally unchanged or changed only to provide consistent phrasing and terminology
- New or substantially altered standards for accessory uses/structures involve:
 - Architectural appearance
 - Front setback
 - Height
 - Cumulative size
- Relocate existing language from Section D-917D(M)(9) into the list of permissible temporary structures and uses
- Amends existing definitions for Accessory Family Dwelling, and Accessory Use
- Adds definitions for Accessory Structure, and Swimming Pool

Mayor Horn opened the Public Hearing at 7:38 p.m.

Tom Smith 1840 Tanglebriar Court: Mr. Smith commented on adding standards for impervious surface impact.

Mayor Horn closed the public hearing at 7:40 p.m.

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.

Councilmember Pruitt asked about permeable surface standards in the town ordinance. Staff will check in the stormwater ordinance and look for any standards.

Motion: Councilmember Howie made a motion to approve the 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.

Vote: The motion passed with a unanimous vote.

The Land Use Plan Consistency Statement:

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, nor preclude the fulfillment 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.

Motion: Mayor Pro Tem Propst moved to approve the Land Use Plan Consistency Statement.

Vote: The motion passed with a unanimous vote.

B. Public Hearing on Annexation Petition 2023-01

Mayor Horn opened the Public Hearing at 7:45 p.m.

Scott Swierski, petitioner for the annexation, commented that he was the owner of the property and that through the Weddington zoning process, it was discovered that the property was unincorporated Union County. He wants the property to be in Weddington.

Mayor Horn closed the Public Hearing at 7:47 p.m.

i. Discussion and Possible Consideration of Ordinance for Annexation

Motion: Councilmember Howie made a motion to approve Annexation Petition 2023-01.

Councilmember Pruitt asked if the parcels have been subdivided and if so, do they meet the UDO standards.

Mr. Tefft responded that they haven't been subdivided yet, they will meet the Town of Weddington UDO standards.

Vote: The motion passed with a unanimous vote.

C. Discussion and Possible Consideration of Planning Board Appointments

Mayor Pro Tem Propst thanked everyone who applied for the 2 expiring Planning Board seats. The Council interviewed several interested residents.

Motion: Mayor Pro Tem Propst made a motion to reappoint Chris Faulk and to appoint Amanda Jarrell to the Planning Board for 4-year terms expiring in March 2027.

Vote: The motion passed with a unanimous vote.

**** ~~D. Report from February Western Union Municipal Alliance Meeting~~**

12. Code Enforcement Report

13. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update: February statements are in the document packet. Solid waste fee collection is at about 75% and delinquent notices will go out at the end of March.

14. Updates from Town Planner and Town Administrator

Mr. Tefft gave the planning update: A sketch plan for a major subdivision has been submitted for a conventional subdivision for 18 lots on the Orr property and Weddington United Methodist Church is planning to submit an application to amend their existing Conditional Zoning with the addition of a modular building. No other applications have been submitted.

15. Transportation Report

Mayor Horn reported: the CRTPO-meets Wednesday evening. He was hoping to meet with the NCDOT District 10 engineer regarding the Rea Road Extension, but he will have to reschedule.

Mr. Horn stated that the road striping on the edge of the roads some have dotted lines and some have solid lines. Solid lines indicate that the intersecting road is not state maintained road and dotted lines indicate it is a stated-maintained road.

16. Council Comments

Councilmember Pruitt: Thank you everybody for coming out. Thank you to all those from Highgate who came to thank the Deputies. I appreciate you taking the time to recognize their hard work. I would like to thank Jim Vivian for his service on the Planning Board for 12 years and I would like to welcome our new members.

Mayor Pro Tem Propst: Thank you everybody for coming out. Thank you Highgate for your appreciation of the Deputies. Thank you, Deputy Kropp. Thank you Staff, thank you residents that came out, thank you Council and Mayor, and thank you to our town attorney for keeping us straight.

Councilmember Howie: I would like to echo Janice's and Anne's sentiments. Thank you.

Mayor Horn: Coffee with the Mayor will be Wednesday, March 22, 2023. I'm moving the days for these meetings around to give people with different schedules the chance to attend. Thank you all very much.

17. Adjournment

Motion: Councilmember Pruitt made a motion to adjourn the March 13, 2023 Regular Town Council meeting at 8:04 p.m.

Vote: The motion passed with a unanimous vote.

Approved: April 10, 2023

Karen Dewey
Karen Dewey, Town Administrator/Clerk

D. Craig Horn
D. Craig Horn, Mayor