



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
TUESDAY, NOVEMBER 12, 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. Public Comments
8. Public Safety Report
9. Consent Agenda
 - A. Approve September 9, 2024 Town Council Regular Meeting Minutes
 - B. Approve October 14, 2024 Town Council Regular Meeting Minutes
 - C. Approval of Resolution R-2024-06 Policy for Limiting Developer Presentations on Agendas
 - D. Authorize Staff to enter into contract with Union County Sheriff's Office for up to 5 deputies.
10. Old Business
 - A. Discussion of response to Park RFQ and authorization of staff to enter into contract negotiations.
11. New Business
 - ~~A. Application by Keystone Custom Homes requesting Conditional Zoning Approval for a 12 Lot Subdivision located on Deal Road~~
 - ~~i. Public Hearing~~
 - ~~ii. Discussion and Consideration~~
 - A. Text Amendment to the Town of Weddington Unified Development Ordinance Section D-917A.D. Lots in Floodplains
 - i. Public Hearing
 - ii. Discussion and Consideration

B. Text Amendment to the Town of Weddington Unified Development Ordinance
Section D-917B.B. Minimum Open Space

- i. Public Hearing
- ii. Discussion and Consideration

C. Text Amendment to the Town of Weddington Unified Development
Ordinance Section D-917A.J. Cul-de-sacs.

- i. Public Hearing
- ii. Discussion and Consideration

12. Code Enforcement Report

13. Update from Finance Officer and Tax Collector

14. Updates from Town Planner and Town Administrator

15. Transportation Report

16. Council Comments

17. Adjournment



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
TUESDAY, NOVEMBER 12, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

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

2. Determination of Quorum

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

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

Visitors: Liz Holtey, Gayle Butler, Chad Emerine, Melissa Emerine, Juan Blue, Barbara Schick, John Allen, Debbie Moffat, Bill Deter, Atif Chaudhry, Faris Hussain, Todd Pfalzgraf

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Item 11.A. Application by Keystone Custom Homes requesting Conditional Zoning Approval for a 12-Lot Subdivision located on Deal Road was removed from the agenda.

Motion: Councilmember Ladner made a motion to adopt the agenda as amended
Vote: The motion passed with a unanimous vote.

5. Conflict of Interest Statement: *In accordance with 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

Mayor Bell reported that the November WUMA meeting will be held on November 21, 2024 at 6:30 p.m. at Stallings Town Hall. County Manager Brian Matthews will be giving a presentation and answer questions.

Councilmember Ladner reported that TreesUnion has begun their fall plantings. There are 3 plantings at local schools this fall. Follow the Facebook page for more information.

7. Public Comments

Atif Chaudhry, 7112 Newtown Road, Mr. Chaudhry is the Imam for the Rahma Center and applying for conditional zoning for a religious use at 7112 Newtown Road. He stated that the applicants wanted to be at the Planning Board meeting and came to Council first. He commented that three community meetings have been held and he spoke about the diverse backgrounds of his congregants. Mr. Chaudhry stated that there is no Muslim church in the area, and it is needed. The congregants have been fortunate to raise enough money for a down payment on the property. He stated that he wants to build and make a safe place for children to fulfill religious and spiritual needs. He stated that he wants to be beneficial part of this community. They currently meet at Marvin Efrid Park, renting the space. Mr. Chaudhry commented that the congregation needs a home.

Faris Hussain, 200 Cattle Ridge Road: Mr. Hussain stated that he is working with the Rahma Center. He has been a part of this community for 25 years and stated that many friends in the area don't have a place to worship. Mr. Hussain stated his appreciation to the council for their consideration.

Juan Blue, 7112 New Town Road: Mr. Blue is working with the applicants for the Rahma Center. He stated that the applicants have addressed the concerns raised at the three community meetings. He reviewed the requirements that the applicants have submitted to the town and the reviews that have been made by traffic engineers, Union County Environmental Health for septic compliance, and an architect for design. Mr. Blue commented on the current sprinkler system and that a new system would be designed.

8. Public Safety Report

Deputy Wrenn gave the public safety report. He thanked the public for coming to the meeting and he thanked Veterans in the community for their service.

Deputy Wrenn reviewed the report numbers. From September to October, most incidents decreased with a small increase in alarm calls and home burglaries. The business checks will increase this month. The preventative patrols increased as deputies were in the neighborhoods more often. Traffic enforcement incidents decreased as the deputies were patrolling neighborhoods more often.

Deputy Wrenn asked for numbers of breaking and entering in Weddington from January 1, 2023 until November 12, 2024 and there was a total of 19 for that time period. He also stated that during that same time period Marvin had 7 home burglaries and Wesley Chapel had 8. He reminded

residents to use the residential check request for when they are away from home, to keep an eye on their neighbors and to call when they see something suspicious.

9. Consent Agenda

- A. Approve September 9, 2024 Town Council Regular Meeting Minutes**
- B. Approve October 14, 2024 Town Council Regular Meeting Minutes**
- C. Approval of Resolution R-2024-06 Policy for Limiting Developer Presentations on Agendas**
- D. Authorize Staff to enter into contract with Union County Sheriff's Office for up to 5 deputies.**

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

Vote: The motion passed with a unanimous vote.

10. Old Business

- A. Discussion of response to Park RFQ and authorization of staff to enter into contract negotiations.**

Staff sent out a Request for Qualifications for site planning and construction design services for the Town Park property. The scope of work included a summary of amenities and design requirements to be included, a phasing plan, and cost estimates. Staff posted the RFQ on the town website, sent it to 2 contacts at qualified design firms, and received 1 response in return. The RFQ was posted on October 11, 2024 and the response deadline was October 25, 2024.

Staff is looking for direction from council to either enter into a contract negotiation with the responding firm, Summit Design and Engineering Services or reposting the RFQ for an additional two weeks' time to allow for additional responses. The RFQ and the response were included in the meeting packet.

Motion: Mayor Pro Tem Smith made a motion to authorize staff to reopen the RFQ for park design.

Vote: The motion passed with a unanimous vote.

11. New Business

- ~~A. Application by Keystone Custom Homes requesting Conditional Zoning Approval for a 12-Lot Subdivision located on Deal Road~~**
 - ~~i. Public Hearing~~**
 - ~~ii. Discussion and Consideration~~**

- A. Text Amendment to the Town of Weddington Unified Development Ordinance Section D-917A.D. Lots in Floodplains**

Mr. Gordos presented the staff report: At its meeting of the Town Council on October 14th, the Council agreed to continue text amendments as they relate to the development portions of

the Unified Development Ordinance. It was noted as a Council priority by the town constituents and that these changes should go into effect before more applications are reviewed by the Planning Board. The Council also seeks to modify the UDO in order to better align with the 2024-adopted Comprehensive Land Use Plan. The Planning Board recommended approval of text amendments to Section D-917A, but not those related to Conservation Subdivisions (Section D-917B), at the regularly scheduled meeting on October 28th. Based upon the direction received from the Council via email, staff proposed amendments to Section D-907A. Specific Requirements for All Residential Development, and Section D-917B. Additional Specific Requirements for Conservation Residential Development, as well as Appendix 2B. These code and page sections were referenced directly by Council and changes reflect those directed to staff. Upon further Council discussion with staff after the Planning Board vote had taken place, the Town Planner now recommends remanding all code topics back to the Planning Board for further consideration. A subcommittee of the Board has been assigned by the Mayor to assist with this service.

i. Public Hearing

Mayor Bell opened the public hearing at 7:31 p.m.
No one signed up to speak
Mayor Bell closed the public hearing at 7:31 p.m.

ii. Discussion and Consideration

Council discussed the text amendment to increase required number of square footage outside the floodplain in a lot. The UDO needs a definition for buildable land.
Ms. Wolter stated that the council can approve, deny, or send the text amendment back to the Planning Board.

Motion: Mayor Pro Tem Smith made a motion to send the text amendment back to the Planning Board for reconsideration in light of Council concerns and comments.

Vote: The motion passed with a unanimous vote.

**B. Text Amendment to the Town of Weddington Unified Development Ordinance
Section D-917B.B. Minimum Open Space**

Mr. Gordos stated this text would reduce minimum open space under additional specific requirements for RCD development. It currently reads that 50% of the gross acreage of tract would be required to be preserved at conservation. The amendment would strike out "gross" and make "net" and in the second sentence "No more than 20% of minimum required" to read "NONE of minimum required".

i. Public Hearing

Mayor Bell opened the public hearing at 7:37 p.m.

No one signed up to speak.
Mayor Bell closed the public hearing at 7:37 p.m.

ii. Discussion and Consideration

Mayor Pro Tem Smith asked if it would be net buildable acreage.
Mr. Gordos stated that it doesn't define net buildable. He asked where that land goes if not in a conservation area. There is additional consideration to be made.
Mayor Pro Tem Smith stated that adding "buildable" to the amendment would clarify situation.
Ms. Wolter interpreted the text to read: 50% of total acreage must be conservation land. None of that 50% can be comprised of the listed areas.

Motion: Mayor Pro Tem Smith made a motion to approve the text amendment to Section D- 917B.B. of the UDO as presented.

Vote: The motion passed with a majority vote. Councilmember Ladner and Mayor Pro Tem Smith in favor. Councilmember Howie opposed.

**C. Text Amendment to the Town of Weddington Unified Development Ordinance
Section D-917A.J. Cul-de-sacs.**

i. Public Hearing

ii. Discussion and Consideration

Mayor proposed tabling this to text amendment to a future meeting, after further investigation and research can be conducted.

Motion: Mayor Pro Tem Smith made a motion to send the text amendment to Section D-917A.J. back to the Planning Board and Mayor's UDO Advisory Subcommittee for further investigation and research.

Vote: The motion passed with a unanimous vote.

12. Code Enforcement Report

Staff mailed out several second notices of violation last week. There are a few meetings set up with the residents and code enforcement to mitigate the violations.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update. In the packet are the monthly financials and also the quarterly SCIF report. The town has received \$850,000 spent over \$150,000.

14. Updates from Town Planner and Town Administrator

Mr. Gordos gave the planning update:

- **Deal Lake Subdivision**

- ~~93-lot~~ Conventional subdivision, 70 lots
- Community Meetings: 5/2/24, 7/16/24
- **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
- **7112 New Town Road**
 - Churches, Synagogues and Places of Worship
 - Community Meeting: 5/22/24, 6/20/24, 9/6/2024
- **Elysian @ Weddington (Keystone)**
 - Conventional subdivision, 12 lots
 - Community Meeting: 7/24/24
 - Planning Board: 9/23/2024
 - Public Hearing: 11/12/2024
- **13700 Providence Road**
 - Two office buildings, MX (CD) zoning
 - Community Meetings: 6/10/24, 8/5/24
 - Planning Board: 8/26/24, 10/28/2024
- **Classica – Hemby Subdivision**
 - Conservation subdivision, 27 lots
 - Community Meeting: 9/19/24

Ms. Dewey gave the Administrator's Report:

- Antioch and Forest Lawn traffic signal: the project has been approved by the Board of Transportation and the funds released. NCDOT will begin signal design work and that takes approximately 90 days. once that is complete, NCDOT will work on installing the signal. Town Staff and NCDOT have signed the agreement. Barring any major obstacles, installation will be completed near end of 2024. They are also evaluating pavement markings in the area and are endeavoring to restripe, if needed, before the signal becomes operational.
- Potter and Forest Lawn Roundabout-NCDOT has received the utility mark-ups and incorporated the easements into the ROW estimates. Once final approval is given on those, ROW acquisition will begin Construction is looking to be 2026.
- Library update The Library Director and the Union County Library Foundation have decided to postpone the dedication of the outdoor space until spring. the signage for the space has not been received, the grass surrounding the area is dismal and detracts from the setting; we have not signed off on the space, nor made the final payment. They want all to be finalized before we "dedicate". They are looking to plan the dedication around a 1-year anniversary event/spring festival
- Town hall repair update. Contract language has delayed getting the signatures. We are looking to get the debris cleaned up and the area stabilized for the tree lighting.
- Working on setting up a meeting for the decorating and the lighting of town hall. Should be done this week.

15. Transportation Report

Mayor Bell gave the transportation report. The Waxhaw Bypass realignment will be on the CRTPO agenda for a vote. It was tabled last month. Neighboring towns have opposed it, and the County is opposed. It will have negative effects on traffic through Weddington because of the proposed development.

16. Council Comments

Councilmember Ladner: I just want to thank the Rotary Club for the Flags for Heroes on Veterans Day. That was awesome. Thanks to the staff. I know it's been tedious to get all this lined up, but I can't tell you how much we appreciate some sanity around the presentations happening because we were just going around in circles and out of order and it was a lot. I think this will help the entire town and the residents have clarity on what's coming next. Thank you for continuing to bring up issues that are going on in the community and showing up here.

Councilmember Howie: I want to echo Darcey's gratitude to the Rotary for the flags. It's a privilege to be here on a Tuesday night instead of a Monday as we took some time yesterday to pause and reflect upon the veterans that have provided us with the opportunities we have day to day here and in the United States. Thank you to staff. Like Darcey said, it has been tedious, hopefully we are teeing you and us up for some smooth sailing in the future.

Mayor Pro Tem Smith: I want to thank staff for all efforts on this. I know there has been back and forth on some things and I appreciate patience. I wish I could say we had all the flags up that we normally do, but we discovered that the fiber optic people managed to run the line through a number of the stakes in the ground. We probably lost a third of the stakes out there. We hope we will have them back for Memorial Day. Again, thank you staff. Thank you everybody for being here tonight. It's been a long day.

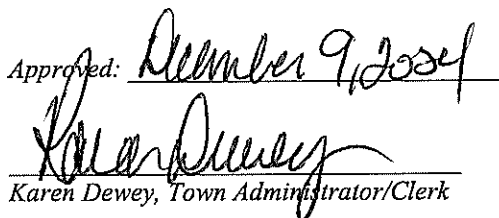
Mayor Bell: Like the Councilmembers said, thank you staff for what you guys do. I know it's a a lot of work. On average, in years past, we've had 2-3, as Chad has informed me, developers on average per year. Now with what we've got in pipeline or looking to be in the pipeline it's stressful with you guys. So, we appreciate what you guys do as you follow it and make it happen. Thank you guys.

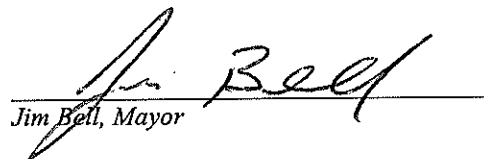
17. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn at 7:58 p.m.

Vote: The motion passed with a unanimous vote.

Approved:


Karen Dewey, Town Administrator/Clerk


Jim Bell, Mayor



TOWN OF WEDDINGTON
RESOLUTION LIMITING DEVELOPMENT APPLICATION PRESENTATIONS
ON PLANNING BOARD AND TOWN COUNCIL AGENDAS
R-2024-06

WHEREAS, the Weddington Town Council wishes to provide a thorough review and discussion of all applications brought before the Planning Board and Town Council for recommendation and consideration; and


WHEREAS, the Weddington Town Council is working diligently to review and amend text in the Town Unified Development Ordinance ("UDO") to define clear and certain development standards that comply with the Town's newly updated Land Use Plan; and

WHEREAS, during the Council's regular meeting on September 9, 2024, Council considered and discussed methods pursuant to which the Town's limited staff and Council could adequately and thoroughly review and prepare development applications while diligently ensuring that the town's UDO is consistent with the Town's newly approved Land Use Plan. It was determined that limiting the number of development applications on each agenda would serve to adequately manage staff and Council's time and allow for a focused effort on the UDO update, while continuing to move development projects through the Town's processes; and

WHEREAS, the Council unanimously agreed during the meeting of September 9, 2024 establishing limits on the number of development applications to be heard at each meeting of Council and Planning Board requires clarification. Council hereby wishes to clarify its intent.

NOW, THEREFORE, BE IT RESOLVED that the Weddington Town Council does hereby establish the policy that only one development project application will be allowed on each agenda of the Planning Board and the Town Council. This policy shall begin on this date and shall be effective until revoked or amended by vote of Council.

Adopted November 12, 2024



Jim Bell, Mayor

Attest:



Karen Dewey, Town Administrator/Clerk





ORDINANCE NO. 2024-07

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-917B, ADDITIONAL SPECIFIC REQUIREMENTS FOR CONSERVATION RESIDENTIAL DEVELOPMENT, TO AMEND MINIMUM OPEN SPACE REQUIREMENTS; 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, the existing ordinance prescribes Conservation Land acreage minimum requirements for Conservation Residential Development; and

WHEREAS, Town Council seeks to further differentiate what is considered buildable or unbuildable (unsuitable) lands; and

WHEREAS, lands unsuitable for residential development should not be credited towards meeting minimum open space requirements.

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

Section 1. That Unified Development Ordinance, Article 9, Regulation of Particular Uses and Areas, Section D-917B. Specific Requirements for Conservation 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:

Section D-917B. Additional Specific Requirements for Conservation Residential Development.

A. *Minimum Total Acreage. The minimum total acreage for a Conservation Residential Development is six (6) acres.*

B. *Minimum Open Space.*

1. *At a minimum, fifty percent (50%) of the gross-net acreage of the tract will be required to be retained as Conservation Land. Not more than ~~20~~ 0 percent (0%) ~~(20%)~~ of the minimum required area of Conservation Lands shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).*

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2024-07) 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.

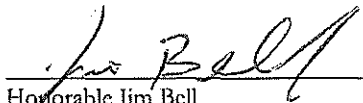
Section 4. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

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.

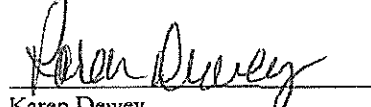
Section 6. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL
READING AND ADOPTED

November 12, 2024


Honorable Jim Bell
Mayor

Attest:


Karen Dewey
Town Administrator/Clerk