



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, DECEMBER 9, 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. *Pre-Application Presentation from the Rhama Center of Charlotte for a Conditional Zoning Application for Religious Use at 7112 New Town Road*
10. Consent Agenda
 - A. Approve November 12, 2024 Town Council Regular Meeting Minutes
 - B. Adopt 2025 Town Council Meeting Calendar
 - C. Adopt Town of Weddington 2025 Holiday Calendar
 - D. Approve Policy Prohibiting Viewing or Saving Pornography on Town Networks and Devices as per NCGS 143-805
 - E. *Approve amendment to audit contract*
11. Old Business
 - A. Discussion of response to Park RFQ and authorization of staff to enter into contract negotiations.
- * ~~12. New Business~~
 - ~~B. Application by ODA Architecture on behalf of Polivka International requesting Conditional Zoning Approval for the development of a two-building office expansion located at 13700 Providence Road~~
 - ~~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



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MONDAY, DECEMBER 9, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 8**

1. Call to Order

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

2. Determination of Quorum

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

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

Visitors: Gayle Butler, Chad Emerine, Melissa Emerine, Mike Morse, Julie Staley, Nancy Anderson, Jack Braman, Jane Pratt, Walt Hogan, Muhammed Syad, Kimberly Church, Mark Wilson, Iftikhar Jan, Bishop Beall, D.I. von Briesch, Bobby Washington, Gina Ryah, Frank Aiello, Bill Deter, Phyllis Pincus, Todd Pfalzgraf, David Arno, Katharine Arno, Saira Naim, Mohammed Yanes, Jamael Siddrei, Aaisha Hague, Suhail Niazi, Nabeel Rana, Atif M

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Staff requested to remove item 11.A. New Business - Application by ODA Architecture on behalf of Polivka International requesting Conditional Zoning Approval for the development of a two-building office expansion located at 13700 Providence Road from the agenda as the required statutory notices were not delivered to adjoining property as required by GS160D-602 so the Town will be unable to hold the public hearing. Staff also requested to add item number 9. Pre-Application Presentation from the Rahma Center of Charlotte for a Conditional Zoning Application for religious use at 7112 New Town Road and item E. to the Consent Agenda to approve an amendment to the contract to audit town accounts.

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. No Councilmember had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Perryman: Apologized for the cancelation of the November WUMA meeting. January 23rd will be the next WUMA meeting in Waxhaw. There is no agenda yet. The Union County Legislative Delegation has been invited to the meeting. Councilmember Perryman discussed the BRAKES teen driving program, "Be Responsible and Keep Everyone Safe".

Mayor Pro Tem Smith: NCDOT will be creating a paving list for areas with future projected paving of neighborhood roads.

Councilmember Ladner: The next TreesUnion meeting is on January 14, 2025 at Wesley Chapel. The planning board subcommittee is working on an ordinance preserving heritage trees.

7. Public Comments

Chad Emerine – 953 Eagle Road – Commented on planning board recommendations of projects. Commented on standards and projects.

8. Public Safety Report

Deputy Wrenn gave the public safety report. Accidents went to 32 from 28. Alarms and burglaries rose. Domestic disturbance increased.

Foot patrols up to 20. Walking neighborhoods. Preventive patrols to 714. Traffic stops – 1163 calls for service for November.

Mayor is trying to set up a multi-municipal public safety meeting when the timing is right with the UCSO.

Ms. Dewey gave a report on the UCSO Dangerous Driving Reduction Traffic Enforcement Operation on Providence Road near Weddington Road on December 3, 2024. The operation ran from 9 AM to 3 PM, and involved several deputies, including Deputy Grant Wrenn, Deputy Taylor Gordon, Deputy Joe West, Deputy Jay Murray, Deputy Zack Charles, Deputy Parker, Lt. Maye, and Chief Deputy Underwood. During the operation, over 50 traffic stops were made, resulting in 65 citations or written warnings. One vehicle was towed due to a fictitious plate and no insurance. It was reported that the motorists stopped were extremely apologetic and thankful to the deputies for their guidance and proactive efforts in the operation. Deputy Grant Wrenn was the lead planner for this operation and conducted a pre-event briefing to ensure that the objectives were clearly

communicated to all involved. LT. Maye was sure to recognize Deputy Wrenn for his efforts in organizing this operation, which was carried out efficiently and with great success.

9. Pre-Application Presentation from the Rahma Center of Charlotte for a Conditional Zoning Application for Religious Use at 7112 New Town Road

Imam Atif, Religious Director, gave a brief background on the Rahma Center and the need for this space at 7112 New Town Road for the Muslim community. To establish a place to serve the community to be safe and add value to Weddington and the surrounding community. They are currently meeting at Marvin Efield Park.

Imam Atif reviewed the property location: 7.7 acres with buildings that will be easy to retrofit existing buildings. The barn will be established as place of worship. Applicants are committed to property to have an accessible place to worship for their community. They will perform due diligence to make property safe and meet concerns brought up at community meetings.

Mr. Juan Blue with Chicora Design Consultants: applicants have evaluated the property and will bring buildings up to code with sprinkler systems without making dramatic changes to the existing building that would take away from the aesthetics.

Traffic study being completed. They are moving forward with a traffic impact analysis and will confirm format and all included information needed with the town engineer.

Reached out to Union County Environmental Health for septic inspection. There are two separate systems currently on property, one engineered and one traditional. Applicant has reached out to soil engineer to check possibility of expanding systems as changes in building are made. Also reached out to county about extending the sewer system as it is only 1200 feet away. In the long term, that may be better option. Applicants are working on proposal for that potential. With the TIA, they will submit application to NCDOT for a driveway and it will be determined then if there are mitigation actions to be made.

Public Comment:

Nabeel Rana – Meadow Sweet Lane: Mr. Rana has been a Skycroft resident for about 10 years. His family loves the community and has three kids in Weddington schools. Mr. Rana is missing a place of worship in the local area. He commented on the challenge of the closest Mosque being about 30 minutes away. Mr. Rana grew up in small town with no place to worship. He stated that this project will be a tremendous benefit to the town.

Suhail Niazi – Weddington Trace: Mr. Niazi lives in the community with his family. He commented on hoping to have a worship place nearby. He wanted to state that Muslims are just like everybody else.

Chad Emerine: Aero Plantation: Mr. Emerine commented on safety concerns. It's a treacherous spot at an intersection with blind curves. He stated that he attended community meetings and shared information from previous owner regarding issues with the property. He stated his respect for the Rahma Center but believes this is a troubling spot.

Jamie Pratt: Aero Plantation. Ms. Pratt serves on the Board of Directors for the Aero Plantation HOA. She stated her concerns about the project: this commercial type use isn't compatible with the

surrounding area, traffic, lighting, sports fields and special events. She is concerned about the storm runoff, no planned road improvements. She asked that if Council considers approval, please consider requiring road improvements.

Gayle Butler - Wellington Place: Ms. Butler thanked Mayor Bell for responding to the home explosion in Steeplechase. She stated her opposition to development at 7112 New Town Road. She commented on the blind curves at the intersection and the risky turns in all directions at New Town Road and Twelve Mile Creek.

D.I. Von Briesen - Charlotte: Mr. Von Briesen stated that he has lived in Charlotte since 1988 and he has known the applicant for many years. He stated that this congregation meets at a different time than Sunday morning church. He commented on the character of the applicants: this group looks outward and teaches a strong obligation for caring for one's neighbor. Mr. Von Briesen stated that these applicants will do the right thing in all circumstances. He commented that there are traffic problems everywhere and those tough challenges for all.

Bishop Beall – Cavaillon: Mr. Beall lives at the intersection of New Town and Twelve Mile Creek. He commented that he is the chairman of the board for a global missionary organization. He commented on the challenge of practical issues of this project. The location is horrific. Mr. Beall stated that this is not about the fact that it's a Mosque-not about the faith, but about the traffic concerns, light pollution, noise pollution, the size/height of structures, and the environmental and community impact. He asked for a clear understanding and extreme due diligence. He commented that he drives 25-28 minutes to his worship and there must be a better location.

Mark Wilson – Crane Road: Mr. Wilson commented that he lives on Crane Road and it is dangerous. He stated that the worship times differ from heavy traffic times. Mr. Wilson stated that there is a school bus stop on that road, and he doesn't believe that they would put a stop on a road so dangerous. Mr. Wilson stated that no road improvement will happen until it needs to happen, and the public won't know the impact of traffic until it's happening. He stated that he has to drive 30 minutes to a Mosque, but there are churches all around.

Jack Braman – Aero Plantation: Mr. Braman commented on the danger of New Town Road with speeding and traffic backed up. He commented on the infrastructure and the unusual location. He expressed concern for the light and noise pollution. Mr. Braman stated that there are a lot of options in this area that would probably serve the community better. Great to have a mosque-just the wrong place.

Walt Hogan. Mr. Hogan commented on the other 5 acres of the property. He stated his concern for what may be planned for the additional acreage. Mr. Hogan expressed that he believes that the people proposing this are wonderful, but Community 23 – 25 years. He said that all the stuff they're talking about has solutions. What doesn't have a solution is what they're not telling about the additional 5 acres on the property. Better solution for road. Believe that people supporting this are wonderful.

Kimberly Church – Providence Woods: Ms. Church stated her concern is over the future prospects and the additional acreage. She commented that any traffic study done won't be relevant in the future.

Todd Pfalzgraf: Mr. Pfalzgraf stated that he is the owner of the property. It is in rough shape. He stated that his initial intention was to move into the property. When it was put up for sale, many developers wanted to buy it. The Rahma Center contacted him with a proposal. Mr. Pfalzgraf opted to sell to them rather than the developers offering more money. He commented that he doesn't believe traffic has anything to do with this project and he sees this as a great addition to community.

David Arno – Aero Plantation: Mr. Arno commented on the growth he's seen. He commented on the New Town intersection being dangerous. He stated his concern for the noise pollution, light pollution, and traffic. He stated that this project on this property will disrupt the serenity of the people invested there. He urged the Rahma Center to find another location.

Council discussion:

Councilmember Perryman thanked the applicants for the presentation. He stated that this is the start of the process. Councilmember Perryman commented that this sounds like a worthwhile project and as with any project, there are always concerns. He stated that he looks forward to seeing where it goes.

Mayor Pro Tem Smith commented that he attended the 3 community meetings. He urged the applicant to be prepared and thorough when the application is submitted. He stated concerns about the entrance to the property.

Councilmember Ladner asked what the worship days are. Applicant responded that the congregation comes together Friday from 1:30 to 2:30. There are prayers throughout the day, but not a full sermon. Councilmember Ladner asked if there would be sport fields. The applicant responded that there are children in the congregation so there will be weekend school and activities to keep kids active. There will be no league play.

Councilmember Howie commented that it is always interesting to watch the evolution of project. She is looking forward to witnessing the evolution of the project when it comes before Council.

Councilmember Ladner asked if a traffic study would cover if there are bigger events that would draw participants from other communities. The applicant responded that the traffic study is done on the maximum capacity of the structures.

Mr. Blue commented on the additional acreage. As far as rest of property – there are long term plans. This congregation is young, so the focus is Phase 1. Evaluation for the traffic impact analysis is based on initial anticipated capacity for the building. Anything added or outside of proposal will come back through the conditional zoning process.

Mayor Bell stated his appreciation for the applicant changing their schedule to come tonight. He commented that he believes that there is a better location for their vision. He thinks the applicant can do better with a location they can grow into.

The applicant responded that the current use is more than enough for what they need now. In 25 years, anything could happen. He stated that the vision is to serve the community in Weddington right now and put in a worship place for now. There is no plan to put huge soccer fields in, it's only a place for children to play.

Mayor Bell asked if there are plans for a cemetery. The applicant responded that their faith has rules around cemeteries, and it would not work in that area.

Mayor Bell commented that he believes that this is the wrong location for their vision. He stated that they are doing a lot of good in the community, and he would like to see them with more elbow room.

10. Consent Agenda

- A. Approve November 12, 2024 Town Council Regular Meeting Minutes**
- B. Adopt 2025 Town Council Meeting Calendar**
- C. Adopt Town of Weddington 2025 Holiday Calendar**
- D. Approve Policy Prohibiting Viewing or Saving Pornography on Town Networks and Devices as per NCGS 143-805**
- E. Approve Amendment to the Audit Contract**

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

Vote: The motion passed with a unanimous vote.

11. Old Business

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

Staff received a second submittal from Labella Associates.

Council discussed the RFQ submission from Labella Associates. Councilmembers agreed that Labella had an impressive submission that read like a resume. The Town already has a relationship with Labella, and communication is already established with the company.

Motion: Councilmember Ladner made a motion to direct staff to negotiate contract terms with Labella Associates for engineering plans for the park property.

Vote: The motion passed with a unanimous vote.

11. New Business

- ~~a. Application by ODA Architecture on behalf of Polivka International requesting Conditional Zoning Approval for the development of a two-building office expansion located at 13700 Providence Road~~**

~~i. Public Hearing~~
~~ii. Discussion and Consideration~~

12. Code Enforcement Report

Report is in the packet. Staff is meeting with a few of the property owners this week and next to work on bringing properties into compliance.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the financial update. The audit contract had to be extended to no later than January 31, 2025. Staff will start process for bidding out the audit contract as the current Auditor is retiring. It may be a challenge as Weddington has a small budget and the income level isn't high enough for the work an auditor would have to do.

14. Updates from Town Planner and Town Administrator

Ms. Dewey gave her update.

- The town tree lighting and holiday celebration was a great success. We had singing groups from Weddington Middle School, Union Day School, Union Academy. Carousel Queen Lacey Maher, who is Ms. Weddington and Ms. Union County as well, helped light the tree. We are especially grateful to the Weddington High School Marine Corps Junior ROTC who helped with set up and came back to help clean up. I can't tell you how much we appreciate all our volunteers, but especially those young men and women. I also have to give a very loud shout out to Debbie Coram for all of the blood, sweat, and tears she put into organizing the event. She might make it look easy, but I know how hard she worked, and I wanted to thank her especially.
- I've got a crew taking down the dead tree on the park property behind the shopping center. This was contracted to be done earlier this fall, but the hurricane made other projects a greater priority for Arboguard. We are pruning and taking care of the other large trees on that property.
- Planning Board has changed the date of their meeting to avoid infringing on holiday vacations. They will meet on Wednesday, December 18th at 7 p.m. Staff will have the agenda posted for the public before Friday.
- New unwrapped toys will be collected at town hall through Wednesday for the Toys for Tots program.

15. Transportation Report

Mayor Bell reported that the Waxhaw Bypass Amendment to the State Transportation Improvement Plan (STIP) has been tabled indefinitely by the Charlotte Regional Transportation Organization.

16. Council Comments

Councilmember Ladner: I have never seen the Town Hall look as good as it does this year. My boys have weightlifting 3 days a week and I made them get up 5 minutes early to see the lights and the lights aren't on! Thanks to everyone for the year and the input and Merry Christmas or however you celebrate your holiday.

Councilmember Howie: I will agree Town Hall looks phenomenal. Thank you for the tree lighting. Many of my contemporaries and their families enjoyed the event. Everyone have a safe and healthy holiday season.

Mayor Pro Tem Smith: Again, I'll thank everybody for the tree lighting. It was a spectacular event and I got a lot of positive comments on it. So that is nice to have something around our modest town hall. I want to thank everyone who came out tonight and those who gave input on our various conversations and wish everybody a Merry Christmas.

Councilmember Perryman: The broken record continues. Thank you to all who helped make Town Hall look as it does for the holidays. It is absolutely spectacular. Thank you to the folks who came out this evening and thank you to the folks watching. I hope this is proving to be beneficial to everybody who can't be here in person or be here today. I will just finish up to all the town staff with this again – I want to give a thank you to all town staff. For the amount of work this small staff gets done for this town every year. I don't think you can find any town in the state that can match that. The amount of work is spectacular. I thank them for that. I wish my fellow councilmembers, staff and everyone a Merry Christmas and happy holidays and let's hope 2025 is good for everybody.

Mayor Bell: I can't say it as gracefully as Jeff. I want to say thank you guys. It's been a pleasure and honor to work with each of you. It's been a pleasure working with all the staff. Sometimes we get frustrated because we have so much on our plates, but I agree with Jeff, I don't think there's anybody that can do it like we can. It's a great team. Merry Christmas to each one of you.

17. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the December 13, 2024 Regular Town Council meeting at 8:52 p.m.

Vote: The motion passed with a unanimous vote.

Approved:

January 13, 2025

Karen Dewey
Karen Dewey, Town Administrator/Clerk

Jim Bell
Jim Bell, Mayor



Town of Weddington
2025 Holiday Calendar

New Year's Day	January 1	Wednesday
Martin Luther King, Jr. Day	January 20	Monday
Good Friday	April 18	Friday
Memorial Day	May 26	Monday
Independence Day	July 4	Friday
Labor Day	September 1	Monday
Veterans Day	November 11	Tuesday
Thanksgiving	November 27 & 28	Thursday & Friday
Christmas	December 24, 25, & 26	Wednesday, Thursday, & Friday

Approved unanimously at the 12/9/2024 Regular Town Council Meeting



**Town Of Weddington
2025 Town Council Regular Meeting Schedule ***

2ND MONDAY OF EVERY MONTH

DATE	TIME	LOCATION
January 13, 2025	7:00 p.m.	Town Hall Council Chambers
RETREAT-TBD	TBD	TBD
February 10, 2025	7:00 p.m.	Town Hall Council Chambers
March 10, 2025	7:00 p.m.	Town Hall Council Chambers
April 14, 2025	7:00 p.m.	Town Hall Council Chambers
May 12, 2025	7:00 p.m.	Town Hall Council Chambers
June 9, 2025	7:00 p.m.	Town Hall Council Chambers
July 14, 2025	7:00 p.m.	Town Hall Council Chambers
August 11, 2025	7:00 p.m.	Town Hall Council Chambers
September 8, 2025	7:00 p.m.	Town Hall Council Chambers
October 13, 2025	7:00 p.m.	Town Hall Council Chambers
November 10, 2025	7:00 p.m.	Town Hall Council Chambers
December 8, 2025	7:00 p.m.	Town Hall Council Chambers

Unanimously approved by the Weddington Town Council 12/09/2024



TOWN OF WEDDINGTON COUNCIL
POLICY PROHIBITING VIEWING OR SAVING PORNOGRAPHY
ON TOWN NETWORKS AND DEVICES

Whereas, the General Assembly enacted a new statute, N.C. Gen. Stat. § 143-805, in Session Law 2024-26, which requires local governments to adopt a policy prohibiting employees, elected officials, and appointees from viewing pornography on Town networks and devices; and

Whereas, the policy adopted by the Council must state the disciplinary action to be taken for a violation of the policy; and

Whereas, the Council finds the policy must be incorporated into the Town's personnel policy to require disciplinary action for violations.

Be it hereby resolved that the Town of Weddington hereby adopts the following Policy to comply with N.C. Gen. Stat. § 143-805 as set forth below:

Viewing or Saving Pornography Prohibited.

(1) The following definitions are supplemental to the definitions set out in subsection c and are specific to this subsection n:

(i) *Appointees* shall mean persons appointed by the board of commissioners to serve on any board, commission, committee, authority or similar body created by the board of commissioners or by statute.

(ii) *Device* shall mean any cellular phone, desktop or laptop computer, or other electronic equipment capable of connecting to a network.

(iii) *Network* shall mean any of the following, whether through owning, leasing, maintaining, or otherwise controlling: the interconnection of communication systems with a computer through remote or local terminals, or a complex consisting of two or more interconnected computers or telephone switching equipment; internet service; and internet access.

(iv) *Pornography* shall mean any material depicting sexual activity with *material and sexual activity* to mean as defined in G.S. 14-190.13.

(2) The viewing or saving of pornography by employees, elected officials, or appointees on or to any device owned, leased, maintained, or otherwise controlled by the Town is prohibited.

(3) Any employee, elected official, or appointee with pornography saved to a device owned, leased, maintained, or otherwise controlled by the Town shall remove, delete, or uninstall the pornography no later than January 1, 2025.

(4) Employees of the Town of Weddington are prohibited from viewing pornography on any network of the Town.

(5) This subsection shall not apply to an official or employee that is engaged in any of the following activities in the course of that official's or employee's official duties:

(i) Investigating or prosecuting crimes, offering or participating in law enforcement training, or performing actions related to other law enforcement purposes.

(ii) Identifying potential security or cybersecurity threats.

(iii) Protecting human life.

(iv) Establishing, testing, and maintaining firewalls, protocols, and otherwise implementing this section.

(v) Participating in judicial or quasi-judicial proceedings.

(vi) Conducting or participating in an externally funded research project at one of the constituent institutions of the University of North Carolina.

(vii) Researching issues related to the drafting or analysis of the laws of this State as necessary to fulfill the requirements of the employee's official duties.

(6) Annually, no later than August 1 and in the format required by the State Chief Information Officer, the Town's Administrator or his/her designee shall report information to the State Chief Information Officer on the number of incidences of unauthorized viewing or attempted viewing of pornography on the Town's network; whether or not the unauthorized viewing was by an employee, elected official, or appointee of the town; and whether or not any of the unauthorized viewing was on a device owned, leased, maintained, or otherwise controlled by the Town.

(7) Any violation of this subsection by an employee who is not an elected official or appointee shall constitute grounds for disciplinary action up to and including termination of employment. Any violation of this subsection by an appointee shall constitute grounds for removal of the appointee from office.

BE IT FURTHER RESOLVED, that the Council approves incorporation of this policy into the Town's Personnel Policy.

Unanimously approved by the Weddington Town Council this 9th day of December, 2024.