



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, APRIL 8, 2024 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

1. Call Meeting to Order
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. Presentation from Christ Lutheran Church Southland Project
10. Consent Agenda
  - A. Approval of March 11, 2024 Regular Town Council Meeting Minutes
  - B. Approval SCIF Grant Project Ordinance
  - C. Appoint Gregory Gordos as Zoning Administrator, Erosion and Sediment Control Administrator, and Floodplain Administrator.
11. Old Business
  - A. Discussion of Comprehensive Land Use Plan and Downtown Master Plan
  - B. Discussion of FY 2025 Preliminary Budget
  - C. Discussion and Possible Consideration of Grant Application from Union County Library Foundation
12. New Business
  - A. Discussion and Consideration of Board of Adjustment Alternates A and B.
  - B. Discussion and Consideration of Streaming Equipment and Installation Estimates.
13. Updates from Town Planner and Town Administrator
14. Code Enforcement Report
15. Update from Finance Officer and Tax Collector
16. Transportation Report
17. Council Comments
18. Adjournment



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MINUTES  
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**1. Call Meeting to Order**

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

**2. Pledge of Allegiance**

Council led the Pledge of Allegiance.

**3. Determination of Quorum**

Quorum was determined with Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Darcey Ladner, and Jeff Perryman present. Councilmember Brannon Howie was absent.

Staff present: Town Administrator/Clerk Karen Dewey, Town Planner Greg Gordos, Finance Officer Leslie Gaylord, Admin Assistant/Deputy Clerk Debbie Coram, Town Attorney Karen Wolter, Deputy Grant Wrenn

Visitors: Jerry Fitzgerald, Gayle Butler, Liz Holtey, Bill Deter, Jerry Fitzgerald, Mike Morse, Bill Cathy, Darrell Parker, Bob Griswold, Chad Emerine, Melissa Emerine, Harry Chilcot, Chris McClellan, Bill Deter, Shelia Allen, John Allen, Scott Suskovic, Rusty Setzer, Travis Manning, Melissa Manning, Michael Payton, Carlton Burton

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

**Motion:** Mayor Pro Tem Smith made a motion to adopt the agenda as presented.  
**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.***

Mayor Bell read the Conflict of Interest Statement. No Councilmembers had a conflict of interest.

**6. Mayor/Councilmember Reports**

Councilmember Ladner reported that Trees Union will have a meeting on May 21<sup>st</sup> from 6-8 p.m., location to be determined.

Mayor Pro Tem Smith congratulated the members of council and staff on the list of 100 powerful women in Union County.

Councilmember Perryman reported that the next WUMA meeting will be April 25<sup>th</sup> at 4 p.m. in Stallings. In May the meeting will be on the 23<sup>rd</sup> at Wesley Chapel at 7 p.m. CRTPO will be presenting and that will be the only item on the agenda. Councilmember Perryman also reported on the General Assembly continuing to diminish local municipality zoning authority. The General Assembly has established an interim oversight committee discussion legislation for workforce housing.

Mayor Bell reported on the House Bill that includes possible de-annexation from the town of Summerville by the General Assembly.

## **7. Public Comments**

Jerry Fitzgerald: 1410 Willow Oaks - Mr. Fitzgerald commented on his opposition to the appointment of Bill Deter to the Planning Board: I'm here to protest and object to, the appointment of Bill Deter to the Weddington Town Planning Board. When I first heard this, I could not believe this could happen. Why in any reason appoint a person that leaves a legacy of the most failed leadership to the town of Weddington in all of town history? During Bill Deter's leadership there was no positive accomplishment for this town. None. He leaves chaos, division, and over one Million Dollars of restitution and legal costs that are to be paid by town funds for the PVFD debacle. No insurance reimbursement. When Bill Deter was elected Mayor, on day one, he set in motion to cancel the contract for fire service with the Providence Volunteer Fire Dept. There was no effort to seek a continuation for fire service with Providence by Bill Deter. only to replace Providence with the Wesley Chapel Fire Dept. This was clearly an agenda to destroy Providence and not an effort to negotiate with Providence for continuation. At every public meeting after notice of Providence cancellation, the outcry in opposition was enormous. In this very room, the speakers to support and keep the Providence operating, were so numerous, to accommodate the crowd, meetings had to be moved across the street. to the Methodist church for more room. All the opposition for the cancellation of the agreement with Providence from the citizens was in vain and to no avail. It was the end of the PVFD as the result of the agenda by Bill Deter and his puppet council. But there's more to the story-The constituents of Weddington began to see the promises and the information of Mayor Deter and his council weren't true-the big savings and better service by Wesley Chapel never materialized. Fire service fees increased and the town of Weddington now has to pay over a million dollars for nothing. As the litigation process with Providence presses on, so does the election process. Mayor Deter ran for re-election in 2017. The constituency came out and showed Mayor Deter their disdain for his leadership. In that election Deter lost 57% to 39%. He's out. Election time comes around again in 2021 and ex-mayor Deter runs again. The constituents spoke really loud and really clear this time regarding the leadership disaster of Deter: Deter lost 65% to 21% a 3 to 1 loss by Bill Deter. A virtual election massacre. The constituents have spoken emphatically We don't want Bill Deter in this government. After two massive election losses, anybody else would recognize its time to move on and avoid any more humiliation but not Bill Deter. Deter knows now he doesn't ever have a chance for winning another election to impose his Wesley Chapel agenda on the Citizens of Weddington. So, he comes up with this end run around the election process by getting appointed to the planning board totally circumventing the election process while disregarding and ignoring the will of the constituents who voted him out twice. This end-run appointment stunt is only done by conscienceless individuals like Bill Deter who possess no moral compass. This appointment of Bill Deter is wrong by any standard. Placing Bill Deter back in our government is like hiring a bank robber to come in on the bank

security detail. Once word of this appointment gets out, it will make our town the laughingstock among other local governments. Imagine, bringing back into government the individual that cost the same government millions of dollars by reckless and insane leadership. That's not all, placing Bill Dieter back in our town government makes a virtual mockery of the reputation, contribution and memory of the highly respected PVFD. This would be a failure of public service by this council of monumental proportion. Nobody wants to see that. In closing, I encourage each of you to do the right thing and dismiss Bill Deter from our town planning board and ban him permanently from our town government ASAP. This town can't afford any more Bill Deter participation. Thank You.

Travis Manning: 2230 Rising Sun Lane- Mr. Manning commented that he was elected to chair the Planning Board. He stated he would like to see more participation between the Council and Planning Board. He asked Council if the town attorney can be present during controversial agenda items. Mr. Manning commented on the possible sale of the Hemby Road fire station and his hope that the board is exploring all options.

## **8. Public Safety Report**

Deputy Wrenn gave the Public Safety Report: He stated that the law in NC does not provide for squatters. In Union County squatting would be considered 2<sup>nd</sup> degree trespassing or breaking and entering.

There haven't been a lot of traffic accidents, but they have been serious. He reiterated to call UCSO when something illegal is witnessed, for noise complaints, hearing gunfire. The Deputies will respond.

## **9. Presentation from Christ Lutheran Church Southland Project**

Scott Suskovic, the presenter, stated that he is the head pastor at Christ Lutheran Church. The Church decided not to develop the campus that was proposed with the initial conditional zoning application. The Church organized a task force to study what to do with the 13 acres. This presentation is to share a vision, to get comments, and input from the council. There is already an existing garden ministry that has raised 3000 pounds of food for food banks and other partnerships.

Carlton Burton, Engineer for the project described a 7 ½ acres of open space leaving the rest wooded. The existing structures have well water and septic tanks. The property will have sewer service available. Mr. Burton showed a rendering with parking and one side is a canopied tree area, like a park, with a playground and open-air pavilion, for weddings, celebrations, youth group gatherings, a reception hall with restrooms, a place for a farmer's market/Oktoberfest/disc golf. On left side of property, they are looking to partner with the Charlotte Eagles, a youth soccer ministry.

Chris McClellan, Academy and Technical Director for the Charlotte Eagles and a Union County resident stated: their organization is working to bring more to the youth landscape. Charlotte Eagles is a sports ministry and a partnership with the church will impact all kids.

Mayor Pro Tem Smith asked if there would be lights on the sports field. Mr. Suskovic responded that there would be lights that would meet the town ordinances.

Mayor Pro Tem Smith asked if there has been any discussion with surrounding neighbors. Mr. Suskovic responded that there has been none yet.

Councilmember Ladner asked if residents would be allowed to rent the fields. Mr. Suskovic responded that the Charlotte Eagles would be the primary users. They could rent out the fields when not in use. They will be rye seed grass.

Mayor Bell asked if a church would be constructed. Mr. Suskovic responded that is not the intention now, but the facility may be used for summer worship. They are not planning on building loudspeakers. Mayor Bell asked how many people show up to games. Mr. McClellan responded that the average youth soccer game has about 00 people for 2 teams. The Eagles' tournament fields would be elsewhere. These would be for practice and won't get as much traffic. The goal is to keep it as recreational as possible, on the lower end of competitiveness.

Councilmember Perryman stated that this concept has merit. He encouraged the presenters to keep asking more questions and press forward. This deserves to be pursued further and show more details. How would residents benefit? Mr. Suskovic responded that they are not anticipating putting up a fence and locking up. He also mentioned that the trees illustrated on the plan are actual trees and not just color to make it look good.

## 10. Consent Agenda

- A. **Approval of March 11, 2024 Regular Town Council Meeting Minutes**
- B. **Approval SCIF Grant Project Ordinance**
- C. **Appoint Gregory Gordos as Zoning Administrator, Erosion and Sediment Control Administrator, and Floodplain Administrator.**

**Motion:** Mayor Pro Tem Smith made a motion to approve the Consent Agenda as presented.

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

## 11. Old Business

### A. Discussion of Comprehensive Land Use Plan and Downtown Master Plan

Mayor Pro tem Smith asked for clarification in the Land Use Goals confirming that it doesn't conflict with current zoning.

In section LU1.1C Conservation Residential: Mayor Pro Tem Smith asked to include reference to developable land excluding environmentally sensitive areas in figuring yield plans for residential conservation development.

In Section H1.4 Housing: Mayor Pro Tem Smith asked for Conservation Residential to not be struck out.

In Section C3.3 Limiting development activities on environmentally sensitive land: Mayor Pro Tem Smith asked to add preservation of natural areas and habitats as well.

Council will hold a public hearing at the May 13, 2024 Regular Town Council Meeting.

### B. Discussion of FY 2025 Preliminary Budget

Ms. Gaylord presented the preliminary budget. It includes the county tax estimate with an adjusted ad valorem amount. The Town received the preliminary numbers from the UCSO. The tax amount has been left as is and there are 2 scenarios to account for reduced revenues and tax from returning fire service to the county.

### C. Discussion and Possible Consideration of Grant Application from Union County Library Foundation

Ms. Dewey presented the staff report: The Union County Library Foundation is requesting a one-time grant in the amount of \$75,000 for an outdoor children's literacy space for the Southwest Regional Library. This request does not involve recurring payment to the UCLF, but a single contribution. The library was going to be built in Weddington about 20 years ago. The Town contributed about \$100,000 but the site for the project fell through and the money was returned. Councilmember Perryman stated that he is in favor of this. There is history between the library and the town. Mayor Bell asked the location of the library. Ms. Gaylord responded that it is on Cuthbertson Road and easy to get to for Weddington residents.

**Motion:** Councilmember Perryman made a motion to approve the grant application for Union County Library Foundation

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

## 12. New Business

### A. Discussion and Consideration of Board of Adjustment Alternates A and B.

Ms. Dewey explained that the newer appointees to the Voluntary Board have served as the alternates to the Board of Adjustment.

Mayor Pro Tem Smith asked if appointments have been done differently from the ordinance in the past. Ms. Wolter explained that historically they have, and bylaws have the Chairman appointing positions, when the Council makes voluntary board appointments, it would be best for council to name BOA alternates then.

**Motion:** Councilmember Ladner moved to appoint Travis Manning as Board of Adjustment Alternate A and Amanda Jarrell as Board of Adjustment Alternate B.

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

### B. Discussion and Consideration of Streaming Equipment and Installation Estimates.

Staff received 3 bids for streaming equipment and installation. Mayor Bell called the companies to ask questions. He suggested moving forward with XL Mediaworks. They work with churches in the area. Council agreed to get this completed.

**Motion:** Councilmember Ladner made a motion to direct staff to execute a contract with XL Mediaworks to purchase and install streaming equipment.

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

## 13. Updates from Town Planner and Town Administrator

Mr. Gordos gave the update:

- **Liberty Classical Academy**

CZ for Private School

Planning Board: 7/24/23 (Tabled)

Traffic PIM: 8/22/23

Planning Board: Denial

Not moving forward to Town Council



- **Deal Lake Subdivision**

93-lot conservation subdivision  
Site Walk/ Charette: 11/28/23  
Community Wastewater Treatment Plant  
Planning Board: TBD

- **Rea/ Providence Subdivision**

Conventional subdivision, 56 lots  
Sketch Plan reviewed; Awaiting CZ submittal

- **Ennis Road Subdivision**

Conventional subdivision, 14 lots  
Planning Board: TBD

- **R-CD Text Amendment**

Lot Size, Yield Regulations, and Preservation of Continuous Forest  
Planning Board: TBD

Ms. Dewey gave the Administrator's update: In order to incorporate Weddington and Providence into the Wesley Chapel Fire District, the county needs consent from Indian Trail and Stallings as there are properties from those two towns in the Providence District. Indian Trail approved it last week and Stallings plans to approve it next week. Once the county receives those resolutions, they will move forward with the statutory requirements to take over the service. The Urban Forester reviewed Appendix 3 of the UDO and suggested that plant species not be kept in ordinances, but administratively so making changes doesn't require council action. He also recommended that the town refer to the Union County species list and give the Zoning Administrator final approval of all species. He commented that having a list of plants doesn't mean all are applicable in all situations. Looking at getting the park property staked.

She isn't in attendance tonight, but I'd like to recognize Kim Wood, our Tax Collector, who works many more duties on top of that, for her 20 years of service to the Town of Weddington this week.

We've turned over the Planning Duties to Greg Gordos. We're grateful to Robert for hanging with us at a distance and his help through this transition and we look forward to working with Greg.

#### **14. Code Enforcement Report**

Outstanding issues are being inspected and courtesy and violation letters are being sent.

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

Ms. Gaylord gave the finance update: The monthly financials are in the packet. The audit letter was accepted by the LGC. There will be a budget amendment for current year to clean things up. The quarterly SCIF and ARPA updates will be given next month.

#### **16. Transportation Report**

Mayor Bell gave the transportation report: CRTPO working on budgets and there are discussions on the I-77 corridor budget being into the billions.

#### **17. Council Comments**

Mayor Bell: I would like to set up a special meeting for discussion of park options. As soon as possible before the next meeting. Tentatively scheduled for April 15<sup>th</sup> at 5:30 p.m.

Councilmember Ladner: Greg, welcome, we are excited to have you here. And thank you to the best town staff I've ever worked with.

Mayor Pro Tem Smith: Thank you everybody for coming out tonight, as always we serve y'all. Greg, thank you for coming on. Karen, you're on that top list, Darcey you too. One thing I forgot to mention about transportation: I have been in conversation with Amelia Helms to get a list of the roads planned for re-pavement. There are several in the town that are on the worst rated list. I am pushing to get the worst roads done and getting the schedule to know when they will be.

Councilmember Perryman: Thank you to everybody for coming out tonight and staying engaged with your town. Talk to your neighbors and keep them informed.. Greg, welcome to the team. I can say without evasion or hesitation that you have joined the best town staff in the state. I've been around for a few; I think you can look at the longevity here and see that you have a good team. I will thank the staff again. KD, KW, Leslie, Debbie, and Kim. We sit up here once a month, these folks here keep the lights on and keep us in line.

Mayor Bell: Ditto. Greg it is great to have you with us. For some reason I thought Robert would be overlapping tonight and we could say goodbye. It was great to have him with us and we look forward to working with you.

## 18. Adjournment

**Motion:** Mayor Pro Tem Smith made a motion to adjourn the April 8, 2024 Regular Town Council Meeting at 8:36 p.m.

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

Approved: May 13, 2024

Karen Dewey  
Karen Dewey, Town Administrator/Clerk

Jim Bell  
Jim Bell, Mayor






**Section 6:** Copies of this grant project ordinance shall be furnished to the Finance Officer and to the Town Administrator/Clerk

**Section 7:** This grant project ordinance expires when all the projects have been completed and the SCIF monies have been expended by the Town.

Adopted April 8, 2024

  
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Karen Dewey, Town Administrator/Clerk

  
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Jim Bell, Mayor