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**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 8, 2015 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

Prayer – Mayor Bill Deter

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum

PUBLIC ADDRESS TO THE COUNCIL

Any individual or group who wishes to address the Council may do so at this time. Each speaker will have three (3) minutes to make their remarks and shall obey reasonable standards of courtesy in their remarks. Typically, this is a time for the Mayor and Council to hear from the public and not respond. If questions are raised, a member of the Town Council or Staff may contact the individual after the meeting to help address issues raised. If the item you wish to speak about is a Public Hearing item, address your concerns during that time and not under the Public Comment period.

4. Public Comments
5. Additions, Deletions and/or Adoption of the Agenda
6. Approval of Minutes
 - A. [May 4, 2015 Special Meeting](#)
 - B. [May 11, 2015 Regular Town Council Meeting](#)

Consent Agenda. The Council may designate a part of the agenda as the "Consent Agenda." Items placed on the consent agenda are judged to be non-controversial and routine. Any member of the Council may remove an item from the consent agenda and place it on the regular agenda while the agenda is being discussed and revised prior to its adoption at the beginning of the meeting. All items on the consent agenda shall be voted on and adopted by a single motion, with the minutes reflecting the motion and vote on each item.

7. Consent Agenda
 - A. [Approval of Audit Contract and Engagement Letter with Tinsley & Terry CPA](#)

The Public must sign up before the beginning of the meeting to speak on an item under Public Hearings. The Mayor will recognize speakers in the order in which their names appear on the sign-up sheet. The Council sets the rules for the Public Hearing. The rules may include, but are not limited to, rules fixing the maximum time allotted to each speaker; providing for the designation of spokespersons for groups of persons supporting or opposing the same positions; providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the Town Hall; and for providing for the maintenance of order and decorum in the conduct of the hearing.

Each speaker must address the Council from the lectern and begin their remarks by giving their name and address. Each speaker will have three (3) minutes to make remarks. A speaker may not yield any of his or her time to another speaker. Speakers must be courteous in their language and presentation. Personal attacks on the Council or members of the public will not be tolerated.

The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and shall rule on objections from other members of the Council on discourteous behavior. A majority vote of the Council may overrule the Mayor's ruling on standards of courtesy. Speakers may leave written comments and/or supporting documents, if any, with the Town Clerk to the Council.

8. Public Hearing and Consideration of Public Hearing

- A. Public Hearing - Conditional Zoning Application for All Saints Anglican Church
- B. Consideration of Conditional Zoning Application for All Saints Anglican Church
- C. Public Hearing: Text Amendment to Section 58-272: Downtown Overlay District – Creation of Overlay District Policy
- D. Consideration of Text Amendment to Section 58-272: Downtown Overlay District
- E. Public Hearing: Text Amendment to Sections 58-541 – 58-547: Drainage, Storm Water Management & Wetland Protection – revisions to definitions and applications of impervious area, and creation of stormwater management regulations for the Overlay District
- F. Consideration of Text Amendment to Sections 58-541 – 58-547
- G. Public Hearing: Text Amendment to Section 58-271 to align section with requirements in TIA Ordinance and TIA Process and Procedures Manual
- H. Consideration of Text Amendment to Section 58-271
- I. Public Hearing: Text Amendment to Section 46-41 to align section with requirements in TIA Ordinance and TIA Process and Procedures Manual
- J. Consideration of Text Amendment to Section 46-41
- K. Public Hearing: Text Amendment to Section 58-4 to define adaptive reuse
- L. Consideration of Text Amendment to Section 58-4
- M. Public Hearing: Text Amendments to Sections 58-60, 58-56.1, and 58-57.1 to align zoning districts with Section 58-272
- N. Consideration of Text Amendments to Sections 58-60, 58-56.1, and 58-57.1
- O. Public Hearing to Review and Consider Fiscal Year 2015-2016 Budget and to Set the Tax Rate
- P. Consideration of Budget Ordinance Adopting the Fiscal Year 2015-2016 Budget and to Set the Tax Rate

9. Old Business

- A. Review and Consideration of Construction Documents for LDS Church
- B. Fire Service Update – Councilmember Hadley

10. New Business

- A. Review and Consideration of Entry Monumentation and Landscaping for The Falls at Weddington (Construction Documents)
- B. Review and Consideration of Bids for addition paving for Town Hall – Councilmember Harrison
- C. Review and Consideration of speed limit on Tilly Morris Road – Mayor Pro Tem Titherington
- D. Review and Consideration of Budget Amendment for Fiscal Year 2014-2015

11. Update from Town Planner

12. Public Safety Report

13. [Update from Finance Officer and Tax Collector](#)
14. Transportation Report
15. Council Comments
16. Closed Session –[N.C.G.S. 143-318.11(a)(3)] Consult with the Attorney – to protect the attorney-client privilege
17. Adjournment

CONTRACT TO AUDIT ACCOUNTSOf Town of Weddington, North CarolinaPrimary Governmental UnitDiscretely Presented Component Unit (DPCU) if applicableOn this 11th day of May, 2015,Auditor: Tinsley & Terry, CPAs, P.A. Auditor Mailing Address: 18809 W. Catawba Ave., Ste 201Cornelius, NC 28031Hereinafter referred to as The Auditorand Town Council (Governing Board(s)) of Town of Weddington, North Carolina
(Primary Government)and _____ : hereinafter referred to as the Governmental Unit(s), agree as follows:
(Discretely Presented Component Unit)

1. The Auditor shall audit all statements and disclosures required by generally accepted accounting principles (GAAP) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit (s) for the period beginning July 1, 2014, and ending June 30, 2015. The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion will be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate DPCU's, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types).
 2. At a minimum, the Auditor shall conduct his/her audit and render his/her report in accordance with generally accepted auditing standards. The Auditor shall perform the audit in accordance with *Government Auditing Standards* if required by the State Single Audit Implementation Act, as codified in G.S. 159-34. If required by OMB Circular A-133 Audits of States, Local Governments, and Non-Profit Organizations and the State Single Audit Implementation Act, the Auditor shall perform a Single Audit. This audit and all associated workpapers may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit and/or workpapers are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC CPA Board).
- County and Multi-County Health Departments: The Office of State Auditor will designate certain programs that have eligibility requirements to be considered major programs in accordance with OMB Circular A-133 for the State of North Carolina. The LGC will notify the auditor and the County and Multi-Health Department of these programs. A County or a Multi-County Health Department may be selected to audit any of these programs as major.
3. If an entity is determined to be a component of another government as defined by the group audit standards - the entity's auditor will make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.
 4. This contract contemplates an unqualified opinion being rendered. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.
 5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2011 revisions, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he has met the requirements for a peer review and continuing education as specified in *Government*

Discretely Presented Component Unit's (DPCU) if applicable

Auditing Standards. The Auditor agrees to provide a copy of their most recent peer review report regardless of the date of the prior peer review report to the Governmental Unit and the Secretary of the LGC prior to the execution of the audit contract (See Item 22). **If the audit firm received a peer review rating other than pass**, the Auditor shall not contract with the Governmental Unit without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to Government Accounting Standards or if financial statements are not prepared in accordance with GAAP and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment..

6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to the State and Local Government Finance Division (SLGFD) within four months of fiscal year end. Audit report is due on: October 31, 2015. If it becomes necessary to amend this due date or the audit fee, an amended contract along with a written explanation of the delay must be submitted to the secretary of the LGC for approval.
7. It is agreed that generally accepted auditing standards include a review of the Governmental Unit's systems of internal control and accounting as same relates to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor will make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his findings, together with his recommendations for improvement. That written report must include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified)*. **The Auditor shall file a copy of that report with the Secretary of the LGC.**
8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina. **Invoices for services rendered under these contracts shall not be paid by the Governmental Unit until the invoice has been approved by the Secretary of the LGC.** (This also includes any progress billings.) [G.S. 159-34 and 115C-447] All invoices for Audit work must be submitted by email in PDF format to the Secretary of the LGC for approval. The invoices must be sent to: lgc.invoice@nctreasurer.com. Subject line should read "Invoice – [Unit Name]. The PDF invoice marked 'approved' with approval date will be returned by email to the Auditor to present to the Governmental Unit for payment. Approval is not required on contracts and invoices for system improvements and similar services of a non-auditing nature.
9. In consideration of the satisfactory performance of the provisions of this contract, the Primary Governmental Unit shall pay to the Auditor, upon approval by the Secretary of the LGC, the fee, which includes any cost the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (Federal and State grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts. **Fees listed on signature pages.**
10. If the Governmental Unit has outstanding revenue bonds, the Auditor shall include documentation either in the notes to the audited financial statements or as a separate report submitted to the SLGFD along with the audit report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor should be aware that any other bond compliance statements or additional reports required in the authorizing bond documents need to be submitted to the SLGFD simultaneously with the Governmental Unit's audited financial statements unless otherwise specified in the bond documents.

Discretely Presented Component Unit's (DPCU) if applicable

11. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include but not be limited to the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the client or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board as soon as practical after the close of the accounting period.
12. If the audit firm is required by the NC CPA Board or the Secretary of the LGC to have a pre-issuance review of their audit work, there must be a statement added to the engagement letter specifying the pre-issuance review including a statement that the Governmental Unit will not be billed for the pre-issuance review. The pre-issuance review must be performed **prior** to the completed audit being submitted to the LGC. The pre-issuance report must accompany the audit report upon submission to the LGC.
13. The Auditor shall electronically submit the report of audit to the LGC when (or prior to) submitting the invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the SLGFD by any interested parties. Any subsequent revisions to these reports must be sent to the Secretary of the LGC. These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings, by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and other lawful purposes of the Governmental Unit without subsequent consent of the Auditor. If it is determined by the LGC that corrections need to be made to the Governmental Unit's financial statements, they should be provided within three days of notification unless another time frame is agreed to by the LGC.

If the OSA designates certain programs to be audited as major programs, as discussed in item #2, a turnaround document and a representation letter addressed to the OSA shall be submitted to the LGC.

The LGC's process for submitting contracts, audit reports and Invoices is subject to change. Auditors should use the submission process in effect at the time of submission. The most current instructions will be found on our website: <https://www.nctreasurer.com/slg/Pages/Audit-Forms-and-Resources.aspx>

14. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the LGC, this contract may be varied or changed to include the increased time and/or compensation as may be agreed upon by the Governing Board and the Auditor
15. If an approved contract needs to be varied or changed for any reason, the change must be made in writing, signed and dated by all parties and pre-audited if the change includes a change in audit fee. This document and a written explanation of the change must be submitted by email in PDF format to the Secretary of the LGC for approval. The portal address to upload your amended contract and letter of explanation documents is <http://nctreasurer.slgfd.leapfile.net> No change shall be effective unless approved by the Secretary of the LGC, the Governing Board, and the Auditor.
16. Whenever the Auditor uses an engagement letter with the Governmental Unit, Item #17 is to be completed by referencing the engagement letter and attaching a copy of the engagement letter to the contract to incorporate the engagement letter into the contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract will control. Engagement letter terms are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item #22 of this contract. Engagement letters containing indemnification clauses will not be approved by the LGC.

17. Special provisions should be limited. Please list any special provisions in an attachment.
18. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in the Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU must be named along with the parent government on this audit contract. Signatures from the DPCU Board chairman and finance officer also must be included on this contract.
19. The contract must be executed, pre-audited, physically signed by all parties including Governmental Unit and Auditor signatures and submitted in PDF format to the Secretary of the LGC. The current portal address to upload your contractual documents is <http://nctreasurer.slgfd.leapfile.net> Electronic signatures are not accepted at this time. Included with this contract are instructions to submit contracts and invoices for approval as of February, 2015. These instructions are subject to change. Please check the NC Treasurer's web site at www.nctreasurer.com for the most recent instructions.
20. The contract is not valid until it is approved by the LGC Secretary. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.
21. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.
22. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted: (See Item 16 for clarification).

SIGNATURE PAGES FOLLOW

Contract to Audit Accounts (cont.) Town of Weddington, North Carolina
Governmental Unit
Discretely Presented Component Unit's (DPCU) if applicable

Town of Weddington, North Carolina - FEES
Year-end bookkeeping assistance – [For audits subject to Government Auditing Standards, this is limited to bookkeeping services permitted by revised Independence Standards]
Audit \$6,070

Preparation of the annual financial Statements \$2,130
Prior to submission of the completed audited financial report, applicable compliance reports and amended contract (if required) the Auditor may submit invoices for approval for services rendered, not to exceed 75% of the total of the stated fees above. If the current contracted fee is not fixed in total, invoices for services rendered may be approved for up to 75% of the prior year audit fee.
The 75% cap for interim invoice approval for this audit contract is \$ NA
** NA if there is to be no interim billing

Communication regarding audit contract requests for modification or official approvals will be sent to the email addresses provided in the spaces below.

Audit Firm Signature:

Tinsley & Terry, CPAs, P.A.

Name of Audit Firm

By Clare H. Meyer, CPA

Authorized Audit firm representative name: Type or print

Clare H Meyer CPA

Signature of authorized audit firm representative

Date 05/11/15

clarem@bellsouth.net

Email Address of Audit Firm

Governmental Unit Signatures:

Town of Weddington, North Carolina

Name of Primary Government

By Bill Deter, Mayor

Mayor / Chairperson: Type or print name and title

Signature of Mayor/Chairperson of governing board

Date _____

By NA

Chair of Audit Committee - Type or print name

**

Signature of Audit Committee Chairperson

Date _____

** If Governmental Unit has no audit committee, mark this section "N/A"

Town of Weddington, North Carolina
PRE-AUDIT CERTIFICATE: Required by G.S. 159-28

(a)

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. Additionally, the following date is the date this audit contract was approved by the governing body.

By Leslie Gaylord, CPA

Primary Governmental Unit Finance Officer:

Type or print name

Primary Government Finance Officer Signature

Date _____

(Pre-audit Certificate must be dated.)

lgaylord@townofweddington.com

Email Address of Finance Officer

Date Primary Government Governing Body
Approved Audit Contract - G.S. 159-34(a)

TINSLEY & TERRY, CPAs, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

May 11, 2015

Town Council and Members of Management of
Town of Weddington, North Carolina
1924 Weddington Road
Weddington, NC 28104

We are pleased to confirm our understanding of the services we are to provide the Town of Weddington for the year ended June 30, 2015. We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of the Town of Weddington as of and for the year ended June 30, 2015. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Town of Weddington's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Town of Weddington's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

We have also been engaged to report on supplementary information other than RSI that accompanies the Town of Weddington's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements:

- 1) Schedule of Ad Valorem Tax Receivable
- 2) Analysis of Current Tax Levy
- 3) Combining and Individual Fund Statements and Schedules
- 4) Budgetary Schedules

Audit Objective

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the Town of Weddington's financial statements. Our report will be addressed to the Town Council and members of management of the Town of Weddington. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

18809 WEST CATAWBA AVENUE, SUITE 201, CORNELIUS, N.C. 28031 TELEPHONE 704-895-7400 FAX 704-895-7774

www.tinsleyterry.com

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Town of Weddington's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of the Town of Weddington in conformity with U.S. generally accepted accounting principles based on information provided by you.

Management Responsibilities

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonattest services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating Leslie Gaylord, CPA, who possesses suitable skill, knowledge, or experience; to evaluate the adequacy and results of the services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information

that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to the electronic dissemination of audited financial statements published electronically on your website, you understand that electronic sites are a means to distribute information, and therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

You agree that any dispute that may arise regarding the meaning, performance or enforcement of this engagement will, prior to resorting to litigation, be submitted to mediation, and that the parties will engage in the mediation process in good faith once a written request to mediate has been given by any party to the engagement. Any mediation initiated as a result of this engagement shall be administered within the county of Mecklenburg, North Carolina according to its mediation rules, and any ensuing litigation shall be conducted within said county, according to North Carolina law. The results of any such mediation shall be binding only upon agreement of each party to be bound. The costs of any mediation proceeding shall be shared equally by the participating parties.

We expect to begin our audit on approximately September 15, 2015 and to issue our reports no later than October 31, 2015. Clare Meyer, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses will not exceed \$8,200. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoice for these fees will be rendered upon completion and is payable on presentation. We reserve the right to suspend services if payments to our firm is not up to date. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to the Town of Weddington and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Tinsley & Terry, CPAs P.A.
Tinsley & Terry, CPAs, P.A.

RESPONSE:

This letter correctly sets forth the understanding of the Town of Weddington.

Signature : _____

Title: Mayor

Date: _____

Signature: _____

Title: Finance Officer

Date: _____



System Review Report

August 22, 2012

To the Shareholders

Tinsley & Terry, CPA's, P.A.

and the Peer Review Committee of the North Carolina Association of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Tinsley & Terry, CPA's, P.A. (the firm) in effect for the year ended April 30, 2012. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under the *Government Auditing Standards* and audits of employee benefit plans.

In our opinion, the system of quality control for the accounting auditing practice of Tinsley & Terry, CPA's, P.A. in effect for the year ended April 30, 2012, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Tinsley & Terry, CPA's, P.A. has received a peer review rating of *pass*.


Johnson Price Sprinkle PA

Johnson Price Sprinkle PA

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, MAY 4, 2015 - 7:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on May 4, 2015 at 7:00 p.m., with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith and Barbara Harrison, Town Clerk Peggy Piontek and Finance Officer Leslie Gaylord

Absent: Councilmember Pamela Hadley

Item No. 1. Open the Meeting. Mayor Bill Deter opened the May 4, 2015 Special Town Council Meeting at 7:00p.m. There was a quorum.

Item No. 2. Budget Workshop - Finance Officer Leslie Gaylord advised that before Council is the most recent version of the Fiscal Year 2015-2016 proposed budget. It starts off with operating budget, the only change from the last version is the adjustment of ad valorem taxes for the estimated number received from the County after staff had prepared last months budget version. The information resulted in a change of revenue from \$1,000,000.00 to \$944,000.00 leaving the Town with an operating budget of revenues over expenditures of \$805,424.99. Ms. Gaylord directed Council to the last page of the budget where there is the one time, non operating item that we can debate and consider.

Mayor Pro Tem Titherington inquired what collection rate percentage is used to get the amount of \$944,000.00. Ms. Gaylord replied we used 97.5%, as we are not permitted to use any kind of actual collection percentage, although we are normally a bit higher than that but since the Tax Collector has been assisting during the Town Clerk absence we estimated a bit lower than the normal percentage rate.

Mayor Deter stated that the County revaluation cost the Town about \$90,000.00, Ms. Gaylord confirmed that statement.

Ms. Gaylord directed Council back to the highlighted items on the non operating expenditure page. She pointed out that she bumped down the Zoning and Permit fees; with the fire department savings she decreased the revenue a little bit.

Councilmember Harrison stated that she is not seeing any new permits for the last few weeks. Ms. Gaylord agreed, stating we've had a good year and expressed concern that those fees might not continue to be as high and did not want to rely on revenues that might not be as plentiful. Ms. Gaylord explained that the town is entering into a new contract with Wesley Chapel Fire Department effective July 29, 2015, so the number of \$641,176.00 is a pro rated 11 month number for them.

Councilmember Harrison inquired if there have been any funds allocated for auditing, as she believes we need to be prepared to audit Wesley Chapel Fire Department because previously we conducted an audit after a certain dollar amount triggers an audit, then we should continue with that practice. Ms. Gaylord inquired if the request is for us to fund it or to determine if they will fund it on their own? Mayor Pro Tem Titherington suggested that we see if they will fund it on their own but recommends a placeholder

just in case. Ms. Gaylord stated that for Providence, Wesley Chapel and Stallings Fire Departments there is one amount for each that relates to the continuation of their current contract for the one month ending July 29, 2015; calculating what we are currently paying them and dividing it by 12 to get the monthly amount. Ms. Gaylord informed Council that there is one blank line that is for the potential penalty, although not in the budget, she does not believe it's that probable. If it ends up coming to fruition, we'll just amend the budget.

Mayor Pro Tem Titherington confirmed that what is listed there that was incurred for 2015 is how she arrived at the figure of \$712,975.00. Ms. Gaylord confirmed he was correct, as that was the fire station purchase and the amounts that we paid them.

Ms. Gaylord stated that she filled in the amount for the parking expansion and garage pavement, it's just a guestimate as she has no idea what that would cost. If it comes in higher or lower we can adjust it.

Councilmember Harrison stated she believes it'll come in higher based on some of the discussions she has had.

Mayor Pro Tem Titherington requested clarification on \$48,000.00 less \$11,185.00 on Stallings. Ms. Gaylord replied that was because we reallocated some territory and at the time we did the budget their original contract was \$48,000.00 and that was going to be the change. Mayor Pro Tem Titherington stated that Wesley Chapel is \$124,000.00 plus \$11,185.00 Ms. Gaylord agreed.

Mayor Deter inquired if the parking expansion was scheduled for this year, Councilmember Harrison replied it was and she has started the process but will not be able to complete it by the end of the fiscal year.

Councilmember Smith stated the Public Safety Committee agreed we should return the radar trailer so those funds can be released and applied to the parking expansion .

Ms. Gaylord stated that she has heard nothing from the County about the Urban Forrester, asking that if the fee stays flat we keep it; if it goes up we're out.

Councilmember Harrison stated that we agreed not to go over \$4,000.00 and to check with the Town Planner Julian Burton to see if he finds it beneficial.

Mayor Pro Tem Titherington stated that we have used them in the past on recommendations for landscaping trees and I do know that we've got several landscape architects in town that want to come down and speak with Julian. There was general conversation amongst Council and Ms. Gaylord pertaining to this subject.

Mayor Deter moved the meeting along to discuss the budget item on website design. Ms. Gaylord advised that it was probable it would not get completed by June 30th so she included the customizing and the mobile platform which is how it came out to the amount indicated.

Ms. Gaylord stated that we should leave a placeholder for the alarm software package for tracking and billing for false alarms, we do not generate a lot of false alarm money so the cost benefit is questionable.

Councilmember Harrison inquired if there are funds reserved for a new alarm system for town hall. Ms. Gaylord replied we do not, but we can use it as minor repairs from our building maintenance budget. Councilmember Smith advised that he has an estimate that he will bring to Ms. Gaylord. Council had a discussion pertaining to the advantages and disadvantages of having a false alarm policy. Town Clerk

Peggy Piontek stated she would do some research on the matter and get back to Council with her findings. Council directed Ms. Gaylord to remove the place marker for the system and they will revisit it next year at the retreat.

Ms. Gaylord directed Council's attention to the line item marked for Historian. Councilmember Harrison stated that we sometimes use these funds for interns who have performed research on Weddington and feels it should remain in the budget.

Mayor Deter inquired if Council received his email about the young man who is interested in interning for the Town, perhaps he can continue to do research on the town and we can provide him with a small stipend.

Ms. Gaylord stated that the retreat facilitator stated that their fees would be going up next year and she has allocated for an increase in the budget. Council agreed they were very productive and helpful in keeping the retreat moving and worth the investment.

Ms. Gaylord addressed the staff salaries allowing for 1.5% COLA and a 1.5% bonus, like last year, it's just a place holder. Council discussed going into closed session at the next meeting to discuss staff salaries.

Ms. Gaylord explained that she placed the \$1,000.00 adjustment of the new Clerk's salary in the operating budget; it was originally entered as \$70,000.00 but will be bumped up to \$71,000.00 early in the budget season.

Ms. Gaylord explained that the amount allocated for street lights is a place holder, we discussed wanting two but do we want any more? They discussed the possibility of having the developer put some up. They have allocated for eight to ensure they have the funds and appropriate lighting where needed.

Ms. Gaylord advised that the contingency line item is, if Council approves all items on there, we would have revenues over expenses of \$20,000.00. We are allowed to budget that, we're limited by state statute to 5% of expenditures so the highest that number could be is \$92,000.00. The final blank fund balance assignment is where she took out the fire service capital projects.

Councilmember Harrison stated that she is looking at putting a contingency for a left hand turn lane on the corner of Highway 84 and Twelve Mile Creek Road but she hasn't gotten a number. When she contacted NCDOT they sent a representative out to inspect it, replying "it's not good but is livable". Councilmember Harrison then asked the NCDOT representative if it's part of the Rea Road extension. If it is not how much would it cost? They never got back to her with that information

Councilmember Smith stated he was unaware that Councilmember Harrison was working on it, as he is working on an alternative, since all the traffic is stemming from the school traffic. We might be able to meeting with John Collins to look at some ways to relieve the traffic. There was general conversation pertaining to the location, its issues and possible solutions.

Mayor Pro Tem Titherington suggested that we get traffic counts out there for both ways and we need to get Jonathan Bower over there to ensure he is aware of it.

Councilmember Smith asked Council if they would approve purchasing a small traffic counter. He looked it up on line and the cost is approximately \$400.00. By consensus Council agreed he should purchase it.

Councilmember Smith advised that the radar sign has to be returned because NCDOT will not permit the Deputies to hang the radar signs on NCDOT Street or speed limit signs.

Ms. Gaylord explained that she will add the items that have been approved this evening, take out the \$8,000.00 for the software package, will plug it back into the operating budget to make a final budget to present and call for a Public Hearing at the May 11th meeting.

Mayor Pro Tem Titherington stated that it's basically about a \$28,000.00 net and we'll have to deal with the contingencies on the fund balance.

Mayor Pro Tem Titherington inquired about the expense of renovations to the exterior of town hall, will it be painted or sided? Councilmember Harrison advised that last year she put the money in capital for that and this year we can do the same thing and move it and take it. Ms. Gaylord suggested that we take the \$28,000.00 and put it in building maintenance and repair.

Item 3. Oath of Office – Peggy Piontek

Mayor Deter called Peggy Piontek up to administer the Oath of Office. Ms. Piontek came, raised her right hand and put her left hand on the Bible and stated:

I, Peggy Piontek, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Town Administrator/Town Clerk, and that I will not allow my actions as Town Administrator/Town Clerk to be influenced by personal or political friendships, so help me God.

Item 5. Adjournment

Councilmember Mike Smith moved to adjourn the May 4, 2015 Special Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

The meeting adjourned at 8:30 p.m.

Bill Deter, Mayor

Attest:

Peggy Piontek, Town Clerk

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, May 11, 2015 - 7:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington United Methodist Church, Helms Hall, 13901 Providence Road, Weddington, NC 28104 on May 11, 2015, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela Hadley and Barbara Harrison, Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Julian Burton, and Town Administrator Peggy Piontek

Visitors: Travis Manning; Kenny SchottII, Bryson Estridge, Bill Price, Dorothy McKnight, Marianne McKnight, George Garner, Don Sinclair, Kevin Sidney, Ronald & Brenda Williams, Danise Simmons, Kenny Schott, Mary Knoble, Cheri Schell, Jody Schell, Jim & Sherry Roesse, George & Charlen Comuch. Laura Manny, Betty Vogler Hoash, Marylu Gibbs, John Houston IV, Loche Stuart, Jean Stuart, Reece Schuler, David A. Weirich, Mary Ann DeSimone, Joe DeSimone, John Houston, Daniel Bary, Janice Propst, Lib Propst, Jack Parks, Ben Jones, Kimberly Crooks, Scott Robinson, Terri Ellis, James Burke, James Mundorf, Nancy B. Mundorf, M. Cartafalsc, A. Cartafalsc, Mike McLeod, Ernest Black, Nancy Anderson, Eric Anderson, Kathie Burns, Robert Burns, Andrew Moore, Julie Moore, Linda Guthrie, Michael Guthrie, Walton L. Hogan, Steven Garofolo, Ed Seeley, Lee Rollins, Jerry Fitzgerald, Kara Knotts, Jim Fahy, Sue Fahy, Bob Wetteroff, Jim Bell, Marie Bower, James Searle, A.J. Cooper, Judy Johnston, Mark Mills, John Rice, Julie Moore, Stan Delaney, Kenneth Moore, Silvano Ferrazzo, Mr. Simmons, Cisco Verse

Mayor Bill Deter offered the Invocation prior to the opening of the meeting.

Item No. 1. Open the Meeting. Mayor Deter opened the May 11, 2015 Regular Town Council Meeting at 7:00 p.m.

Item No. 2. Pledge of Allegiance. Mayor Deter led in the Pledge of Allegiance.

Item No. 3. Determination of Quorum. There was a quorum.

Item No. 4. Public Comments:

Judy Johnston, Wellington Woods, NC requested that we not sell the building that the PVFD is currently located in.

Janice Propst, 531 Weddington Road, Weddington, NC commented that her family has run a beautiful farm for five generations. In 1954, lead by Chief Tom Grear Providence was established. People like lifetime resident John Houston and Mayor Anderson's Uncle Jim Hunter were some of the early Board

Members. For 60 years in the Providence and Weddington Community they put their hearts, time, souls, money and their hard work into the PVFD to keep our residents and property safe and secure. There are a lot of people that consider Providence our Town Fire Department, giving them a sense of community. Citizens were proud when the town purchased the property and got the current station up to code for our dedicated firefighters. It was the right thing to do to preserve and protect the fire company that has preserved and protected our community for 60 years. She thanked Councilmember Hadley for her loyalty to the town, citizens and to our fire department. Stating that she has been steadfast in her efforts to continue all the hard work of the hard working families that started that fire department 60 years ago with one engine, one small tanker and a military surplus truck that was used as a brush truck. Ms. Propst insinuated that the rest of the Council is not part of the heritage of the town resulting in a lack of loyalty to what she feels is a historic treasure. She reminded them they were elected to serve the people of Weddington and they were not being respectful of the residents or the fire department.

Michael Guthrey, 3024 Kings Maynor Drive, Weddington, NC stated that he made a donation to the fire department to honor a friend who was a first responder explaining that the members of the fire department are not just for fire, they are emergency medical technicians, hazmat, if someone is sick they are coming to your house. We need to recognize that there's a lot more at stake than dollars and cents. He's thrilled to be here and takes pride in the town and the fire department.

Mark Mills, 5117 Laurel Grove Lane, Weddington, NC is a resident for over 20 years and all the emails, posts and conversations he has had with other residents conclude this is a bad decision. He forfeited the rest of his time asking for the Council to explain why this is a good decision.

Scott Robinson, Elderberry Court, Weddington, NC is a 12 year resident and is proud to be a member of the PVFD Board for the last 5 years for the men and women who protect our community. There are many issues on the table and he hopes everyone will listen to one another and come up with the right solution for the community. He referred to the election 3 years ago where the candidates ran on openness, transparency in government and the best interest of the residents and he challenged them to live up to that promise.

Travis Manning, Providence Place, Weddington, NC has been a resident for over 28 years. He presents himself as not only a resident but a member of the PVFD and doesn't understand why we're still discussing this decision. He doesn't understand how removing apparatus from the fire service is a good idea, why life safety would be played with and manipulated with for personal agendas, why selling an asset for less than what the town bought makes any sense in any business. He referred to the Mayor publicly stating this is a business decision. He believes the numbers add up to \$250,000 a year in savings, referring to the loss of apparatus, loss on cost of building and the potential penalty to get out of the contract costing \$4,000,000 that the tax payers will have to pay for; if you do the simple math \$250,000 into \$4,000,000 is 16 years and he asked for clarification on where the savings is. He concluded as a firefighter challenging the Council to look at him and his firefighters and tell them what they did wrong to deserve where they're at. "Why is our service not good enough? We went from an ISO rating of 6 to a 4 with less budget each year, usually when someone gets fired there's a justification

and clearly my men and women don't deserve this and I'd like out of respect for those that I fight with I want to know why."

Ed Seely, 1020 Antioch Woods Drive, Weddington, NC stated he is retired military, new resident of 4 years and feels local government's first responsibility is for safety, including police and fire protection. All other responsibilities, except schooling which is County, are secondary and whatever their priorities are that are driving this decision he requested they look at them in weight of their first priority which is public safety and continue the existence of this fire department.

Steve Garofalo, Antioch Woods, Weddington, NC stated his son asked why the fire department was being closed, they are so nice. He lives on the outskirts of town and from a common sense and financial perspective what is the cost of life, this is not a poor neighborhood and doesn't understand why we would elevate such a low cost to such a high value of human life. He grew up in Washington, DC and escaped to become part of America where people have a vote and government cares about them. He respectfully asked that Council undo this for the sake of his family to get care whether he's home or away.

John Rice, 3208 Michelle Drive, Weddington, NC a 30 year resident asked those that voted for it, why they feel it's necessary to give away the cow so we can buy milk. "You are the Mayor, we are Weddington, and we are the people."

Julie Moore, 3200 Michelle Drive, Wedding ton, NC stated they have heard misinformation about the fire service for the town. "Each citizen pays a 5.2 cent tax rate with the Town Council to determine what is to be paid to the fire service provider. PVFD has a budget of \$700,000; WCVFD has a budget of \$1,800,000 for 2 stations. PVFD operates on less than half of what it takes WCVFD to run one station. Yet the Mayor has said that he has contracted with WCVFD for less. The contract with WCVFD is for a one year time table and they must provide the same service as PVFD, so WCVFD will take over and all apparatus there belongs to PVFD, resulting in WCVFD providing their own." She referred to a notice published in the Enquirer Journal for WCVFD to restructure their debt in order to purchase the Hemby Road property. "If they need to do that it's likely they do not have funds on hand to purchase new apparatus, so they will have to pull from their other locations. Though the contract does not address the Hemby Road property it does stipulate operating from there, inquiring how WCVFD will compensate our town for the use of this property. It became our property after \$900,000 of our tax dollars were used to renovate it. Recently it's been proposed to sell for around \$750,000, the land and building are worth \$1,600,000; \$750,000 is less than half of what it's worth. Our town is not in extreme financial distress so why the short sale? If the property is sold to WCVFD and we want to dissolve our association with them how can we do that if the own the building? PVFD had 47 men and women providing our service, WCVFD will have to find and train 47 people to man the Hemby Road station by July 29th." The McGrath Fire Study you commissioned stated there is a nationwide concern that fewer people are volunteering to be firefighters. This will be a huge challenge that has to negatively affect the quality of the service. The one year time frame for this contract seems to favor WCVFD; as with any introductory contract, your low introductory price only lasts for a short time. There is no way with the money you needed to compensate our citizens for the use of the property, money to buy apparatus and the money

needed for firemen that the contract rate can continue. WCVFD will have to either increase the price or decrease the service. The one year time frame allows them to renegotiate for more money and the caps on increase will mean nothing if they own the building. With these uncertainties the Town must slow down and be sure this move is the best one. The Union County Board of Commissioners asked us to wait until next summer; they see the impact not only on our citizens but also on Western Union County if PVFD is no longer serving this area. She inquired if Council would enter into a contract with this many uncertainties with their own money, especially if your experience advisors caution them to wait and think it through? "I think you would find it too risky and wait until you can be more certain, that's all I'm asking you to do for our citizens."

Andrew Moore, 3200 Michelle Drive, Weddington, NC "A fire municipality was formed approximately 2 years ago, approved by the people of Weddington, the Town Council and the Fire Department. The County and the State Fire Marshal supported it and helped gain approval. \$900,000 was spent by the Town of Weddington to update PVFD, they entered into a FSA contract with the Town of Weddington for 10 years and PVFD turns over ownership of the building as part of the agreement. PVFD received an ISO rating of four 3-6 months ago. April 2015 Town Council, excluding Pam Hadley, voted to cancel the signed 10 year contract voted in August 2014. Cancelling this fire contract jeopardizes fire service and citizen safety for Stallings, rural Weddington and southern Mecklenburg. Intended contract with WCVFD would jeopardize fire service and safety for Wesley Chapel citizens and businesses as well. In addition, the \$750,000 penalty will have to be paid by the town due to breach of contract with citizens tax dollars. I've spoken to Commissioner Goodwin several times pertaining to an increase of insurance for homeowners. The Commissioner clearly stated rates could go up due to the timing to re-inspect. Mayor Deter does not agree, he says premiums will not go up, he has stated in public if rates would increase we would look into other alternatives. What alternatives? Mayor Deter does not have a fire safety, fireman or Fire Marshal background and yet he's making statements that are simply not true. The office of the Fire Marshal, the Board of County Commissioners and the Fire Marshal himself say to slow down and do not make false accusations you can not keep. I would side with Commissioner Goodwin on this one, based on his experience, background and current position. Why is the Town Council in such a rush? Why isn't the Mayor speaking to other parties to resolve this issue? Why is our first term Mayor saying premiums won't go up and is only pushing a savings of roughly \$234,000.00? The Mayor's background is not fire safety and is based clearly upon a statement that was printed dated May 15, 2015 and I quote "can someone please dumb this down for me so I can get an answer to what I thought was a simply question". Mr. Mayor the North Carolina Fire Marshal, the Board of County Commissioners are answering your question, slow down, pull back the reins and implement a plan the County is pursuing after planning, researching, pricing and devising a solution that is best for the tax payers and most importantly safe fire and EMT service for all."

Stan Delaney, Weddington Matthews Road, Weddington, NC stated "I'm probably one of the handful of natives from Weddington. I've seen a lot of changes in my lifetime but one constant was the PVFD. The dedication and willingness to give up their own time to serve the public, I thank you. We have some of the best people anywhere; we have the best response times. I know that first hand, I had my hand caught in a wood splitter last year, it took them 2 minutes. We're not going to get that with any other

service. We need to keep what we have, you need to listen to these residents and don't forget they are voters. Going through with what you plan is political suicide; these people have memories - they will vote you out."

Werner Thomisser, 2008 Kings Manor Drive, Weddington, NC stated that the time for venting is long past and he's here to show his concerns for the Council's decisions. He referred to a Resolution passed last Monday by the Union County Board of Commissioners that he understands that is not legally enforceable but illustrates their concerns for the fire and EMT service in Western Union County. "Now we have a contract and you say nothing will change but what is going to happen to the 47 certified firefighters and EMT's? How about the staff of 4 that's manning Hemby Road 24/7 365 days a year? What about the \$3,000,000 apparatus in the fire station? After July it's going to be an empty shell and the County has a freeze on the stuff so what are you going to have in that building, one fire truck? How are you going to shuttle 6,000 gallons of water, the building will be empty? What about the mutual aide, where's it going to come from? Waxhaw - six to eight miles away? A fire doubles every minute. How about Hemby Bridge and Mineral Springs? That's even further. The State Fire Marshal, Mr. Goodwin and the State Insurance Director did not commit that homeowner insurance rates will remain the same. How can you put that in the contract because nobody can verify the apparatus and the firefighters? How are you going to enforce it? Suppose they can't do it, it's a monopoly, what are you going to do fire them? Who will be the next fire company? There isn't one. \$915,000 was spent to renovate the fire station and now you want to give it away for whatever the number is; that's taxpayer money out of the fund balance of Weddington. Now you criticized the last Town Council for being \$30,000 short on the budget which didn't turn out that way; how much money have you spent on attorney's fees in order to change this fire service? You're going to give the fire station away for \$200,000 - 300,000 less than we paid for it? It is a lack of financial responsibility."

Kenneth Moore, 3903 Weddington Matthews Road, Weddington, NC thanked Council Member Hadley because she is the only member of this board who is willing to listen to the people of this town. As far as he's concerned, all those who voted against it should be thrown out of office. It was a bad decision that the four other Councilmembers made. He asked what they didn't understand about the residents not wanting to get rid of their fire department. "We have a super fire department, ask my little dog who starts howling every time the fire alarm goes off and within 2 minutes there's a truck that goes by my house. He has no respect for you four."

Mary Knoble, 1318 Lake Point Drive, Weddington, NC said that this decision was supposedly based on economic savings. Her understanding is that if this transfer of property and Weddington residents' tax revenue occurs there will be a transfer of \$3,000,000 of apparatus and equipment valuation; \$1,600,000 in Hemby Road Fire Station valuation, a probable expenditure of \$750,000 in payment to Providence for breaking their contract this comes to \$5,350,000. "If our 2014 budget was \$1,800,000 then we are giving away three years worth of Weddington's budget, because that's the total of those valuations, 500% of your annual budget. If this transpires I really am very concerned that it should never happen again; that something needs to be done to prohibit this amount of transfer of Weddington property based on three Weddington residents' votes. I want to know what we can do to prohibit this

kind of personal, political pay off with the taxpayer's funds. Why are we shutting down a Fire Department?"

Joe DiSimone, Willow Oaks, Weddington, NC - in 2012 backed by our residents a municipal fire department was formed under Providence. Now under the pretext of saving money and against the citizens wishes, you and some Council Members have decided to fire PVFD and hand it over to Wesley Chapel. The savings that were tossed to the media by the Mayor changed from one interview to the next to a point that we never knew what the savings were and still don't. PVFD submitted evidence proving their solvency and most of you dismissed it and were not receptive to any alternate proposals. Let's look at the facts: A) Insurance rates in Weddington are going to go up, contrary to what you say because you can't prove it anyway. This station will no longer keep its #4 rating. Attendees from the State Insurance and State Fire Marshal were prevented by this body from speaking at the last meeting, that's a travesty. Our station is valued at \$1,600,000 and is debt free. Wesley Chapel has begun action to restructure their current \$4,000,000+ debt in order to buy our building. The citizens of Weddington are being kept in the dark as to the plans to sell the building. Will it be sold at market value or is a special deal going to be in place that only favors Wesley Chapel but not the Weddington taxpayer?. Do you and this body have the authority to cut deals with our tax dollars without voter approval? Mr. Mayor, in 2013 you were quoted in the Union County Weekly as saying "I support the concept of our town gaining an asset in exchange for assisting Providence with the renovation of the station in order to meet State requirements. This is a paid asset belonging to us and selling it for any amount below market value will be a slap in the face to the Weddington residents." Wesley Chapel has to increase their debt in order to buy our building, resulting in Weddington resident paying for the building twice. I call that fiscal irresponsibility. 47 dedicated men, \$3,000,000 in trucks capable of delivering 6,000 gallons of water to a fire will disappear. How does Wesley Chapel plan on handling that? They have neither the equipment nor the staff to handle the level of service we currently have. Going forward WCVFD must depend on mutual aide, which means they will have to receive support from Waxhaw, Marvin, Mineral Springs, Stallings, etc. putting a larger strain on fire departments throughout all of Western Union County. It appears that some members of this administration failed to think very far down the road. 24/7 service with 4 certified firemen, 2 EMT's at the station. Under pressure, Wesley Chapel has agreed to the same service. However, the contract that the Council gave to them didn't specify that those 4 members had to be on site; that gives WCVFD a loophole."

Maryanne DiSimone, 1309 Willow Oaks Trail, Weddington, NC stated Providence VFD is located almost across the street from my subdivision, so I have a vested interest. The actions taken by this Town Council firing PVFD will cost the residents of Weddington, Marvin and Wesley Chapel; not only taxpayer dollars, but most important in the public safety of the citizens living in these areas. My remarks are directed not only to the members of this Council but to all of the residents. I'll focus on the public safety issue, if Wesley Chapel takes over the Hemby Road Station, it will acquire a building and property of \$1,600,000. It has been published that Wesley Chapel is holding a public hearing to renegotiate their loan in order to lower their interest rate of their debt in a neighborhood of \$4-5,000,000. It has also been published that the Town of Weddington plans to lease or sell the Hemby Road Station to Wesley Chapel adding even more to that debt. Any figure below market value would give the appearance of

collusion. Keep in mind that they will purchase only the land and the building and four outside walls. They will not acquire the furniture, rescue truck, brush truck, 3 engines and a tanker capable of carrying 6,000 gallons of water anywhere in the County. They will not get the hoses to put out a fire, the rescue tools such as the jaws of life required to extricate you from a vehicle in order to save your life; the SCVA tanks or the turn out gear that firefighters need in order to do their jobs. Wesley Chapel will be forced to thin out their current resources now located at two substations and relocate some of their trucks and manpower in order to get a third substation up to standard. The Mayor has promised time and time again that nothing would change in the Hemby Road Station. He promised that it would be staffed with 4 certified firefighters with at least 2 of them being EMT's 24/7 365 days a year. How can you make such a promise knowing that Wesley Chapel, Weddington and Marvin will also suffer because those same resources will be spread over a larger area? Wesley Chapel just purchased a new engine, costing about \$600,000; they will need about \$130,000 worth of equipment to put on that truck. With the loss of PVFD's tanker and 3 engines how can they put out a fire in those areas without hydrants? Without PVFD, Wesley Chapel is the sole provider of fire service. Where will the automatic and mutual aide come from since it is mandated that 2 separate departments must respond to a fire call?"

John Houston, 1219 Willow Oaks Trail, Weddington, NC is privileged to be a member of the Providence Volunteer Fire Department Board of Directors and appreciates the support Councilmember Hadley has given them. She has been wonderful and done everything she could possibly do to support our fire department and they do appreciate that. He referred to last year's annual meeting where they gave out awards to outstanding fire fighters, the Honorable Pat McCrory, Governor of the State of North Carolina made a video presentation in which he highly praised this fire department for the work they have done and publicly stated that there was no finer department in the State of North Carolina. There is no way that he can add any more to the facts and figures you have received, there's no need to rehash them again; he just wanted to go on record to say "he believes Council has received the message from the citizens, residents and taxpayers of Weddington and wants them to know he agrees with Travis and would like to know what did these fire fighters do wrong; why are they being turned out? They have given their all to serve this community and deserve the support that you can give them." We're all here for the same reason and as the Mayor says the train has left the station and he wanted to remind the Mayor that the train track runs both ways. "It can be backed up and we would respectfully request that you put that thing in reverse and back it up."

Jerry Fitzgerald, 1410 Willow Oaks Trail, Weddington, NC. thanked Councilmember Hadley for her support for the Providence Volunteer Fire Department. "She has tirelessly supported the fire department, as well as a majority of the people who are residents of Weddington who wish to maintain a fire department with an established ISO rating that has been earned by the Providence Volunteer Fire Department. Ms. Hadley appears to be the only Councilmember who has an understanding of Abraham Lincoln's famous quote "The Government is of, by and for the people". Mayor, remaining Councilmembers, I think it's evident by the turnout of Weddington residents not only at this meeting but at the previous meeting, Weddington residents want your current decision regarding Providence Volunteer Fire Department delayed. I think that everyone agrees that there are budget shortfalls that must be dealt with; but that's not the issue and everyone understands that. The issue is possible

alternatives to solve this shortfall problem other than closing this fire department and why we can't consider these other alternatives. If this fire department was a marginal organization with performance, management or rating problems it might be the best alternative to close and liquidate the department. The opposite is true; this fire department has a stellar performance grade, 47 first rate fire fighters and a 60 year tradition of serving this community. The majority of Weddington residents, the almost unanimous support of the Union County Commissioners, and State Insurance Commissioner Mr. Wayne Goodwin all support delay in this decision. I think residents, Commissioners and Commissioner Goodwin all supporting delay of this closing would be enough for you to question the timing of the shut down. With this much support of a decision delay - questions what you're doing and at least ask "is there another way to solve this budget problem; and why we can't we delay this?" There are very credible resources standing by to assist in this issue and you are totally discarding these resources. Of, by and for the people, this is one of the foundations of this government and I think Ms. Hadley's the only Councilmember that understands this. Mayor, remaining Councilmembers, it is this speaker's belief you do not understand this fundamental of public service and should take a lesson from Ms. Hadley. Of, by and for the people and you are turning a deaf ear to this very basic government principal. Ms. Hadley, thank you again and I personally appreciate your very sane perspective to this very insane issue. Mayor if you complete the closing of this fire department you will have ignored the voices of your constituents, totally disregarded the input of County Commissioners and the Insurance Commissioner, terminate 47 jobs and end a 60 year tradition of community service all to satisfy your personal agenda. What a legacy, what an accomplishment, I'm sure you'll be very proud of yourself. I'm Jerry Fitzgerald, 1410 Willow Oaks Trail and currently not a real proud resident of Weddington, North Carolina."

Eric Anderson, 1364 Providence Road, Weddington, NC stated everyone keeps saying we're going to loose \$3,000,000 worth of rolling stock that is owned by the fire department. The reason why Providence Volunteer Fire Department has no debt and was able to purchase all that equipment is for decades, people who had lived on dirt floors put their money towards that fire department. It's not the Councilmembers, huge sacrifices were made. My Grandmother propped open an oven door for years but the fire department had good tires on its truck. But to the main point, all this displeasure, if I wanted to live in a place where politicians did what they thought was best instead of what the people wanted I'd move to Detroit, Baltimore or Ferguson Missouri or the Middle East. Nobody wants to live there but that's the end result when politicians do what they think is best instead of what the people want. We have a right in the United States to make our own choices and to decide how we want to spend our own money. It may be that the Mayor is right but it's our choice to make. It's our money and we have decided time and time again, every 2 years we go through this every single time, the town residents want this fire department, we want to pay for it. Like the numbers given before, I bet you that if every resident in Weddington opened their pocket and got all the change out, we could make up this perceived shortfall. We're going to get a bath for about \$6,600,000 to save what the Mayor claims is \$200,000 per year; but we're going to pay interest on that money. If Wesley Chapel buys that firehouse they are going to put out money for it, where are they going to get the money, from us? We're going to pay interest on it; we're also going to assume all their debt. I didn't make those decisions, I had no say in that, no one else in here did. Why are we being punished for someone else's irresponsible choices because one fire department Providence spent their money on training? One other fire department

spent it on nice shiny toys. I can tell you it is much better to be an expert on okay equipment than merely competent on the best whiz bang stuff. Anybody who's ever worked on airplanes or been in the military knows that. With all that money it takes for Wesley Chapel, they don't spend half the money that Providence does training. It doesn't matter how many fire trucks show up if the fire fighters don't know what they're doing it's worthless."

Ernest Black, 16136 Providence Road, Weddington, NC "has sat here and listened to everybody speak and has heard a lot of wisdom, concern and people speaking about sacrifices. I'm not the smartest guy in this room and I'm not going to make believe I understand all the numbers. But my life is an open book and a lot of folks in this community have known me and seen me work. I come from a really, really bad side and I don't want to attack anybody's character, but it just seems to me like a no brainer. It's very hard, I heard Mr. Anderson mention Ferguson, Baltimore some of these other places where we have seen the will of the people has not been heard; and as a concerned individual in this community I'm very concerned when our Council or government gets in a position where it refuses to hear the will of the people. When all I've been hearing tonight is dollars and cents and if we as citizens don't mind giving our tax dollars to a fire system for these men to make us safe, I don't understand why we're making such an issue and setting such a bad example for our children. I heard about this because I watch the news all the time and have seen it build up and thought maybe I should go and voice my opinion. I feel that if you are going to elect an official in office you need to be able to voice your opinion on how you feel the direction of your community is going. So as a drop out of high school, a plain old guy who had a terrible record and God has transformed the change and prayed for wisdom; in the beginning that's a chutzpah which is a Hebrew word that means skill and ask that you skillfully look at these residents and that you reconsider this matter. That it is not something that you automatically do because everybody doesn't agree but take the consideration of the community as a whole into the consideration about getting rid of this fire department."

Nancy Anderson, 13624 Providence Road, Weddington, NC began by thanking all the fire departments that serve us, not just Providence but Wesley Chapel and Stallings. "I think we are very fortunate to have such a high quality of both volunteers and paid staff, so thank to everyone one of them. I know this is a very complicated issue, many councils before you, mine included wrestled with this issue. It is true, as Janice Propst said, I do have emotional ties to this fire station but I do want to address a few more pragmatic things about that, not from an emotion standpoint. I worked in the corporate world, in the military, civilian and many, many volunteer non profit organizations. In all of those the same style of leadership and management worked, you promote and reward your top performers. You let them be the trainers and mentors, you don't dissolve them. I had this conversation with Councilwoman Harrison this evening, in my mind I know you think this is a financial decision and it's all about the money, it's really not, it's about geography. If we just erase that imaginary line that we drew on there when we established the municipal districts we could maintain the integrity of three of the finest departments in Union County. Pool the money but keep the integrity of the leadership and the expertise that we're getting ready to lose, I think that would be a better solution. I know it's hard, I tried myself, and it's difficult. In closing I would like to say, I think it's very important that we not sell the fire department yet. The reason I say that is because no one goes into a marriage thinking they're going to get divorced but

what if this doesn't work out well. What if we decide maybe friendly competition is a good thing, I certainly like the competition between Carolina's Health System and Novant, and we've got some of the finest in the state because everyone is trying to outdo each other. So I know that it's going to come up if it hasn't already, I don't know what you folks have discussed, and I would say please hold off on that decision. I know that a statement has been attributed that they don't want to be held hostage by the Council; we don't want to hold them hostage but we do want to hold them accountable."

Walt Hogan, 5009 Laurel Grove Lane, Weddington, NC wanted to say that he believes they have a very difficult decision to make and is glad they are sticking to business. "I realize that a lot of people are heavily emotionally involved and thinks all of them are in this room tonight. He's not positive that the other 10,000 in Weddington are represented, nor am I positive that 60% of the coverage that this fire department, which is an excellent fire department no mistake about that, covers all of the other 40% of the town. So when you make the consideration, please remember that the town is much bigger than the 60% that is represented here."

Silvano Ferrazzo, 2308 Greenbrook Pkwy., Weddington, NC is from a neighborhood located right behind the fire station. "One of the reasons we purchased our home 13 years ago is because my wife is diabetic and I knew she someday, God willing it'll never happen, she might need emergency service entered into our decision to purchase our home where we did. One of the things I also noticed when we moved into the neighborhood, we have no fire hydrants and one of my large concerns, besides the solution you're longing to do, is that we also lose a tanker that is basically in my backyard to take care of our homes. We witnessed that happening 3 years ago when there was a small brush fire from the time we called it was 3.5 minutes to the time it was extinguished. I don't think there's any other facility that can provide that service especially without a tanker when there's not fire hydrants around. I also witnessed my neighbor have a heart attack, be rescued by the volunteer fire department and he's alive today; this was 5.5 years ago. If they were not there I would be missing dear, dear friends because his wife, daughter and grandchild would have moved. There's been a lot of passion tonight, an inordinate amount of facts and I know you have a very difficult decision; but frankly Councilwoman Pam Hadley has made the right decision. She's supporting the will of the people. Let me give you a little history lesson, by my name you can probably tell I'm Italian. There's a famous guy called Julius Caesar, back in 49BC he made a decision - that decision was to cross the Rubicon that changed the history of Italy and the world. When he made that decision someone said the die is cast. Many decisions happened after Caesar crossed Rubicon; the Roman Empire flourished and then it basically crashed and burned and I used the word burned because that's what happens when you don't have a fire department. It's also what happens when you cast the dye, you are gambling with a quick decision. Had he chosen to take the counsel of the then Senators the decision might have been different and who knows what would have happened. We could all be wearing Roman Togas, maybe. It may not be a good thing, but what I want to stress is casting a die and if we want to cast a die we should all consider moving to Las Vegas and gamble with our own money, not the people's money.

Council took a short break to change the recording CD.

Mayor Deter called the meeting back to order and inquired if anyone else wanted to speak.

Kent Sidney, 625 Blochaven Road, Weddington, NC stated that “it seems that there’s a lot of people who are fairly dead set against what’s happened, is it too late to un-ring this bell, is the decision already set, is it cast, can we undo this? We’re going to spend a whole lot of money for very little gain and when will we know when we can un-ring the bell?”

Mayor Deter closed the Public Comments portion of the meeting.

Item No.5 Additions, Deletions and/or Adoption of the Agenda: There were no additions or deletions. Councilwoman Barbara Harrison moved to approve the agenda as presented. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 6 Approval of Minutes:

- A. **April 13, 2015 Regular Town Council Meeting**
- B. **February 9, 2015 Regular Town Council Meeting**
- C. **February 12-13, 2015 Council Retreat**

Councilmember Mike Smith moved to approve all sets of minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 7 Consent Agenda

- A. **Call for Public Hearing: Review and Consideration of Text Amendment to Section 58-272: Downtown Overlay District – Creation of Overlay District Policy**
- B. **Call for Public Hearing: Review and Consideration of Text Amendment to Sections 58-541 – 58-547: Drainage, Storm Water Management & Wetland Protection – revisions to definitions and applications of impervious area, and creation of stormwater management regulations for the Overlay District**
- C. **Call for Public Hearing: Review and Consideration of Text Amendment to Section 58-271 to align section with requirements in TIA Ordinance and TIA Process and Procedures Manual**
- D. **Call for Public Hearing: Review and Consideration of Text Amendment to Section 46-41 to align section with requirements in TIA Ordinance and TIA Process and Procedures Manual**
- E. **Call for Public Hearing: Review and Consideration of Text Amendment to Section 58-4 to define adaptive reuse**
- F. **Call for Public Hearing: Review and Consideration of Text Amendments to Sections 58-60, 58-56.1, and 58-57.1 to align zoning districts with Section 58-272**
- G. **Call for Public Hearing: FY 2015/2016 Budget**
- H. **Approval for Peggy Piontek as signatory on Town Accounts**

Mayor Pro Tem Titherington moved to approve all matters on the Consent Agenda. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 8 Public Hearing and Consideration of Public Hearing

A. Public Hearing – Conditional Zoning Application for All Saints Anglican Church

B. Consideration of Conditional Zoning Application for All Saints Anglican Church

Town Planner Burton advised that the applicant has asked the Council to defer the Public Hearing for at least one more month.

Mayor Pro Tem Titherington moved to approve deferring this matter until the next Town Council meeting which will be held on June 8, 2015. All were in favor, with the votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

C. Public Hearing – Conditional Zoning Major Amendment – LDS Church:

Mayor Deter opened the Public Hearing.

Town Planner Burton advised that the Church of Latter Day Saints recently discovered that a portion of their parking and their stormwater management facilities were encroaching on an adjoining property. They are applying for a Major Amendment to the existing Conditional Zoning for the Church in order to remove all encroaching development and replace them with new parking and stormwater facilities on Church owned property. The Church did purchase an adjacent property of .65 acres to the west of the existing property to new development. The new stormwater management facility will be located under the new portion of the parking lot, and will meet the requirements found in the Town's updated Stormwater Ordinance. The applicant is also applying for Construction Document approval and the Construction Documents are included in your packet. The Council will vote on those during new business.

Mr. Burton referred to a note in the memo that pertains to stormwater specifically. Early last week it seems as if the applicant was close to completing the design, working closely with our consulting engineering firm USI and it does appear that there is still some work that needs to be done. The design of the underground stormwater facility is slightly too small, so they will be continuing to work alongside USI to make sure that the design meets all of our stormwater requirements.

Some other aspects of the plan: there is a 38' landscaped buffer around the property and the applicant has also proposed a supplementary landscape plan which is included within your construction documents. This is just moving parking, there's not a significant increase in parking, approximately 12 additional spaces and the stormwater will be placed underground, under the parking lot. Staff

recommends that Council approve the Conditional Zoning Amendment contingent on the applicant continuing to work with US Infrastructure and meet all our requirements in our Stormwater Ordinance and also have all the construction documents approved by the Town Council.

Application Information:

Date of Application: February 27th, 2015

Applicant/Owner Name: Weddington Ward of the Church of Latter Day Saints

Parcel ID#: 06147004C Property Location: 5897 Hemby Road

Existing Zoning: CZ – Church

Proposed Zoning: CZ- Church

General Information

The required Public Involvement Meetings for this project were held on March 16th and March 17th. All questions and concerns were general in nature, and related to the overall site plan.

The Weddington Zoning Ordinance requires that all CZ Applications go through the Construction Document process per Section 58-271. Construction Documents are also included in your packet.

Lighting proposed on the new parking lot will match the lighting on the existing parking lot.

No new signs will be constructed.

Access and Parking:

The applicant is required to submit a Traffic Impact Analysis (TIA) as part of this application. This requirement was waived because the proposed amendment does not impact access, and only minimally affects the number of parking spaces on the property

Screening and Landscaping:

The applicant is required to provide a 38 foot landscaped buffer around the property, as required in Section 58-8.

All trees included in screening and landscaping are listed in the Town of Weddington Approved Plant Species List.

A supplementary landscaping plan is included in the Construction Documents. Stormwater and Engineering • USI has confirmed with Town Staff that the plans are nearing completion, and should meet the Town's requirements. Staff is expecting final confirmation of plan approval by the end of the week, and will forward a letter of approval to Council when it is received.

Recommended Conditions of Approval:

1. All engineering must be approved by Town Engineer, Bonnie Fisher with USI;
2. Prior to commencement of construction, Construction Documents shall be approved by the Weddington Town Council in accordance with Section 58-271 of the Weddington Code of Ordinances

Mayor Deter opened the Public Comments portion of the hearing.

Bryant Baker, 4422 Commonwealth Drive, stated he is a member of the Church and also a Manager for the Church and is in support of this action tonight so the Church can continue to provide access for the members to attend this meeting house. "We came tonight to be a resource for any questions you might have. We also have the Architect and Engineer here."

Town Attorney Anthony Fox referred to the report advising that the stormwater has not been approved yet and inquired what type of timing are they wanting in regard to the project.

Mr. Baker replied they received a letter this past week stating, after further review with the Town's Engineer that we needed to make some alterations. "As soon as we make those modifications, our intent is to move forward, bid the project and then enter into construction at that point."

Attorney Fox asked Planner Burton if there is an issue in regards to making a zoning approval before we know if the stormwater modification will impact further the property or parking. Planner Burton replied he doesn't think it's a serious issue because normally you would approve a Conditional Zoning contingent upon the Construction Document anyway. Construction documents are normally submitted separately from the Conditional Zoning application, they are not required to be submitted at the same time. The applicant chose to submit everything at once and this is a central issue to the Council; he felt like it was relevant to address that in the Conditional Zoning approval but believes it is acceptable to vote for approval on Conditional Zoning contingent on Construction Document approval.

Attorney Fox informed Council that you have in the past approved subject to USI approving of the Engineering; from that perspective the Zoning might be acceptable if the Council was to take action on the Zoning. The Construction Plan is relevant which is also coming up later on another matter that we may want to look at.

Mayor Pro Tem Titherington inquired because the current retention ponds are part of the new system, "but I do know that we've been working with them to bring those back up to our codes; so as we look at this as part of the new stormwater drainage system has that issue been, or will it be addressed?" Planner Burton replied they will be addressed as part of the new system because it's part of the whole stormwater management system. "That front detention pond will remain and so as part of this new system it will need to be brought up to our new requirements."

Reece Schuler, 3809 L Beam Road, Charlotte, NC the Engineer of record for this project, restated that they are in the midst of trying to get the approval from US Infrastructure. "Our findings when we submitted the initial report is that it did meet all of the requirements of the Ordinance of Weddington. However, there's a little discrepancies in software in the numbers they have and what we have, which is not uncommon with hydraulics, as it's not an exact science. It is our full intent to get the numbers in line with what USI is asking for. Overall we're looking at a fairly small modification to the stormwater system, there's plenty of room under the parking lot to basically add a little bit of length to the pipes that we're proposing and get the storage that's required from USI. To answer the question about the time frame, we are prepared to submit the revised calculations to you and USI later this week."

Mike McLeod, 72 Southend Court, Hampstead, NC the Project Architect advised he's here to answer any questions or provide any thoughts. "As has been stated we have plenty of room under the new parking lot to expand the pipe and create the volume that's needed. We just got the information back recently, we can make those modifications and should be able to coordinate approval fairly quickly."

A gentleman stated that the Church property borders on Hemby Road and backs up to Providence Woods South subdivision. He's interested in exactly where the retention ponds for the run off and the parking lot are located.

Mr. McCleod replied it's across the street on the Southwest corner of Hemby Road.

Jim Mundorf, 5725 Hemby Road, Weddington, N C stated that his property is right against the Church and inquired where's the second pond going to be and if they are going to extend the parking lot where it would go. Just as important carry off water from a holding pond, expressing concern about water tables and protecting the forests and trees, his woods and his farming area.

Planner Burton pointed out the new parking area on the plans, advising that the new stormwater facility is under that parking area. Mr. Mundorf inquired where that water goes.

Mr. Schuler stated that when the Church was designed it was required to retain a 25 year storm event which consists of a certain amount of water. This design is for 100 year resulting in the retention of more water on site during a large storm event and releases more slowly. Mr. Mundorf asked if you build more parking lot what's going to happen. Mr. Schuler replied that this design does not add a significant amount of parking than what is there. What it's doing is moving parking that was erroneously built on a neighbor's parcel of land and getting it under the LDS Church land.

Mayor Deter requested that Planner Burton show the plan that illustrates the parking being removed and the parking being installed.

Mr. Schuler pointed out to Mr. Mundorf the areas of removal and replacement. Mr. Mundorf inquired if the same water table will remain. Mr. Schuler replied it shouldn't affect the water table.

Mayor Deter closed the Public Hearing.

D. Consideration of Conditional Zoning Major Amendment – LDS Church

Mayor Deter asked if there is any discussion from Council.

Councilwoman Hadley asked if the adjoining homeowner has been approached. Planner Burton replied the Church bought the entire piece of property and owns that house and is currently leasing it back to the current homeowners for the time being.

Councilwoman Hadley inquired if the dumpster enclosure is the same as the original? Mr. Schuler replied that the project will have a new setback so that the storage building and the dumpster will be built according to the municipal requirements.

Mayor Pro Tem Titherington moved to approve the Major Conditional Zoning Amendment for the LDS Church with the conditions so noted by USI and outlined for approval by USI and incorporating the existing retention ponds, ensuring they are brought up to standard as well. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

E. Public Hearing - Traffic Impact Analysis Ordinance and Process and Procedures Manual

Mayor Deter opened the Public Hearing.

Planner Burton explained there are two separate documents in the packet both dealing with traffic analysis. As Council is aware staff has worked with several Planning Board Members in the fall to start drafting these documents. The concepts discussed at that point and at the retreat remain the same in both documents. The main goals are that it requires a Traffic Impact Analysis to be completed for all major subdivisions, not just conservation subdivisions and not just Conditional Rezoning. It also requires that a Traffic Impact Analysis be submitted much earlier in the process to allow Council and our traffic consultant more time to respond and recommend changes to traffic impact analysis. It also potentially requires mitigation by the developer if impact seems to be significant. The first document is the Process and Procedures Manual that simply lays out how applicants will submit the traffic impact analysis documents, the timeline for submittals and the format of those submitted reports. The next document is the Traffic Impact Analysis Ordinance which is a more technical document which explains how different aspects of the report should be calculated. Justin Carroll has revised both documents three times and our Town Attorney has also reviewed and edited the documents.

Mayor Deter opened and closed the Public Comments portion of the hearing as no one had signed up to speak.

Mayor Deter closed the Public Hearing.

F. Consideration of Traffic Impact Analysis Ordinance and Process and Procedures Manual

Mayor Deter asked Council if they had any comments or discussions.

Mayor Pro Tem Titherington stated that Attorney Fox had some concerns earlier in the process and asked if those concerns have been satisfied. Attorney Fox replied he has reviewed the documents and is comfortable with them.

Traffic Impact Analysis (TIA) Process and Procedures Manual Introduction

The purpose of this manual is to guide implementation of Appendix C, "Traffic Impact Analysis (TIA) Ordinance", of the Town of Weddington Zoning Ordinance. This manual contains processes, procedures, design requirements, and guidelines for the preparation of TIAs. This manual also details the interaction between Town staff, the applicant, traffic consultants, and the requirements for the certification and recertification of qualified traffic consultants who prepare TIAs, as required, for development proposals in the Town of Weddington.

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I.TIA Preparation and Process

II.TIA Analysis Guidelines and Standards

III.TIA Report Requirements

IV. Consultant Pre-qualification and Re-qualification process

I. TIA Preparation and Process

The TIA ordinance is administered by the Planning Board and the Town Council, in coordination with Planning staff. The Town may coordinate with NCDOT or other governmental agencies or Town-hired consultants as needed in this process. The TIA is intended to satisfy the requirements of the Town's TIA Ordinance. Additional traffic studies may be required by NCDOT or other governmental agencies. It is recommended that the applicant contact NCDOT and surrounding municipalities if the development has a site access that also falls within another jurisdiction.

It is recommended that the TIA consultant be present at the TIA scoping meeting, Public Hearing, Planning Board meeting, and Town Council meeting to respond to questions about the study (see Step 2 below).

The TIA preparation and review process is outlined below:

Step 1. Determination of Need for TIA

The applicant shall submit a general site plan including the number of lots, roadways, and access points to Town Staff. If the applicant is applying for a major subdivision, both conventional and conservation, the general site plan shall be submitted prior to formal sketch plan submittal as outlined in Section 46-42 of the Weddington Zoning Ordinance. If the applicant is applying for a conditional rezoning (CZ), then the applicant shall submit the general site plan prior to submitting the application for CZ zoning (Section 58-271).

Based upon the proposed land use and development intensity information provided by the applicant, Town staff, in coordination with the Town Designated Transportation Engineer, will determine whether the proposed development is expected to generate enough peak hour vehicle trips (50 or more), or daily vehicle trips (500 or more) to require a TIA. The Town will notify the applicant if a TIA will be required. The coordination and determination of the need for a TIA and its administration shall be the responsibility of the Zoning Administrator/Town Planner. Additional information regarding the TIA located in the Town of Weddington Zoning Ordinance (Appendix C).

Step 2. Applicant Selection and Retaining of TIA Consultant

Should a TIA be required, the Applicant shall select and retain the services of a qualified TIA consultant. The TIA consultant shall be a licensed professional engineer in the state of North Carolina. The costs of the TIA consultant shall be the sole responsibility of the applicant.

Step 3. TIA Pre-Scoping Package and Scoping Meeting

If Town Staff determines that a TIA is necessary, A TIA pre-scoping package and scoping meeting shall be completed prior to the preparation of a draft TIA. The TIA consultant shall contact Town staff to request a date/time for a TIA scoping meeting.

The TIA consultant shall assemble the following information (pre-scoping package) and submit it to the Town a minimum of 5 business days prior to the scheduled TIA scoping meeting.

- Site Plan (to scale) • Vicinity map • Draft trip generation table for the proposed land uses and intensities including internal capture, transit capture (if any), and pass-by calculations • Draft trip distribution and assignment (separate trip distributions are needed for residential, retail, and office land uses.) • Proposed historical growth rate • Proposed build year • Phasing plan (if phasing of the analysis is desired. This can be added after the full build analysis is completed if desired.) • List/Map of study area intersections in accordance with Appendix C.

The Town shall provide the list of approved developments and any approved but not yet constructed transportation facility projects to be included in the study. The Town will forward the meeting date, time and location to NCDOT, should NCDOT want to attend.

Upon completion of a scoping meeting, Town staff will notify the applicant and TIA consultant in writing if additional information is needed to complete the TIA scoping process or if the TIA scoping process is complete.

Once TIA scoping is complete, preparation of the draft TIA can begin. The TIA shall be completed in accordance with this TIA Manual.

Step 4. Submission and Review of Draft TIA

The draft TIA will be submitted in conjunction with the sketch plan for major subdivisions, and will be submitted prior to formal submittal of the conditional zoning application for conditional rezoning.

Upon submission of a draft TIA (2 hard copies, 1 electronic (PDF) copy) by the consultant to the Town Planning Department, Town staff and the Town Designated Transportation Engineer will review the TIA within 30 days of submission. Comments (if any) shall be forwarded to the consultant and the applicant for discussion. If no comments are forwarded by the Town within 30 days of submission, the TIA is deemed acceptable and consultant shall submit final sealed copies to the Town. Revised draft TIA's may be needed depending on the level of comments submitted by the Town. The Town will notify the consultant if a revised draft TIA will be needed.

A meeting between Town staff, the applicant, and the TIA consultant may be needed or requested by the applicant to discuss the draft TIA.

Step 5. Final TIA

Once all comments by the Town have been addressed by the consultant and applicant, copies of the final sealed TIA (2 hard copies and 1 electronic (PDF) copy) shall be submitted to the Town. The final TIA will be submitted in conjunction with the preliminary plat for major subdivisions, and in conjunction with the conditional zoning application for conditional rezoning. Based on the final TIA, a list of required transportation mitigation improvements shall be prepared and included as part of any submitted development plans.

II. TIA Analysis Guidelines and Standards

Analysis Methodology

The TIA shall be completed using the latest Highway Capacity Manual methodology and in general conformance with Institute of Transportation Engineers (ITE) recommended practice.

Trip Generation

- The trip generation for the site shall utilize NCDOT Congestion Management's "Rate versus Equation" spreadsheet to determine the best calculation method, unless otherwise approved by the Zoning Administrator in Coordination with the Town Designated Transportation Engineer.
- Internal capture trip reductions should be limited to the MX Zoning designation.
- Internal capture trip reductions shall be applied before the pass-by trip reduction is taken.
- Transit capture trip reductions if applicable should be based on ITE's most recent Trip Generation Handbook and approved by the Town Designated Transportation Engineer.
- Transit capture trip reductions shall be applied before the pass-by trip reduction is taken.
- Pass-by percentages should only be applied to land uses with an ITE land use code in the 800's or 900's.
- Pass-by trip reductions will be limited to 10 percent of the adjacent street traffic unless otherwise approved by the Town Designated Transportation Engineer.
- Pass-by percentages should come from the ITE Trip Generation Handbook or NCDOT Congestion management's "Rate versus Equation" spreadsheet.

Turn Lane Storage Lengths

Determination of turn lane storage lengths for signalized intersections shall be based on the SimTraffic Maximum Queue or Synchro 95th Percentile Queue, whichever is greater.

- Determination of turn lane storage lengths for unsignalized intersections shall be based on the Warrant for Left and Right-Turn lanes graph published by the North Carolina Department of Transportation (graph attached).
- Recommended storage lengths should be rounded up to the nearest 25 feet with a minimum of 100 feet for a right- or left-turn lane.

Other Guidelines

A peak hour factor of 0.90 should be used unless traffic count data indicate that the peak hour factor is higher.

- When analyzing school traffic, a peak hour factor of 0.50 should be used on intersection approaches where 50 percent or more of the traffic on the approach is attributable to school traffic.
- It is recommended that peak hour factors be calculated by approach.
- Ideal saturation flow rate shall equal 1900 vphpl.
- Traffic volumes along corridors should be balanced to account for variations in the counts. Balancing should be balanced with no loss of volume between intersections which have no driveways between them and within 5 percent where a sufficient number/type of driveways exist between the study intersections.

- The AM Peak (7-9) and the PM Peak (4-6) periods will be included for all studies unless otherwise specified by the Town Designated Transportation Engineer. Count times for school developments will be based on the proposed school hours.
- Traffic analysis should be completed using Synchro 8 software. Roundabout analysis should be completed using SIDRA software.
- A SimTraffic simulation should be completed at a minimum when 95th percentile queues indicate that traffic will spill over across adjacent public street intersection (in or out of the study area). The simulation should be seeded long enough so that traffic can traverse through the entire network (a minimum of 10 minutes is recommended). The simulation should record for an entire 60 minute period.
- Existing lane widths shall be noted in the field notes and included in the traffic analysis.
- Preparation of a signal warrant analysis will be needed for all proposed signalized intersections.

Analysis of New Intersections (new site access drive or new public street)

- The baseline LOS for unsignalized intersections at build-out shall be LOS C.
- Unsignalized access locations at project build-out shall be mitigated (if needed) to obtain LOS C. If the proposed access intersection fails with the addition of a right-turn lane, a left-turn lane, and a through lane in each direction, a review of restriction of access shall be completed.
- Recommendation of turn lanes at unsignalized intersections shall be based on the thresholds depicted in the Warrant for Left and Right-Turn lanes graph published by the North Carolina Department of Transportation (graph attached).
- Preparation of a signal warrant analysis will be needed for all proposed signalized intersections.

III. TIA Report Requirements

Report Content

- The Synchro Lanes, Volumes, Timings reports shall be provided for all analysis scenarios for all intersections.
- All figures shall be numbered.

Existing laneage and Recommended laneage figures shall:

- o Show a separate arrow for each exclusive lane
 - o Existing laneage shall be shown as a different arrow type than proposed lanes
 - o Show the distance between existing and proposed intersections
 - o Show existing and/or proposed storage lengths
 - o Unsignalized intersections shall indicate which approaches are stop or yield controlled
 - o Signalized intersections shall be indicated
 - o Identify all streets by name. Also include a route number if street is a US or NC route.
 - o Include a north arrow
 - o Include a legend
 - o The site location shall be generally indicated
- The following traffic volume figures shall be included at a minimum:
 - o Existing traffic volumes: AM(PM)

- o Future Background AM traffic volumes: existing AM(historical growth){approved development volumes}[AM Total]
- o Future Background PM traffic volumes: existing PM(historical growth traffic){approved development volumes}[PM total]
- o Future Build-out AM traffic volumes: background AM total(net new site traffic){passby}[AM total]
- o Future Build-out PM traffic volumes: background PM total(net new site traffic){passby}[PM total]

- Figures depicting each of the approved developments site trip assignment shall be included in the Appendix.
- Field notes shall be included in the Appendix.
- Study scoping documents shall be included in the Appendix.
- Synchro reports shall be organized in the Appendix by analysis scenario then by peak period. For Example the 2011 Background AM Peak analysis for all intersections should be grouped separate from the 2011 Background PM Peak analysis.
- Signal timing plans (if available) should be included in the Appendix.
- Internal capture calculations shall be included in the Appendix.
- Traffic count data shall be included in the Appendix of the report and provided in electronic Excel format.
- Photos of the intersections from the site visit may be included.
- A table of contents, list of figures, and list of tables shall be included in the front of the report.
- The name of the development shall be included in the header or footer of each page of the report.
- Existing study intersections shall be called out in the report as signalized or unsignalized.
- Analysis results (Delay in seconds with corresponding LOS grade) shall be summarized in table format by intersection and approach. Level-of-Service results for existing, future background, future build-out, and future build-out mitigated (if needed) shall be included in one table. A summary table listing all intersections may be included as well.

Report Outline

1.Executive Summary

- Site location
- Development description
- Recommendations

2. Introduction

- Site location
- Development description
- Type of studies undertaken (impacts, signal warrant, sight distance, etc.)

3.Existing Conditions

- Study area intersections
- Description of roads

- Traffic counts including location, date, and time of counts (including figure)
- Existing land uses for site and adjacent area o Site location figure and vicinity map figure

4.Future Conditions

- Historical growth rate
- Description of proposed public projects (figure may be needed)
- Description of proposed private development and associated improvements (figure may be needed)
- Future background traffic volumes (including figures)

5.Proposed Site

- Description of development
- Site plan figure
- Trip generation discussion including table
- Trip distribution and assignment discussion (including figure)
- Proposed site access
- Phasing (if applicable)
- Future build-out traffic volumes

6.Capacity Analysis

- Methodology discussion including
 - Listing of Town level-of-service (LOS)) guidelines for determination of mitigation thresholds.
 - Discussion of storage length determination methodology. 97
- Analysis results by intersection
 - Table of results are to show the LOS and second of delay for each study intersection and approaches for all scenarios. For example, the 2009 existing, 2014 background, 2014 build-out, and 2014 build-out improved (if needed) would all be in the same table.
 - Listing and/or discussion of the recommended improvements including storage lengths.

7.Recommendations

- List of recommended improvements
- Recommended lineage figure

**AN ORDINANCE TO AMEND
THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2015-05**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT THE CODE OF
ORDINANCES WILL BE AMENDED AS FOLLOWS:**

APPENDIX C – Traffic Impact Analysis Ordinance

I. Overview

The adequacy of service levels for local, private, and state road intersections that serve or are affected by a proposed project shall be determined in accordance with the provisions of this Article. A Traffic Impact Analysis (TIA) required by this Article will be prepared by a qualified traffic engineering consultant retained by the Applicant and reviewed and approved by the Town of Weddington. All requirements and recommendations resulting from the TIA must be coordinated with and approved by NCDOT.

II. Applicability

A. Generally.

1) Except as provided in subsections (3) through (7) below, a TIA is required for any major subdivision, or conditional rezoning, or portion thereof, which is expected to create fifty (50) or more peak hour vehicle trips or 500 or more daily vehicle trips. Peak hour and daily vehicle trips are those occurring on peak days on the roadway adjacent to the proposed development, based on the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, with the exception of public and private schools which will be based on the NCDOT's most current Municipal School Transportation Assistance (MSTA) School Traffic Calculator. For the purposes of determining the requirement to submit a TIA, no adjustments such as modal split, pass-by trips, and/or internal capture rates will be allowed to the site traffic calculation.

NCDOT Congestion Management's "Rate versus Equation" spreadsheet shall be used to guide site trip calculations and determine allowable pass-by percentages. Alternative trip generation rates/equations for non-standard uses may be utilized subject to Town approval. A "Determination of Need" for a TIA shall be made by the Town in accordance with the trip generation standards set forth in subsection II.A.1 (See the Town of Weddington TIA Process and Procedures Manual for additional information.)

2) The determination of the number of trips generated also shall take into account pass-by trips, internal trip capture for MX projects (e.g., roadway and/or pedestrian connectivity) and any proposed transportation demand management system where adequate guarantees are provided by the applicant to the Town, which ensure the proposed demand management system will function as proposed for the life of the project.

3) For redevelopment projects, including changes of use, trip generation thresholds shall be defined as the number of net new trips anticipated to be generated by the proposed development over and above the number of trips generated by the current use of the site.

4) No TIA shall be required for special events, which either are temporary in nature, consistent with the Town Zoning Ordinance, or which generate trips that meet or exceed the thresholds set forth in (1), but which do not occur during the peak hours of the roadways adjacent to the proposed development.

5) Nothing herein shall prohibit the Town from requiring on-site or off-site improvements necessary to address traffic safety concerns created by a proposed development, regardless of whether the thresholds set forth above have been met.

6) This Article shall not apply to any rights that have vested prior to the effective date of this Article, nor shall this Article be applied in a manner that would result in a taking of property.

7) This Article shall not apply to any development proposal that is part of a conditional zoning plan or subdivision plan submitted prior to the effective date of this Article.

B. Consecutive or Sequential Applications.

Proposed developments may not be phased or subdivided in piecemeal fashion to avoid application of this Article. Two or more developments represented as separate developments shall be aggregated and treated as a single development where the Administrator determines the developments to be part of a unified plan of development and physically proximate to one another, based on the following factors:

1) There is common ownership, indicated by the fact that:

- a) The same person, company, partnership or legal entity controls the developments;
- b) The same person, company, partnership or legal entity has ownership or a significant legal or equitable interest in the developments;
- c) There is common management of the developments which controls the form of physical development or disposition of parcels of the development;
- d) There is proximity in time between the completion of 80 percent or less of one development and the submission of a development proposal for a subsequent development indicating a common development effort;
- e) The sharing of infrastructure or improvements between multiple developments;
- f) There is a common advertising scheme or promotional effort or plan for the developments; or
- g) Any other credible information gained by the Town suggesting that the project is being phased or subdivided to avoid the requirements of this Article.

C. TIA Submission & Completion Requirement

Once the Town has made a Determination of Need for a TIA, the applicant may proceed with the TIA study, in accordance with the terms of the most recent version of the Town of Weddington TIA Process and Procedures Manual, as approved by Zoning Administrator and all applicable Zoning Ordinance and Subdivision Ordinance requirements.

III. Level of Service Standards; Compliance; Mitigation; Excess Capacity

A. Level of Service Standards and Compliance

1. The applicant must determine the existing (base) Level of Service (LOS) for all intersections within the Impact Area, as described in Section IV. The applicant shall be required to identify mitigation improvements to the roadway network if at least one of the following conditions exists when comparing base Level of Services to project conditions: (1) the total average delay at an intersection or individual approach delay increases by 25% or greater, while maintaining the same LOS; (2) the LOS degrades by at least one level; (3) or LOS is an "F". This determination shall be based on the most currently accepted Highway Capacity Manual (HCM) methodology.

For turning lanes, mitigation improvements shall be identified when the SimTraffic analysis indicates that the Max Queue exceeds the storage capacity of the existing lane.

The proposed mitigation measures required to meet the LOS standards may be modified, subject to final approval of the Town Council to substantially achieve the standards, purpose and intent of this ordinance. The determination of “substantial achievement” based upon an expert opinion provided by the Town’s Designated Transportation Engineer.

2. As an alternative to mitigation, the developer may elect to phase the project, reduce its intensity, or delay the project until the LOS standards have been met as a result of a transportation improvement planned by the Town, the North Carolina Department of Transportation (NCDOT) or another party.

B. Mitigation

Mitigation measures shall be consistent with the Design Standards found within the Town of Weddington Roadway Standards.

Mitigation may include participation by the Town or other governmental agencies or private parties, and also may include the funding of road improvements planned by other governmental agencies. Such improvements can be advanced to mitigate the impacts of the proposed development. The nature and type of mitigation should reflect the timing and the availability of necessary right-of-way or other improvements, the existence and timing of other developments within the area, and the particular characteristics of the particular site and the needed transportation improvements. Monetary mitigation, if proposed by the applicant, may be accepted by the Town Council provided it is shown that such mitigation is a reasonable substitute for actual construction, based on the LOS standards and construction time frames set forth herein.

Proposed mitigation shall be included as a condition of approval or a binding agreement between the applicant and the Town, with the consent, as appropriate, of the NCDOT or other governmental regulatory agencies with jurisdiction.

2) Transportation improvements provided through mitigation, pursuant to this Article, shall be completed and available within three (3) years of the Town Council’s final approval of the development proposal, unless expressly provided otherwise by the Town Council. Any improvements not completed prior to the issuance of a Certificate of Occupancy, shall be bonded at 115% of the cost of the remaining required improvement(s), as reviewed and approved by the Zoning Administrator following review by the Town Designated Transportation Engineer. All necessary right-of-way for identified transportation improvements shall be acquired prior to the issuance of a Certificate of Occupancy.

C. Excess Capacity

If a private party or developer chooses to build a transportation facility that provides capacity in excess of that needed to serve the proposed development, the Town and other responsible parties may enter into an agreement to facilitate the participation of subsequent developers, the Town, NCDOT, or other

parties in the provision or funding of the transportation improvement.

IV. Impact Area

The impact area designates the distance from a proposed development within which the TIA is conducted to determine compliance with the LOS standards set forth above. The following impact areas apply to any development subject to this Article:

- 1) Public street intersections within a half-mile radius from the proposed development property line
- 2) Intersections where proposed development contributes seven (7) percent or more of the traffic on any intersection approach during any peak hour.

V. Contents of TIA

A. Generally.

The TIA shall generally follow the guidelines set forth by the *ITE Transportation Impact Analysis for Site Development* consistent with the Town of Weddington Roadway Standards, or as required by the Zoning Administrator, and may include, but is not limited to, the following:

- 1) Traffic analysis information related to trip generation, peak hour impacts, and other factors evaluated to determine compliance with applicable LOS standards for intersections within the impact area;
- 2) Site location map and site layout;
- 3) Existing and proposed land uses;
- 4) Timing and phasing of the proposed development, by month and year;
- 5) A narrative describing the project, including any special transportation related impacts or considerations; and
- 6) Other information determined by the Town Designated Transportation Engineer to be necessary in order to determine whether the proposed project complies with the requirements of this Article and the requirements of the ITE guidelines for the preparation of TIAs for site development.

B. Demand Measures.

TIAs shall take into account the following demand factors:

- 1) Existing traffic volumes;
- 2) Background traffic, including historical growth traffic and projected trips associated with approved, but un-built development(s); and
- 3) The trips to be generated by the proposed development.

C. Capacity Measures.

TIAs shall take into account the following existing or anticipated capacity measures:

- 1) Existing road segments, intersections, and proposed development access points;

2) Roadway and intersection improvements planned by the Town, NCDOT, or other party, scheduled to be completed and available within three (3) years of the approval of the development proposal and which either have or are reasonably certain to have all necessary governmental approvals.

D. Mitigation Measures Needed.

The TIA shall describe what, if any, transportation facility improvements within the impact area are needed for the proposed development to comply with the intersection level of service standards set forth in section III of this Article.

VI. Intergovernmental Coordination

While the Town coordinates with NCDOT and other appropriate governmental agencies on development proposals, it shall remain the responsibility of the Applicant to contact NCDOT to discuss access and traffic impact issues on state roads.

VII. Appeals and variances

An applicant may seek a variance from the terms of this Article or appeal a determination by the Zoning Administrator made pursuant to the terms of this Article to the Zoning Board of Adjustment, as provided in Article VIII of the Zoning Ordinance.

Adopted this 11th day of May, 2015.

Mayor Pro Tem Titherington moved to approve the TIA Ordinance and Manual as outlined by staff. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 9 Old Business

A. Review and Discussion of Preliminary Budget for Fiscal Year 2015-2016

Finance Officer Gaylord explained - The budget being presented to you this evening is a culmination of several meetings we have had starting in early February at our retreat. We came up with a very preliminary operating budget with some items to be discussed. We discussed it again at the March Council meeting, in April we received the new valuation estimate for the tax base so we had a work session last week and firmed up what we want to include in this final budget. This is the budget that we would call for a Public Hearing to be held at the June 8th Council meeting and present to the public.

The total revenues that are included in this budget are \$1,861.825.00, expenses are the same, a balanced budget is a General Statute requirement. The one difference from the work session and this budget is a contingency line item that we moved to building renovation and take the alarm software; we added an audit placeholder to pay for the Wesley Chapel Fire Department audit if necessary; under the

staff compensation we moved funds into there because we discussed potentially giving staff some bonus allocations because of the short staffing challenges they handled after the Town Clerk left. We didn't discuss that specifically at the meeting but when I got home I realized those items needed to be placed in the budget.

Mayor Deter referred to the revaluation and the loss of revenue that the Town will incur. Ms. Gaylord replied we are currently collecting over \$1,000,000 and the revaluation reduced that by approximately a 7% decline total, resulting in the final amount being \$944,000 which equates to almost \$100,000 reduction in Ad Valorem revenue.

Mayor Deter stated there has been a lot of conversation on fire service this evening, requesting that Ms. Gaylord provide the amount of the reduction of cost on an annual basis to include the fund balance capital allocation. Ms. Gaylord replied based on what was presented to us at the retreats from the three Fire Chiefs, the amounts in their operating budgets they requested from us was \$823,265. The new budget has \$709,895 based on the new contracts and we will no longer be contributing \$100,000 to fund balance appropriation for future capital expenditures; totaling between \$200,000 - \$230,000 annualized savings.

Councilwoman Hadley asked if you took the savings of 2016 verses 2015 actual that's a difference of \$42,730, asking Ms. Gaylord if those figures were correct. Ms. Gaylord asked if Councilwoman Hadley was referring to everyone coming in with a flat budget verses the new contract. Councilwoman Hadley replied she's looking at 2015 and if you look at 2015 actual or projected of \$752,000 and subtract out the budget for 2016 of \$709,800 she believes the difference is \$42,730 and asked if that is right? Ms. Gaylord replied yes and then the difference you're getting there is the \$71,000 projected deficit that was in the initial PVFD budget. Councilwoman Hadley stated all the Fire Departments go to the County with a wish list; a lot of them go with a wish list over \$2,000,000 and what's decided on at the end of the day. So I was really just trying to work with not assumptions or wish lists but with actual; so I'm just asking 2016 projected budget over actual 2015.

Mayor Deter stated that another way to say it is we felt if Providence could operate on a flat budget and not have to project that deficit then our savings drops down to approximately \$150,000. Ms. Gaylord stated he was correct and then there is the \$100,000 fund balance for capital. Ms. Gaylord explained that the Town has been setting aside \$100,000 a year towards the purchase of equipment. Mayor Deter stated that we have \$200,000 that can go back into the fund balance; Ms. Gaylord confirmed he was correct in addition to the \$100,000 that we wouldn't put in this year.

Councilwoman Hadley asked if it's been established that we are not going to have to spend that \$100,000 on a truck yet.

Mayor Deter replied based on the contract we have, yes.

Councilwoman Harrison asked the Town Planner Burton if we should renew the contract with the County for the Urban Forrester. There was discussion back and forth between Councilwoman Harrison and Ms. Gaylord about previous billing and payments. Ms. Gaylord advised we have not heard from the

County on the amount of the new contract. Councilwoman Harrison asked Planner Burton if he uses this resource, Mr. Burton said he hasn't but would appreciate being able to get back in touch with her on this matter. Councilwoman Harrison stated that we discussed this last year and decided if he came in over a certain amount we would not renew and this year.

Councilwoman Hadley referred to the \$3,067.92 for Stalling Volunteer Fire Department; and asked if that mean we're going to offer them that amount to serve a certain area. Mayor Deter replied that Council discussed at the budget workshop that our new contract is July 29th, so we would be having a one month contract with Stallings, Providence and Wesley Chapel. That's what those funds are. Ms. Gaylord clarified it is a one month contract extension.

Councilwoman Hadley inquired if Stallings has been notified of the loss of \$45,000 this year. Mayor Deter replied no, the annual contract we have with them and Wesley Chapel calls for 30 days notice to extend the contract. We will be discussing several fire issues at our meeting after this and then that process will be taken care of.

Councilwoman Hadley inquired if we put the \$6,000 for an audit as a place holder or is that going in to the projected budget. Ms. Gaylord replied it's in our budget, explaining that we will be requesting that Wesley Chapel have the audit and hopefully we won't have to pay for it, but since we do currently pay for the audit of the Providence Fire Department, we said in good faith we should offer to pay for it if we are going to require it. Councilwoman Hadley asked if an audit is required is there a reason that it wasn't in the contract. Mayor Deter replied no. Councilwoman Hadley replied so we can have a placeholder for it and we can ask if they will but they can politely decline. Mayor Deter explained with Providence we were Providence so we paid for the audit for them and now it's a larger organization and that's why we've got it in there as just a placeholder. If Marvin or Wesley Chapel is going to be doing this audit, that's why it's in as a placeholder until we get an answer. Councilwoman Hadley responded until we get their answer as to whether they will submit to an audit or not. Mayor Deter replied I guess the answer would be yes.

Councilwoman Hadley inquired if there is total increase for the tax rate to operate the Town. "I know we have looked at a percentage that we're spending on public safety and a percentage that we're spending on the town." I am looking to determine if we have a total increase tax rate to operate the town. Ms. Gaylord replied she would have to get back to her with that information.

Item No. 10 New Business

A. Review and Consideration of Construction Documents for LDS Church

Planner Burton advised that this matter is related to the Conditional Zoning that was approved earlier in this meeting. Construction Documents in our Conditional Zoning approval process are submitted as a separate document. Although these plans do not outlay the same stormwater plan that USI is receiving to look at because they are very technical drawings, this does show a lot of the other aspects of the Construction Documents that the Council will want to look at including lighting, the supplemental landscaping plan, dumpster, parking and storage building. Planner Burton stated that essentially we would just need a motion to approve or deny the Construction Documents. He's aware that it was

brought up earlier that potentially this particular item may need to wait because the Stormwater Management Facilities are still being reviewed. He's uncertain if there is a way to approve a condition that makes the Council comfortable with approving the Construction Documents today.

Attorney Fox inquired if USI creates certain tweaks within the Stormwater Management Facilities that they are going to install, could that impact the Construction Plans that they are seeking approval for such as landscaping and other needs. "It's conceivable that you approve a plan that may not be consistent with the approval of your Engineer that will require further modification to the plan. With that in mind it would suggest to me that perhaps it's more appropriate to table this until USI approval is received." The applicant replied he hopes to have the stormwater resolved to USI's satisfaction by the end of this week, pending their availability. He understands the Attorney's concern about other impacts of the project but because it is an underground structure under the parking lot there's plenty of capacity to increase the stormwater system more than adequately for USI and the Ordinance. He doesn't see anything pertaining to the stormwater aspect that would significantly affect any of the other documents. Attorney Fox stated that he understands it's an underground structure but feels it's appropriate for Council to have this information before making a decision on the Construction Documents. It sets a precedent as well.

Councilmember Titherington stated that there is a lot of demolition work that needs to be done, inquiring if they can start some of that work now and we not approve the Construction Documents until we get approval from USI but enable them to perform some of these tasks. Attorney Fox replied he believes that they can get building permits with regard to the demolition. The applicant informed Council they are going to do the demolition and put new parking in before removing existing parking, so there will be available parking all during construction; this process is actually being done in reverse of how it is normally done. Attorney Fox replied this matter will be placed on the June 8th Agenda if tabled. The applicant replied that would not delay their process, as they need to bid it out and it will take that long to get quotes.

Councilmember Smith moved to table this matter until the June 8th meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

B. Review and Consideration of Final Plat for Major Subdivision, West Property

Planner Burton presented that Council reviewed the subdivision plat for this submittal recently. They went ahead and submitted the final plat application for the five lot subdivision on twelve acres located off Antioch Church Road. He pointed out there are four lots that front Antioch Church Road and there's a five acre easement lot located to the rear. All lots will be accessed by shared driveways, one of which will serve the two southern most properties, the easement lot and the other shared driveway will serve the most northern lots four and five. He refreshed Council's memory that during the preliminary plat there was a lot of discussion about stormwater retention and the applicant was attempting the standard 20,000 of new impervious surface so they would not have to provide stormwater retention as described in our new Ordinance. The Council did place several conditions related to impervious surface on preliminary plat approval. There are notes on the second page of the report that address all of those conditions placed on the preliminary plat approval. There are still a few outstanding things that staff

needs; we will need the driveway permit from NCDOT; final approval of covenants and conditions of restrictions from our Town Attorney.

Councilwoman Harrison moved to approve the West Property Major Subdivision Final Plat with the following two conditions: the development subject to review and approval of driveway permit from NCDOT and Covenants, Conditions of Restrictions shall be reviewed by our Town Attorney and executed prior to final plat approval by Weddington Town Council. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

The applicant, Karla Knotts requested some clarification; "As Planner Burton stated the driveway permit would need to be reviewed and approved by this body. I don't believe that's in your ordinance nor do I believe you should approve a NCDOT Driveway Permit" She believes what was meant to be said was "receipt of the NCDOT Driveway Permit". She has two issues, how does she know it's approved if it's not with this body and the Town Attorney has had the Covenants, Conditions of Restrictions for a month. What is the mechanism that she will know they have been approved? Planner Burton advised that staff would inform her, we would not sign the final Mylar signed until proof of approval was received from NCDOT and proof of review of the CC&R's from the Attorney. We will not sign off on the final plat until those conditions are met. Ms. Knotts stated she believes there is an email stating that has already been done and she just has to produce them. She asked Mr. Fox when is it reasonable to expect the review to be completed. Attorney Fox explained the process of reviewing them, can result in comments from his office and they will be addressed by his office and the applicant's representative. The focus of the review is to ensure that the ordinance requirements are carried forth in the CC&R's and anticipates having this completed within a couple of weeks.

C. Review and Consideration of Final Plat for the Major Subdivision, Weddington Preserve

Planner Burton presented that the applicant, Pulte Homes submits a subdivision final plat application for all 48 lots of the approved Residential Conservation Subdivision on 58.06 acres located on Lochaven Road. The subdivision is called Weddington Preserve; as a Conservation Subdivision the ordinance requires that a minimum of 50% of the gross acreage be retained as Conservation Land, and will be served by Union County Water and Sewer. The draft driveway permit approval required by NCDOT includes a left turn in on Providence Road onto Lochaven Road. He received a question earlier if there would be a right turn out from Lochaven Road to Providence Road and it is his understanding there will not be. There will be improvements made to the entrance of Lochaven Road to accommodate the left turn in but there will not be specific right turn out.

Councilwoman Hadley stated she spoke to the Town Planner that she sees it all over town, especially on Beulah or Weddington Matthews Road, if you are trying to take a left there is no turn lane so people will cut around you to go straight. We just got the same complaint at Twelve Mile and 84 where there is a line of traffic trying to turn left and the people behind them trying to go straight, so they make their own lane. She has concerns about the new subdivision adding traffic coming out to Providence, trying to make that left turn, being held up in time, people stacking up and the people trying to make a right, go

right on Providence will going to make a lane whether it's there or not. She would like to request that one of the conditions be that there is a right turn lane, an improvement on Lochaven turning right onto Providence. Planner Burton stated if that condition was placed on it, we will have to make it contingent on NCDOT approving it. Councilwoman Hadley stated it would be prudent to address it now rather than letting the situation to deteriorate causing traffic accidents. Planner Burton suggested inviting up the applicant to inform Council of the process they have gone through thus far and whether or not they feel comfortable.

Town Clerk Peggy Piontek advised we need to change the CD. Mayor Deter called for a five minute break.

Council returned from break.

Councilmember Smith asked if Council had already discussed this earlier in the approval process. Planner Burton explained there is a right turn off of Lochaven Road into the subdivision and there is a left hand turn lane off of Providence into Lochaven Road, but is uncertain as to whether this particular request has been addressed. Councilmember Smith replied he remembered a conversation and although he understands Councilwoman Hadley's concern, but he believes during the initial discussion it was determined that it was wide enough to make that right hand turn.

Mr. Simmons, a Representative from ESB Associates, 3475 Lakemar Blvd., Fort Mill, SC stated they have gone through a lot of hard work to get to where they are on this particular project. He stated there was discussion about turn lanes, originally they were told from NCDOT that no modifications were required on Providence, then NCDOT revised it requesting a left hand turn lane. They have gone through the process, designed a turn lane, gone through the permitting and all that's left is to post a bond with NCDOT for that improvement. "We feel like we have done our due diligence trying to make sure that we have addressed all the comments and worked very hard to meet the requirements of the approved preliminary plat. It's been a lengthy process and hopefully we can work through this and get things take care of."

Councilwoman Harrison inquired if NCDOT did not require you to make a right hand turn out of Lochaven onto Providence going north? Mr. Simmons confirmed she was correct; they required us to do a left hand turn lane into Lochaven. There will be minor improvements.

Councilwoman Hadley stated "To that point, you're going to be there with a truck and asphalt anyway." Mr. Simmons replied there's a lot more that goes into it than a truck and asphalt. Councilwoman Hadley stated she" looked at the road and it's horrible, the asphalt's horrible, the drop off's horrible, someone is going to get impatient, they are going to four wheel it around stacked traffic trying to turn left onto Providence and they are going to scoot around. You can just see that it's going to happen." Mr. Simmons replied, he understands what she's saying but they can't always design improvements that will account for what some people are going to do. He said we went through the process, we came before the board, got a preliminary plat approved with the added condition of the left hand turn lane. Councilwoman Hadley stated "it appears you're saying that it would be a hardship for you to consider improving the intersection of Lochaven to be convenient for a right turn to be made for traffic stacked up for a left turn." Mr. Simmons replied "To some extent, if the process had been designed at the start we could have made a decision then, but at this stage of the game where we are posting bonds and have gotten through many plans and design processes to try and get to here and to hear we want you to

do more.” Councilwoman Hadley asked is it such a hardship that they won’t go to NCDOT to find out about it. Mr. Simmons replied that he would have to discuss it with his client.

Cisco Verse of Pulte Homes stated “We have gone through the process with NCDOT to address this intersection and the town and what’s become of it is a left hand turn lane off of Providence Road and that’s what we’re able to do with this project. It’s been over two years of going through approvals with this process, heard all kinds of public comments, and addressed everything that’s been brought up. I think we have a great plan, are excited to execute it and at this time a right turn lane will not be feasible for us.” Councilwoman Hadley responded she was disappointed. Mr. Simmons advised there will be some additional asphalt as a result of the modifications to the intersection from NCDOT.

Councilmember Smith moved to approve the final plat of the Major Subdivision Weddington Preserve as presented by staff. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None

D. Request for SR-2 Resolution for Avery Court off Hemby Road

Planner Burton explained that the road has been completed and there are enough homes on the cul-de-sac for NCDOT to take over maintenance. “Procedurally we need to make a Resolution and what this does is basically says that we’re okay with NCDOT taking over the maintenance assuming that it meets all of their requirements. Assuming Council approves this Resolution, NCDOT will go through the process of inspecting the roads to ensure it meets NCDOT requirements and taking over the maintenance and we will have to make another Resolution to release the bond money to the HOA.”

Mayor Deter inquired how many homes it takes for NCDOT to take over the maintenance. Planner Burton said four. Mayor Deter replied “I saw three and one under construction when I went through there.” Planner Burton said that home is under renovations.

Mayor Pro Tem Titherington moved to approve the SR-2 Resolution for Avery Court off of Hemby Road. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None

NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM
TOWN OF WEDDINGTON, NORTH CAROLINA
R-2015-04

North Carolina
County of Union

Road Description: Avery Court, in the Avery Subdivision in the Town of Weddington, North Carolina

WHEREAS, the attached petition has been filed with the Town Council of the Town of Weddington, Union County, requesting that the above described roads, the location of which has been indicated in red on the attached map, be added to the Secondary Road System; and,

WHEREAS, the Town of Weddington is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.

NOW, THEREFORE, be it resolved by the Town of Weddington of the County of Union that the Division of Highways is hereby requested to review the above-described roads, and to take over the roads for maintenance if it meets established standards and criteria.

Adopted this 11th day of May, 2015.

Bill Deter, Mayor

Attest:

Peggy Piontek, Town Administrator

E. Consideration of approval of Public Records Request Policy

Mayor Deter stated that the Town Administrator Peggy Piontek sent the policy out to Council for review and asked for input; inquiring if Peggy had heard from all members. She replied she did, everyone seemed ok with it, including the Town Attorney.

Councilwoman Hadley requested that the clarification be made for the public to understand the policy and the process, including costs. Town Attorney Fox explained this is in regard to requests for public records and how we will respond. It is consistent with the State Law, is not contrary to the State Law and to me is just a way to ensure that each party is on the same page on the documents being request. He provided an example of inspection of records, advising if the individual does not show up in the time frame on the policy, staff will return the records and another request will need to be made. The law does allow for charging scheduled fees that cover the cost of duplication without including the cost of staff time gathering the documents. If the request is burdensome, the policy allows a deposit to be applied before the cost is incurred for such a request.

Councilwoman Hadley clarified that if there is a third party that is required to complete the required request that we may charge for that third party; but we may not charge for staff time in preparing. Ms. Piontek confirmed she was correct.

Attorney Fox clarified that the records of the town are the records of the public so you have a right to ask for them, but there may be an associated cost for your request, so the town can recover any reasonable cost associated with the reproduction.

Councilwoman Hadley asked Ms. Piontek if we get a request for all emails for ABC Road, are we able to process that request or will we need to contract with our IT vendor to do the search. Ms. Piontek replied generally it could be done, but if it's out of her realm of ability then we might have to hire someone to conduct the search and that's the point of the policy. Councilwoman Hadley inquired if our IT provider has given her the ability to conduct the searches on her own. Ms. Piontek replied she's been

incredibly busy and is unable to answer that question at the moment as she has not had an opportunity to attempt to conduct a search; but when she does she will let Councilwoman Hadley know. Mayor Deter said that he believes generally staff will have the ability to be able to conduct the searches themselves.

Mayor Pro Tem Titherington moved to approve instituting the Public Records Request Policy as presented by staff. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 11 Update from Town Planner

Town Planner Julian Burton stated we have received a sketch plan application for a new conservation subdivision located just north of the Falls at Weddington; the title name of that subdivision is the Enclave at Weddington. It is 42 lots and is anticipated to be on the June Planning Board Agenda; the Public Involvement Meetings will probably be the first week of June. We also just last week received a sketch plan for Phase II of the Woods; which is just east of Phase I and is just under 100 lots. Those are the two bigger items, the smaller items are the Falls at Weddington will have their entry monument application reviewed at the next Planning Board meeting, along with a minor subdivision that will be presented to them at that time.

Item No. 12 Public Safety Report

There was nothing to report

Item No. 13 Update from Finance Officer and Tax Collector

Town Finance Officer Leslie Gaylord advised they have their monthly reports in their packet and if they have any questions, she'll be happy to answer them. There were no questions.

Item No. 14 Transportation Report

Councilwoman Harrison reported that we have started the 2045 Transportation Plan; we're on version 4 and have added new criteria which is seasonal driving. Doing that plan would give us a better idea if we can accelerate Providence any quicker.

Item No. 15 Council Comments

Councilwoman Harrison congratulated Pamela Hadley on being appointed to the Union County Fire Commissioner; feeling it's a brilliant idea on the County Commissioners.

Councilwoman Hadley stated the Town of Weddington has sent a letter to cancel the contract with Providence and has a signed fire suppression agreement with Wesley Chapel to provide fire/medical to the entire Town, both effective 7/29/2015.

"I'd like to preface my statements by saying, I'm not advocating any specific solution. This is bigger than one fire company....bigger than one person. This is certainly not meant to be degrading in any way to the Wesley Chapel VFD firefighters. However, the effects of this decision are far reaching and in many cases not all have been realized. This decision will have impacts...possibly negative...for not just the citizens of Weddington but for the County and the surrounding fire departments.

At our Special Meeting on 4/28, I used the Board of County Commissioners as an example of listening to the people and taking pause. I pleaded with my council to do the same. Although we have been discussing fire service since January, the motion for terminating the 10 year contract with Providence was only made...without being in the packet or previously discussed with me...15 days before at our Council meeting on 4/13.

At the Council's Special Meeting on 4/28, the council did not allow public comments or a change in venue for the many of the citizens that have not had the opportunity to voice their opinions on this specific motion. And most disappointing was that the Inspection Supervisor and Fire Rating Inspector from the NC Department of Insurance was not allowed to answer questions that could have brought some clarity to the council and public.

A Resolution was adopted and passed unanimously by the Board of County Commissioners at their meeting Monday 5/4/2015. They have made it perfectly clear they have no legal or legislative authority over the Town of Weddington. However, they are starting to realize the impact the decision of our Council will have on not just Weddington but the residents of surrounding towns and fire departments of Western Union County. They realize the value of a fire department that has served the community for 60 years and recognize their accomplishment of obtaining their outstanding rating. They requested that the Town of Weddington continue contracting with the Providence Volunteer Fire Department frozen at the current level until June 30, 2016 to allow Providence to be included in a countywide fire service solution

I will continue to hold this council and WCVFD accountable for the current level of service we enjoy today and what we have been promised. Certainly I disagree with the decision of this council but I've been very consistent advocating Public Safety for all the citizens of Weddington...and will continue to do so.

I will also continue to voice my displeasure with the process of how the public has been neglected by not receiving any pro forma of all the options. Words have not matched actions. Commitments have come and gone like spring showers.

Citizens who care enough to be engaged should have access to the information and their voices given careful consideration. That has not been the case with this issue. I'm unhappy about that and will continue to say so.

Thank you for coming out tonight and have a nice evening."

Mayor Pro Tem Titherington had no comments.

Councilmember Mike Smith welcomed Peggy aboard, "Glad to have you."

Mayor Deter echoed Councilmember Smith's comments welcoming Peggy on board. "She's coming up to speed at a fabulous pace and I appreciate all you've done Peggy." He informed everyone that he's spoken with Alex the intern and he needs to get with staff and Council on some projects for him. We told him we'd contact him early this week or next week..

Item No. 16 Closed Session

Councilmember Smith made a motion to go into Closed Session under Statutes: [N.C.G.S. 143-318.11(a)(3)] Consult with the Attorney – to protect the attorney-client privilege; and

[N.C.G.S. 143-318.11 (a)(6)] To consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Councilmember Smith made a motion to come out of Closed Session. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Councilwoman Harrison made a motion to approve one time award bonuses for staff, aggregate net amount of \$2,000.00 effective June 1, 2015. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Councilwoman Harrison made a motion to authorize the Town Attorney to spend the time necessary to address issues that may arise over fire service issues, police actions, Providence FSA, Wesley Chapel FSA, and Stallings FSA. All were in favor, with the votes were recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Councilwoman Harrison made a motion to direct the Town Attorney to communicate to the Stallings Volunteer Fire Department with regards to the termination of the Fire Suppression Agreement between the Town and Stallings and the extension of that time limit. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 17 Adjournment

Councilmember Mike Smith made a motion to adjourn. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

The meeting adjourned at 10:30 p.m.

Bill Deter, Mayor

Peggy S. Piontek, Town Clerk

**TOWN OF WEDDINGTON
PROPOSED BUDGET
FYE 6/30/16**

Revenues		
Ad Valorem Taxes		1,024,825
State-Collected Revenues		751,000
Zoning & Subdivision		80,000
Other Revenues		6,000
Total Revenues		1,861,825
Expenditures		
General Government		1,124,872
Administrative		470,053
Planning and Zoning		266,900
Total Expenditures		1,861,825

TOWN OF WEDDINGTON

MEMORANDUM

TO: Bill Deter, Mayor; Town Council

FROM: Julian Burton, Zoning Administrator/Planner

DATE: June 8th, 2015

SUBJECT: All Saints Anglican Church Conditional Rezoning Request

All Saints Anglican Church requests a conditional rezoning for All Saints Anglican Church located off Hemby Road. The submitted plan is Phase 1 of a multiphase plan, and includes a multi-purpose building, parking, and stormwater management facilities. Phase II (future) will include a new worship space and 40 additional parking spaces.

Application Information

Date of Application: October, 14th 2014
Applicant/Owner Name: All Saints Anglican Church
Parcel ID#: 06-120-012Q
Property Location: 5328 Hemby Road
Existing Zoning: RCD
Proposed Zoning: RCD (CZ)
Existing Use: Vacant
Proposed Use(s): multi-function building for 240 members (200 average attendance on Sundays)
Parcel Size: 7.95 acres

General Information

- The applicant proposes a Church in accordance with *Section 58-58 (2)a* of the *Weddington Zoning Ordinance*.
- The required Public Involvement Meetings for this project were held on November 19th, and November 20th, 2014.
- The *Weddington Zoning Ordinance* requires that all CZ Applications go through the Construction Document process per *Section 58-271*. Any significant changes to the site plan due to the design or review of the construction documents may require the applicant to submit a revised CZ application.

Development Standards (for a Church in the RCD zoning district):

- Minimum Lot Area-3 acres
- Front Setback-75 feet
- Rear Setback-40 feet
- Side Setbacks-50 feet
- Maximum Building Height - 35 feet except as permitted in *Section 58-15*

Access and Parking:

- The site plan shows two points of access on Hemby Road. The Church has yet to obtain driveway permits for the access plan, and will be required to do so as a condition of a conditional rezoning approval.
- The applicant is required to submit a Traffic Impact Analysis (TIA) as part of this application. Justin Carroll did recommend that a TIA be conducted by the applicant, and it was submitted to Justin Carroll on December 17th. Justin provided his findings on December 19th, and it is included in your packet. Justin concluded the impact of Phase 1 would not necessitate improvements to Hemby Road or improvements to the intersection of Weddington-Matthews Road and Hemby Road.

Screening and Landscaping:

- The applicant is required to provide a 42 foot landscaped buffer around the property, as required in Section 58-8. The applicant has proposed that a portion of the landscaping be delayed until Phase II (noted on site plan). Staff recommends that the Planning Board consider granting the request with a specific timeframe attached to the delay, in case Phase II is never completed (See Condition #8).
- All trees included in screening and landscaping are listed in the Town of Weddington Approved Plant Species List. Applicant should ensure that variety of azalea and spirea are included on the Approved Plant List as well.

Additional Information:

- This site is not within a regulatory flood plain.
- A lighting plan is not part of this submittal and is addressed in the conditions.
- The applicant provided Proof of Septic approval to Town Staff. Water will be provided with final approvals from Union County.

Stormwater Management:

- Staff, in coordination with USI, recommended that the applicant provide Construction Documents for the Stormwater Management Plan (SWMP) along with the general rezoning application. The applicant worked closely with USI, and USI has recommended that the Council approve the submitted SWMP (letter provided).
- The site plan did change slightly from the time of Planning Board review as a result of the engineered stormwater management plan. The most notable change is the orientation of the

multi-purpose building, which shifted 90 degrees to make room for the enlarged detention area. This change also caused a shift in the parking lot location. Staff does not find it necessary to send the rezoning plan back to the Planning Board, as all of their comments and conditions should remain applicable to the revised plan.

- Grading for the SWMP infringes on landscape buffer areas at the perimeter of the property. The Council can ensure that the landscaping requirements are met at Construction Document review.

Recommended Conditions of Approval:

1. Any engineering associated with construction document submittals must be reviewed and approved by Town Engineer, Bonnie Fisher with USI, according to the Construction Plan Guidelines.
2. County Water plans to be approved by Union County Public Works.
3. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances*.
4. Any future proposed Lighting Plan must be approved by the Town Council and shall comply with Town Lighting Ordinance.
5. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*.
6. Prior to commencement of construction, Construction Documents shall be approved by the Weddington Town Council in accordance with Section 58-271 of the *Weddington Code of Ordinances*.
7. Varieties of azalea and spirea must be included on the Town's approved plant species list, unless the applicant receives administrative approval for a variety not included in the list.
8. Landscaping with a southern boundary abutting Tax Parcel 06120012 (as shown on site plan) must be completed concurrent with Phase II, or within 3 years of the Conditional Zoning Approval for Phase I, or when zoning permit is issued for TP 06120012, whichever comes first.
9. Prior to commencement of construction, the applicant must obtain approved driveway permits from DOT.
10. Nothing may be planted or constructed within 10 feet of the fire hydrant located on the property.
11. Landscaping along the rear property line to be supplemented with evergreen bushes/trees sufficient to provide visual screening.
12. No bell shall be installed without an approved amendment to the conditional zoning approval.

Town Council Action:

Approve/Approve with conditions/Deny

STORM WATER IMPACT ANALYSIS
FOR
ALL SAINTS ANGLICAN CHURCH
Weddington, Union County, North Carolina

Date: 05.04.15
Revised: 06.02.15



Project No: 14-075

Calculations By: udp



CONTACT INFORMATION/RESPONSIBLE PARTIES

Project:

All Saints Anglican Church
Hemby Road
Weddington, NC

Owner:

All Saints Anglican Church
Charles McClure
1312 Matthews-Mint Hill Road
Matthews, NC 28105
704-708-4680

Architect:

McLeod Associates/Architect
211 W. Matthews Street, Suite 106A
Matthews, NC 28105
704-562-2690

Engineer:

Urban Design Partners
Brian D. Smith, P.E.
1318-E6 Central Avenue
Charlotte, NC 2825
704-334-3303

OBJECTIVE

The purpose of this report is to identify and analyze the impacts of the development of parcel number 06-120-012Q. The site is located along Hemby Road in Weddington, NC. The proposed development includes a church campus including a multi-purpose building, and associated parking in the first phase. Later phases will include a sanctuary building.

EXISTING CONDITIONS

The site is located on Hemby Road in Weddington, NC, roughly 2,300 linear feet northwest of the intersection of Weddington-Matthews Road and Hemby Road. The site is 7.95-acre and currently consists of open farmland and is zoned as residential conservative (R-CD). The adjacent parcels are single-family residential lots with the exception of the parcel to the southeast of the site, which is open farmland. Exhibit 1 shows the existing conditions for the parcel.

There are two (2) distinct drainage basins on the site. The smaller of the two basins drains to the east while the larger flows off the property to the west. The small area that flows to the east was part of the area that was farmland. There are no improvements proposed for the drainage area flowing to the east.

Runoff leaving the site to the west does so through an existing drainage swale. It remains as channel flow except for several road crossings in the Providence Woods South subdivision. Ultimately the runoff reaches an existing pond in the subdivision. It has an approximate surface area of 4.5-acres and is roughly 2,800-linear feet from the site. The drainage area for the existing pond is approximately 85.5-acres. The portion of the site which drains to the pond is 4.87-acres. This represents 5.7% of the overall drainage basin which is a very small portion to the overall basin. Refer to Exhibit 2 for the drainage basin for the existing pond.

PROPOSED DEVELOPMENT

The proposed development of the site includes a 21,000 square foot multi-purpose building, 14,000 square foot sanctuary and associated parking. Phase 1 of the development includes the multi-purpose building and the parking. Exhibit 3 shows the proposed site plan at full build out. The proposed built-upon-area is approximately 57%, based on the on-site drainage area.

The site is located in the Twelve Mile Creek Watershed which has water quality requirements set forth by North Carolina Department of Environment and Natural Resources (NCDENR). The Town of Weddington has recently updated their Storm Water Ordinance however the proposed development of All Saints Anglican is grandfathered to the old ordinance requirements. However the church has elected to provide additional controls above the requirements of the old ordinance.

Storm water runoff from the proposed development will be collected and controlled within a structural Best Management Practice (BMP). A dry detention pond will be used to control peak flows and a sand bed provided in the bottom of the pond will satisfy the water quality requirements.

The area that drains to the east will be graded and re-seeded with grass. There are no improvements planned for that area except for the grading. The area will be usable area for outdoor events and recreation.

DOWNSTREAM IMPACTS

Small rain events will drain through the sand bed and discharged offsite to the existing drainage swale. Peak flow from larger events (2-yr, 10-yr and 25-yr) will be controlled within the dry pond back to pre-development conditions.

Runoff from larger events (50-yr and 100-yr) will be reduced but not controlled back to pre-development rates. In a 50-year event there will only be a 1.29-cfs increase in peak flow over the existing conditions. The peak flow from a 100-year event will increase approximately 3.56-cfs over pre-development rates. The increased flow from the site on these larger events will have little impact to the existing pond because the site is such a small portion of the overall drainage area. As water flows through the channels some will be lost so infiltration and some lost to evaporation.

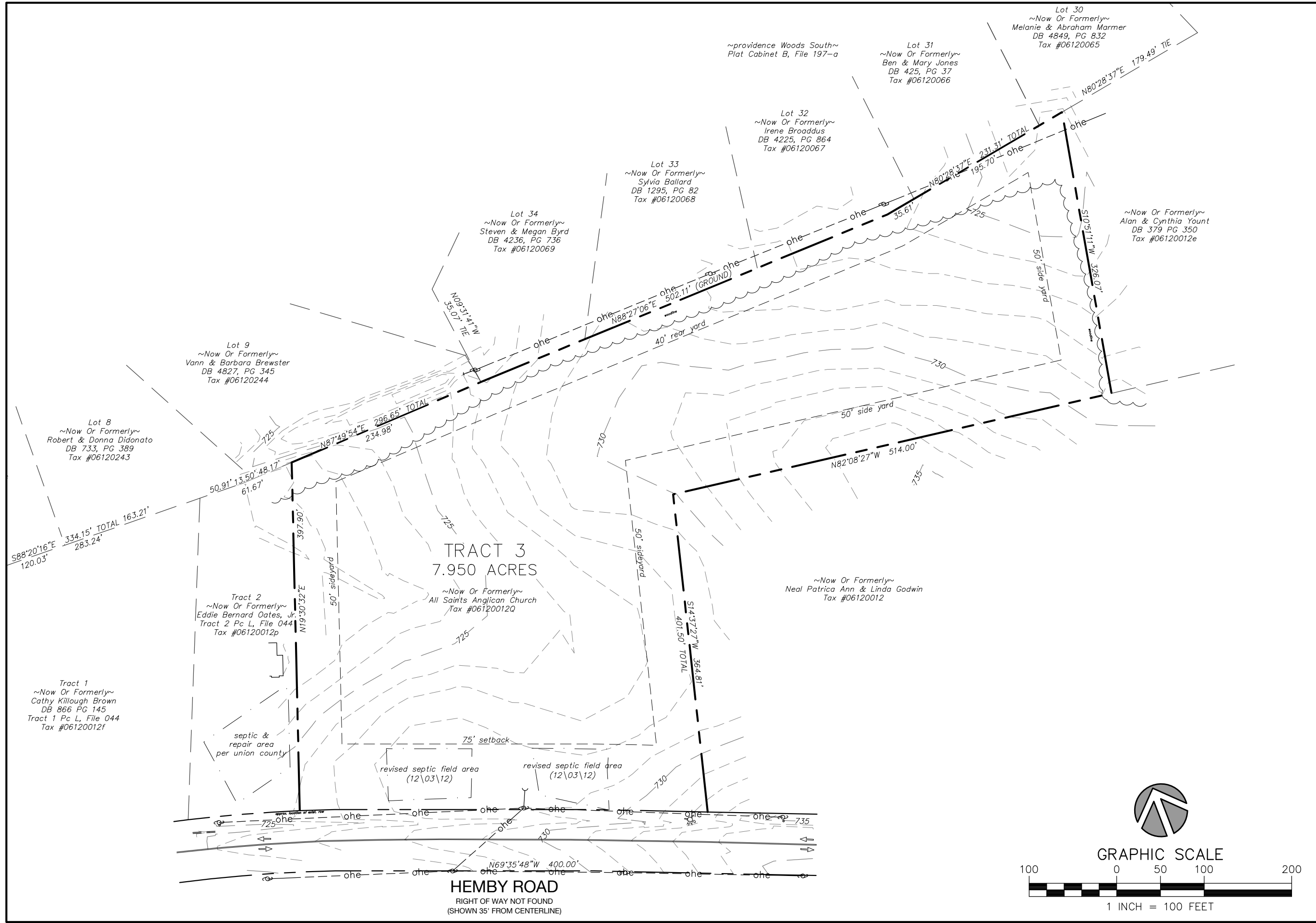
The pond outlet pipe will have an energy dissipater such as a rip-rap apron so that discharge velocities are non-erosive to the existing channel.

There is a portion of the adjacent property which is drains through the church's site which is not included in the detention. The area draining through the site is approximately 3.9-acres. A closed storm drainage system will be provided to carry this runoff around the site and discharge with the pond outlet. The drainage can be seen on Exhibit 2 illustrating the pond drainage area.

EXHIBITS

The following exhibits are included:

- Exhibit 1. Existing Site Conditions
- Exhibit 2. Existing Drainage Area
- Exhibit 3. Site Plan



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. P. 704-334-3303
charlotte, nc 28205 F. 704-334-3305

All Saints Anglican Church

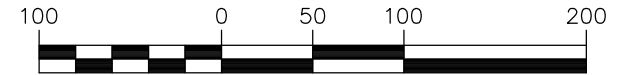
Exhibit 1
Existing Site Conditions

PROJECT NO: 14-075
DATE: 05.04.15
DESIGNED BY: udp
SCALE: 1"=100'

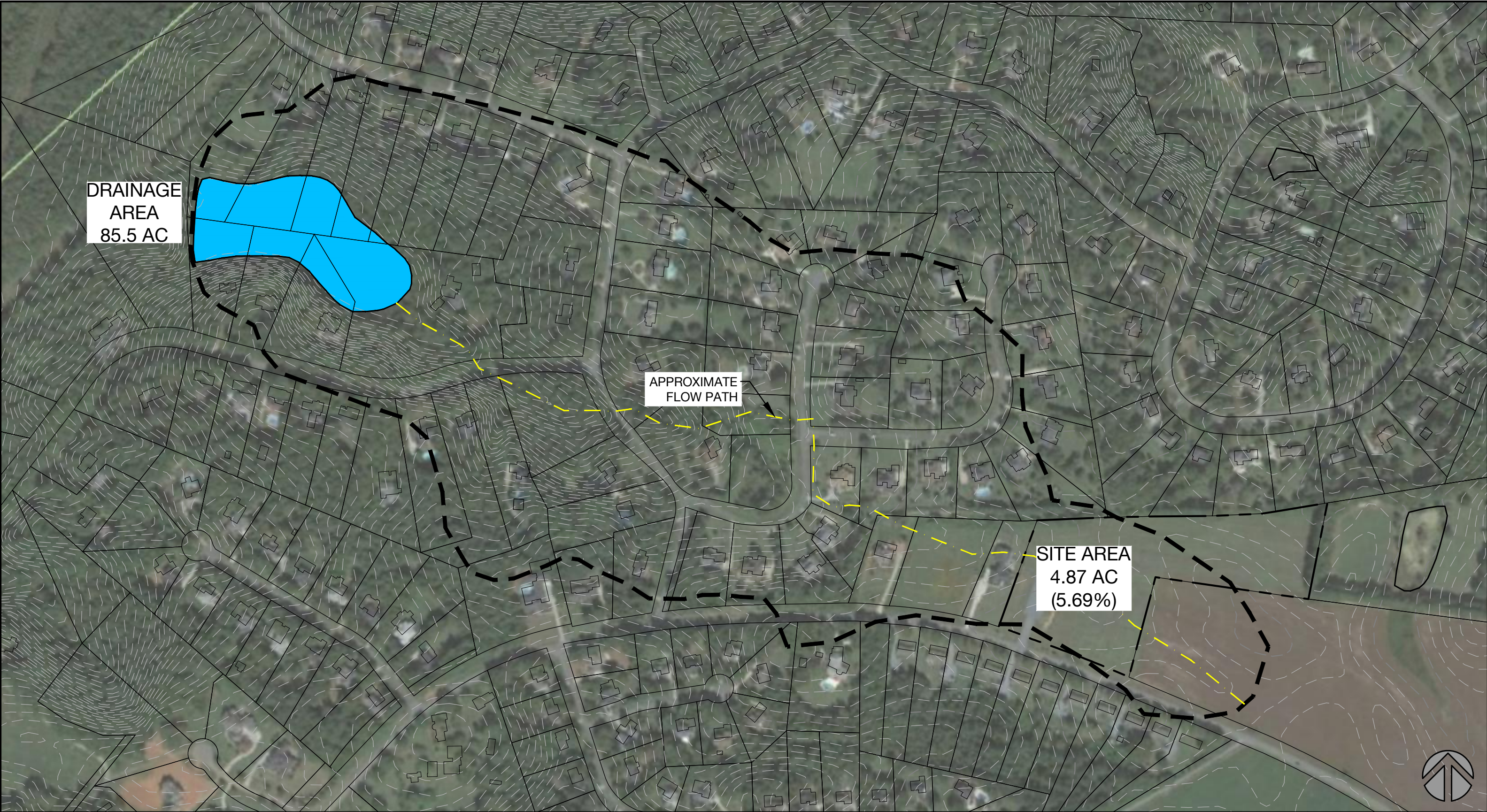
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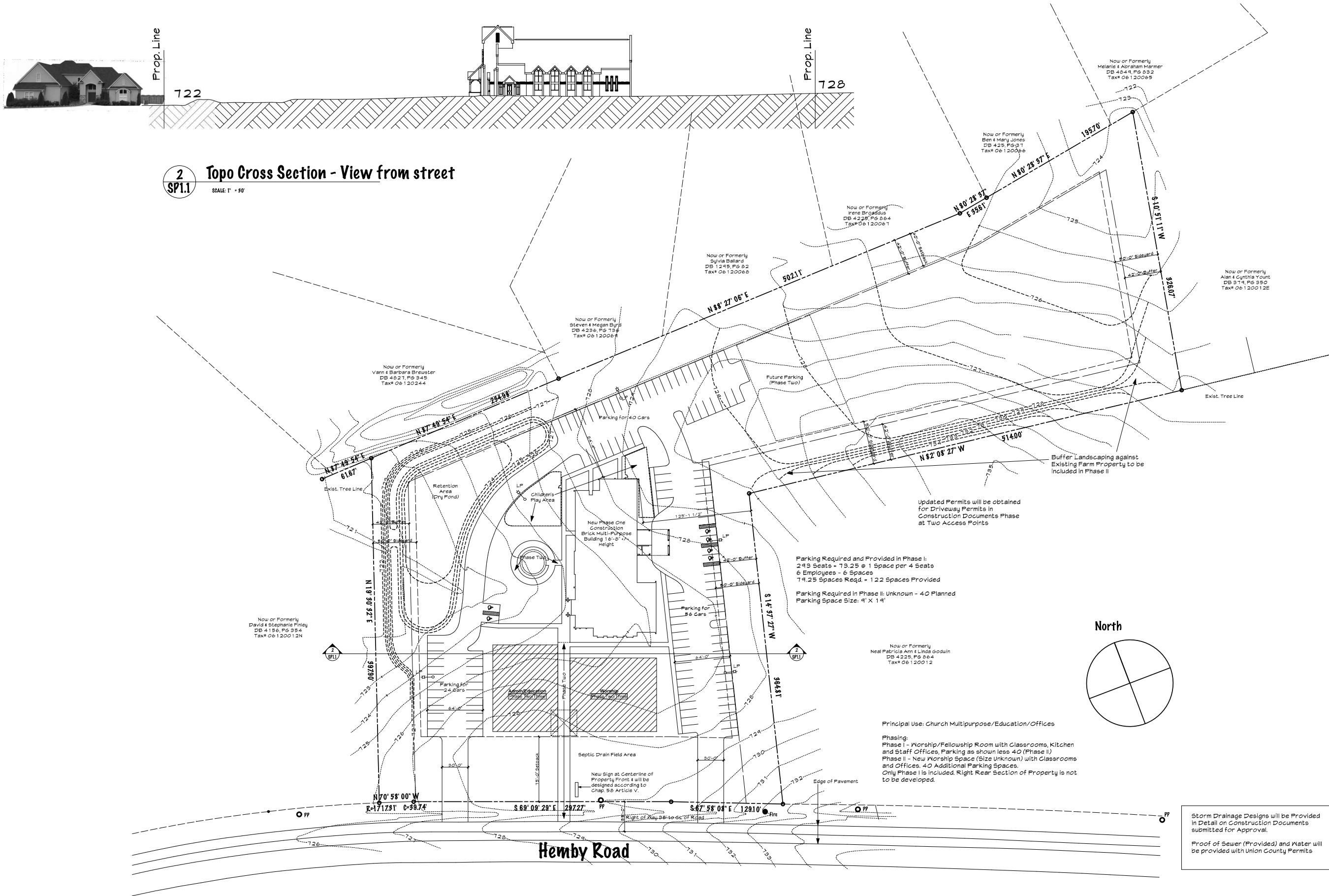


GRAPHIC SCALE



1 INCH = 100 FEET

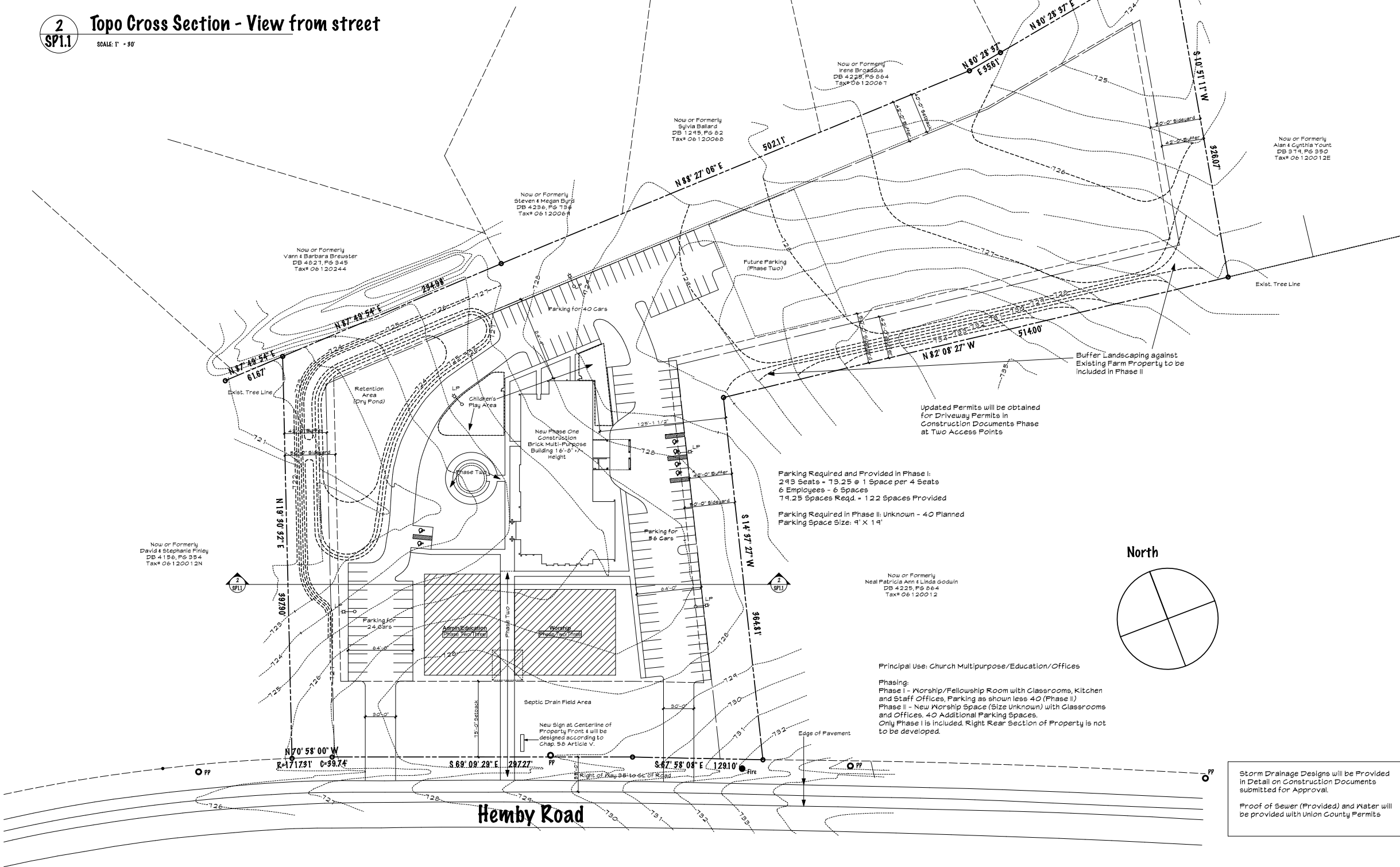




2
SP1.1

Topo Cross Section - View from street

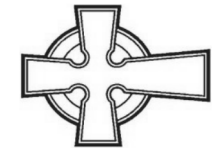
SCALE: 1" = 50'



1
SP1.1

Site Topo Plan

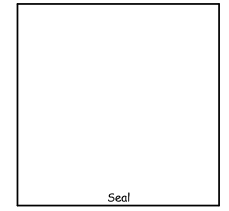
SCALE: 1" = 50'



All Saints
Anglican Church
Weddington, D.C.



McLeod Associates/Architect
211 W. Matthews St. Suite 106A Matthews NC 2805
704 • 562 • 2890
dmcleod@earthlink.net



Date: 5/15

Site Topo Plan

SP1.1



June 3, 2015

US INFRASTRUCTURE OF CAROLINA, INC.
CONSULTING ENGINEERS

Mr. Julian Burton, Zoning Administrator/Town Planner
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: Storm Water Plan Review – CUP application
All Saints Anglican Church Site Plan
USI Project No. 140209- 14

Dear Julian:

We have reviewed the storm water management plans submitted June 2, 2015 by Urban Design Partners for their conformance with the Town's requirements for CUP applications. The submittal shows that the proposed sand filter/ dry detention pond serving the western portion of the property will detain the post-developed storm water runoff rates to pre-developed rates for the 1, 2, 10, and 25-year storms. Runoff from the 50- and 100-year storms will be close to pre-developed rates (within 1.3 cubic feet per second (cfs) and 3.6 cfs respectively). The application for the All Saints church was submitted prior to the Town's recent storm water ordinance revisions and therefore was directed to comply with the new ordinance standards as closely as possible for the 50- and 100-year storms. The eastern portion of the property will be graded and re-seeded in grass and no storm water management controls are required.

The designer provided an analysis of potential storm water runoff impacts to downstream owners, described in the attached narrative. Runoff from the adjacent upstream property will be piped around the site and along with the pond outlet be discharged to an existing swale downstream of the property. The increase in storm water volume from the development will be retained within the pond and released at rates equal to or less than current rates from the site.

The stormwater management plans and calculations provided by the engineer satisfactorily demonstrate that the proposed site development plan will meet the storm water management requirements of the Town and are recommended for acceptance. After CUP approval, final construction drawings and calculations should be submitted to the Town for review.

If you have any questions, please contact us at 704-342-3007.

Sincerely,

US Infrastructure of Carolina, Inc.

Bonnie A. Fisher, P.E.
Project Manager

cc: Brian Smith, PE

Attachment

Section 58-272 Downtown Overlay District

(a) Downtown Overlay Boundary

The Downtown Overlay shall apply to those parcels designated as future business in the Town of Weddington 2013 Land Use Plan. The Downtown Overlay shall include the northern edge of Parcels 06150059A and 06150059, the northern boundary; Weddington-Matthews Road, the eastern boundary; Weddington Road (Highway 84), the southern boundary; and Providence Road, the western boundary. All commercial development proposed within any parcels included within this Downtown Overlay shall also be subject to the requirements of with the MX zoning district (Section 58-60), and the Conditional Zoning application process described in Section 58-271. The Downtown Overlay District will supersede any requirements defined in Section 58-60 (MX Zoning District) when there is a conflict in the requirements between the two sections.

(b) Maintenance of shared facilities within the Downtown Overlay

The Council may require that the owners, or applicants, create, participate in, or be a signatory to a Maintenance Agreement with any or all other property owners located within the Downtown Overlay's jurisdiction. The Maintenance Agreement shall provide for the maintenance of any shared facilities or spaces within the Downtown Overlay, potentially including but not limited to shared open space, pathways, roadways, shared entrances, entryway monuments, decorative street lighting, stormwater facilities, and sewer/septic facilities. Existing property owners shall be allowed to join in any maintenance agreements.

(c) Access from Thoroughfares

1. Access to parcels within the Overlay District from Providence Road shall be limited to the existing number of access points. Any existing access point may be shifted or modified to accommodate new development and/or parking, subject to Council approval and provided the total number of access points is not increased.

2. Access to parcels within the Overlay District from Weddington-Matthews Road shall be limited to one shared access point.

3. The Town Council may require all applicants proposing new commercial development within the Downtown Overlay to coordinate with NCDOT and contribute to the cost of construction for the east-west collector road as shown in the Local Area Regional Transportation Plan. The cost of the contribution will be approved by both the Town Council and NCDOT and may be placed into an escrow account, or a similar account, until sufficient funds are in place for construction of the road.

- a. The Town Council may require that maintenance of the collector road to be the responsibility of any or all of the owners within the Downtown Overlay, until the point that NCDOT takes over maintenance of the road.

- b. If and when the collector road is constructed, it shall be limited to one shared access point to parcels within the Downtown Overlay.

(d) Connectivity within the Town Center

1. Any proposed development site plan must create roadway stubs to connect with any or all adjacent parcels also located within the Downtown Overlay District.
2. Any proposed development site plan must create pedestrian pathway stubs to connect with any or all adjacent parcels also located within the Downtown Overlay District.
3. Any proposed development site plan must include clearly identifiable crosswalks to allow pedestrians to safely cross parking lots and interior streets.
4. Any proposed development site plan must coordinate with NCDOT and include sidewalks along the thoroughfare or the collector road ((c), 3). Maintenance of the sidewalks must be the responsibility of the property owner, or included within a maintenance agreement including several property owners.
5. Any proposed development must include street trees and decorative street lighting to encourage pedestrian activity. All street trees must be included in the Town of Weddington's List of Acceptable Plant Species.

(e) Open Space and Natural Features

1. Any proposed development within the Town Center shall be required to provide 10% open space. The development shall also be required to dedicate an additional 10% of open space to create shared open spaces. The Council will approve the location of any shared open space, and may require that the shared open space be located on the boundary of the parcel so that it can be combined with the shared open space of an adjoining parcel.
2. Any application for a conditional rezoning for property within the Downtown Overlay District shall include an environmental survey locating and detailing all natural features on the property, including but not limited to trees. The Town Council may require that any or all existing natural features on the property be preserved and/or maintained by the property owner as a condition of a Conditional Zoning approval.

(f) Design and Parking

1. New construction should align facades with those of any adjacent structures. Exceptions may be granted if the setback is pedestrian-oriented and contributes to the quality and character of the streetscape. An example would be for outdoor dining.
2. All roof equipment must be screened from public view and shall not be visible from the street.

3. All exterior trash and storage areas, service yards, loading areas, transformers and air conditioning units must be screened from view. Camouflaging air conditioning units is an acceptable screening method. The screening must use the same materials, color and/or style as the primary building in order to be architecturally compatible with the adjacent building.
4. Shared entry monuments located at shared access points shall be predominantly brick and compatible with existing entryway monuments within the Downtown Overlay District. Maintenance of the entry monument structures and any landscaping associated with the monuments shall be the responsibility of property owners within the Downtown Overlay District and/or signatories to the Maintenance Agreement.
5. Decorative street lighting shall be approved by the Town of Weddington, and must be installed within any new development proposed within the Downtown Overlay at the sole cost of the developer. The decorative street lighting should be placed at an appropriate and uniform distance along the roadways or pathways, and shall be coordinated with the spacing and locations of the lighting on adjoining parcels within the Downtown Overlay District.
6. Proposed structures within the Downtown Overlay District must be designed in a manner that promotes adaptive reuse, as defined in Section 58-4.
7. Proposed structures within the Downtown Overlay should be located towards the exterior of the parcels (along the thoroughfares), and contain interior parking. The Town Council may approve structures located towards the interior of the parcels if more than one structure is proposed on the same parcel.
8. The Town Council may reduce parking requirements by up to 50% if proposed development provides shared parking between more than one use or property owner.

(g) Infrastructure

1. Any new development within the Downtown Overlay must connect to a sewer system, whether private or public, unless it is shown to be unreasonable to make the connection, or unless the applicant provides a suitable alternative.

(h) Planned Unit Development

1. The Overlay District is designed to create a unified town center out of separate development projects. However, a large area could be developed simultaneously by one developer. One major project could allow for development to meet the intent of the Overlay District, while not meeting every specific requirement as stated this ordinance. Therefore, the Town Council may provide exceptions to any requirements within this ordinance if the overall intent of the Ordinance is being met by a proposed development of 9 acres or more.

AMENDMENTS – 6.03.2015

ARTICLE XIII

DIVISION 6. DRAINAGE, STORM WATER MANAGEMENT & WETLAND PROTECTION

Section 58-541. NATURAL DRAINAGE SYSTEM UTILIZED TO EXTENT FEASIBLE

To the extent practicable, all development shall conform to the natural contours of the land and natural and pre-existing manmade drainage ways shall remain undisturbed.

To the extent practicable, lot boundaries shall be made to coincide with natural and pre-existing manmade drainage ways within subdivisions to eliminate the creation of lots that could only be built upon by altering such drainage ways.

Section 58-542. DEVELOPMENTS MUST DRAIN PROPERLY

All developments shall be provided with a drainage system that is adequate to prevent the undue retention of surface water on the development site. Surface water shall not be regarded as unduly retained if:

- A. The retention results from a technique, practice or device deliberately installed as part of an approved sedimentation or stormwater runoff control plan; or
- B. The retention is not substantially different in location or degree than that experienced by the development site in its pre-development stage, unless such retention presents a danger to health or safety.

No development may be constructed or maintained so that such development unreasonably impedes the natural flow of water from high adjacent properties across such development, thereby unreasonably causing substantial damage to such higher adjacent properties.

No surface water may be channeled or directed into a sanitary sewer.

Whenever practicable, the drainage system of a development shall coordinate with and connect to the drainage systems or drainage ways on surrounding properties or adjacent streets.

Private roads and access ways within non-subdivided developments shall utilize curb and gutter and storm drains to provide adequate drainage if the grade of such roads or access ways is too steep to provide drainage in another manner, or if other sufficient reasons exist to require such construction.

Construction specifications for drainage swales, curbs and gutters, and storm drains shall be reviewed and approved by the Zoning Administrator with the assistance of the Town's Engineering Consultant, as necessary. All systems shall be designed in accordance with the Town's Stormwater Manual, as adopted, for a fully developed basin upstream based on the adopted town land use plan. Design of such systems shall be certified by a registered North Carolina professional engineer as an integral part of any permit application.

Section 58-543. GENERAL STANDARDS FOR STORMWATER MANAGEMENT

- A. The Town of Weddington hereby adopts and incorporates herein the provisions contained in the Charlotte-Mecklenburg Stormwater Design Manual, dated January 1, 2014 (as amended) (hereinafter referenced as the “Stormwater Manual”), with the following exceptions:
- 1) Necessary deviations may be necessary to accommodate soil types found in Union County and the Town of Weddington.
 - 2) Rainfall data for stormwater management design calculations shall be the most current available and shall be obtained from the National Oceanic and Atmospheric (NOAA) Precipitation Frequency Data Server website.
 - 3) When discrepancies are found between the Stormwater Manual and the Town of Weddington zoning or subdivision regulations, the stricter regulation shall apply.
 - 4) The Town Engineer, may approve other deviations from the Stormwater Manual in unique cases where hardship is demonstrated. Any deviation is also subject to approval from the Town Council.
- B. All developments shall be constructed and maintained so that properties are not unreasonably burdened with storm water runoff as a result of such developments. More specifically:
- 1) All nonresidential development and all major residential development creating more than 20,000 square feet of **new** impervious area shall provide storm water detention to control the peak stormwater runoff from the 2, 10, 25, 50, and 100 year, 24 hour storm events to pre-development rates. Stormwater volume control shall also be provided for the 1-year, 24 hour storm. Design of facilities shall be consistent with the Stormwater Manual except as stated herein.
 - 2) **All developments with impervious area existing on or before November 13, 2014 shall provide detention only for any newly created impervious area.**
 - 3) Minor residential subdivisions and individual single-family residences are exempt from requirements of this section.
 - 4) Stormwater management facilities shall not be located within 20 feet of any property lines.
 - 5) A registered North Carolina professional engineer shall certify documents demonstrating that construction of the project or subdivision will not increase the rate of runoff from the site nor cause any adverse impacts on downstream facilities or property.
 - 6) Where stormwater management facilities are proposed to be constructed, the owners, heirs, assigns or successors of the land, including any homeowners associations, will agree to perpetual maintenance of the facility and will release and hold harmless the Town of Weddington from any liability, claims, demands, attorney’s fees, and costs or judgments arising from said facility. At a minimum, the facility will be inspected by a registered North Carolina professional engineer on a yearly basis and the annual inspection report submitted by the owner to the Zoning Administrator for purposes of compliance.

- 7) An evaluation of any dam that is part of a stormwater management facility shall be made by the designer, in accordance with the Dam Safety Law of 1967, and submitted to the dam safety engineer for review, if required.
- 8) No certificate of compliance or release of performance bond funds shall be issued for any development until a registered land surveyor has surveyed the as-built storm drainage and storm water management facilities and the revised calculations have been submitted to and approved by the Town of Weddington. The revised calculations must be sealed by a registered North Carolina professional engineer. In addition, the Town shall not grant final plat approval unless the Town Engineer has approved the plans, and the Town has approved the as-built detention plans and/or a performance bond has been secured.
- 9) A permanent drainage easement that encompasses the facility shall be shown on a recorded plat, along with an access easement from the facility to a public right-of-way. This easement will be described by metes and bounds on the plat.
- 10) There will be a note placed on the recorded plat that clearly describes who is responsible for maintenance of the stormwater management facilities, pipes, and/or channels located within the permanent facility.
- 11) Required drainage easements for streams shall be provided as described in Zoning Ordinance Section 58-338, "Setbacks from Streams".
- 12) Applicants proposing new development within the Downtown Overlay District (Section 58-272) may propose an alternative stormwater management plan, provided the proposal includes a regional stormwater management pond that serves a development area of 9 acres or more. At a minimum, the proposed plan must detain peak stormwater runoff for the 2 year, 10 year, and 25 year, 6-hour storms, and provide 0.5 feet of freeboard during the 50 and 100 year storm events. The regional stormwater pond must be approved by the Town Council in accordance with the Conditional Zoning approval process described in Section 58-271.

Section 58-543.1 REQUIREMENTS FOR STORMWATER MANAGEMENT PLAN APPROVAL

A. Stormwater Management Plan Required for All Developments

No Conditional Use, Vested Rights, Rezoning, or Zoning application for Non-Residential Uses or Preliminary Subdivision Plat for Residential or Non-Residential Uses will be considered as complete unless it includes a stormwater management plan detailing in concept how runoff resulting from the development will be controlled or managed. Preliminary informational meetings with the Town Zoning Administrator or the Planning Board may be allowed without a complete Stormwater Management Concept Plan.

No Zoning Permit or Final Plat approval shall be issued until a satisfactory final stormwater management plan has been reviewed and approved by the Town upon determination that the plan is consistent with the requirements of this ordinance.

All costs for the Town's engineering review of the storm water management concept plans and final plans shall be borne by the owner/developer.

B. Stormwater Management Concept Plan Requirements

A stormwater management concept plan shall be required with all permit applications and will include sufficient information to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site on water resources, and the effectiveness and acceptability of the measures proposed for managing stormwater generated at the project site. The information provided shall meet the design requirements of the Stormwater Manual. The following items are required to be submitted for review of the Stormwater Management Concept Plan:

- 1) Existing conditions and proposed site layout sketch plans, which illustrate at a minimum: existing and proposed topography; perennial and intermittent streams; mapping of predominant soils from soil surveys; boundaries of existing predominant vegetation and proposed limits of clearing and grading; proposed Open Space area; and location of existing and proposed roads, buildings, parking areas and other impervious surfaces.
- 2) A written or graphic inventory of the natural resources at the site and surrounding area as it exists prior to the commencement of the project and a description of the watershed and its relation to the project site. This description should include a discussion of soil conditions, forest cover, topography, wetlands, and other native vegetative areas on the site, as well as the location and boundaries of other natural feature protection and conservation areas such as lakes, ponds, floodplains, stream buffers, and other setbacks. Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.
- 3) A written or graphic concept plan of the proposed post-construction stormwater management system including: preliminary selection and location of proposed structural storm water controls; low impact design elements; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; location of proposed Open Space areas; location of all floodplain/floodway limits; relationship of the site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings.
- 4) Preliminary selection and rationale for any structural stormwater management practices along with sufficient engineering analysis to show that the proposed stormwater management measures are capable of controlling runoff from the site in compliance with the Town of Weddington Storm Water Management ordinance and the specifications of the Stormwater Manual.
- 5) A note acknowledging responsibility for the operation and maintenance of any stormwater management facility, and that such obligation shall be disclosed to future owners

C. Final Stormwater Management Plan Requirements

After review of the stormwater management concept plan and modifications to that plan as deemed necessary by the Town, a final stormwater management plan shall be submitted for approval. The final stormwater management plan shall detail how post-construction runoff will be controlled, managed, and maintained in perpetuity, and how the proposed project will meet the requirements of this ordinance. All such plans shall conform to the design requirements of the Stormwater Manual and shall be prepared by a North Carolina licensed professional engineer. The plan submittal shall include all of the information required in the submittal checklist established by the Zoning Administrator

D. Performance Bond/Security

The Town of Weddington may, at its discretion, require the submittal of a performance security or bond prior to issuance of a permit in order to insure that the stormwater management facilities are installed by the permit holder as required by the approved stormwater management plan. The amount of the installation performance security shall be the total estimated construction cost of the stormwater management practices approved under the permit, plus 50%. The performance security shall contain forfeiture provisions for failure to complete work specified in the stormwater management plan.

The installation performance security shall be released in full only upon submission of "as built plans" and written certification by a registered North Carolina professional engineer that the detention facility has been installed in accordance with the approved plan and other applicable provisions of this ordinance.

Section 58-543.2 MAINTENANCE OF STORMWATER FACILITIES

A. General Standards for Maintenance

The owner, its successors and assigns, including any homeowners association, of a stormwater management facility installed pursuant to this ordinance shall maintain and operate the practice so as to preserve and continue its function in controlling storm water runoff at the degree or amount of function for which the facility was designed.

B. Operation and Maintenance Agreement

Prior to the conveyance or transfer of any lot or building site to be served by a storm water control facility pursuant to this ordinance, and prior to issuance of any permit for development requiring a storm water control facility pursuant to this ordinance, the applicant or owner of the site must execute an operation and maintenance agreement that shall be binding on all subsequent owners of the site, portions of the site, and lots or parcels served by the facility. Until the transference of all property, sites, or lots served by facility, the original owner or applicant shall have primary responsibility for carrying out the provisions of the maintenance agreement.

The operation and maintenance agreement shall require the owner or owners to maintain, repair and, if necessary, reconstruct the storm water control facility, and shall state the terms, conditions, and schedule of maintenance for facility. In addition, it shall grant to the Town a right of entry in the event that the Town Administrator has reason to believe it has become necessary to inspect, monitor, maintain, repair, or reconstruct the facility; however, in no case shall the right of entry, of itself, confer an obligation on the Town to assume responsibility for the facility.

A maintenance plan must be attached as an addendum to the operation and maintenance agreement which identifies the specific maintenance activities to be performed for each facility. The operation and maintenance agreement and maintenance plan templates to be completed may be obtained from the Town of Weddington. The operation and maintenance agreement must be approved by the Town Administrator prior to construction plan approval. The agreement shall be referenced on the final plat and recorded with the county Register of Deeds upon final plat approval. A copy of the recorded maintenance agreement shall be given to the Town Administrator within fourteen (14) days following its recordation.

For all stormwater management facilities required pursuant to this ordinance, the required operation and maintenance agreement provided by the owner, homeowner's association, or similar entity, shall include all of the following provisions:

- (1) Acknowledgment that the owner or association shall continuously operate and maintain the stormwater management facilities.
- (2) Establishment of an escrow account, which can be spent solely for sediment removal, structural, biological or vegetative replacement, major repair, or reconstruction of the stormwater management facilities. If stormwater management facilities are not performing adequately or as intended or are not properly maintained, the Town of Weddington, in its sole discretion, may remedy the situation, and in such instances the Town of Weddington shall be fully reimbursed from the escrow account. Escrowed funds may be spent by the owner or association for sediment removal, structural, biological or vegetative replacement, major repair, and reconstruction of the stormwater management facilities provided that the Town of Weddington shall first consent to the expenditure.
- (3) Both developer contribution and annual sinking funds shall fund the escrow account. Prior to plat recordation or issuance of construction permits, whichever shall first occur, the developer shall pay into the escrow account an amount equal to fifteen (15) per cent of the initial construction cost of the stormwater management facilities. Two-thirds ($2/3$) of the total amount of sinking fund budget shall be deposited into the escrow account within the first five (5) years and the full amount shall be deposited within ten (10) years following initial construction of the stormwater management facilities. Funds shall be deposited each year into the escrow account. A portion of the annual assessments of the owner or association shall include an allocation into the escrow account. Any funds drawn down from the escrow account shall be replaced in accordance with the schedule of anticipated work used to create the sinking fund budget.
- (4) The percent of developer contribution and lengths of time to fund the escrow account may be varied by the Town of Weddington depending on the design and materials of the stormwater control and management facility.
- (5) Granting to the Town of Weddington a right of entry to inspect, monitor, maintain, repair, and reconstruct stormwater management facilities.
- (6) Allowing the Town of Weddington to recover from the owner or association and its members any and all costs the Town of Weddington expends to maintain or repair the stormwater management facilities or to correct any operational deficiencies. Failure to pay the Town of Weddington all of its expended costs, after forty-five days written notice, shall constitute a breach of the agreement. In case of a deficiency, the Town of Weddington shall thereafter be entitled to bring an action against the owner or the association and its members to pay, or foreclose upon the lien hereby authorized by the agreement against the property, or both. Interest, collection costs, and attorney fees shall be added to the recovery.

- (7) A statement that this agreement shall not obligate the Town of Weddington to maintain or repair any stormwater management facilities, and the Town of Weddington shall not be liable to any person for the condition or operation of stormwater management facilities.
- (8) A statement that this agreement shall not in any way diminish, limit, or restrict the right of the Town of Weddington to enforce any of its ordinances as authorized by law.
- (9) A provision indemnifying and holding harmless the Town of Weddington for any costs and injuries arising from or related to the stormwater management facilities, unless the Town of Weddington has agreed in writing to assume the maintenance responsibility for the BMP and has accepted dedication of any and all rights necessary to carry out that maintenance.

C. Maintenance Easement

Prior to approval of the Final Stormwater Management Plan, the applicant or owner of the site must execute a maintenance easement agreement that shall be binding on all subsequent owners of land, including any homeowners associations, served by the stormwater management facility. The agreement shall provide for access to the facility at reasonable times for periodic inspection by the Town of Weddington, or their contractor or agent, and for regular or special assessments of property owners to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by this ordinance. The easement agreement shall be recorded in the Union County Register of Deeds land records.

D. Inspections

The person responsible for maintenance of any stormwater management facility installed pursuant to this ordinance shall submit to the Zoning Administrator an annual inspection report from a qualified registered North Carolina professional engineer performing services only in their area of competence. The inspection report shall contain all of the following:

- 1) The name and address of the land owner;
- 2) The recorded book and page number of the lot of each stormwater management facility;
- 3) A statement that an inspection was made of all stormwater management facilities;
- 4) The date the inspection was made;
- 5) A statement that all inspected stormwater facilities are performing properly and are in compliance with the terms and conditions of the approved maintenance agreement required by this ordinance; and
- 6) The original signature and seal of the engineer. An original inspection report shall be provided to the Zoning Administrator beginning one year from the date of as-built certification and each year thereafter on or before the anniversary date of the as-built certification.

E. Records of Installation and Maintenance Activities

The owner, its successors and assigns, including any homeowners association, of each storm water management facility shall keep records of inspections, maintenance, and repairs for at least five years from the date of creation of the record and shall submit the same upon reasonable request to the Zoning Administrator.

F. Nuisance

The owner, its successors and assigns, including any homeowners association, of each stormwater management facility, shall maintain it so as not to create a nuisance condition.

Section 58-543.3 ENFORCEMENT AND VIOLATIONS

A. General

The provisions of this ordinance shall be enforced by the Zoning Administrator, his or her designee, or any authorized agent of the Town of Weddington. Whenever this Section refers to the Zoning Administrator, it includes his or her designee as well as any authorized agent of the Town of Weddington.

Any failure to comply with an applicable requirement, prohibition, standard, or limitation imposed by this ordinance, or the terms or conditions of any permit or other development or redevelopment approval or authorization granted pursuant to this ordinance, is unlawful and shall constitute a violation of this ordinance.

Each day that a violation continues shall constitute a separate and distinct violation or offense.

Any person who erects, constructs, reconstructs, alters (whether actively or passively), or fails to erect, construct, reconstruct, alter, repair or maintain any structure, detention facility, stormwater management facility, practice, or condition in violation of this ordinance, as well as any person who participates in, assists, directs, creates, causes, or maintains a condition that results in or constitutes a violation of this ordinance, or fails to take appropriate action, so that a violation of this ordinance results or persists; or an owner, any tenant or occupant, or any other person, who has control over, or responsibility for, the use or development of the property on which the violation occurs shall be subject to the remedies, penalties, and/or enforcement actions in accordance with this Section. For the purposes of this article, responsible person(s) shall include but not be limited to:

- 1) Person Maintaining Condition Resulting In or Constituting Violation
- 2) Any person who participates in, assists, directs, creates, causes, or maintains a condition that constitutes a violation of this ordinance, or fails to take appropriate action, so that a violation of this ordinance results or persists.
- 3) Responsibility For Land or Use of Land
- 4) The owner of the land on which the violation occurs, any tenant or occupant of the property, any person who is responsible for storm water management practices pursuant to a private agreement

or public document, and any person, who has control over, or responsibility for, the use, development or redevelopment of the property.

B. Inspections and Investigations by the Town

Inspections by the Town of Weddington may be conducted or established on any reasonable basis, including but not limited to routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to, reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in detention facility; and evaluating the condition of detention facility.

The Zoning Administrator shall have the authority to conduct such investigation as it may reasonably deem necessary to carry out its duties as prescribed in this ordinance, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigating and inspecting. No Person shall refuse entry or access to the Zoning Administrator who requests entry for purpose of inspection or investigation, and who presents appropriate credentials, nor shall any Person obstruct, hamper, or interfere with the Zoning Administrator while in the process of carrying out official duties.

The Zoning Administrator shall also have the power to require written statements, or the filing of reports under oath as part of an investigation.

58-543.4 REMEDIES AND PENALTIES

General The remedies and penalties provided for violations of this ordinance, whether civil or criminal, shall be cumulative and in addition to any other remedy provided by law, and may be exercised in any order.

A. Remedies

The Zoning Administrator or other authorized agent may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site and served by the stormwater practices in question until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.

As long as a violation of this ordinance continues and remains uncorrected, the Zoning Administrator or other authorized agent may withhold, and the Town Planning Board may disapprove, any request for permit or development approval or authorization provided for by this ordinance or the Zoning Ordinance for the land on which the violation occurs.

The Zoning Administrator, with the written authorization of the Town Council, may institute an action in a court of competent jurisdiction for a mandatory or prohibitory injunction and order of abatement to correct a violation of this ordinance. Any person violating this ordinance shall be subject to the full range of equitable remedies provided in the General Statutes or at common law.

If the violation is deemed dangerous or prejudicial to the public health or public safety and is within the geographic limits prescribed by North Carolina G.S. § 160A-193, the Zoning Administrator, with the written authorization of the Town Council may cause the violation to be corrected and the costs to be assessed as a lien against the property.

The Zoning Administrator may issue a stop work order to the person(s) violating this ordinance. The stop work order shall remain in effect until the person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein. The stop work order may be withdrawn or modified to enable the person to take the necessary remedial measures to cure such violation or violations.

B. Civil Penalties

Violation of this ordinance may subject the violator to a civil penalty to be recovered in a civil action in the nature of a debt if the violator does not pay the penalty within 30 days after notice of the violation is issued by the Zoning Administrator. Civil penalties may be assessed up to the full allowed by law.

C. Criminal Penalties

Violation of this ordinance may be enforced as a misdemeanor subject to the maximum fine permissible under North Carolina law.

Section 58-543.5 PROCEDURES

A. Initiation/Complaint

Whenever a violation of this ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint shall state fully the alleged violation and the basis thereof, and shall be filed with the Zoning Administrator, who shall record the complaint. The complaint shall be investigated promptly by the Zoning Administrator.

B. Inspection

The Zoning Administrator shall have the authority, upon presentation of proper credentials, to enter and inspect any land, building, structure, or premises to ensure compliance with this ordinance.

C. Notice of Violation and Order to Correct

When the Zoning Administrator finds that any building, structure, or land is in violation of this ordinance, the Zoning Administrator shall notify, in writing, the property *owner* or other person violating this ordinance. The notification shall indicate the nature of the violation, contain the address or other description of the site upon which the violation is occurring, order the necessary action to abate the violation, and give a deadline for correcting the violation. If civil penalties are to be assessed, the notice of violation shall also contain a statement of the civil penalties to be assessed, the time of their accrual, and the time within which they must be paid or be subject to collection as a debt.

The Zoning Administrator may deliver the notice of violation and correction order personally, by the (Town of Weddington Code Enforcement Officer), by certified or registered mail, return receipt requested, or by any means authorized for the service of documents by Rule 4 of the North Carolina Rules of Civil Procedure.

If a violation is not corrected within a reasonable period of time, as provided in the notification, the Zoning Administrator may take appropriate action under this ordinance to correct and abate the violation and to ensure compliance with this ordinance.

D. Extension of Time

A person who receives a notice of violation and correction order, or the *owner* of the land on which the violation occurs, may submit to the Zoning Administrator a written request for an extension of time for correction of the violation. On determining that the request includes enough information to show that the violation cannot be corrected within the specified time limit for reasons beyond the control of the person requesting the extension, the Zoning Administrator may extend the time limit as is reasonably necessary to allow timely correction of the violation, up to, but not exceeding 90 days. The Zoning Administrator may grant 30-day extensions in addition to the foregoing extension if the violation cannot be corrected within the permitted time due to circumstances beyond the control of the person violating this ordinance. The Zoning Administrator may grant an extension only by written notice of extension. The notice of extension shall state the date prior to which correction must be made, after which the violator will be subject to the penalties described in the notice of violation and correction order.

E. Enforcement After Time to Correct

After the time has expired to correct a violation, including any extension(s) if authorized by the Zoning Administrator, the Zoning Administrator shall determine if the violation is corrected. If the violation is not corrected, the Zoning Administrator may act to impose one or more of the remedies and penalties authorized by this ordinance.

F. Emergency Enforcement

If delay in correcting a violation would seriously threaten the effective enforcement of this ordinance or pose an immediate danger to the public health, safety, or welfare, then the Zoning Administrator may order the immediate cessation of a violation. Any person so ordered shall cease any violation immediately. The Zoning Administrator may seek immediate enforcement, without prior written notice, through any remedy or penalty authorized by this article.

Section 58-544. WETLANDS

All developments shall fully comply with the State and Federal requirements of Sections 401 and 404 of the Clean Water Act, related to the protection of wetlands and surface waters. All developments shall obtain any required permits from the United States Army Corps of Engineers, pursuant to section 404 before submitting a permit application. When required, water quality certifications must also be obtained from the North Carolina Department of Environment and Natural Resources, Division of Water Quality, pursuant to section 401 of the Clean Water Act before submitting a permit application.

Section 58-545. POND EVALUATION

All preliminary plats that include proposed permanent ponds, and all preliminary plats that include stormwater runoff to any existing permanent ponds, shall be subject to the review of the state dam safety engineer. An evaluation of the pond dam shall be made by the designer, in accordance with the Dam Safety Law of 1967, and submitted to the dam safety engineer for review.

All existing ponds shall be evaluated and rehabilitated as necessary to ensure that the ponds will safely withstand the 50-year storm with a minimum of 0.50 feet of freeboard at the dam. Design calculations shall be based upon the existing built upon conditions for areas of the drainage basin within the Town's

jurisdiction. Design calculations shall assume future buildout conditions for any non-Town jurisdictional areas within the drainage basin.

All proposed ponds which are constructed to meet stormwater detention requirements shall be designed as described in Section 58-543.

All proposed ponds constructed for uses other than complying with detention requirements, such as for recreational use only, shall be designed to withstand the 100-year storm with a minimum of 1.0 feet of freeboard at the dam. Design calculations assumptions shall be the same as the existing pond evaluation criteria as described above.

Section 58-546. NPDES STORMWATER PROGRAM PHASE II
(POST CONSTRUCTION STORMWATER MANAGEMENT)

Development and redevelopment projects within the Town of Weddington must apply to the NC Department of Energy, Mineral, and Land Resources for a State Stormwater permit. Written approval from the State shall be required prior to Town approval of proposed development.

The requirements for post-construction stormwater management apply to developments in which the total land disturbance is one acre or more. The NPDES program classifies development into two categories: low-density and high density. Both categories of projects require a permit. Project design requirements are shown in Section 9 of S.L. (Session Law) 2006-246. Exclusions from Post-Construction Practices are shown in Section 8.

New development activities within the Sixmile Creek Watershed are subject to more stringent requirements as a result of an Administrative Law Judge ruling and Environmental Management Commission (EMC) decisions relating to the protection of the Carolina Heelsplitter, an endangered species. NCDENR policies shall govern development in this watershed and specific requirements should be verified with State personnel.

Section 58-547. DEFINITIONS

When used in this Ordinance, the following words and terms shall have the meaning set forth in this section, unless other provisions of this Ordinance specifically indicate otherwise.

Built-upon area (BUA) - That portion of a development project that is covered by impervious or partially impervious surface including, but not limited to, buildings; pavement and gravel areas such as roads, parking lots, and paths; and recreation facilities such as tennis courts. “Built-upon area” does not include a wooden slatted deck, the water area of a swimming pool, or pervious or partially pervious paving material to the extent that the paving material absorbs water or allows water to infiltrate through the paving material.

Detention- The temporary storage of storm water runoff in a stormwater management practice with the goals of controlling peak discharge rates and discharge volume

Development- Any land-disturbing activity that increases the amount of built upon area or that otherwise decreases the infiltration of precipitation into the soil.

Drainage Easement- An area of land dedicated for the purpose of conveying stormwater runoff by means of an open channel or drainage pipe.

Floodplain- The one percent Annual Chance Floodplain as delineated by the North Carolina Floodplain Mapping Program in the Division of Emergency Management.

Freeboard- The elevation difference between the full pond and the crest of the dam embankment. Freeboard protects the bank from wave action and overtopping under high-intensity rainfall.

Impervious Area- Surfaces that cannot effectively infiltrate rainfall (e.g., building rooftops, pavement, gravel surfaces, sidewalks, driveways, etc).

New Impervious Area – Impervious area created after November 13th, 2014.

Runoff- The excess precipitation from rain or snowfall which flows over the ground.

Stormwater Management Facility- A physical device designed to alter or reduce stormwater runoff velocity, amount, timing, or other characteristics to approximate the pre-development hydrology on a developed site. “Stormwater Management Facility” is synonymous with “stormwater control facility”, “stormwater management practice”, “detention facility”, “BMP”, and similar terms used in this ordinance.

Sec. 58-271. - Conditional zoning district amendment procedure.

(a) Traffic Impact Analysis.

(1) The applicant shall be required to meet the requirements described in both the Traffic Impact Analysis Process and Procedures Manual, and Appendix C: Traffic Impact Analysis.

(a)b) Application.

- (1) Petitioning for a conditional zoning district and can be initiated only by the owner of the property or by his authorized agent or the Town of Weddington. All applications must include a site plan, drawn to scale, and supporting text, all of which will, if approved, become a part of the amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in the state, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations and conditions that, in addition to all predetermined requirements of this chapter, will govern the development and use of the property. The applicant shall, at a minimum, include as part of the application each of the items listed below:
 - a. A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
 - b. The names, addresses and the tax parcel numbers of the owners of all adjoining properties.
 - c. All existing easements, reservations, and rights-of-way on the property to be rezoned.
 - d. Proposed principal uses. For residential uses this shall include the number of units and an outline of the areas where the structures will be located. For nonresidential uses, designation of the areas within the development where particular types of uses will occur, with reference made to the list of uses found in subsection 58-60(1).
 - ~~e. 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 parking facilities along with typical street cross-sections).~~
 - ~~ef.~~ Lot sizes for residential and nonresidential uses and proposed outparcels, as applicable.
 - ~~fg.~~ Detailed information on the number, height, size and location of structures.
 - ~~gh.~~ All proposed setbacks, buffers, screening and landscaping required by this chapter or otherwise proposed by the applicant.
 - ~~hi.~~ All existing and proposed points of access to public streets from the development.
 - ~~ij.~~ A detailed description of all proposed phasing of development for the project.
 - ~~jk.~~ Number, location, type and size of all signs proposed to be erected by the developer at entrances to the site. Additionally, a general description of other proposed signs including number, location, type and size of all commercial signs. Actual approval of signs shall be a part of the design review provided for in subsection (h)(8) of this section.
 - ~~kl.~~ Exterior treatments of all principal structures including proposed materials and general architectural design.
 - ~~lm.~~ Delineation of areas within the regulatory floodplain as shown on official flood hazard boundary maps for county.
 - ~~mn.~~ Existing and proposed topography at five-foot contour intervals or less.

~~ne~~. Scale and physical relationship of buildings relative to abutting properties. This may be accomplished by providing existing and proposed topographic elevation cross-sections of the site showing proposed structures relative to existing adjacent properties.

~~op~~. Lighting plan and proof of conformity to the article IV of chapter 14.

- (2) Said site plan, including all additional information shown on it, shall constitute part of the application for rezoning to a conditional zoning district. The zoning administrator, on a case-by-case basis and at his sole discretion, may specify how many copies of the application the applicant must submit in order to have enough copies for review. No application shall be deemed complete unless accompanied by a fee in accordance with the most recently adopted fee schedule adopted by the town council. Furthermore, the applicant acknowledges that he/she will reimburse the town for all engineering and consulting services associated with the review of the conditional zoning request prior to any zoning permits being issued by the town for such project.
- (3) It is further acknowledged that the town reserves the right to approve a rezoning to a B-1(CD), B-2(CD) or MX conditional district simultaneously with the approval of a sketch plan for a major subdivision, providing that all applicable provisions of this section and article II, chapter 46 are followed. Furthermore, an application to rezone property to a conditional zoning district will also require the applicant to submit all construction plans for infrastructure improvements, individual buildings, and signs as provided in subsection (h)(8) of this section.

~~(b)(c)~~ Additional requirements. When reviewing an application to rezone property to a conditional zoning district, the planning board and/or town council may request additional information in addition to that required in subsection (a) of this section, as they deem necessary.

~~(c)(d)~~ Public involvement meeting. Once the requisite copies of the application have been submitted to the town and the requisite fees have been paid, a public involvement meeting (PIM) shall be scheduled and held. Such meetings shall occur prior to any recommendation by the planning staff and approval by the town council. The PIM is designed to provide an opportunity for community involvement in accordance with the following requirements:

- (1) The applicant shall provide an agenda, schedule, location and list of participants such as landscape architects, engineers, etc., to answer questions from citizens and service providers for the project in cooperation with the planning staff.
- (2) The PIM shall be a minimum of four hours. Two hours shall be scheduled during normal business hours to allow service providers (such as the state department of transportation, utilities, or the state department of environment and natural resources) to participate as needed and to allow citizens to appear at a convenient time throughout the period. It is strongly recommended that this portion of the PIM take place at the proposed development site. In addition, a two-hour evening period shall be scheduled at the town hall or other nearby location agreed upon by the applicant and planning staff.
- (3) Notice of public involvement meetings shall, at a minimum, be given as follows:
 - a. A public notice shall be sent by the town to a newspaper having general circulation in the town not less than ten days or more than 25 days prior to the date of the PIM.
 - b. A notice shall be sent by first class mail by the town to the owners of all properties that lie within 1,300 feet of the exterior boundaries of the proposed development. The applicant shall furnish the town with mailing labels that depict the names and addresses of all such owners. Such notice shall be mailed to said property owners not less than ten days prior to the date of the PIM. The notification shall contain information regarding the PIM time and location, as well as a general description of the proposal.
 - c. A PIM notification sign shall be posted by the town in a conspicuous place at the property not less than ten days prior to the PIM. The sign shall indicate the date, time and location of the PIM.

d. The applicant shall reimburse the town for all expenses incurred to provide the notifications required by this subsection.

(4) Town staff will keep notes of citizen comments received during the PIM. In addition, all service provider comments shall be recorded by the town, including, but not limited to, all correspondence, reports and oral comments by service providers. After town review, this information will be available at the town hall and at subsequent meetings concerning the project. When practical, comments, ideas and suggestions presented during the PIM should be incorporated by the developer into the proposed development.

(5) Following the PIM, the applicant shall have the opportunity to make changes to the application to take into account information and comments received. One or more revised copies of the application shall be submitted to the zoning administrator for review. No additional fee shall be required to be paid for making such changes provided the zoning administrator receives the revised application within 30 days following the PIM. If a revised application is not received during said 30-day period, or if the applicant otherwise notifies the zoning administrator in writing that no revised application will be submitted, the zoning administrator shall review the original application.

| ~~(d)~~ (e) Zoning administrator approval. The zoning administrator shall have up to 30 days following any revision of the application (or up to 60 days following the PIM, if no revision is submitted) to make comments. If the administrator forwards no comments to the applicant by the end of said period, the application shall be submitted to the planning board for their review without any further comment. If the zoning administrator provides the applicant with comments on the application, the applicant shall have ten days after receiving the comments to inform the zoning administrator whether the application will be further revised. If the applicant informs the zoning administrator that the application will not be further revised, the zoning administrator shall submit the application to the planning board for their review at the next regularly scheduled meeting. If the applicant informs the zoning administrator that the application will be further revised, the zoning administrator shall not submit the current application to the planning board. Once the applicant submits a revised application, it shall be subject to review in accordance with this section.

| ~~(e)~~ (f) Planning board review. The applicant shall submit at least ten copies of the application to the zoning administrator for transmittal to the planning board and other appropriate agencies. 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 in accordance with subsection 58-271(c)(4) of this section. The planning board may, by majority vote, shorten or waive the 15-day time period provided in this section for receipt of 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 take action. 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.

(1) A planning board member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

(2) Upon making a recommendation, the planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and with any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the town council that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the town council.

| ~~(f)~~ (g) Action by town council. Conditional zoning district decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional zoning district decisions shall take into account applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. Prior to

making a decision on rezoning a piece of property to a conditional zoning district, the town council shall hold a public hearing. Notice of such public hearing shall be given as prescribed in subsection 58-270(g).

- (1) A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application for a rezoning to a conditional district.
- (2) Once the public hearing has been held, the town council shall take action on the application. The town council shall have the authority to:
 - a. Approve the application as submitted;
 - b. Deny approval of the application;
 - c. Approve the application with modifications that are agreed to by the applicant; or
 - d. Submit the application to the planning board for further study. The application may be resubmitted to the planning board with any modifications that are agreed to by the applicant. The planning board shall have up to 30 days from the date of such submission to make a report to the town council. Once the planning board issues its report, or if no report is issued within that time period, the town council can take action on the application in accordance with this subsection.
- (3) In the town council's sole discretion, it may hold additional public hearings on an application at any time before it takes a final vote to approve or deny that application.
- (4) A town council member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial and readily identifiable financial impact on the member.

~~(g)~~(h) Conditions to approval of application. In approving an application for the reclassification of a piece of property to a conditional zoning district, the planning board may recommend, and the town council may request that reasonable and appropriate conditions be attached to approval of the application. Any such conditions may relate to the relationship of the proposed use to the surrounding property, to proposed support facilities (e.g., parking areas, pedestrian circulation systems), to screening and landscaping, to the timing of development, to street and right-of-way improvements, to water and sewer improvements, to provision of open space, or to any other matters that the planning board or town council may find appropriate or the applicant may propose. Such conditions to approval may include dedication of right-of-way or easements for streets and/or utilities to serve the development. The applicant shall have a reasonable opportunity to consider and respond to any such proposed conditions prior to final action by the town council.

~~(h)~~(i) Review of plans and construction documents.

- (1) If the town council approves the application, the applicant's plans and construction documents will be subject to review in accordance with this section.
- (2) Where the DRB exists when the applicant submits any plans for review under this section, the DRB will review the plans in accordance with the following procedures. If no DRB exists when the applicant submits a set of plans for review, the functions of the DRB will be performed by the town planning board.
 - a. Review of building schematics, landscape plans and signs.
 1. The applicant shall submit to the planning staff for review and comment detailed plans and schematic designs for all buildings on the site, landscaping on the site and signs on the site. The planning staff may provide such submitted plans to town consultants or to other third parties to assist the town's review. The applicant shall reimburse the town for all costs and expenses that the town incurs in reviewing plans under this section.
 2. The applicant need not submit plans for all buildings, landscaping and signs simultaneously, and may instead submit multiple sets of plans, each of which shall be

separately and independently reviewed. Notwithstanding this provision, the DRB or the town council need not review plans submitted to it if, in its sole discretion, it determines that it cannot effectively review those plans without simultaneously reviewing plans for other buildings, landscaping and/or signs.

3. If the zoning administrator determines that a set of plans submitted by the applicant is complete and contains all information necessary to determine if those plans satisfy the standards specified in this subsection, the zoning administrator shall forward those plans to the DRB.
 4. The DRB shall have 60 days from the date a set of plans is submitted to it to recommend to the town council whether it should approve those plans. The DRB's recommendation will be based solely upon its determination of whether the plans and schematic designs satisfy the standards specified in this section and meet the requirements of the town's architectural design standards (see chapter 14, article V). If the DRB recommends that any plans not be approved, it shall state the reasons for that recommendation in writing and shall inform the applicant that it may withdraw those plans.
 5. A set of plans shall be submitted to the town council at its next regularly scheduled meeting that occurs at least 15 days after the DRB issues its recommendation on those plans. The applicant may withdraw any plans before they are submitted to the council, and the council will not review any plans that are withdrawn. If the DRB makes no recommendation to the council within 60 days after a set of plans are submitted to it, the plans shall be submitted to the town council for review without a DRB recommendation.
 6. The town will approve any plans submitted to it unless those plans either violate any requirements of this chapter, including any requirements applicable to the particular conditional zoning district at issue, violate any requirements, standards or conditions contained in the applicant's rezoning application, violate any requirements, standards, or conditions that are imposed under subsection (f) of this section, or will cause the development not to be in harmony with its surrounding area (collectively, the provisions of this subsection constitute the standards referenced in this section).
 7. After reviewing plans submitted to it, the town council shall have the authority to:
 - i. Approve the plans;
 - ii. Deny approval of the plans;
 - iii. Approve the plans with any modifications that are agreed to by the applicant; or
 - iv. Submit the plans to the DRB for further study. The plans may be resubmitted to the DRB with any modifications that are agreed to by the town council and the applicant. The DRB shall have 30 days from the date plans are resubmitted to it to make another recommendation to the town council on whether those plans should be approved. If the DRB makes no recommendation to the council within that time frame, the plans shall be resubmitted to the town council for its review.
 8. No building may be constructed unless plans for that building have been approved by the town council in accordance with the process described in this subsection. No landscaping may begin unless plans for that landscaping have been approved by the town council in accordance with the above process. No signs may be erected unless the plans for those signs have been approved by the town council in accordance with the process described in this subsection.
- b. Review of other construction documents.
1. Other than schematic designs and plans for buildings, landscaping and signs, all other plans, designs and other documents concerning any other construction or

development activities will be reviewed in accordance with this subsection. Documents subject to review under this subsection will be referred to generically as construction documents. Construction documents include, by example only and without limitation, plans for all road improvements, stormwater detention, preconstruction and postconstruction best management practices and grading, soil and erosion control.

2. The applicant shall submit all construction documents to the town's zoning administrator for review. The applicant shall reimburse the town for all costs and expenses the town incurs in reviewing construction documents. The zoning administrator will approve all construction documents unless they violate the standards of this section. No construction or development contemplated by any construction document may be begun unless and until the zoning administrator has approved that construction document in accordance with this subsection.
- c. Post approval review. After any and all plans and construction documents for an improvement have been approved, the town staff or other town representatives will periodically inspect that improvement during the construction process and may halt any construction or development that violates the standards. Following completion of the project, the applicant shall request a final inspection. If all improvements and all other development satisfies the standards, the town will issue a certificate of zoning compliance.

~~(j)~~(i) Changes to an approved conditional zoning district.

- (1) Except as provided in this section, a request to change the site plan or the conditions governing an approved conditional zoning district shall be processed in accordance with this section as a new application to rezone property to a conditional zoning district.
- (2) The zoning administrator shall have the delegated authority to approve an administrative amendment to an approved conditional zoning district site plan or to the governing conditions without the requested change having to be approved as a new application in accordance with this section. Such administrative amendments shall include only those changes that do not significantly alter the site plan or its conditions and do not significantly impact abutting properties.
- (3) No administrative amendment may increase the amount of allowed nonresidential development by more than ten percent of the approved square footage or 1,000 square feet, whichever is less. No administrative amendment may increase the amount of residential development by more than ten percent of the approved square footage, if a maximum square footage for residential development was imposed, or may increase the maximum number of allowed dwelling units by more than five.
- (4) Any request for an administrative amendment shall be in writing, signed by the property owner, and it shall detail the requested change. The applicant must provide any additional information requested by the zoning administrator. Accompanying the written request must be the applicable fee for administrative review, if any, that is required by the current town fee schedule. Any decision by the zoning administrator to approve or deny a request for an administrative amendment must be in writing and must state the grounds for approval or denial. The zoning administrator shall always have the discretion to decline to exercise the authority delegated by this section because the zoning administrator is uncertain if the requested change would qualify as an administrative amendment or because the zoning administrator determines that a public hearing and town council consideration is appropriate under the circumstances. If the zoning administrator declines to exercise the authority delegated by this section, the applicant can only apply for a rezoning in accordance with this section.

~~(j)~~(k) Statement of readiness. The petitioner shall submit a statement indicating readiness to proceed with the proposed development by filing with the town council no later than ten days of the approval of the conditional zoning district, a statement signed by the owner or owners of the proposed development that the actual construction shall begin within one year from the date the conditional zoning district

was approved, and that the construction shall be completed within 18 months from the approval of the conditional zoning district. In the event the planning board and the town council find that the intent of this section has not been met or that construction has not begun and has not been completed within 18 months, the town may initiate the rezoning of the property in accordance with article IX of this chapter. Notwithstanding the above, nothing shall prohibit a reasonable extension of the 18-month limit by the town council.

(Ord. No. O-2006-20, § 12.2, 11-13-2006; Ord. No. O-2009-08, 7-13-2009; Ord. No. O-2010-09, 6-14-2010; Ord. No. O-2014-21, 12-8-2014)

Sec. 46-41. - Major subdivision plat approval.

Prior to construction or installation of any subdivision improvements, all major subdivisions shall be submitted and approved in accordance with sections 46-42 through 46-46. All applications for major subdivisions, both conventional and conservation, must meet the requirements and submittal schedule described in both the Traffic Impact Analysis Process and Procedures Manual, and Appendix C: Traffic Impact Analysis.

(Ord. No. 04-09-13, § 306, 9-13-2004)

Sec. 46-42. - Sketch plan for major subdivisions.

- (a) Meeting. A preapplication meeting shall be required between the applicant and the subdivision administrator for all subdivisions located in the R-CD district to introduce the applicant to the town's zoning and subdivision regulations and procedures, to discuss the applicant's objectives, and to schedule site inspections, and plan submissions as herein required.
- (b) Sketch plan—Required. A sketch plan as provided in subsection (a) of this section shall be prepared by a registered land surveyor currently licensed and registered in the state by the state board of registration for professional engineers and land surveyors.
- (c) Same—Approval. Under this chapter, an administrative approval by the zoning or subdivision administrator shall not constitute approval by the town for common law vested rights. Sketch plan approval is merely a precursor to the submission of a preliminary plat requiring town council approval. Hence, sketch plan approval under chapter 58 is subject to be changed or modified and is not intended to provide a basis for common law vested rights claims.
- (d) Number of copies and contents.
 - (1) Conventional and conservation subdivisions.
 - a. Prior to the application for approval of a preliminary plat, the subdivider shall submit to the subdivision administrator nine copies of a sketch plan of the proposed subdivision along with a fee, in accordance with a fee schedule adopted by the town council. No application shall be considered complete or processed by the subdivision administrator unless it is accompanied by said fee. In addition, the town shall be reimbursed by the subdivider for all costs associated with the town's engineering and/or consulting services with respect to review of the sketch plan prior to sketch plan approval. All conservation subdivision sketch plans shall be reviewed by the planning board. The sketch plans shall contain the following information:
 - 1. A sketch vicinity map including a north arrow showing the location of the subdivision in relation to the neighboring tracts, subdivisions, roads, and waterways. For conservation subdivisions, a "site context map" per section 46-44(b)(1) shall substitute for a sketch vicinity map.
 - 2. The boundaries of the tract and the portion of the tract to be subdivided.
 - 3. The total acreage to be subdivided.
 - 4. The existing and proposed uses of land within the subdivision and the existing uses of land adjoining it.
 - 5. The proposed street layout with approximate pavement and right-of-way width, lot layout and size of lots.
 - 6. The name, address, and phone number of the owner.
 - 7. The name, if any, of the proposed subdivision.
 - 8. Streets and lots of adjacent developed properties.

9. The zoning classification of the tract of adjacent properties.
10. With subdivisions where individual septic tanks are the proposed method for wastewater treatment, the subdivider shall submit a report evaluating the suitability of the site for septic tank drainfields. The report shall be based of the physical characteristics of the site. The applicant shall conduct at least two soil core borings for every one acre of land in the tract to be subdivided and the borings shall be an average of at least four feet in depth. Each boring shall be assigned a separate number and the report shall present the findings of each boring, The subdivider shall show the location of each boring (by number assigned) on the sketch plan. The report shall include the description of soils in accordance with N.C. Admin. Code, title 10, chapter 10, subchapter 10A, and the U. S. Department of Agriculture Handbook Number 18, Soil Survey Manual.
 - b. The report shall include a description of soil color, using the Munsell Soil Color Charts, Published by Munsell Color, Macbeth Division of Kollmorgen Corporation.
 - c. The report shall draw conclusions as to the suitability of septic systems as derived from the testing, color and type of soil for each sample of soil taken.
 - d. Approval of the proposed lots for septic tanks by the county health department shall be acceptable in lieu of the soils test requirement.

Sec. 58-4. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandonment means:

- (1) A use that has been discontinued for a consecutive period of 180 days;
- (2) When the premises of a particular use are devoted to another use;
- (3) When the characteristic equipment and furnishings of the nonconforming use have been removed from the premises and have not been replaced by the same or similar equipment within 30 days; or
- (4) Failure to take all positive action to resume the nonconforming use with reasonable dispatch, including the failure to advertise the property for sale or lease.

Accessory family dwelling means an incidental structure or an incidental area within a primary structure that is capable of being used as a separate dwelling and that is generally occupied and used by different person(s) than those who generally occupy and use the property's primary dwelling.

Accessory use means a use clearly incidental and subordinate to the principal use.

Adaptive Reuse refers to the process of reusing a site or building for a purpose other than that for which it was originally intended.

Adult establishment means a use meeting the definition of "adult establishment" in G.S. 14-202.10(2), which is hereby adopted by reference. The term "adult establishment" includes adult bookstores, adult motion picture theaters, adult mini-motion picture theaters, adult live entertainment businesses, and massage businesses, as those uses are defined in G.S. 14-202.10, which is hereby adopted by reference. However, this term does not include massage businesses where all applicable employees meet the ethical and educational requirements specified by the American Massage Therapy Association or equivalent national or state standards.

Agricultural uses means the production, keeping or maintenance, for sale, lease or personal use, of plants and animals useful to man, including, but not limited to, forages and sod crops, dairy animals and dairy products, poultry and poultry products, livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals, bees and apiary products, fur animals, trees and forest products, fruits of all kinds, including grapes, nuts and berries, vegetables, nursery, floral and ornamental products, or lands devoted to a soil conservation or forestry management program. The term "agricultural use" does not include a horse farm or academy, as herein defined, or the keeping of any nondomesticated animals. As used herein, the term "nondomesticated animals" shall mean any animal not generally associated with the practice of animal husbandry and which are a threat to humans or are commonly perceived to be a threat to humans. Examples of such animals include great cats, wolves and bears.

Agritourism means an agricultural, horticultural or agribusiness operation primarily devoted to the promotion of tourism of said operation for the purpose of enjoyment, education or active involvement in the activities of the farm or operation; provided that said use produces revenues or attracts tourists.

Airport means an area of land or water that is designed or used on a recurring basis for the landing and takeoff of aircraft, ultra lights, other mechanical aircraft, or other flying apparatuses, whether or not so designated by the Federal Aviation Authority (FAA), excluding hot air balloons.

Alteration means a change in the size, configuration, or location of a structure, or a change in the use of a structure or lot from a previously approved or legally existing size, configuration, location or use.

Amateur radio tower means a freestanding or building-mounted structure, including any base, tower, pole, antenna and appurtenances, intended for amateur radio (HAM) airway communication purposes.

Text Amendments – Aligning Zoning Districts with Overlay District Ordinance (58-572)

Sec. 58-60. - MX mixed-use conditional district.

The MX mixed-use conditional district is hereby established in order to accommodate a highly limited type of mixed-use development in accordance with the intent described in subsection 58-5(3)b. Development in a MX mixed-use district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. Development occurring within the Downtown Overlay District must also meet the requirements outlined in Section 58-272. MX district rezonings shall only occur in areas designated for future business in the land use plan.

[...]

Sec. 58-56.1. - B-1(CD) general business conditional district.

The B-1(CD) general business conditional district is designed primarily for retailing of merchandise such as convenience grocery sales, drugs and household items, and for furnishing certain personal, business and professional services for the convenience of residents of local neighborhoods in accordance with the intent described in subsection 58-5(3)b. Development in a B-1(CD) general business conditional district may occur in accordance with the requirements for conditional zoning as outlined in section 58-271. Development occurring within the Downtown Overlay District must also meet the requirements outlined in Section 58-272 Rezoning to a B-1(CD) general business conditional district shall only be applicable to areas designated for business in the town's land use plan. The standards established for these business areas are designed to protect abutting or surrounding residential areas from undesirable aspects of nearby business development. Any development or redevelopment occurring after August 1, 2010 shall comply with MX development standards.

[...]

Sec. 58-57.1. - B-2(CD) shopping center conditional district.

The B-2(CD) shopping center conditional district is established to provide an orderly arrangement of convenience and comparison shopping outlets, along with adequate off-street parking and other amenities in accordance with the intent described in subsection 58-5(3)c. Development in a B-2(CD) shopping center conditional district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. Development occurring within the Downtown Overlay District must also meet the requirements outlined in Section 58-272 Rezoning to a B-2(CD) shopping center conditional district shall only be applicable to areas designated for future business in the town's land use plan. Any development or redevelopment occurring after August 1, 2010 shall comply with MX development standards.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Bill Deter, Mayor; Town Council

FROM: Julian Burton, Zoning Administrator/Planner

DATE: June 8th, 2015

SUBJECT: **LDS Church – CZ Major Amendment – Construction Documents**

The *Weddington Zoning Ordinance* requires that all CZ Applications go through the Construction Document process per *Section 58-271*. Construction documents are included in your packet. The Council initially reviewed the Construction Documents on May 11th, and tabled the decision to allow the applicant to revise the Stormwater Management Plan.

Packet Information

- Dumpster
- Storage Building
- Lighting
- Parking
- Landscaping Plan

Screening and Landscaping:

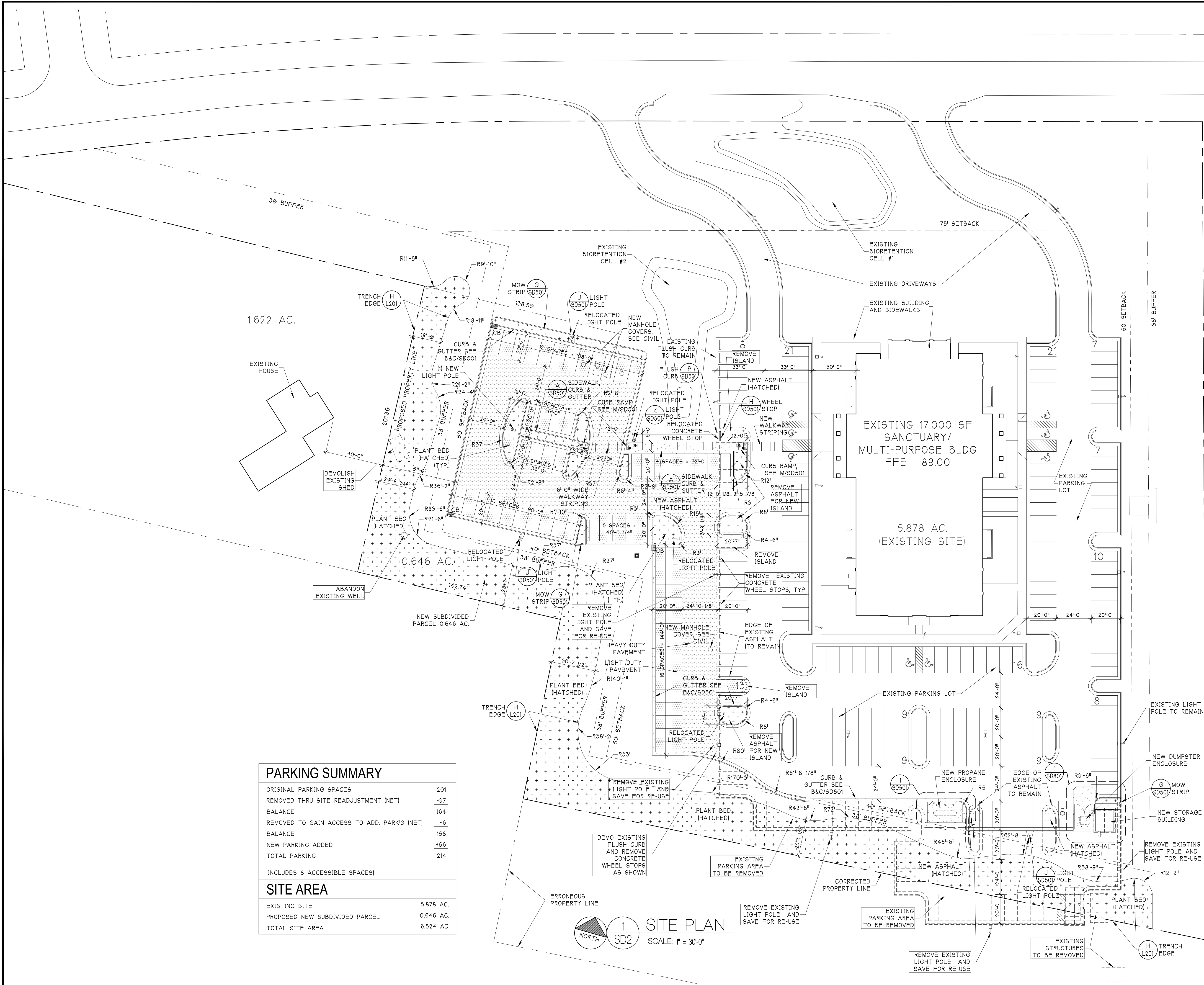
- The applicant is required to provide a 38 foot landscaped buffer around the property, as required in Section 58-8. The existing trees would meet our landscape buffer requirement, but the church has also proposed supplemental landscaping as shown on Page L101.
- All plants included in screening and landscaping are listed in the Town of Weddington Approved Plant Species List.

Recommended Conditions of Approval:

1. All engineering must be approved by Town Engineer, Bonnie Fisher with USI (Formal letter of approval should be submitted to Town Staff prior to the meeting)

Town Council Action

Approve/Approve with Conditions/Deny



PARKING SUMMARY	
ORIGINAL PARKING SPACES	201
REMOVED THRU SITE READJUSTMENT (NET)	-37
BALANCE	164
REMOVED TO GAIN ACCESS TO ADD. PARK'G (NET)	-6
BALANCE	158
NEW PARKING ADDED	+56
TOTAL PARKING	214
(INCLUDES 8 ACCESSIBLE SPACES)	
SITE AREA	
EXISTING SITE	5.878 AC.
PROPOSED NEW SUBDIVIDED PARCEL	0.646 AC.
TOTAL SITE AREA	6.524 AC.

DRAWING INDEX	
SHEET #	SHEET TITLE
SD2	SITE PLAN
SD501	SITE PLAN WITH DEMOLITION AND NEW WORK
SD501	SITE DETAILS AND STRUCTURAL SCHEDULE
SD801	STORAGE BUILDING AND DETAILS
CIVIL	
C0.0	TITLE SHEET & DRAWING INDEX
C-1.0	EXISTING CONDITIONS - OVERALL
C-2.0	SITE AND DEMOLITION PLAN
C-3.0	GRADING & EROSION CONTROL PLAN
C-4.0	STORM WATER AND DETENTION PLAN
C-4.0A	STORM WATER PROFILES
C-5.0	EROSION CONTROL DETAILS
C-6.0	EROSION CONTROL DETAILS
C-7.0	STORM WATER DETAILS
C-8.0	STORM WATER DETAILS
C-9.0	STORM WATER DETAILS
C-10.0	STORM WATER DETAILS
LANDSCAPING	
L101	LANDSCAPE PLAN
L201	GENERAL PLANTING DETAILS
ENGINEERING	
ESP1	ENGINEERING SITE PLAN

- ### DEMOLITION NOTES
- DEMOLITION ITEMS NOTED ON PLANS GIVE AN OVERVIEW OF REQUIRED DEMOLITION, BUT MAY NOT BE ALL-INCLUSIVE. REMOVE ALL EXISTING ITEMS AS REQUIRED FOR INSTALLATION OF NEW WORK SHOWN IN CONTRACT DOCUMENTS.
 - SEE THIS SHEET FOR NEW SITE WORK ALSO.
 - DEMOLITION NOTES ARE FRAMED IN A BOX.
 - ALL OTHER NOTATIONS INDICATE NEW WORK UNLESS NOTED OTHERWISE. SEE C-2.0 FOR ADDITIONAL INFORMATION.
 - SEE L101 FOR FINAL LANDSCAPE PLAN. DEMO EXISTING LANDSCAPE BASED ON THIS PLAN.
 - SEE NOTES ON PLAN TO VERIFY ITEMS TO BE REMOVED AND PROTECTED FOR REINSTALLATION.

DRAWING LEGEND	
	NEW PAVEMENT
	NEW CONCRETE SITE ELEMENTS
	EXISTING SITE ELEMENTS TO REMAIN
	NEW PLANT BEDS

- ### SITE NOTES
- SITEWORK**
TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ROADWAYS, UTILITIES, AND STRUCTURES WHICH ARE TO REMAIN. REPLACE ANY ITEMS DAMAGED BY CONSTRUCTION ACTIVITY.
 - PLANT BEDS**
GRADE PLANTED OR SODDED AREAS ADJACENT TO THE BUILDINGS TO PROVIDE MIN. OF 3% SLOPE AWAY FROM BUILDING.
 - LAWN**
FINISH GRADE ALL DISTURBED LAWN AREAS TO ACHIEVE SMOOTH, UNIFORM SLOPE WITH NO POCKETS OF STANDING OR TRAPPED WATER. REPAIR ANY CONSTRUCTION WHEEL RUTS, TRENCHES, DEPRESSIONS OR COMPACTED AREAS IN EXISTING LAWN OR NEW LAWN AREAS.
 - CONCRETE**
NEW CONCRETE SIDEWALKS, CURBS AND GUTTERS, AND CONCRETE SLABS ARE SHOWN STIPPLED ON SITE PLAN. SET NEW SIDEWALK ELEVATIONS 1" ABOVE ADJACENT GRADE AND SLOPING WITH ADJACENT GRADE.
 - NEW WALKS AND CURBS SHALL HAVE LIGHT BROOMED FINISH.
 - PROVIDE NEW 6X6 CONCRETE MOW STRIPS AROUND LANDSCAPE BEDS WHERE INDICATED.
 - UTILITIES**
LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO DIGGING. RELOCATE IF REQUIRED TO AVOID CONFLICT WITH INSTALLATION OF NEW ITEMS.

MARK	DATE	REVISION

WEDDINGTON WARD
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
CHARLOTTE NORTH CAROLINA SOUTH STAKE

SITE ALTERATIONS
5897 HEMBY ROAD, WEDDINGTON, NC 28104

MICHAEL R. McLEOD
ARCHITECT, PA
72 SOUTH END COURT
HAMPSHIRE, NORTH CAROLINA
PHONE (910) 270-9776
FAX (910) 270-9461

PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME
WEDDINGTON WARD

PROJECT ADDRESS
5897 HEMBY ROAD,
WEDDINGTON,
NORTH CAROLINA
28104

SHEET TITLE
SITE PLAN WITH DEMOLITION AND NEW WORK

PROJECT NUMBER
585-5073-14-04-02-01

PROPERTY NUMBER
585-5073

DEVELOPMENT NO.
L201

DATE
22 APR 2015

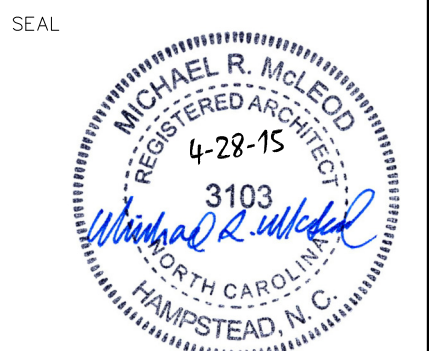
SHEET NO.
SD2
OF

MARK	DATE	REVISION

WEDDINGTON WARD
 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 CHARLOTTE NORTH CAROLINA SOUTH STAKE

SITE ALTERATIONS
 5897 HEMBY ROAD, WEDDINGTON, NC 28104

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PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME
WEDDINGTON WARD

PROJECT ADDRESS
**5897 HEMBY ROAD,
 WEDDINGTON,
 NORTH CAROLINA
 28104**

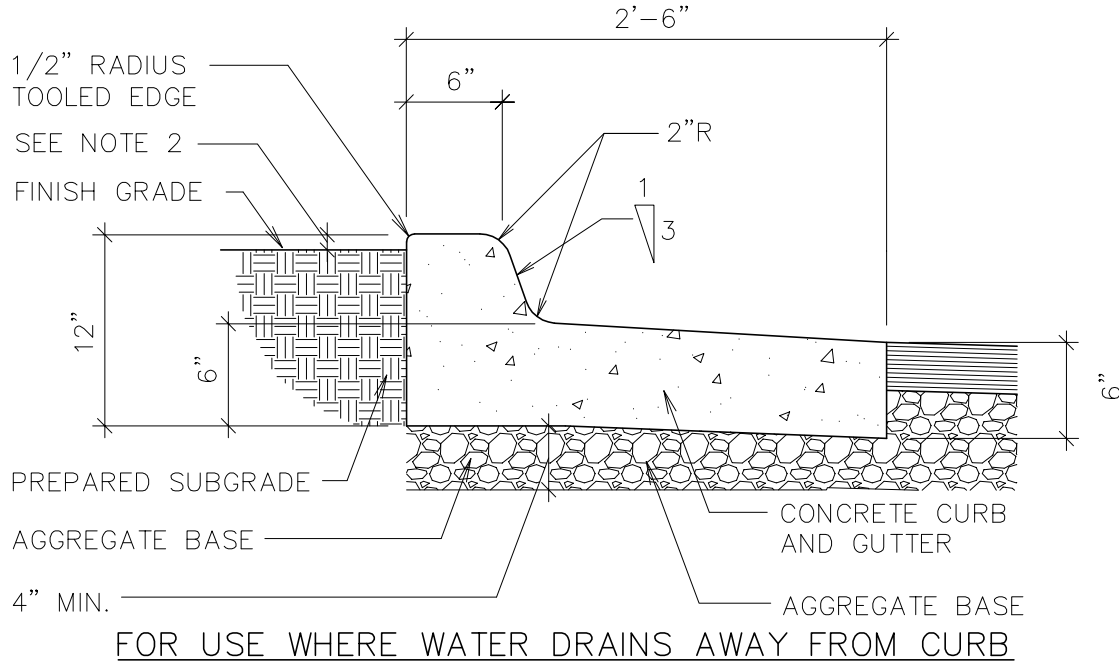
SHEET TITLE
**SITE DETAILS
 AND STRUCTURAL
 SCHEDULE**

PROJECT NUMBER	585-5073-14-04-02-01
PROPERTY NUMBER	585-5073
DEVELOPMENT NO.	SD501
DATE	22 APR 2015

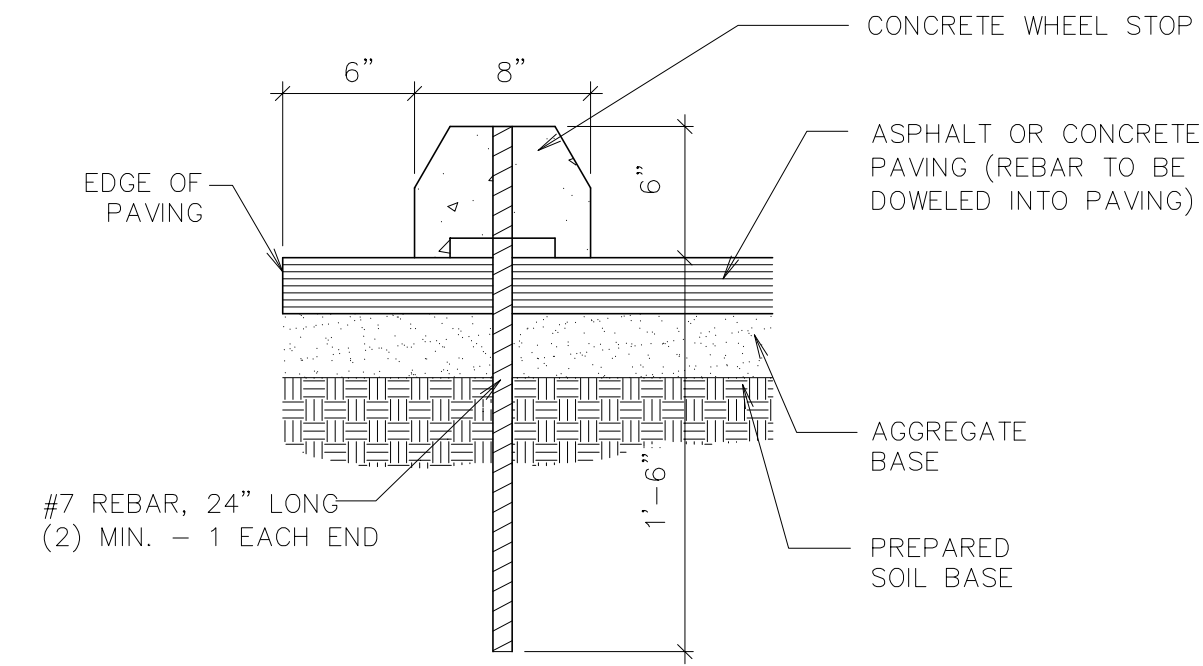
SITE OBSERVATIONS BY CIVIL ENGINEER
 SITE OBSERVATIONS SHALL BE DONE BY THE ENGINEER OF RECORD OR AN APPROVED LICENSED CIVIL ENGINEER AT THE STAGES OF CONSTRUCTION LISTED BELOW. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN HE HAS REACHED THE CONSTRUCTION STAGE LISTED BELOW AND BEFORE THE WORK TO BE OBSERVED IS COVERED UP OR OTHERWISE BECOMES IN-ACCESSIBLE TO ANY NECESSARY CORRECTIONS. AT THE CONCLUSION OF THE PROJECT.

- 1.PRIOR TO PLACEMENT OF CONCRETE TO VERIFY BY TAPE MEASURE AND TRI-POD MOUNTED LEVEL THAT THE CONSTRUCTION DIMENSIONS AND SPOT ELEVATIONS FOR LOCATIONS OF FORMS FOR CONCRETE FOOTINGS, STEM WALLS, BUILDING SLABS, MECHANICAL AND ELECTRICAL EQUIPMENT SLABS, CURBS, GUTTERS, WALKWAYS, AND DRAINAGE SYSTEMS ARE CORRECT.
- 2.PRIOR TO PLACEMENT OF PAVING AGGREGATE BASE, PAVING AND TOPSOIL TO VERIFY BY TRIPOD-MOUNTED LEVEL THAT THE ELEVATIONS OF THE ROUGH GRADING ARE CORRECT AND THAT THE WORK CONFORMS TO THE CONTRACT DOCUMENTS.

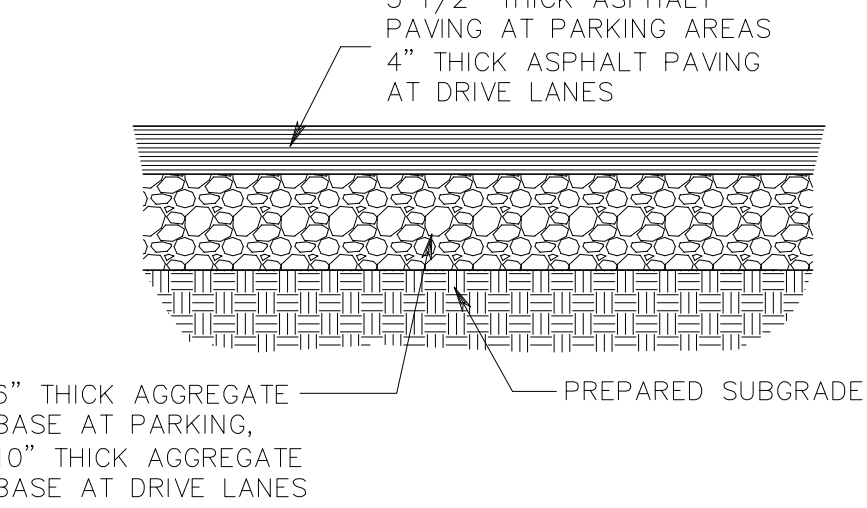
THE CIVIL ENGINEER SHALL SUBMIT TO THE ARCHITECT A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES THAT TO THE BEST OF THE CIVIL ENGINEER'S KNOWLEDGE HAVE NOT BEEN RESOLVED.



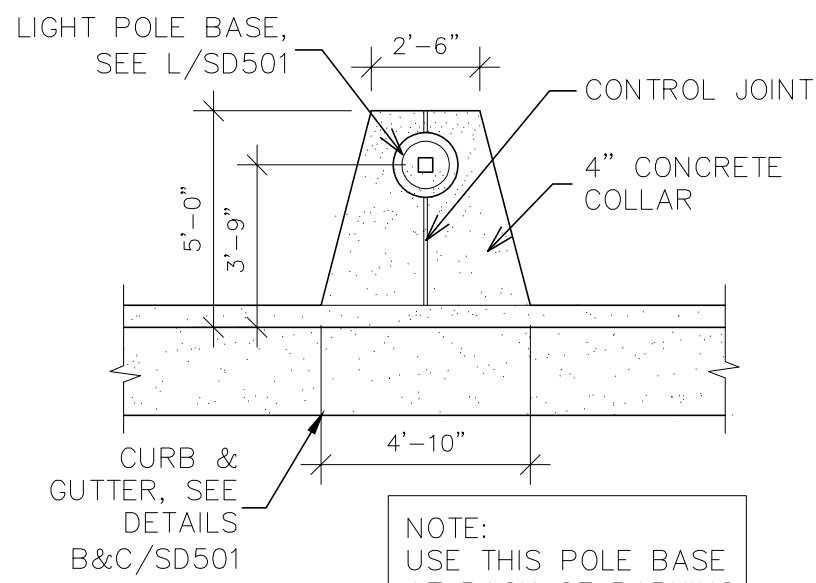
OPEN FACE CURB AND GUTTER – OUT FLOW
 1" = 1'-0"



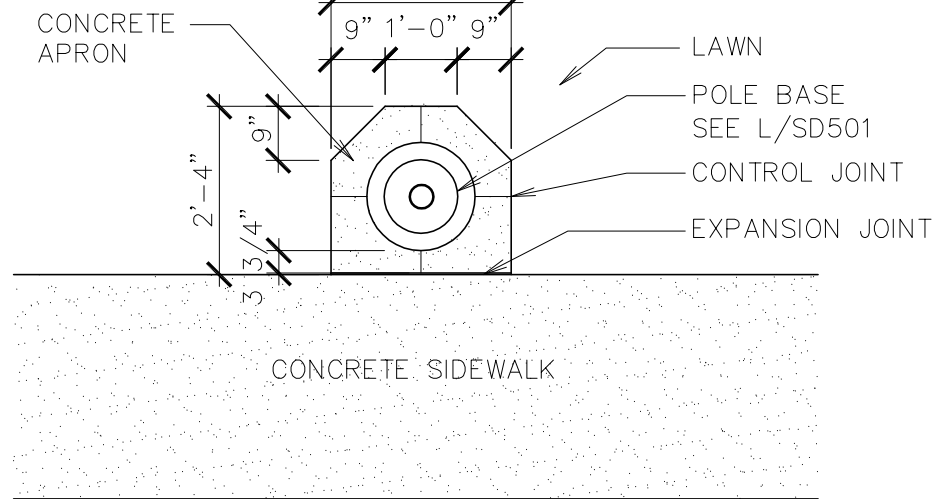
TYP. CONCRETE WHEEL STOP
 1" = 1'-0"



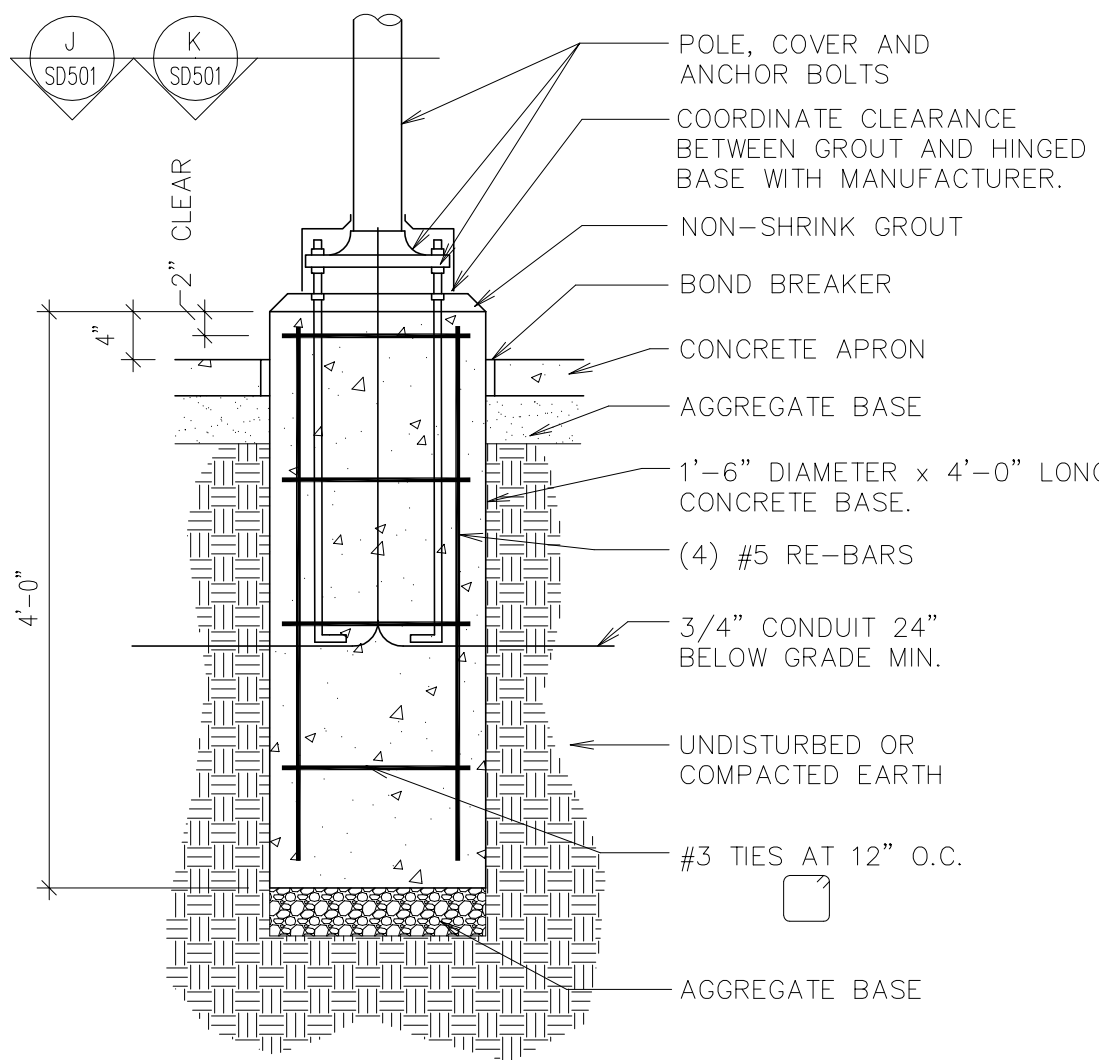
ASPHALT PAVING
 1" = 1'-0"



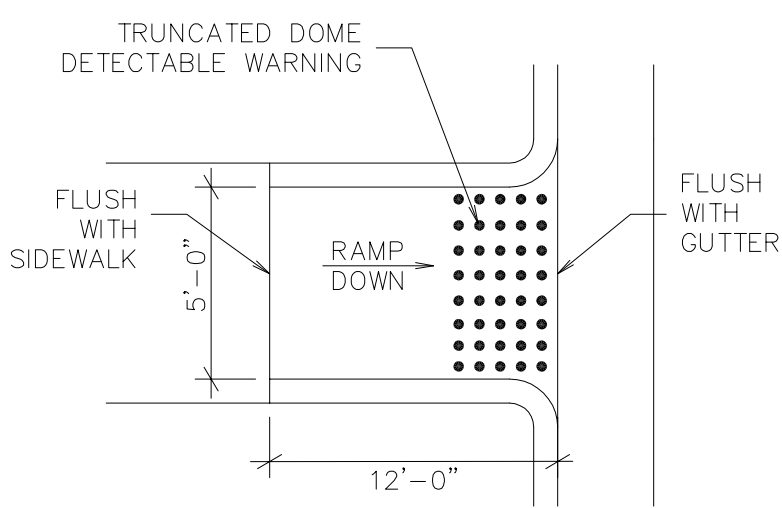
POLE BASE PLAN VIEW
 1" = 1'-0"



POLE BASE PLAN VIEW
 3/8" = 1'-0"

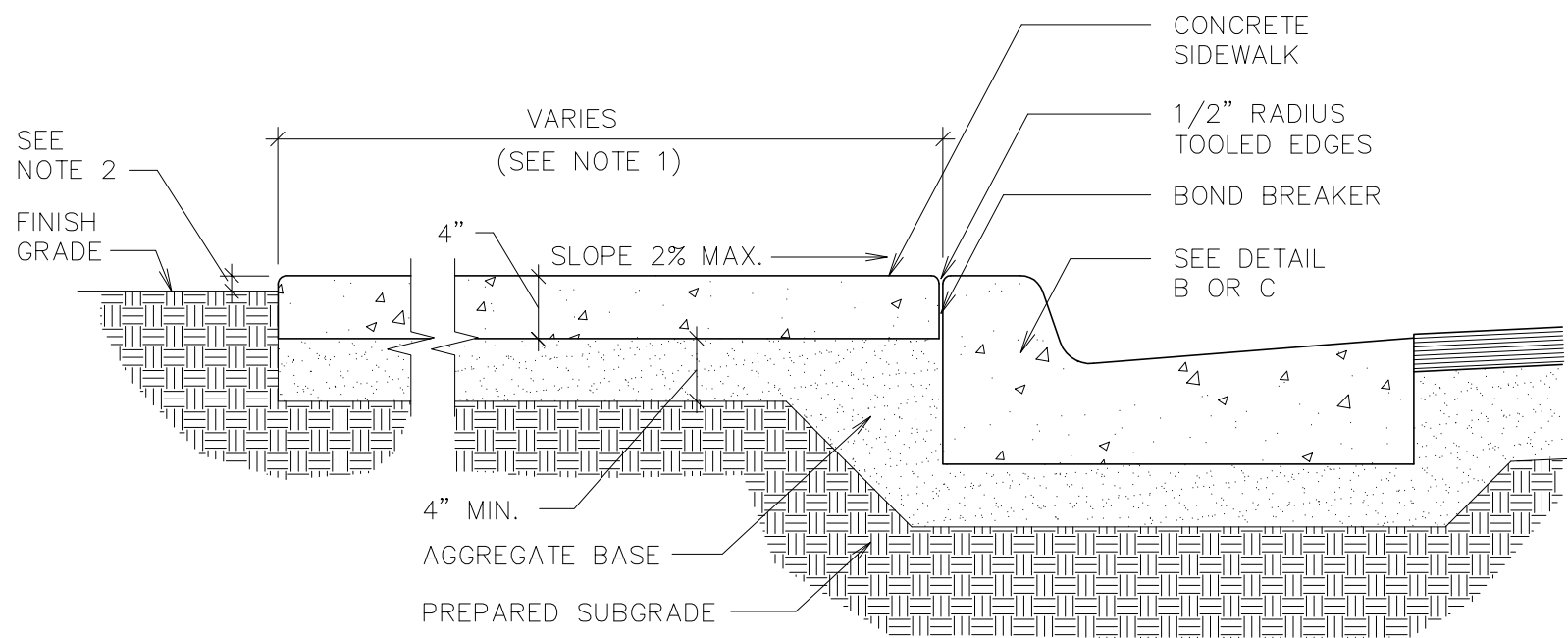


SIDEWALK AREA POLE BASE
 3/4" = 1'-0"

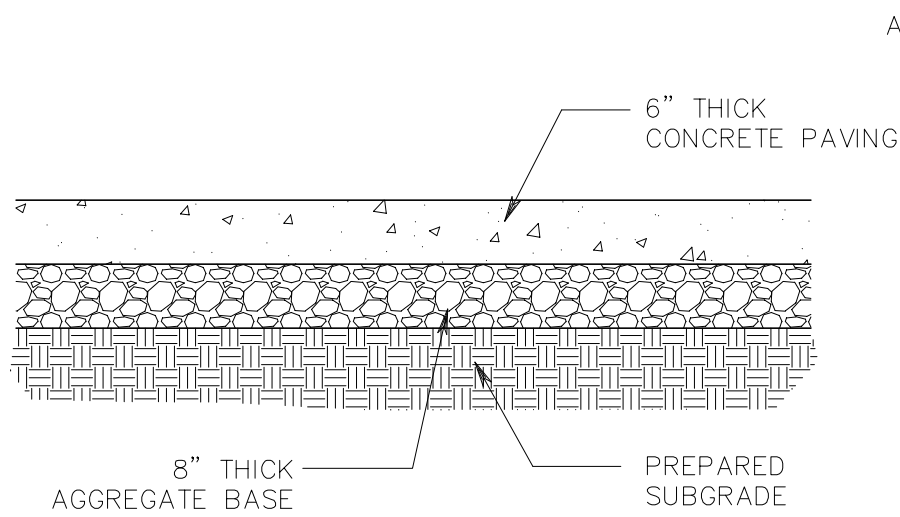


CURB RAMPS
 Not to Scale

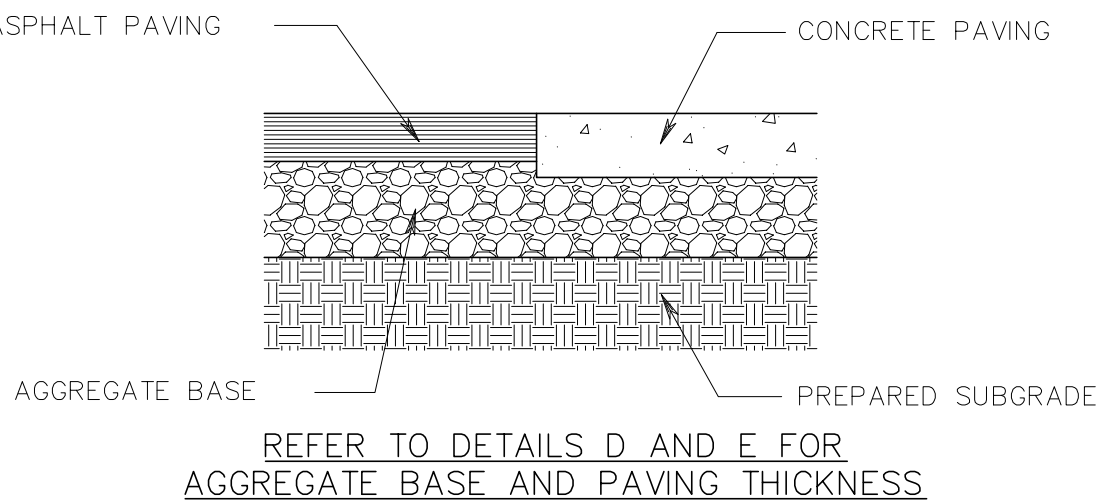
- NOTES:
1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
 2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
 3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
 4. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.



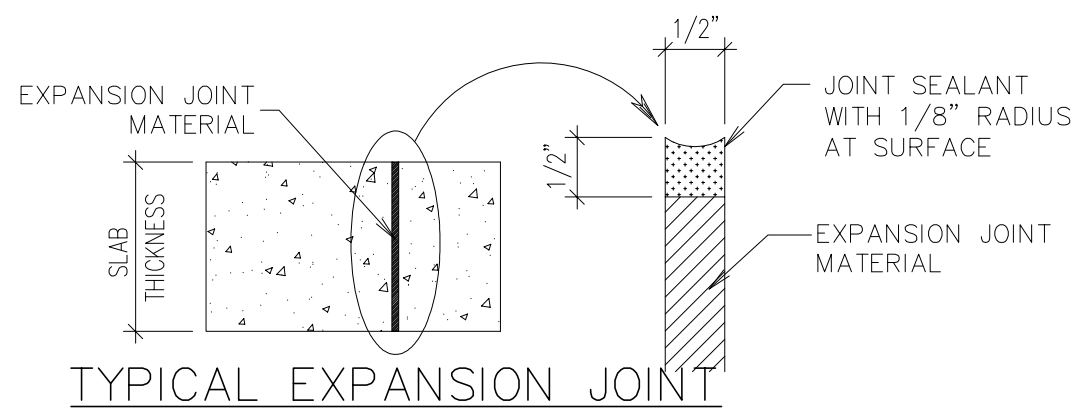
SIDEWALK, CURB AND GUTTER
 1" = 1'-0"



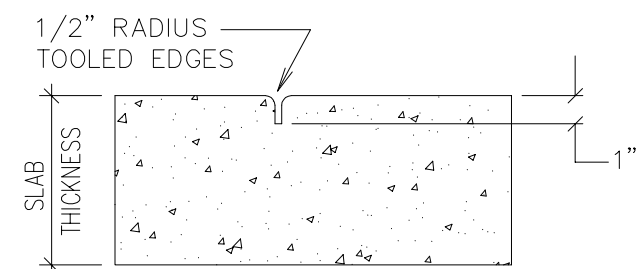
CONCRETE PAVING (DUMPSTER PAD)
 1" = 1'-0"



ASPHALT AND CONCRETE PAVING
 1" = 1'-0"

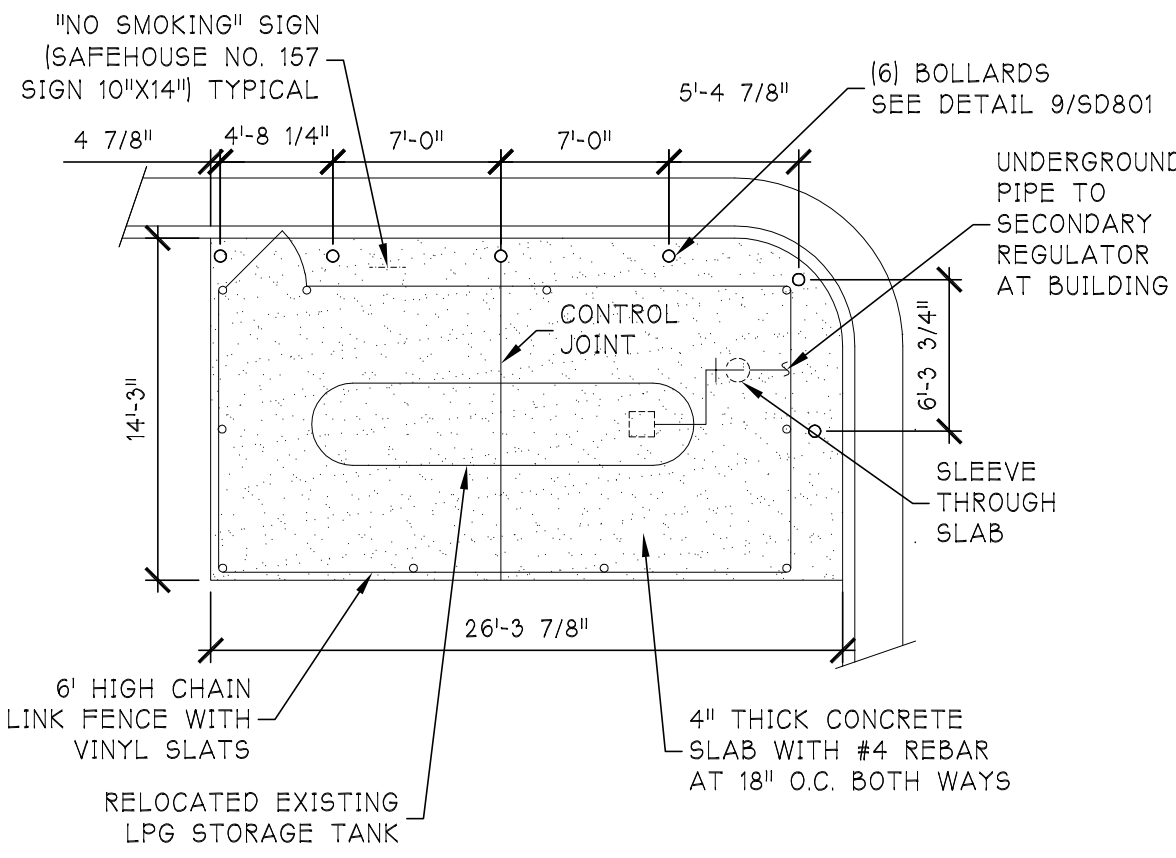


TYPICAL EXPANSION JOINT
 (SIDEWALK, CURB AND GUTTER, & MOWSTRIP)

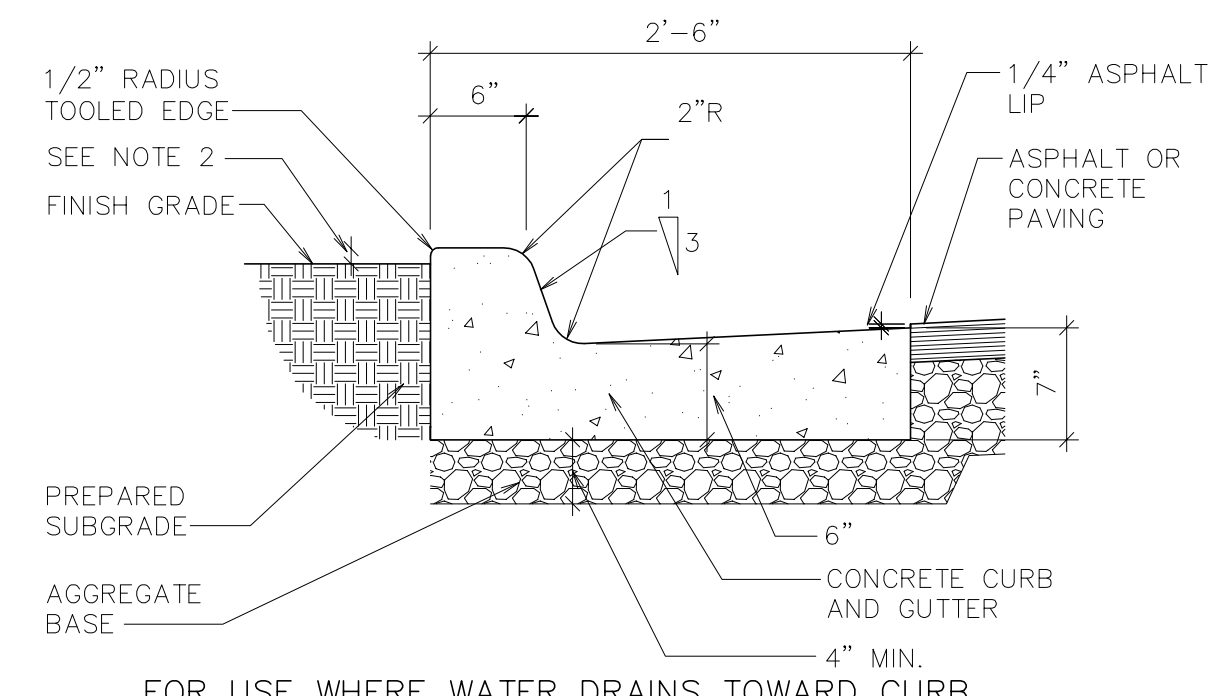


TYPICAL CONTROL JOINT
 (SIDEWALK, CURB AND GUTTER, & MOWSTRIP)

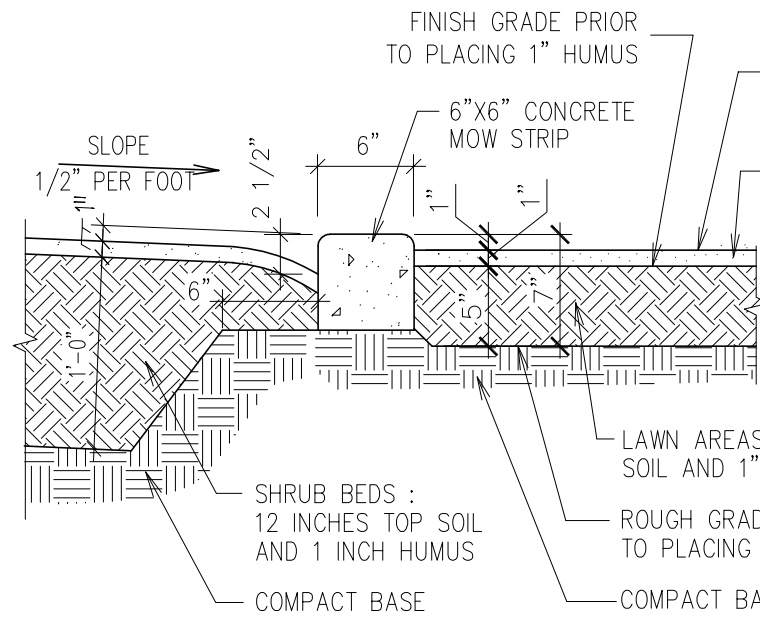
EXPANSION AND CONTROL JOINT
 Not to Scale



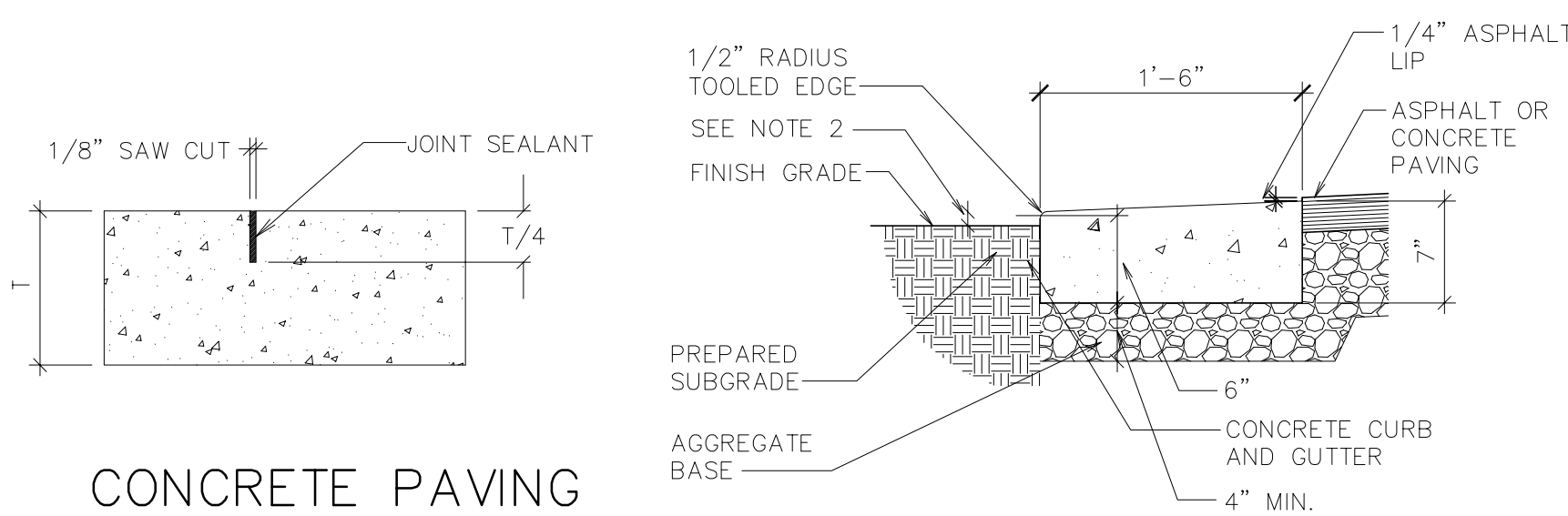
PROPANE TANK ENCLOSURE PLAN
 1/8" = 1'-0"



CURB AND GUTTER – IN FLOW
 1" = 1'-0"

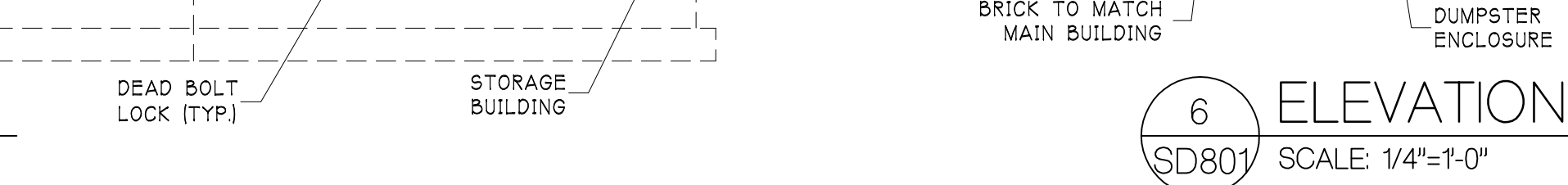
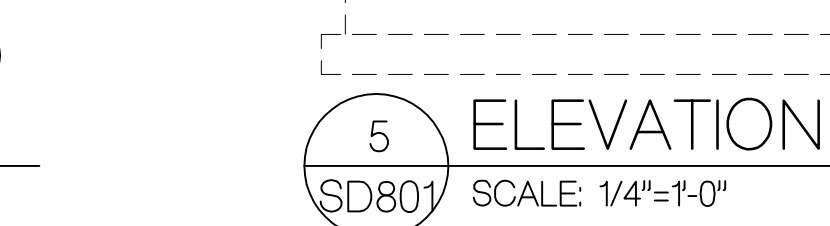
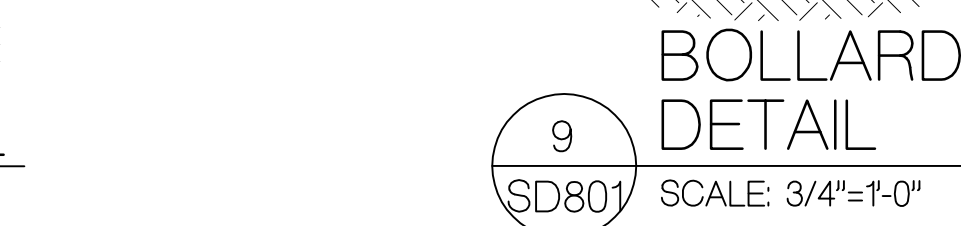
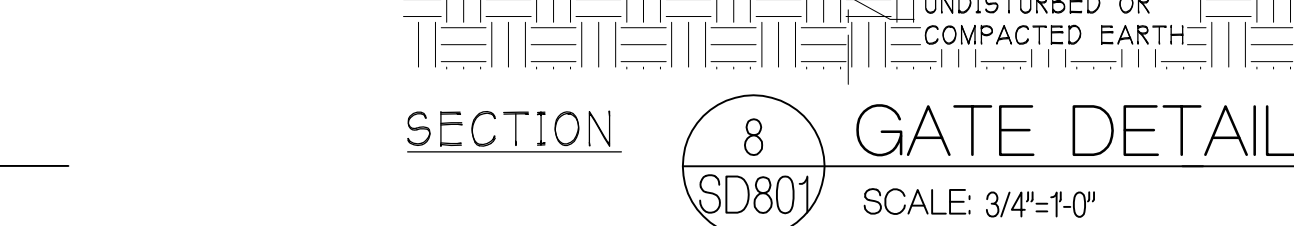
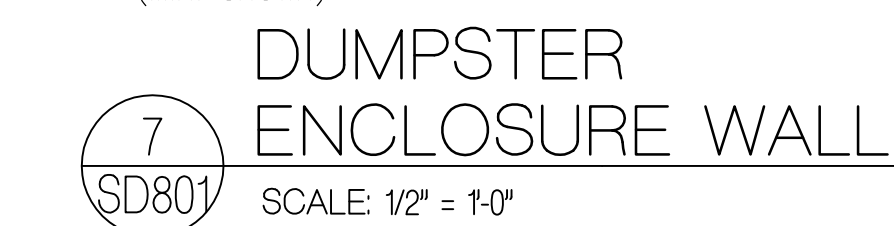
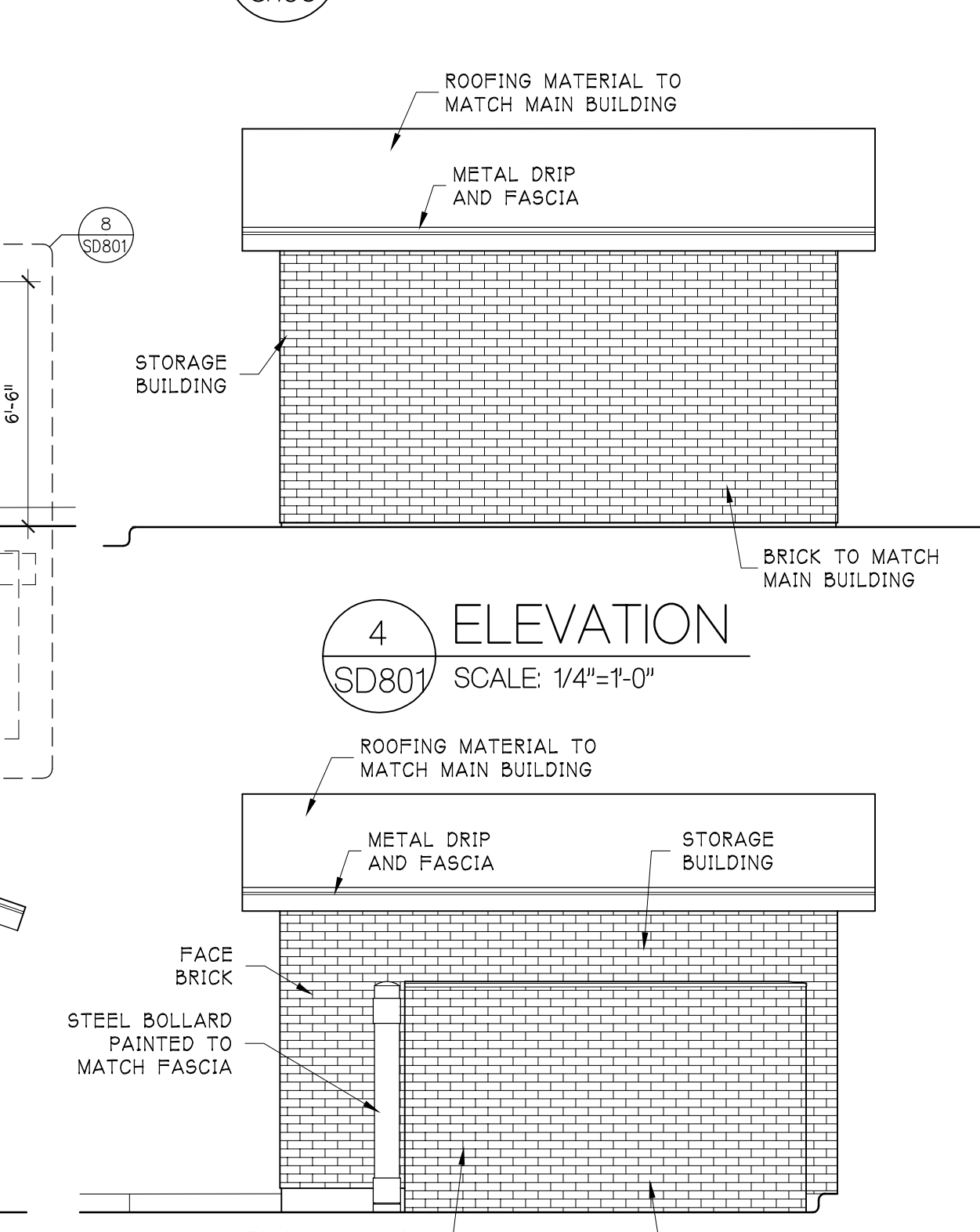
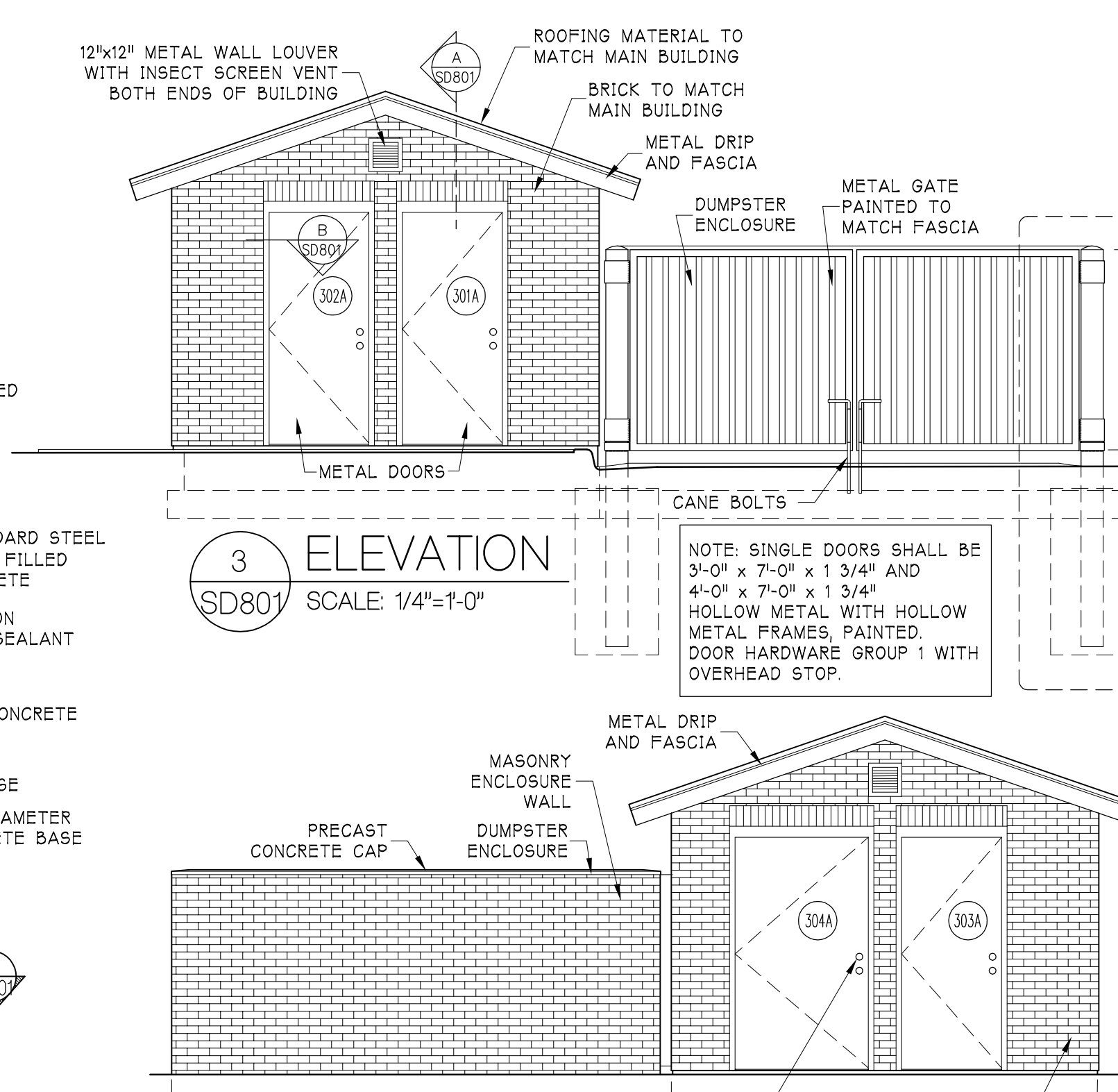
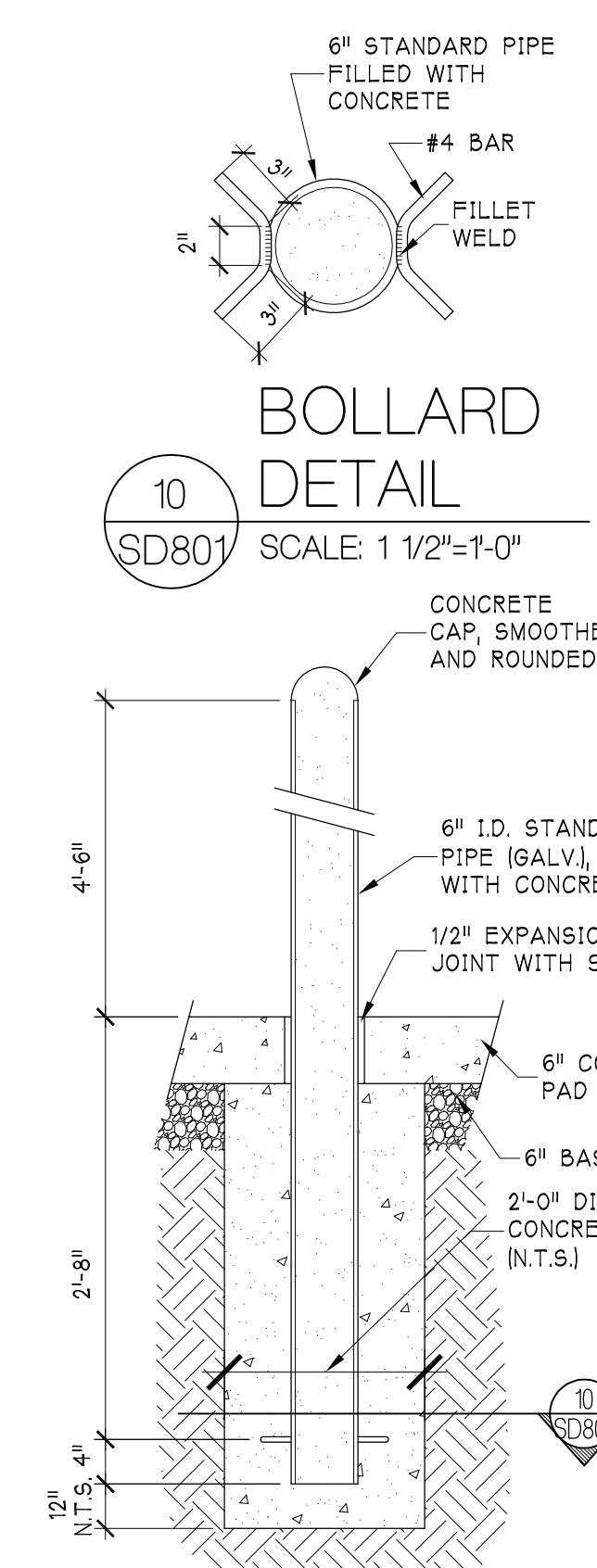
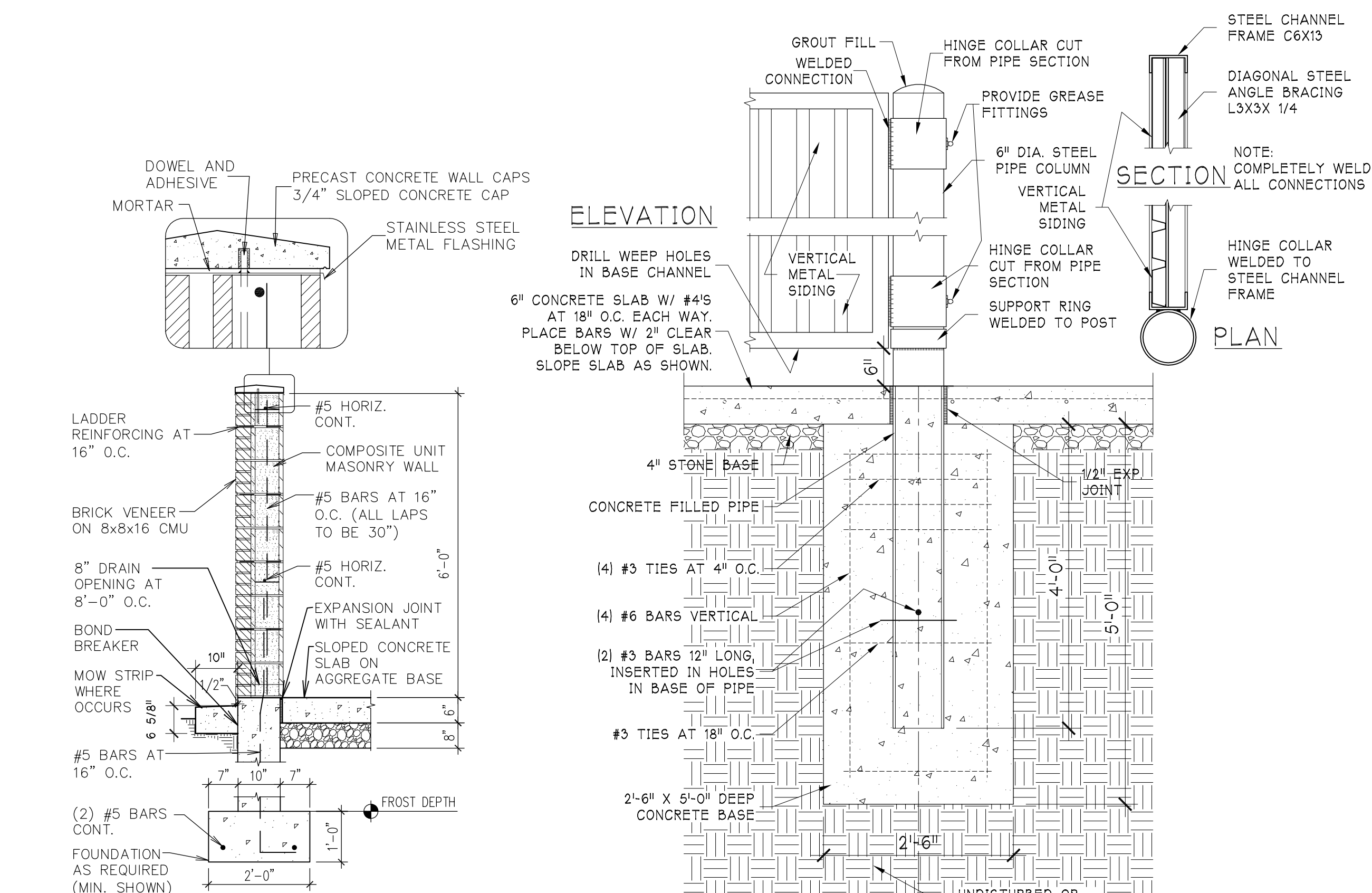
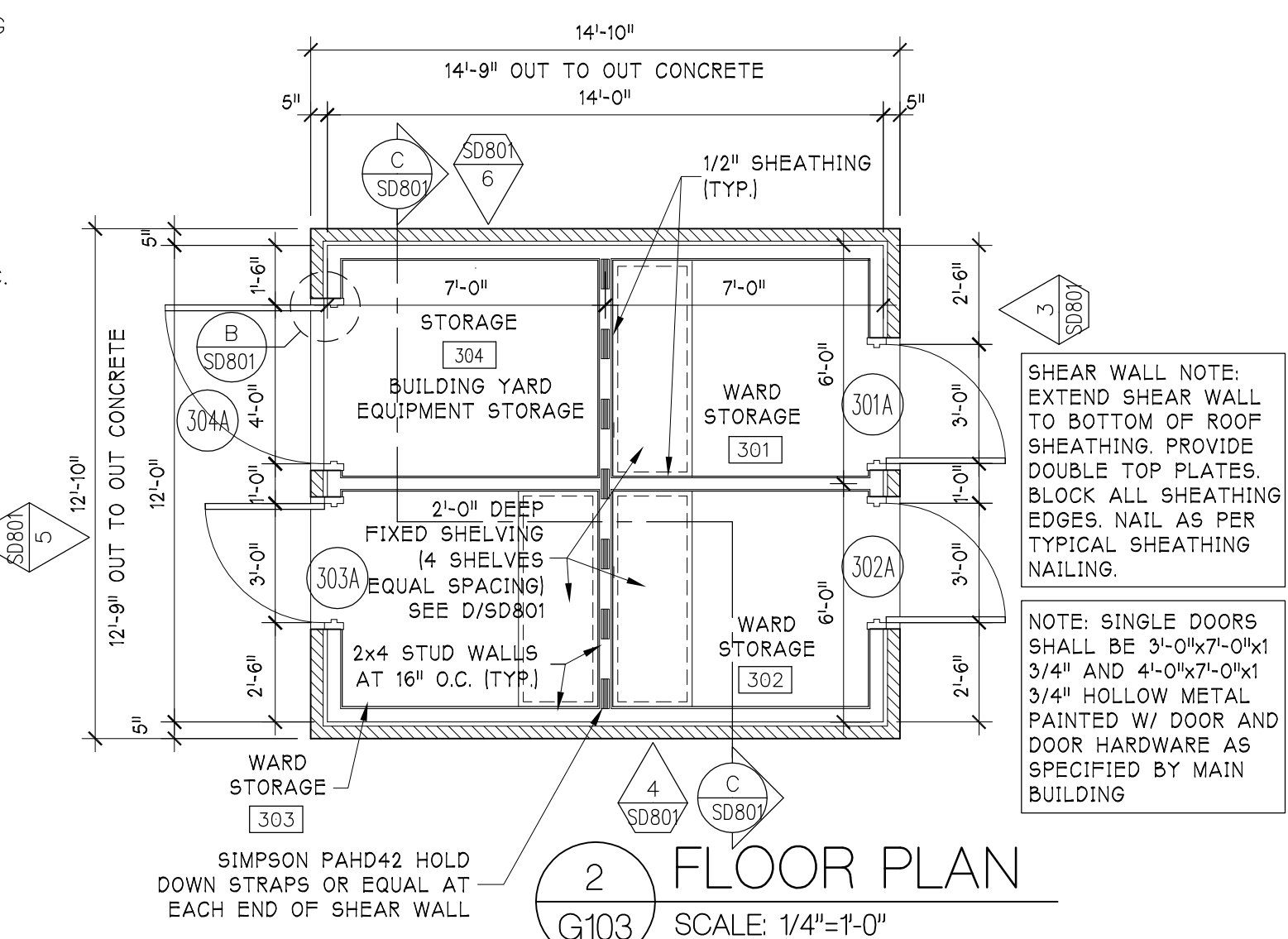
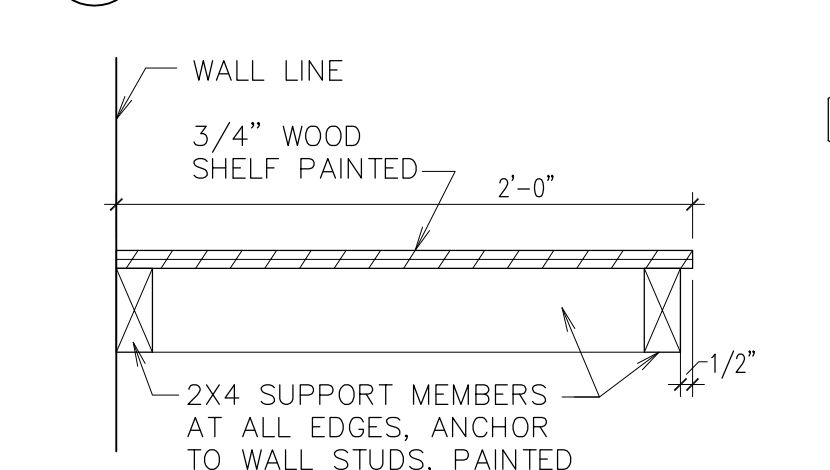
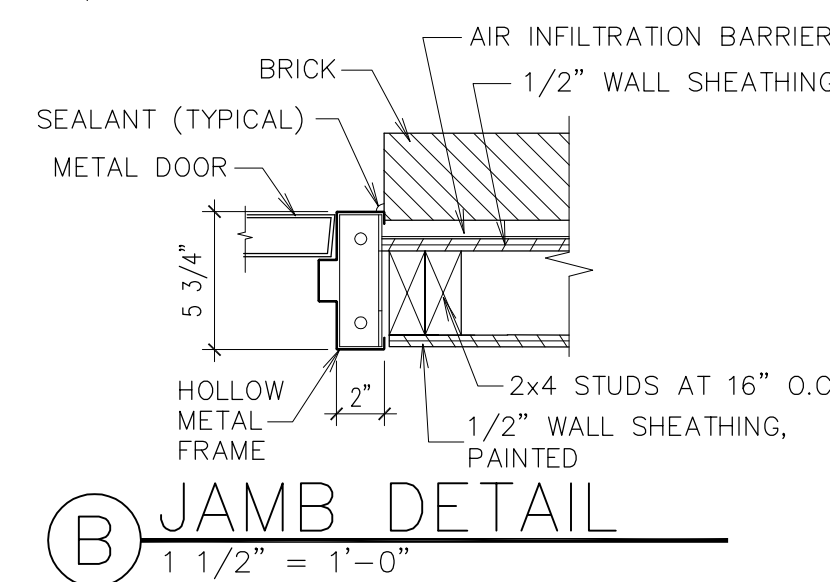
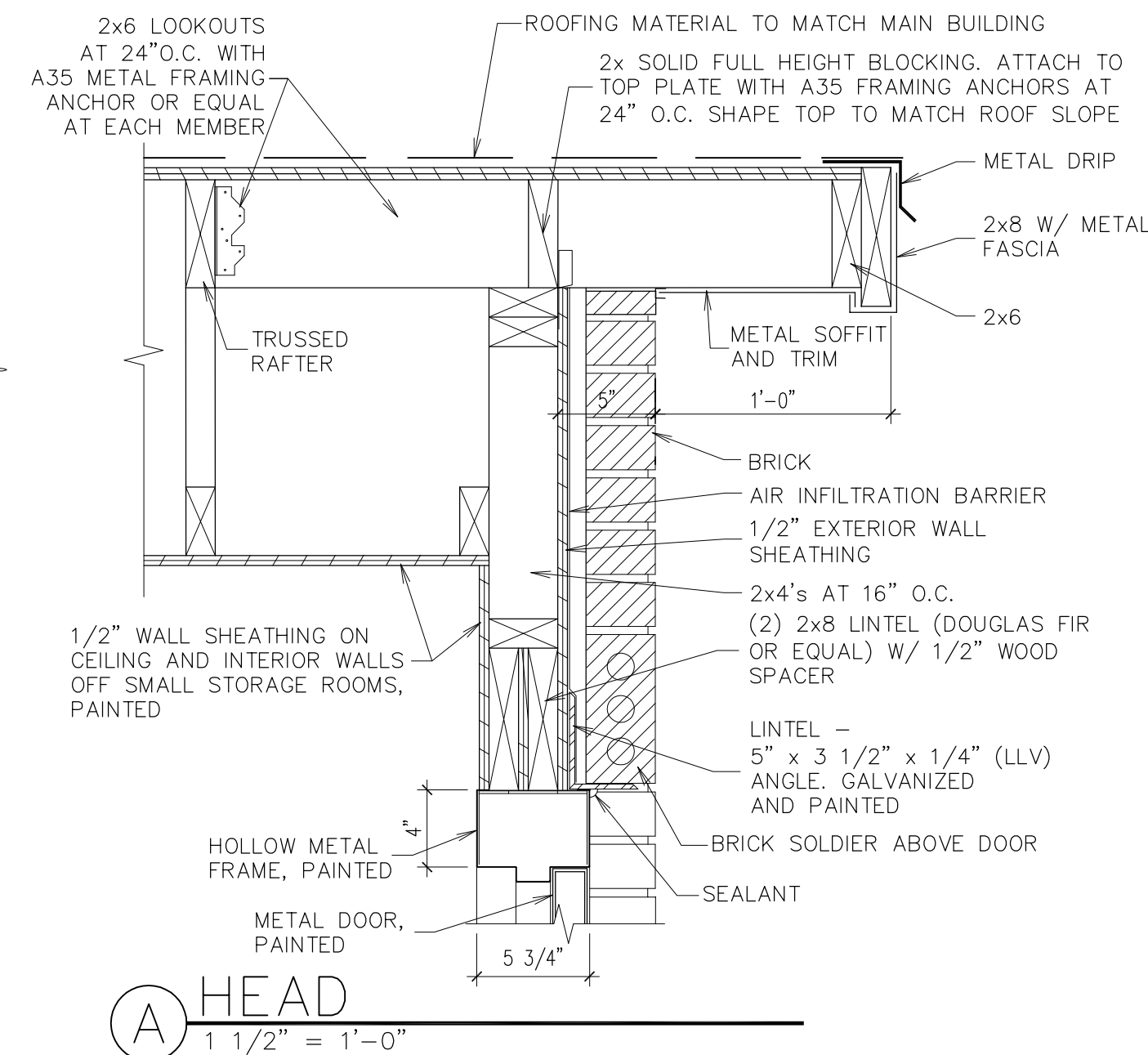
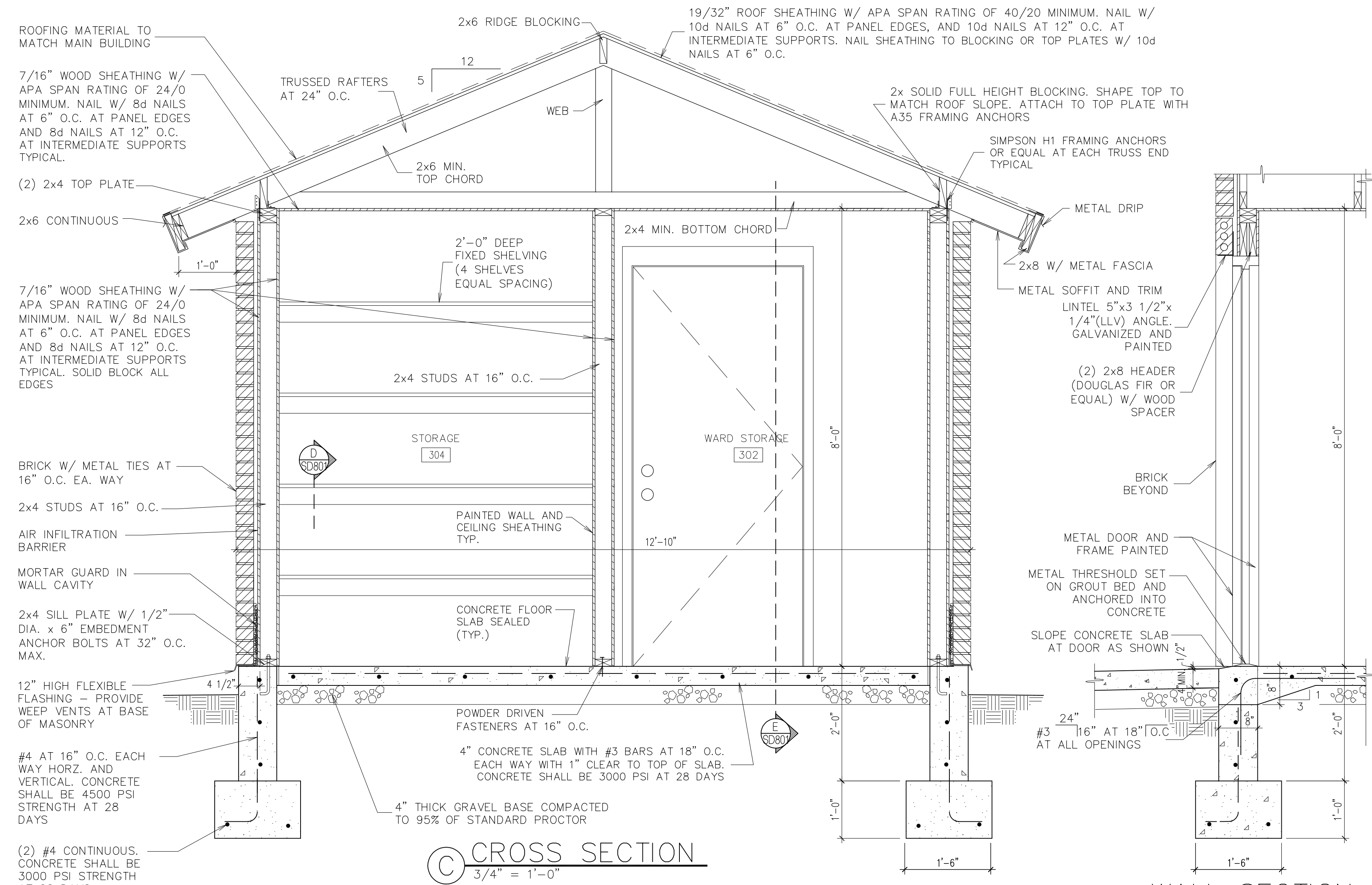


6" MOW STRIP
 1" = 1'-0"



18" FLUSH CURB
 1" = 1'-0"

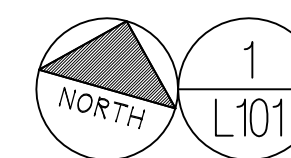
SCHEDULE D			
FRAMING NAILING REQUIREMENTS FOR STORAGE BUILDING			
(REFER TO 2009 IBC TABLE 2304.9.1)			
CONNECTION AND LOCATION	NAILING	CONNECTION AND LOCATION	NAILING
JOIST TO SILL OR GIRDER (TOENAIL)	3- 8d COMMON (2½"x0.131") 3- 3"x0.131" NAILS	DOUBLE STUDS (FACE NAIL)	16d (3½"x0.135") AT 24" O.C. 3"x0.131" NAILS AT 8" O.C.
BRIDGING TO JOIST (TOENAIL EACH END)	2- 8d COMMON (2½"x0.131") 2- 3"x0.131" NAILS	DOUBLE TOP PLATES (TYPICAL FACE NAIL)	16d (3½"x0.135") AT 16" O.C. 3"x0.131" NAILS AT 12" O.C.
1"x6" SUBFLOOR OR LESS TO EACH JOIST (FACE NAIL)	2- 8d COMMON (2½"x0.131")	DOUBLE TOP PLATES (LAP SPLICE)	8- 16d COMMON (3½"x0.162") 12- 3"x0.131" NAILS
WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST (FACE NAIL)	3- 8d COMMON (2½"x0.131")	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE (TOENAIL)	3- 8d COMMON (2½"x0.131") 3- 3"x0.131" NAILS
2" SUBFLOOR TO JOIST OR GIRDER (BLIND AND FACE NAIL)	2- 16d COMMON (3½"x0.162")	RIM TO TOP PLATE (TOENAIL)	8d (2½"x0.131") AT 6" O.C. 3"x0.131" NAILS AT 6" O.C.
SOLE PLATE TO JOIST OR BLOCKING (TYPICAL FACE NAIL)	16d (3½"x0.135") AT 16" O.C. 3"x0.131" NAILS AT 8" O.C.	TOP PLATES, LAPS AND INTERSECTIONS (FACE NAIL)	2- 16d COMMON (3½"x0.162") 3- 3"x0.131" NAILS
SOLE PLATE TO JOIST OR BLOCKING AT BRACE WALL PANEL (BRACED WALL PANELS)	3- 16d (3½"x0.135") AT 16" O.C. 4- 3"x0.131" NAILS AT 16" O.C.	CONTINUOUS HEADER, TWO PIECES (16" O.C. ALONG EDGE)	16d COMMON (3½"x0.162")
TOP PLATE TO STUD (END NAIL)	2- 16d COMMON (3½"x0.162") 3- 3"x0.131" NAILS	CEILING JOISTS TO PLATE (TOENAIL)	3- 8d COMMON (2½"x0.131") 3- 3"x0.131" NAILS
STUD TO SOLE (SILL) PLATE (TOENAIL)	4- 8d COMMON (2½"x0.131") 4- 3"x0.131" NAILS	CONTINUOUS HEADER TO STUD (TOENAIL)	4- 8d COMMON (2½"x0.131")
(END NAIL)	2- 16d COMMON (3½"x0.162") 3- 3"x0.131" NAILS	DOUBLE SILL PLATES (FACE NAIL, STAGGER)	10d COMMON AT 12" O.C. EACH FACE
		BUILT-UP CORNER STUDS	16d (3½"x0.162") AT 24" O.C. 3"x0.131" NAILS AT 16" O.C.

[illegible]



Symbol	Plant Type	Quantity	Scientific Name	Common Name	Planting Size	Height	Width	Notes
	Tree	19	Acer rubrum	Red Maple	2" Cal.	8'	5'	
	Tree	10	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Cal.	8'	5'	
	Tree	19	Pinus virginiana	Virginia Pine	2" Cal.	6'	4'	
	Tree	17	Betula nigra	River Birch	2" Cal.	7-8'	5'	Max. 3 stems
	Tree	8	Quercus shumardii	Schumard Oak	2" Cal.	8'	5'	
	Shrub	126	Ilex cornuta 'Burfordii'	Burford Holly	#3	36"	18"	5' O.C.
	Shrub	77	Myrica cerifera	Wax Myrtle	#3	36"	18"	5' O.C.
	Shrub	16	Abelia grandiflora	Glossy Abelia	#5	24"	24"	
	Shrub	15	Azalea hybrida	Glendale Dwarf Azalea	B & B	18"	18"	
	Perennial	168	Liriope muscari 'Majestic'	Majestic Lily Turf	#1	10"	8"	15" O.C.
	Grass	2,620 SY		Fescue Sod				

NOTE: CONTRACTOR TO VERIFY QUANTITIES AND PROVIDE AS SHOWN ON PLAN



SCALE: 1" = 30'-0"

MARK	DATE	REVISION

WEDDINGTON WARD

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CHARLOTTE NORTH CAROLINA SOUTH STAKE

SITE ALTERATIONS

5897 HEMBY ROAD, WEDDINGTON, NC 28104

MICHAEL R. McLEOD

ARCHITECT, PA

72 SOUTH END COURT

HAMPSTEAD, NORTH CAROLINA

PHONE (910) 270-9776

FAX (910) 270-9461



PROJECT FOR

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME

WEDDINGTON WARD

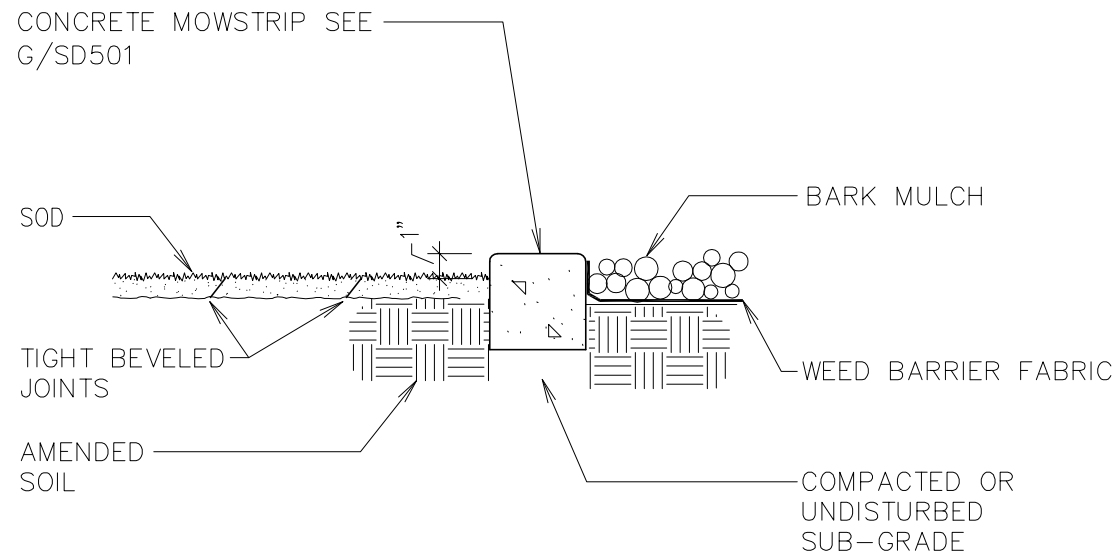
PROJECT ADDRESS

5897 HEMBY ROAD, WEDDINGTON, NORTH CAROLINA 28104

SHEET TITLE

GENERAL PLANTING DETAILS

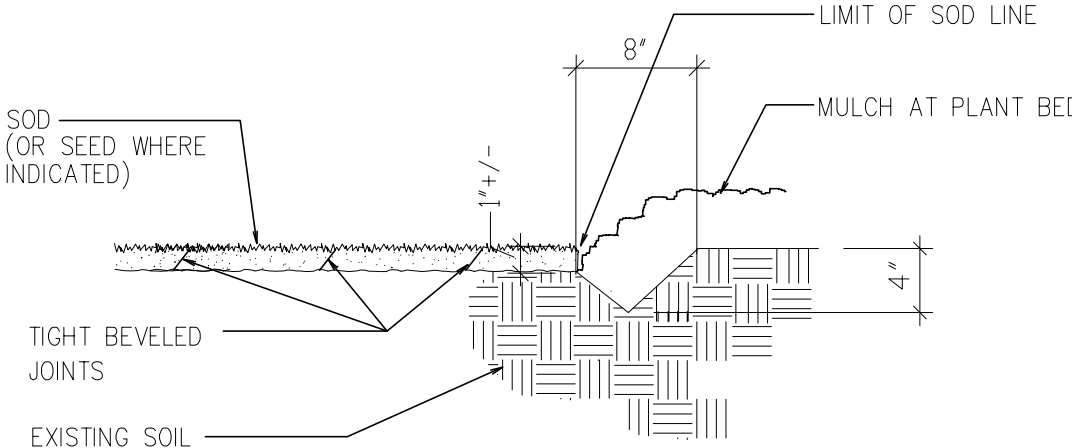
PROJECT NUMBER	565-5073-14-04-02-01
PROPERTY NUMBER	565-5073
DEVELOPMENT NO.	*
DATE	22 APR 2015
SHEET NO.	L201
OF	



D

CONCRETE MOWSTRIP

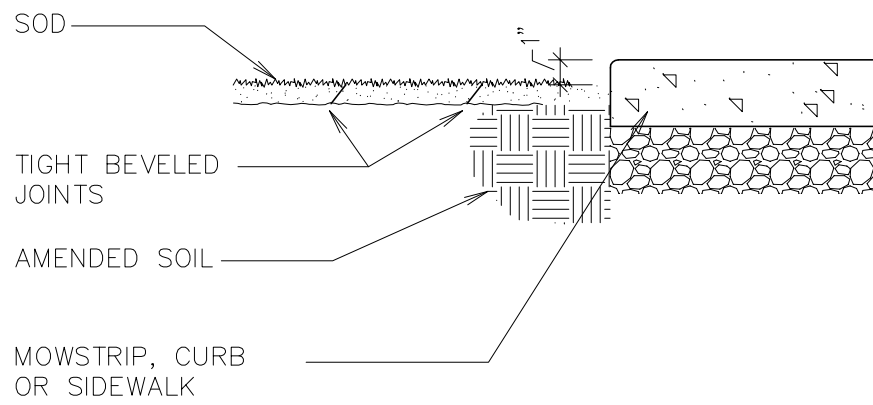
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H

TRENCH EDGE DETAIL

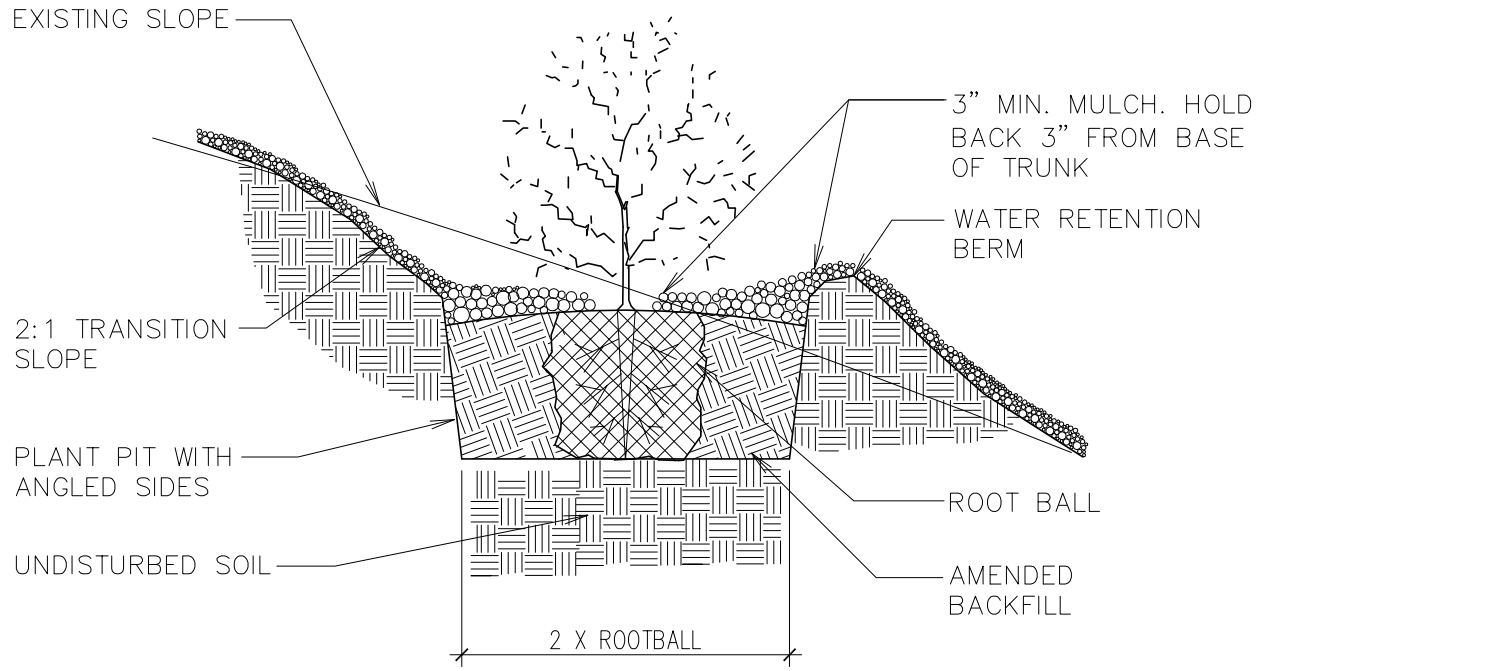
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J

SOD INSTALLATION

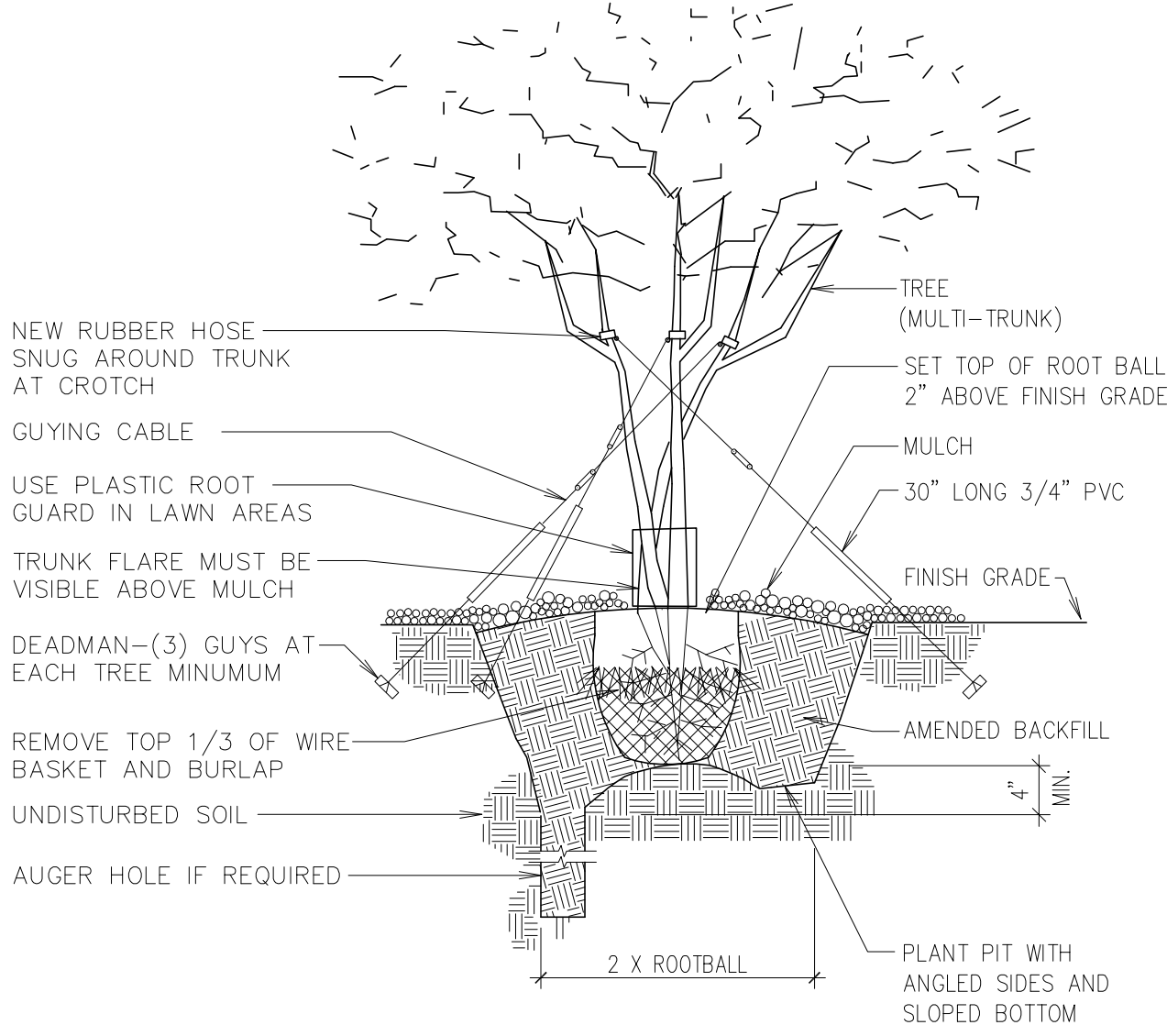
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C

SLOPE PLANTING

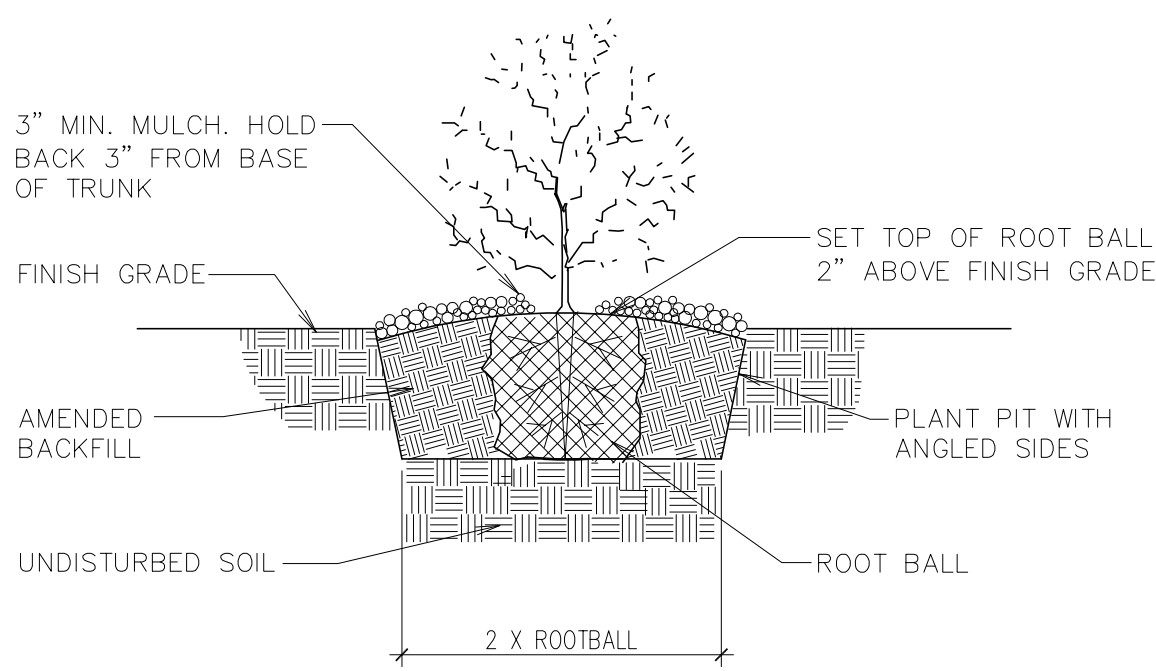
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G

TREE GUYING (MULTI-TRUNK TREE)

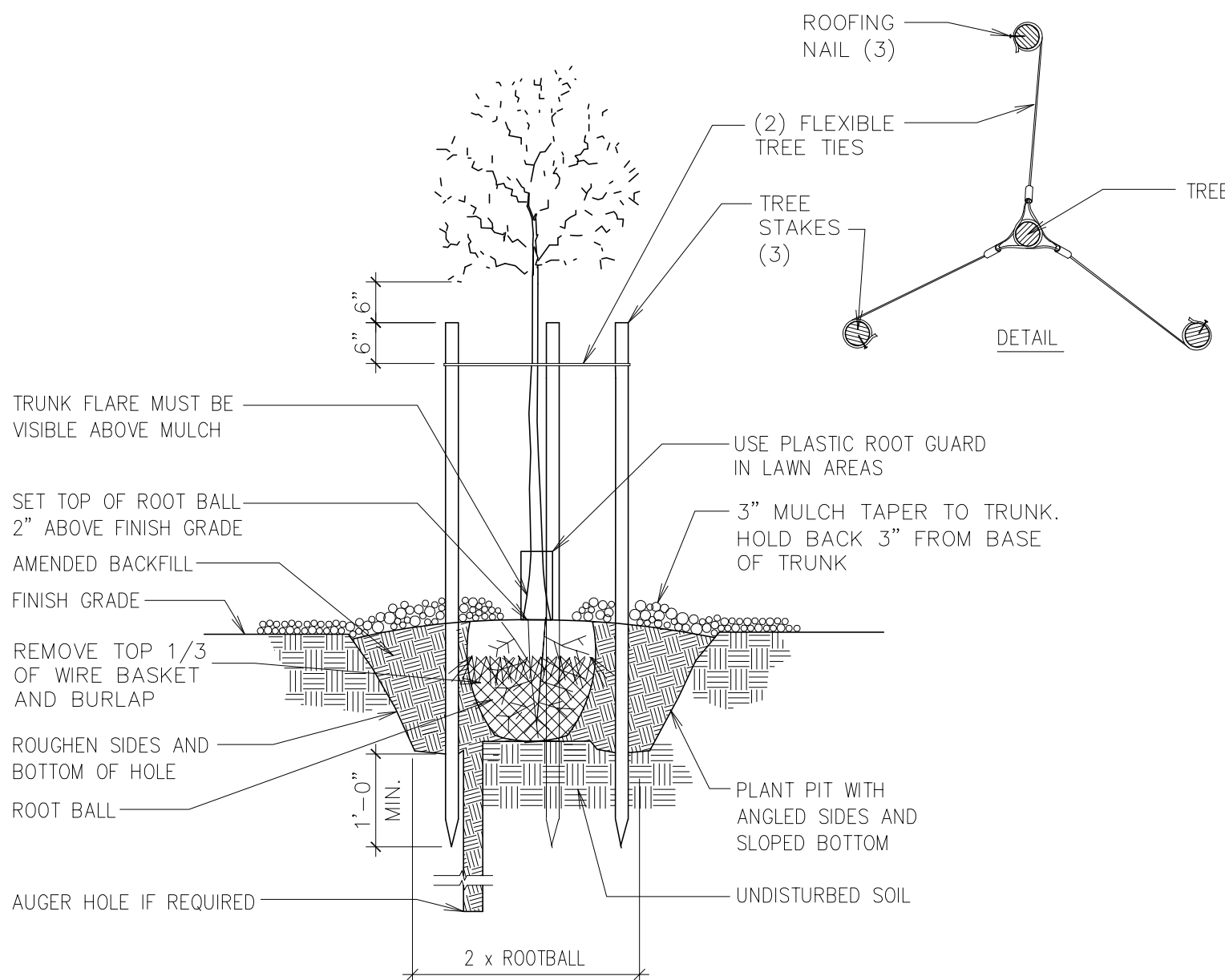
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B

SHRUB PLANTING DETAIL

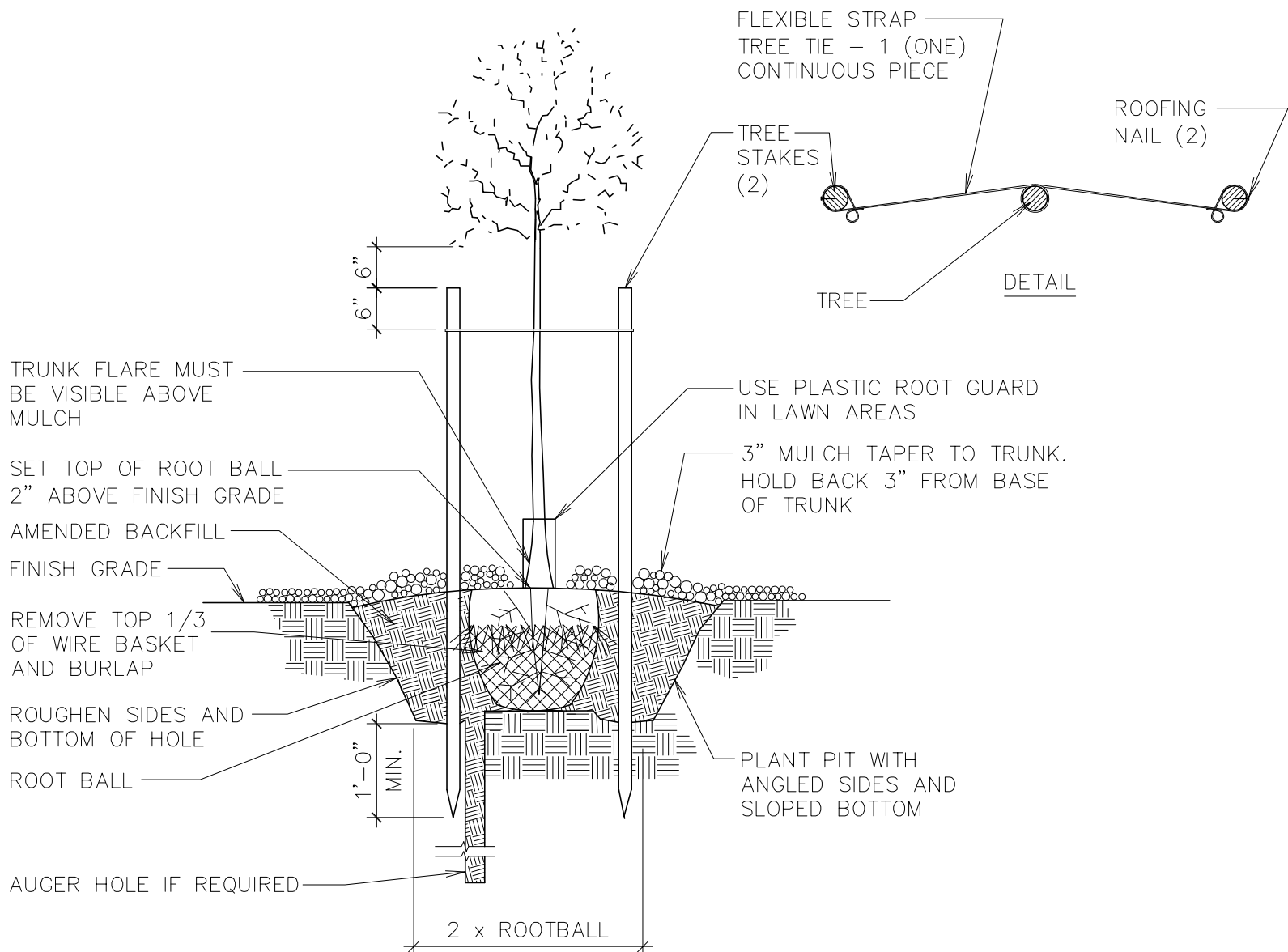
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F

TREE PLANTING AND STAKING (FOR WINDY AREAS ONLY)

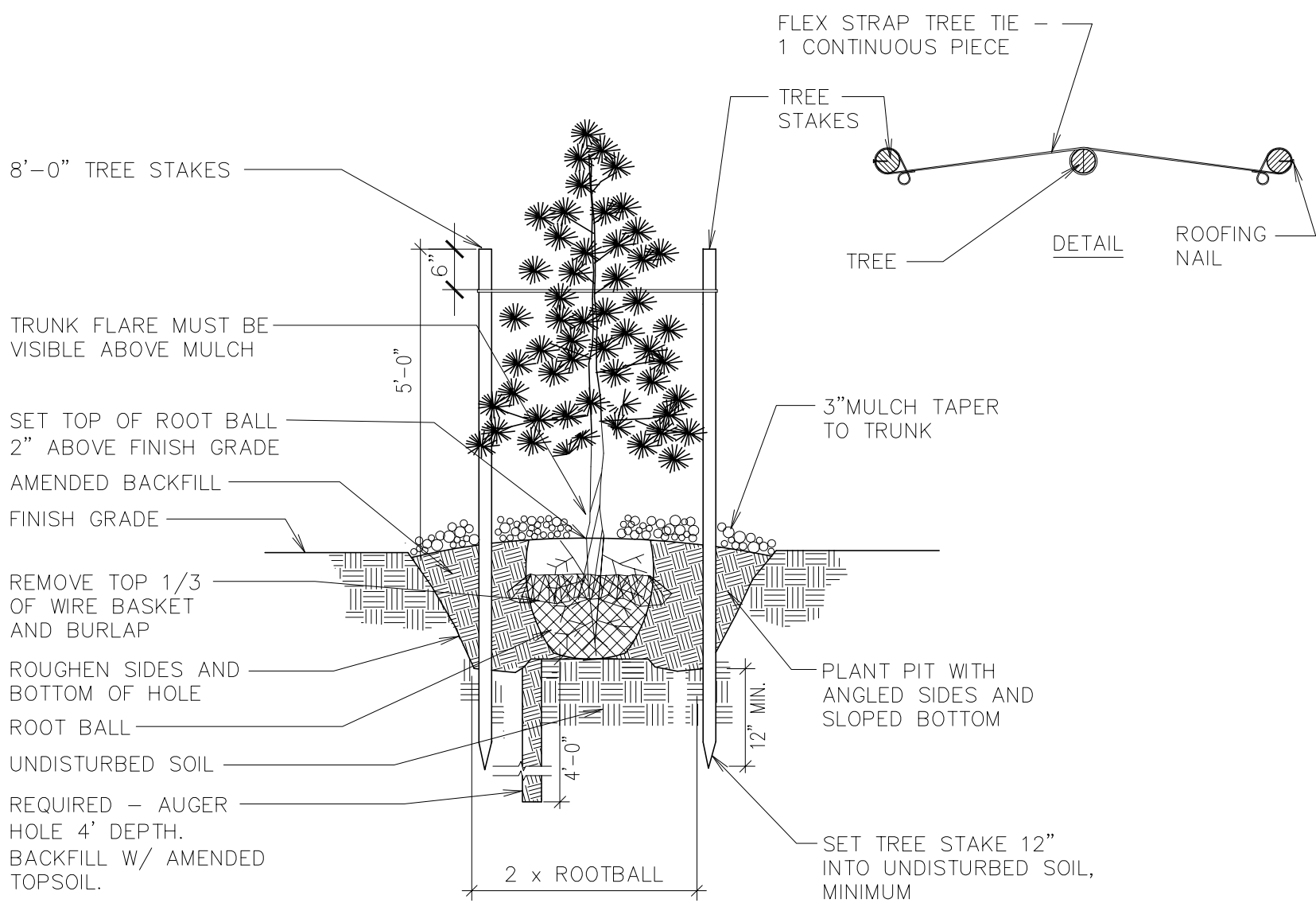
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TREE PLANTING AND STAKING

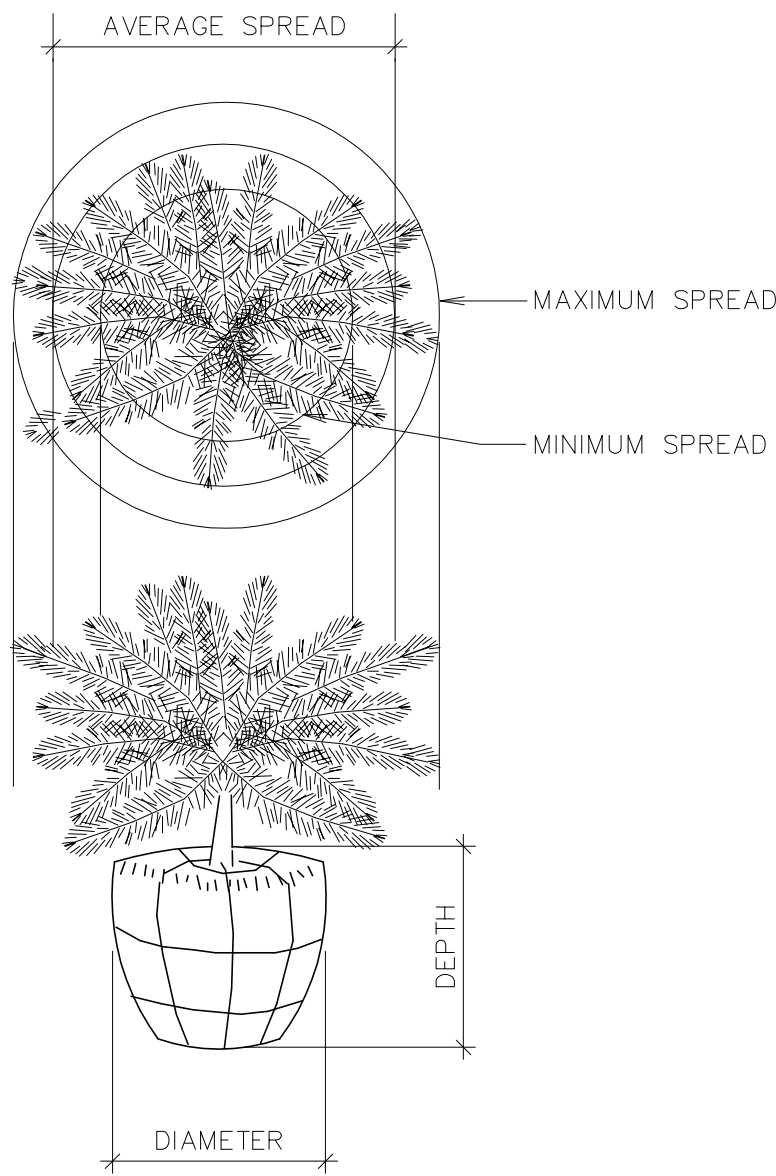
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K

CONIFER PLANTING AND STAKING

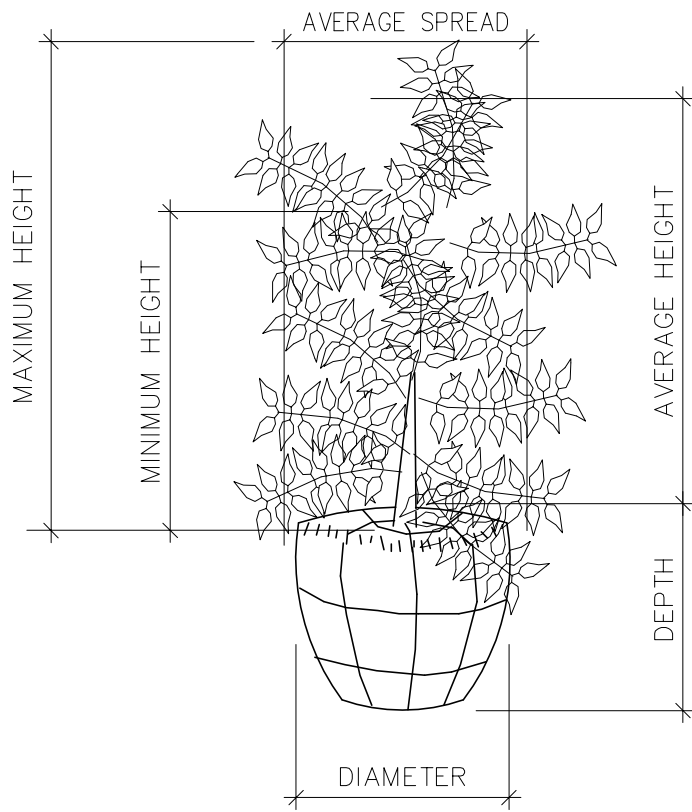
NO SCALE



L

TYPICAL MEASUREMENT FOR PROSTRATE TYPE PLANTS

NOT TO SCALE



M

TYPICAL MEASUREMENT FOR BROAD UPRIGHT TYPE

NOT TO SCALE



TOWN OF WEDDINGTON MEMORANDUM

DATE: 06/03/2015
TO: BILL DETER; PLANNING BOARD
FROM: JULIAN BURTON, TOWN PLANNER/ZONING ADMINISTRATOR
RE: THE FALLS AT WEDDINGTON ENTRANCE MONUMENT REQUEST

Please find the architectural and landscaping plans for the entry monuments for the approved major subdivision, The Falls at Weddington. The plans show entryway monuments for three entrances on Antioch Church Road.

- All plants are on the List of Acceptable Plant Species
- All monument structures are outside the right-of-way and sight triangles.

Planning Board (May 22nd, 2015): Recommended Approval with Conditions listed below (Unanimous)

Recommended Condition of Approval:

- Any lighting shall meet the requirements of the Town of Weddington Lighting Ordinance.
- All signs must be under the required maximum area of 20 square feet per sign (Section 58-152.f.)

THE FALLS AT WEDDINGTON MONUMENTATION PACKAGE

SINGLE FAMILY SUBDIVISION

3620 - 4300 ANTIOCH CHURCH ROAD
WEDDINGTON, NORTH CAROLINA

LAND OWNER

Metrolina Properties Et Al
1341 East Morehead Street
Charlotte, NC 28204

APPLICANT

Falls at Weddington, LLC
811 Coral Ridge Drive
Coral Springs, FL 33071
Contact: Rob Stiegele
Phone #: 954.931.4771

LANDSCAPE ARCHITECT

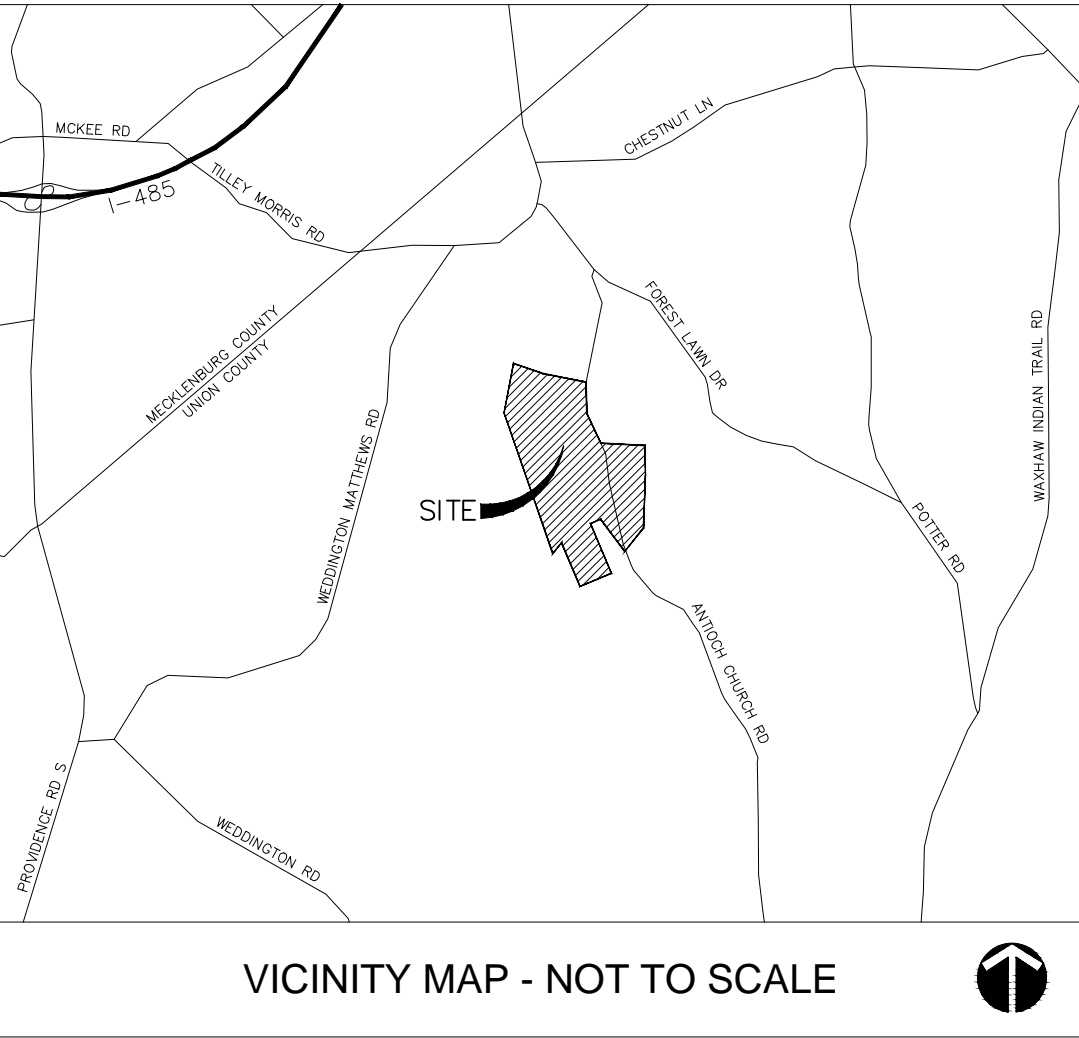
LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Contact: Mark Kime
Phone #: 704.333.0325

ARCHITECT

Fortune Architects
8510 McAlpine Park Drive, Suite 204
Charlotte, NC 28211
Contact: Scott Fleming
Phone #: 704.366.3639

SHEET INDEX:

Chapter 1	
C-1.0	Cover Sheet
Chapter 2	
C-2.0	Site Reference Plan
C-2.1	Layout Plan - Entry Monumentation
C-2.2	Layout Plan - Entry Monumentation
C-2.3	Layout Plan - Entry Monumentation
Chapter 3	
C-3.0	Detailed Planting Plan - Entry Monumentation
C-3.1	Detailed Planting Plan - Entry Monumentation
C-3.2	Detailed Planting Plan - Entry Monumentation
C-3.3	Planting Details
C-3.4	Planting Details
Architecture	
A1.0	Entry Monuments

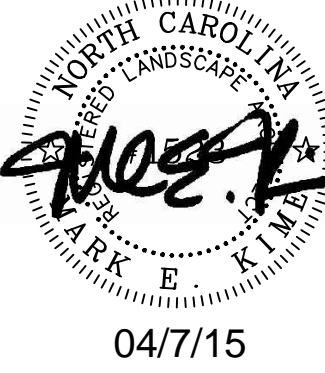


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SUBJECT TO FINAL DESIGN CHANGES

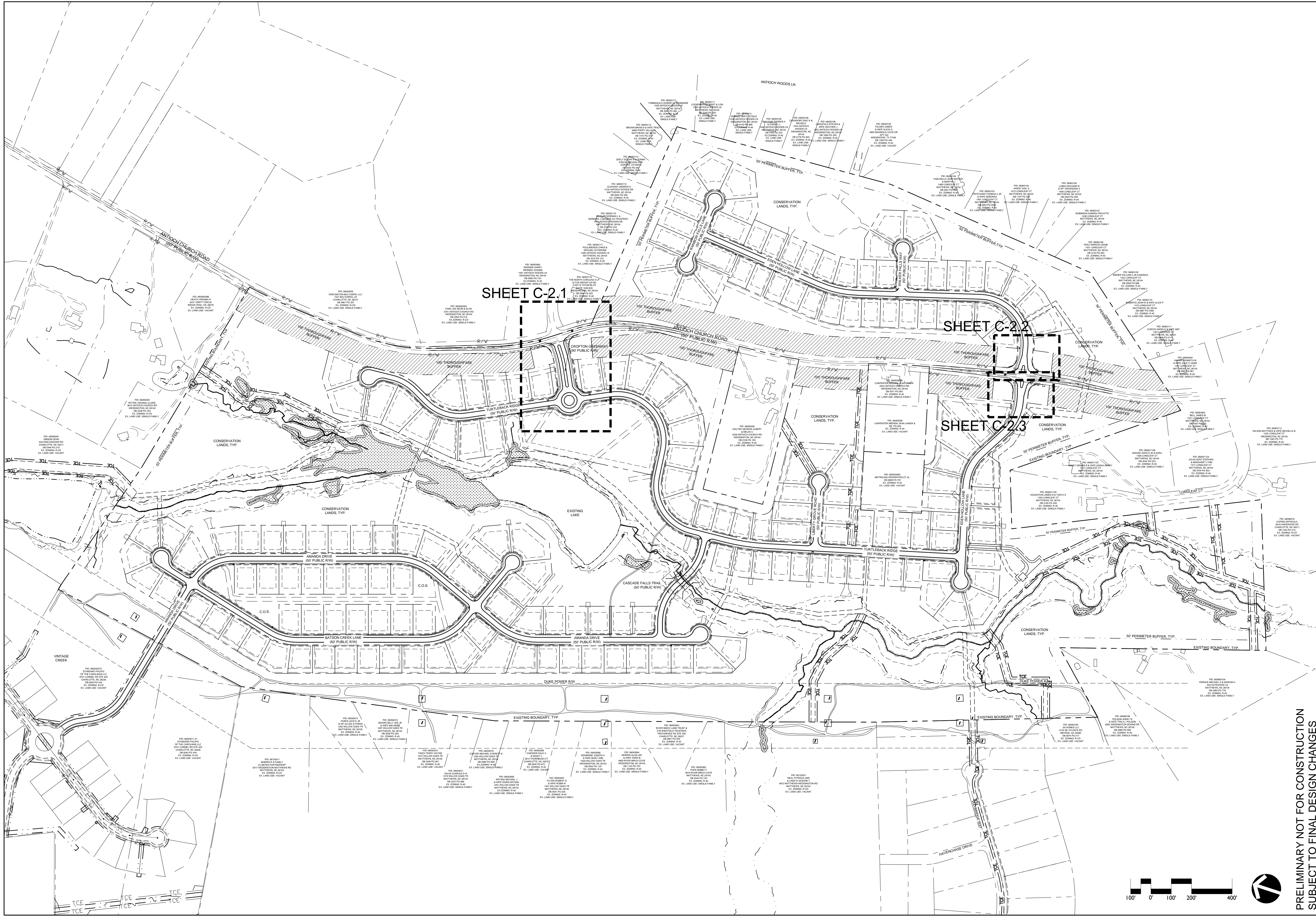
DATE: APRIL 7, 2015
DESIGNED BY: PMK
DRAWN BY: PMK
CHECKED BY: MEK
SCALE: AS SHOWN
PROJECT #: 1014461
SHEET #:

C-1.0

THE FALLS AT WEDDINGTON MONUMENTATION PACKAGE
SINGLE FAMILY SUBDIVISION
METROLINA PROPERTIES ET AL, TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP, UNION COUNTY, NC
COVER SHEET



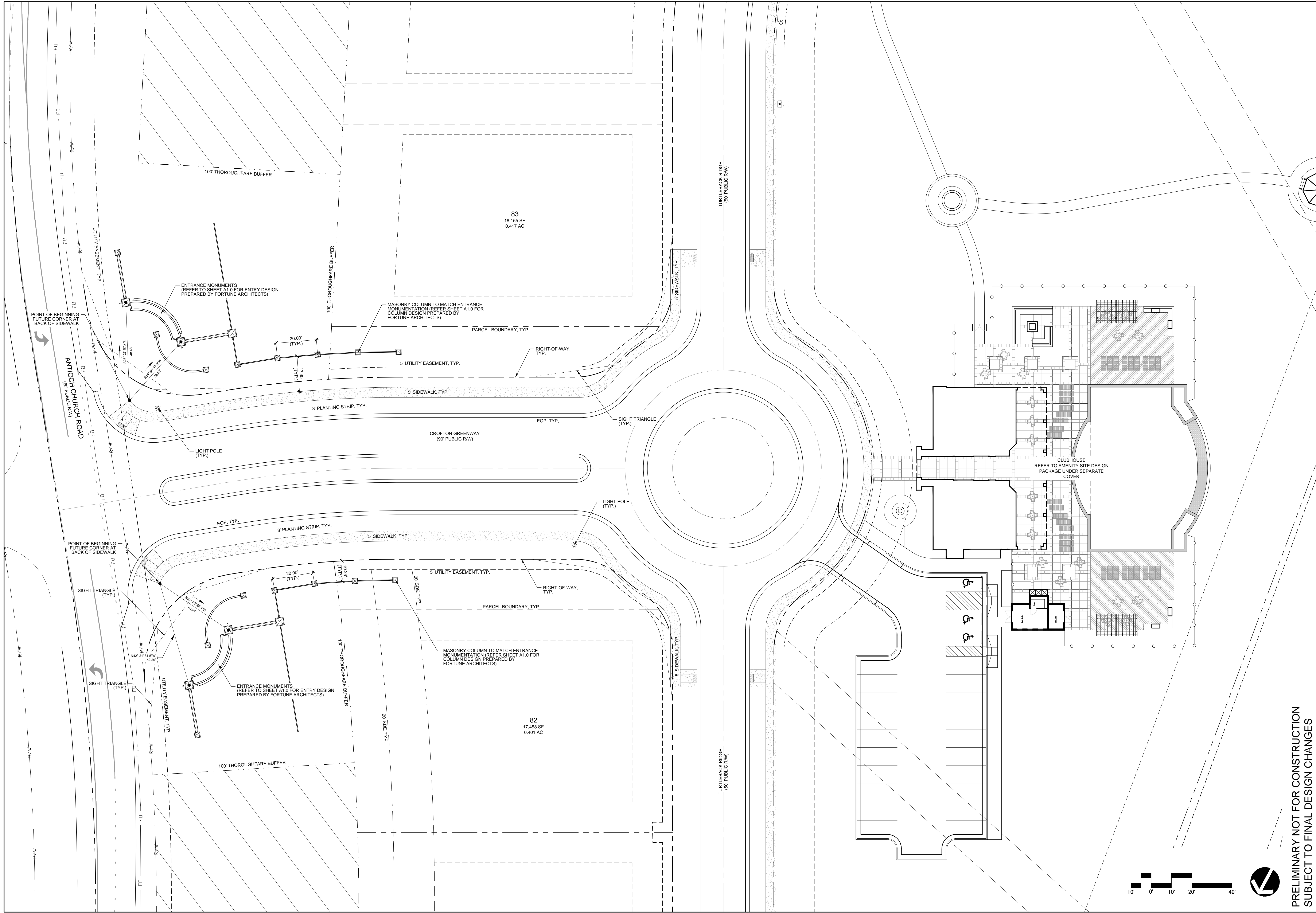
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SINGLE FAMILY SUBDIVISION
METROLINA PROPERTIES ET AL TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP, UNION COUNTY, NC
SITE REFERENCE PLAN

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

DATE: APRIL 7, 2015
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
SCALE: 1"=200'
PROJECT #: 1014461
SHEET #:
C-2.0

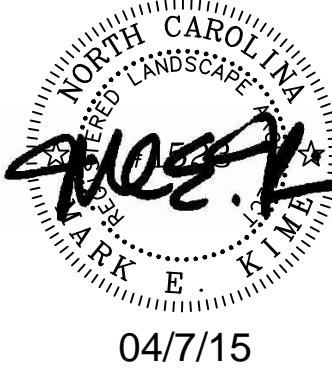


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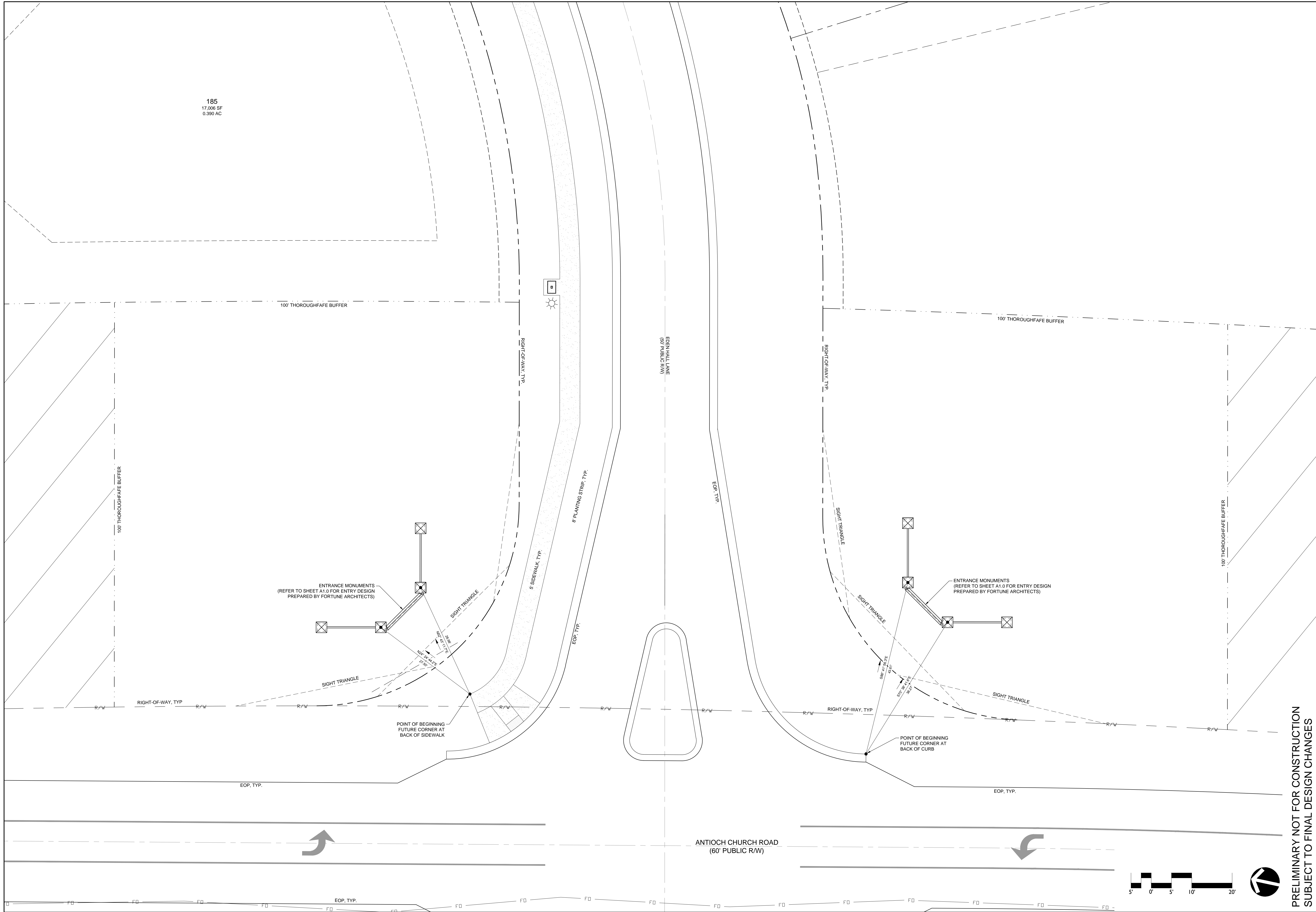
DATE: APRIL 7, 2015
DESIGNED BY: MEK
DRAWN BY: PMK
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SCALE: 1"=20'
PROJECT #: 1014461
SHEET #:

REVISIONS:

THE FALLS AT WEDDINGTON MONUMENTATION PACKAGE
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METROLINA PROPERTIES ET AL, TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP, UNION COUNTY, NC
LAYOUT PLAN- ENTRY MONUMENTATION



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185
17,008 SF
0.390 AC

ENTRANCE MONUMENTS
(REFER TO SHEET A1.0 FOR ENTRY DESIGN
PREPARED BY FORTUNE ARCHITECTS)

POINT OF BEGINNING
FUTURE CORNER AT
BACK OF SIDEWALK

ENTRANCE MONUMENTS
(REFER TO SHEET A1.0 FOR ENTRY DESIGN
PREPARED BY FORTUNE ARCHITECTS)

POINT OF BEGINNING
FUTURE CORNER AT
BACK OF CURB

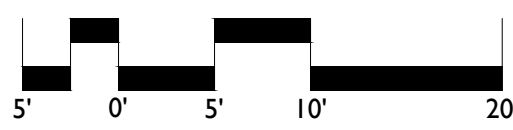
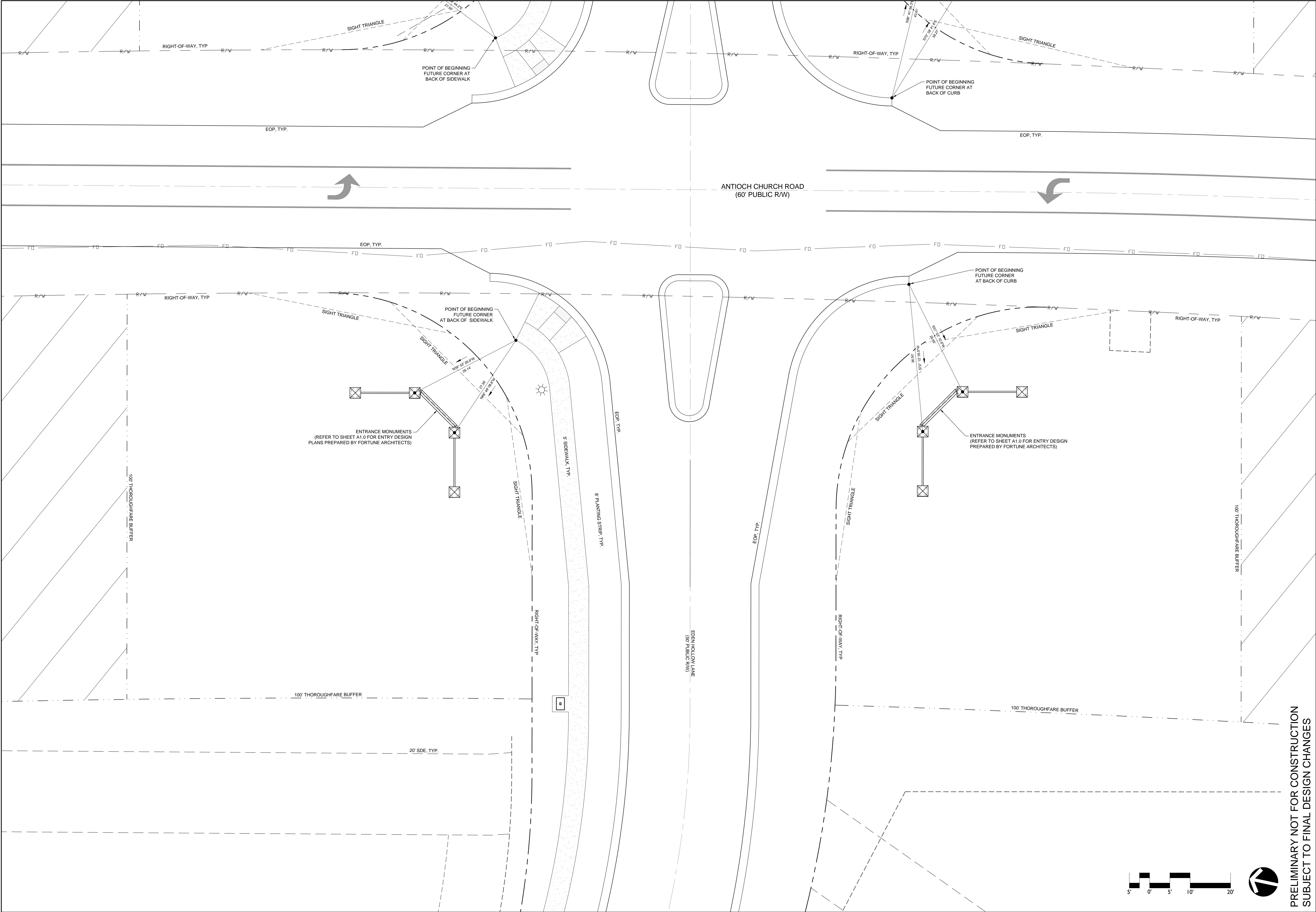
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SINGLE FAMILY SUBDIVISION
METROLINA PROPERTIES ET AL, TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP, UNION COUNTY, NC
LAYOUT PLAN- ENTRY MONUMENTATION

REVISIONS:
DATE: APRIL 7, 2015
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CHECKED BY: MEK
SCALE: 1"=10'
PROJECT #: 1014461
SHEET #:
C-2.2

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PROJECT #: 1014461
SHEET #:

C-2.3

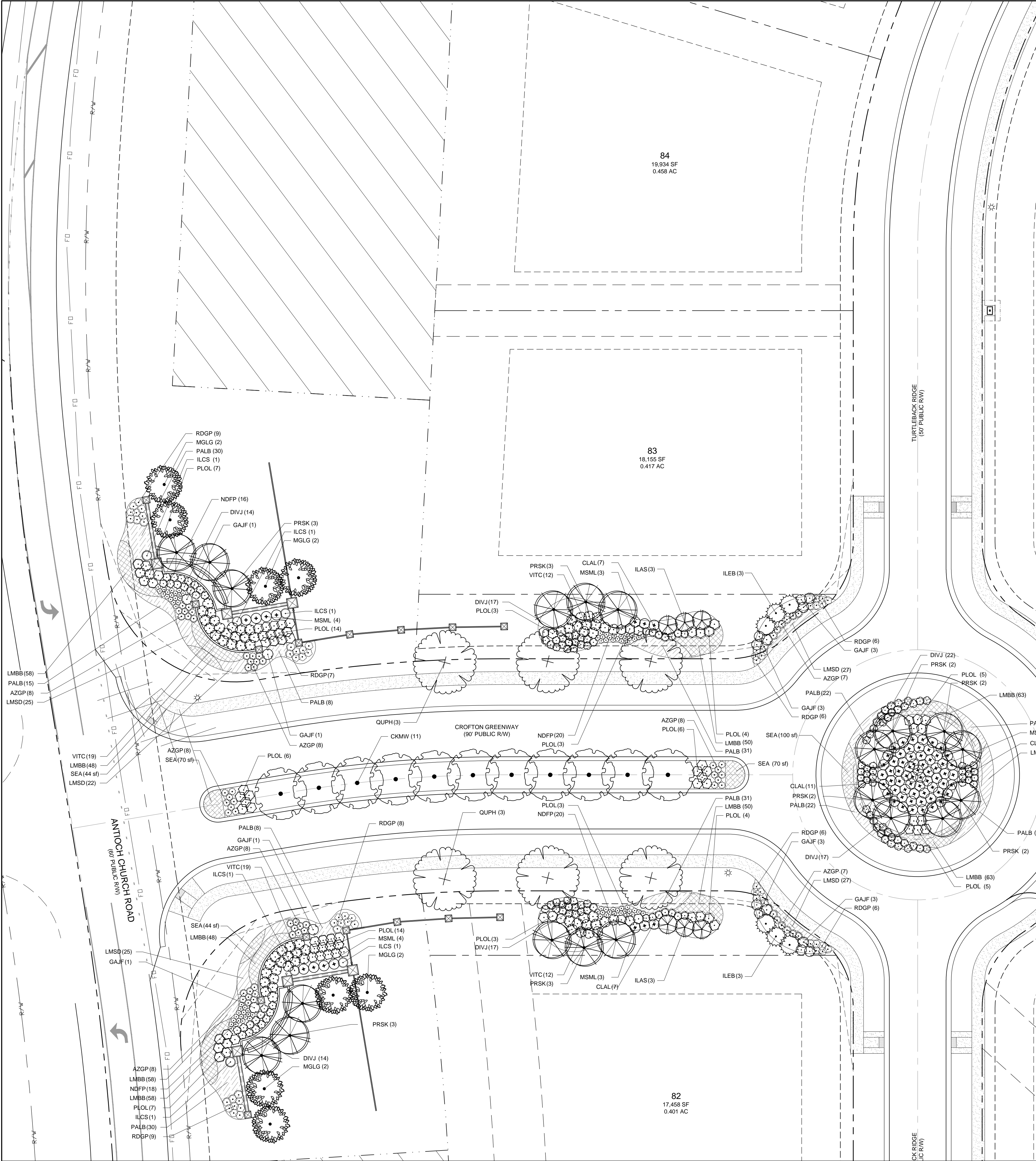
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REVISIONS:

04/7/15



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PLANT SCHEDULE MAIN ENTRY									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	CAL	REMARKS
	CKMW	11	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	B & B	15' o.c.	8'-10' ht.	2" cal.	Match Specimen, Straight Leader
	ILAS	6	Ilex x attenuata 'Savannah'	Savannah Holly	B & B	A.I.	6'-8' ht.	2" cal.	Full to Ground
	MGLG	8	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	B & B	A.I.	8'-10' ht.	2" cal.	Full to Ground
	PRSK	20	Prunus serrulata 'Kwanzan'	Flowering Cherry	B & B	A.I.	8'-10' ht.	2" cal.	Match Specimen; Straight Leader
	QUPH	6	Quercus phellos 'Hightower'	Willow Oak	B & B	40' o.c.	14'-16' ht.	3" cal.	Match Specimen; Straight Leader
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE		REMARKS
	AZGP	62	Azalea x 'Gumpo Pink'	Gumpo Pink Azalea	3 gal	3' o.c.	18" ht.		Match Specimen; Full to Ground
	CLAL	36	Clethra alnifolia	Summersweet Clethra	3 gal	3' o.c.	24" ht.		Match Specimen; Full to Ground
	DIVJ	103	Distylium x 'Vintage Jade'	Vintage Jade Distylium	3 gal	3' o.c.	30" ht.		Match Specimen; Full to Ground
	GAJF	16	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3 gal	A.I.	30" ht.		Match Specimen; Full to Ground
	ILCS	6	Ilex crenata 'Steeds'	Steeds Japanese Holly	7 gal	A.I.	48" ht.		Upright Form; Full to Ground
	ILEB	6	Ilex x 'Emily Bruner'	Emily Bruner Holly	7 gal	8' o.c.	6" ht.		Centrail Leader; Full to Ground
	NDFP	76	Nandina domestica 'Fire Power'	Firepower Nandina	3 gal	2' o.c.	12"-18" ht.		Match Specimen; Full to Ground
	PLOL	84	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	3 gal	4' o.c.	30" ht.		Match Specimen; Full to Ground
	RDGP	58	Raphiolepis x delacouri 'Georgia Petite'	Georgia Petite Indian Hawthorne	3 gal	3' o.c.	18" ht.		Match Specimen; Full to Ground
	VITC	62	Viburnum tinus 'Compactum'	Spring Bouquet Laurustinus	3 gal	4' o.c.	30" ht.		
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE		REMARKS
	MSML	79	Miscanthus sinensis 'Morning Light'	Eulalia Grass	3 gal	4' o.c.	36" ht.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE		REMARKS
	LMBB	438	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	18" o.c.	6"-12" ht.		
	LMSD	195	Liriope muscari 'Silver Dragon'	Lily Turf	1 gal	18" o.c.	6"-12" ht.		
	SEA	327 sf	Seasonal Color	Seasonal Color	flat				
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE		REMARKS
	PALB	256	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal	24" o.c.	12" ht.		

DATE: APRIL 7, 2015
DESIGNED BY: PMK
DRAWN BY: MEK
CHECKED BY: MEK
SCALE: 1"=20'
PROJECT #: 1014461
SHEET #:

C-3.0

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

THE FALLS AT WEDDINGTON MONUMENTATION PACKAGE
SINGLE FAMILY SUBDIVISION
METROLINA PROPERTIES ET AL, TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP, UNION COUNTY, NC
DETAILED PLANTING PLAN- ENTRY MONUMENTATION

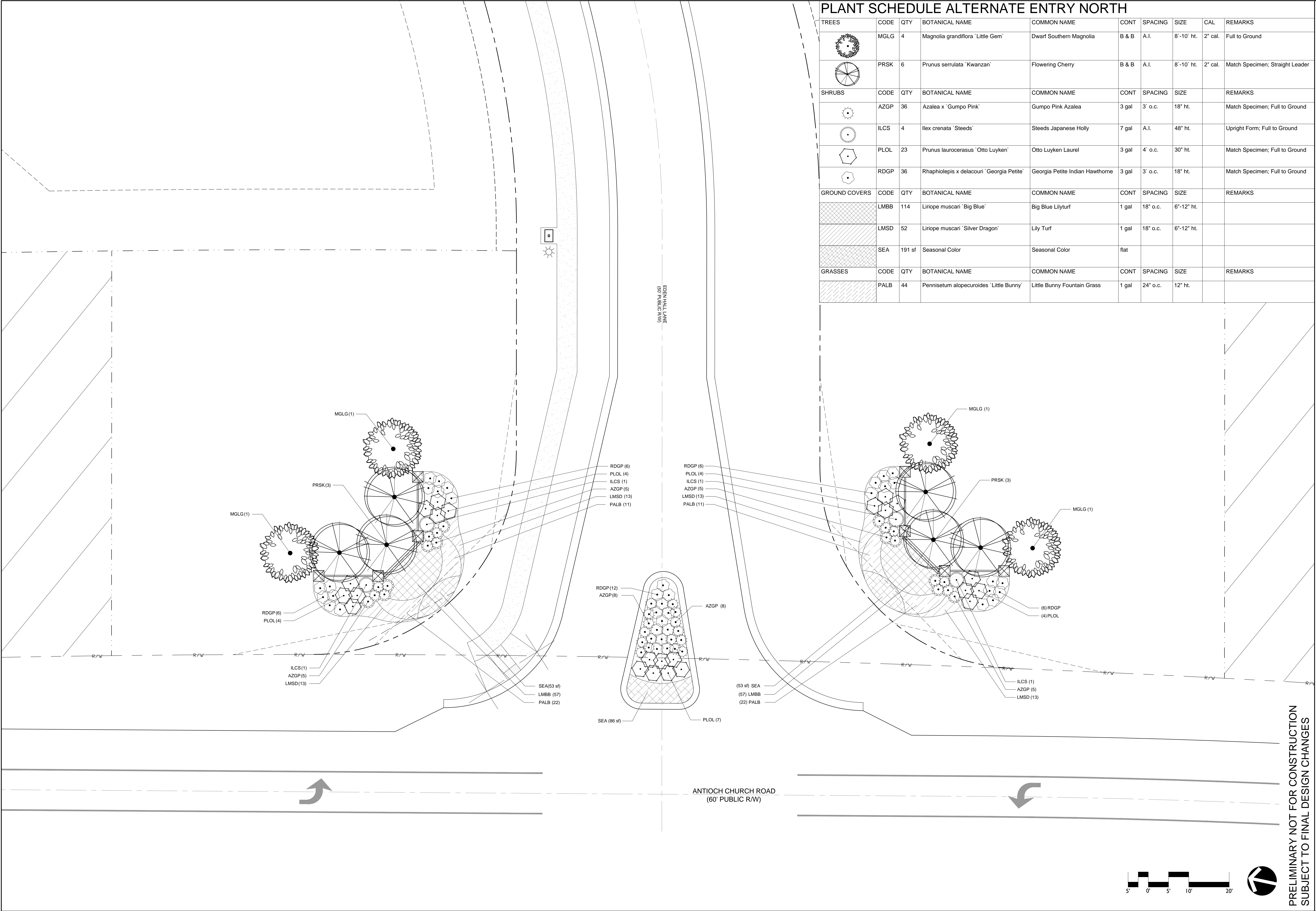
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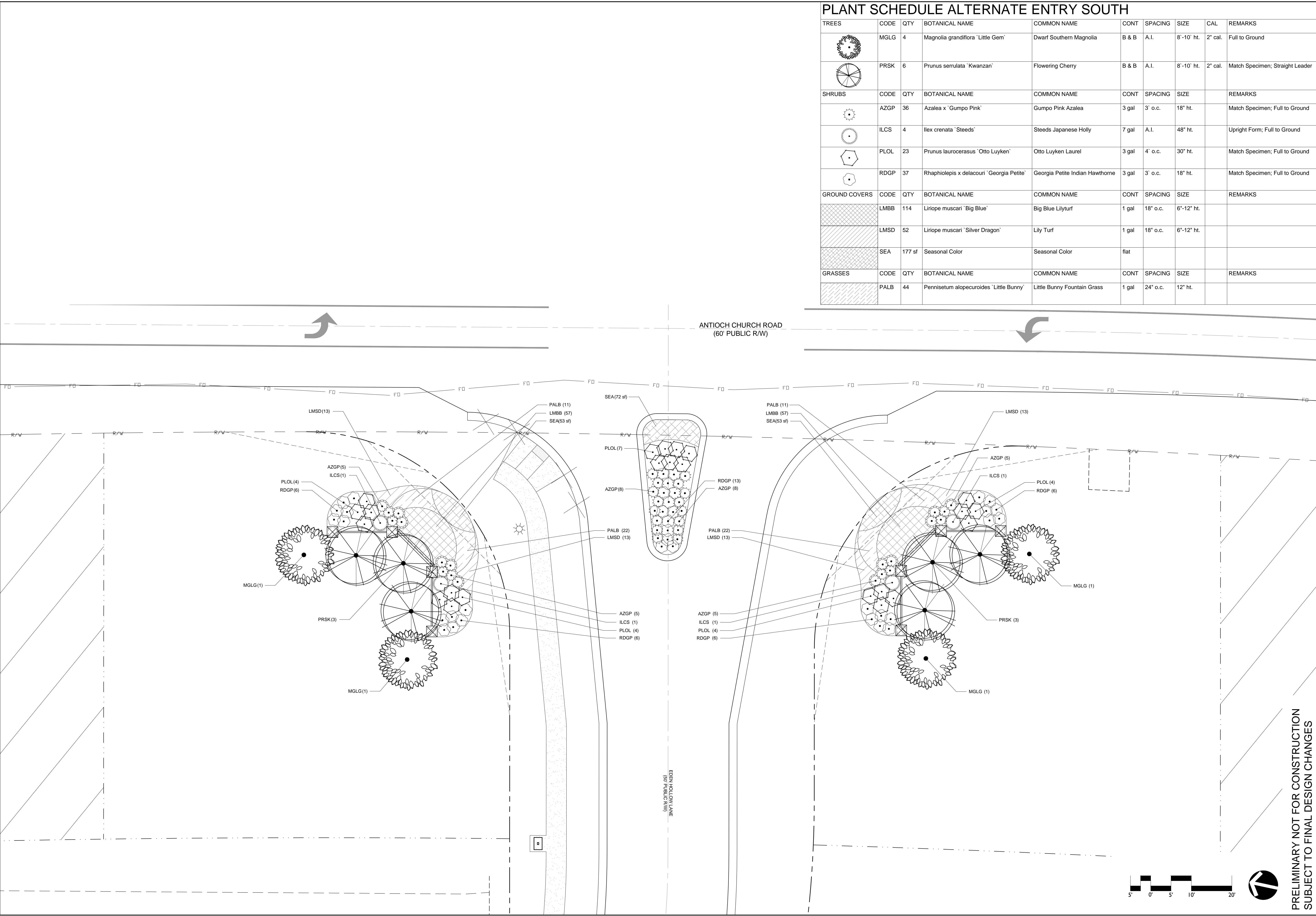
LANDSCAPE ARCHITECT
NORTH CAROLINA
J. W. K. M.
04/7/15

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SINGLE FAMILY SUBDIVISION
METROLINA PROPERTIES ET AL, TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP, UNION COUNTY, NC

DETAILED PLANTING PLAN- ENTRY MONUMENTATION

REVISIONS:

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CHECKED BY: MEK
SCALE: 1"=10'
PROJECT #: 1014461
SHEET #:
C-3.1



PLANT SCHEDULE ALTERNATE ENTRY SOUTH									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	CAL	REMARKS
	MGLG	4	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	B & B	A.I.	8'-10' ht.	2" cal.	Full to Ground
	PRSK	6	Prunus serrulata 'Kwanzan'	Flowering Cherry	B & B	A.I.	8'-10' ht.	2" cal.	Match Specimen; Straight Leader
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE		REMARKS
	AZGP	36	Azalea x 'Gumpo Pink'	Gumpo Pink Azalea	3 gal	3' o.c.	18" ht.		Match Specimen; Full to Ground
	ILCS	4	Ilex crenata 'Steeds'	Steeds Japanese Holly	7 gal	A.I.	48" ht.		Upright Form; Full to Ground
	PLOL	23	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	3 gal	4' o.c.	30" ht.		Match Specimen; Full to Ground
	RDGP	37	Rhaphiolepis x delacouri 'Georgia Petite'	Georgia Petite Indian Hawthorne	3 gal	3' o.c.	18" ht.		Match Specimen; Full to Ground
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE		REMARKS
	LMBB	114	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	18" o.c.	6"-12" ht.		
	LMSD	52	Liriope muscari 'Silver Dragon'	Lily Turf	1 gal	18" o.c.	6"-12" ht.		
	SEA	177 sf	Seasonal Color	Seasonal Color	flat				
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE		REMARKS
	PALB	44	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal	24" o.c.	12" ht.		

DATE: APRIL 7, 2015
DESIGNED BY: PMK
DRAWN BY: PMK
CHECKED BY: MEK
SCALE: 1"=10'
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SHEET #:

C-3.2

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DETAILED PLANTING PLAN- ENTRY MONUMENTATION

REVISIONS:

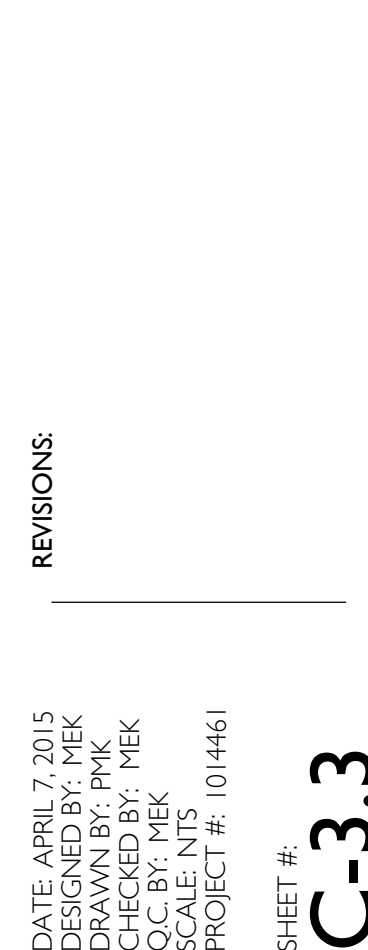
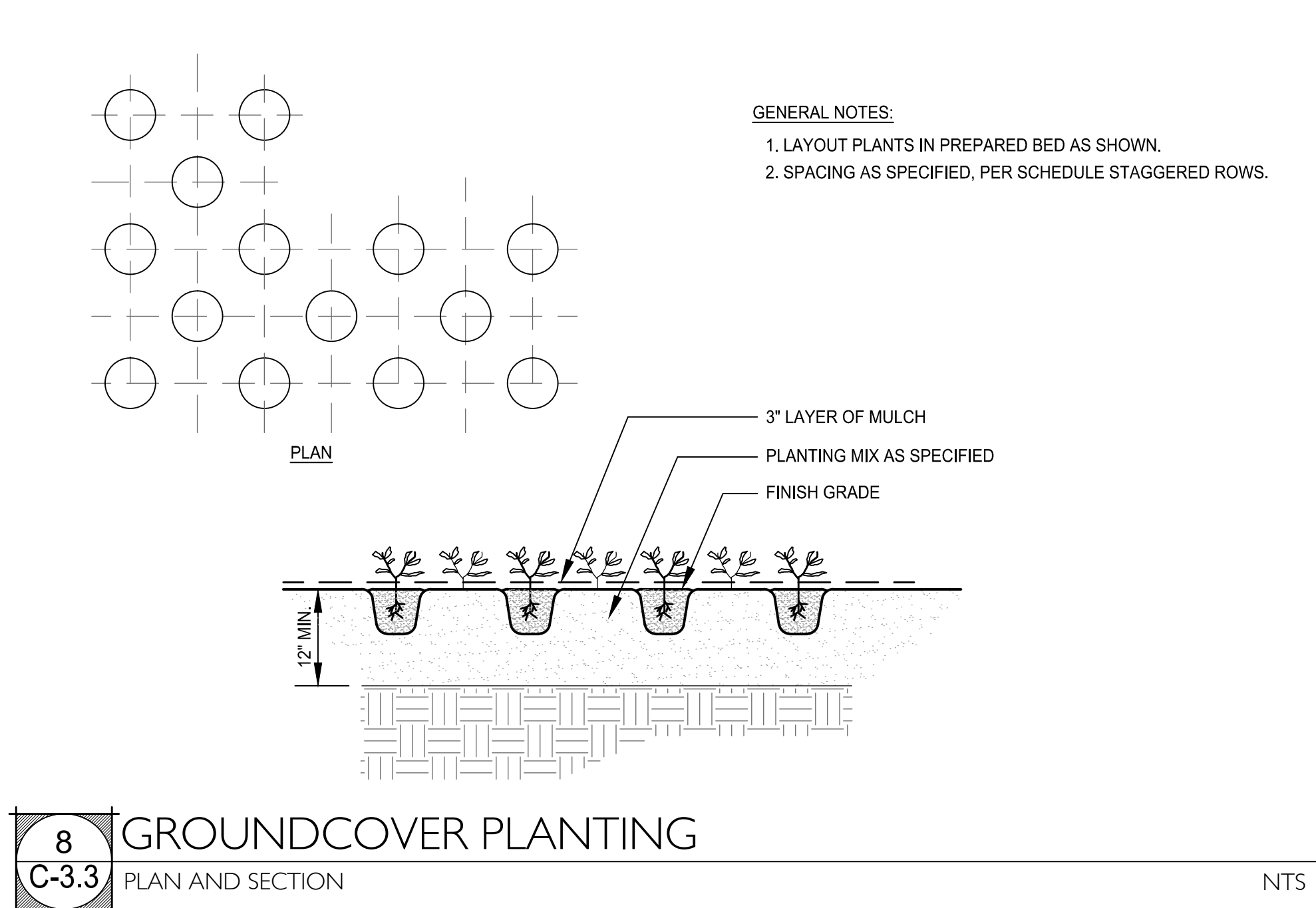
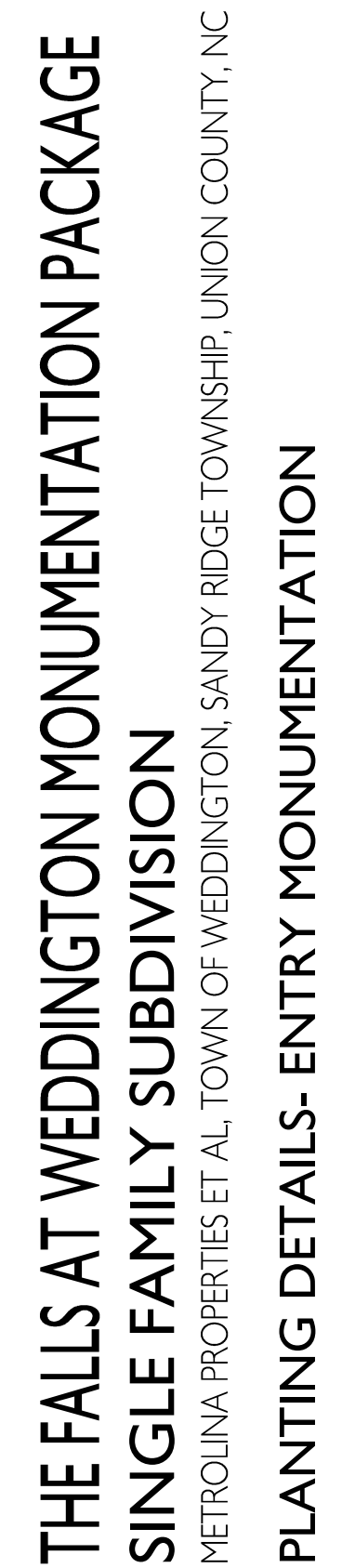
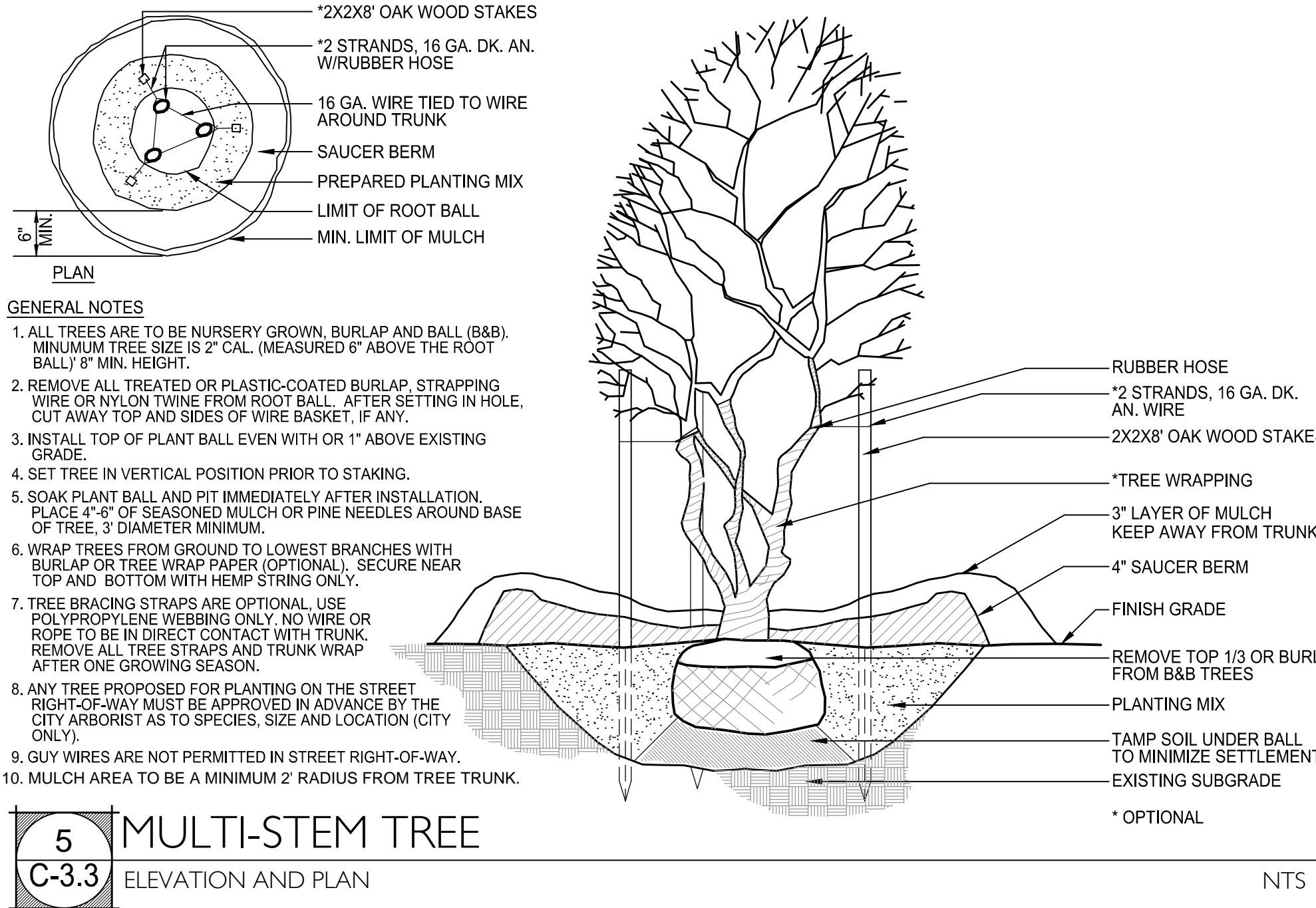
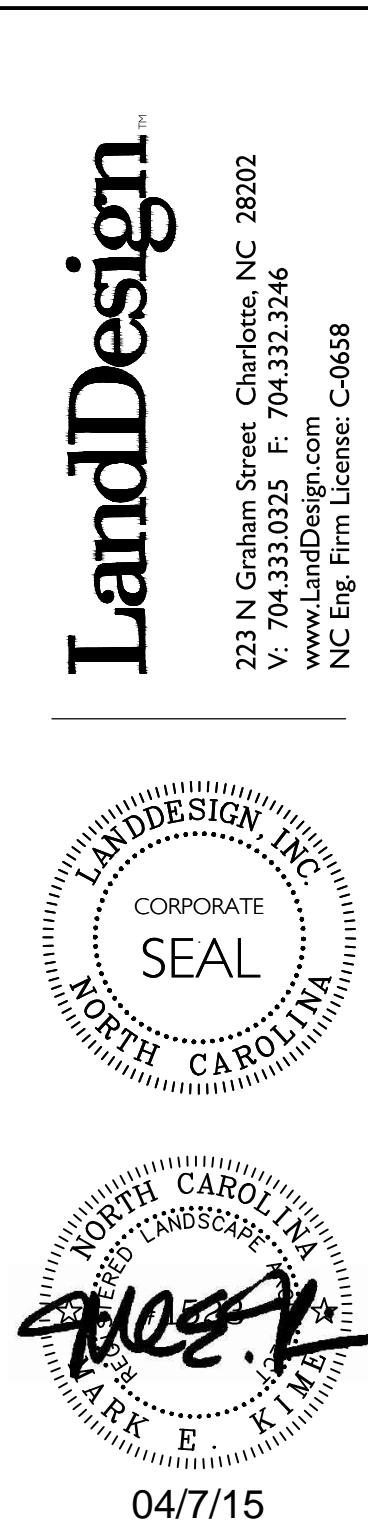
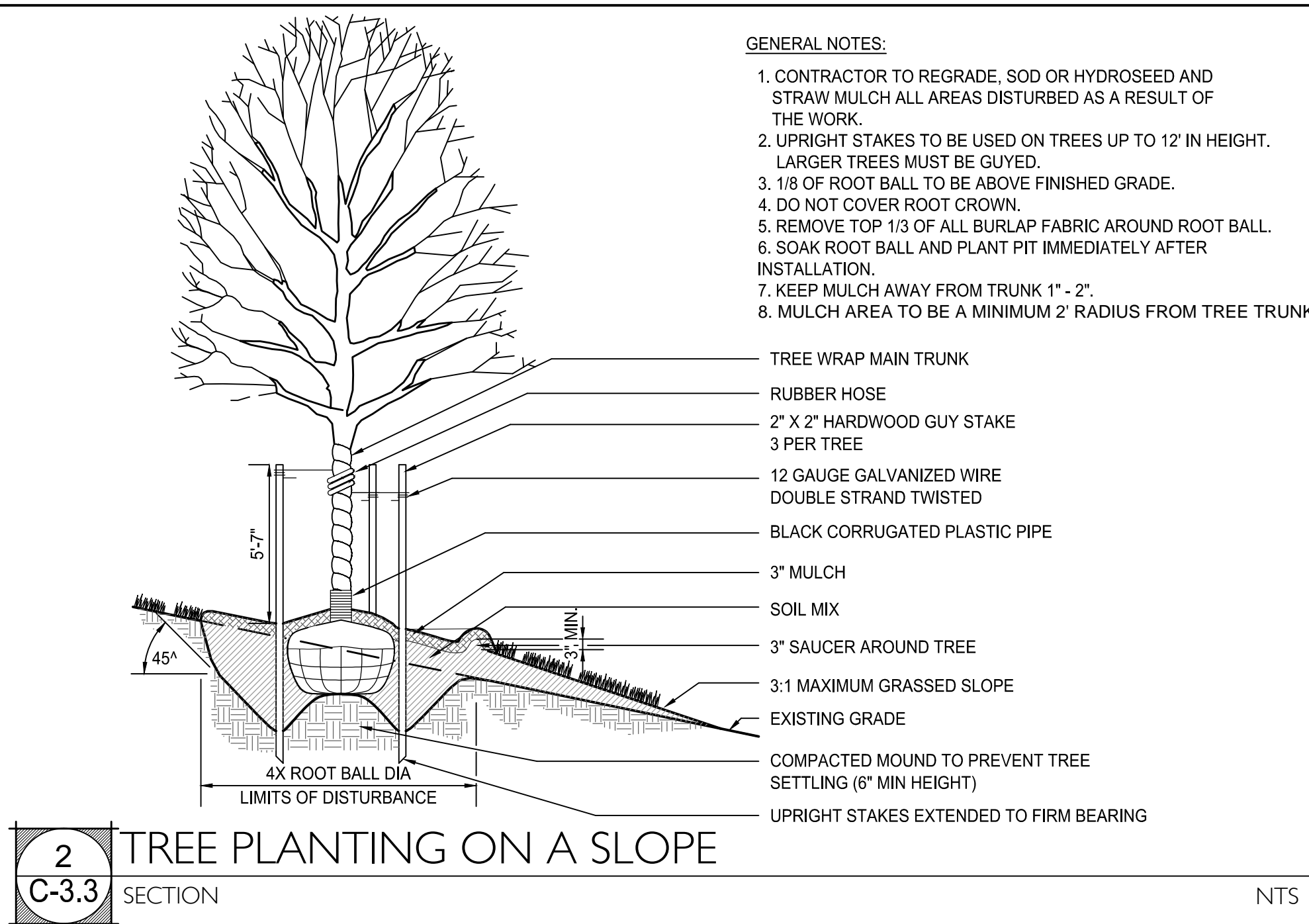
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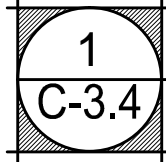
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NORTH CAROLINA
JAMES K. BARKER
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ROOT FLARE DEPTHS

SECTION

CLDSM 40.09

NTS

MATERIALS

A. TOPSOIL

1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE. (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEIOUS MATERIALS.
3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.

B. MULCH

SHALL BE TWICE SHREDDED HARDWOOD, AGED 1 YEAR.

C. DOLOMITE LIME

SHALL BE AGRICULTURE GRADE GROUND LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, WITH 95 PERCENT PASSING A NUMBER 8 SIEVE AND 40 PERCENT PASSING A NUMBER 100 SIEVE.

D. SAND

SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33.

E. TRACE ELEMENTS

SHALL BE ADDED AS REQUIRED BY SOILS TEST .

F. SEWAGE SLUDGE

WHEN DESIGNATED IN WRITING, COMPOSTED SEWAGE SLUDGE MAY BE USED AND SHALL BE COMMERCIALY AVAILABLE, HIGH QUALITY, ENVIRONMENTALLY SAFE, STERILE, EPA APPROVED SOIL PRODUCT FOR AGRONOMIC USE. IT SHALL CONSIST OF SEWAGE SLUDGE WHICH HAS BEEN COMBINED WITH WOOD CHIPS OR OTHER BULKING AGENT, AERATED AND COMPOSTED FOR 21 DAYS INCLUDING 3 DAYS AT 131 DEGREE F. THE SEWAGE SLUDGE SHALL BE AGED, SHREDDED AND SCREENED AND EXHIBIT THE FOLLOWING CHARACTERISTICS:

PH: 5.6 - 7.7

TOTAL NITROGEN (N) 1.2 PERCENT AVAILABLE
PHOSPHORIC ACID (P2O5) 1 PERCENT SOLUBLE
POTASH (K2O) .25 PERCENT
MICRO-NUTRIENT CONTENT (FE, MN, S, ZN, NI, CU, B)
LOW CADMIUM CONTENT
EPA APPROVAL PATHOGEN DESTRUCTION

G. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

H. COMMERCIAL FERTILIZER

TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

I. OTHER ACCEPTABLE FERTILIZER FORMS:

1. FOR TREES
ANUTRI-PAK
JRP INT'L, INC.
17 FOREST AVENUE
FOND DU LAC, WISCONSIN 54935
2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
3 NITROGEN
1 PHOSPHORIC ACID
2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

J. PEAT

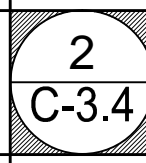
1. SHALL CONFORM TO FEDERAL SPECIFICATION O-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEDGE.
2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEIOUS OR HARMFUL MATERIAL.
6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

K. MANURE

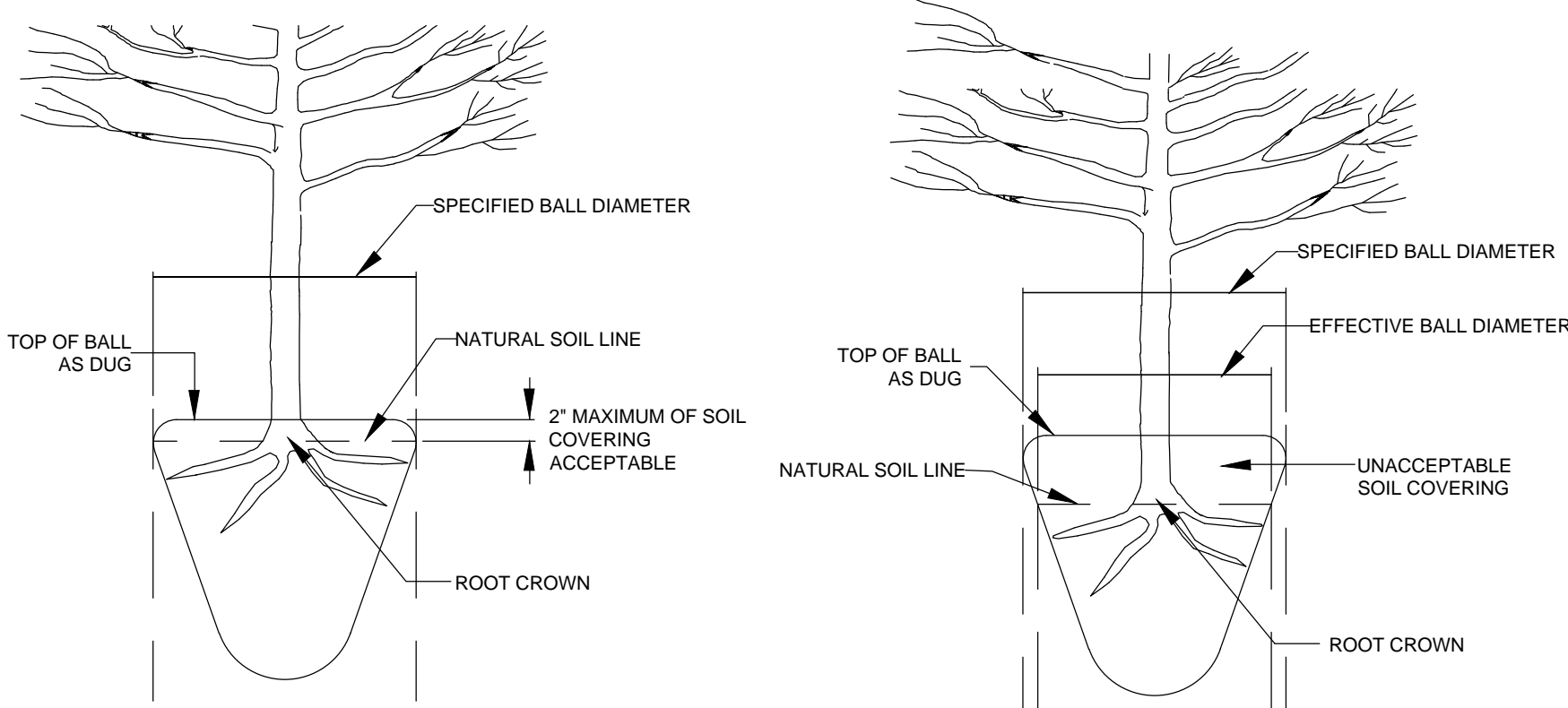
1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER, IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

L. SOIL AMENDMENTS

DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY, A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 96 PERCENT TO PASS 80 MESH SCREEN.



SOIL AMENDMENTS



ACCEPTABLE CONDITION

(AS DELIVERED)

UNACCEPTABLE CONDITION

(AS DELIVERED)

NOTE:

A ROOT FLARE EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE CITY ARBORIST TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE (NURSERY), LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF CITY ARBORIST DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

DATE: APRIL 7, 2015
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
SCALE: ANY
PROJECT #: 1014461
SHEET #:

C-3.4

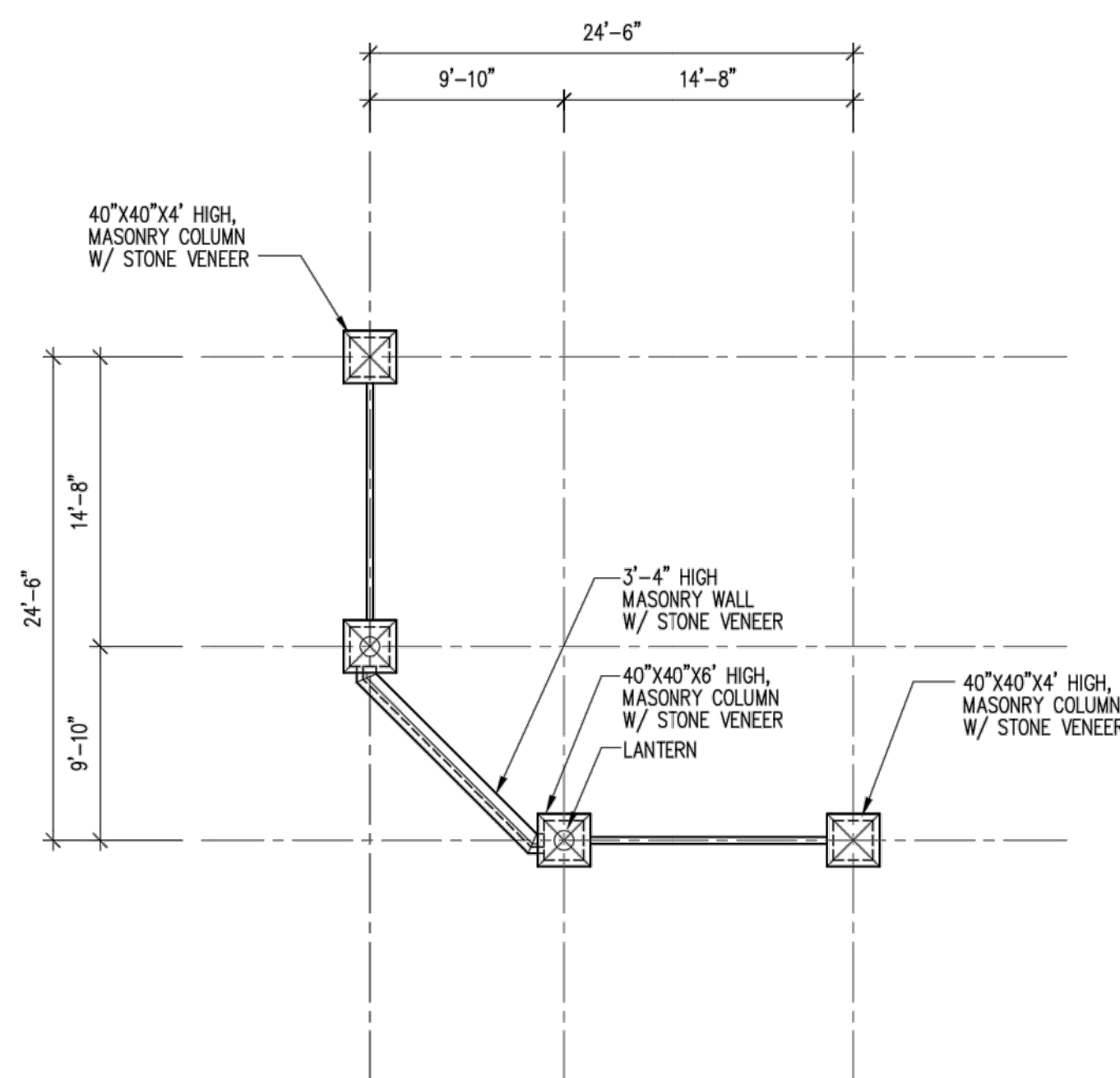
THE FALLS AT WEDDINGTON MONUMENTATION PACKAGE
SINGLE FAMILY SUBDIVISION

METROLINA PROPERTIES ET AL, TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP, UNION COUNTY, NC

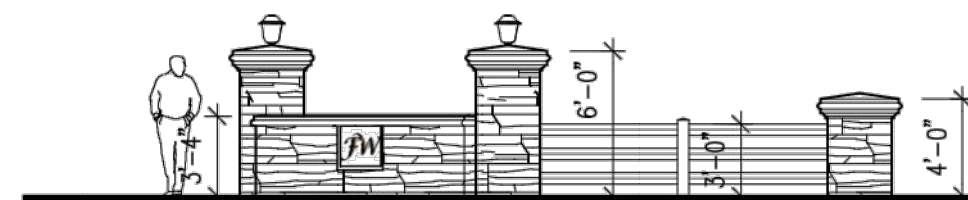
PLANTING DETAILS- ENTRY MONUMENTATION



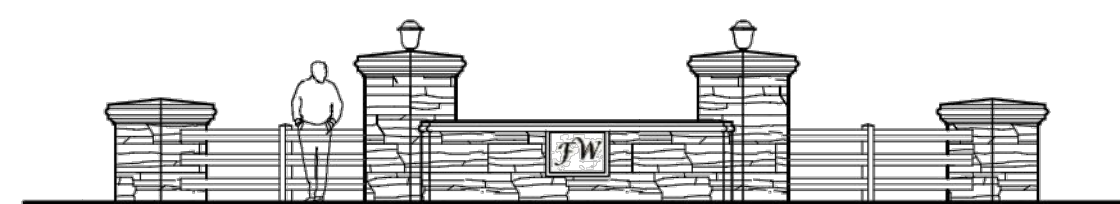
LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com
NC Eng. Firm License: C-6658



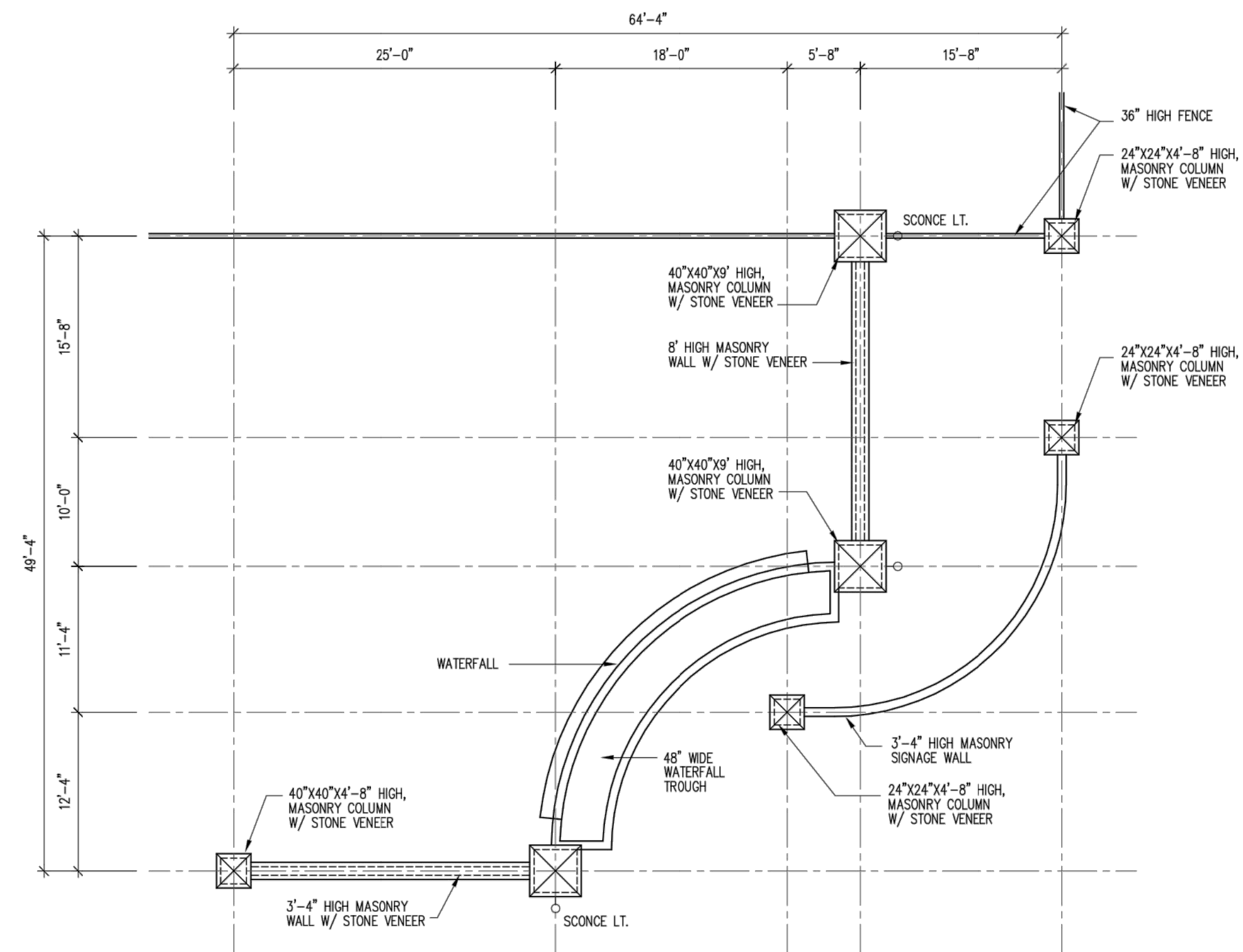
3 SECONDARY ENTRANCE MONUMENT — PLAN
A1.0
1/8" = 1' TYPICAL OF (4) (OPPOSITE SIDE OF STREET, PAIR IS MIRROR IMAGE)



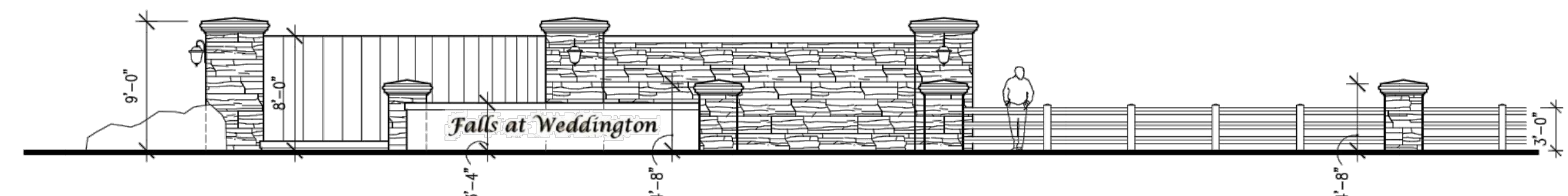
1 ELEVATION — FACING EDEN HOLLOW LANE
A1.0
1/8" = 1'



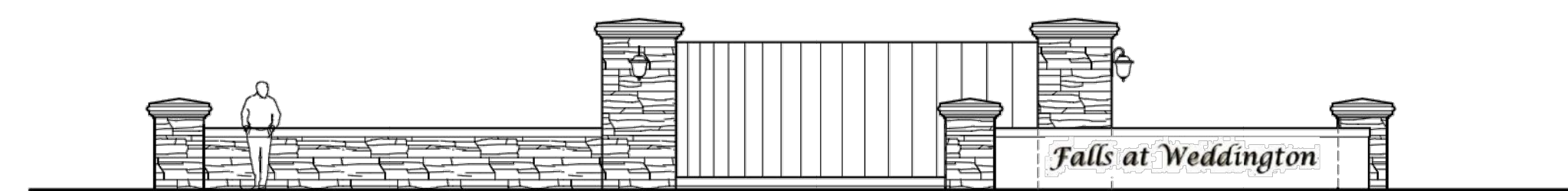
2 ELEVATION — FACING ANTIOCH CHURCH RD.
A1.0
1/8" = 1'



3 PRIMARY ENTRANCE MONUMENT — PLAN
A1.0
1/8" = 1' TYPICAL OF (2) (OPPOSITE SIDE OF STREET IS MIRROR IMAGE)



2 ELEVATION — FACING CROFTON GREEN WAY
A1.0
1/8" = 1' SOUTH-SIDE OF ENTRANCE DRIVE — NORTH SIDE IS A MIRROR IMAGE



1 ELEVATION — FACING ANTIOCH CHURCH RD.
A1.0
1/8" = 1' SOUTH-SIDE OF ENTRANCE DRIVE — NORTH SIDE IS A MIRROR IMAGE



Fortune
Architects

8510 McAlpine Park Drive
Suite 204
Charlotte, North Carolina
28211

704/366-3639
704/364-9578 FAX

Entrance
Monuments
at
The Falls at
Weddington
Antioch Church Rd.
Union County,
North Carolina



Content:
ENTRY
MONUMENTS

Project
Date 01/26/15
Revisions

©W. Neill Fortune, Architect
This drawing is the property of
W. Neill Fortune, Architect and is
not to be reproduced or copied
in whole or in part. It is not to be
used on any other project, and
is to be returned upon request.

Sheet

A1.0

PLANS IN PROGRESS — NOT FOR CONSTRUCTION

**TOWN OF WEDDINGTON
BUDGET AMENDMENT
FYE 6/30/2015**

		Original Budget	Amended Budget (June 2014)	Amended Budget (June 2015)	
Revenues					
Ad Valorem Taxes		1,055,250	1,055,250	1,055,250	
State-Collected Revenues		713,750	713,750	713,750	
Zoning and Subdivision		106,500	102,500	106,500	{c}
Other Revenues		5,000	9,000	5,000	{b}
Total Revenues		1,880,500	1,880,500	1,880,500	
Operating Expenditures					
Administrative		493,300	466,800	466,800	
Planning and Zoning		187,175	187,175	187,175	
General Government		1,200,025	1,865,000	1,865,000	{a}
Total Expenditures		1,880,500	2,518,975	2,518,975	
Appropriation from fund balance		0	638,475	638,475	

{a} Transaction to purchase PVFD fire station anticipated to be finalized prior to fiscal year-end 2014 was not completed until early FY2015

{b} Lower than anticipated interest rates and increase in fees charged related to lockbox and merchant services (online payments).

{c} Increased permit activity



Countywide Commercial

Charlotte's Pavement Solutions Company

PROPOSAL & CONTRACT

May 31st 2015

Proposal# 150115c

Barbara Harrison
Weddington Town Hall
1942 Weddington Rd
Weddington, NC
bharrison@townofweddington.com 704-846-2709/980-245-3536

Thank you for providing us an opportunity to provide a quote for your project. Countywide Commercial Inc. is pleased to submit the following proposal. We would like to bring to your attention the following facts about Countywide Commercial.

1. Over twenty years of experience, and an A+ rated BBB company
2. A vast customer base of Property Management Companies, Hotels, Apartments, Churches, Shopping Centers, Offices and other Commercial Complexes in Charlotte and surrounding areas
3. Your One Stop Shop for all Asphalt and Concrete needs
4. We are certified (NC DOT) DBE/MBE.
5. North Carolina General Contractor License # 73570 Highway

Scope of work:

Concrete Repair: Sidewalk in front of storage room (20'x4') (Option 1)

- Saw cut at next control or expansion joint of failing concrete as discussed.
- Remove existing sidewalk.
- Excavate removing to offsite recycling
- Form, pour and broom finish with 3,600 psi plant mixed concrete @ 4" depth for proper drainage.

Total this part \$ 1,500.00

Concrete Repair: Area as directed by Barbara (60'x12') (Option 2)

- Saw cut at next control or expansion joint of failing concrete as discussed.
- Grade area and excavate removing to offsite recycling
- Add 10" ABC stone. Compact stone.
- Form, pour and broom finish with 4000 psi plant mixed concrete @ 4" depth.

Total this part \$ 7,950.00

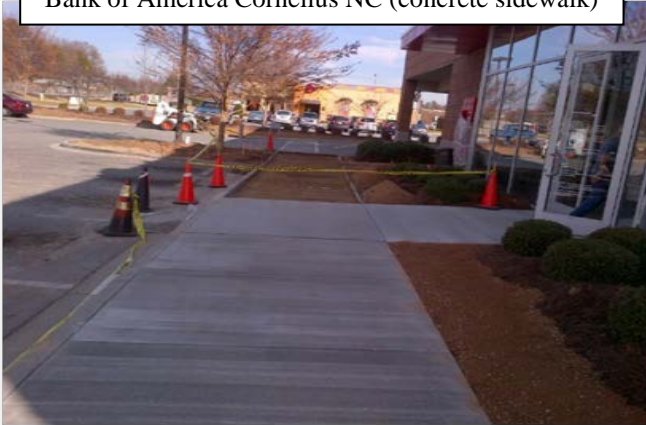
Bi-lo Gastonia NC (paving)



Bi-lo Gastonia NC (paving & striping)



Bank of America Cornelius NC (concrete sidewalk)



Target Monroe NC (asphalt repair)



Lab Corp Pineville NC (sealcoating & striping)



Lowes University area Charlotte NC (hot crack filling)



PROJECT EXCLUSIONS & CLARIFICATIONS

1. Countywide Commercial Incorporated will be referred to as CCI, and Seller, on this and the following pages
2. CCI will not be held responsible for damage caused from our vehicles to property and asphalt due to failing conditions we have to pass over to perform above repairs
3. Excludes, Civil, Architectural or Structural Engineering, drawings and/or design or plan certifications.
4. Excludes, licensed survey layout, and/or any as-built drawings, plan mark-ups or revisions.
5. Excludes, approvals, permit applications & permit fees unless specifically included in this Proposal and Contract.
6. Excludes, inspection, testing cost & associated fees.
7. Excludes, Uniformed Traffic Control Officers and Police Support Vehicles, unless specifically included in this Proposal and Contract.
8. Excludes, overtime & premium time due to project acceleration, or delays caused by inclement weather, acts of nature, owner or owners, subcontractor delays, calendar holiday infringement on/or in project schedule.
9. Excludes, rock or sub-surface structure breaking, blasting, excavation, or removal, unless included in this Proposal and Contract.
10. Excludes, demolition, unless specifically included in this Proposal and Contract.
11. Excludes, disposal of hazardous or contaminated material, unless specifically included in this Proposal and Contract.
12. Excludes, all well point dewatering, or project surface or sub-surface dewatering beyond the practical use of a 3" centrifugal, trash or diaphragm pump, unless specifically included in this Proposal and Contract.
13. Excludes, site sweeping mechanical or manual, onsite or offsite, due to vehicular or equipment tracking during delivery, entry, onsite operation or leaving the construction site. Onsite and offsite roadway, parking lot or property sweeping shall be the responsibility of the Customer/Purchaser unless specifically included in this Proposal and Contract.
14. Unless specified herein, sub-grade soil conditions **are considered to be suitable**, and therefore usable. If during any course of the contract, or approved change order or authorized extra work, the sub-grade or sub-base material develops soft or yielding areas due to wet or unsuitable material conditions, then corrective measures such as; excavation, remediation, stabilization or replacement of material, backfill, compaction or removal of material from site of unsuitable soil conditions are specifically excluded, and shall be considered to be an additional cost to be borne by the Customer/Purchaser. See #17 below
15. Asphalt found to be thicker than stated replacement depths will create the need for a change order to absorb the additional costs
16. Concrete found to be thicker than stated replacement depths will create the need for a change order to absorb additional costs as well
17. Change orders that need approval before continuation of work, that halts work, will possibly create a need for additional charges applied.
18. Inclement weather and/or any other acts of nature that could affect the suitability of the onsite materials, in-place or stockpiled shall not be the responsibility of CCI, the Customer/Purchaser of this Proposal and Contract shall bare the cost for replacement of said materials.
19. Paving is to be performed in one mobilization unless stated otherwise, or CCI chooses to mobilize more than once for their convenience.
20. Asphalt takes time to cure. Tire tracks will occur from time to time and it is normal. Next tire track usually levels the area out.
21. Parking on new asphalt will leave tire indentions so it is advised to not do so for as long as possible.
22. Seal coating large areas of new asphalt will not be done until at least 30 days. If the Customer/Purchaser insists on doing so, CCI will not be held responsible for sealer not adhering due to the amount of oils in new asphalt.
23. Asphalt placed either new construction or an overlay that isn't edged by concrete will break at edges due to not being supported.
24. Edges of overlaid areas will tend to crack if overlay extends past existing asphalt, this is also normal.
25. If there are small quantities of concrete on the asphalt due to curb/and or sidewalk replacement/ and if quality of the concrete work is 110% as usual, you may have some concrete stains on the asphalt as a product of forward progress.
26. Unless otherwise stated, our concrete is plant mixed, not from bags, as other contractors may base lower prices on
27. Unless otherwise stated, asphalt depths mentioned in above scope are before compaction.
28. CCI will not be responsible for water ponding on paving projects where less than 1.5% positive drainage can be achieved based on the existing grades and relief points. Our paving is also only as flat as the base, and if it's prepared by others we cannot be responsible for the outcome if it is less than perfect
29. Paving performed during inclement weather conditions can cause esthetic and structural asphalt imperfections. Cold, frost, rain, winds, snow and moisture can all cause imperfections and defects. Paving performed under these conditions will be done so, at the Customer/Purchasers request and responsibility only. Any corrective repair work due to paving in these conditions will be performed solely at the Customers/Purchasers expense.
30. Seal coating when temperatures are below 50°F and rising, may have undesired affects on color and durability of seal coat. If, at the request of the Customer/Purchaser, this is performed, CCI will not be held responsible for the undesired outcome. Usually variations in color will eventually blend in. In the event we have to return in warmer weather the Customer/Purchaser will bear the full expense.
31. Tire scuffs in sealer are normal for the first couple weeks until product cures. This is normal and will all blend in after a month or so.
32. If during seal coating or any repairs above, a tow truck isn't on standby, to remove unwanted vehicles at the Customer/Purchasers expense, and we have to remobilize to complete the project, Customer/Purchaser will bear the full expense of this additional mobilization. This includes any items that may have to be moved, dumpsters etc.
33. All paving prices listed in this proposal and contract are based on the current NCDOT/SCDOT Asphaltic Cement and Fuel Price Index at the date of this proposal and contract. Should the Index increase prior to, or during any paving operations, the additional increase to the Customer/Purchaser will be billed at a rate of \$0.25 per ton installed for every \$1.00 increase in the NCDOT Asphaltic Cement and Fuel Price Index. No credits will be given for reductions in the index unless our suppliers extend an equal and respective credit.
34. All prices are based on current fuel prices. Substantial changes in fuel prices will affect above pricing. This has rarely occurred.
35. Prices shown are **based on package**, if it applies. Individually they may be higher. Example: If we are contracted to crack fill without seal coating, crack filling will usually cost more
36. All utilities both public and private to be located prior to work beginning, CCI will not be held liable for unmarked items
37. CCI will not be held liable for surrounding turf/landscape, concrete or asphalt damaged due to scope above or weight of equipment
38. Price includes labor and material. CCI will provide a 1-year warranty (Except normal wear)
39. General Liability/Worker Compensation Certificate of Insurance is available upon request

Understanding and Acceptance of Above Exclusions & Clarifications _____
Initial Above

TERMS, CONDITIONS, DATES AND ACCEPTANCE ON FOLLOWING PAGES

TERMS AND CONDITIONS PAGE

PAYMENT TERMS

Payments Shall Be As Follows

For jobs over \$8500, CCI requires 35% of the expected total project price above, for mobilization and material purchase costs before the project, when this Proposal and Contract is signed and agreed to.

Unit or Percent Complete Billing Will Be Bi-Weekly Basis or Upon Completion, Which Ever Comes First.

All Invoices Are Due 7 days from Invoice/ or Completion Date, unless another option has been discussed and agreed upon, such as corporate billing cycles or other.

Understanding and Acceptance of Above Payment Terms _____
Initial Above

CONTRACT TERMS & CONDITIONS

1. This Proposal and Contract becomes effective as a contract, after the Customer/Purchaser, and the Seller have both executed its acceptance. Conditions which are not incorporated in this contract will not be recognized unless made in writing and approved by both the Customer/Purchaser and the Seller's signature. No modification or transfer of this contract after its acceptance shall be binding upon the Seller, unless made in writing and signed by the Seller or by one of the Sellers Officers.
2. This proposal may be withdrawn pending the results of a credit investigation, or it may be necessary to post a bond or establish an escrow account with sufficient funds, and a guarantee of payment upon completion of our work, or established contract payment terms as detailed above.
3. Quantities stated above are approximate only. Payment will be based on actual field measurements. A reduction in quantities may result in an increase in unit prices.
4. Prices listed in this proposal and contract shall be valid for **30 days**.
5. Prices do include sales tax. (if applicable)
6. Invoices will be rendered as detailed above, or monthly whichever comes first. Payments not received within 30 days of invoice date will be subject to a 1 1/2% monthly and 18% annual interest charge, which will be added to monthly statements. Full payment for principal and interest is personally guaranteed by the individual signatory purchaser of this contract, as well as the company they represent.
7. Withholding of retainage on invoiced work will constitute a breach of contract unless retainage is specifically detailed in the payment terms listed above.
8. Final payment in full is required within 7 days net of contract completion invoice, unless detailed earlier above. Payments not received within 30 days of invoice date will be subject to a 1 1/2% monthly and 18% annual interest charge, which will be added to monthly statements. Again, full payment for principal and interest is personally guaranteed by the individual signatory Customer/Purchaser of this contract, as well as the company they represent.
9. In the event of non, or late payment by the Customer/Purchaser, the contract shall be considered breached by the Customer/Purchaser, and any and all legal means will be pursued to the fullest extent of NC law to recover any uncollected funds, additionally the signatory of this Proposal and Contract agrees that by signing and authorizing this contract accept that they will be responsible for and reimburse any legal, or collection agency fees incurred by the Seller, as per NC GS 44A-35.

Understanding and Acceptance of Above Contract Terms & Conditions _____
Initial Above

ESTIMATED CONTRACT WORK DATES AND DURATION

Contract Start Date: _____ Purchaser Initials _____ CCI Initials _____
Contract Duration: _____ Purchaser Initials _____ CCI Initials _____
Contract Completion Date: _____ (Weather Permitting) Purchaser Initials _____ CCI Initials _____

CONTRACT ACCEPTANCE ON FOLLOWING PAGE
CONTRACT ACCEPTANCE PAGE

Please fill in **PO#** on first page if it applies, **initial each preceding page**. Also, please fill in the **correct Customer/Purchaser** line below.
Sign this page, and return copy as supplied, by **email**, fax or US mail.

A fully executed copy will be returned to you.

ACCEPTANCE OF CONTRACT BY THE CUSTOMER/PURCHASER

ACCEPTED BY CUSTOMER/PURCHASER (Corporate name, owner, or management, on line below):

BY: _____

 AUTHORIZED SIGNATURE

PRINTED NAME: _____

TITLE/EMAIL ADDRESS: _____

DATE: _____

The prices, specifications, terms, conditions and attachments are satisfactory and are hereby accepted.
CCI is now authorized to do the work as specified.

ACCEPTANCE OF CONTRACT BY THE SELLER

ACCEPTED BY SELLER: Countywide Commercial Incorporated

BY: _____

 AUTHORIZED SIGNATURE

PRINTED NAME: Charles Hyde

TITLE/EMAIL ADDRESS: Principal/ charles@asphaltcharlotte.com

DATE: _____

Respectfully submitted by: Charles Hyde, direct: 704-560-5433

Thank you on behalf of Countywide Commercial Inc. and all of their staff.



A s p h a l t C h a r l o t t e . C o m
1423 Parker Drive Charlotte, NC 28208
Mailing address: 2033 Seefin Ct. Indian Trail, NC 28079
Tel: 704-344-8485 Fax: 704-296-2579



SMI Paving
2764 Pleasant Rd #10925
Fort Mill, SC 29708
803.548.7772
704.587.9188
803.548.7830 (f)

CONTRACT

June 2, 2015
Weddington Town Hall
Barbara Harrison
P: 704-846-4919
E: bharrison@townofweddington.com

Job Site:
1924 Weddington Rd.
Waxhaw, NC 28104

Thank you for the opportunity to bid your paving needs. Please refer to our website to view photo samples of our work (www.smipaving.net). We propose to complete the following:

- Excavate & removing approx. 60 by 20 feet of excess grass & vegetation for new parking area (note: any salvageable brick from small retaining wall will be saved on site)
- Install up to 2 loads of clean fill dirt to balance sub-grade & compact
- Haul in, place, fine grade & compact approx. 6 inches of ABC Stone Base material over compacted sub-grade
- Pave approx. 2 inches of Surface Course Asphalt over compacted stone base & compact
- Stripe for parking spaces
- Demo existing concrete side walk & replace with 4000 PSI concrete with micro fiber

TOTAL: \$8,800.00

PLEASE NOTE: The concrete sidewalk portion for this project is set at a labor & material cost only of \$1,000.00 for governmental discount. If the board so chooses not to have concrete repairs done the TOTAL PRICE will then be lowered to \$7,800.00 for the asphalt paving & striping portion only.

Please continue to next page:

30 % (deposit) mobilization fee due at signing of contract

*** Remaining Balance due upon completion ***

Credit Cards can be taken with a minimum 4% service fee

PLEASE NOTE: SMI PAVING RESERVES THE RIGHT TO WITHDRAWL CONTRACT AFTER 30 DAYS WITHOUT ACCEPTANCE

-All Equipment, Labor, and Materials shall be supplied by SMI Paving and guaranteed with a 1 year Warranty.

-Price increases will be followed by the NCDOT Asphalt Liquid index (www.ncdot.org)

-If extra stone is required due to inadequate sub-grade price will be \$39.50 per ton (WE CAN NOT SEE UNDER CUSTOMERS PAVEMENT TO KNOW IF EXTRA STONE WILL BE NECESSARY)

SMI IS NOT RESPONSIBLE FOR GRASS, DAMAGE CAUSED BY GRASS,

TIRE MARKS, OR SURFACE CRACKS

We are not responsible for delay of work due to weather, for damage caused by acts of nature, grass growing through asphalt, cracks, condition of sub-grade, rough asphalt due to its manufacturing, soft or inadequate soil, roots, power lines, power cables, phone lines under areas to be repaved. Acceptance of contracts for the above prices and specifications are satisfactory & accepted. If not satisfied and legal action is necessary, York County, South Carolina will be the legal jurisdiction and *purchaser* will be responsible. Both parties agree that SMI Paving will complete the above work as specified.

Please sign and return by fax. Thank you.

Accepted by: _____ Date: _____

Accepted by: 
Jack H. Smith Jr., Owner

Date: _____

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2014-2015

05/01/2015 TO 05/31/2015

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	5,166.47	1,041,641.95	990,000.00	-5
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	190.09	3,029.16	7,000.00	57
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	221.63	4,335.72	2,000.00	-117
10-3110-121 AD VALOREM TAX - MOTOR VEH	13,477.09	62,151.45	54,000.00	-15
10-3115-180 TAX INTEREST	329.88	2,347.72	2,250.00	-4
10-3231-220 LOCAL OPTION SALES TAX REV -	23,157.63	228,967.68	275,000.00	17
10-3322-220 BEER & WINE TAX	47,364.63	47,364.63	38,750.00	-22
10-3324-220 UTILITY FRANCHISE TAX	0.00	316,698.22	400,000.00	21
10-3340-400 ZONING & PERMIT FEES	4,842.50	41,697.50	25,000.00	-67
10-3350-400 SUBDIVISION FEES	30,415.00	112,585.00	77,500.00	-45
10-3830-891 MISCELLANEOUS REVENUES	0.00	1,180.00	1,500.00	21
10-3831-491 INVESTMENT INCOME	1,158.16	3,975.72	7,500.00	47
TOTAL REVENUE	126,323.08	1,865,974.75	1,880,500.00	1
AFTER TRANSFERS				
	126,323.08	1,865,974.75	1,880,500.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	3,600.00	738,225.00	752,625.00	2
10-4110-127 FIRE DEPARTMENT GRANT	10,800.00	717,795.28	712,975.00	-1
10-4110-128 POLICE PROTECTION	0.00	242,809.92	243,850.00	0
10-4110-192 ATTORNEY FEES - GENERAL	4,878.76	77,855.27	125,000.00	38
10-4110-195 ELECTION EXPENSE	0.00	0.00	5,000.00	100
10-4110-340 EVENTS & PUBLICATIONS	0.00	2,679.11	9,000.00	70
10-4110-341 WEDDINGTON FESTIVAL	1,493.75	-1,088.59	5,000.00	122
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	5,529.01	6,500.00	15
10-4110-343 EASTER EGG HUNT	0.00	-138.64	500.00	128
10-4110-344 OTHER COMMUNITY EVENTS	0.00	373.51	750.00	50
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	3,799.09	3,800.00	0
TOTAL EXPENDITURE	20,772.51	1,787,838.96	1,865,000.00	4
BEFORE TRANSFERS				
	-20,772.51	-1,787,838.96	-1,865,000.00	
AFTER TRANSFERS				
	-20,772.51	-1,787,838.96	-1,865,000.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	5,800.00	59,012.65	72,500.00	19
10-4120-123 SALARIES - TAX COLLECTOR	4,369.01	38,200.91	43,500.00	12
10-4120-124 SALARIES - FINANCE OFFICER	2,549.86	12,113.22	11,525.00	-5
10-4120-125 SALARIES - MAYOR & TOWN COL	2,100.00	23,100.00	25,200.00	8
10-4120-181 FICA EXPENSE	1,133.63	10,097.67	12,250.00	18
10-4120-182 EMPLOYEE RETIREMENT	1,359.47	14,546.58	18,150.00	20
10-4120-183 EMPLOYEE INSURANCE	1,985.50	19,781.06	23,275.00	15
10-4120-184 EMPLOYEE LIFE INSURANCE	10.92	270.20	375.00	28

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TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2014-2015

05/01/2015 TO 05/31/2015

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	240.00	300.00	20
10-4120-191 AUDIT FEES	0.00	8,000.00	8,500.00	6
10-4120-193 CONTRACT LABOR	5,270.00	16,458.50	23,000.00	28
10-4120-200 OFFICE SUPPLIES - ADMIN	401.25	7,881.31	25,500.00	69
10-4120-210 PLANNING CONFERENCE	0.00	2,762.48	2,500.00	-10
10-4120-321 TELEPHONE - ADMIN	152.04	2,165.87	4,000.00	46
10-4120-325 POSTAGE - ADMIN	0.00	1,248.94	4,200.00	70
10-4120-331 UTILITIES - ADMIN	84.06	2,966.95	4,725.00	37
10-4120-351 REPAIRS & MAINTENANCE - BUIL	0.00	6,179.00	20,000.00	69
10-4120-352 REPAIRS & MAINTENANCE - EQU	4,024.14	62,241.68	58,000.00	-7
10-4120-354 REPAIRS & MAINTENANCE - GRO	3,335.00	43,932.00	52,950.00	17
10-4120-355 REPAIRS & MAINTENANCE - PEST	0.00	330.00	1,000.00	67
10-4120-356 REPAIRS & MAINTENANCE - CUS	500.00	4,300.00	6,250.00	31
10-4120-370 ADVERTISING - ADMIN	0.00	772.15	1,000.00	23
10-4120-397 TAX LISTING & TAX COLLECTION	-3.20	23.60	1,000.00	98
10-4120-400 ADMINISTRATIVE:TRAINING	235.00	2,118.00	4,100.00	48
10-4120-410 ADMINISTRATIVE:TRAVEL	491.14	2,680.87	6,500.00	59
10-4120-450 INSURANCE	0.00	14,909.94	12,000.00	-24
10-4120-491 DUES & SUBSCRIPTIONS	0.00	17,100.30	18,000.00	5
10-4120-498 GIFTS & AWARDS	250.00	962.90	1,500.00	36
10-4120-499 MISCELLANEOUS	523.35	5,587.98	5,000.00	-12
TOTAL EXPENDITURE	34,595.17	379,984.76	466,800.00	19
BEFORE TRANSFERS	-34,595.17	-379,984.76	-466,800.00	
AFTER TRANSFERS	-34,595.17	-379,984.76	-466,800.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTRATION	4,774.56	49,800.16	55,350.00	10
10-4130-122 SALARIES - ASST ZONING ADMIN	311.86	1,929.69	2,250.00	14
10-4130-123 SALARIES - RECEPTIONIST	1,957.92	19,173.74	24,150.00	21
10-4130-124 SALARIES - PLANNING BOARD	325.00	4,125.00	5,200.00	21
10-4130-125 SALARIES - SIGN REMOVAL	238.65	2,768.36	5,000.00	45
10-4130-181 FICA EXPENSE - P&Z	582.02	5,951.63	9,100.00	35
10-4130-182 EMPLOYEE RETIREMENT - P&Z	937.70	10,376.30	12,000.00	14
10-4130-183 EMPLOYEE INSURANCE	1,985.50	21,840.50	25,000.00	13
10-4130-184 EMPLOYEE LIFE INSURANCE	20.44	224.84	300.00	25
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	132.00	150.00	12
10-4130-193 CONSULTING	-665.00	1,121.13	10,000.00	89
10-4130-194 CONSULTING - COG	0.00	5,044.81	14,250.00	65
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	361.71	7,643.08	5,000.00	-53
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES	0.00	0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	0.00	922.46	3,000.00	69
10-4130-321 TELEPHONE - PLANNING & ZONING	152.04	2,165.87	4,000.00	46
10-4130-325 POSTAGE - PLANNING & ZONING	0.00	-229.86	4,200.00	105
10-4130-331 UTILITIES - PLANNING & ZONING	84.07	2,967.09	4,725.00	37

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TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2014-2015

05/01/2015 TO 05/31/2015

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-370 ADVERTISING - PLANNING & ZON	0.00	553.35	1,000.00	45
TOTAL EXPENDITURE	<u>11,078.47</u>	<u>136,510.15</u>	<u>187,175.00</u>	<u>27</u>
 BEFORE TRANSFERS	 <u>-11,078.47</u>	 <u>-136,510.15</u>	 <u>-187,175.00</u>	
 AFTER TRANSFERS	 <u>-11,078.47</u>	 <u>-136,510.15</u>	 <u>-187,175.00</u>	
 GRAND TOTAL	 <u>59,876.93</u>	 <u>-438,359.12</u>	 <u>-638,475.00</u>	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2014-2015

PERIOD ENDING: 05/31/2015

10 GENERAL FUND

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	623,912.38
10-1120-001 TRINITY MONEY MARKET	1,105,472.28
10-1170-000 NC CASH MGMT TRUST	530,165.93
10-1211-001 A/R PROPERTY TAX	21,847.90
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	6,409.26
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	11,115.37
10-1232-000 SALES TAX RECEIVABLE	872.30
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	1,753,018.11
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	23,513.12
10-1610-003 FIXED ASSETS - EQUIPMENT	125,355.42
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS	<u>4,228,533.08</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	44,791.25
10-2153-000 STATE W/H TAXES PAYABLE	270.00
10-2155-000 HEALTH INSURANCE PAYABLE	1,029.87
10-2620-000 DEFERRED REVENUE - DELQ TAXES	6,409.26
10-2625-000 DEFERRED REVENUE - CURR YR TAX	21,847.90
10-2630-000 DEFERRED REVENUE-NEXT 8	11,115.37
TOTAL LIABILITIES	<u>85,463.65</u>

EQUITY

10-2620-001 FUND BALANCE - UNASSIGNED	2,425,631.09
10-2620-003 FUND BALANCE-ASSIGNED	236,000.00
10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	1,928,737.66
CURRENT FUND BALANCE - YTD NET REV	-438,359.12
TOTAL EQUITY	<u>4,152,009.63</u>
TOTAL LIABILITIES & FUND EQUITY	<u>4,237,473.28</u>

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: June 8, 2015

SUBJECT: Monthly Report –May 2015

Transactions:	
Adjustment under \$5.00	\$(18.89)
Balance Adjustments	\$(7.20)
Interest Charges	\$253.53
Penalties and Interest	\$(344.67)
Releases	\$(137.92)
Refunds	\$4.17
Taxes Collected:	
2011	\$(73.82)
2012	\$(127.96)
2013	\$(190.09)
2014	\$(5194.45)
As of May 31, 2015; the following taxes remain Outstanding:	
2005	\$252.74
2006	\$56.80
2007	\$144.42
2008	\$1119.36
2009	\$1069.81
2010	\$1048.40
2011	\$1364.21
2012	\$6059.63
2013	\$6409.26
2014	\$21847.90
Total Outstanding:	\$39372.53

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

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2014	\$21847.90
Total Outstanding:	\$39372.53

TOWN OF WEDDINGTON

MEMORANDUM

DATE: 06/08/2015
TO: MAYOR AND THE TOWN COUNCIL
CC: PEGGY PIONTEK
FROM: JULIAN BURTON, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- PIMs for the Enclave at Weddington were held on June 2nd and June 3rd. It is on the Planning Board agenda for June 22nd.
- PIMs for the Falls at Weddington Amenity Site will be held on June 9th and June 10th. It will likely be on the July Planning Board agenda.
- Staff has received a Sketch Plan for the Woods (Phase II). PIMs have yet to be scheduled.

Providence Volunteer Fire Department

Income & Expense Budget Performance

May 2015

	Jul '14 - May						
	May 15	Budget	Over Budget	15	YTD Budget	Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
110 - Subsidies							
111 - Mecklenburg Cty	4,122.33	4,000.00	122.33	45,345.63	44,000.00	1,345.63	48,000.00
112 - Union County	2,013.75			22,151.25			
113 - Town of Weddington	0.00	52,551.08	-52,551.08	582,159.00	578,061.92	4,097.08	630,613.00
Total 110 - Subsidies	6,136.08	56,551.08	-50,415.00	649,655.88	622,061.92	27,593.96	678,613.00
120 - Dues & Fees							
121 - Union County Fire Fees	0.00	868.92	-868.92	9,410.00	9,558.08	-148.08	10,427.00
120 - Dues & Fees - Other	0.00			5.00			
Total 120 - Dues & Fees	0.00	868.92	-868.92	9,415.00	9,558.08	-143.08	10,427.00
130 - Vol Donations							
134 - Other	0.00	416.67	-416.67	8,728.00	4,583.33	4,144.67	5,000.00
130 - Vol Donations - Other	0.00			100.00			
Total 130 - Vol Donations	0.00	416.67	-416.67	8,828.00	4,583.33	4,244.67	5,000.00
135 - Revenue from Closing 8/2014	0.00			70,838.62			
136 - Discretionary Donations	6,008.00			6,008.00			
140 - Other Income							
142 - Fire Fighters' Relief Fund	0.00			3,854.59			
143 - Fuel Tax Refund	0.00	83.33	-83.33	993.39	916.67	76.72	1,000.00
144 - Sales Tax Refund	2,657.59	333.33	2,324.26	8,230.60	3,666.67	4,563.93	4,000.00
145 - Interest	0.00	51.67	-51.67	16.13	568.33	-552.20	620.00
147 - Medic-EMS Reimbursement	1,233.00	1,041.67	191.33	11,963.05	11,458.33	504.72	12,500.00
148 - Firemen Relief Interest	0.00			7.36			
155 - Christmas Fundraising Income	0.00	500.00	-500.00	15,469.00	5,500.00	9,969.00	6,000.00
156 - Newsletter Income	0.00			9,015.00			
140 - Other Income - Other	0.00			288.01			
Total 140 - Other Income	3,890.59	2,010.00	1,880.59	49,837.13	22,110.00	27,727.13	24,120.00
150 - Uncategorized Income	0.00			5.00			
Total Income	16,034.67	59,846.67	-43,812.00	794,587.63	658,313.33	136,274.30	718,160.00
Expense							
200 - Administration							
202 - Legal Fees	0.00	416.67	-416.67	13,339.50	4,583.33	8,756.17	5,000.00
204 - Ladder Shed Upgrade Fees	0.00			192.95			
209 - Annual Dinner/Award	0.00	416.67	-416.67	4,021.45	4,583.33	-561.88	5,000.00
210 - Fire Chief Discretionary	67.35	166.67	-99.32	3,738.68	1,833.33	1,905.35	2,000.00
211 - Bank Charges & Credit Card I	0.00	33.33	-33.33	163.55	366.67	-203.12	400.00
212 - Prof Fees	450.00	708.33	-258.33	10,900.00	7,791.67	3,108.33	8,500.00
213 - Computer Upgrades	0.00	500.00	-500.00	4,911.47	5,500.00	-588.53	6,000.00
214 - Off Supplies	68.77	166.67	-97.90	2,245.61	1,833.33	412.28	2,000.00
215 - Printing/Newsletter	0.00	250.00	-250.00	2,615.92	2,750.00	-134.08	3,000.00

Providence Volunteer Fire Department

Income & Expense Budget Performance

May 2015

	Jul '14 - May						
	May 15	Budget	Over Budget	15	YTD Budget	Over Budget	Annual Budget
216 • Postage	35.29	125.00	-89.71	2,139.60	1,375.00	764.60	1,500.00
217 • Dues, Subscriptions, & Intern	0.00	41.67	-41.67	622.22	458.33	163.89	500.00
218 • Fire Fighters' Association	0.00	83.33	-83.33	2,460.00	916.67	1,543.33	1,000.00
219 • Miscellaneous	153.31	166.67	-13.36	3,336.13	1,833.33	1,502.80	2,000.00
Total 200 • Administration	774.72	3,075.01	-2,300.29	50,687.08	33,824.99	16,862.09	36,900.00
220 • Insurance							
222 • Accident & Sickness Policy	0.00			7,555.00			
223 • Vol. Fire Fighters' Workers Co	0.00	916.67	-916.67	0.00	10,083.33	-10,083.33	11,000.00
224 • Commercial Package	0.00	1,500.00	-1,500.00	19,972.00	16,500.00	3,472.00	18,000.00
220 • Insurance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 220 • Insurance	0.00	2,416.67	-2,416.67	27,527.00	26,583.33	943.67	29,000.00
225 • Drug Testing/Physical Exams	110.00	416.67	-306.67	880.00	4,583.33	-3,703.33	5,000.00
230 • Taxes							
231 • Sales Taxes							
232 • Meck CO.	544.84	666.67	-121.83	6,630.00	7,333.33	-703.33	8,000.00
233 • Union County	0.00	166.67	-166.67	41.97	1,833.33	-1,791.36	2,000.00
238 • NC Sales & Use Qualifying	0.00			13.34			
231 • Sales Taxes - Other	0.00			346.02			
Total 231 • Sales Taxes	544.84	833.34	-288.50	7,031.33	9,166.66	-2,135.33	10,000.00
236 • Property Tax	0.00	8.33	-8.33	0.00	91.67	-91.67	100.00
237 • Freight	226.22	41.67	184.55	1,376.44	458.33	918.11	500.00
Total 230 • Taxes	771.06	883.34	-112.28	8,407.77	9,716.66	-1,308.89	10,600.00
240 • Interest Expense	0.00			2.44			
300 • Build Maintenance							
370 • Security Monitoring	0.00	50.00	-50.00	186.00	550.00	-364.00	600.00
320 • Landscaping & Lawn Care	200.00	250.00	-50.00	2,620.00	2,750.00	-130.00	3,000.00
330 • Trash and Landfill	50.00	50.00	0.00	550.00	550.00	0.00	600.00
340 • Pest Control	0.00	41.67	-41.67	125.00	458.33	-333.33	500.00
350 • Maintenance Supplies							
352 • Supplies	94.72			428.35			
350 • Maintenance Supplies - Other	105.37	416.67	-311.30	5,974.80	4,583.33	1,391.47	5,000.00
Total 350 • Maintenance Supplies	200.09	416.67	-216.58	6,403.15	4,583.33	1,819.82	5,000.00
351 • Furniture	0.00	166.67	-166.67	343.52	1,833.33	-1,489.81	2,000.00
360 • Repairs	0.00	666.67	-666.67	7,546.86	7,333.33	213.53	8,000.00
361 • Other	0.00			86.01			
Total 300 • Build Maintenance	450.09	1,641.68	-1,191.59	17,860.54	18,058.32	-197.78	19,700.00
400 • Utilities							
410 • Electric	689.11	833.33	-144.22	7,832.92	9,166.67	-1,333.75	10,000.00
420 • Natural Gas	0.00	250.00	-250.00	2,097.05	2,750.00	-652.95	3,000.00
430 • Telephone	563.84	375.00	188.84	6,041.12	4,125.00	1,916.12	4,500.00

Providence Volunteer Fire Department

Income & Expense Budget Performance

May 2015

	Jul '14 - May						
	May 15	Budget	Over Budget	15	YTD Budget	Over Budget	Annual Budget
440 - Water	162.46	66.67	95.79	744.36	733.33	11.03	800.00
Total 400 - Utilities	1,415.41	1,525.00	-109.59	16,715.45	16,775.00	-59.55	18,300.00
500 - Fire Fighters' Equip/Training							
510 - Clothing							
512 - Dress Uniforms	68.00	166.67	-98.67	2,121.37	1,833.33	288.04	2,000.00
513 - Clothing - Other	0.00	333.33	-333.33	3,918.40	3,666.67	251.73	4,000.00
Total 510 - Clothing	68.00	500.00	-432.00	6,039.77	5,500.00	539.77	6,000.00
520 - Equipment							
521 - Radios\ Pagers - New	0.00	250.00	-250.00	3,341.00	2,750.00	591.00	3,000.00
522 - Radios\ Pagers - Maintenance	926.96	83.33	843.63	1,135.21	916.67	218.54	1,000.00
523 - Equipment - New	650.76	750.00	-99.24	20,425.72	8,250.00	12,175.72	9,000.00
524 - Equipment - Maintenance	0.00	833.33	-833.33	8,070.95	9,166.67	-1,095.72	10,000.00
525 - Firefighting Supplies	0.00	125.00	-125.00	1,682.52	1,375.00	307.52	1,500.00
528 - Mecklenburg Radio Contract	0.00	833.33	-833.33	9,152.88	9,166.67	-13.79	10,000.00
Total 520 - Equipment	1,577.72	2,874.99	-1,297.27	43,808.28	31,625.01	12,183.27	34,500.00
529 - PPE (Personal Protective Equipment)	4,746.98	2,083.33	2,663.65	25,111.63	22,916.67	2,194.96	25,000.00
530 - Medical							
531 - Equipment	0.00			1,021.80			
532 - Supplies	504.38	333.33	171.05	5,489.01	3,666.67	1,822.34	4,000.00
533 - Waste	586.50	208.33	378.17	3,113.99	2,291.67	822.32	2,500.00
Total 530 - Medical	1,090.88	541.66	549.22	9,624.80	5,958.34	3,666.46	6,500.00
540 - Training							
541 - Seminars	915.72	750.00	165.72	7,631.51	8,250.00	-618.49	9,000.00
542 - Books	0.00	125.00	-125.00	0.00	1,375.00	-1,375.00	1,500.00
543 - PR Literature	0.00	83.33	-83.33	1,181.50	916.67	264.83	1,000.00
544 - Other - Training Bonus	0.00	1,250.00	-1,250.00	9,041.38	13,750.00	-4,708.62	15,000.00
540 - Training - Other	0.00			1,451.00			
Total 540 - Training	915.72	2,208.33	-1,292.61	19,305.39	24,291.67	-4,986.28	26,500.00
Total 500 - Fire Fighters' Equip/Training	8,399.30	8,208.31	190.99	103,889.87	90,291.69	13,598.18	98,500.00
600 - Fire Engines							
620 - '99 Southern Coach Eng #322	1,635.96	1,250.00	385.96	9,393.05	13,750.00	-4,356.95	15,000.00
635 - '93 KME Engine #323	0.00	1,250.00	-1,250.00	21,219.66	13,750.00	7,469.66	15,000.00
640 - '03 Red Diamond #324	0.00	500.00	-500.00	1,808.77	5,500.00	-3,691.23	6,000.00
650 - '02 Ford Quesco Brush #326	0.00	166.67	-166.67	831.43	1,833.33	-1,001.90	2,000.00
660 - '95 Intern\Hackney Squad #32	0.00	416.67	-416.67	1,042.83	4,583.33	-3,540.50	5,000.00
680 - '06 KME Pumper #321	831.74	1,333.33	-501.59	12,913.23	14,666.67	-1,753.44	16,000.00
681 - Diesel Fuel	1,500.90	1,458.33	42.57	12,833.53	16,041.67	-3,208.14	17,500.00
682 - Gasoline	0.00	16.67	-16.67	130.18	183.33	-53.15	200.00
683 - Cleaning Supplies	0.00	41.67	-41.67	0.00	458.33	-458.33	500.00
684 - Miscellaneous Parts	0.00	83.33	-83.33	553.40	916.67	-363.27	1,000.00

Providence Volunteer Fire Department

Income & Expense Budget Performance

May 2015

	Jul '14 - May						
	May 15	Budget	Over Budget	15	YTD Budget	Over Budget	Annual Budget
685 - Fire Engines - Other	550.00	250.00	300.00	892.12	2,750.00	-1,857.88	3,000.00
Total 600 - Fire Engines	4,518.60	6,766.67	-2,248.07	61,618.20	74,433.33	-12,815.13	81,200.00
800 - Firefighters Payroll							
801 - Payroll - Day Shift (Hourly)	13,067.50	16,666.67	-3,599.17	160,588.38	183,333.33	-22,744.95	200,000.00
809 - Payroll - Day Shift (Stipend)	3,960.00	2,083.33	1,876.67	36,660.00	22,916.67	13,743.33	25,000.00
802 - Payroll - Night Shift (Hourly)	8,377.50	9,666.67	-1,289.17	111,825.00	106,333.33	5,491.67	116,000.00
810 - Payroll - Night Shift (Stipend)	3,090.00	2,166.67	923.33	34,970.00	23,833.33	11,136.67	26,000.00
808 - Payroll Expenses							
FICA	2,198.22	2,250.00	-51.78	26,555.06	24,750.00	1,805.06	27,000.00
SUTA	413.82	291.67	122.15	5,266.60	3,208.33	2,058.27	3,500.00
808 - Payroll Expenses - Other	335.60	1,455.00	-1,119.40	4,084.60	16,005.00	-11,920.40	17,460.00
Total 808 - Payroll Expenses	2,947.64	3,996.67	-1,049.03	35,906.26	43,963.33	-8,057.07	47,960.00
Total 800 - Firefighters Payroll	31,442.64	34,580.01	-3,137.37	379,949.64	380,379.99	-430.35	414,960.00
850 - Christmas Fundraising Expense	1,694.00	333.34	1,360.66	7,501.45	3,666.66	3,834.79	4,000.00
Total Expense	49,575.82	59,846.70	-10,270.88	675,039.44	658,313.30	16,726.14	718,160.00
Net Ordinary Income	-33,541.15	-0.03	-33,541.12	119,548.19	0.03	119,548.16	0.00
Other Income/Expense							
Other Income							
Gain/Loss on Sale of Property	0.00			-297,845.11			
Total Other Income	0.00			-297,845.11			
Net Other Income	0.00			-297,845.11			
Net Income	-33,541.15	-0.03	-33,541.12	-178,296.92	0.03	-178,296.95	0.00

PROVIDENCE FIRE DEPARTMENT

MAY 2015

Union County

Fire: 23

EMS: 21

Mecklenburg County

Fire: 7

EMS: 11

Town of Weddington

May 2015

Wesley Chapel Fire Department Response

Fire Districts PV4, PV5, PV7, and PV8

ACCIDENT EMD	2
ACCIDENT PD COUNTY NO EMD	2
BRUSH FIRE EFD	1
CITIZEN ASSIST SERVICE EFD	1
FALLS EMD	1
FIRE ALARM NONCOMMERICAL EFD	3
PUBLIC SERVICE DETAIL	1
TRAUMATIC INJURIES EMD	3
UNCONSCIOUS FAINTING EMD	2
VEHICLE FIRE EFD	1
Total Number of Calls: 17	

6/1/2015 10:01:59 AM

6/1/2015 10:01:59 AM

Wesley Chapel Volunteer Fire Department

Incident List by Alarm Date/Time

Alarm Date Between {05/01/2015} And {05/31/2015}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
15-1501798-000	05/01/2015	07:50:09	1417 CUTHBERTSON RD /WESL	321 EMS call, excluding vehicle
15-1501801-000	05/01/2015	12:07:33	604 WHITE TAIL TER /MARVI	321 EMS call, excluding vehicle
15-1501804-000	05/01/2015	14:28:46	912 WANDERING WAY WAY /MA	554 Assist invalid
15-1501811-000	05/01/2015	21:24:01	7902 MONTANE RUN CT /MARV	611 Dispatched & cancelled en ro
15-1501812-000	05/01/2015	23:31:34	8600 RIVERDALE CT	321 EMS call, excluding vehicle
15-1501816-000	05/02/2015	10:03:02	2209 THORNCREST DR	730 System malfunction, Other
15-1501819-000	05/02/2015	10:53:30	2825 CRANE RD	553 Public service
15-1501822-000	05/02/2015	17:04:39	REA RD & MARVIN SCHOOL RD	631 Authorized controlled burnin
15-1501841-000	05/04/2015	12:03:00	1307 DOBSON DR /WESLEY CH	321 EMS call, excluding vehicle
15-1501844-000	05/04/2015	17:40:37	1000 MAPESBURY LN	321 EMS call, excluding vehicle
15-1501846-000	05/04/2015	18:53:17	1520 CUTHBERTSON RD	611 Dispatched & cancelled en ro
15-1501847-000	05/05/2015	07:25:24	ANTIOCH CHURCH RD & BEULA	324 Motor Vehicle Accident with
15-1501848-000	05/05/2015	13:45:27	805 PINE VALLEY CT /WEDDI	700 False alarm or false call, O
15-1501850-000	05/05/2015	17:43:52	7223 YELLOWHORN	745 Alarm system activation, no
15-1501853-000	05/05/2015	18:27:46	914 TEE TOP LN /Weddingto	311 Medical assist, assist EMS c
15-1501856-000	05/05/2015	18:38:14	5211 WEDDINGTON RD /WEDDI	321 EMS call, excluding vehicle
15-1501857-000	05/06/2015	07:45:57	8705 CALUMET FARMS DR	736 CO detector activation due t
15-1501862-000	05/06/2015	12:13:36	2216 HIGHLAND FOREST DR /	321 EMS call, excluding vehicle
15-1501864-000	05/06/2015	14:38:24	9002 LONGVIEW CLUB DR	745 Alarm system activation, no
15-1501865-000	05/06/2015	16:54:49	4410 HELMS RD	611 Dispatched & cancelled en ro
15-1501870-000	05/06/2015	20:32:52	8501 BRAMSHAW CT	321 EMS call, excluding vehicle
15-1501869-000	05/06/2015	20:52:05	3608 BOUNTY CT /WEDDINGTO	611 Dispatched & cancelled en ro
15-1501877-000	05/07/2015	12:19:19	WAXHAW INDIAN TRAIL RD &	600 Good intent call, Other
15-1501880-000	05/07/2015	15:54:10	7317 PINWOOD FOREST DR /	321 EMS call, excluding vehicle
15-1501882-000	05/07/2015	19:05:50	2020 CLOVER HILL RD /INDI	740 Unintentional transmission o
15-1501883-000	05/07/2015	20:09:46	5211 WEDDINGTON RD /WEDDI	611 Dispatched & cancelled en ro
15-1501887-000	05/08/2015	10:19:23	601 HILLTOP CT /Monroe, N	311 Medical assist, assist EMS c
15-1501891-000	05/08/2015	14:18:54	415 LOHAVEN RD /Weddingt	745 Alarm system activation, no
15-1501892-000	05/08/2015	14:26:16	4811 WAXHAW MARVIN RD /B	611 Dispatched & cancelled en ro
15-1501893-000	05/08/2015	14:49:46	9700 MARVIN SCHOOL RD /MA	740 Unintentional transmission o
15-1501895-000	05/08/2015	15:10:03	4789 WEDDINGTON RD /WEDDI	322 Motor vehicle accident with
15-1501896-000	05/08/2015	16:07:23	5204 CHELSEY LN /Indian T	111 Building fire
15-1501901-000	05/09/2015	01:54:02	9003 MAGNA LN /INDIAN TRA	311 Medical assist, assist EMS c
15-1501903-000	05/09/2015	03:15:18	1726 WAXHAW INDIAN TRAIL	322 Motor vehicle accident with
15-1501908-000	05/09/2015	10:15:45	4804 WAXHAW INDIAN TRAIL	321 EMS call, excluding vehicle
15-1501921-000	05/09/2015	17:44:51	4714 GOLDMINE RD /Wesley	322 Motor vehicle accident with
15-1501927-000	05/09/2015	23:07:57	818 LILLIESHALL RD	311 Medical assist, assist EMS c
15-1501938-000	05/10/2015	15:27:43	5004 BILLYBROOK CT /WESLE	321 EMS call, excluding vehicle
15-1501940-000	05/10/2015	15:46:26	777 APPOMATOX DR /MARVIN,	511 Lock-out
15-1501941-000	05/10/2015	16:35:12	3012 WHEAT FIELD DR /MARV	735 Alarm system sounded due to
15-1501944-000	05/10/2015	22:49:20	9525 BELMONT LN /MARVIN,	321 EMS call, excluding vehicle
15-1501946-000	05/11/2015	06:35:48	224 HORN TASSEL CT /India	321 EMS call, excluding vehicle
15-1501951-000	05/11/2015	14:40:03	909 MARVIN RD /MARVIN, NC	321 EMS call, excluding vehicle
15-1501950-000	05/11/2015	14:46:27	8101 KENSINGTON DR	611 Dispatched & cancelled en ro
15-1501956-000	05/11/2015	21:41:13	909 MARVIN RD /MARVIN, NC	311 Medical assist, assist EMS c
15-1501961-000	05/12/2015	12:27:36	655 LOHAVEN RD /WEDDINGT	131 Passenger vehicle fire

Wesley Chapel Volunteer Fire Department

Incident List by Alarm Date/Time

Alarm Date Between {05/01/2015} And {05/31/2015}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
15-1501977-000	05/13/2015	15:15:12	8808 SUMMERHILL DR	111 Building fire
15-1501978-000	05/13/2015	19:31:27	5004 PARTRIDGE LN /WEDDIN	611 Dispatched & cancelled en ro
15-1501981-000	05/13/2015	22:35:49	311 PALMERSTON LN	320 Emergency medical service, o
15-1501989-000	05/14/2015	14:23:14	1412 COACHMAN DR	412 Gas leak (natural gas or LPG
15-1501992-000	05/14/2015	17:23:45	2012 S PROVIDENCE RD /MAR	611 Dispatched & cancelled en ro
15-1501997-000	05/15/2015	05:53:47	2307 WAXHAW MARVIN RD /MA	311 Medical assist, assist EMS c
15-1502002-000	05/15/2015	10:47:46	1325 CRANE RD	631 Authorized controlled burnin
15-1502010-000	05/15/2015	18:06:27	110 S POTTER RD /WESLEY C	553 Public service
15-1502011-000	05/15/2015	19:29:18	CROOKED RIVER DR & NEW TO	322 Motor vehicle accident with
15-1502012-000	05/15/2015	21:10:17	548 S PROVIDENCE RD /WEDD	550 Public service assistance, O
15-1502018-000	05/16/2015	09:12:56	1210 MEADOWLARK LN /MARVI	311 Medical assist, assist EMS c
15-1502022-000	05/16/2015	15:32:04	2001 MAGNA LN /INDIAN TRA	561 Unauthorized burning
15-1502024-000	05/16/2015	15:56:29	4821 WAXHAW INDIAN TRAIL	553 Public service
15-1502026-000	05/16/2015	21:41:40	859 BARON RD /WEDDINGTON,	631 Authorized controlled burnin
15-1502033-000	05/17/2015	07:28:48	9704 REA RD	735 Alarm system sounded due to
15-1502034-000	05/17/2015	07:59:06	9704 REA RD	735 Alarm system sounded due to
15-1502037-000	05/17/2015	21:41:43	705 PILGRIM FOREST DR /We	321 EMS call, excluding vehicle
15-1502041-000	05/18/2015	09:42:36	408 WATERLEMON WAY /Monro	745 Alarm system activation, no
15-1502049-000	05/18/2015	14:35:52	4901 WEDDINGTON RD /Weddi	321 EMS call, excluding vehicle
15-1502054-000	05/18/2015	18:51:11	GILEAD LN & ROYAL COLONY	611 Dispatched & cancelled en ro
15-1502056-000	05/18/2015	19:04:50	GILEAD LN & ROYAL COLONY	321 EMS call, excluding vehicle
15-1502060-000	05/18/2015	22:26:07	6800 PLAIN VIEW RD /India	321 EMS call, excluding vehicle
15-1502062-000	05/19/2015	01:05:35	GOLDMINE RD & PILGRIM FOR	440 Electrical wiring/equipment
15-1502065-000	05/19/2015	08:54:06	1400 CUTHBERTSON RD	311 Medical assist, assist EMS c
15-1502092-000	05/21/2015	14:51:08	6312 WEDDINGTON RD /Wesle	321 EMS call, excluding vehicle
15-1502094-000	05/21/2015	17:46:37	WEDDINGTON RD & WEDDINGTO	324 Motor Vehicle Accident with
15-1502100-000	05/22/2015	00:06:31	5200 ROGERS RD /Indian Tr	611 Dispatched & cancelled en ro
15-1502102-000	05/22/2015	03:20:20	4413 KIDDLE LN /Monroe, N	733 Smoke detector activation du
15-1502110-000	05/22/2015	13:35:57	4901 WEDDINGTON RD /WEDDI	550 Public service assistance, O
15-1502114-000	05/22/2015	14:00:49	904 OSPREY CT /Weddington	735 Alarm system sounded due to
15-1502121-000	05/22/2015	20:41:41	2931 CRANE RD	321 EMS call, excluding vehicle
15-1502124-000	05/22/2015	23:02:22	9602 GATO DEL SOL CT	321 EMS call, excluding vehicle
15-1502126-000	05/23/2015	07:57:27	1026 LAKE FOREST DR /Wedd	735 Alarm system sounded due to
15-1502128-000	05/23/2015	09:30:10	1026 LAKE FOREST DR /WEDD	611 Dispatched & cancelled en ro
15-1502129-000	05/23/2015	09:55:04	6330 PUMPERNICKEL LN /Wes	321 EMS call, excluding vehicle
15-1502130-000	05/23/2015	11:16:26	2505 LABELLE DR /Mineral	611 Dispatched & cancelled en ro
15-1502132-000	05/23/2015	11:26:46	10207 ALOUETTE DR	321 EMS call, excluding vehicle
15-1502136-000	05/23/2015	18:35:52	WEDDINGTON RD & N TWELVE	322 Motor vehicle accident with
15-1502138-000	05/24/2015	10:13:13	9937 WAXHAW HWY	611 Dispatched & cancelled en ro
15-1502140-000	05/24/2015	12:40:29	412 SPRINGWOOD DR	321 EMS call, excluding vehicle
15-1502141-000	05/24/2015	14:35:42	SOMERSET DR & TOM SHORT R	631 Authorized controlled burnin
15-1502153-000	05/25/2015	05:00:13	6000 CLOVER HILL RD /INDI	321 EMS call, excluding vehicle
15-1502162-000	05/25/2015	16:45:16	501 WYNDHAM LN /MARVIN, N	600 Good intent call, Other
15-1502166-000	05/26/2015	08:27:43	1004 PATRICIANS LN /Monro	321 EMS call, excluding vehicle
15-1502180-000	05/26/2015	18:36:42	8821 NEW TOWN RD /WEDDING	311 Medical assist, assist EMS c
15-1502187-000	05/27/2015	11:44:18	1527 CRANE RD	321 EMS call, excluding vehicle

Wesley Chapel Volunteer Fire Department

Incident List by Alarm Date/Time

Alarm Date Between {05/01/2015} And {05/31/2015}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
15-1502193-000	05/27/2015	15:35:10	TOM SHORT RD & LONGVIEW M	322 Motor vehicle accident with
15-1502196-000	05/27/2015	17:29:54	NEW TOWN RD & CHANDLERS F	322 Motor vehicle accident with
15-1502203-000	05/28/2015	09:48:55	1801 FAIRBURNE CT /MARVIN	321 EMS call, excluding vehicle
15-1502205-000	05/28/2015	14:58:55	612 QUEENSWATER LN	311 Medical assist, assist EMS c
15-1502206-000	05/28/2015	19:06:32	5211 WEDDINGTON RD /Weddi	611 Dispatched & cancelled en ro
15-1502211-000	05/29/2015	07:51:12	JIM PARKER RD & GOLDMINE	320 Emergency medical service, o
15-1502214-000	05/29/2015	11:00:15	5315 WOODRIDGE DR /Wesley	311 Medical assist, assist EMS c
15-1502218-000	05/29/2015	16:06:11	1100 WAXHAW INDIAN TRAIL	700 False alarm or false call, O
15-1502226-000	05/30/2015	09:01:18	4003 THORNDALE RD /Indian	321 EMS call, excluding vehicle
15-1502229-000	05/30/2015	14:00:51	1904 ASTRID CT /MARVIN, N	321 EMS call, excluding vehicle
15-1502231-000	05/30/2015	15:55:17	8311 PRINCE VALIANT DR /M	311 Medical assist, assist EMS c
15-1502237-000	05/31/2015	08:06:54	2006 CONNORADE DR	736 CO detector activation due t
15-1502238-000	05/31/2015	08:37:18	1115 CROOKED RIVER DR	412 Gas leak (natural gas or LPG
15-1502242-000	05/31/2015	13:24:32	7400 STONEHAVEN DR /MARVI	736 CO detector activation due t
15-1502246-000	05/31/2015	16:52:22	311 PALMERSTON LN	321 EMS call, excluding vehicle

Total Incident Count 107

Town of Weddington
May 2015
Stallings Fire Department Response
Fire Districts PV1

CHEST PAIN EMD	1
DIABETIC PROBLEMS EMD	1
SUICIDAL THREAT EPD	1
Total Number of Calls: 3	

6/1/2015 10:01:55 AM



Union County Sheriff's Office

Events By Nature

For the Month of: May 2015

Date of Report

6/1/2015

3:21:31PM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	63
911 MISDIAL	9
911 TEST CALL	2
ACCIDENT EMD	4
ACCIDENT HITRUN PD LAW	1
ACCIDENT PD COUNTY NO EMD	15
ALARMS LAW	58
ANIMAL BITE REPORT LAW	1
ANIMAL COMP SERVICE CALL LAW	7
ASSIST EMS OR FIRE	1
ASSIST OTHER AGENCY LAW	2
BARKING DOG	2
BOLO	21
BURGLARY HOME OTHER NONBUSINESS	1
BURGLARY VEHICLE	2
BUSINESS CHECK	16
CALL BY PHONE	9
DISCHARGE OF FIREARM	3
DISTURBANCE OR NUISANCE	2
DOMESTIC DISTURBANCE	6
ESCORT	1
FOLLOW UP INVESTIGATION	5
FOOT PATROL	5
FRAUD DECEPTION FORGERY	3
FUNERAL ESCORT	3
IMPROPERLY PARKED VEHICLE	1
INVESTIGATION	2
JURISDICTION CONFIRMATION LAW	7

<u>Event Type</u>	<u>Total</u>
LARCENY THEFT	8
LOST OR FOUND PROPERTY	1
MEET REQUEST NO REFERENCE GIVN	1
MENTAL DISORDER LAW	1
MISCELLANEOUS CALL LAW	1
MISSING PERSON	1
MOTORIST ASSIST	3
NOISE COMPLAINT	3
PREVENTATIVE PATROL	328
PROP DAMAGE VANDALISM MISCHIEF	2
PROWLER REPORT	1
PUBLIC SERVICE	5
RADAR PATROL INCLUDING TRAINIG	16
REFERAL OR INFORMATION CALL	2
RESIDENTIAL CHECK	1
ROLLOVER ACCIDENT EMD	1
SERVE CIVIL PAPER	3
SERVE CRIMINAL CIVIL SUBPOENA	2
SERVE CRIMINAL SUMMONS	3
SERVE WARRANT	2
STRUCTURE FIRE EFD	1
SUICIDAL THREAT EPD	1
SUSPICIOUS CIRCUMSTANCES	2
SUSPICIOUS PERSON	3
SUSPICIOUS VEHICLE	11
TEST PLEASE LIMIT THESE	1
TRAFFIC DIRECT CONTROL	2
TRAFFIC HAZARD	3
TRAFFIC STOP	13
TRAFFIC VIOLATION COMPLAINT	5
TRESPASSING UNWANTED SUBJ	6
VEHICLE FIRE EFD	1

<u>Event Type</u>	<u>Total</u>
WANTED PERSON	1
WELL BEING CHECK	3

Total Calls for Month: 690