



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, OCTOBER 14, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA **AMENDED****

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Presentation from Union County Tax Administrator
8. Project Presentation from Classica Homes-Hemby Road Project
 - A. Public Comment on Presentation
9. Public Comments
10. Public Safety Report
- ** 11. Proclamation P-2024-04 designating October 24, 2024 as World Polio Day
12. Consent Agenda
 - ~~A. Approve September 9, 2024 Town Council Regular Meeting Minutes~~
 - A. Approve ARPA Grant Amendment
 - B. Approve OSMB Grant Project Ordinance
 - ~~D. Approve Proclamation P-2024-04 designating October 24, 2024 as World Polio Day~~
13. Old Business
14. New Business
 - ** ~~A. Discussion of an application by Keystone Custom Homes requesting Conditional Zoning Approval for a 12 Lot Subdivision located on Deal Road~~
 - A. Text Amendment to the Town of Weddington Unified Development Ordinance Section D-917A.O. Buffering
 - i. Public Hearing
 - ii. Discussion and Consideration
 - B. Text Amendment to the Town of Weddington Unified Development Ordinance Section D-607 Weddington Specific Process Steps for Legislative Decisions
 - iii. Public Hearing
 - iv. Discussion and Consideration
 - C. Discussion of possible text amendments to Town of Weddington Unified Development Ordinance

- v. D-917D Mass grading
- vi. D-917A (J) Cul-de-sac length
- ** vii. Environmentally Sensitive Areas

D. Discussion of Fee Schedule

- 15. Code Enforcement Report
- 16. Update from Finance Officer and Tax Collector
- 17. Updates from Town Planner and Town Administrator
- 18. Transportation Report
- 19. Council Comments
- 20. Adjournment



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, OCTOBER 14, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 13**

1. Call to Order

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

2. Determination of Quorum

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

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

Visitors: Chad Emerine, Melissa Emerine, Liz Holtey, Bill Deter, Mike Morse, Larry Burton, Brian Hall, Mark Kime, Jessica Lundgren, Kim Topalian, Jordan Hudson, Dalton Cunningham, Roger Portavo, Elaine Wolfe, John Allen, Dawn Pinkston, Mike Petrizzo, Alessandro Balducci, Paula Smith, Debbie Moffat, Rusty Setzer, Van Harrell, Michael Thompson, Kristen Foxworth, Brad Helms.

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Staff requested to remove item 13.A. Discussion of an application by Keystone Custom Homes requesting Conditional Zoning Approval for a 12-Lot Subdivision on Deal Road.

Mayor requested to remove Proclamation P 2024-04 Designating October 24, 2024 as World Polio day be removed from consent agenda and added as item number 11.

Mayor Pro Tem Smith requested to add item 14.D.iii. Environmentally Sensitive Areas to New Business Discussion of Possible Text Amendments to the Town of Weddington Unified Development Ordinance.

Motion: Mayor Pro Tem Smith made a motion to approve the agenda as amended.
Vote: The motion passed with a unanimous vote.

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

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

6. Mayor/Councilmember Reports

Councilmember Perryman reported that the October WUMA meeting will be held in Weddington at 4:00 p.m. Brian Matthews will attend the November meeting to give a year end county update. That meeting will be held in Stallings at a time to be determined.

Mayor Pro Tem Smith reported on the NCDOT paving schedule of subdivision roads. He will be checking with the division engineer for any updates.

7. Presentation from Union County Tax Administrator

Vann Harrell, Union County Tax Administrator made a presentation on the 2025 property tax revaluation.

8. Project Presentation from Classica Homes-Hemby Road Project

Applicants Larry Burton and Brian Hall from Classica Homes and Mark Kime from Civil and Environmental Consultants presented the Classica proposed project for a 27 home R-CD subdivision on Hemby Road.

A. Public Comment on Presentation

Chad Emerine commented on the process that Classica has followed. He stated that he was confused with the process and if there was or would be a formal community meeting held. Mr. Emerine commented on the 10,000 square feet of neighborhood green and the setbacks.

Dawn Pinkston commented as a resident of Weddington Glen. She expressed opposition for the connection between the two neighborhoods on Dornoch Road.

Mike Petrizzo expressed his agreement with Ms. Pinkston on the connection between the two developments on Dornoch Road. He expressed his concern that the road will turn into a cut through and jeopardize kids' safety. He asked council to consider not connecting the roads.

Mr. Burton responded to the residents' concerns over the connectivity. Classica wouldn't be opposed to that road being turned into a fire access road, but the financial and upkeep shouldn't be the burden

of Classica. Mr. Burton confirmed that the setbacks are 40 feet and the buffer is 100 feet and the 10,000 square foot neighborhood green meets the ordinance requirements.

Councilmember Perryman asked for confirmation that the minimum lot size is 20,000 square feet. The applicant confirmed that the minimum lot size is 20,000 square feet. He stated that conventional subdivision requirements say the minimum lot width is 120 feet wide and conservation subdivision requirements are 80 feet wide. This subdivision has the minimum width of 112 feet.

Mayor Pro Tem Smith asked if erosion and sediment control flows to the rear of the neighborhood and is developed to the 100-year storm per code. The applicant responded that the curb and gutter captured is directed to the stormwater pond. The site will catch water from this neighborhood. He confirmed that it meets 100-year storm requirement. Mayor Pro Tem Smith asked about mass grading. Mr. Burton stated No mass grading required.

Mayor Bell commented that he heard the concerns about the connected road. He summarized a meeting with the Fire Chief stating that the access should be there for public safety, but it can be gated for emergency access.

Council continued discussion of secondary access on Dornoch Road. The applicant repeated their support of that but ask that they not bear the burden of the cost of the gate nor maintenance. Council discussed the length of cul de sac.

Mayor Bell suggested a viewshed berm to block the view and reduce noise. Mr. Burton stated his preference for that to take the dirt from the road cuts.

Mayor Bell asked Mr. Gordos how the site walk and charette weren't completed. Mr. Gordos confirmed that the order of operations did get turned around. The applicant wanted to get a feel from the council and public to see where the project would stand. Ideally, there would have been a site walk on the raw land, but this is a unique situation that it's flat and is a straight forward plan, there isn't a lot of topography to work around, so the site plan was ready to go early, which negated the need for a strict charette design.

Mayor Bell asked if there would be a community meeting. Mr. Burton stated that there was a community meeting held at the school. Mr. Gordos confirmed there was a community meeting, held on September 19th at the high school

Mayor Pro Tem Smith stated that there should be some additional conversation about the access road.

9. Public Comments

Chad Emerine: 953 Eagle Road: Mr. Emerine commented that he watched the BOCC meeting and the approval of the additional deputies for Weddington was on the consent agenda. He thanked the Council for their work getting the additional deputies. Mr. Emerine also wanted to bring the Belle Mar subdivision to the attention of council and staff. He stated his belief that there may be violations

of the UDO in the subdivision. Mr. Emerine expressed his concern over Classica missing an additional community meeting and the application process being out of order.

Kim Topalian: 130 Bluebird Lane: Ms. Topalian commented on her frustration that the developer appeared to be dictating the application process. She stated that they should follow the procedural steps in the UDO and not be out of order. Ms. Topalian also commented on the Planning Board meeting and the email the chairman mentioned that the Council received from the lobbyist group and the response from the town. She requested that the email and the response be made public because it sounded threatening. She stated that the Planning Board serves the elected officials that have been elected. Ms. Topalian doesn't want the Planning Board or the Council making decisions based on fear of legal action. She expressed that the residents have many resources to help the town legally if officials are concerned about lawsuits. She stated since the letter was put out in a public meeting, it should be shared without a record request. Ms. Topalian stated that she doesn't want developers to bully the Town Council.

10. Public Safety Report

The report is in the packet. Mayor Bell commented that residents should be sure to secure their homes and be observant.

Mayor Pro Tem Smith thanked Deputy Wrenn for apprehending a suspect in a home break in.

11. Presentation of Proclamation P-2024-04 Designating October 24, 2024 as World Polio Day

Mayor Bell read the proclamation declaring World Polio Day. Mayor Bell presented the Proclamation to the President of the Weddington Waxhaw Rotary Club Paula Smith.

12. Consent Agenda

~~A. Approve September 9, 2024 Town Council Regular Meeting Minutes~~

A. Approve ARPA Grant Amendment

B. Approve OSMB Grant Project Ordinance

~~D. Approve Proclamation P-2024-04 designating October 24, 2024 as World Polio Day~~

Council removed item A. September 9, 2024 Town Council Regular Meeting Minutes from the Consent Agenda.

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

Vote: The motion passed with a unanimous vote.

Motion: CM made a motion to table the September 9, 2024 Town Council Regular Meeting Minutes to the November Regular Town Council Meeting.

Vote: The motion passed with a unanimous vote.

13. Old Business

14. New Business

~~**A. Discussion of an application by Keystone Custom Homes requesting Conditional Zoning Approval for a 12-Lot Subdivision located on Deal Road**~~

A. Text Amendment to the Town of Weddington Unified Development Ordinance Section D-917A.O. Buffering

Mr. Gordos presented the staff report: At the September 9, 2024, Council meeting, as a part of a discussions regarding changes to the Unified Development Ordinance, requested staff to prepare an amendment modifying the requirements buffering residential development from adjacent properties to a greater degree than those currently existing in code. Specifically, Section D-917A(O) allows a developer to choose between two options ("buffers") when proposing a new development along an existing roadway. The intention is to provide screening, at developer expense, between new construction and the road with visual screening: trees and evergreens.

A buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.

While codified as a choice, developers are currently advised that only a 100-foot-wide buffer will be accepted under conditional zoning consideration by Town Council.

To provide clarity to Planning staff and applicants, reference to "50 feet" would be removed from subsection O. Buffering in the Unified Development Ordinance. Reference to earthen berms would also be removed, as they have been applied previously (and recently) to other residential subdivisions constructed in the Town of Weddington.

i. Public Hearing

Mayor Bell opened the public hearing at 8:21 p.m.

No one signed up to speak.

Mayor Bell closed the public hearing at 8:21 p.m.

ii. Discussion and Consideration

Mayor Bell stated his preference for a requirement for a 100-foot buffer in all development to be added to the UDO. It's not in the current amendment before the council now.

Mr. Gordos confirmed that this text amendment is specifically removing the language allowing a 50-foot buffer option and the language prohibiting of berms as a development feature. If there are additional changes to make, Mr. Gordos stated that this was discussed by the Planning Board, if there are additional changes he stated that it is his belief is that Council may opt to make those changes.

Mayor Pro Tem Smith clarified that the language states the 100 feet is for existing woodland. The language needs to be clear that the 100 ft. is for all areas and if there is a cow pasture, it probably needs to require a berm to provide visual structure. A concept of a berm on unforested land to provide the visual barrier within the 100-foot buffer would be reasonable.

Councilmember Perryman stated that he supports what is being presented tonight, but he is not in favor of changing or adding to what is being presented tonight. If Council is making more text changes, he would prefer that it goes through the process and be sent to the Planning Board.

Council discussed adding 100-foot buffer to commercial development and requiring berms on unforested land. Staff will bring text through the amendment process.

Ms. Wolter stated that the preference would be to not change or add to the text to be voted on.

Mayor Bell commented on berms and showed visuals of preferred designs. Council directed Staff to work on language to add to the UDO for berm requirements when a development is unforested for visual aspects.

Council continued discussion of a landscaping design for required berms. Council directed staff to investigate options for landscape requirements and to draft requirements for a 100-foot buffer between commercial and residential developments.

Motion: Mayor Pro Tem Smith made a motion to approve Text Amendment to the Town of Weddington Unified Development Ordinance Section D-917A.O. Buffering as presented by staff

Vote: The motion passed with a unanimous vote.

Land Use Plan Consistency Statement:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfillment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

Motion: Mayor Pro Tem Smith made a motion to approve the Land Use Plan Consistency Statement as presented by staff.

Vote: The motion passed with a unanimous vote.

**B. Text Amendment to the Town of Weddington Unified Development Ordinance
Section D-607 Weddington Specific Process Steps for Legislative Decisions**

Mr. Gordos presented the staff report: At its meeting of September 9, 2024, the Town Council, as a part of a discussions regarding changes to the Unified Development Ordinance, requested staff to prepare an amendment modifying the requirements of applicants who propose a conditional zoning amendment. A Conditional Zoning Application form is required in order to process any conditional zoning project such as a major subdivision (>6 units) or any nonresidential development. On Page 2 of 3 of this application, it states the following: The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at

least 15 days after the application has been deemed complete and ready for submission to the Planning Board. The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application. The Town of Weddington Planning Board expects a full agenda, staff report, and materials packet for consideration at least five days in advance of the meeting date in order to review the information presented by the Town Planner. The Town Planner requires additional days to prepare the staff report and ensure the submitted materials are finalized. While the 15 days required in the application is intended to assist staff with enough time to create a thorough and complete staff report, the 15 days has also become an expectation of Weddington citizens in preparing to attend Planning Board meetings and knowing what items will be presented well in advance of the meeting date. To codify the existing policy (as found in the Conditional Zoning Application) into the Town of Weddington Unified Development Ordinance, so that it can be enforced as code compliance. Both elected officials and their constituents have expressed concern over 'last minute' additions to the meeting agenda. Conditional zoning has eleven steps as found in Section D-607 Weddington Specific Process Steps for Legislative Decisions. Identical text from the application form would be inserted into the UDO.

i. Public Hearing

Mayor Bell opened the public hearing at 8:36 p.m.

Chad Emerine: 953 Eagle Road. Mr. Emerine stated his support of the 15-day requirement. He wanted to clarify that it was his understanding that it was 15 working days.

Kim Topalian: 130 Bluebird Lane. Ms. Topalian clarified that the Zoning Administrator is the Planner. She commented on adding the language for working days. She asked about the Planning Board only tackling one project at a time. If the Planning is working on several project, would the Planning Board still handle one project at a time? Would there be a back log of projects?

Mayor Pro Tem Smith stated that this quantifies when the project can be on the agenda for the planning board.

Ms. Topalian wanted to clarify that if several applications come in within the 15-day requirement only one project comes before the board at a time.

Mayor Bell closed the public hearing at 8:40 p.m.

ii. Discussion and Consideration

Council discussed clarifying 15 business days.

Motion: Mayor Pro Tem Smith made a motion to approve Text Amendment to the Town of Weddington Unified Development Ordinance Section D-607 Weddington Specific Process steps for Legislative Decisions to add the language: The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 business days after the application has been deemed complete and ready for submission to the Planning Board.

Vote: The motion passed with a unanimous vote.

Land Use Plan Consistency Statement:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfillment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

Motion: Councilmember Perryman made a motion to approve the Land Use Plan Consistency Statement as presented by staff.
Vote: The motion passed with a unanimous vote.

C. Discussion of possible text amendments to Town of Weddington Unified Development Ordinance

i. D-917D Mass grading

Council discussed prohibiting mass grading, amending soils, protecting existing tree canopy. Mayor Pro Tem Smith commented on the failures of mass grading and putting stronger language in the UDO to discourage it. Councilmember Perryman referred to a presentation from the Union County Urban Forester when he specifically discussed the impact of scraping off the topsoil. Councilmember Perryman stated his support for directing staff to draft something enforceable to discourage the mass grading. Mayor Bell discussed how to encourage developers to leave contiguous trees and protecting them with a tree survey and guidelines or oversight on trees. Councilmember Ladner agreed that the town should take the biggest step it can to protect the trees, but first buildable land needs to be defined first.

Direct staff to research how to preserve and protect trees, investigate creating a tree ordinance and a way to enforce it. A tree ordinance to cover conservation and conventional developments. Add requirement of tree survey.

ii. D-917A (J) Cul-de-sac length

Mayor Bell expressed his concern with the safety of the long cul-de-sac. He recounted a conversation with the fire chief who expressed concerns with the width of the streets and the overgrowth of trees impeding the ladder trucks, the cul-de-sac without enough turn radius. And the longer cul-de-sacs with no additional entrance. A 1200-foot cul de sac requires fire hydrants on either end.

Council member Perryman stated that there is no county, state, or NCDOT regulations for a minimum.

The applicant from Classica Homes stated that the standard for a cul de sac is usually based on a bus making a three-point turn, ladder trucks aren't usually considered.

Council discussed public safety aspects of the cul de sac length. They discussed a secondary access requirement with a specific number of lots.

Direct staff look at what current and customary design standards are in the county and gather any guidance that would address the fire chief's concerns. To investigate recommendations for maximum length of cul de sacs, including looking what neighboring municipalities do. Also research a street width requirement added to the UDO. Mr. Gordos clarified that the town doesn't own roads, so regulating road design isn't in the best interest of the town.

Ms. Wolter commented that there is a new law that regulates what the town can require with roads. She will review and let the Council know.

iii. Environmentally sensitive areas – in LUP. Designate and regulate

Council discussed regulation of land designated as unbuildable property as described in the Land Use Plan as deemed by the town council. Staff is directed to draft an ordinance to be consistent with the Land Use Plan.

D. Discussion of Fee Schedule

Staff has been comparing fee schedules with neighboring municipalities. There isn't a large difference across municipalities.

Council discussion increasing fees for development fees, permitting, violation fines, and others. Fees should be covering cost of decisions, reviewing, and other staff time used. Discussion continued with noting that the conditional zoning fees could be increased to match the work done, scale the fees by the size of the development. Adding fines for mass grading and destruction of tree canopy to the ordinances, including penalties and mitigation procedures. Planning staff supports higher fees.

Discussion continued around other protections in the ordinances.

Ms. Wolter suggested appointing a subcommittee of the planning board to help research, gather ordinances, and draft for text amendments.

15. Code Enforcement Report

Report in the packet. Four notices of violation were mailed last week.

16. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the finance and tax update. With the next run of checks, we will have spent all the ARPA money. Next month there will be a SCIF update. The town is on track with the budget.

17. Updates from Town Planner and Town Administrator

Mr. Gordos gave the planning update.

- **Deal Lake Subdivision**

93-lot Conservation subdivision

Site Walk/ Charette: 11/28/23

Community Meeting: 5/2/24

2nd Community Meeting: 7/16/24

Planning Board: 10/28/2024

- **Rea/ Providence Subdivision**

Conventional subdivision, 54 lots

Planning Board: 6/24/24, TABLED

- **149 S. Providence Road (Empire)**

Conventional subdivision, 34 lots

Community Meeting: 6/27/24

Planning Board: TBD

- **7112 New Town Road**

Prop. Land Use: Churches, Synagogues and Other Places of Worship

Community Meeting: 5/22/24, 6/20/24, 9/6/2024

Planning Board: TBD

- **Deal Road (Keystone)**

Conventional subdivision, 12 lots

Community Meeting: 7/24/24

Planning Board: 9/23/2024

Public Hearing: 11/12/2024

- **13700 Providence Road**

2 additional buildings, MX (CD) zoning

Community Meetings: 6/10/24, 8/5/24

Planning Board: 8/26/24 – TABLED; 10/28/2024

Ms. Dewey reported that staff has received clarification on Council concerns with the UCSO contract and will forward the responses to those to Council. Also, staff has received the claim estimated for the town hall repair.

18. Transportation Report

Mayor Bell gave an update from CRTPO meetings. NCDOT is pushing construction of the toll roads/express lanes from downtown to the South Carolina border. There was discussion and push back against the toll roads.

Waxhaw Bypass came up for a vote and was rejected by the County Commissioners. Mayor Becker of Mineral Springs spoke against it. Mayor Bell also spoke against the bypass as it would increase traffic on Providence Road through Weddington. There was considerable discussion. The chairman tabled the vote.

19. Council Comments

Councilmember Ladner: I just want to thank everyone for your input because it's valued. So, whether you're listening or talking, especially all you troopers who made it through a two-water bottle, three-hour meeting, we appreciate you. Thank you.

Mayor Pro Tem Smith: Thank everybody who made it to the bitter end. And I hope y'all thought it was a productive meeting. I did. A lot of ground got covered. And again, I want to thank Deputy Wrenn for all his efforts keeping us safe. I talk to him probably every other week when he patrols through our neighborhood and usually I talk to him a little bit and I've talked to a number of neighbors in the neighborhood who really appreciate him coming through and doing patrols during the day and they see him at other times too. But I see him during the day when I'm walking my dog typically. He comes through, he creeps through. He is really looking. He's not just zooming through he is going very slowing looking for things that are suspicious. I know one thing he told me is that this gang that has been terrorizing in Mecklenburg county they call him the ghost because they can't figure him out. He caught a ghost and the guys in Mecklenburg county thought that was incredible that they caught a ghost in Union county. He does a great job and we owe him a round of thanks for what he does for us.

Councilmember Perryman: This will sound repetitive but thank you to all the folks that came out this evening, especially the ones that stayed here for our longer than usual session. It has been said before we have a lot of important information to go over. We've made progress on many things. My thanks to town staff once again. The amount of work that you all get done for the size staff we have, should impress anybody that knows anything about running an organization. You all impress me every time, all the time. And I would be remiss without mentioning the actions of our town administrator, Karen Dewey, who had the foresight to delay the town hall opening until 10 o'clock so that what you see when you walk out here happened to the side of the building, we didn't have anybody in the building and we didn't have any citizens here for town business. Karen for the "w". Good call.

Mayor Bell: I want to say thank you guys, too. You all handle a lot of stuff. I know sometimes we get on your nerves too because of being involved and sending emails all the time and whatnot so I appreciate your patience with us, and I appreciate what you guys do for us. Again, thank you guys for hanging with us. I want to back up to the crime thing. I will continue that every time I get information from law enforcement I will send it out through social media on different ones and let them know what's going on. I think it's critical that we all know what is going on and we can stick together on this until they can catch these guys and we get this thing put away. So, I won't send out stuff that will alarm people or make people nervous, but I think we all need to know what is going on.

20. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the October 9, 2024 Regular Town Council Meeting at 9:42 p.m.
Vote: The motion passed with a unanimous vote.

Approved: November 12, 2024

Karen Dewey
Karen Dewey, Town Administrator/Clerk

Jim Bell
Jim Bell, Mayor



**TOWN OF WEDDINGTON
PROCLAMATION
P-2024-04**

WHEREAS, Rotary is a global network of neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, and the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than \$2.2 billion and countless volunteer hours to protecting nearly 3 billion children in 122 countries; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

WHEREAS, in addition, Rotary has played a major role in decisions by donor governments to contribute more than \$10 billion to the effort; and

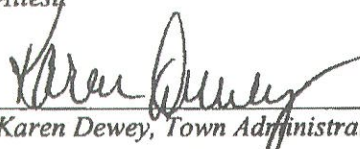
WHEREAS, World Polio Day is held on October 24 in celebration of the birth of Dr. Jonas Salk, the researcher who developed the first polio vaccine in 1955; and

Therefore, I, Jim Bell, Mayor of the Town of Weddington on behalf of the Weddington Town Council, do hereby proclaim 24 October World Polio Day and encourage all citizens to recognize the extraordinary efforts that have led to countless lives being saved from polio and to join the fight with Rotary International for a polio-free world.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 14th day of October 2024.



Jim Bell, Mayor

Attest:


Karen Dewey, Town Administrator/Clerk





ORDINANCE NO. 2024-05

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 9, REGULATION OF PARTICULAR USES AND AREAS, SECTION D-917A, SPECIFIC REQUIREMENTS FOR ALL RESIDENTIAL DEVELOPMENT, TO AMEND DESIGN REQUIREMENTS FOR BUFFERING THOROUGHFARES; CERTIFYING CONSISTENCY WITH THE TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the adopted Unified Development Ordinance took effect on April 12, 2021; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

WHEREAS, where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required.; and

WHEREAS, the buffer width may be reduced to 50 feet if plantings are installed to include year-round screening; and

WHEREAS, development applications who have chosen the 50-foot buffer option have not been viewed as favorably by members of the Town of Weddington Town Council; and

WHEREAS, the preferred development option of 100 feet wide of existing woodland shall become the higher standard for the Town of Weddington;

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1. That Unified Development Ordinance, Article 6, Development Regulation, Section D-917A. Specific Requirements for All Residential Development - Required Improvements,

Dedication, Reservation and Minimum Standards for Residential Development (applicable to both Traditional Residential Development and Conservation Residential Development), be amended to read as follows:

O. Buffering.

1. Buffering Thoroughfares.

- a. Residential developments shall be designed so that lots face toward either internal subdivision streets or toward existing state roads across Conservation Land such as "foreground meadows."
- b. Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. ~~The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.~~
- ~~c. Earthen berms are not a permitted design approach as they are inherently nonrural and would inappropriately alter the rural character, even if landscaped.~~
- d. c. If the required buffer exceeds 15 percent of the total acreage of the parcel, the Administrator may reduce the required buffer to an amount equal to 15 percent, provided that sufficient evergreens are planted to create an effective visual buffer, as described above.

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2024-05) are hereby adopted to read as set forth in this Ordinance.

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


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

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

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

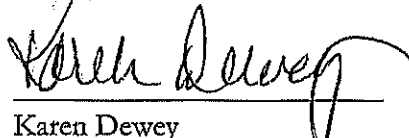
PASSED ON FIRST AND FINAL
READING AND ADOPTED

October 14, 2024


Honorable Jim Bell
Mayor



Attest:


Karen Dewey
Town Administrator/Clerk



ORDINANCE NO. 2024-06

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 6, DEVELOPMENT REGULATION, SECTION D-707, WEDDINGTON SPECIFIC PROCESS STEPS FOR LEGISLATIVE DECISIONS, TO AMEND CONDITIONAL ZONING STANDARDS FOR DEVELOPMENT APPLICATIONS; CERTIFYING CONSISTENCY WITH THE TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the adopted Unified Development Ordinance took effect on April 12, 2021; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

WHEREAS, requirements for staff recommendation and approval are listed in the application for conditional zoning; and

WHEREAS, the Town of Weddington seeks to codify these requirements for staff review into the Unified Development Ordinance for consistency;

WHEREAS, the Zoning Administrator shall be expected to review applications for completeness prior to sending the application to the Town of Weddington Planning Board;

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1. That Unified Development Ordinance, Article 6, Development Regulation, Section D-607, Weddington Specific Process Steps for Legislative Decisions., be amended to read as follows:

C. Conditional Zoning.

6. *Staff Review and Report.* Staff shall review the site plan and all relevant information and prepare a report. The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 business days after the application has been deemed complete and ready for submission to the Planning Board.

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2024-06) are hereby adopted to read as set forth in this Ordinance.

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

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

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

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

PASSED ON FIRST AND FINAL
READING AND ADOPTED

October 14, 2024

Jim Bell
Honorable Jim Bell
Mayor



Attest:
Karen Dewey
Karen Dewey
Town Administrator/Clerk