



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 12, 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. Approve of May 8, 2023 Town Council Meeting Minutes
 - B. Approve FY 2022-2023 Budget Amendment
10. Old Business
11. New Business
 - A. Conditional Zoning Amendment for Weddington United Methodist Church for the addition of a temporary modular classroom building at 130 S. Providence Road
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - B. Text Amendment to Section D-917D, Supplemental Requirements for Certain Uses, of the Town of Weddington Unified Development Ordinance
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - C. Fiscal Year 2023-2024 Budget
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - D. Discussion and Possible Consideration of amending regular meeting schedule for time and location of June 19, work session.
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. Move 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 and NCGS 143-318.11(A)(6) to address personnel matters.
18. Adjournment

Weddington

5/2023

UCR Code	Description	Date of Report	Incident ID	
13A				
13A	ASSAULT BY STRANGULATION	5/7/23	202303554	
			Total:	1
13B				
13B	SIMPLE ASSAULT	5/4/23	202303442	
13B	SIMPLE ASSAULT	5/11/23	202303664	
13B	ASSAULT ON FEMALE	5/23/23	202304041	
13B	SIMPLE ASSAULT	5/25/23	202304078	
13B	SIMPLE ASSAULT	5/28/23	202304160	
			Total:	5
13C				
13C	FALSE BOMB REPORT	5/5/23	202303513	
			Total:	1
23F				
23F	BEL / THEFT FROM MOTOR VEHICLE	5/23/23	202304015	
			Total:	1
23H				
23H	LARCENY-FELONY	5/3/23	202303405	
23H	LARCENY-MISDEMEANOR	5/3/23	202303419	
23H	LARCENY-MISDEMEANOR	5/4/23	202303446	
23H	LARCENY-MISDEMEANOR	5/4/23	202303453	
23H	LARCENY-MISDEMEANOR	5/5/23	202303492	
23H	LARCENY-MISDEMEANOR	5/30/23	202304185	
23H	LARCENY-FELONY	5/31/23	202304235	
			Total:	7
250				
250	FORGERY OF BANK NOTES/CHECKS	5/10/23	202303623	
			Total:	1
26A				
26A	FRAUD-CREDIT DEVICE	5/19/23	202303928	
			Total:	1
35A				
35A	POSS OF MARIJUANA 1/2 TO 1& 1/2 OZ	5/7/23	202303554	
			Total:	1
35B				
35B	POSSESS DRUG PARAPHERNALIA	5/7/23	202303554	
			Total:	1
90C				

Weddington

5/2023

UCR Code	Description	Date of Report	Incident ID	
90C	DISORDERLY CONDUCT	5/11/23	202303664	
			Total:	1
90F				
90F	STALKING	5/4/23	202303442	
90F	STALKING	5/25/23	202304078	
			Total:	2
90G				
90G	CONSUME ALCOHOL < 21	5/28/23	202304160	
			Total:	1
999				
999	ACCIDENT NO VISIBLE INJURY	5/4/23	202303451	
999	ACCIDENT NO VISIBLE INJURY	5/5/23	202303503	
999	INVESTIGATION	5/8/23	202303584	
999	YOUTH ACCESS TO TOBACCO, VAPOR OR WRAP	5/9/23	202303591	
999	INVESTIGATION	5/10/23	202303622	
999	YOUTH ACCESS TO TOBACCO, VAPOR OR WRAP	5/10/23	202303621	
999	ACCIDENT NO VISIBLE INJURY	5/10/23	202303642	
999	ACCIDENT NO VISIBLE INJURY	5/12/23	202303708	
999	ANIMAL CALL BITE	5/14/23	202303749	
999	ACCIDENT NO VISIBLE INJURY	5/22/23	202303985	
999	ANIMAL CALL BITE	5/23/23	202304027	
999	ACCIDENT NO VISIBLE INJURY	5/23/23	202304029	
999	ANIMAL CALL BITE	5/23/23	202304039	
999	INVESTIGATION	5/23/23	202304046	
999	ACCIDENT NO VISIBLE INJURY	5/25/23	202304071	
999	INVESTIGATION	5/25/23	202304076	
			Total:	16
9999				
9999	MENTAL HEALTH INVESTIGATION	5/8/23	202303579	
9999	MENTAL HEALTH INVESTIGATION	5/24/23	202304062	
9999	MENTAL HEALTH INVESTIGATION	5/30/23	202304196	
			Total:	3
99Y				
99Y	SECRETLY PEEPING	5/4/23	202303442	
			Total:	1

Monthly Crime Total

43



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 8, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Mayor Horn called the meeting to order at 7:01 p.m.

2. Determination of Quorum

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

Staff: Town Administrator/Clerk Karen Dewey, Finance Officer Leslie Gaylord, Admin Asst/Deputy Clerk Debbie Coram, Town Attorney Karen Wolter

Visitors: Gayle Butler, Jack Plyler, Joyce Plyler, Bill Deter, Christopher Neve, Kim Topalian, Tracy Stone, Rusty Setzer

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Staff requested to amend the agenda to add a new item 8. Presentation from Wesley Chapel Volunteer Fire Department.

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

Councilmember Perryman briefed council on WUMA meeting April in Wesley Chapel. To date it was the most well-attended. Delegates discussed old business of water sewer issues. They also discussed some of zoning bills presented at the General Assembly: SB317 for workforce housing-told it was dead. HB409 for regulations for accessory dwelling units. SB667 puts limits on local government regulation of short-term rentals. SB675 eliminates ETJ for all municipalities statewide. The May meeting will be the 23rd in Stallings. Water and sewer discussion took up all public comments and each municipality discussed individual issues. Delegates discussed the resolution that Marvin and Waxhaw had passed, and other municipalities were considering. Sen Johnson had called a meeting with municipalities and the county, so Weddington met to discuss the resolution. Councilmember Perryman attended the meeting with Representative Mark Brody, the Chairman of the Board of County Commissioners, Commissioner Brian Helms, the County Attorney and other representatives from WUMA. The Mayors of Monroe and Indian Trail were also in attendance.

Mayor Pro Tem Propst reported on the first Food Truck Friday. It was a lighter crowd, but a great night. She thanked the Marine Corps Junior ROTC unit from Weddington High School and staff for their help Friday night. Saturday at the shred event we had staff, Jen Conway and a volunteer from the Church of Latter-Day Saints to help. Volunteers are always welcome at the next two food truck events. They are a lot of fun.

Mayor Horn reported that the Food Truck Friday was a good time and the trucks were terrific and Jason, the balloon guy really captures the kids. We appreciate the high school help with set up and clean up. The Urban Forester at the county is working with the NC State Cooperative Extension to help remediate the issue stream erosion that he was contacted about. The Lockhaven dam is getting some resolution with the neighbors working together. Mayor Horn will be meeting with NCDOT district engineer regarding the Providence Road widening, the Rea Road extension, and Lockhaven dam.

7. Presentation from Union County Library Foundation

Angela Bennett and Star Shafer made a presentation on the new Southwest Regional Library and the Union County Library Foundation's efforts to bring the library to western Union County. The Foundation recognized the grassroots donors by naming the outdoor patio of the new library after them. The Foundation is currently fundraising for the immediate needs for the new library.

8. Presentation from Wesley Chapel Volunteer Fire Department.

Chief Steven McLendon reviewed the fire department's fiscal year. The Rea Road fire station was completed and opened on November 1st after some delays and challenges. There is a ladder truck at that station and at the stations on Waxhaw Indian Trail Road. Ladder trucks impact homeowner's insurance as there can be a large flow of water up and out through the ladder and is more effective than multiple hose lines. On April 4th, the department had their ISO inspection and results are forthcoming. The department currently has a 3 rating. The lack of fire hydrants makes it difficult to score above a 3 as 40 of the 100 points possible depend on water lines. The department has tankers and aid agreements with neighboring departments with large capacity tankers. Currently they have 130 members and that fluctuates a bit. Staffing is included in the budget. WCVFD is the largest department in the county with an entirely part time staff. They stay competitive with pay and are able to staff the stations appropriately

Mayor Horn thanked Chief McLendon. He asked for detail on WCVFD answered calls in Weddington this year compared to last year.

Councilmember Perryman asked for a breakdown of medical calls vs. strictly fire calls and have a discussion with the county response people on how to improve. He would also like to see a list of any future equipment needs in the next 5 to 7 years that would be a major purchase. Councilmember Perryman also asked for retention numbers.

Chief McLendon responded that from July 1, 2022 there were 2300 incidents. 1088 medical and traffic and 1212 Fire calls. He has served on an EMS advisory committee hoping to get clear direction on ambulance services. He also stated that the department has a built-in dead service line item in the budget. They are good about planning, so they don't have an extreme financial ask unless the Town wants something.

Chief McLendon said he would be happy to provide a list of calls to the town.

9. Public Comments

Jack Plyler-1015 Estate Lane-Mr. Plyler commented on the formal ethics complaint he submitted 13 months ago and the fact that he has seen no action taken on it. He commented on the appearance of impropriety after the April WUMA meeting where there was a quorum of council and a special meeting was called 24 hours later.

10. Public Safety Report

Deputy Wrenn gave the Public Safety Report. He commended the community as good citizens have given tips that have led to arrests for breaking and entering incidents and the sheriff's office was able to recover a lot of property. He thanked the residents for their support and reminded the community to report anything you don't recognize. Deputy emails

are on the town website. With any speeding complaints, the deputies will try to get to your area.

11. Consent Agenda

- A. Approve of April 10, 2023 Town Council Meeting Minutes**
- B. Approve of May 1, 2023 Town Council Special Meeting Minutes**
- C. Approve the Union County Community Development Block Grant Agreement**

Motion: Councilmember Perryman made a motion to approve the consent agenda as presented.

Vote: The motion passed with a unanimous vote.

12. Old Business

A. Discussion of FY 2023-2024 Preliminary Budget

Ms. Gaylord presented the FY 2023-2024 preliminary budget and adjustments. The biggest changes are the full year of solid waste and the addition of the WCWAA grant. This proposed budget shows a 4.5 cent tax rate.

Mayor Horn asked if the Town owes the state any money for roundabouts or anything else. Ms. Gaylord responded that the Forest Lawn Road Potter Road roundabout next payment will be due in November and is included in the budget.

Council discussed the option of adding an additional staff member into the budget

13. New Business

Mayor Horn commented on the burning of yard debris and trash. He asked Ms. Wolter to look into code options to regulate offensive burning.

14. Code Enforcement Report

Staff is working with the code enforcement officer to catch up on outstanding complaints.

15. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update: Financial statements are in packets. The budget is looking good for this time of year. She will determine if staff will bring a budget amendment before the end of the year.

Mayor Pro Tem Propst asked if there was funding for a second radar trailer. Ms. Gaylord will check the budget.

16. Updates from Town Planner and Town Administrator

Ms. Dewey gave the planning update:

- 6424 Antioch Road
Multi-unit Assisted Housing w/ Services
No application has been submitted
- Ennis Road Subdivision
Conventional subdivision for 12 lots
No application has been submitted
- Liberty Classical Academy
School (Elementary, Middle, High)
Application submitted; not complete
Public meeting held 05/03/23-planning second meeting to answer traffic questions
- John Walker Matthews Property
Event venue
No application has been submitted
- Luna Subdivision
Major subdivision for 18 lots
Conventional (40,096 sf min.)
No application has been submitted

Ms. Dewey gave the Administrator update: The Planner position has been sent to email lists and posted on LinkedIn and the UNC Charlotte job board.

17. Transportation Report

Mayor Horn gave a transportation update: with the Newtown and Ennis Roads closed for the roundabout construction, there is increased traffic on 84, 12 Mile Creek, and as far south as Cuthbertson Road in Waxhaw. He will be attending the CRTPO meeting next week and will be meeting with the NCDOT district engineer on May 18th.

18. Council Comments

Councilmember Howie: Thanks for being here and thanks to everyone who made Food Truck Friday possible.

Mayor Pro Tem Propst: Thank you everybody again for all the help with Food Truck Friday and the shredding event. Thank you all the people from the Southwest Regional Library. It's really about building community and that's always been my #1 goal to bring everybody together. I want to acknowledge that tomorrow is the Mayor's birthday and we'd like to wish him a happy 40th birthday. Happy Birthday.

Councilmember Perryman: Thank you to everybody for being here tonight. I think we as a town can be very proud of the library that is going to be coming. It's been a long time coming. When it's up and running, it's going to be something we can all be proud of. I'll finish up with addressing some comments by Mr. Plyler. Yes, you should have received a response by now. Please accept my personal apology for that. I was under the impression that matter had been resolved. I can assure you that I'll make sure it is addressed and you receive

a response. Second, you are correct that when the WUMA meeting opened, we did have me there and also the Mayor, and Mayor Pro Tem Propst in attendance. After you had raised an objection to us three being in the same room, the Mayor left. I contacted and spoke with our town attorney about where those rules come from and exactly what they are. I believe you mentioned that when the County Commissioners were at the February WUMA meeting, Chairman Rushing insisted that only two of them be in the room. What I've been told is that quorum rules come from the state and there is no rule against three members of this body or any elected body being in the same room at the same time if it is not a called meeting where town business is being discussed and voted upon. Wherever it is we can be there. My intent was to have them stay at the meeting. In deference to your objection, the Mayor left. My understanding is that the rule Chairman Rushing used is his personal rule and he is allowed to do that. But there is nothing wrong, nefarious, or illegal with all 5 of us attending a WUMA meeting at the same time. They can listen and they can make public comments. Your objection was that there were 3 of us there and that constitutes a quorum. It doesn't have to be posted when any of us or all of us are attending a meeting.

Mayor Horn: I mentioned I have a CRTPO meeting coming up. I encourage you all to come out to food truck Friday. The food is good and it's a lot of fun. Try the Jenga game and bring the kids.

19. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the May 8, 2023 Regular Council Meeting at 8:25 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

D. Craig Horn, Mayor

Karen Dewey, Town Administrator/Clerk

TOWN OF WEDDINGTON
SUMMARY AMENDED GENERAL FUND BUDGET
FYE 6/30/2023

	FY2022 AMENDED BUDGET	FY2023 PROPOSED BUDGET	Dec-22 FY2023 AMENDED BUDGET		Jun-23 FY2023 AMENDED BUDGET
Tax Rate 4.8 cents					
Revenues					
Ad Valorem Taxes	\$ 1,554,500	\$ 1,517,000	\$ 1,517,000		\$ 1,517,000
Solid Waste Fees			\$ 560,000	{A}	\$ 525,000
State-Collected Revenues	940,000	1,042,500	1,042,500		1,042,500
Transfers from ARPA Special Revenue Fund			316,000	{B}	0 {C}
Zoning and Subdivision Revenues	\$ 44,700	\$ 30,000	\$ 30,000		\$ 30,000
Other Revenues	\$ 1,380	\$ 2,000	\$ 9,750		\$ 9,750
Total Revenues	\$ 2,540,580	\$ 2,591,500	\$ 3,475,250		\$ 3,124,250
Expenditures					
Administrative Expenditures	\$ 719,715	\$ 552,540	\$ 725,340	{B}	\$ 708,900
Planning and Zoning Expenditures	\$ 584,290	\$ 780,085	\$ 866,035		\$ 862,475
General Government Expenditures	\$ 1,236,575	\$ 1,258,875	\$ 1,883,875	{A}{B}	\$ 1,868,875
Total Expenditures	\$ 2,540,580	\$ 2,591,500	\$ 3,475,250		\$ 3,440,250
Transfer from ARPA Special Revenue Fund	\$ -	\$ -	\$ 0		\$ (316,000) {C}

{A} Fees and corresponding expenditures for 6 months of solid waste service (January-June 2023)

{B} ARPA special revenue funds used as revenue replacement to fund UCSO deputy contract and salary expenses
Additional contract labor for FY23 estimated portion of Comprehensive Plan/Downtown Master Plan contract

{C} ARPA special revenue funds accounted for as an other revenue source & not included in general revenues



TO: Town Council

FROM: Robert G. Tefft, Town Planner

DATE: June 12, 2023

SUBJECT: Application by Weddington United Methodist Church, requesting to amend an existing Conditional Zoning approval for the existing Churches, Synagogues and Other Places of Worship use generally located at 130 S. Providence Road.

APPLICATION INFORMATION:

SUBMITTAL DATE: March 23, 2023

APPLICANT: Weddington United Methodist Church

PROPERTY LOCATION: 0 Weddington-Matthews Road, 130 S. Providence Road, and 113 Weddington School Road

PARCEL ID#: 06150045A, 06150045B, 06150039, and 06150040

ACREAGE: +/- 22.09 acres

LAND USE: Conservation Residential

EXISTING ZONING: Residential-Conservation District (R-CD) (CZ)

PROPOSED ZONING: Residential-Conservation District (R-CD) (CZ)

BACKGROUND:

On October 13, 2003, the Town Council approved a Conditional Use Permit (CUP) for Weddington United Methodist Church on parcels 06150039, 06150040, and 06150045 (now 06150045A and 06150045B) to allow for the development of a 22,000 square foot Family Life Center with 1,050 seat sanctuary/multi-purpose room, a 4,500 square foot addition to the existing pre-school, a 23,000 square foot educational and administration building, and a 10,000 square foot addition to the existing children's day care.

Subsequent to the approval of this CUP, the Town established its Conditional Zoning (CZ) process and replaced all prior CUP's with CZ approvals. On July 11, 2011, the Town Council amended this now CZ approval to provide for a universal sign plan for all the church parcels (including those associated with this application, and other parcels which are not.

It is noted that with both 2003 and 2011 approvals, each of the subject parcels are noted as already being zoned R-CD. However, the Town's current Zoning Map does not reflect this. The Map also does not reflect the existing CZ approval on any of the parcels it should with the noted exception of parcel 06150039. The Town has no record of any rezoning or other amendment to these CUP/CZ approvals that would have altered this zoning. As such, it is the position of the Town that the Zoning Map is in error and will need to be updated to accurately reflect these prior approvals.

PROPOSAL:

The development proposal consists of Development Standards that form a part of the Conditional Zoning Plan (Plan). The development shall be governed by this Plan and all applicable Unified Development Ordinance (UDO) requirements unless specifically identified in the Plan.

Each use and structure shall be required to obtain a Zoning Permit so that staff can ensure the placement is consistent with this Plan, as well as all other applicable requirements of the UDO. However, any major changes to the use areas, open space or development standards shall be required to go back through this Conditional Zoning process.

It should be noted that the addition of the modular classroom building is the only new part of this proposed amendment. Additionally, this modular classroom building is temporary in nature, and would only be on site for a maximum of five years from the date of its installation and will not impact those buildings previously approved in 2003.

Permissible Uses.

Based upon the Development Notes & Standards submitted by the applicant (see attached), the possible permissible uses for the subject property would be as follows:

- Churches, synagogues, and other places of worship, and customary related uses of:
 - Wedding, banquet, and reception center
 - Day school, daycare, and nursery facilities
 - Park, playground, private recreational center, athletic fields, and associated structures (concession, restroom facilities, open air pavilion/shelter)
 - Cemeteries (columbarium)
- Telecommunication towers
- Essential services

Staff have no objections or concerns with these permissible uses.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

UDO Section D-607(C), Conditional Rezoning.

As required by UDO Section D-607(C)(5), the applicant held their required Community Meeting at Weddington United Methodist Church on Thursday, April 13, 2023, at 6:00 pm. The minutes of this

meeting and the attendance log are attached to this staff report, as well as being available on the town website.

The Town Council will hold a public hearing at Town Hall on Monday, May 8, 2023, at 7:00 pm. The Conditional Zoning process allows the developer and the town to ask for conditions which could include special exceptions to rules or additional improvements. The town and the developer must agree on a condition for it to become a part of an approval.

UDO Section D-703(D), Permitted Uses (by zoning district).

Pursuant to Table 1, Permitted Uses, as contained within UDO Section D-703(D), the Churches, Synagogues and Other Places of Worship use is permissible within the R-40 and R-CD Districts; however, only by a Conditional Zoning approval. The subject parcels are all currently zoned appropriately for such use to be approved.

UDO Section D-703(E), Lot and Building Standards Table.

Pursuant to Table 2, Lot and Building Standards, as contained within UDO Section D-703(E), development within the R-CD (Conventional) District shall meet the following:

TABLE 2, LOT AND BUILDING STANDARDS							
Zoning District	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setbacks (ft.)			Maximum Height (ft.)	Maximum Floor Area Ratio
			Front	Side	Rear		
R-CD (Conventional)	40,000	120	50	15	40	35	N/A

The subject property and development proposal will meet or exceed each of these standards with the shortest proposed setback (to the modular building) being approximately 306 feet.

UDO Section D-917C, Specific Requirements for Non-Residential Development.

1. *Landscaping, Screening, and Buffers.* Landscaping, screening, and buffers shall meet or exceed the minimum standards as provided per D-918(I). A buffer shall be built and maintained the entire width of the property fronting major or minor thoroughfares and major or minor roads. The buffers shall be built the width of the setback. All such buffers and/or screens shall be built in such a manner as to effectively screen the development from any major or minor thoroughfare and major or minor road, and/or residential or commercial property existing at the time the CZ zoning is approved. All such landscaping, screening and buffers shall include, protect and maintain existing and planted trees.

Aside from the existing church sanctuary, which encroaches into the required 70-foot buffer, the development proposal will be able to comply with this provision. Specific landscape materials will be reviewed for compliance with the submittal of plans for a Zoning Permit.

2. *Parking Decks.* If one or more parking decks are to be built in accordance with the guidelines herein and contain 33 percent or greater of the required off-street parking for the development, the maximum allowable floor area ratio may be increased by the Town Council up to a ratio of 0.25. Parking decks not to exceed three above grade levels of parking may be allowed provided they do not exceed the maximum height provided in subsection 3, below. To the maximum extent possible, such decks shall be built of materials and designed in a manner to blend in with the associated development. Cars on all levels of a structural parking facility must be screened from view from

outside the structure. Retail or office uses may be allowed on the periphery of all levels of the parking deck.

Not applicable.

3. *Building Height.* The majority of buildings in the development shall be two stories high. However, one-story and/or three-story buildings will also be used to provide a varied skyline for the development. A majority of the gross floor area within the development shall be contained in buildings that are two stories or shorter. All buildings or structures within 50 feet of residentially zoned property shall be limited to two stories and shall have a maximum building height of 35 feet, as measured from ground level to the peak of the roof.

The specific height of the proposed modular building is not known at this time. However, the applicant is in agreement that the building shall not exceed the established maximum height for the R-CD District of 35 feet.

4. *Gross Floor Area.* No individual use within a non-residential development shall have a gross floor area greater than 8,000 square feet, except for supermarkets, libraries, and town and government facilities, which may be as large as 25,000 square feet. Furthermore, individual retail uses having a gross floor area of greater than 20,000 square feet shall not comprise greater than 25 percent of the total gross floor area in the development devoted to retail use.

The existing buildings already result in the development being well in excess of this allowable maximum, regardless of the improvements associated with this proposed amendment. That said, the proposed modular classroom would be at most 9,728 square feet; however, this is also a temporary building which will not have a permanent impact upon the Town. Nonetheless, the Town Council must specifically approve the gross floor area for this development since it will exceed the maximum gross floor area otherwise allowed.

5. *Design Requirements.* The first floors of all nonresidential buildings must be designed to encourage pedestrian activity and use by arranging windows and doors so that individual uses within a building are visible and accessible from the street on at least 50 percent of the length of the first-floor frontage that faces roads, sidewalks, or other areas of significant pedestrian activity. Where the first floor of a nonresidential building has expanses of blank wall, each such expanse of blank wall may not exceed 20 feet in length. The term "blank wall", for the purposes of this section, means a wall that does not contain transparent windows or doors or significant ornamentation, decoration, or articulation.

This provision is intended more for the engagement of pedestrians with retail storefronts rather than school buildings, which are not typically associated with these types of design requirements. Accordingly, it would not seem to be appropriate to require compliance with these provisions given the nature of the use.

6. *Pedestrian Friendly.* Nonresidential portions of a development (including, but not limited to, the landscaping, parking, and lighting of those portions) shall be designed so that they encourage and facilitate pedestrian use of those portions. In addition to other design elements that encourage and facilitate pedestrian use, in nonresidential portions of a development, sidewalks shall be placed in front of all principal buildings, and small pocket parks shall be created whenever feasible.

This provision is intended more for the engagement of pedestrians with retail storefronts rather than school buildings, which are not typically associated with these types of design requirements.

Accordingly, it would not seem to be appropriate to require compliance with these provisions given the nature of the use.

7. *Off-Street Parking Areas.* Large expansive off-street parking lots are not allowed. Accordingly, each off-street parking area shall contain no more than 150 off-street parking spaces and shall meet or exceed the standards in section.

Most of the off-street parking areas previously approved by the Town Council already exceed this requirement (246, 260, and 120 spaces). While staff has no objections to the continued approval of this design, it is ultimately up to the Town Council if they would like this design to continue.

8. *Internal Streets; Private Ownership; Parking.* Streets within the development may be privately owned and maintained. On-street parking is allowed and may be counted towards meeting the off-street parking requirements. For both on-street and off-street parking, a parking space shall be not less than nine feet in width or less than 20 feet in length, and all parking spaces shall be clearly marked and maintained so that the boundaries of each space may be easily seen. In off-street parking lots with more than 20 standard spaces, one compact parking space may be permitted for every five standard spaces. Each compact space shall be at least seven feet wide and at least 17 feet long, and shall be clearly marked, "compact cars only".

Not applicable.

9. *No Outdoor Storage.* Any outdoor storage of retail goods is prohibited. Notwithstanding this provision, garden materials such as flowers, plants, shrubs, fertilizer, and pine needles, etc., may be stored outdoors, but only if appropriately located, screened, and secured. Such outside storage shall be allowed only at the sole discretion of the Town Council and shall be included in calculating the floor area ratio for the site.

Not applicable.

10. *Open Space.* At a minimum, ten percent of the gross acreage of the project (minus any required setbacks and buffers, utility easements, stormwater detention areas, and marginal lands including, but not limited to, wetlands, floodplains, steep slopes, and bodies of water) shall consist of prominently located and pedestrian-accessible village green open spaces so as to encourage walking and pedestrian activity within the development. No development may occur within any such open space except for the creation of sidewalks, other walking paths, and any type of development commonly found in small public parks, such as statues or other art.

This provision is intended more for the engagement of pedestrians with retail storefronts rather than school buildings, which are not typically associated with these types of design requirements.

Accordingly, it would not seem to be appropriate to require compliance with these provisions given the nature of the use.

11. *Stormwater Management.* The post development rate of stormwater runoff from any lot shall not exceed the predevelopment rate of runoff for a 10-year storm. The applicant shall provide, at a minimum, the following information to the Administrator as part of his application to obtain a zoning permit:
 - a. An engineering report made and certified as true and correct by a registered engineer licensed to do business in the state. Such report shall include the following:
 1. The routing of stormwater for the predevelopment and post-development conditions of the proposed building lot.

2. Calculations showing the peak estimated rates of runoff using a ten-year return period for predevelopment and post-development conditions for the lot, including each stream leaving the proposed building lot.
 3. Calculations, plans, and specifications for stormwater retention/detention facilities or other means to effect peak rate attenuation.
 4. A statement indicating the rate of post-development stormwater runoff for the proposed building lot will not be greater than the predevelopment rate for a 10-year storm.
- b. A statement from the owner acknowledging responsibility for the operation and maintenance of required retention/detention facilities, and to disclose such obligation to future owners.

The above stormwater management requirements will be reviewed for compliance with the submittal of plans for a Zoning Permit.

UDO Section D-918, General Requirements.

The various provisions set forth in UDO Section D-918, including, but not limited to visibility at intersections, lighting, screening and landscaping, fences and walls, signs, and off-street parking and loading, as applicable, shall be reviewed for compliance with the submittal of plans for a Zoning Permit. It is noted, however, that there do not appear to be any immediate concerns regarding compliance with these provisions.

UDO Appendix 5, Architectural Standards.

It is noted that many of the basic building design standards established in Appendix 5 are intended more for the engagement of pedestrians with retail storefronts rather than school buildings, which are not typically associated with these types of design requirements.

RELATION TO THE CODE OF ORDINANCES:

Appendix C, Traffic Impact Analysis.

Pursuant to Sec. II (A) (1), a Traffic Impact Analysis (TIA) is required for any CZ which is expected to create 50 or more peak hour vehicle trips or 500 or more daily vehicle trips. However, paragraph (7) states that this Appendix shall not apply to any development proposal that is a part of a CZ plan submitted prior to the effective date of the Appendix. As the Appendix was adopted in 2015 and the subject CZ was approved in 2003, this TIA requirement is not applicable.

LAND USE PLAN CONSISTENCY:

Staff provides the following Land Use Plan Consistency Statement for consideration:

The project has been found to be generally consistent with the adopted Land Use Plan. However, while this project does not further any specific Goal or Policy of the Land Use Plan, it also does not act contrary to any specific Goal or Policy of the Land Use Plan, nor would it prevent the administration and implementation of the Land Use Plan, or preclude the fulfilment of the community vision as set forth in the Land Use Plan.

PLANNING BOARD CONSIDERATION:

At its meeting of April 24, 2023, the Planning Board voted 5-0 to table the subject development proposal until its meeting of May 22, 2023. During its discussions with the applicant, the Board requested the provision of additional information, including but not limited to, the inclusion of a covered walkway, the appearance of the proposed modular building, and how stormwater may be impacted.

At its meeting of May 22, 2023, the applicant provided the Planning Board with revised plans addressing their previous concerns. The Board voted 5-0 (Goscicki, Faulk absent) to recommend approval of the application.

RECOMMENDATION:

It is the recommendation of staff that the request to amend an existing Conditional Zoning approval for the existing Churches, Synagogues and Other Places of Worship use located at 130 S. Providence Road (Weddington United Methodist Church) be approved.

ATTACHMENTS:

- Conditional Zoning Application
- Revised Sketch Plan with Development Notes and Standards
- Zoning Map of Subject Parcels
- Community Meeting Attendance Log
- Community Meeting Minutes
- Response Letter from Applicant to Planning Board

TOWN OF WEDDINGTON

Conditional Zoning Application

This application is required for all conditional zoning applications. Completed applications along with all associated submittal requirements, must be submitted via the Town's Self-Service Permitting Portal.

No application shall be considered complete unless accompanied by the application fee in the amount of \$1,650.00.

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. The applicant, by filing this application, agrees to comply with all applicable requirements of the Unified Development Ordinance.

APPLICANT INFORMATION

Name: Weddington United Methodist Church
Mailing Address: 13901 Providence Road, Weddington, NC 28104
Phone Number: (704) 846-1032 Email: info@@weddingtonchurch.org

PROPERTY OWNER INFORMATION *(if different from applicant)*

Name: Same as applicant
Mailing Address: _____
Phone Number: _____ Email: _____

SUBJECT PROPERTY INFORMATION

Location: West of Hwy 16 at Hwy 16 and Hwy 84 intersection. North and South of Weddington Church Road
Parcel Number: 06150045A, 06150045B, 06150040, 06150039
Existing Zoning: RCD (CZ)
Use of Property: Church

APPLICATION SUBMITTAL INFORMATION

All applications must include a site plan, drawn to scale, and supporting text that, as approved, will become a part of the Ordinance amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in North Carolina, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions in addition to all predetermined Ordinance requirements, will govern the development and use of the property. The applicant acknowledges that they will review the conditional zoning request prior to any zoning permits being issued by the Town for such project. The applicant shall, at a minimum, include as part of the application, each of the items listed below (including all submittal requirements listed in Appendix 2 of the UDO):

- A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
- The owner's names, addresses and the tax parcel numbers of all adjoining properties.
- All existing easements, reservations, and right-of-way on the property or properties in question.
- Proposed principal uses: a general summary of the uses that will take place, with reference made to the list of uses found in Section D-703 of the Unified Development Ordinance.
- Traffic impact analysis/study for the proposed service area, as determined by the Town Engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all shared parking facilities) along with typical street cross-sections.
- General information on the number, height, size, and location of structures.
- All proposed setbacks, buffers, screening, and landscaping required by these regulations or otherwise proposed by the petitioner.
- All existing and proposed points of access to public streets.
- Proposed phasing of the project.
- Proposed number, location, type, and size of all commercial signs.
- Exterior treatment of all principal structures.
- Delineation of all marginal lands, including areas within the regulatory floodplain, as shown on official Flood Hazard Boundary Maps for Union County.
- Existing and proposed topography at five-foot contour intervals or less.
- Scale and physical relationship of buildings relative to abutting properties.
- Public Involvement Meeting Labels.

Planning Board Review

Before the Planning Board review, the applicant must provide a written report of at least one community meeting held by the applicant. Reasonable notice of the required community meeting shall be provided as stated in Section D-607.C.5 of the Unified Development Ordinance. The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the

application has been deemed complete and ready for submission to the Planning Board. The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have 30 days from the date that the application is presented to it to review the application and to act. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council without a Planning Board recommendation.

Public Hearing Required

Prior to deciding on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in Section D-602 of the Unified Development Ordinance.

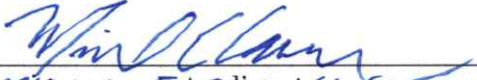
Action by Town Council

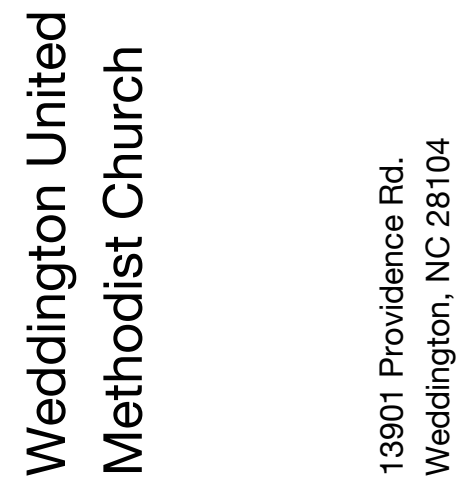
Conditional Zoning District decisions are a legislative process and shall consider applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application and evaluated by the Town Council. Once the public hearing has been held, the Town Council shall act on the petition. The Town Council shall have the authority to:

- a. Approve the application as submitted.
- b. Deny approval of the application.
- c. Approve application with modifications that are agreed to by the applicant.
- d. Submit the application to the Planning Board for further study. The Planning Board shall have up to 31 days from the date of such submission to make a report to the Town Council. If no report is issued, the Town Council can take final action on the petition. The Town Council reserves the right to schedule and advertise a new public hearing based on the Planning Board's report.

CERTIFICATION

I HEREBY CERTIFY that all the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all applicable requirements of the Weddington Unified Development Ordinance concerning this proposal, and I acknowledge that any violation of such will be grounds for revoking any approvals or permits granted or issued by the Town of Weddington.

 MICHAEL E. PARKER, FACILITY MANAGER	<u>3/20/23</u> Date
<u>WEDDINGTON METHODIST CHURCH</u> Property Owner	<u>3/20/23</u> Date



**Weddington United
Methodist Church**

Existing Conditions Plan
13901 Providence Rd Weddington, NC

NO. DATE: BY: REVISIONS:

Project No: 23-CLT-011
Date: 03.17.2023
Sheet No:

RZ-1.0



1213 w morehead st ste 450
charlotte, nc 28208
P 704.334.3303
urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044

nc firm no: P-0418 sc coa no: C-03044

DEVELOPMENT STANDARDS

General Provisions

1. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the Town of Weddington Zoning Ordinance (the "Ordinance") for RCD zoning districts shall be followed in connection with development taking place on the Site. The Rezoning Plan is subject to modifications during the design development stages as provided below.
2. The ultimate layouts of the development proposed for the Site and the exact alignments and location of points of access, the configurations and placements of parking areas other individual site elements to be constructed on the Site have not been finalized. As a consequence, the graphics which accompany the Rezoning Site Plan are schematic in nature and are not to be considered as the final development plans but rather as preliminary graphic representations of the types and quality of development proposed and the general locations of the features on the Site. They may, therefore, be altered or modified during the design development and construction document phases subject to the accompanying Development Standards.
3. The number, location, and size of the parking areas and other improvements shall be governed by the standards and regulations set out in the Ordinance.
4. The Petitioner reserves the right to phase construction such that all or portions of the proposed development shown on the plan may be installed at any time.
5. Construction documents shall be approved by the Town of Weddington in accordance with Sections D-609 of the Weddington Unified Development Ordinance as needed.
6. The modular classroom building shall be temporary in nature and must be removed or receive additional approval no later than five years from the date of Zoning Permit Approval.
7. The modular classroom building shall not exceed 8,844 square feet. Final dimensions to be determined during permitting.
8. The Petitioner reserves the right to cover the proposed sidewalk connection to Weddington Christian Academy. Exact location and size to be determined during permitting.
9. D-917C, A.4 and A.7 shall not be applicable to the site.
10. The Petitioner requests 5-year vested rights pursuant to NCGS 160D-108.1.

Permitted Uses

The Site may be devoted to the following permitted and conditional uses listed below and as noted on the conditional zoning plan:

- Churches, synagogues and other places of worship, and their customary related uses
- Wedding, banquet and reception center
- Day school, daycare, and nursery facilities.
- Park, playground, private recreational center, athletic fields and associated structures (concession, restroom facilities, open air pavilion/shelter)
- Cemeteries (columbarium)
- Telecommunication towers
- Essential services

Setbacks and Yards

The development of the Site shall satisfy or exceed the setback, rear yard and side yard requirements of the Ordinance.

Access/Cross Easements

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Weddington.
2. Cross parking and access easements may be granted to and between Site Owner and the owners of adjacent parcels. Pedestrian connections to adjacent parcel parking areas may be made through buffer areas with concrete sidewalk or other appropriate material (i.e. asphalt, mulch, etc).
3. Existing asphalt drive located East of Parcel 06150164 to remain in current location. Drive serves as access to Parcel 06150044.

Streetscape Treatment/Sidewalks

1. The streetscape treatment along Providence Road shall conform to the Ordinance.
2. Sidewalks shall be installed throughout the Site as generally depicted on the Conditional Zoning Plan. The locations of the internal sidewalks are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Weddington.
3. Pedestrian connections from the Site to adjacent parcels as noted on the Conditional Rezoning plan shall be permitted.
4. A pedestrian loop trail shall be provided within buffer areas as generally illustrated on the Conditional Rezoning Plan.

Amenity Areas

Amenity and courtyard areas will be provided on the Site as generally depicted on the Conditional Rezoning Plan. Additionally, the Petitioner reserves the right to install other/additional amenity features on the site. Such features may include, but are not limited to outdoor seating areas, fountains, accent lighting and gardens.

Signs

All Site signage erected on the Site will satisfy the requirements of D-918 (K) of the Weddington Unified Development Ordinance.

Stormwater

1. Any jurisdictional wetlands or streams present shall be protected or proper environmental permits obtained prior to their disturbance. The following agencies shall be contacted prior to construction regarding filling the existing portion of Varda Lake on Site, wetland and water quality permits:

NCDEQ, Raleigh Office (877.623.6748)
US Army Corps of Engineers (910.251.4626)
2. Location, size, and type of any storm water management systems depicted on the Rezoning Plan are subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points consistent with the above standards.
3. Proposed detention and water quality facilities may be designed as underground systems or surface ponds/facilities. Additional facilities may be required as determined during engineering phases. Areas depicted on the site plan as above ground detention/water quality may be used for parking at the Petitioner's option.
4. Utilities may cross buffers at interior angles between 75 and 90 degrees.
5. Final design and layout of on site stormwater and sewer facilities shall be reviewed and approved by appropriate state agencies and Town of Weddington engineering consultants.

Parking

1. Off-street parking will be provided on Site at a minimum ratio of one parking space for every 4 Sanctuary seats per D-918 (L) of the Ordinance.
2. The alignment of internal vehicular circulation and driveways is preliminary and as a result has not been finalized and is subject to final design and engineering plans. Minor modification or alteration of these alignments may therefore take place during design development and construction phases.

Lighting

1. Pedestrian scale and parking lot light fixtures will be installed throughout the Site. The pedestrian and parking lot lighting fixtures will be uniform in design and color. The final spacing of such lighting fixtures shall be determined by the Petitioner.
2. Lighting on site shall adhere to D-918 (F, G) of the Town of Weddington Ordinance.
3. Final light fixture locations and types shall be approved by the Town of Weddington during construction document phases.
4. Any proposed light fixtures associated with lighting athletic field areas intended to provide light to carry out organized athletic events shall be considered a modification to this conditional rezoning plan and is subject to the Town of Weddington conditional rezoning plan process. Pedestrian scale and pole mounted security lighting adjacent to athletic field areas shall be allowable.

Noise

1. Site noise shall be managed and conform to the standards specified the Weddington Code of Ordinances.
2. The establishment of amplified sound associated with sporting events shall not be permitted without Town Council approval.

Screening and Landscaping

1. Screening and buffers shall conform to the standards and treatments specified in D-918 (I) of the Weddington Unified Development Ordinance.
2. The Petitioner may install a 6 foot high fence, as noted on the Conditional Zoning Plan, within buffer areas to reduce buffer widths by 20% as provided for in D-918 (I.3), of the Town of Weddington Unified Development Ordinance.
3. Existing asphalt drive located East of Parcel 06150164 to remain in current location within buffer. Drive serves as access to Parcel 06150165.
4. Walks to adjacent parcels and loop trail shall be permitted within buffer areas as generally depicted on the Conditional Zoning Plan.
5. All buffer plant material and species selections shall adhere to Town of Weddington approved plant list and shall be approved during construction document phases.

Amendments to Rezoning Site Plan

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Weddington Unified Development Ordinance.

Binding Effect of the Rezoning Application

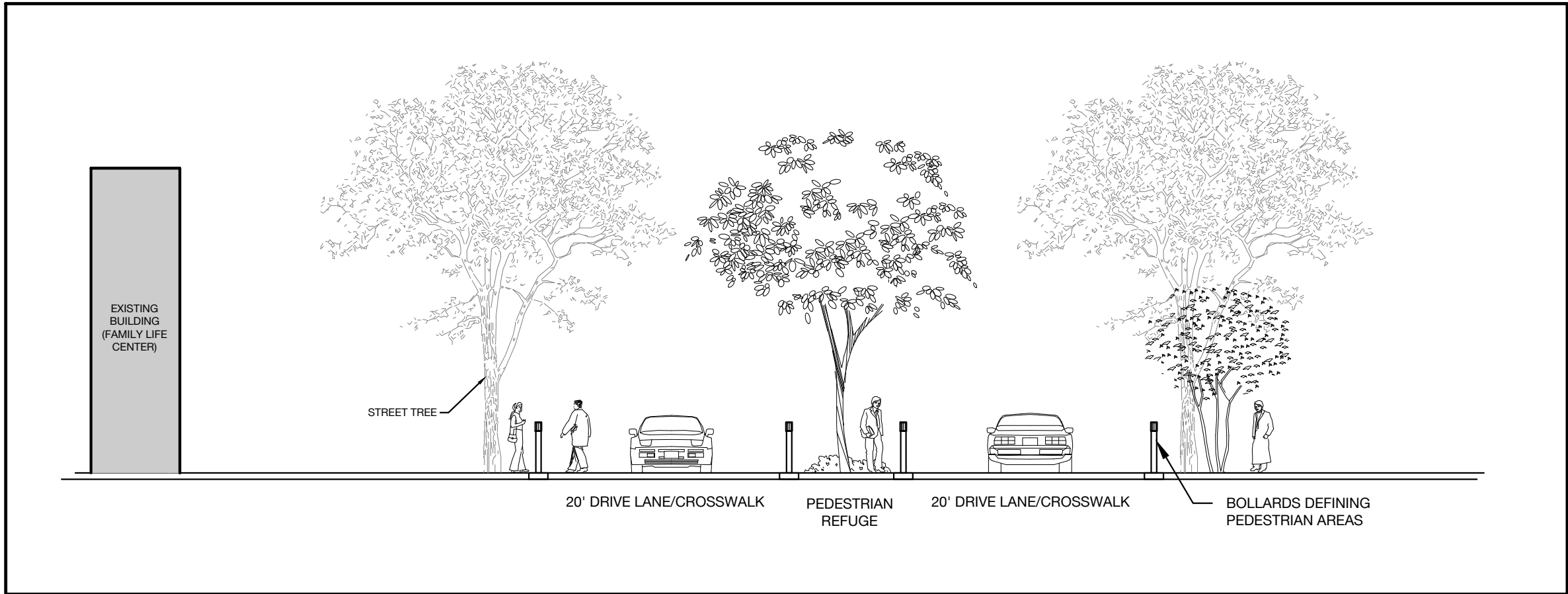
1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

Phasing

1. Phases I - III are proposed to take place over five years.
2. Phase I includes installation of the modular classroom structure and covered connection to the rear of Weddington Christian Academy as generally shown on the rezoning plan. Connection proposal includes 5' sidewalk and wood frame covering with shingle roof.
3. Phase II includes parking reconfiguration, the addition of 89 spaces, relocation of the existing stormwater pond, improved access to Weddington Church Road, and additional landscaping.
4. Phase III includes parking reconfiguration, the addition of 72 spaces, a columbarium courtyard, water feature, staircase, loop trail, and additional landscaping.

Architectural and Design Standards

1. Proposed modular classroom structure shall be constructed of Hi Rib Steel.
2. Modular classroom structure shall be painted Gallery Blue, Old Town Gray, and Bone White.



ELEVATION A



1213 w morehead st ste 450
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P 704.334.3303
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nc firm no: P-0418 sc coa no: C-03044

Weddington United
Methodist Church

13901 Providence Rd.
Weddington, NC 28104

Weddington United
Methodist Church

Development Notes & Standards
13901 Providence Rd Weddington, NC

NO. DATE: BY: REVISIONS:

Project No: 23-CLT-011

Date: 03.17.2023

Sheet No:








RZ-3.0

REZONING PETITION #23-00241

Zoning Map: 130 S. Providence Road

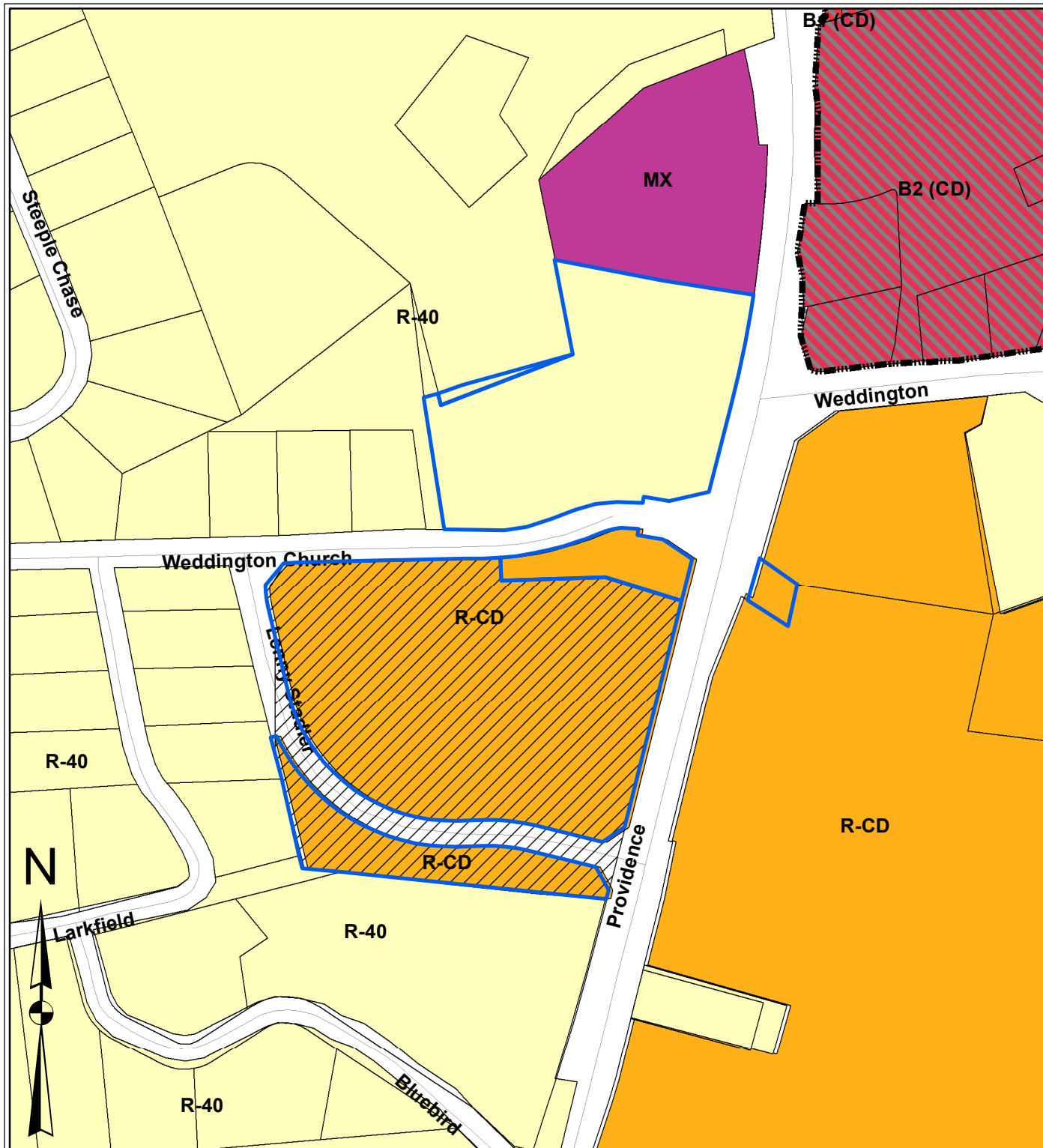
Map Prepared 2023 04-19

Legend

-  B1 (CD)
-  B2 (CD)
-  ED
-  MX
-  R-40
-  R-40D
-  R-60
-  R-80
-  R-CD
-  RE
-  Conditional Zoning
-  Downtown Overlay

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.

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COMMUNITY MEETING REPORT

Petitioner: Weddington United Methodist Church

Meeting Date: April 13, 2023

Project: WUMC CZ Site Plan Amendment

Mtg. Location: Helms Hall, Weddington United Methodist Church

Meeting Time: 6:00PM

Attendees: Nolan Groce – Urban Design Partners
Karen Dewey – Town of Weddington

The Community Meeting was coordinated, scheduled, and offered to the public as provided by Town of Weddington Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

Purpose: To present the Conditional Rezoning Petition to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited.

This Community Meeting Report is being filed with the Town of Weddington Planning Department pursuant to the provisions of the Town of Weddington Unified Development Ordinance.

Minutes: The following items were discussed in the presentation:

Nolan began the meeting at 6:05PM by introducing himself and the petitioning team. The location of the petition was described as Weddington United Methodist Church and illustrated on an aerial image to show surrounding context. Adjacent zoning districts and Future Land Use in the general area were presented. Existing site conditions, previously approved conditional zoning site plan, and current conditional zoning site plan were displayed and described. The conditional rezoning request modifies the previously approved plan to allow for the temporary placement of a modular classroom structure beside Weddington Christian Academy. Zoning classification will remain the same, R-CD (CZ). Due to the temporary nature of the structure, Town Staff waived the Traffic Impact Analysis requirement. A rendered site plan showing the proposed classroom structure and overall site improvements was presented to the group. This rendering also showed parking modifications, proposed landscaping, and buffers along parcel boundaries. Finally, the rezoning timeline was reviewed and a question/answer session was held. Nolan thanked attendees for coming and offered his contact information.

QUESTIONS/COMMENTS BY ATTENDEES:

1. Are other permanent structures proposed?
A: No, the only proposed structure is the modular classroom building. This is a temporary facility.
2. What happens if additional structures are proposed in the future?
A: Weddington United Methodist Church must apply for a conditional rezoning to modify the approved site plan.
3. Is roadway access being removed?
A: No, the access to Lenny Stadler Rd was never constructed.
4. Why is WUMC going through this process?
A: A conditional rezoning plan was approved for the site in 2014. The addition of a structure can only be approved through the legislative conditional zoning process.
5. Where will the building be located?
A: The classroom facility will be located behind the Family Life Center/Weddington Christian Academy.
6. There were a combination of questions related to stormwater and the development process.
A: There are multiple steps in the development process. The site must receive conditional zoning approval first. If achieved, stormwater, grading, and utilities will be reviewed during the land development phase. Karen Dewey commented that Town staff must review and approve all plans.

The meeting adjourned 6:37 pm with no new questions.

Community Meeting Attendance Log

Project Name:	WUMC Conditional Zoning Site Plan Amendment
Location of Meeting:	Helms Hall - Weddington UMC, 13901 Providence Road
Date:	Thursday, April 13, 2023
Time:	6:00 PM

Pursuant to the Town of Weddington Unified Development Ordinance, a report including a roster of persons in attendance at the community meeting shall be submitted to the Planning Department and incorporated into the application for this project.

For the record of attendance, please list your first and last name:

1	Steve Grogg	26	
2	Jan Loman	27	
3	MIKE CARVER	28	
4	Cindy Hicks	29	
5	Tilisa Durham	30	
6	Christopher Nere	31	
7	Daniela Nere	32	
8	Terry Moore	33	
9	Sam Nicola	34	
10	BILL DETER	35	
11		36	
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25		50	

URBAN DESIGN PARTNERS

TRANSFORMING COMMUNITIES THROUGH COLLABORATIVE DESIGN®

Date: May 16, 2023

To: Robert G. Tefft
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

Re: Weddington United Methodist Church Conditional Rezoning
Permit #23-00241

Dear Mr. Tefft,

Below is a summary of the comments and responses from the Planning Board Meeting on April 24, 2023, for the above referenced project.

Questions/Comments related to the modular classroom building:

- What will the building be made of?
 - ➔ Hi Rib Steel. Added as a condition on RZ-3.0. Reference photo to be provided in updated presentation.
- What color is the building?
 - ➔ Gallery Blue, Old Town Gray, and Bone White. Added as a condition on RZ-3.0. Imagery to be provided in updated presentation.
- How tall is the building?
 - ➔ Approximately 14'-15' tall.
- Will the building be sprinkled?
 - ➔ No. North Carolina Building Code requires a sprinkler system when a building reaches an occupancy load of 300. This building is below the threshold and will not have a sprinkler system.
- Exterior elevations were requested.
 - ➔ Elevations will be provided in the updated presentation.

Questions/Comments related to the connection to Weddington Christian Academy:

- Provide building materials for the covered structure.
 - ➔ This is proposed as a wooden post and gable roof structure, with shingles. Added as a condition on RZ-3.0.

- Is this a permanent or temporary structure?
 - ➔ This is proposed as a temporary facility, to coincide with the modular classroom building.
- What is the size of the connection?
 - ➔ The sidewalk will be a minimum of 5' wide. Added as a condition on RZ-3.0.
- How long is the sidewalk connection?
 - ➔ Approximately 70 linear feet. Approximately 350 square feet of concrete.

Questions/Comments related to stormwater:

- Is the pond location appropriate?
 - ➔ Yes. The pond is proposed at the lowest portion of the site and there is room to increase volume at this location.
- Is the pond sized appropriately?
 - ➔ The pond is sized appropriately for the impervious area shown on the rezoning plan. The modular classroom building is proposed as a temporary structure and will be removed after five years. This will increase the available volume of the pond.
- Can the existing lake be drained and converted into a stormwater pond?
 - ➔ This is controlled by whether the pond and surrounding area are jurisdictional with respect to stream classification and wetlands. The proposed pond is outside of the 100' wetland buffer.

Miscellaneous questions and comments:

- Provide additional detail on phasing improvements.
 - ➔ Additional phasing notes have been provided in the conditions on RZ-3.0.
- How far is Weddington Christian Academy from the proposed modular building?
 - ➔ The corner of WCA is approximately 53' from the proposed modular building.
- It was recommended to contact Wesley Chapel Volunteer Fire Department.
 - ➔ Wesley Chapel VFD was contacted via email on 4/26. Chief Steve McLendon responded on 5/8. Chief McLendon has no immediate concerns with the proposed structure, because it is located in an area with sufficient access for fire apparatus.

I believe we have addressed all questions and comments from the April 24, 2023, Planning Board Meeting. If you have further questions or comments, please contact me directly.

Nolan Groce, MPA
Urban Design Partners



MEMORANDUM

TO: Town Council
FROM: Robert G. Tefft, Town Planner
DATE: June 12, 2023
SUBJECT: Discussion and Recommendation on a Text Amendment to Section D-917D, Supplemental Requirements for Certain Uses, of the Town of Weddington Unified Development Ordinance

BACKGROUND:

At its work sessions of February 28 and April 17, 2023, the Town Council directed staff to prepare an amendment to the supplemental requirements for agricultural uses. It was noted that prior to the adoption of the Unified Development Ordinance (UDO), the Code of Ordinances contained language requiring a minimum lot size for agricultural uses containing horses or other livestock weighing over 250 pounds, and that this language was somehow unintentionally omitted from the adopted UDO.

PROPOSAL:

Based upon the direction received from the Town Council, staff proposes an amendment to Section D-917D, Supplemental Requirements for Certain Uses, of the UDO to reinstate this previously existing language into the current version 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 relocates the currently existing language into the new paragraph 1, with the language being reintroduced as the new paragraph 2. This reintroduced language is unchanged from that which existed in the Code of Ordinances prior to the adoption of the UDO.

Staff offers the modifications attached in Draft Ordinance No. 2023-04 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 ~~strikethrough~~ 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.

PLANNING BOARD CONSIDERATION:

At its meeting of May 22, 2023, the Planning Board voted 5-0 (Goscicki, Faulk absent) to recommend approval of the application.

RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

Attachments:

- Proposed Draft Ordinance No. 2023-04

ORDINANCE NO. 2023-04

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 AGRICULTURAL USES; CERTIFYING CONSISTENCY WITH THE TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, with the adoption of the Unified Development Ordinance several Chapters and Sections of the Code of Ordinances were repealed and rescinded, and some elements therein which were intended to have been included in the Unified Development Ordinances were inadvertently omitted; 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:

Section D-917D. Supplemental Requirements for Certain Uses.

A. ~~**Agricultural Uses.** Structures housing poultry or livestock and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.~~

1. Structures housing poultry or livestock and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.

2. Agricultural uses shall have a minimum lot size of 80,000 (R-80), 60,000 (R-60), or 40,000 (R-40, R-CD) square feet; provided, however, that a minimum of five acres shall be required for any agricultural use containing one or more livestock animals having a mature adult weight of 250 pounds or greater. Notwithstanding this requirement, lots whose agricultural use consists exclusively of one horse

shall be required to have a minimum of 40,000 square feet of contiguous fenced land area designed to accommodate the horse. Such lots containing two horses shall be required to have a minimum of 80,000 square feet of contiguous fenced land area designed to accommodate the two horses.

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

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

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

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

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

PASSED ON FIRST AND FINAL
READING AND ADOPTED

Honorable D. Craig Horn
Mayor

Attest:

Karen Dewey
Town Administrator/Clerk

TOWN OF WEDDINGTON
SUMMARY PROPOSED GENERAL FUND BUDGET
FYE 6/30/2024

Tax Rate 4.5 cents	FY2023 AMENDED BUDGET	FY2024 PROPOSED BUDGET
REVENUES		
Ad Valorem Taxes	\$ 1,517,000	\$ 1,531,075
Solid Waste Revenues	\$ 525,000	\$ 1,125,000
State-Collected Revenues	\$ 1,042,500	\$ 1,140,000
Zoning and Subdivision Revenues	\$ 30,000	\$ 25,000
Other Revenues	\$ 9,750	\$ 90,000
TOTAL REVENUES	\$ 3,124,250	\$ 3,911,075
EXPENDITURES		
Administrative Expenditures	\$ 708,900	\$ 720,550
Planning and Zoning Expenditures	\$ 862,475	\$ 625,875
General Government Expenditures	\$ 1,868,875	\$ 2,930,900
TOTAL EXPENDITURES	\$ 3,440,250	\$ 4,277,325
Transfer from ARPA Special Revenue Fund	\$ 316,000	\$ 366,250

TOWN OF WEDDINGTON
PROPOSED OPERATING BUDGET FY2024
AS OF 5/31/23

Account Id	Account Description	2022 Actual	2023 Budgeted	As of 5/31/2023	4.5 Cent Tax
				YTD Rev/Expd	2024 Proposed
10-3101-110	AD VALOREM TAX - CURRENT	1,430,395.58	1,400,000.00	1,458,189.87	1,395,000.00
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	2,785.02	2,500.00	15,539.59	9,500.00
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	4,062.81	2,250.00	770.67	575.00
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	121,782.03	110,000.00	110,546.01	123,750.00
10-3115-180	TAX INTEREST	3,960.24	2,250.00	2,446.25	2,250.00
10-3120-000	SOLID WASTE FEE REVENUES	0	525,000.00	505,936.96	1,125,000.00
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	527,317.79	540,000.00	568,478.18	615,000.00
10-3322-220	BEER & WINE TAX	52,534.98	45,000.00	61,059.58	50,000.00
10-3324-220	UTILITY FRANCHISE TAX	476,306.86	457,500.00	351,984.36	475,000.00
10-3329-220	ARPA FEDERAL FUNDS	156,486.44	0.00	-	
10-3340-400	ZONING & PERMIT FEES	37,791.00	10,000.00	32,485.00	10,000.00
10-3350-400	SUBDIVISION FEES	7,310.00	10,000.00	33,732.50	10,000.00
10-3360-400	STORMWATER EROSION CONTROL FEES	16,800.00	10,000.00	2,030.00	5,000.00
10-3830-891	MISCELLANEOUS REVENUES	9,593.51	1,000.00	5,004.05	5,000.00
10-3831-491	INVESTMENT INCOME	1,141.72	8,750.00	74,369.53	85,000.00
10 General Fund Revenue Total		2,848,267.98	3,124,250.00	3,222,572.55	3,911,075.00

GENERAL GOVERNMENT					
10-4110-115	SOLID WASTE	0	525,000.00	428,174.42	1,065,000.00
10-4110-126	FIRE DEPT SUBSIDIES	801,425.04	817,675.00	749,331.88	841,975.00
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0	10,000.00	100.00	10,000.00
10-4110-155	POLICE PROTECTION	317,333.70	334,775.00	335,939.42	347,750.00
10-4110-160	EVENT PUBLIC SAFETY	1,106.25	4,000.00	-	2,500.00
10-4110-192	ATTORNEY FEES - GENERAL	62,800.50	67,500.00	57,962.50	67,500.00
10-4110-193	ATTORNEY FEES - LITIGATION	0	5,000.00	-	5,000.00
10-4110-320	PUBLIC PRIVATE GRANT	0	0	-	500,000.00
10-4110-330	ELECTION EXPENSE	12,753.37	3,000.00	-	15,000.00
10-4110-340	PUBLICATIONS	0	7,500.00	3,438.39	10,000.00
10-4110-342	HOLIDAY/TREE LIGHTING	2,521.12	9,250.00	8,266.17	7,587.50
10-4110-343	SPRING EVENT	3,366.86	10,175.00	2,947.03	7,087.50
10-4110-344	OTHER COMMUNITY EVENTS	0	75,000.00	-	51,500.00

Account Id	Account Description	2022 Actual	2023 Budgeted	YTD Rev/Expd	2024 Proposed
	ADMINISTRATIVE			-	
10-4120-121	SALARIES - CLERK	48,451.48	59,000.00	48,833.92	59,000.00
10-4120-123	SALARIES - TAX COLLECTOR	54,361.24	55,500.00	47,680.06	55,500.00
10-4120-124	SALARIES - FINANCE OFFICER	18,177.67	21,675.00	19,916.79	18,675.00
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	26,738.80	25,200.00	23,100.00	25,200.00
10-4120-181	FICA EXPENSE	11,131.87	12,000.00	10,674.06	12,000.00
10-4120-182	EMPLOYEE RETIREMENT	19,091.75	21,750.00	19,495.82	23,000.00
10-4120-183	EMPLOYEE INSURANCE	13,920.00	14,650.00	13,365.00	15,250.00
10-4120-184	EMPLOYEE LIFE INSURANCE	203.20	200.00	183.04	200.00
10-4120-185	EMPLOYEE S-T DISABILITY	156.00	175.00	148.50	175.00
	SALARY ADJUSTMENTS				12,000.00
10-4120-190	PROFESSIONAL SERVICES	0	0	-	
10-4120-191	AUDIT FEES	8,500.00	8,750.00	8,500.00	9,000.00
10-4120-193	CONTRACT LABOR	85,218.58	51,500.00	37,930.43	143,800.00
10-4120-200	OTHER ADMINISTRATIVE	0	0	-	
10-4120-205	OFFICE SUPPLIES - ADMIN	8,679.22	9,000.00	6,288.15	9,500.00
10-4120-210	PLANNING CONFERENCE	307.98	3,500.00	2,406.19	3,500.00
10-4120-321	TELEPHONE - ADMIN	1,574.86	2,000.00	1,090.44	2,000.00
10-4120-325	POSTAGE - ADMIN	2,620.83	2,500.00	1,845.71	2,500.00
10-4120-331	UTILITIES - ADMIN	3,415.95	5,000.00	2,904.06	5,000.00
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	5,067.00	7,500.00	4,350.00	29,500.00
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	71,455.09	100,000.00	78,287.84	75,000.00
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	44,594.00	102,500.00	57,011.67	72,250.00
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	4,515.17	7,000.00
10-4120-370	ADVERTISING - ADMIN	419.38	1,000.00	166.60	500.00
10-4120-397	TAX LISTING & TAX COLLECTION FEES	265.30	500.00	2,093.24	500.00
10-4120-400	ADMINISTRATIVE:TRAINING	1,908.13	8,000.00	6,191.38	8,000.00
10-4120-410	ADMINISTRATIVE:TRAVEL	4,682.39	4,000.00	4,408.85	4,500.00
10-4120-450	INSURANCE	15,259.94	17,000.00	16,886.45	20,000.00
10-4120-491	DUES & SUBSCRIPTIONS	18,458.13	26,000.00	20,491.04	23,500.00
10-4120-498	GIFTS & AWARDS	682.63	2,000.00	1,393.34	2,000.00
10-4120-499	MISCELLANEOUS	10,773.87	121,000.00	15,686.97	80,000.00
10-4120-500	CAPITAL EXPENDITURES	88,514.11	19,500.00	-	
10-4120-600	CONTINGENCY	0	0	-	

Account Id	Account Description	2022 Actual	2023 Budgeted	YTD Rev/Expd	2024 Proposed
	ECONOMIC & PHYSICAL DEVELOPMENT			-	
10-4130-121	SALARIES - ZONING ADMINISTRATOR	11,898.90	84,000.00	75,803.48	82,500.00
10-4130-122	SALARIES - ASST ZONING ADMINISTRATR	0	0.00	17,290.89	
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	25,724.37	26,500.00	2,150.00	26,500.00
10-4130-124	SALARIES - PLANNING BOARD	3,600.00	5,150.00	3,051.00	5,150.00
10-4130-125	SALARIES - SIGN REMOVAL	2,943.37	7,500.00	5,973.44	5,000.00
10-4130-181	FICA EXPENSE - P&Z	3,106.90	9,000.00	11,522.13	9,000.00
10-4130-182	EMPLOYEE RETIREMENT - P&Z	4,406.48	17,000.00	11,187.00	18,000.00
10-4130-183	EMPLOYEE INSURANCE	5,610.00	14,625.00	292.16	15,250.00
10-4130-184	EMPLOYEE LIFE INSURANCE	66.88	375.00	148.50	375.00
10-4130-185	EMPLOYEE S-T DISABILITY	65.00	175.00	-	175.00
	SALARY ADJUSTMENTS				10,175.00
10-4130-190	CONTRACTED SERVICES	0	0	51,209.54	
10-4130-192	CONSULTING STORMWATER CONTROL	79,568.47	95,000.00	51,134.01	95,000.00
10-4130-193	CONSULTING	39,568.53	121,900.00	2,464.00	50,000.00
10-4130-194	CONSULTING - COG	9,920.00	15,000.00	-	7,500.00
10-4130-200	OTHER PLANNING	0	0	6,319.78	
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	8,085.34	7,500.00	-	7,500.00
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	55.49	2,500.00	-	2,500.00
10-4130-215	HISTORIC PRESERVATION	0	750.00	95,000.00	250.00
10-4130-220	INFRASTRUCTURE	173,058.00	445,000.00	1,362.99	281,000.00
10-4130-321	TELEPHONE - PLANNING & ZONING	1,574.90	2,000.00	1,377.37	2,000.00
10-4130-325	POSTAGE - PLANNING & ZONING	2,657.08	2,500.00	3,761.21	2,500.00
10-4130-331	UTILITIES - PLANNING & ZONING	4,244.22	5,000.00	-	5,000.00
10-4130-370	ADVERTISING - PLANNING & ZONING	153.00	1,000.00	51.00	500.00
	10 General Fund Expend Total	2,149,299.48	3,440,250.00	2,382,576.39	4,277,325.00
	Net Operating Revenue		(316,000.00)	839,996.16	(366,250.00)

TOWN OF WEDDINGTON									
POTENTIAL NON-OPERATING REVENUES & EXPENDITURES									
	Changes in yellow								
							4.5 Cents		
							PROPOSED	APPROVED	
							FY2024	FY2023	
ESTIMATED OPERATING REVENUES							726,675.00	610,345.00	
Ad Valorem adjustment to County estimate							15,000.00		
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							751,675.00	620,345.00	
Proposed non-operating expenditures to be funded									
WCVFD		Fire service contract increase (3% ask)					24,301.00	16,050.00	
	Building maintenance								
Police		Increase in contract price (approx 3.5%)					12,964.24	17,850.00	
Public Safety		New radar trailer						12,500.00	
Attorney		Board of Adjustment; miscellaneous						2,500.00	
Publications		Land Use/Solid Waste					10,000.00		
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)					2,000.00	2,000.00	
	Cellphones for council/administrator								
	Town banners								

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 05/31/23

2023

2022

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	386,619.45	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	792,330.32	1,764,466.50
10-1130-001	BB&T/TRUIST MONEY MARKET	1,252,096.52	250,008.93
10-1140-000	WACHOVIA	0.00	0.00
10-1170-000	NC CASH MGMT TRUST	3,616,314.10	559,707.00
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	112,658.47	0.00
10-1211-001	A/R PROPERTY TAX	26,184.83	19,874.01
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	5,327.42	1,431.14
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	5,291.01	3,666.54
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	3,000.98	2,542.81
10-1214-000	PREPAID ASSETS	469.70	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>8,962,060.74</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	1,914.41	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	3,274.00-	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	3,000.98	2,537.74
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	112,658.47	0.00
10-2620-000	DEFERRED REVENUE - DELQ TAXES	5,327.42	1,431.14
10-2625-000	DEFERRED REVENUE - CURR YR TAX	26,184.83	19,874.01
10-2630-000	DEFERRED REVENUE-NEXT 8	5,291.01	3,666.54
	Total Liabilities	<u>226,062.17</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	698,968.50	0.00
	Total	<u>7,411,622.01</u>	<u>6,712,653.51</u>

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 05/31/23

	2023	2022
Revenue	848,684.97	2,848,267.98
Less Expenses	223,276.91	2,149,299.48
Net	625,408.06	698,968.50
Total Fund Balance	8,037,030.07	7,411,622.01
Total Liabilities & Fund Balance	8,263,092.24	7,532,175.18

WEDDINGTON
Statement of Revenue and Expenditures

06/07/2023
08:29 AM

Revenue Account Range: First to Last

Include Non-Anticipated: Yes

Year To Date As Of: 05/31/23

Expend Account Range: First to Last

Include Non-Budget: No

Current Period: 05/01/23 to 05/31/23

Print Zero YTD Activity: No

Prior Year: 05/01/22 to 05/31/22

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Cancel</u>	<u>Excess/Deficit</u>	<u>% Real</u>
10-3101-110	AD VALOREM TAX - CURRENT	6,566.04	1,400,000.00	3,531.05	1,458,189.87	0.00	58,189.87	104
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	0.00	2,500.00	429.60	15,539.59	0.00	13,039.59	622
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	0.00	2,250.00	198.70	770.67	0.00	1,479.33 -	34
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	9,950.35	110,000.00	10,003.08	110,546.01	0.00	546.01	100
10-3115-180	TAX INTEREST	265.83	2,250.00	188.78	2,446.25	0.00	196.25	109
10-3120-000	SOLID WASTE FEE REVENUES	0.00	560,000.00	44,121.00	505,936.96	0.00	54,063.04 -	90
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	38,561.97	540,000.00	41,910.90	568,478.18	0.00	28,478.18	105
10-3322-220	BEER & WINE TAX	52,534.98	45,000.00	61,059.58	61,059.58	0.00	16,059.58	136
10-3324-220	UTILITY FRANCHISE TAX	0.00	457,500.00	0.00	351,984.36	0.00	105,515.64 -	77
10-3329-220	ARPA FEDERAL FUNDS	0.00	316,000.00	0.00	484,380.40	0.00	168,380.40	153
10-3340-400	ZONING & PERMIT FEES	2,245.00	10,000.00	2,365.00	32,485.00	0.00	22,485.00	325
10-3350-400	SUBDIVISION FEES	0.00	10,000.00	24,205.00	33,732.50	0.00	23,732.50	337
10-3360-400	STORMWATER EROSION CONTROL FEES	400.00	10,000.00	0.00	2,030.00	0.00	7,970.00 -	20
10-3830-891	MISCELLANEOUS REVENUES	0.00	1,000.00	491.25	5,004.05	0.00	4,004.05	500
10-3831-491	INVESTMENT INCOME	11.09	8,750.00	17,106.92	74,369.53	0.00	65,619.53	850
General Fund Revenue Totals		110,535.26	3,475,250.00	205,610.86	3,706,952.95	0.00	231,702.95	107

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Cancel</u>	<u>Balance</u>	<u>% Expd</u>
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	84,909.01	428,174.42	0.00	116,825.58	79
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	749,331.88	0.00	68,343.12	92
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	10,000.00	0.00	100.00	0.00	9,900.00	1
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0.00	0

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Statement of Revenue and Expenditures

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<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Cancel</i>	<i>Balance</i>	<i>% Expd</i>
10-4110-155	POLICE PROTECTION	94.50	334,775.00	0.00	335,939.42	0.00	1,164.42 -	100
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	5,000.00	67,500.00	5,000.00	57,962.50	0.00	9,537.50	86
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	3,438.39	0.00	938.39 -	138
10-4110-342	HOLIDAY/TREE LIGHTING	0.00	9,250.00	0.00	8,266.17	0.00	983.83	89
10-4110-343	SPRING EVENT	990.00	10,175.00	1,972.03	2,947.03	0.00	7,227.97	29
10-4110-344	OTHER COMMUNITY EVENTS	0.00	75,000.00	0.00	0.00	0.00	75,000.00	0
4110 GENERAL GOVERNMENT		72,869.92	1,883,875.00	160,002.12	1,586,159.81	0.00	297,715.19	84
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - CLERK	3,955.20	54,000.00	4,802.60	48,833.92	0.00	5,166.08	90
10-4120-123	SALARIES - TAX COLLECTOR	4,248.01	55,500.00	4,344.95	47,680.06	0.00	7,819.94	86
10-4120-124	SALARIES - FINANCE OFFICER	1,592.28	19,175.00	1,462.86	19,916.79	0.00	741.79 -	104
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	2,100.00	25,200.00	2,100.00	23,100.00	0.00	2,100.00	92
10-4120-181	FICA EXPENSE	910.00	11,500.00	972.34	10,674.06	0.00	825.94	93
10-4120-182	EMPLOYEE RETIREMENT	1,657.13	21,750.00	1,847.81	19,495.82	0.00	2,254.18	90
10-4120-183	EMPLOYEE INSURANCE	1,160.00	14,590.00	1,215.00	13,365.00	0.00	1,225.00	92
10-4120-184	EMPLOYEE LIFE INSURANCE	15.68	200.00	16.64	183.04	0.00	16.96	92
10-4120-185	EMPLOYEE S-T DISABILITY	13.00	175.00	13.50	148.50	0.00	26.50	85
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	8,500.00	0.00	250.00	97
10-4120-193	CONTRACT LABOR	13,472.50	51,500.00	0.00	37,930.43	0.00	13,569.57	74
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	349.37	9,000.00	2,770.70	6,288.15	0.00	2,711.85	70

WEDDINGTON
Statement of Revenue and Expenditures

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<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Cancel</i>	<i>Balance</i>	<i>% Expd</i>
10-4120-210	PLANNING CONFERENCE	0.00	3,500.00	0.00	2,406.19	0.00	1,093.81	69
10-4120-321	TELEPHONE - ADMIN	131.34	2,000.00	136.23	1,090.44	0.00	909.56	55
10-4120-325	POSTAGE - ADMIN	0.00	2,500.00	468.35	1,845.71	0.00	654.29	74
10-4120-331	UTILITIES - ADMIN	170.97	5,000.00	144.20	2,904.06	0.00	2,095.94	58
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	0.00	7,500.00	0.00	4,350.00	0.00	3,150.00	58
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	2,270.38	100,000.00	3,300.31	78,287.84	0.00	21,712.16	78
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	0.00	102,500.00	7,529.07	57,011.67	0.00	45,488.33	56
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	0.00	6,000.00	400.00	4,515.17	0.00	1,484.83	75
10-4120-370	ADVERTISING - ADMIN	0.00	1,000.00	0.00	166.60	0.00	833.40	17
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	2,093.24	0.00	1,593.24 -	419
10-4120-400	ADMINISTRATIVE:TRAINING	175.00	8,000.00	0.00	6,191.38	0.00	1,808.62	77
10-4120-410	ADMINISTRATIVE:TRAVEL	16.02	4,000.00	138.79	4,408.85	0.00	408.85 -	110
10-4120-450	INSURANCE	450.00	17,000.00	450.00	16,886.45	0.00	113.55	99
10-4120-491	DUES & SUBSCRIPTIONS	541.35	26,000.00	179.00	20,491.04	0.00	5,508.96	79
10-4120-498	GIFTS & AWARDS	0.00	2,000.00	76.28	1,393.34	0.00	606.66	70
10-4120-499	MISCELLANEOUS	910.47	145,500.00	1,029.42	15,686.97	0.00	129,813.03	11
10-4120-500	CAPITAL EXPENDITURES	0.00	19,500.00	0.00	0.00	0.00	19,500.00	0
4120 ADMINISTRATIVE		34,138.70	725,340.00	33,398.05	456,318.08	0.00	269,021.92	63
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	5,023.90	82,500.00	6,875.00	75,803.48	0.00	6,696.52	92
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	1,368.00	26,500.00	1,937.25	17,290.89	0.00	9,209.11	65
10-4130-124	SALARIES - PLANNING BOARD	250.00	5,150.00	150.00	2,150.00	0.00	3,000.00	42
10-4130-125	SALARIES - SIGN REMOVAL	278.43	7,500.00	270.00	3,051.00	0.00	4,449.00	41
10-4130-181	FICA EXPENSE - P&Z	529.43	9,000.00	706.29	5,973.44	0.00	3,026.56	66
10-4130-182	EMPLOYEE RETIREMENT - P&Z	665.67	17,000.00	1,045.00	11,522.13	0.00	5,477.87	68
10-4130-183	EMPLOYEE INSURANCE	0.00	14,635.00	1,017.00	11,187.00	0.00	3,448.00	76
10-4130-184	EMPLOYEE LIFE INSURANCE	0.00	375.00	26.56	292.16	0.00	82.84	78

WEDDINGTON
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<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Cancel</i>	<i>Balance</i>	<i>% Expd</i>
10-4130-185	EMPLOYEE S-T DISABILITY	0.00	175.00	13.50	148.50	0.00	26.50	85
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	0.00	95,000.00	4,963.84	51,209.54	0.00	43,790.46	54
10-4130-193	CONSULTING	1,613.75 -	125,000.00	19,370.65	51,134.01	0.00	73,865.99	41
10-4130-194	CONSULTING - COG	0.00	15,000.00	616.00	2,464.00	0.00	12,536.00	16
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	349.38	7,500.00	2,353.00	6,319.78	0.00	1,180.22	84
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	136.22	1,362.99	0.00	637.01	68
10-4130-325	POSTAGE - PLANNING & ZONING	0.00	2,500.00	0.00	1,377.37	0.00	1,122.63	55
10-4130-331	UTILITIES - PLANNING & ZONING	33.01	5,000.00	315.07	3,761.21	0.00	1,238.79	75
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	1,000.00	0.00	51.00	0.00	949.00	5
	4130 ECONOMIC & PHYSICAL DEVELOPMENT	7,015.42	866,035.00	39,795.38	340,098.50	0.00	525,936.50	39
	General Fund Expenditure Totals	114,024.04	3,475,250.00	233,195.55	2,382,576.39	0.00	1,092,673.61	69

10 General Fund

	Prior	Current	YTD
Revenues:	110,535.26	205,610.86	3,706,952.95
Expenditures:	114,024.04	233,195.55	2,382,576.39
Net Income:	3,488.78 -	27,584.69 -	1,324,376.56

Grand Totals

	Prior	Current	YTD
Revenues:	110,535.26	205,610.86	3,706,952.95
Expenditures:	114,024.04	233,195.55	2,382,576.39
Net Income:	3,488.78 -	27,584.69 -	1,324,376.56

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: June 12, 2023

SUBJECT: Monthly Report–May 2023

Transactions:	
Balance Adjustments	\$(14.36)
Overpayments	\$(4.90)
Taxes Collected:	
2020	\$(215.44)
2021	\$(465.50)
2022	\$(3662.29)
As of May 31, 2023; the following taxes remain Outstanding:	
2012	\$254.18
2013	\$273.97
2014	\$264.54
2015	\$620.43
2016	\$421.78
2017	\$736.59
2018	\$1084.13
2019	\$1786.86
2020	\$1585.05
2021	\$5774.33
2022	\$27,013.58
Total Outstanding:	\$39,815.44