



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, APRIL 10, 2023 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Consent Agenda
  - A. Approval of March 13, 2023 Town Council Meeting Minutes
  - B. Approval of Resolution 2023-04 Calling a special election for the purpose of submitting to a vote an ordinance amending the charter of the Town of Weddington to change form of government from Mayor-Council to Council-Manager
10. Old Business
  - A. Discussion of FY 2023-2024 Preliminary Budget
11. New Business
  - A. Discussion and Possible Consideration of Initial RCD Zoning for Annexed Parcels numbers F7150010 and M7150010
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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WEDDINGTON TOWN HALL  
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 all Councilmembers present: Mayor Craig Horn, Mayor Pro Tem Janice Propst, Councilmembers Brannon Howie, Anne Pruitt, and Jeff Perryman.

Staff: Town Administrator/Clerk Karen Dewey, Finance Officer Leslie Gaylord, Town Attorney Karen Wolter

Visitors: Chris Drost, Christopher Neve, Preben Andersen, Barbara Hudson, Bill Deter, Sherry Garvey, Patricia Hines, Rusty Setzer, Tomasz Kijewski, Gayle Butler, Tracy Stone

**3. Pledge of Allegiance**

Council led the Pledge of Allegiance.

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

Mayor Pro Tem Propst asked to add item 11.B. Proclamation for Joe Hudson Day to New Business. Councilmember Perryman asked to add item 10B. WUMA Update to Old Business.

**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 Councilmember had a conflict of interest.

## **6. Mayor/Councilmember Reports**

Mayor Pro Tem Propst reported that Food Truck Fridays will be the first 3 Fridays in May. On May 6<sup>th</sup> the town will sponsor a shredding event from 10 to 1 at town hall.

Mayor Horn reported that he has made 2 site visits around town. One to look at a creek bed in Providence Woods South to try to give homeowner some guidance on erosion mitigation. The other visit was the Lockhaven Road dam. It is a safety hazard. The question is who is accountable for the dam. Mayor Horn is working on contacting NCDOT Division 10 to get the property owner some guidance. Mayor Horn also reported that two bills were filed in the state legislature last week that could take local authority away from municipalities. SB667 prohibits regulation of short-term rentals but will allow the municipality to require permits that will limit the number of occupants and occupant vehicles and will require the agent to live within 50 miles of the unit when it is occupied. SB675 eliminates extraterritorial jurisdiction in the state. There are some towns in Union County with ETJ and this would take away their voice in development on their borders. SB317 mandates that residential development in town limits would not be subject to local zoning regulations. It was filed to address the low-income housing shortage and is claimed to be for workforce housing. Coffee with the Mayor will be Wednesday April 19<sup>th</sup> 5-7 p.m.

## **7. Public Comments**

No one signed up for public comments.

## **8. Public Safety Report**

Deputies would like to encourage residents to use the Residential Security Check on the town website as they head out of town this summer or when their homes are going to be unoccupied. And please continue to report any suspicious vehicles or activities in the town by dialing 911. Mayor Horn added that residents shouldn't put checks in their mailboxes but take them directly to the post office.

## **9. Consent Agenda**

- A. Approval of March 13, 2023 Town Council Meeting Minutes**
- B. Approval of Resolution 2023-04 Calling a special election for the purpose of submitting to a vote an ordinance amending the charter of the Town of Weddington to change form of government from Mayor-Council to Council-Manager**

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

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

## **10. Old Business**

### **A. Discussion of FY 2023-2024 Preliminary Budget**

Ms. Gaylord stated the preliminary budget is in the document packet and the actual current budget column has been updated through the end of March. She added a reduced tax rate proposal that would bring the town into the negative with ad valorem, but ARPA funds would keep the budget positive. She believes it is a feasible option to consider.

Mayor Pro Tem Propst asked if the tax rate is lowered, will the taxes have to be raised the following year. Ms. Gaylord stated that she is comfortable saying that taxes will not have to be raised the following year. The town has a healthy fund balance and there is more revenue from sales tax coming in than expected.

Ms. Gaylord stated that there are two things for Council to consider for discussion at the work session next week. The Fire Department has asked for a 3% increase. The contract allows for increase to match ad valorem increase and more than that is at the Council discretion. Staff will determine the projected ad valorem increase for next year and reach out to Chief McLendon to come and present to Council. The other item for consideration is the public private partnership with Wesley Chapel Weddington Athletic Association (WCWAA). Council will discuss at the work session next week.

### **B. WUMA Update**

Councilmember Perryman gave a review of the Western Union Municipal Alliance membership and purpose. The Town of Waxhaw has joined the Alliance and the mayor of Indian Trail attended the last meeting. At the March meeting, County Manager Brian Matthews gave updates on the sewer and water funding and on the bills before the General Assembly. SB317 is the original bill for workforce housing and will take local zoning authority away from municipalities for developments with 20% of homes built set aside for workforce housing. The next WUMA meeting is in Wesley Chapel and SB317 and other legislation will be on the agenda. Invitations to the meeting have been sent to all the local representatives. The County Manager Brian Matthews also discussed county infrastructure and budget issues. The county has enough funding to cover projects already started. The priority is repair and maintenance. The County is hoping for extra ARPA funding. County staff has been charged with finding alternative funding sources. Councilmember Perryman encouraged residents to express their concerns in writing to the Board of County Commissioners

## **11. New Business**

**A. Discussion and Possible Consideration of Initial RCD Zoning for Annexed Parcels numbers F7150010 and M7150010**

Ms. Dewey gave the staff report: At its meeting of March 17, 2023, the Town Council unanimously voted to approve the annexation of a petition for voluntary annexation of two contiguous parcels (M7150010 and F7150010) consisting of approximately 8.3 acres and located on Forest Lawn Drive. With the official annexation of these parcels, the Town must also officially assign a zoning designation consistent with the Town's Ordinances. Given the previous, albeit erroneous, designation of R-CD on the parcels and the current property owner's pursuit of a potential subdivision of these lands based upon this designation, Staff proposes that the Town officially rezone both of these parcels to R-CD.

**Motion:** Mayor Pro Tem Propst made a motion to approve initial RCD zoning for annexed parcels F7150010 and M7150010  
**Vote:** The motion passed with a unanimous vote.

**B. Proclamation for Joe Hudson Day**

Mayor Horn read Proclamation 2023-01 Joe Hudson Day (attached for the record).

**12. Code Enforcement Report**

Staff reported that Code Enforcement will be meeting at Town Hall for an updated report.

**13. Update from Finance Officer and Tax Collector**

Ms. Gaylord reported that monthly documents are in the packet. Trash bill collection is at 75%. She has been working on reconciling Active Waste's service list with the Town billing list for consistency

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

The Land Use Plan Open House is next Friday the 21<sup>st</sup> from noon to 8 p.m. Staff is looking forward to a great turnout.

**15. Transportation Report**

Mayor Horn gave the transportation report: The County is conducting a critical intersection analysis survey for specific intersections across the county.

The roundabout at Ennis Road and New Town Road is getting ready to start. CRTPO is revising and updating the Memorandum of Understanding with all jurisdictions. There are 27 entities involved, including 12 Union County municipalities. Mayor Horn will be meeting with NCDOT Division 10 for updates on the Rea Road extension and the Providence Road widening.

## 16. Council Comments

Councilmember Perryman: Thank you everybody that came out tonight. If you're concerned about the legislation up for consideration by the General Assembly, contact your local representatives. Thank you to town staff for all your great work. Leslie, especially thank you. And we'll see you all next week for the work session.

Councilmember Pruitt: All the information Jeff is talking about; I'll hopefully have that updated and linked on the WUMA website by next Monday. So, it will be easier to access. Other than that, thank you guys for coming out tonight. Be sure to check the updated WUMA website with all the General Assembly contact information. I'm looking forward to the Open House on Friday.

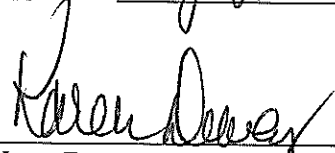
Mayor Pro Tem Propst: Thank you everybody for coming out tonight. Thank you for all you do for WUMA and thank you for all you do for the internal information for WUMA, thank you Mayor, thank you staff, thank you Council and have a good week. Please come out to the Open House on the 21<sup>st</sup>, it's very important.

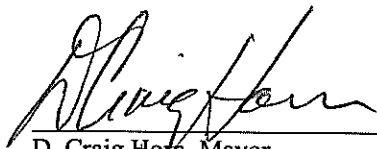
Councilmember Howie: Thank you for coming out and thank you for getting involved in whatever capacity. Definitely come out to the Open House. And there is a blue mailbox in front of the Harris Teeter, use that to mail your trash bill or whatever other bills rather than putting it in your home mailbox.

## 17. Adjournment

**Motion:** Mayor Pro Tem Propst made a motion to adjourn at 7:51 p.m.  
**Vote:** The motion passed with a unanimous vote.

Approved: May 8, 2023

  
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Karen Dewey, Town Administrator/Clerk

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



**R-2023-04**

**A RESOLUTION CALLING A SPECIAL ELECTION FOR THE PURPOSE OF  
SUBMITTING TO A VOTE AN ORDINANCE AMENDING THE CHARTER OF THE  
TOWN OF WEDDINGTON TO CHANGE FORM OF GOVERNMENT FROM MAYOR-COUNCIL TO COUNCIL-  
MANAGER**

WHEREAS, pursuant to GS §160A-101 and §160A-102, Council of the Town of Weddington enacted an ordinance on January 9, 2023, amending the Town Charter to operate as a Council-Manager form of government;

WHEREAS, pursuant to G.S. §160A-103, a valid petition for referendum has been received by the Town Council;

NOW, THEREFORE, BE IT RESOLVED by the Weddington Town Council that:

1. An election is hereby called for Tuesday, November 7, 2023 for the purpose of determining whether the Town of Weddington shall operate under the Council-Manager form of government in accordance with Part 2 of Article 7 of Chapter 160A and any charter provisions not in conflict therewith.

2. Pursuant to G.S. §163-287, the Union County Board of Elections is hereby requested to conduct the election herein described and pursuant to G.S. §160A-105 with question to appear on the ballot substantially as follows:

Question:

Shall the ordinance changing the Town of Weddington form of government from a Mayor-Council to a Council-Manager be approved?

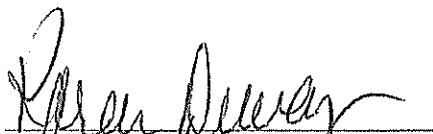
Yes

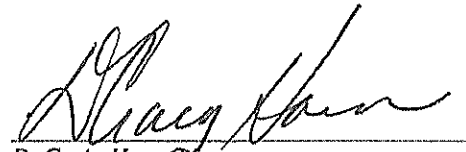
No

3. The election shall be held in accordance with Article 23, Chapter 163 of the General Statutes of North Carolina and absentee voting shall be permitted.

4. The Town Clerk shall coordinate with the Union County Board of Elections and/or cause a notice to be duly published.

*Adopted this 10<sup>th</sup> day of April 2023.*

  
Karen Dewey, Town Administrator/Clerk  
Town of Weddington

  
D. Craig Horn, Mayor  
Town of Weddington

