



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, DECEMBER 11, 2023 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Consent Agenda
  - A. Approval of November 13, 2023 Regular Town Council Meeting Minutes
  - B. Approval of the Amendment to Contract to Audit Accounts
10. Old Business
  - A. Discussion and Consideration of Conditional Zoning Application by Toll Brothers, Inc. requesting Conditional Zoning approval for the Luna Development, an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road
11. Acceptance of the Union County Board of Elections Official Results for the Municipal Election November 7, 2023
12. Special Recognition
  - A. District 2 Councilmember Anne Pruitt
  - B. Mayor Pro Tem/District 4 Councilmember Janice Propst
  - C. Mayor Craig Horn
13. Oath of Office
  - A. Oath of Office for Mayor, Jim Bell
  - B. Oath of Office for District 2 Councilmember, Tom Smith
  - C. Oath of Office for District 4 Councilmember, Darcey Ladner
14. Recess/Call to Order
15. Determination of Quorum
16. Council Comments
17. Consent Agenda
  - A. Adoption of the 2024 Council Regular Meeting Schedule
  - B. Adoption of the 2024 Town Hall Holiday Schedule
18. Appointments
  - A. Appointment of Mayor Pro Tempore
  - B. Appointment of Delegate and Alternate to the CRTPO
  - C. Appointment of Council Members responsible for opening and reviewing bank statements
  - D. Appointment of Council Members as check signatory and back up signatory
19. New Business
20. Updates from Town Planner and Town Administrator
21. Code Enforcement Report
22. Update from Finance Officer and Tax Collector
23. Transportation Report
24. Council Closing Comments
25. Adjournment

## Weddington

### 11/2023

UCR Code	Description	Date of Report	Incident ID	
<b>11B</b>				
11B	SEXUAL BATTERY	11/9/23	202308564	
11B	SEXUAL BATTERY	11/20/23	202308881	
			Total:	2
<b>13B</b>				
13B	ASSAULT ON FEMALE	11/8/23	202308557	
13B	SIMPLE ASSAULT	11/9/23	202308572	
13B	SIMPLE ASSAULT	11/29/23	202309138	
			Total:	3
<b>13C</b>				
13C	COMMUNICATING THREATS OF MASS VIOLENCE	11/16/23	202308766	
			Total:	1
<b>220</b>				
220	BURGLARY-2ND DEGREE	11/26/23	202309028	
			Total:	1
<b>23F</b>				
23F	BEL / THEFT FROM MOTOR VEHICLE	11/7/23	202308506	
			Total:	1
<b>23H</b>				
23H	LARCENY OF CHOSE IN ACTION	11/12/23	202308646	
23H	LARCENY-MISDEMEANOR	11/14/23	202308685	
23H	LARCENY >\$300 - <\$1000 FROM CONSTRUC SIT	11/27/23	202309038	
			Total:	3
<b>26A</b>				
26A	FINANCIAL CARD FRAUD	11/8/23	202308530	
			Total:	1
<b>290</b>				
290	INJURY TO PERSONAL PROPERTY	11/23/23	202308969	
			Total:	1
<b>90F</b>				
90F	VIOLATION DOMESTIC VIOLENCE PROTECTION (	11/4/23	202308415	
			Total:	1
<b>90I</b>				
90I	RUNAWAY	11/28/23	202309091	
			Total:	1
<b>999</b>				

## Weddington

### 11/2023

UCR Code	Description	Date of Report	Incident ID	
999	INVESTIGATION	11/8/23	202308534	
999	ANIMAL CALL	11/11/23	202308624	
999	DOMESTIC	11/11/23	202308635	
999	ACCIDENT NO VISIBLE INJURY	11/15/23	202308725	
999	ACCIDENT NO VISIBLE INJURY	11/15/23	202308730	
999	INVESTIGATION	11/17/23	202308788	
999	ANIMAL CALL BITE	11/17/23	202308805	
999	CALL FOR SERVICE	11/20/23	202308879	
999	ANIMAL CALL BITE	11/20/23	202308880	
999	ANIMAL CALL	11/21/23	202308911	
999	INVESTIGATION	11/21/23	202308928	
999	ANIMAL CALL	11/22/23	202308947	
999	ANIMAL CALL	11/23/23	202308963	
999	ANIMAL CALL	11/24/23	202308976	
999	ANIMAL CALL	11/24/23	202308977	
999	ANIMAL CALL	11/26/23	202309015	
999	ANIMAL CALL	11/26/23	202309018	
999	ACCIDENT NO VISIBLE INJURY	11/28/23	202309066	
999	ACCIDENT POSSIBLE INJURY	11/29/23	202309101	
			Total:	19
<b>9999</b>				
9999	MENTAL HEALTH INVESTIGATION	11/13/23	202308669	
9999	MENTAL HEALTH INVESTIGATION	11/22/23	202308956	
9999	MENTAL HEALTH INVESTIGATION	11/28/23	202309085	
9999	MENTAL HEALTH INVESTIGATION	11/28/23	202309094	
			Total:	4

Monthly Crime Total

38



# Union County Sheriff's Office

## Events By Nature

For the Month of: November 2023

Date of Report

12/1/2023

9:01:52AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	44
ACCIDENT EMD	4
ACCIDENT PD ONLY	24
ACCIDENT PININ EMD	1
ALARMS LAW	28
ANIMAL BITE REPORT LAW	3
ANIMAL COMP SERVICE CALL LAW	21
ASSIST EMS OR FIRE	2
ATTEMPT TO LOCATE	1
BOLO	2
BURGLARY HOME OTHER NONBUSINESS	2
BURGLARY VEHICLE	3
BUSINESS CHECK	8
CARDIAC RESPIRATORY ARREST EMD	3
CARELESS AND RECKLESS	10
DISTURBANCE OR NUISANCE	8
DOMESTIC DISTURBANCE	5
DOMESTIC VIOL ORD VIOLATION	1
ESCORT	2
FOLLOW UP INVESTIGATION	6
FOOT PATROL	8
FRAUD DECEPTION FORGERY	4
FUNERAL ESCORT	1
HARASSMENT STALKING THREATS	3
IMPROPERLY PARKED VEHICLE	1
INTOXICATED DRIVER	2
INVESTIGATION	5
INVOLUNTARY COMMITMENT	1



<u>Event Type</u>	<u>Total</u>
JURISDICTION CONFIRMATION LAW	1
LARCENY THEFT	7
MISSING PERSON	2
MOTORIST ASSIST	7
NOISE COMPLAINT	2
PREVENTATIVE PATROL	370
PROP DAMAGE VANDALISM MISCHIEF	1
PUBLIC SERVICE	3
RADAR PATROL INCLUDING TRAINIG	13
REFERAL OR INFORMATION CALL	3
RESIDENTIAL CHECK	7
SERVE CIVIL PAPER	29
SERVE CRIMINAL CIVIL SUBPOENA	1
SERVE DOMESTIC VIOL ORDER	2
SERVE WARRANT	1
SEX ASSAULT CHILD LAW	1
SHOPLIFTER	1
SHOTS FIRED	4
SMALL VEHICLE FIRE	2
STRUCTURE FIRE EFD	3
SUICIDE ATTEMPT	1
SUICIDE THREAT	1
SUSPICIOUS CIRCUMSTANCES	4
SUSPICIOUS PACKAGE	1
SUSPICIOUS PERSON	2
SUSPICIOUS VEHICLE	7
TRAFFIC DIRECT CONTROL	1
TRAFFIC HAZARD	1
TRAFFIC STOP	42
TRESPASSING	1
WELL BEING CHECK	3

Event Type

Total

***Total Calls for Month: 727***



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, NOVEMBER 13, 2023 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 10**

**1. Open the Meeting**

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

**2. Pledge of Allegiance**

Council let the Pledge of Allegiance.

**3. Determination of Quorum**

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

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

Visitors: Travis Manning, Melissa Manning, Kristin Dillard, Tom Waters, Nancy Anderson, Jim Bell, Ivan Merritt, Kami Merritt, Mike Morse, Danny Ellis, Anne Ellis, Dean Garber, Sharon Garber, Jim Drost, Christine Drost, Jeremy Fitzgerald, Daniel George, Daniel Barry, John Allen, Tom Smith, Beth Johnston, Phyllis McDonnell, John Gallut, Gary Palmer, Bill Deter, W. Bertram, Julie Staley, Margie Bower, Robert Price, George Walsh Debbie Moffat, Sherry Garvey, Don Titherington

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

Staff requested to remove item *12C. Discussion and Possible Consideration of Grant Agreement with Union County Library Foundation for donation to the Southwest Regional Library* from the agenda.

**Motion:** Councilmember Perryman made a motion to adopt the agenda as amended.

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

**5. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.***

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

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

**Motion:** Mayor Pro Tem Propst made a motion to enter into closed session at 7:03 p.m.  
**Vote:** The motion passed with a unanimous vote.

Mayor Horn called the meeting back to order at 7:10 p.m.

**Motion:** Councilmember Perryman made a motion to amend the agenda to add item 11.A.  
*Discussion and Consideration of Settlement Agreement with Providence Volunteer Fire Department*  
**Vote:** The motion passed with a unanimous vote.

## 7. Mayor/Councilmember Reports

Councilmember Perryman reported on the October WUMA meeting. The delegates will invite the county manager to give an update on the water and sewer funding after the first of the new year. The Union County legislative delegation will be invited to the March meeting to discuss the number of bills affecting local control of zoning ordinances. The NC Governor's Highway Safety Program Grant was discussed. The next WUMA meeting is Tuesday the 21<sup>st</sup> in Wesley Chapel and there is no meeting in December.

Mayor Pro Tem Propst reported that the Holiday Tree Lighting is Friday night from 5:30 to 8:30 at Town Hall.

Mayor Horn congratulated the successful candidates and thanked all those who volunteers to run for office. He thanked the Waxhaw Weddington Rotary Club for the flags around town hall for Veterans' Day

## 8. Public Comments

Travis Manning: 2230 Rising Sun Lane-Mr. Manning thanked Mayor Horn and Mayor Pro Tem Propst for their service. He commented on the Providence Volunteer Fire Department vs. Town of Weddington lawsuit and expressed his hope for closure. Mr. Manning asked the councilmembers to not sell the fire station. He encouraged residents to get familiar with what happened and to examine the budget to see how much the fire service cost has gone up.

Nancy Anderson: 13624 Providence Road- Ms. Anderson thanked the Council for all their work. She commented on the Providence Volunteer Fire Department lawsuit. She stated that it has been costly but became much costlier when the council allowed the cream of the crop firemen to walk out the door. Ms. Anderson also stated her strong support for a grant to the library. She stated that growing up, she had better library service because there was a book mobile. Ms. Anderson also commented on the few subdivision applications that have been submitted to the town. She stated there are property owners' rights in this country and trying to stop the property owners from their choice is not realistic

Dan Barry: 8207 Lake Providence Drive-Mr. Barry thanked the council for their service. He congratulated the council for their work in settling the unpleasantness of the lawsuit. He stated that the settlement terms haven't been made public, but the penalty and the cost of the litigation before the insurance kicked in will be paid by the taxpayers.

Don Titherington: 2301 Greenbrook Parkway-Mr. Titherington commented on road safety issues in town. He specifically mentioned a serious accident at the 12 Mile Creek and Beulah Church intersection. Mr. Titherington referenced the Union County intersection analysis that the town participated in that labeled that intersection as critical. He asked that the council take safety issues to heart.

Bill Deter: 401 Havenchase Drive-Mr. Deter addressed the comments made on the lawsuit with the Providence Volunteer Fire Department. He commented on the projected costs and financial losses that moved the council in 2015 to dissolve the contract. He stated his disappointed in the attacks against him and stressed that the mayor doesn't vote on matters before the council unless there is a tie.

## **9. Public Safety Report**

Deputy Wrenn gave the public safety report. He thanked the veterans for their service. He discussed traffic safety. He stated that. Union County has the top 3 drug recognition experts in the state. Deputy Wrenn reported that the deputies are working to eliminate problems with speeding. He reminded residents to lock their cars. He thanked residents for their outreach and support at Halloween. There were no reported incidents. Deputy Wrenn stated that the speed trailers are available to post on state-maintained roads and the deputies will be happy to come to community meetings.

## **10. Consent Agenda**

### **A. Approval of October 9, 2023 Regular Town Council Meeting Minutes**

**Motion:** Councilmember Pruitt made a motion to adopt the consent agenda as presented.  
**Vote:** The motion passed with a unanimous vote.

## **11. Old Business**

### **A. Discussion and Consideration of Settlement Agreement with Providence Volunteer Fire Department (PVFD)**

Andy Santaniello, outside council retained through the town insurance carrier, gave a brief summary. The Town had a fire suppression agreement with PVFD ended in April 2015 with a vote by the town council. As a result, PVFD initiated litigation. The suit has been before the Court of Appeals twice, before the NC Supreme Court once, and in mediation twice. It has been hotly contested litigation. This month, a proposed settlement agreement was reached. Highlights include:

- The Settlement permanently ends any and all ongoing litigation. Only remaining defendants were the Town and former Mayor Bill Deter.
- Town will pay to PVFD the sum of \$750,000 that will come from town funds. The Town insurance carrier has denied indemnification payments.
- PVFD will release former Mayor Deter, current and former Councilmembers, and current and former staff from claims.
- Funds paid to PVFD will be utilized to pay litigation costs and the balance will be managed through a grant to be disbursed to other charitable organizations. When funds are exhausted, PVFD will report back to the Town where funds were disbursed.
- The Settlement Agreement is approved by Andy Santaniello, Karen Wolter, Chris Duggan attorney for PVFD, and the attorney for former Mayor Deter.
- All parties agree to end disputed litigation with no admission of liability or fault by any party.

Once the agreement is executed by all parties, payment will be made by town.

Councilmember Howie asked if the agreement will be public record after it is executed by all parties? Mr. Santaniello responded that it would.

Mayor Pro Tem Propst thanked Mr. Santaniello and Ms. Wolter for their representation and efforts.

Councilmember Perryman stated that this lawsuit has just lasted many long years and people in this room will never know the process that the people sitting in these seats went through to get through to tonight. Glad this is over. It was totally unnecessary. There were reasons things needed to be done, but execution actions show a lack of forethought of future consequences. Sickens me that this town must sign over close to million dollars of tax money to fix this. That's a lot of money for roads, dot, parks. Glad it's over and if you want to come and talk to me about detail, I'll be glad to do it

Councilmember Howie thanked the representation from Mr. Santaniello for his navigation through this.

Mayor Pro Tem Propst asked if the town had a council-manager form of government, could this situation have taken place.

Ms. Wolter said there wasn't a definite answer on that issue.

Mayor Pro Tem Propst responded that Council doesn't currently negotiate contracts.

**Motion:** Councilmember Howie made a motion to approve the settlement agreement with Providence Volunteer Fire Department as presented.

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

Mr. Santaniello thanked the council for patience and cooperation.

Ms. Wolter thanked Mr. Santaniello for handling this with grace and conviction.

Mayor Horn stated that this has been an emotional challenge for the Council, and it is nice to be done with this before a new council takes over.

## **12. New Business**

### **A. Conditional Zoning Application by Toll Brothers, Inc. requesting Conditional Zoning approval for the Luna Development, an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road.**

#### **i. Public Hearing**

Mr. Tefft presented the staff report:

The applicant, Toll Brothers is proposing the development of an 18-lot conventional development subdivision to be known as Luna. The subdivision will extend the existing Delaney Road right-of-way from the Bromley neighborhood, as well as tie-in at the intersection of Weddington-Matthews and Cox Road. The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO. While the development proposal can be found to be generally consistent with the adopted Land Use Plan there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there may also be Goals and Policies for which there may be reason for concern, positive findings can nonetheless be made in support of this development proposal.

At its meeting of October 23, 2023, the Planning Board recommended approval of the Conditional Zoning request to allow for the development of an 18-lot major subdivision generally located at 5932 Weddington–Matthews Road. Staff also recommends approval of the Conditional Zoning request to allow for the development of an 18-lot major subdivision generally located at 5932 Weddington–Matthews Road.

Mayor Horn opened the public hearing:

Dean Garber: 1237 Bromley Drive – Mr. Garber asked council to not approve this application as proposed. He commented on the stormwater drainage and possible damage to the lake in Bromley and restricting the access to Delaney Drive during the construction phase. He stated Toll has not discussed stormwater drainage with the Bromley HOA.

Tom Smith: 1840 Tanglebriar Court – Mr. Smith stated that the 10-year stormwater runoff calculations are inadequate. He stated his belief that it is not proper for a developer to put run-off into an existing system and there should be a minimum of a 50-year run-off rate.

Bill Deter: 401 Havenchase Drive – Mr. Deter commented on the need for a left turn lane into the new development with the curve in Weddington Matthews Road and the Cox Road intersection converging at the entrance.

Don Titherington: 2301 Greenbrook Parkway – Mr. Titherington commented on change of stormwater standards was because of the Falls of Weddington development and the surrounding residents had issues with the flooding. He encouraged the council to look

Nancy Anderson: 13624 Providence Road - Ms. Anderson commented that the development adjoining another development might bump up the traffic impact necessity.

Robert Price-Applicant. Understand concern from neighboring development. Do the analysis according to the engineering. Expressed wanted to be good neighbor. Always understood that would be connected. Took into consider. In compliance with UDO-applicable size-yield.

Mayor Pro Tem Propst asked about stormwater flow to the Bromley ponds being less than what those ponds are handling right now.

Mr. Price stated that the analysis submitted will be vetted when the project goes through the engineering phase. The stormwater plan for Luna will lessen the impact on the Bromley ponds.

Councilmember Perryman asked why there is no left turn lane off Weddington Matthews Road.

Mr. Price responded that based on the conditions in the UDO and relative to the traffic count, the development doesn't validate additional improvements.

Councilmember Pruitt asked if Toll is open to looking at road improvements on Weddington Matthews Road because the connected development adds more volume of cars.

Mr. Price stated that Toll is developing for 18 lots and is open to looking into road improvements. Toll is willing to work with NCDOT on what the best way to mitigate the concerns.

Mayor Horn closed the public hearing at 8:20 p.m.

**i. Discussion and Possible Consideration**

Councilmember Perryman stated there are too many questions, and this should go back to the planning board for the left-hand turn lane and the stormwater issues.

Councilmember Howie remarked that Delaney Drive should remain closed until construction is completed.

Councilmember Pruitt agreed that the left turn lane should be considered at the Luna entrance.

Mr. Price stated that there is no issue going back to do more analysis and review of public works/engineering. Understand the information. This project isn't at that level of development yet and the project will be managed through the stormwater management process and other permitting agencies.

Mayor Pro Tem Propst asked the applicant to review the stormwater analysis

Mayor Horn reopened the public hearing at 8:26 p.m.

Beth Johnston from McKim and Creed discussed the stormwater analysis. The applicant completed this extra step during civil design.

Council discussed the Luna stormwater standards with the applicant.

Mayor Horn closed the public hearing at 8:39 p.m.

Councilmember Pruitt asked Mr. Tefft if there were any concerns on the direction of this plan and if it meets the UDO guidelines. Mr. Tefft noted that it is a conditional zoning and gives the applicant and council the opportunity to request conditions.

Ms. Wolter stated conditions are mutually agreed to. The Council would like more information on a left turn lane. The road belongs to NCDOT. She recommended to defer the vote to the next meeting to clear up issues. This doesn't need to go back to the planning board.

**Motion:** Councilmember Howie made a motion to defer consideration of the conditional zoning application by Toll Brothers for the Luna Development to the December 11, 2023 Regular Town Council meeting to work on conditions

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

**B. Conditional Zoning Application by Provident Land, Inc. requesting Conditional Zoning Approval for the Beckingham Development, a 38-lot subdivision located on Lochaven Road, parcel numbers 06153016 and 06153054A.**

**i. Public Hearing**



Mr. Tefft presented the staff report:

The applicant is proposing the development of a 38-lot conventional subdivision to be known as Beckingham. As proposed, the subdivision would have one means of ingress/egress from an access point on the north side of Lochaven Drive; however, there is also a proposed stub out towards an existing developed residential property along the northwest side of the subject property that may be an option for ingress/egress in the future. In addition, the request also includes the rezoning of the 60.621-acre parcel (06153016) from R-CD to R-40, consistent with the balance of the overall development site.

The development proposal will be consistent with those uses surrounding the subject parcels, as well as being in keeping with the Town's established aesthetic values, and single-family residential character. Accordingly, the development proposal has been found to be generally consistent with the Goals and Policies of the adopted Land Use Plan and positive findings can be made in support of this development proposal.

At its meeting of October 23, 2023, the Planning Board recommended approval of the Conditional Zoning request for the development of the 38-lot conventional subdivision. Staff also recommends approval of the Conditional Zoning request for the development of the 38-lot conventional subdivision

Mr. Tom Waters, the applicant, presented the project.

Mayor Horn opened the public hearing.

Tom Smith: 1840 Tanglebriar Court-Mr. Smith stated his appreciation for the applicant developing to the 50-year storm.

Ms. Dewey read an email from Craig and Gayle Bohlen-620 Cottonfield Circle-opposing the Beckingham subdivision

Mayor Horn closed the public hearing at 9:09 p.m.

#### **i. Discussion and Possible Consideration**

Councilmember Perryman asked to make sure that the single entrance into the subdivision is done properly. Mr. Tefft responded that there is not room to accommodate a second entrance and it is placed at safest spot for this parcel to have access. It will be the only access. There are other subdivisions with one entrance.

Mayor Pro Tem Propst listed the subdivisions with only one entrance: Willow Oaks, Highclere, Weddington Heritage, Steeplechase, Waybridge, and Highgate has over 200 homes.

Councilmember Perryman asked why the Planning Board recommended not stubbing out the cul-de-sac. Mr. Tefft responded that it didn't align with the existing development on the adjacent lot. Councilmember Perryman asked if there were NCDOT recommendations. Mr. Tefft responded that the development isn't large enough to warrant a conversation with NCDOT.

**Motion:** Mayor Pro Tem Propst made a motion to approve Conditional Zoning Application by Provident Land, Inc. requesting Conditional Zoning Approval for the

Beckingham Development, a 38-lot subdivision located on Lochaven Road, parcel numbers 06153016 and 06153054A with conditions listed in exhibit B (attached for the record)

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

Land Use Plan Consistency Statement:

*The development proposal will be consistent with those uses surrounding the subject parcels, as well as being in keeping with the Town's established aesthetic values, and single-family residential character. Accordingly, the development proposal has been found to be generally consistent with the Goals and Policies of the adopted Land Use Plan and positive findings can be made in support of this development proposal.*

**Motion:** Councilmember Howie made a motion to approve the Land Use Plan Consistency Statement as presented

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

- C. ~~Discussion and Possible Consideration of Grant agreement with Union County Library Foundation for donation to the Southwest Regional Library.~~

### 13. Updates from Town Planner and Town Administrator

Mr. Tefft presented the planning updates:

- **Liberty Classical Academy**
  - CZ for Private School
  - Planning Board: 7/24 (Tabled)
  - Traffic PIM: 8/22 and 10/25
  - Planning Board: TBD
- **Ennis Road Subdivision**
  - Conventional subdivision of 12 lots
  - Public Information Meeting 8/21
  - Planning Board: TBD
- **LDS Temple**
  - 345 Providence Road
  - No application submitted
- **Deal Lake**
  - 189-acre conservation subdivision
  - 06129109, 06126001, 06126017, 06126017B, 06126017C
  - Site Walk: 11/21, 10am-12pm (on-site)
  - Charette: 11/21, 1pm-3pm (Town Hall)
- **Rea/Providence**
  - Conventional subdivision, 56 lots
  - Sketch Plan submitted
- **Comprehensive Land Use Plan and Town Center Plan**
  - Planning Board 11/27/23
  - Town Council: 1/8/24

### 14. Code Enforcement Report

Included in Council packets

### 15. Update from Finance Officer and Tax Collector

Included in packets

### 16. Transportation Report

Mayor Horn reported that the CRTPO meeting is Wednesday. Mayor-elect Jim Bell will be attending. Last week the CRTPO Union County group met. Union County population growth is at a faster rate than the entire region, not job growth.

There was an accident this weekend at the intersection of Beulah Church and 12-Mile Creek Roads. It should be added to the county critical intersection list.

## 17. Council Comments

Councilmember Howie: Thank you everybody for coming, thank you Council, thank you Staff. Thank you to the Rotary Club for the flags around Town Hall and thank you to the veterans.

Mayor Pro Tem Propst: There was a grant for the library on the agenda, but timing didn't work out. The Town gave \$146,000 to the library a few years ago to build one in Weddington and I feel like it's important to participate in getting it done. We should honor the library with help and get all the western Union town to participate. Thank you everybody for coming. Come out to the tree lighting and bring a coat to donate.

Councilmember Pruitt: I want to take a moment to Thank each of you for your guidance, patience, and professionalism during the last 4 years. I appreciate the shared successes that have come from us all working together - We have helped Weddington move forward and better prepare for the future of our residents. Together we have made it through COVID, learned how to Zoom and what PPE stands for. We have transitioned to the Unified Development Ordinance. We have consolidated solid waste and have brought one single provider to the town. We have lowered the tax rate 2 of the last 4 years. Helped relieve traffic at one major intersection and have set plans in motion to have another critical intersection under construction in the coming year. We finally resolved the pending litigation with PVFD against the town – We have celebrated holidays together with our neighbors at the Town's Holiday Tree Lighting, and Menorah Lighting, honored veterans with our Flags for Heroes, and have enjoyed a sense community with our Food Truck Friday's. (thank you, Janice and staff, for all the hours put into those events). For those that will be leading us forward, I urge you to work together – with your fellow council members, our amazing town staff, and most importantly, your neighbors – only by working together will the town continue to thrive. You each have your own strengths you bring to the table, listen to your heart, and please remember you are here representing every resident of Weddington. As Matty Stepanek said "Unity is strength... when there is teamwork and collaboration, wonderful things can be achieved."

Councilmember Perryman: That is a tough act to follow. Thank you everybody for being here. We had a full agenda and discussed a lot of topics. Sometimes meetings are easy and sometimes they are long and difficult. Happy Thanksgiving to everybody.

Mayor Horn: Veterans day is special to all of us. I just returned from the American Veterans Conference in D.C. There were pilots that flew of B17s in Germany in World War II, the oldest was 104 and the youngest 99. Who is the only baseball player in history to have a perfect batting average, a World Series ring, and a Purple Heart? Roy Gleason played for the Dodgers and was drafted to go to Vietnam.

## 18. Adjournment

**Motion:** Councilmember Pruitt made a motion to adjourn the November 13, 2023 Regular Town Council meeting at 9:32 p.m.

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

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor, Town of Weddington

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

DRAFT

Whereas	Primary Government Unit TOWN OF WEDDINGTON
and	Discretely Presented Component Unit (DPCU) (if applicable)
and	Auditor Ann R. Craven, CPA, PLLC

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for	Fiscal Year Ending 06/30/23	and originally to be submitted to the LGC on	Date 10/31/23
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hereby agree that it is now necessary that the contract be modified as follows.

☒ Modification to date submitted to LGC

☐ Modification to fee

Original date 10/31/23	Modified date 01/10/24
Original fee	Modified fee

Primary Other  
(choose 1)(choose 0-2)

#### Reason(s) for Contract Amendment

- |                                  |                          |  |
|----------------------------------|--------------------------|--|
| <input checked="" type="radio"/> | <input type="checkbox"/> | Change in scope  |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Issue with unit staff/turnover   |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Issue with auditor staff/workload  |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Third-party financial statements not prepared by agreed-upon date  |
| <input type="radio"/>            | <input type="checkbox"/> | Unit did not have bank reconciliations complete for the audit period   |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Unit did not have reconciliations between subsidiary ledgers and general ledger complete                                   |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Unit did not post previous years adjusting journal entries resulting in incorrect beginning balances in the general ledger |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Unit did not have information required for audit complete by the agreed-upon time  |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Delay in component unit reports  |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Software - implementation issue  |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Software - system failure  |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Software - ransomware/cyberattack  |
| <input type="radio"/>            | <input type="checkbox"/> | Natural or other disaster  |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Other (please explain)   |

#### Plan to Prevent Future Late Submissions

If the amendment is submitted to modify the date the audit will be submitted to the LGC, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years. Audits are due to the LGC four months after fiscal year end. Indicate NA if this is an amendment due to a change in cost only.

Hopefully, there will be no further deaths in any of the immediate families, and the auditor and finance director now have a good grasp on GASB Statement No. 96.

#### Additional Information

Please provide any additional explanation or details regarding the contract modification.

There was a death in the immediate family of the auditor on July 29, 2023 which caused delays in audit field work. Due to the nature of the Town's IT subscriptions, the auditor and the finance director spent a lot of time on the requirements of the audit change caused by GASB Statement No. 96.

**By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.**

## SIGNATURE PAGE

## AUDIT FIRM

Audit Firm*	
Ann R. Craven, CPA, PLLC	
Authorized Firm Representative* (typed or printed) Ann R. Craven	Signature* 
Date* 12/5/23	Email Address ann@acravencpa.com

## GOVERNMENTAL UNIT

Governmental Unit*	
TOWN OF WEDDINGTON	
Date Primary Government Unit Governing Board Approved <b>Amended</b> Audit Contract* (If required by governing board policy)	
Mayor/Chairperson* (typed or printed)	Signature*
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

## GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

\*ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT\*

(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

*This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.*

Primary Governmental Unit Finance Officer*	Signature*
Date of Pre-Audit Certificate*	Email Address*

**SIGNATURE PAGE – DPCU**  
**(complete only if applicable)**

**DISCRETELY PRESENTED COMPONENT UNIT**

DPCU	
Date DPCU Governing Board Approved <b>Amended</b> Audit Contract (If required by governing board policy)	
DPCU Chairperson (typed or printed)	Signature
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

**DPCU – PRE-AUDIT CERTIFICATE**  
**\*ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT\***  
*(Pre-audit certificate not required for hospitals)*

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

*This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.*

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address





**TO:** Town Council

**FROM:** Robert G. Tefft, CNU-A, Town Planner

**DATE:** December 11, 2023

**SUBJECT:** Application by Toll Brothers, Inc. requesting Conditional Zoning approval for the development of an 18-lot conventional subdivision generally located at 5932 Weddington – Matthews Road.

## **APPLICATION INFORMATION:**

**SUBMITTAL DATE:** August 18, 2023

**APPLICANT:** Robert Price, Land Development Director, Toll Brothers

**PROPERTY LOCATION:** 5932 Weddington – Matthews Road

**PARCEL ID#:** 06123012 and 06123012C

**ACREAGE:** +/- 28.959 acres

**EXISTING LAND USE:** Conservation Residential

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

## **HISTORY:**

At its meeting of November 13, 2023, the Town Council heard public comments, as well as held discussions with the applicant regarding the development proposal. Most of the comments and discussions centered on stormwater and traffic concerns that the development would have on the adjacent neighborhood (Bromley). The Town Council unanimously voted to defer consideration of the request to its December meeting so that appropriate conditions may be developed.

Additionally, the following has been provided by the Town's Engineer, Bonnie Fisher/ LaBella Associates, regarding the proposal:

*The conceptual plan indicates that a proposed outfall pipe from BMP #2 will connect directly to an existing pipe located within a storm drainage easement (SDE) along the property line between 1316 Delaney Drive and 1400 Delaney Drive in the Bromley subdivision. A direct connection would eliminate an open ditch condition between the*



*stormwater pond and the two downstream lots. We recommend that during the construction drawing development, the applicant evaluate the feasibility of this direct connection to the storm system downstream of BMP #2. This connection will require the cooperation of the two affected property owners. If they do not want to allow changes to their property, then the storm pond would drain to the existing ditch in its current condition.*

*The Stormwater Concept Plan submitted 9/11/23 (sheet attached) includes reference to the Town design standards for detention up to the 100-year storm event per ordinance.*

*The plan also indicates that stormwater quality permits will be obtained through NCDEQ.*

*The construction drawings phase will require detailed calculations and stormwater design after approval of the rezoning application. Final construction documents will not be recommended for approval until all conditions of the Town's Stormwater Management Ordinance are met.*

## **PROPOSAL:**

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The applicant is proposing the development of an 18-lot conventional development subdivision to be known as Luna. The subdivision will extend the existing Delaney Road right-of-way from the Bromley neighborhood, as well as tie-in at the intersection of Weddington-Matthews and Cox Road.

### ***Development Standards.***

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO.

## **RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:**

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

As required by UDO Section D-607(C)(5), the applicant held their required Community Meeting virtually on Tuesday, August 15, 2023, at 6:00 pm. The applicant has provided a Community Meeting Report which has been attached to this staff report and posted on the Town's website.

The Town Council is tentatively scheduled to hold a public hearing regarding this application on Monday, October 9, 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), Traditional Residential Development (> 6 Lots) is specifically listed as a permissible use within the R-CD, subject to Conditional Zoning approval.

### ***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), all development within the R-CD is required to meet certain standards. The following table identifies those standards, as well as how the subject development proposal complies:

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		40,000 sq. ft.	40,023 – 57,815 sq. ft.
Minimum Lot Width		120'	120' (min)
Minimum Setbacks	Front	50'	50'
	Side	15'	15'
	Rear	40'	40'
Maximum Height		35'	35'
Maximum Floor Area Ratio		N/A	N/A

***UDO Section D-917A, Specific Requirements for All Residential Development.***

UDO Section D-917A, establishes numerous rules for how residential development is intended to occur within the Town. These rules include, but are not limited to, the location of house sites, easements, the requirement of lots to abut public roads, street design and layout, cul-de-sacs, open space, buffering, and tree requirements. While not all these rules are appropriate to be included at this stage of the development process, there are many that must be considered.

*UDO Section D-917A(A) Side lot lines shall be substantially at right angles or radial to street lines, and double frontage lots are to be avoided wherever possible.*

The lots proposed with the subdivision are generally consistent with this provision. As such, positive findings of compliance can be made.

*UDO Section D-917(F)(1) All subdivision lots shall abut public roads.*

All lots within the subdivision shall abut a public road without need of an access easement. As such, positive findings of compliance can be made.

*UDO Section D-917(J)(1) Permanent dead-end streets shall not provide sole access to more than 16 dwelling units or 1,200 linear feet, whichever is less.*

One of the proposed cul-de-sacs will provide access to four lots, while the other will provide access to only two lots. Neither of these cul-de-sacs will exceed 200 linear feet. As such, positive findings of compliance can be made.

*UDO Section D-917(J)(2) When cul-de-sacs end in the vicinity of an adjacent undeveloped property capable of being developed in the future, a right-of-way or easement shall be shown on the final plan to enable the street to be extended when the adjoining property is developed.*

There are no undeveloped properties adjacent to the proposed subdivision. As such, this provision is not applicable.

*UDO Section D-917(K)(2) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended. Street connections shall be designed so as to minimize the number of new cul-de-sacs and to facilitate easy access to and from homes in different part of the tract (and on adjoining parcels).*

The development proposal will make use of the existing three-way intersection at Weddington-Matthews and Cox Roads, as well as a stub out within Bromley for Delaney Drive as the two points of access into the neighborhood. As such, positive findings of compliance can be made.

*UDO Section D-917(K)(5) Two points of ingress and egress onto an adjoining public road from subdivision containing more than 15 lots is required.*

As the subdivision consists of 18 lots, there will be one point of ingress/egress at the intersection of Weddington-Matthews and Cox Roads, and a second from Delaney Drive. As such, positive findings of compliance can be made.

*UDO Section D-917(K)(6) Developable lots shall be accessed from interior streets, rather than from roads bordering the tract.*

All 18 of the proposed lots will be accessed via one of the three internal streets within the neighborhood. As such, positive findings of compliance can be made.

*UDO Section D-917(O)(1)(b) Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.*

The development proposal includes the provision of a 50-foot thoroughfare buffer with evergreen screen in compliance with the allowable reduction provided. As such, positive findings of compliance can be made.

*UDO Section D-917(P) Any major subdivision shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space.*

Per the above, the 28.959 acres site requires approximately 2.9 acres of open space. The plot plan denotes that 2.92 acres of open space are to be provided and located within and adjacent to the two stormwater BMP's. As such, positive findings of compliance can be made.

***UDO Section D-917D, Supplemental Requirements for Certain Uses.***

UDO Section D-917D, establishes supplements requirements for certain uses; however, not for all uses that are specifically listed in the UDO, including traditional residential development. As such, this Section is not applicable.

***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 Construction 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 and are not applicable to this development proposal.

## **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. As the proposal consists of only 18 single-family homes, this threshold is not being met and the provision of a TIA is not required.

## **LAND USE PLAN CONSISTENCY:**

#### ***Land Use Goals:***

*Goal 3: Minimize the visual effect of development from surrounding properties and roadways.*

The development proposal will be required to provide a perimeter landscape buffer that will, at minimum, meet the standards established within the UDO. As such, the development proposal meets the above Goal.

*Goal 4: To maintain the Town's strong single-family residential character.*

As the development proposal involves the creation of a new 18-lot single-family residential neighborhood, the development proposal will meet the above Goal.

*Goal 5: To retain a mix of land uses that reinforces Weddington's unique small-town character.*

The development proposal will not alter the existing land use of the property and, as such, will meet the above Goal.

#### ***Land Use Policies:***

*Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby protecting property values.*

The applicant has provided renderings of single-family homes that could be built in the proposed neighborhood. While these may not, definitively, be the specific homes that will be built, they are consistent with homes that are being built in Weddington neighborhoods today. Should the project be approved, further review shall be conducted upon submittal for Zoning Permits.

*Policy 10: Minimize the number of street curb cuts to avoid traffic congestion and ensure public safety.*

The development will make use of the existing three-way intersection at Weddington-Matthews and Cox Roads, as well as a stub out within Bromley for Delaney Drive as the two points of access into the neighborhood. As such, the development proposal has met the above Policy.

*Policy 11: Ensure that land uses abutting residential development are compatible with the scale, intensity, and overall character of existing and planned neighborhoods.*

The land uses abutting the subject property are as follows:

North	Single-Family Homes and Conservation Open Space
South	Single-Family Homes
East	Vacant ( <i>owned by Union County Board of Education</i> )
West	Single-Family Homes

There are no compatibility concerns between the proposed development and the surrounding single-family homes and neighborhoods. Further, the proposed lot sizes are consistent with those found in the adjacent Bromley subdivision (west), and larger than those found in the adjacent Weddington Glen subdivision (north). As such, the development proposal will meet the Policy.

*Policy 12: Consider land use descriptions shown in Exhibit 1 and the Future Land Use Map shown in Exhibit 2 in making zoning and development decisions.*

<i>Land Use</i>	<i>Description</i>
<i>Traditional Residential</i>	<i>This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be, zoned for 40,000 square foot lots at a density of approximately one dwelling unit per acre, in accordance with the Town's current Residential (R-40, R-40D, R-60, R-80, RE and RCD conventional) zoning districts.</i>
<i>Conservation Residential</i>	<i>This category applies to the areas within the Town that are currently zoned RCD or are six acres or greater in area. Some of this area has not been developed while some of the area is currently a conventional or conservation subdivision. Conventional subdivisions shall have minimum lot sizes of 40,000 square feet, plus be subject to a 10% open space requirement. Conservation subdivisions shall be subject to a conditional zoning permit and allow for smaller lot sizes yet retain a density of approximately one dwelling unit per 40,000 square feet.</i>
<i>Neighborhood Business</i>	<i>Existing commercially zoned (MX, B-1(CD) or B-2(CD)) parcels that lie in the vicinity of the "Town Center" or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington residents. All new commercial development will be in the Town Center and is subject to additional requirements found in the Downtown Overlay District.</i>

The subject parcel has a Conservation Residential Land Use designation, and the proposed conventional residential development is consistent with this designation. As such, the development proposal meets the above Policy.

***Public Facilities and Services Goals:***

*Goal 2: To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities.*

It is expected that the proposed development would receive adequate water service without any anticipated issues; however, it is unclear as to the extent of sewer availability for the project. While there are no concerns regarding sewer access as there is a sewer line within the stub out for Delaney Drive, as well as at the northernmost end of the property, there is uncertainty as to the availability of capacity at present.

***Public Facilities and Services Policies:***

*Policy 2: Require transportation, water, wastewater, and drainage system improvements to be constructed concurrent with new development and that provide adequate capacity to meet demands from existing and new users.*

See response above for Public Facilities and Services Goal 2.

***Community Design and Image Goals:***

*Goal 1: To maintain and enhance the Town's aesthetic qualities and physical character.*

The applicant has provided renderings of single-family homes that could be built in the proposed neighborhood. While these may not, definitively, be the specific homes that will be built, they are consistent with homes that are being built in Weddington neighborhoods today. Should the project be approved, further review shall be conducted upon submittal for Zoning Permits.

***Community Design and Image Policies:***

*Policy 1: Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history.*

The subject parcels contain a 1,129 square foot single-family home built circa 1950 that appears, from Union County records, to be in reasonably good condition. While it is certainly desirable to retain an older home that appears to be in good condition, the orientation of the home to Weddington-Matthews Road, as well as its location on the parcel and the constraint that applies to the balance of the land, make preservation of the home more difficult. This difficulty is compounded by the relatively small size of the home compared to those being constructed in the surrounding areas today. Relocation of the home may be worth pursuing; however, finding a suitable, vacant site that is ready to receive the building will not be any easier in the Weddington area. Nonetheless, the Planning Board may wish to discuss this topic with the applicant.

Based upon the above, staff provides the following Land Use Plan Consistency Statement for consideration:

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there may

also be Goals and Policies for which there may be reason for concern, positive findings can nonetheless be made in support of this development proposal.

## **RECOMMENDATION:**

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At its meeting of October 23, 2023, the Planning Board recommended **approval** of the Conditional Zoning request to allow for the development of an 18-lot major subdivision generally located at 5932 Weddington–Matthews Road.

Staff also recommends **approval** of the Conditional Zoning request to allow for the development of an 18-lot major subdivision generally located at 5932 Weddington–Matthews Road.

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### **ATTACHMENTS:**

Application  
Sketch Plan  
Zoning Map  
Community Meeting Report  
Downstream Stormwater Analysis Exhibit  
Frontage Landscaping Exhibit  
Sight Distance Exhibit



# 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: Toll Brothers - Robert Price, Land Development Director  
Mailing Address: 9130 Kings Parade Blvd; Charlotte, NC 28273  
Phone Number: (980) 722-6715 Email: rprice1@tollbrothers.com

### PROPERTY OWNER INFORMATION *(if different from applicant)*

Name: J Wayne & Cindy Carol Orr; Gerald D & Martha P Orr  
Mailing Address: 6100 Matthews-Weddington Rd, Matthews, NC 28104 & 125 Lauren Dr, Indian Trail, NC 28079  
Phone Number: J Wayne Orr: (704)526-6284 Email: Gerald D Orr: (704)574-6110

### SUBJECT PROPERTY INFORMATION

Location: 5932 Weddington-Matthews Road; Weddington, NC  
Parcel Number: 06123012 & 06123012C  
Existing Zoning: R-CD  
Use of Property: Single Family Residential



## 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**

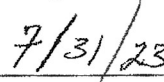
Conditional Zoning District decisions are a legislative process and shall consider applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application and 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.

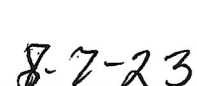
#### **CERTIFICATION**

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.

  
Applicant

  
Date

  
Property Owner

  
Date

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: Toll Brothers - Robert Price, Land Development Director  
Mailing Address: 9130 Kings Parade Blvd; Charlotte, NC 28273  
Phone Number: (980) 722-6715 Email: rprice1@tollbrothers.com

**PROPERTY OWNER INFORMATION** *(if different from applicant)*

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Use of Property: Single Family Residential



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- 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:

- Approve the application as submitted.
- Deny approval of the application.
- Approve application with modifications that are agreed to by the applicant.
- 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.

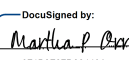
## CERTIFICATION

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.

  
Applicant

DocuSigned by:  
Gerald Orr  
4D1A7E4B213C46B...

7/31/23  
Date  
8/2/2023 | 5:16 PM EDT

  
Property Owner

DocuSigned by:  
Martha P. Orr  
971B2F27D22449A...

8/2/2023 | 5:17 PM EDT  
Date



LINE	BEARING	DISTANCE
L1	S 26°44'43" W	28.14'
L2	S 28°52'30" W	52.20'
L3	S 31°01'17" W	51.44'
L4	S 33°09'47" W	87.53'
L5	S 36°28'54" W	62.55'
L6	S 41°14'38" W	35.05'
L7	S 44°01'47" W	42.60'
L8	S 46°40'32" W	31.12'
L9	S 48°53'53" W	43.46'
L10	S 51°07'46" W	42.03'
L11	S 54°42'19" W	52.79'
L12	S 59°40'15" W	53.82'
L13	S 64°18'25" W	52.89'
L14	S 67°22'41" W	57.73'
L15	S 69°19'07" W	56.39'
L16	S 70°26'09" W	81.68'
L17 (TIE)	S 04°43'00" E	36.51'

#### SURVEY NOTES:

1. TIE TO NCOS MONUMENT SHOWN HEREON. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCOS NETWORK RTK SYSTEM WITH A TRIMBLE R8 AND ARE REFERENCED TO THE NAD 83 (NARS 2011) DATUM. COMBINED FACTOR 0.99985569. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED. CLASSIFICATION OF SURVEY: CLASS A.

2. SUBJECT PROPERTIES ARE CURRENTLY ZONED "RCD" PER TOWN OF WEDDINGTON. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS. NO ZONING REPORT SUPPLIED BY THE CLIENT.

RDC ZONING SETBACKS: FRONT=50' / SIDE =15' / REAR=40' / SIDE STREET=25'

3. PARCEL LINES AND OWNERSHIP INFORMATION SHOWN WERE DERIVED FROM THE UNION COUNTY NORTH CAROLINA GEOGRAPHICAL INFORMATION SYSTEM (GIS) AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

4. THE PURPOSE OF THIS MAP IS TO DETERMINE THE CONFIGURATION (RELIEF) OF THE EARTH (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.

5. THIS MAP IS NOT INTENDED FOR RECORDATION, CONVEYANCES OR SALES.

6. THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA FLOOD PLAIN PER FEMA PANEL NO.#3710447700L EFFECTIVE DATE 02/19/2014.

7. AREA BY COORDINATE COMPUTATION. TOTAL SITE AREA IS 1,261,469 SQ. FT. OR 28.959 ACRES.

8. THE UTILITIES SHOWN ARE PER OBSERVED EVIDENCE IN THE FIELD AT THE TIME OF SURVEY AND THE PRIVATE S.U.E. LOCATE REPORT PROVIDED BY CLIENT.

9. SUBJECT PARCEL PID NUMBERS: 06123012 & 06123012C.

I, ROBERT F. AKERS, JR., A PROFESSIONAL LAND SURVEYOR IN NORTH CAROLINA, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL PHOTOGRAMMETRIC SURVEY MADE UNDER MY SUPERVISION THAT THIS PHOTOGRAMMETRIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE (FGDC) STANDARDS FOR A FINAL MAP SCALE OF 1"=100' AND A CONTOUR INTERVAL OF ONE FOOT USING IMAGERY WITH A NOMINAL SCALE OF 0.20' PIXEL RESOLUTION THAT THE IMAGERY WAS OBTAINED ON JUNE 29, 2023 AND THE PHOTOGRAMMETRIC SURVEY WAS COMPLETED ON JULY 19, 2023; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET FGDC STANDARDS DUE TO OBSCURED GROUND AND THAT ALL COORDINATES AND ELEVATIONS SHOWN ARE BASED ON NORTH CAROLINA GRID COORDINATES, AS SUPPLIED BY TIDEMARK LAND SERVICES.

*Robert F. Akers, Jr.*

ROBERT F. AKERS, JR. PLS L-2965

AVOMAGE MAPPING SERVICES, INC.  
4600 LEBANON ROAD - SUITE E  
CHARLOTTE, NC 28227  
PHONE: (704) 573-7080  
bob@avomage.com



BEFORE YOU SIGN  
CALL THE  
N.C. STATE CENTER  
175 THE LAKE

Graphic Scale  
100 50 0 50 100  
Scale of Drawing 1 Inch = 100 Feet

LEGEND:  
IRON REBAR FOUND AS LABELED  
IRON PIPE FOUND AS LABELED  
#4 REBAR SET  
COMPUTED POINT  
UTILITY POLE  
LIGHT POLE  
GUY WIRE  
TRANSFORMER BOX/ ELECTRIC  
FIRE HYDRANT  
WATER VALVE  
WATER METER  
CABLE TV/ INTERNET PEDESTAL  
SEWER MANHOLE  
STREET SIGN  
SUBJECT PROPERTY LINE  
ADJOINER PROPERTY LINE  
OVERHEAD UTILITIES  
SANITARY SEWER PIPE  
RIGHT OF WAY  
SEWER EASEMENT  
TEMPORARY CONSTRUCTION EASEMENT  
STORM DRAINAGE EASEMENT  
UNDERGROUND ELECTRIC  
NATURAL GAS LINE  
TREE LINE / WOODS LINE  
UNDERGROUND PHONE/COMMUNATIONS

#### SURVEYOR'S CERTIFICATION

I, J. ERIC CLEMMER, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THIS SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE GROUND SURVEY WAS COMPLETED ON JUNE 26, 2023; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; AND THAT ALL HORIZONTAL COORDINATES ARE BASED ON THE NAD 83/2011 DATUM AND THE VERTICAL COORDINATES ARE BASED ON THE NAVD 88 DATUM.

21st DAY OF JULY, AD 2023

J. ERIC CLEMMER, PLS L-5315



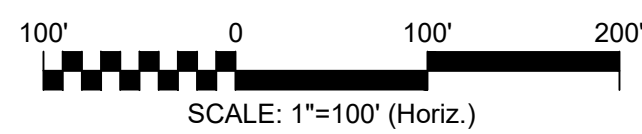
TOPOGRAPHIC SURVEY OF:  
THE LANDS OWNED BY JOHN W. & CINDY C. ORR  
AND GERALD D. & MARTHA P. ORR  
DEED REFERENCE: DEED BOOK 4812, PAGE 879  
PIN# 06123012 & PIN# 06123012C  
BEING LOCATED IN THE TOWN OF WEDDINGTON  
SANDY RIDGE TOWNSHIP, UNION COUNTY NORTH CAROLINA

DATE: 6/29/23 - 07/21/23  
PROJECT NO. 5006-0012  
DRAWN BY: JEC  
PROJECT SURVEYOR: SD/JW  
CLIENT: McKim & Creed  
SHEET 1 OF 1  
SCALE: 1" = 100'  
LAST REVISED:



3556 CENTRE CIRCLE DRIVE, SUITE A  
FORT MILL, SC 29715  
OFFICE: 844.865.5263  
WWW.TIDEMARKLAND.COM  
NC FIRM C-4291 / SC COA 5554





1. THE PROPOSED DEVELOPMENT IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
2. A TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED FOR THIS DEVELOPMENT.
3. THE PROPOSED DEVELOPMENT WILL NOT BE PHASED.
4. THE PROPOSED 3000-5000 SF HOMES ARE TO BE 2 STORIES HIGH.
5. THE PROPOSED HOMES WILL HAVE A FIBER CEMENT SIDING EXTERIOR FINISH.
6. THE PROPOSED HOMES WILL BE THE SAME MAXIMUM HEIGHT AS THE ADJOINING HOMES IN THE AREA.
7. IDENTIFIED WETLANDS SHALL NOT BE DISTURBED, OR THE APPROPRIATE PERMITS WILL BE OBTAINED.

1. THE DOWNSTREAM STORMWATER MANAGEMENT SYSTEM FROM THE PROPOSED STORMWATER BMP #2 WILL BE ANALYZED DURING THE CONSTRUCTION PLAN PHASE TO ENSURE THAT THE EXISTING SYSTEM CAN HANDLE THE ADDITIONAL FLOW.
2. THE STORM DRAINAGE WILL BE CONVEYED VIA CHANNELS AND A STORM PIPE SYSTEM TO THE PROPOSED BMPS. BOTH THE SWALES AND THE DRAINAGE SYSTEM WILL BE DESIGNED FOR THE 100 YEAR RUNOFF.

TAX MAP & PARCEL #:	06123012 & 06123012C
PROJECT AREA:	28.959 ACRES
ZONING:	R-CD
WATERSHED:	SIX MILE CREEK (LOWER CATAWBA)
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS:	18
DENSITY PROPOSED:	1.61 DUA
OPEN SPACE REQUIRED:	2.90 AC (10% GROSS AREA)
OPEN SPACE PROPOSED:	2.92 AC (10% GROSS AREA)
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLLOUT CONTAINERS
MINIMUM LOT SIZE REQUIRED:	40,000 SF
MINIMUM LOT SIZE PROVIDED:	40,000 SF +
MINIMUM LOT WIDTH REQUIRED:	120 LF
MINIMUM LOT WIDTH PROVIDED:	120 LF +
MINIMUM SETBACKS:	
FRONT	50'
SIDE	15'
SIDE CORNER:	25'
REAR	40'

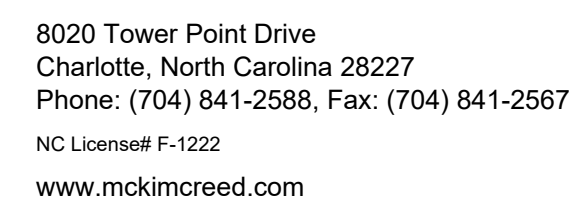
NAME: TOLL BROTHERS  
ADDRESS: 9130 KINGS PARADE BL  
CHARLOTTE, NC 28273  
PHONE #: (980) 722-6715  
EMAIL: [rpriec1@tollbrothers.com](mailto:rpriec1@tollbrothers.com)

NAME:	J WAYNE & CINDY CAROL ORR
ADDRESS:	6100 MATTHEWS-WEDDINGTON RD MATTHEWS, NC 28104
PHONE #:	(704) 526-6284
NAME:	GERALD D. & MARTHA P. ORR
ADDRESS:	125 LAUREN DR INDIAN TRAIL, NC 28079
PHONE #:	(704) 574-6110

DATE: SEPTEMBER, 2014	SCALE: NTS	<p align="center"><b>TYPICAL SECTION</b></p> <p align="center"><b>RESIDENTIAL LOCAL STREET</b></p> <p align="center"><b>WITH CURB AND GUTTER</b></p>		TOWN OF WEDDINGTON	
REVISIONS				STANDARD DETAILS	
				WEDDINGTON, N.C.	
				ROADWAY	STD. NO.
				R	102

REV.NO.	DESCRIPTIONS	DATE
REVISIONS		

DO NOT REMOVE FROM  
ELECTRONIC FILE



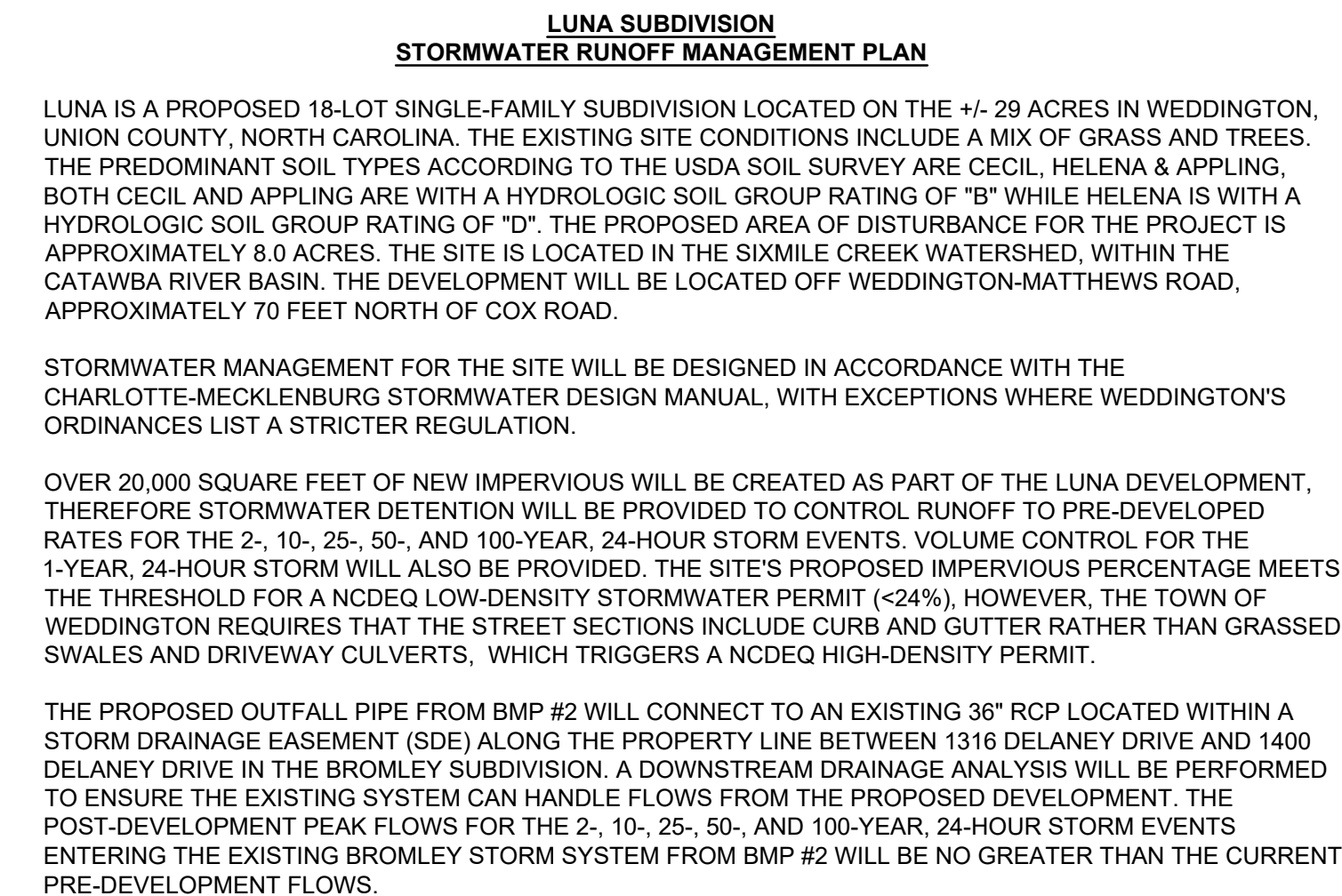
# CONDITIONAL ZONING PLAN

STATUS: **PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**

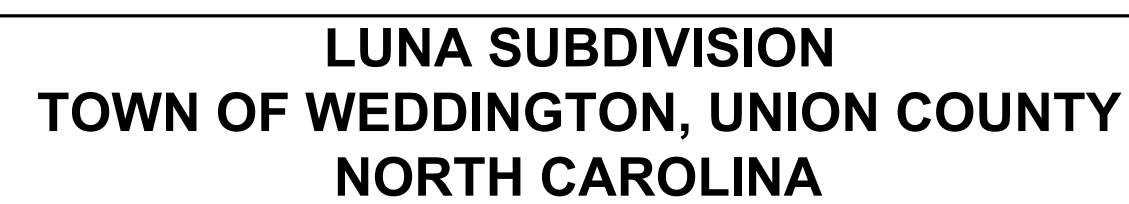
**ELIMINARY DRAWING  
FOR CONSTRUCTION**

I:\02741\0010\ENG\80-DRAWINGS\81\_PRODUCTION\_SHEETS\1\_PRELIMINARY\_DWGS\02741-0010\_PRELIMINARY PLAT.DWG ---- 09/11/2023 10:29:56





1. THE DOWNSTREAM STORMWATER MANAGEMENT SYSTEM FROM THE PROPOSED STORMWATER BMP #2 WILL BE ANALYZED DURING THE CONSTRUCTION PLAN PHASE TO ENSURE THAT THE EXISTING SYSTEM CAN HANDLE THE ADDITIONAL FLOW.
2. THE STORM DRAINAGE WILL BE CONVEYED VIA CHANNELS AND A STORM PIPE SYSTEM TO THE PROPOSED BMPs. BOTH THE SWALES AND THE DRAINAGE SYSTEM WILL BE DESIGNED FOR THE 100 YEAR RUNOFF.



DATE:	APRIL 2023
MCE PROJ. #	07780-0033
DRAWN	DJS
DESIGNED	DJS
CHECKED	BBJ
PROJ. MGR.	BBJ

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: N/A

STATUS: **PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**

[illegible]

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McKim & Creed, Inc.

and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.

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ELECTRONIC FILE**





Ashdale





Dunmore



Halstead





Kendrick





Stoneridge





**AN ORDINANCE TO AMEND The Town of Weddington Zoning Map  
Luna Subdivision  
CZ 2023-03**

WHEREAS, the Town of Weddington has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners within 1300 feet of the subject parcels have been notified by first class mail of the public hearing on the question of reclassification; and

WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Town Council of the Town of Weddington; and

NOW, Therefore be it ordained by the Town Council of the Town of Weddington that tax parcel numbers 06123012 and 06123012C consisting of approximately 29 acres located on Weddington Matthews Road near Cox Road be reclassified as Conditional Zoning District as shown on Exhibit A titled Luna, dated December 11, 2023 and is further subject to the conditions shown on Exhibit B Development Guidelines and Standards dated December 11, 2023 attached hereto and incorporated herein by reference.

Adopted the 11<sup>th</sup> day of December, 2023

---

D. Craig Horn, Mayor

Attest:

---

Karen Dewey, Town Administrator/Clerk

APPROVED AS TO FORM:

---

Karen Wolter, Town Attorney



**CZ 2023- 03 LUNA**  
**EXHIBIT B.**  
**DEVELOPMENT STANDARDS**

1. **Development Standards.** Development of the Property does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO) The development will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. **Applicability of Other Regulations.** The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. **Schematic Nature of Rezoning Plan.** The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. **Access and Transportation.**
  - a. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.
  - b. Applicant agrees that the connection to Delaney Drive shall remain closed until such time that the construction of all homes has been completed.
5. **Environmental Features and Open Space.** The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.

6. **Stormwater Management.** Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.
- a. The feasibility of a direct connection from BMP #2 outlet to an existing storm drainage pipe and easement located along the property line between 1316 Delaney Drive and 1400 Delaney Drive will be evaluated. If a direct connection option is acceptable to the offsite property owners, the applicant will be required to obtain field survey, perform designs, and acquire permanent or temporary easements needed to construct the offsite improvements.
  - b. The downstream stormwater management system from the proposed BMP #2 will be analyzed during the construction plan phase to ensure that the existing system can handle the additional flow.
  - c. The storm drainage will be conveyed via channels and a storm pipe system to the proposed BMPs. Both the swales and the drainage system will be designed for the 100-year runoff.
  - d. Provide a Performance Bond sufficient to handle the mitigation of any issues that may reasonably arise regarding the existing stormwater pond in the Bromley subdivision because of the construction of the Luna subdivision. The Performance Bond shall remain until such time that construction activities within the Luna subdivision and all 18 lots have been completed.

7. **Architectural Standards:**

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
- b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements
- c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.

8. **Permitted Uses.** Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to eighteen (18) single-family residential units.

This 11<sup>th</sup> day of December 2023

---

Robert Price, Toll Brothers





2023 MUNICIPAL ELECTION  
11/07/2023  
ABSTRACT OF VOTES  
FOR  
UNION COUNTY, NORTH CAROLINA

INSTRUCTIONS

The county board shall prepare abstracts of all the ballot items in triplicate originals. The county board shall retain one of the triplicate originals, and shall distribute one each to the city or town clerk for the municipality and the State Board of Elections. The State Board of Elections shall forward the original abstract it receives to the Secretary of State. (GS § 163-182.6)

STATE OF NORTH CAROLINA  
COUNTY OF UNION

The County Board of Elections for said county, having opened, canvassed, and judicially determined the original returns of the election in the precincts in this county, held as above stated, do hereby certify that the attached is a true abstract thereof, and contains the number of legal ballots cast in each precinct for each office or referendum named, the name of each person or choice voted for, their party affiliation (where applicable), and the number of votes cast for each person or choice for the item named.

This is the 17th day of November, 2023.

[Signature]  
Board Chair

[Signature]  
Board Secretary

[Signature]  
Board Member

[Signature]  
Board Member

[Signature]  
Board Member

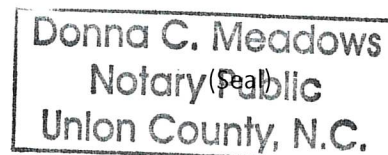
This day personally appeared before me, Cynthia Singleton, Chairman of the County Board of Elections, who being duly sworn, says the abstract of votes herein contained is true and correct, according to the returns made to said Board.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this the 17th day of November, 2023.

[Signature]  
Official Signature of Notary Public

Donna C. Meadows  
Printed/Typed Name of Notary Public

My Commission Expires: 04/24/2024



# November 07, 2023 Municipal Election Results by Contest

Friday, November 17, 2023

Page 1 of 3

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
TOWN OF FAIRVIEW MAYOR	Gary H. Wilfong		189	168	20	0	1
TOWN OF FAIRVIEW COUNCIL	Kerry Price		178	160	17	0	1
	John Biggers		176	156	20	0	0
TOWN OF HEMBY BRIDGE ALDERMAN	Dennis Dorton		51	50	0	0	1
	Kim Belk		49	48	0	0	1
	Jake Pressley		49	49	0	0	0
TOWN OF INDIAN TRAIL MAYOR	David Cohn		1,934	1,558	283	13	80
	Dan Schallenkamp		1,113	941	129	8	35
TOWN OF INDIAN TRAIL COUNCIL	Clarence Edward Alsobrooks, Jr.		1,491	1,207	212	10	62
	Crystal Buchaluk		1,407	1,151	192	13	51
	Todd Barber		1,223	1,003	160	9	51
	Heather L. Klaus		1,068	893	133	5	37
	Larry F. Dukes		915	762	110	6	37
	Susan Sumile		777	639	111	5	22
	Ingrid Bardales		636	549	72	4	11
	John Earley		613	521	74	3	15
	Jonathon Baer		363	284	68	5	6
	Marcus McIntyre (Write-In)		7	7	0	0	0
VILLAGE OF LAKE PARK MAYOR	Jeremy K. Russell		325	306	16	2	1
VILLAGE OF LAKE PARK COUNCIL	Joe Scaldara		307	292	12	2	1
	James Record		249	231	15	2	1
	Bruce Barton		247	230	16	0	1
	Elliot Engstrom		190	180	8	2	0
TOWN OF MARSHVILLE MAYOR	Larry B. Smith, Jr.		206	174	29	3	0
	Josiah D. House		44	35	9	0	0
TOWN OF MARSHVILLE COUNCIL	Ernestine Staton		142	115	24	3	0
	Paulette Blakeney		124	97	24	3	0
	Stephen Passarelli		121	107	14	0	0
	Margaret Bivens		115	91	22	2	0
	Heather Maddox		84	76	8	0	0
	Colette Finnegan		57	52	4	1	0
	Nichole (Niki) Tucker		52	44	8	0	0
VILLAGE OF MARVIN MAYOR	Joe Pollino		482	460	15	4	3
	Jill Jaynes (Write-In)		59	59	0	0	0

UNION COUNTY



# November 07, 2023 Municipal Election Results by Contest

Friday, November 17, 2023

Page 2 of 3

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
VILLAGE OF MARVIN COUNCIL	John Baresich		548	518	20	6	4
	Jamie Lein		449	430	15	4	0
	Bob Marcolese		424	411	10	3	0
	Angel Martin		346	326	10	6	4
TOWN OF MINERAL SPRINGS MAYOR	Frederick (Rick) Becker		317	258	54	1	4
	Taylor Ross		278	232	39	2	5
	William Reynolds		10	10	0	0	0
TOWN OF MINERAL SPRINGS COUNCIL	Valerie M. Coffey		388	318	61	2	7
	James Muller		372	301	64	2	5
	Lundeen N. Cureton		341	274	58	2	7
	Chelsey Felts		293	252	38	1	2
	Charles Bowden		178	143	33	1	1
CITY OF MONROE MAYOR	Robert Burns		970	554	400	9	7
	Bob Yanacsek		970	464	486	15	5
	Gary Anderson		773	371	391	6	5
	Angelia James		734	364	357	7	6
	Ashley Casanova		89	53	32	4	0
	John Wiggins (Write-In)		5	5	0	0	0
CITY OF MONROE COUNCIL	Surluta B. Anthony		1,573	722	820	21	10
	Franco McGee		1,475	745	707	14	9
	David Dotson		1,375	719	637	14	5
	Parker Mills		1,360	709	626	13	12
	Mike Jones		960	383	558	15	4
	Richard A. Yercheck		913	468	426	9	10
	Todd F. Price		912	514	385	6	7
	D.J. Beckwith		542	364	173	3	2
	Daryle E. Anderson		436	215	208	11	2
	Mason Simpson (Write-In)		6	6	0	0	0
TOWN OF STALLINGS COUNCIL DISTRICT 04	Laurie Wojtowicz		443	401	25	2	15
TOWN OF STALLINGS COUNCIL DISTRICT 05	Steven Ayers		470	425	26	2	17
TOWN OF UNIONVILLE COMMISSIONER	Jeff Broadaway		428	348	76	1	3
	Gene Price		408	336	67	1	4
	Jaren Simpson		355	283	67	1	4
	Wendy T. Griffin		242	171	69	1	1
TOWN OF WAXHAW MAYOR	Robert J. Murray III		2,382	2,101	222	29	30

UNION COUNTY



November 07, 2023 Municipal Election Results by Contest

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
TOWN OF WAXHAW MAYOR	Ronald P. Pappas		1,281	1,152	111	9	9
TOWN OF WAXHAW COMMISSIONER	Susanna Wedra		2,284	2,013	216	28	27
	Richard Daunt		2,276	2,014	213	24	25
	Anne M. Simpson		1,279	1,140	118	10	11
	Pedro R. Morey		1,270	1,144	100	13	13
TOWN OF WEDDINGTON MAYOR	Jim Bell		1,163	1,019	108	20	16
	Christopher Neve		968	860	91	11	6
	Elizabeth Coble Holtey		397	347	41	4	5
TOWN OF WEDDINGTON COUNCIL DISTRICT 02	Thomas J. Smith		1,392	1,218	134	19	21
	Tracy Stone		1,070	945	103	16	6
	Lisa Walker (Write-In)		7	7	0	0	0
TOWN OF WEDDINGTON COUNCIL DISTRICT 04	Darcey Ladner		1,692	1,495	150	27	20
	Janice Propst		773	682	79	5	7
VILLAGE OF WESLEY CHAPEL MAYOR	Amanda Fuller		721	575	125	9	12
VILLAGE OF WESLEY CHAPEL COUNCIL	David Boyce		487	413	59	3	12
	Lori Bailey		448	376	63	3	6
	Erin LeCroy		315	247	60	4	4
	Jim Hill		310	225	75	8	2
TOWN OF WINGATE MAYOR	Gary R. Hamill		81	64	17	0	0
TOWN OF WINGATE COMMISSIONER	John Lowery		80	61	18	0	1
	John Mangum		79	60	18	0	1
	Gregory E. Doyle, Jr.		72	55	17	0	0
TOWN OF WEDDINGTON CHARTER AMENDMENT REFERENDUM	No		1,992	1,757	187	29	19
	Yes		506	441	52	5	8



# Town of Weddington

## Mayor

### Oath of Office

I, James Bell, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Mayor, so help me God.

This 11th day of December 2023.

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James Bell

Sworn and subscribed by me this 11<sup>th</sup> day of December 2023.

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Craig Horn



# **Town of Weddington**

## **Councilmember District 2**

### **Oath of Office**

I, Thomas Smith, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Councilmember, so help me God.  
This 11th day of December 2023.

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Thomas Smith

Sworn and subscribed by me this 11<sup>th</sup> day of December 2023.

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David Willis, Representative NC House District 68



# **Town of Weddington**

## **Councilmember District 4**

### **Oath of Office**

I, Darcey Ladner, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Councilmember, so help me God.  
This 11th day of December 2023.

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Darcey Ladner

Sworn and subscribed by me this 11<sup>th</sup> day of December 2023.

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Jim Bell, Mayor, Town of Weddington



**TOWN OF WEDDINGTON**  
**2024 TOWN COUNCIL REGULAR MEETING SCHEDULE \***

**2<sup>ND</sup> MONDAY OF EVERY MONTH**

DATE	TIME	LOCATION
January 8, 2024	7:00 p.m.	Town Hall Council Chambers
RETREAT-TBD	TBD	TBD
February 12, 2024	7:00 p.m.	Town Hall Council Chambers
March 11, 2024	7:00 p.m.	Town Hall Council Chambers
April 8, 2024	7:00 p.m.	Town Hall Council Chambers
May 13, 2024	7:00 p.m.	Town Hall Council Chambers
June 10, 2024	7:00 p.m.	Town Hall Council Chambers
July 8, 2024	7:00 p.m.	Town Hall Council Chambers
August 12, 2024	7:00 p.m.	Town Hall Council Chambers
September 9, 2024	7:00 p.m.	Town Hall Council Chambers
October 14, 2024	7:00 p.m.	Town Hall Council Chambers
*November 12, 2024 Tuesday	7:00 p.m.	Town Hall Council Chambers
December 9, 2024	7:00 p.m.	Town Hall Council Chambers

*\*Regular meeting day falls on a holiday*





**Town of Weddington**  
**2024 Holiday Calendar**

New Year's Day	January 1	Monday
Martin Luther King, Jr. Day	January 15	Monday
Good Friday	March 29	Friday
Memorial Day	May 27	Monday
Independence Day	July 4	Thursday
Labor Day	September 2	Monday
Veterans Day	November 11	Monday
Thanksgiving	November 28 & 29	Thursday & Friday
Christmas	December 24, 25, & 26	Tuesday, Wednesday, & Thursday



# **Town of Weddington**

## **Mayor Pro Tempore**

### **Oath of Office**

I, \_\_\_\_\_, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Mayor Pro Tempore, so help me God.  
This 11th day of December 2023.

\_\_\_\_\_  
Sworn and subscribed by me this 11<sup>th</sup> day of December 2023.

\_\_\_\_\_  
Jim Bell, Mayor, Town of Weddington



**TO:** Town Council

**FROM:** Karen Dewey, Town Administrator/Clerk

**DATE:** December 11, 2023

**SUBJECT:** Charlotte Regional Transportation Organization (CRTPO) Delegate and Alternate Appointments

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Staff requests Council appoint a new Delegate and Alternate to serve on the CRTPO Board.

### **CRTPO**

The Charlotte Regional Transportation Planning Organization (CRTPO) is the federally designated Metropolitan Planning Organization (MPO) for the Charlotte Urbanized Area. Federal legislation requires Urbanized Areas with populations larger than 50,000 to have an MPO, whose primary function is to carry out the transportation planning process among the member jurisdictions within its established planning area boundary. Due to the growth of the Charlotte Urbanized Area, and the subsequent expansion of the MPO planning area boundary, the CRTPO was established in place of the former Mecklenburg-Union MPO.

More information about the membership, governance, and structure of the CRTPO, as well as the establishment of the Urbanized Area, can be found by exploring the other web pages in the About Us section of this website.

### **Mission**

The CRTPO provides leadership and collaboration with member communities and partners in developing our region's transportation system.

### **Vision**

A connected and equitable transportation system that provides mobility choices for the region.

## **Goals**

CRTPO's goals are broad statements of what CRTPO will do to make the vision a reality. The goals are aligned with the mission and taken together, they outline the overall strategic direction for CRTPO.

### **Goal 1: Leadership**

Lead on Regional Mobility Issues.

### **Goal 2: Communication**

Proactively engage the public to increase awareness of regional transportation issues.

### **Goal 3: Collaboration**

Foster a culture of collaboration with partners.

### **Goal 4: Membership**

Encourage members' participation in CRTPO's planning and decision-making process.

### **Goal 5: Operations**

Continuously improve internal operations to fulfill CRTPO's Mission and Vision.

### **Goal 6: Funding**

Expand regional transportation funding.

## **Who we are**

The Charlotte Regional Transportation Planning Organization (CRTPO) consists of voting representatives from Iredell

County, Mooresville, Statesville, and Troutman in Iredell

County. Charlotte, Cornelius, Davidson, Huntersville, Matthews, Mecklenburg

County, Mint Hill, and Pineville in Mecklenburg County. Fairview, Indian

Trail, Marshville, Marvin, Mineral Springs, Monroe, Stallings, Union

County, Waxhaw, Weddington, Wesley Chapel, and Wingate each have voting

representatives from Union County. The North Carolina Board of

Transportation is also a voting member. Non-voting members on the Board are

from the Charlotte-Mecklenburg Planning Commission, the Union County Land

Use Board, the North Carolina Turnpike Authority, and the US Department of

Transportation.

It is the CRTPO's responsibility to coordinate transportation policy for local governmental jurisdictions within the Charlotte Urbanized Area.\*

The CRTPO, in cooperation with the State, develops transportation plans and programs for the urbanized area. Plans that will:

1. Assist governing bodies and official agencies in determining courses of action and in formulating attainable capital improvement programs in anticipation of community needs; and,

2. Guide private individuals and groups in planning their decisions which can be important factors in the pattern of future development and redevelopment of the area.

### **What we do**

The CRTPO has the primary responsibility for resident input into the federally mandated continuing, coordinated, and comprehensive (3C) transportation planning process. During transportation plan reevaluation, resident involvement in the planning process is encouraged for reanalysis of goals and objectives and plan formation. Additional duties and responsibilities of CRTPO are as follows:

1. Carry out the urban transportation planning process and develop the planning work programs, transportation plan, and transportation improvement program.
2. Ensure that the transportation planning process and the plans and improvement projects emerging from that process are consistent with the policies and desires of local government.
3. Serve as a forum for the resolution of conflicts that arise during the course of developing the Transportation Plan and the Transportation Improvement Program.
4. Establish goals and objectives for the transportation planning process reflective of and responsive to comprehensive plans.
5. Annually review and approve the Unified Planning Work Program (UPWP), Transportation Plan, and Transportation Improvement Program (TIP).
6. Review, approve, and endorse amendments to the UPWP, the Transportation Plan, and the TIP.
7. Inform the governing Boards of the status and requirements of the transportation planning process; assist in the dissemination and clarification of the decisions, inclinations, and policies of these Boards; and ensure meaningful stakeholder participation in the transportation planning process.
8. Review, approve, and endorse changes to the Federal-Aid Urban Area System and Boundary.
9. Review, approve, and endorse a Prospectus for transportation planning that defines work tasks and responsibilities for the various agencies participating in the transportation planning process.
10. Review and approve related air quality planning.
11. Review and approve energy conservation planning and energy contingency planning.

12. Responsible for the distribution of funds distributed to MPO's under the provisions of current federal transportation legislation – Moving Ahead for Progress in the 21st Century (MAP-21).
13. Responsible for any other duties identified as necessary to further facilitate the transportation planning process.

*\* The Charlotte Urban Area includes Charlotte, and the remainder of Mecklenburg County plus that area beyond the existing urbanized area boundary of Iredell, Mecklenburg, and Union counties that is expected to become urban within a twenty-year planning*

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**TO:** Town Council

**FROM:** Karen Dewey, Town Administrator/Clerk

**DATE:** December 11, 2023

**SUBJECT:** Bank Statements Review

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Staff requests Council appoint two Councilmembers responsible for opening and reviewing bank statements. To maximize our internal control procedures, it is optimal that these two Councilmembers not have check signing authority.



**TO:** Town Council

**FROM:** Karen Dewey, Town Administrator/Clerk

**DATE:** December 11, 2023

**SUBJECT:** Check Signatory

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According to Town Policy, checks drawn from the Town checking account require two signatures. The Town has four authorized signatories, two staff members and two Councilmembers. Staff requests Council appoint new Councilmember check signatories to sign checks on behalf of the Town.



WEDDINGTON

Statement of Revenue and Expenditures - Standard

Revenue Account Range: First to Last		Include Non-Anticipated: Yes		Year To Date As Of: 11/30/23			
Expend Account Range: First to Last		Include Non-Budget: No		Current Period: 11/01/23 to 11/30/23			
Print Zero YTD Activity: No				Prior Year: 11/01/22 to 11/30/22			
Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	970,375.97	1,395,000.00	735,089.43	930,411.27	464,588.73 -	67
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	1,558.73	9,500.00	808.67	6,558.30	2,941.70 -	69
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	127.23	575.00	0.00	192.46	382.54 -	33
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	11,951.86	123,750.00	0.00	37,915.22	85,834.78 -	31
10-3115-180	TAX INTEREST	120.64	2,250.00	774.44	1,136.08	1,113.92 -	50
10-3120-000	SOLID WASTE FEE REVENUES	0.00	1,125,000.00	633,720.67	798,448.79	326,551.21 -	71
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	59,723.57	615,000.00	61,297.20	183,130.67	431,869.33 -	30
10-3322-220	BEER & WINE TAX	0.00	50,000.00	0.00	0.00	50,000.00 -	0
10-3324-220	UTILITY FRANCHISE TAX	0.00	475,000.00	0.00	107,375.12	367,624.88 -	23
10-3340-400	ZONING & PERMIT FEES	1,687.50	10,000.00	2,067.50	15,705.00	5,705.00	157
10-3350-400	SUBDIVISION FEES	247.50	10,000.00	165.00	6,447.50	3,552.50 -	64
10-3360-400	STORMWATER EROSION CONTROL FEES	330.00	5,000.00	0.00	0.00	5,000.00 -	0
10-3830-891	MISCELLANEOUS REVENUES	948.63 -	5,000.00	11,616.73	12,223.43	7,223.43	244
10-3831-491	INVESTMENT INCOME	6,004.09	85,000.00	19,007.93	101,997.39	16,997.39	120
General Fund Revenue Totals		1,051,178.46	3,911,075.00	1,464,547.57	2,201,541.23	1,709,533.77 -	56

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-000	GENERAL GOVERNMENT	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
10-4110-115	SOLID WASTE	0.00	1,065,000.00	85,762.10	429,028.32	635,971.68	40
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0
10-4110-126	FIRE DEPT SUBSIDIES	68,121.08	841,975.00	70,164.67	350,823.35	491,151.65	42
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	0.00	347,750.00	0.00	176,276.94	171,473.06	51

**WEDDINGTON**  
Statement of Revenue and Expenditures

12/06/2023  
01:21 PM

<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Unexpended</i>	<i>% Expd</i>
10-4110-160	EVENT PUBLIC SAFETY	0.00	2,500.00	0.00	0.00	2,500.00	0
10-4110-180	GOVERNING BOARD	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
10-4110-192	ATTORNEY FEES - GENERAL	5,562.50	67,500.00	780.00	15,780.00	51,720.00	23
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	5,000.00	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
10-4110-330	ELECTION EXPENSE	0.00	15,000.00	0.00	0.00	15,000.00	0
10-4110-340	PUBLICATIONS	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	3,516.55	7,587.50	1,044.02	2,770.13	4,817.37	37
10-4110-343	SPRING EVENT	0.00	7,087.50	0.00	0.00	7,087.50	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	51,500.00	0.00	2,028.18	49,471.82	4
10-4110-499	OTHER	0.00	500,000.00	0.00	0.00	500,000.00	0
	<b>4110 GENERAL GOVERNMENT</b>	<b>77,200.13</b>	<b>2,930,900.00</b>	<b>157,750.79</b>	<b>976,706.92</b>	<b>1,954,193.08</b>	<b>33</b>
10-4120-000	ADMINISTRATIVE	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
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	5,399.58	66,325.00	6,747.03	28,413.67	37,911.33	43
10-4120-123	SALARIES - TAX COLLECTOR	5,454.27	56,625.00	6,051.95	23,715.74	32,909.26	42
10-4120-124	SALARIES - FINANCE OFFICER	2,269.59	19,225.00	4,006.32	9,101.74	10,123.26	47
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	2,100.00	25,200.00	2,100.00	10,500.00	14,700.00	42
10-4120-181	FICA EXPENSE	1,164.60	15,000.00	1,446.25	5,487.45	9,512.55	37
10-4120-182	EMPLOYEE RETIREMENT	2,192.49	23,000.00	2,687.80	10,947.21	12,052.79	48
10-4120-183	EMPLOYEE INSURANCE	1,215.00	15,250.00	1,292.00	6,460.00	8,790.00	42
10-4120-184	EMPLOYEE LIFE INSURANCE	16.64	200.00	16.64	83.20	116.80	42
10-4120-185	EMPLOYEE S-T DISABILITY	13.50	175.00	14.00	70.00	105.00	40
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	9,000.00	0.00	0.00	9,000.00	0
10-4120-193	CONTRACT LABOR	0.00	143,800.00	3,345.46	50,323.65	93,476.35	35

**WEDDINGTON**  
Statement of Revenue and Expenditures

12/06/2023  
01:21 PM

<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Unexpended</i>	<i>% Expd</i>
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	433.54	9,500.00	344.90	1,744.75	7,755.25	18
10-4120-210	PLANNING CONFERENCE	0.00	3,500.00	0.00	0.00	3,500.00	0
10-4120-321	TELEPHONE - ADMIN	0.00	2,000.00	136.44	545.58	1,454.42	27
10-4120-325	POSTAGE - ADMIN	580.50	2,500.00	0.00	939.86	1,560.14	38
10-4120-331	UTILITIES - ADMIN	253.92	5,000.00	439.86	1,338.63	3,661.37	27
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	0.00	29,500.00	10,320.00	30,775.56	1,275.56 -	104
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	7,630.67	75,000.00	2,576.38	17,574.54	57,425.46	23
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	4,150.00	72,250.00	3,750.00	23,826.00	48,424.00	33
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	0.00	1,500.00	0.00	1,013.36	486.64	68
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	500.00	7,000.00	400.00	2,200.00	4,800.00	31
10-4120-370	ADVERTISING - ADMIN	32.30	500.00	0.00	215.77	284.23	43
10-4120-397	TAX LISTING & TAX COLLECTION FEES	401.31	500.00	0.00	0.00	500.00	0
10-4120-400	ADMINISTRATIVE: TRAINING	160.88	8,000.00	300.00	1,181.19	6,818.81	15
10-4120-410	ADMINISTRATIVE: TRAVEL	128.56	4,500.00	134.60	1,862.24	2,637.76	41
10-4120-450	INSURANCE	0.00	20,000.00	0.00	19,600.93	399.07	98
10-4120-491	DUES & SUBSCRIPTIONS	247.04	23,500.00	222.04	15,946.04	7,553.96	68
10-4120-498	GIFTS & AWARDS	118.70	2,000.00	78.71	300.85	1,699.15	15
10-4120-499	MISCELLANEOUS	1,420.03	80,000.00	1,601.52	32,710.95	47,289.05	41
	<b>4120 ADMINISTRATIVE</b>	<b>35,883.12</b>	<b>720,550.00</b>	<b>48,011.90</b>	<b>296,878.91</b>	<b>423,671.09</b>	<b>41</b>
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	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
10-4130-121	SALARIES - ZONING ADMINISTRATOR	7,053.48	88,625.00	5,008.68	18,624.96	70,000.04	21
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	1,707.82	26,975.00	2,153.90	8,634.94	18,340.06	32
10-4130-124	SALARIES - PLANNING BOARD	250.00	5,150.00	200.00	1,050.00	4,100.00	20
10-4130-125	SALARIES - SIGN REMOVAL	252.00	6,575.00	264.60	1,493.10	5,081.90	23
10-4130-181	FICA EXPENSE - P&Z	554.05	11,000.00	583.51	2,280.08	8,719.92	21

## WEDDINGTON

## Statement of Revenue and Expenditures

12/06/2023  
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,072.13	18,000.00	801.39	2,980.00	15,020.00	17
10-4130-183	EMPLOYEE INSURANCE	1,017.00	15,250.00	0.00	212.00 -	15,462.00	1 -
10-4130-184	EMPLOYEE LIFE INSURANCE	26.56	375.00	0.00	9.92	365.08	3
10-4130-185	EMPLOYEE S-T DISABILITY	13.50	175.00	0.00	0.00	175.00	0
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	5,184.40	95,000.00	3,284.66	16,858.07	78,141.93	18
10-4130-193	CONSULTING	160.13 -	50,000.00	2,579.75	23,258.25	26,741.75	47
10-4130-194	CONSULTING - COG	1,848.00	7,500.00	0.00	0.00	7,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	1,788.43	7,500.00	409.24	1,576.35	5,923.65	21
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	0.00	2,500.00	0.00	0.00	2,500.00	0
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	95,000.00	281,000.00	0.00	102,000.00	179,000.00	36
10-4130-321	TELEPHONE - PLANNING & ZONING	272.61	2,000.00	136.43	545.60	1,454.40	27
10-4130-325	POSTAGE - PLANNING & ZONING	580.51	2,500.00	0.00	939.85	1,560.15	38
10-4130-331	UTILITIES - PLANNING & ZONING	267.83	5,000.00	481.94	1,635.57	3,364.43	33
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	500.00	0.00	215.77	284.23	43
	<b>4130 ECONOMIC &amp; PHYSICAL DEVELOPMEN</b>	<b>116,728.19</b>	<b>625,875.00</b>	<b>15,904.10</b>	<b>181,890.46</b>	<b>443,984.54</b>	<b>29</b>

## General Fund Expenditure Totals

<b>General Fund Expenditure Totals</b>	<b>229,811.44</b>	<b>4,277,325.00</b>	<b>221,666.79</b>	<b>1,455,476.29</b>	<b>2,821,848.71</b>	<b>34</b>
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## 10 General Fund

	Prior	Current	YTD
Revenues:	1,051,178.46	1,464,547.57	2,201,541.23
Expenditures:	229,811.44	221,666.79	1,455,476.29
Net Income:	821,367.02	1,242,880.78	746,064.94

WEDDINGTON  
Statement of Revenue and Expenditures

Grand Totals	Prior	Current	YTD
Revenues:	1,051,178.46	1,464,547.57	2,201,541.23
Expenditures:	229,811.44	221,666.79	1,455,476.29
Net Income:	821,367.02	1,242,880.78	746,064.94

2024

2023

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	447,325.73	520,440.38
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	1,970,049.73	653,198.99
10-1130-001	BB&T/TRUIST MONEY MARKET	772,734.69	1,255,891.35
10-1140-000	WACHOVIA	0.00	0.00
10-1170-000	NC CASH MGMT TRUST	3,873,759.24	3,790,285.88
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	453,006.64	61,871.47
10-1211-001	A/R PROPERTY TAX	500,845.27	23,888.25
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	17,307.63	4,455.90
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,319.98	5,291.01
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	461.11	1,486.54
10-1214-000	PREPAID ASSETS	0.00	23,907.81
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	111,908.26
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	11,618.53
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	9,539.00	9,539.00
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>10,805,961.45</u>	<u>9,225,395.80</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	29,438.46
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	0.00	22,806.00
10-2116-000	CUSTOMER REFUNDS	5,590.80	1,470.45
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	1,306.00-	0.00
10-2156-000	LIFE INSURANCE PAYABLE	16.64-	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	461.11	1,486.54
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	453,006.64	61,871.47
10-2620-000	DEFERRED REVENUE - DELQ TAXES	17,307.63	4,455.90
10-2625-000	DEFERRED REVENUE - CURR YR TAX	500,845.27	23,888.25
10-2630-000	DEFERRED REVENUE-NEXT 8	9,319.98	5,291.01
	Total Liabilities	<u>1,060,211.04</u>	<u>225,710.33</u>
10-2640-001	FUND BALANCE - UNASSIGNED	3,830,524.96	3,830,524.96
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	2,760,480.54	2,760,480.54
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,411,005.50</u>	<u>7,411,005.50</u>



	2024	2023
Revenue	2,201,541.23	4,247,854.73
Less Expenses	1,455,476.29	2,659,174.76
Net	746,064.94	1,588,679.97
Total Fund Balance	8,157,070.44	8,999,685.47
Total Liabilities & Fund Balance	9,217,281.48	9,225,395.80

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

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** December 11, 2023

**SUBJECT:** Tax Report–November2023

<b>Transactions:</b>	
Refunds	\$10,549.72
Balance Adjustments	\$.06
Overpayment	\$(7752.25)
<b>Taxes Collected:</b>	
2021	\$(726.67)
2022	\$(856.44)
2023	\$(1,361,057.85)
<b>As of November 30, 2023; the following taxes remain Outstanding:</b>	
2013	\$273.97
2014	\$244.09
2015	\$601.73
2016	\$421.78
2017	\$670.94
2018	\$552.01
2019	\$1290.63
2020	\$1124.03
2021	\$3969.06
2022	\$17,960.10
2023 Prepay	\$(1594.47)
2023	\$915,500.19
<b>Total Outstanding:</b>	<b>\$941,014.06</b>