



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JULY 14, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

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. Presentation from Keystone Custom Homes – 3009 Forest Lawn Drive
10. Consent Agenda
 - A. Approve June 9, 2025 Regular Town Council Meeting Minutes
 - B. Authorize Tax Collector to Collect 2025 Real Property Taxes
 - C. Authorize Staff to enter into contract for Town On-call Engineering Services.
 - D. Approve FY24-25 Audit Contract with Kendra J. Gangal, CPA not to exceed \$10,000
11. Old Business
 - A. Adoption of new Town Fee Schedule
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
12. New Business
 - A. Text Amendment 2025-05 Section D-917E Additional Specific Requirements for Conventional Residential Development or Major Subdivisions and all associated edits.
 - i. Public Hearing
 - ii. Discussion and Possible Consideration

iii. Statement of Reasonableness and Consistency

B. Discussion and Consideration of Text Amendment 2025-06 Appendix 2B Submittal Requirements.

- i. Public Hearing
- ii. Discussion and Possible Consideration
- iii. Statement of Reasonableness and Consistency

C. Discussion of Downtown Overlay

D. Discussion of Environmentally Sensitive Area Designations

E. Discussion and Possible Approval of Resolution 2025-05 Opposing SB 205

13. Code Enforcement Report

14. Update from Finance Officer and Tax Collector

15. Updates from Town Planner and Town Administrator

16. Transportation Report

17. Council Comments

18. Adjournment

Weddington

6/2025

UCR Code	Description	Date of Report	Incident ID	
11B				
11B	SEXUAL BATTERY	6/2/25	202504502	
			Total:	1
13B				
13B	ASSAULT AND BATTERY	6/2/25	202504492	
13B	SIMPLE AFFRAY	6/4/25	202504565	
			Total:	2
220				
220	BREAKING/ENTERING-FELONY	6/3/25	202504530	
220	BREAKING/ENTERING-FELONY	6/10/25	202504749	
220	BREAKING/ENTERING-FELONY	6/10/25	202504764	
220	BREAKING/ENTERING-FELONY	6/10/25	202504765	
220	BREAKING OR ENTERING (M)	6/12/25	202504800	
220	BREAKING OR ENTERING (M)	6/13/25	202504836	
220	BREAKING OR ENTERING (M)	6/16/25	202504939	
220	BREAKING OR ENTERING (M)	6/21/25	202505084	
220	BURGLARY-2ND DEGREE	6/28/25	202505256	
			Total:	9
23H				
23H	LARCENY-FELONY	6/18/25	202504987	
23H	LARCENY-MISDEMEANOR	6/19/25	202505003	
			Total:	2
26A				
26A	IDENTITY THEFT	6/3/25	202504552	
26A	FRAUD-CREDIT DEVICE	6/6/25	202504642	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	6/21/25	202505084	
			Total:	3
290				
290	INJURY TO REAL PROPERTY	6/10/25	202504739	
290	INJURY TO REAL PROPERTY	6/10/25	202504764	
290	INJURY TO REAL PROPERTY	6/10/25	202504765	
290	INJURY TO PERSONAL PROPERTY	6/12/25	202504800	
290	INJURY TO REAL PROPERTY	6/21/25	202505084	
			Total:	5
35A				
35A	POSSESS MARIJUANA UP TO 1/2 OZ	6/19/25	202505012	
35A	POSSESS SCH VI CS	6/21/25	202505085	
35A	POSS OF MARIJUANA 1/2 TO 1& 1/2 OZ	6/24/25	202505123	
			Total:	3
35B				
35B	POSSESS MARIJ PARAPHERNALIA	6/9/25	202504696	
35B	POSSESS MARIJ PARAPHERNALIA	6/19/25	202505012	

Weddington

6/2025

UCR Code	Description	Date of Report	Incident ID	
35B	POSSESS MARIJ PARAPHERNALIA	6/24/25	202505123	
			Total:	3
520				
520	POSSESSION OF FIREARM BY FELON	6/26/25	202505198	
			Total:	1
90D				
90D	DRIVING WHILE IMPAIRED	6/1/25	202504478	
90D	DRIVING WHILE IMPAIRED	6/22/25	202505090	
			Total:	2
90F				
90F	CONTRIB DELINQ MINOR, UNDISCIPLINED, ABUS	6/21/25	202505084	
			Total:	1
90J				
90J	TRESPASS - 2ND DEG	6/21/25	202505084	
			Total:	1
90Z				
90Z	SEX OFFENDER - FAIL TO REGISTER	6/26/25	202505198	
			Total:	1
999				
999	SPEEDING	6/1/25	202504478	
999	RECKLESS DRIVING- DISREGARD	6/1/25	202504478	
999	ACCIDENT NO VISIBLE INJURY	6/1/25	202504479	
999	CALL FOR SERVICE	6/3/25	202504540	
999	ACCIDENT POSSIBLE INJURY	6/5/25	202504602	
999	ACCIDENT NO VISIBLE INJURY	6/6/25	202504634	
999	ACCIDENT NO VISIBLE INJURY	6/9/25	202504708	
999	HIT & RUN - LEAVE SCENE	6/10/25	202504746	
999	ACCIDENT NO VISIBLE INJURY	6/14/25	202504878	
999	ACCIDENT NO VISIBLE INJURY	6/14/25	202504897	
999	DEATH INVESTIGATION	6/17/25	202504963	
999	ACCIDENT NO VISIBLE INJURY	6/18/25	202504992	
999	ACCIDENT POSSIBLE INJURY	6/18/25	202504995	
999	INVESTIGATION	6/18/25	202504999	
999	EXPIRED REGISTRATION CARD/TAG	6/19/25	202505012	
999	NO LIABILITY INSURANCE	6/19/25	202505012	
999	ACCIDENT NO VISIBLE INJURY	6/21/25	202505072	
999	EXPIRED REGISTRATION CARD/TAG	6/22/25	202505090	
999	FAIL CARRY VALID DRIVERS LIC	6/22/25	202505090	
999	SPEEDING	6/24/25	202505123	
999	NO LIABILITY INSURANCE	6/24/25	202505123	
999	LOST PROPERTY	6/24/25	202505128	
999	CALL FOR SERVICE	6/24/25	202505143	
999	ACCIDENT NO VISIBLE INJURY	6/27/25	202505222	
999	ACCIDENT POSSIBLE INJURY	6/27/25	202505228	
999	ANIMAL CALL BITE	6/30/25	202505276	

Weddington

6/2025

UCR Code	Description	Date of Report	Incident ID	
999	ACCIDENT NO VISIBLE INJURY	6/30/25	202505278	
999	DWLR IMPAIRED REV	6/30/25	202505283	
			Total:	28

Monthly Crime Total **62**



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 9, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Mayor Bell called the meeting to order at 7:02 p.m.

2. Determination of Quorum

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

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

Visitors: Jeremy Schumacher, Brent Cowan, Leslie Fisher, Caren Wingate, Jason Gentry, Kristin Dillard, Tom Waters, Clayton Jones, Mike Morse, Gayle Butler, Chris Faulk, Joseph Pietrantonio, Bill Deter, Bob Wilson, Weston Boles, Liz Holtey, Paul Mead, Sue Mead, Colleen Blanchard, Christopher Neve, Chad Emerine, Ivan Merritt, Kami Merritt, Tracy Stone, John Allen, Sara Juhl, Hendrick Ellis, Mohit Purohit

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Mayor Bell requested to move items 10.D. and 10.E. from the Consent Agenda and add them to new and old business respectively.

Motion: Councilmember Perryman 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 Councilmembers reported a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Jeff Perryman reported on the recent Western Union Municipal Alliance meeting held in Waxhaw on May 22nd. He noted that Representatives David Willis and Dean Arp were present to discuss issues in Raleigh, specifically House Bill 765 regarding local government zoning authority. Perryman encouraged people to watch the recorded livestream of the meeting on Waxhaw's webpage. He summarized that the representatives stated HB 765 is still in committee but "nothing really dies in Raleigh" and parts of it could still pass through the budget process. Perryman urged everyone to stay informed on this issue.

Mayor Bell added that it was a well-attended meeting with good presentations. He emphasized the seriousness of HB 765 and its potential impacts on Weddington and municipalities across the state, calling it one of the biggest bills in a while that could drastically change things.

Mayor Pro Tem Tom Smith reiterated the importance of contacting representatives about HB 765, saying its potential impact on zoning control is "monumental" and could "radically change Weddington forever" if passed. He urged residents to take action if they don't want that to happen.

7. Presentations

A. Rusty Setzer, Vice Chair Planning Board

Rusty Setzer, Vice Chair of the Planning Board, gave a presentation on the construction design process being considered for Weddington. He explained that upcoming recommendations for changes to the UDO would involve changing terminology from "sketch plan" to "schematic plan".

Mr. Setzer provided an overview of the construction design process, explaining the differences between conceptual design, schematic design, and later design development stages. He emphasized that schematic design provides more detailed information than a sketch plan, including elements like street layouts, utilities, lot sizes, setbacks, and stormwater management.

Mr. Setzer noted that Weddington acts as a "gatekeeper" at the schematic design stage before projects move to further development. He explained this change would give the town more comprehensive information earlier in the process. Mayor Bell thanked Mr. Setzer and the subcommittee for their work.

8. Public Comments

Sara Juhl 4132 Horseshoe: Ms. Juhl spoke regarding the Western Union Municipal Alliance meeting and impact fees. She encouraged town councils to lobby for impact fees, which are currently illegal in North Carolina, noting they could make a big difference for public schools. Ms. Juhl also expressed concerns about erosion issues from development, emphasizing the importance of tree canopy preservation. She suggested the town consider having a forester or similar role to help address creek-related issues for residents.

9. Public Safety Report

Deputy Grant Wrenn provided the monthly public safety report. He noted increases in self-initiated calls, business checks, foot patrols, and traffic stops compared to the previous month. Wrenn reported on a recent saturation patrol operation that resulted in various citations and one warrant arrest. He also discussed efforts to investigate potentially fraudulent temporary vehicle tags. Councilmembers asked about the effectiveness of traffic enforcement on Providence Road. Wrenn indicated they have seen a significant reduction in high speeds, noting it's now difficult to get radar readings over 50 mph. He also mentioned increased focus on the

Antioch Church Road area. Deputy Wrenn addressed questions about DMV-related scams, advising residents to contact law enforcement if they receive suspicious calls claiming to be from the DMV or Sheriff's Office demanding immediate payment.

10. Consent Agenda

- A. Approve 2025-05-12 Regular Town Council Meeting Minutes**
- B. Approve FY2024-2025 Budget amendment**
- C. Authorize Staff to enter into contract for Audit services**
- ~~**D. Authorize Staff to enter into contract for landscaping maintenance services**~~
- ~~**E. Authorize staff to sign Active Waste Contract addendum**~~

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

Vote: The motion passed with a unanimous vote.

11. Old Business

- A. Fiscal Year 2025-2026 Proposed Budget Ordinance**
 - i. Public Hearing**

Mayor Bell opened the public hearing at 7:34 p.m. No residents signed up to speak. Mayor Bell closed the public hearing at 7:35 p.m.

ii. Discussion and Possible Consideration of FY 2025-2026 Proposed Budget Ordinance and Set the Tax Rate

Ms. Gaylord presented the proposed FY 2025-2026 budget totaling \$3,157,000 with a 3.5 cent tax rate. She explained that the two major factors in the budget were the Union County tax revaluation, which increased the property tax base by about 150%, and changes to how solid waste fees are billed. Ms. Gaylord noted that rather than having separate tax and solid waste fee amounts, the solid waste costs would now be rolled into the overall tax rate. She explained this was primarily for administrative reasons, as it was difficult to accurately track which properties should be billed for trash collection and which properties are default on their trash fees. Ms. Gaylord clarified that while the new tax rate of 3.5 cents appears higher than the current 2.5 cents, it is revenue neutral when accounting for the included solid waste costs. She also noted that the budget includes funding for a new part-time permit tech/planning assistant position.

Mayor Bell emphasized that this was not a tax increase, but rather a consolidation of existing fees into the tax rate. Council members discussed the benefits of this approach for both the town and residents.

Motion: Councilmember Perryman made a motion to approve the FY 2025-2026 Proposed Budget Ordinance and set the tax rate at 3.5 cents.

Vote: The motion passed with a unanimous vote.

B. Active Waste Discussion contract amendment

The Council discussed an addendum to the contract with Active Waste Control. It was clarified that the addendum includes a 6% increase in costs and extends the contract for 3 years. The Council noted that this increase was reasonable given that there had been no increases in the previous two years despite rising costs. Council discussed clarification of services in the contract and directed staff to amend the exhibit before signing the contract

Motion: Councilmember Perryman made a motion to authorize staff to sign the Active Waste Contract Addendum with Exhibit 1 amended as discussed.

Vote: The motion passed with a unanimous vote.

12. New Business

A. Arya Subdivision

i. Public Hearing

ii. Discussion and Possible Consideration

Mayor Bell opened the public hearing Town Planner Gregory Gordos presented an overview of the Arya at Weddington subdivision proposal. He explained that it would be a conventional subdivision with 9 total lots (8 new) on 62 acres, featuring private roads and gated access. Gordos noted that utilities would be provided by Union County.

Jeremy Schumacher from Arcadia Homes, representing the developer, provided additional details about the project. He described plans for custom-built homes ranging from 5,500 to 8,500 square feet, with anticipated price points between \$3 million and \$6 million. Schumacher emphasized their commitment to tree preservation and environmentally friendly development practices.

The Council asked questions about stormwater management, the existing pond on the property, and plans for upgrading the dam to meet current standards. Weston Boles, the project engineer, explained their approach to stormwater management using level spreaders and other low-impact development techniques.

Bob Wilson, representing LaBella Associates, reviewed the stormwater calculations and confirmed that the proposed plan would have minimal downstream impacts.

Motion: Councilmember Perryman made a motion to approve CZ 2025-03 Arya Subdivision with the condition that stormwater calculations are reviewed by town staff.

Ms. Dewey read the Development Standards into the record:

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.

4. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to nine (9) single-family residential units.
5. Architectural Standards:
 - a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
 - b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements
 - c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
6. Environmental Features and Open Space:
 - a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.
 - b.
7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.
 - a. Existing pond will serve to meet detention requirements.
 - b. Jurisdictional Surface Waters: an onsite determination and delineation for the presence of jurisdictional surface waters has been performed and will be provided to the town for review during the construction permitting phase.
8. Access and Transportation.
 - a. Internal Roads will be private.
 - b. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.
 - c. Applicant shall be required to provide one ingress/egress from Ennis Road to the subdivision.
9. Streetscape, Setbacks, Buffers, and Yards:
 - a. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard setback shall be provided.
 - b. A minimum fifty (50) foot front yard and forty (40) foot rear yard setback shall be provided.
 - c. Minimum area for each lot created will be 40,000 square feet.
 - d. Each lot created shall contain one existing or planted canopy tree for every 40 feet of street frontage or fraction thereof per UDO Section D-917A(Q).
10. Utilities
 - a. Developer will construct public sanitary sewer and public water lines to serve the proposed subdivision.
 - b. All existing wells and septic systems will be removed or abandoned in accordance with state and county requirements.
 - c. Water and sewer services to remaining house on lot 9 will be converted from well and septic to services provided by Union County Water and Sewer.

Vote: The motion passed with a unanimous vote.

iii. Statement of Reasonableness and Consistency

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there may also be Goals and Policies for which there may be reason for concern, positive findings can nonetheless be made in support of this development proposal.

Motion: Mayor Pro Tem Smith made a motion to approve the Land Use Statement of Reasonableness and Consistency as provided by staff:

Vote: The motion passed with a unanimous vote.

B. CZ Amendment Application from Providence Land for an amendment to CZ-2023-02 Beckingham for stormwater requirement changes.

Mr. Gordos presented the staff report: At its meeting of November 13, 2023 the Weddington Town Council, as a part of a public hearing for a major subdivision, approved conditional zoning case CZ 2023-02. This allowed for a 38-lot residential project known as Beckingham to complete legislative approvals and progress to the construction document (CD) and Final Plat stages prior to land disturbance. On February 7, 2025 the developer of the project, Mr. Tom Waters, met with Town staff as well as two members of Town Council to express concern about one requirement of the Unified Development Ordinance. He stated that the 100-year stormwater requirement would negatively impact the site conditions which the State of North Carolina considers to be "Low Impact Development". Stormwater requirements are referenced throughout the UDO but are most applicable in Appendix 8. All nonresidential development and all major residential development creating more than 20,000 square feet of new impervious area shall provide stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates. Stormwater volume control shall also be provided for the 1-year, 24-hour storm. Design of facilities shall be consistent with the Stormwater Manual except as stated herein. No zoning permit or final plat approval shall be issued until a satisfactory final stormwater management plan has been reviewed and approved by the town upon determination that the plan is consistent with the requirements of this division. Therefore, the approved development proposal now includes a change to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development is no longer governed by this Plan and all applicable requirements of the UDO if compliance with the Final stormwater management plan requirements cannot or will not be met. Specifically, the applicant is requesting to waive code requirements as found in Sec. 58-543.(b)(1). As a conditional zoning case, only the Town Council has the ability to waive a code requirement previously contained in their 2023 approval. To amend CZ 2023-02 to explicitly waive the requirements of "stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates." The applicant has not requested a replacement number, rather that requirements match what the State of North Carolina considers Low Impact Development (LID). Please see appendices for the definition of LID and Runoff Volume Match per NCDENR and NCDEQ. To help achieve stated objective of greater tree coverage, the overall project density has also been reduced.

Tom Waters from Providence Land presented the proposed changes to the Beckingham subdivision's stormwater management plan. He explained that they were seeking to use a low-impact development approach

that would preserve more trees and natural areas compared to the originally approved plan with detention ponds.

Council members asked detailed questions about the stormwater calculations, impact on neighboring properties, and long-term maintenance of the proposed systems. Bob Wilson, the town's engineering consultant, provided his assessment of the plans and confirmed that the proposed methods were appropriate for the site conditions. After extensive discussion, the council considered the planning board's recommendations and the additional information provided by the developer.

i. Public Hearing

Mayor Bell opened the public hearing at 8:47 p.m.

Ivan Merritt, a resident, spoke in opposition to the amendment. He argued that the originally approved plan with detention ponds should be maintained and that the town should uphold its stormwater ordinance requirements.

Joseph Pietrantonio, an adjacent property owner, expressed support for the amendment. He stated that he preferred not having retention ponds near his property and was satisfied with the developer's explanations of the stormwater management plan.

Chad Emerine, a downstream resident, expressed concerns about the proposed impervious surface calculations and enforcement of stormwater management requirements. He requested that the council table the decision until more detailed information could be provided.

Mohit Purohit, the owner of the property most affected by the stormwater changes, spoke in support of the amendment. He explained that he had worked with the developer to address his concerns and appreciated the innovative approach to stormwater management.

Mayor Bell closed the public hearing at 8:58 p.m.

ii. Discussion and Possible Consideration

Motion: Mayor Pro Tem Smith made a motion to approve a CZ Amendment from Providence Land as an amendment to CZ 2023-02 for the Beckingham neighborhood for the stormwater standards.

Ms. Dewey read the Amended Development Standards for Stormwater Management into the record:

7. *Stormwater Management.* *Applicant will meet the North Carolina Low Impact Development stormwater requirements and runoff volume match per NCDENR and NCDEQ.*
 - a. *Developer will notify neighboring property owners of the changes in flows and water surface elevations that affect their property*
 - b. *Developer's Engineer will evaluate the 30-inch RCP at Hidden Haven Trail*
 - c. *Developer and property owner of culvert on parcel #06153053 will come to a legal agreement for maintenance of the culvert.*

Vote: The motion passed with a unanimous vote

iii. Statement of Reasonableness and Consistency

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 fulfilment 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 statement of reasonableness and consistency relating to Providence Land CZ 2023-02 Amendment as presented above by staff.

Vote: The motion passed with a unanimous vote.

C. Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping

Mr. Gordos presented the proposed text amendment. He explained that the changes would remove administrative requirements for private road gates that are outside the town's jurisdiction and clarify that berms are permitted landscaping features for both commercial and residential developments.

Mayor Bell suggested consolidating all berm-related regulations into one section of the UDO for clarity. After discussion, the council decided to table this item to allow staff to incorporate these suggestions into a more comprehensive text amendment.

Motion: Mayor Pro Tem Smith made a motion to table Text Amendment 2025-04 Section 917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping.

Vote: The motion passed with a unanimous vote.

D. Discussion and Possible Consideration of Authorizing Staff to enter into an interlocal agreement with Union County for funding Weddington Residents on the Senior Nutrition Program Waitlist.

Ms. Dewey explained that Union County had approached the town about funding for Weddington residents currently on the waiting list for the senior nutrition program. She reported that there are currently 10 Weddington residents awaiting service, with estimated costs of \$7.65 per day for frozen meals and \$5.60 per day for warm meals. Councilmember Perryman provided additional context from a recent presentation on the program, emphasizing its importance in helping seniors remain in their homes. He noted that other nearby municipalities like Wesley Chapel and Marvin have already agreed to participate. Council members discussed the potential annual cost, which was estimated to be between \$14,000 and \$19,000. They also clarified that this may be an annual commitment subject to review each budget year.

Motion: Councilmember Perryman made a motion authorizing staff to enter into an interlocal agreement with Union County for funding Weddington Residents on the Senior Nutrition Program Waitlist.

Vote: The motion passed with a unanimous vote.

E. Landscaping

The council discussed the submitted proposals for landscaping maintenance services. Mayor Bell expressed concerns about the quality of current landscaping work and emphasized the need for improvement.

Motion: Mayor Pro Tem Smith made a motion to authorize staff to enter into contract for landscaping in amount not to exceed \$7500 per month after consultation with mayor.
Vote: The motion passed with a unanimous vote.

13. Code Enforcement Report

Ms. Dewey provided a brief update on code enforcement activities, noting that they are working on closing some cases and dealing with resident concerns. She also mentioned plans to renew the contract with their code enforcement provider, switching to an hourly payment structure.

14. Update from Finance Officer and Tax Collector

Ms. Gaylord reported that we are in the last month of the fiscal year and have approved a new auditor for the upcoming year. She noted that the new auditor's fees were lower than anticipated, potentially freeing up funds for other uses.

15. Updates from Town Planner and Town Administrator

Mr. Gordos mentioned upcoming community meetings, a variance hearing for the Board of Adjustment and public hearings related to development proposals. Ms. Dewey reported that she is awaiting a response from NCDOT regarding speed limit changes and is working on getting engineering started for mast arm poles.

16. Transportation Report

Mayor Bell announced plans for a community meeting with NCDOT in the fall to discuss the widening of Highway 16 and the Rea Road extension. He also reported that the Brookhaven HOA has approved plans for a spotlight at Antioch and Forest Lawn and should be moving forward in the coming months.

17. Council Comments

Council members thanked staff for their work on the budget and other town matters. Councilmember Perryman mentioned his plans to begin work on a downtown overlay project and engage with the community on this topic in the coming months.

18. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the June 9, 2025 Regular Town Council meeting at 9:48 p.m.
Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk

DRAFT

TO: Mayor and Town Council

FROM: Kim H. Woods, Tax Collector

DATE: **July 14, 2025**

SUBJECT: **2025 Real Property Taxes**

In accordance with General Statutes 105.321, I am hereby requesting authorization to collect the 2025 Real Property Taxes for the Town of Weddington.

State of North Carolina
Town of Weddington

To the Tax Collector of the Town of Weddington

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the Town of Weddington Collections Department and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Weddington, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with the law.

Witness my hand and official seal this 14th day of July 2025.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Clerk



TO: Mayor and Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: July 14, 2025

SUBJECT: On-Call Engineering Services Response to Request for Qualifications

Procurement of certain professional services must be in accordance with NCGS 143-64.31 through 64.34. Generally, these provisions required that firms shall be selected based on demonstrated competence and qualifications without regard to a fee other than unit price information and thereafter a contract be negotiated.

Town Staff published a Request for Qualifications (RFQ) for On-Call Engineering Services on May 1, 2025 and received seven responses by the deadline of May 30, 2025. Each firm specified the engineering areas for which they were submitting to be considered. They were evaluated by staff on related project experience, project staff experience, methodology understanding and approach to projects, accessibility of key individual assigned to the project and knowledge of a town's system, and availability and interest in providing services. Three firms were chosen by based on the criteria above and their expertise in the scopes defined in the RFQ.

1. LaBella Associates-Transportation, Stormwater Systems, Erosion and Sediment Control, Administrative, Funding
2. SWCA Environmental Consulting & Engineering - Stormwater Systems
3. McAdams - Transportation, Stormwater, and Funding

Staff is requesting authorization to execute on-call contracts with the three firms listed above for engineering services.



Kendra J. Gangal, CPA

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July 9, 2025

To the Town Council and Management
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

I am pleased to confirm my understanding of the services I am to provide the Town of Weddington for the year ended June 30, 2025.

Engagement Objective and Scope

I will audit the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Weddington as of and for the year ended June 30, 2025, and for the year then ended, and the related notes to the financial statements, which collectively comprise the Town of Weddington's basic financial statements as listed in the table of contents.

In addition, I will audit the entity's compliance over major federal and state award programs for the period ended June 30, 2025. I am pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. My audits will be conducted with the objectives of my expressing an opinion on each opinion unit and an opinion on compliance regarding the entity's major federal and state award programs. The objectives of my audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement of a reasonable user made based on the financial statements.

The objectives of my compliance audit are to obtain sufficient appropriate audit evidence to form an opinion and report at the level specified in the governmental audit requirement about whether the entity complied in all material respects with the applicable compliance requirements and identify audit and reporting requirements specified in the governmental audit requirement that are supplementary to GAAS and *Government Auditing Standards*, if any, and perform procedures to address those requirements.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Town of Weddington's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of my engagement, I will apply certain limited procedures to the Town of Weddington's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I will not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Local Governmental Employees' Retirement System's schedules
- 3) Other Post-Employment Benefits' schedules

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

- 1) Combining and individual fund statements.
- 2) Budgetary schedules.
- 3) Ad valorem tax schedules.
- 4) Schedule of Expenditures of Federal and State Awards

The objectives of my audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditors' report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and aware agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Audit of the Financial Statements

I will conduct my audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of accounting records, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, I exercise professional judgement and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- May include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence in inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. I may request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of my audit, I also will require certain written representations from management made during the audit about the financial statements and related matters.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, I will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that I have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, which raise substantial doubt about the Town of Weddington's ability to continue as a going concern for a reasonable period of time.

I may advise management about appropriate accounting principles and their application, and I may assist in the assembly of your financial statements. However, management has the final responsibility for the selection and application of accounting policies and the fair presentation of financial statements that reflect the nature and operation of the Town of Weddington.

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

Reporting

I will issue a written report upon completion of my audit of the Town of Weddington's financial statements. My report will be addressed to the governing body of the Town of Weddington. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditors report, or if necessary, withdraw from this engagement. If my opinion is other than unmodified, I will discuss the reasons with you in advance. If, for any reason, I am unable to complete the audit or are unable to form or have not formed an opinion, I may decline to express an opinion or issue reports, or I may withdraw from this engagement.

In accordance with the requirements of *Government Auditing Standards*, I will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit, and therefore, no such opinion will be expressed.

I will provide copies of my reports to the Town. However, management is responsible for distribution of the reports and financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of my reports are to be made available for public inspection.

I also am responsible for communicating with the Town's management or those charged with governance my audit responsibility under GAAS, an overview of the planned scope and timing of the audit including significant risks identified by me, significant issues or findings from the audit, including my views about the qualitative aspects of the Town of Weddington's significant accounting practices, significant unusual transactions, significant difficulties encountered during the audit, disagreements with management, difficult or contentious matters for which we consulted outside the engagement team, and that are, in my professional judgment, relevant to those charged with governance, uncorrected and corrected misstatements, and other findings or issues arising from the audit that are, in my professional judgment, significant and relevant to those charged with governance.

During the course of the audit, I may observe opportunities for economy in, or improved controls over, your operations. I will bring such matters to the attention of the appropriate level of management, either orally or in writing.

Management's Responsibilities

My audit will be conducted on the basis that management and, when appropriate, those charged with governance, acknowledge and understand that they have responsibility:

- For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- For the prevention and detection of fraud, including the design and implementation of programs and controls to prevent and detect fraud;
- For identifying, in its accounts, all federal and state awards received and expended during the period and the federal and State programs under which they were received;
- For maintaining records that adequately identify the source and application of funds for federal and state funded activities;

- For designing, implementing, and maintaining effective internal control over federal and state awards that provides reasonable assurance that the entity is managing federal and state awards in compliance with federal and state statutes, regulations, and the terms and conditions of the federal and state awards;
- For identifying and ensuring that the entity complies with federal and state laws, statutes, regulations, rules, provisions of contracts or grant agreements, and the terms and conditions of federal and state award programs, and implementing systems designed to achieve compliance with applicable federal and state statutes, regulations and the terms and conditions of federal and state award programs;
- For disclosing accurately, currently, and completely the financial results of each federal and state award in accordance with the requirements of the award;
- For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
- For taking prompt action when instances of noncompliance are identified;
- For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations, and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
- For submitting the reporting package and data connection from to the appropriate parties;
- For making the auditor aware of any significant contractor relationships where the contractor is responsible for program compliance;
- To provide me with access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including disclosures, and relevant to federal and state award programs, such as records, documentation, and other matters;
- To provide additional information that I may request from management for the purpose of the audit;
- To provide unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence;
- To provide written acknowledgement of all the documents that management expects to issue that will be included in the annual report and the planned timing and method of issuance of that annual report (if applicable);
- To provide a final version of the annual report in a timely manner prior to the date of the auditor's report (if applicable);
- For adjusting the financial statements to correct material misstatements and confirming to me in the management representation letter that the effects of any uncorrected misstatements aggregated by me during the current engagement and pertaining to the current year or period(s) under audit are immaterial, both individual and in the aggregate, to the financial statements as a whole;
- For acceptance of nonattest services, including identifying proper party to oversee nonattest work;
- For maintaining adequate records, selecting, and applying accounting principles, and safeguarding assets;
- For informing us of any known or suspected fraud affecting the entity involving management, employees with significant roles in the system of internal control and others where fraud could have a material effect on compliance;
- For the accuracy and completeness of all information provided;
- For taking reasonable measures to safeguard protected personally identifiable and other sensitive information, records, and documentation;
- For informing me of any events encountered subsequent to the period under audit that may require adjustment to or note disclosure in the financial statements;
- For confirming your understanding of your responsibilities as defined in the letter to me in your management representation letter.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility (a) for the preparation of the supplementary information in accordance with the applicable criteria, (b) to provide me with the appropriate written representation regarding supplementary information, (c) to include my report on the supplementary information in any document that contains the supplementary information and that indicates that I have reported on such supplementary information, and (d) to present the supplementary information with the audited basic financial statements.,

or if the supplementary information will not be presented with the audited basic financial statements, to make the audit basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and my report thereon.

Nonattest Services

I will perform the following nonattest services:

- Draft of the financial statements and footnotes
- GASB 34 conversion entries
- Preparation of the LGC's data input worksheet
- Clerical services
- Preparation of the AFIR

I will not assume management responsibilities on behalf of the Town of Weddington. However, I will provide advice and recommendations to assist management of the Town of Weddington in performing its responsibilities.

The Town of Weddington's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) designing, implementing, and maintaining the system in internal control, including the process used to monitor the system of internal control.

My responsibilities and limitations of the nonattest services are as follows:

- I will perform the services in accordance with applicable professional standards.
- The nonattest services are limited to the services previously outlined. My firm, in its sole professional judgment, reserve the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Government Auditing Standards require that I document an assessment of the skills, knowledge, and experience of management, should I participate in any form of preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Engagement Administration, Fees, and Other

I may from time to time, and depending on the circumstances, use third-party service providers in serving your account. I may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, I maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, I will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and I will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that I am unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, I will remain responsible for the work provided by any such third-party service providers.

I understand that your employees will locate any documents selected by me for testing.

I expect to begin my services at a time mutually determined by you and Kendra J Gangal, CPA, and after receipt of this executed agreement and all documents requested by our office. My fee for these services will be at my standard hourly rates including out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that I agree that my gross fee, including expenses, will not exceed \$10,000. My standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit.

My invoices for these fees will be rendered each month as work progresses and are payable on presentation. If I elect to terminate my services for nonpayment, my engagement will be deemed to have been completed upon written notification of termination, even if I have not completed my reports. You will be obligated to compensate me for all time expended and to reimburse me for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the

audit. If significant additional time is necessary, I will discuss it with you and arrive at a new fee estimate before I incur the additional costs.

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

Very truly yours,

Kendra J. Gangal, CPA

Kendra J. Gangal, CPA

RESPONSE:

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

Signature: _____

Title: _____

Date: _____

The	Governing Board
of	Primary Government Unit
and	Discretely Presented Component Unit (DPCU) (if applicable)

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and	Auditor Name
	Auditor Address

Hereinafter referred to as Auditor

for	Fiscal Year Ending	Date Audit Will Be Submitted to LGC
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Must be within six months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by U.S. generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types). The basic financial statements shall include budgetary comparison information in a budgetary comparison statement, rather than as RSI, for the General Fund and any annually budgeted Special Revenue funds.

2. At a minimum, the Auditor shall conduct the audit and render the report in accordance with GAAS. If the Governmental Unit expended \$100,000 or more in combined Federal and State financial assistance during the reporting period, the Auditor shall perform the audit in accordance with *Government Auditing Standards* (GAGAS). The Governmental Unit is subject to federal single audit requirements in accordance with Title 2 US Code of Federal Regulations Part 200 *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards*, Subpart F (*Uniform Guidance*) and the State Single Audit Implementation Act. Currently the threshold is \$750,000 for a federal single audit and \$500,000 for a State Single Audit. This audit and all associated audit documentation may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit in accordance with the Uniform Guidance (§200.501) the Auditor and Governmental Unit(s) should discuss, in advance of the execution of this contract, the responsibility for submission of the audit and the accompanying data collection form to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512) to ensure proper submission.

Effective for audits of fiscal years beginning on or after June 30, 2023, the LGC will allow auditors to consider whether a unit qualifies as a State low-risk auditee. Please refer to "Discussion of Single Audits in North Carolina" on the LGC's website for more information.

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.
4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC Staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.
5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2018 revision, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he/she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon auditor's receipt of an updated peer review report. If the audit firm received a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to *Government Auditing Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.

6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to LGC Staff within six months of fiscal year end. If it becomes necessary to amend the audit fee or the date that the audit report will be submitted to the LGC, an amended contract along with a written explanation of the change shall be submitted to the Secretary of the LGC for approval.
7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as same relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his/her findings, together with his recommendations for improvement. That written report shall include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified)*. The Auditor shall file a copy of that report with the Secretary of the LGC.

For GAAS or *Government Auditing Standards* audits, if an auditor issues an AU-C §260 report, commonly referred to as "Governance Letter," LGC staff does not require the report to be submitted unless the auditor cites significant findings or issues from the audit, as defined in AU-C §260.12 - .14. This would include issues such as difficulties encountered during the audit, significant or unusual transactions, uncorrected misstatements, matters that are difficult or contentious reviewed with those charged with governance, and other significant matters. If matters identified during the audit were required to be reported as described in AU-C §260.12-.14 and were communicated in a method other than an AU-C §260 letter, the written documentation must be submitted.

8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina. Approval is also required for the Alternative Compliance Examination Engagement for auditing the Coronavirus State and Local Fiscal Recovery Funds expenditures as allowed by US Treasury. Approval is not required on audit contracts and invoices for system improvements and similar services of a non-auditing nature.
9. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. This also includes any progress billings [G.S. 159-34 and 115C-447]. All invoices for audit work shall be submitted in PDF format to the Secretary of the LGC for approval. The invoice marked 'approved' with approval date shall be returned to the Auditor to present to the Governmental Unit(s) for payment. This paragraph is not applicable to contracts for audits of hospitals.
10. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC if required, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts. This does not include fees for any pre-issuance reviews that may be required by the NC Association of CPAs (NCACPA) Peer Review Committee or NC State Board of CPA Examiners (see Item 13).
11. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC Staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC Staff simultaneously with the Governmental Unit's (Units') audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.
12. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.
13. If the audit firm is required by the NC State Board, the NCACPA Peer Review Committee, or the Secretary of the LGC to have a pre-issuance review of its audit work, there shall be a statement in the engagement letter indicating the pre-issuance review requirement. There also shall be a statement that the Governmental Unit(s) shall not be billed for the pre-issuance review. The pre-issuance review shall be performed prior to the completed audit being submitted to LGC Staff. The pre-issuance review report shall accompany the audit report upon submission to LGC Staff.

14. The Auditor shall submit the report of audit in PDF format to LGC Staff. For audits of units other than hospitals, the audit report should be submitted when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC. These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements and/or the compliance section, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC Staff.

15. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.

16. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing and pre-audited if the change includes a change in audit fee (pre-audit requirement does not apply to hospitals). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC.

17. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and except for fees, work, and terms not related to audit services, shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 30 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.

18. Special provisions should be limited. Please list any special provisions in an attachment.

19. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in the Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the primary government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and finance officer also shall be included on this contract.

20. The contract shall be executed, pre-audited (pre-audit requirement does not apply to hospitals), and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.

21. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.

22. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

23. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

24. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

25. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

26. E-Verify. Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

27. **Applicable to audits with fiscal year ends of June 30, 2020 and later.** For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and *Government Auditing Standards, 2018 Revision* (as applicable). Preparing financial statements in their entirety shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. If the Auditor cannot reduce the threats to an acceptable level, the Auditor cannot complete the audit. If the Auditor is able to reduce the threats to an acceptable level, the documentation of this determination, including the safeguards applied, must be included in the audit workpapers.

All non-attest service(s) being performed by the Auditor that are necessary to perform the audit must be identified and included in this contract. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the services and accept responsibility for the results of the services performed. If the Auditor is able to identify an individual with the appropriate SKE, s/he must document and include in the audit workpapers how he/she reached that conclusion. If the Auditor determines that an individual with the appropriate SKE cannot be identified, the Auditor cannot perform both the non-attest service(s) and the audit. See "Fees for Audit Services" page of this contract to disclose the person identified as having the appropriate SKE for the Governmental Unit.

28. **Applicable to audits with fiscal year ends of June 30, 2021 and later.** The auditor shall present the audited financial statements including any compliance reports to the government unit's governing body or audit committee in an official meeting in open session as soon as the audited financial statements are available but not later than 45 days after the submission of the audit report to the Secretary. The auditor's presentation to the government unit's governing body or audit committee shall include:

- a) the description of each finding, including all material weaknesses and significant deficiencies, as found by the auditor, and any other issues related to the internal controls or fiscal health of the government unit as disclosed in the management letter, the Single Audit or Yellow Book reports, or any other communications from the auditor regarding internal controls as required by current auditing standards set by the Accounting Standards Board or its successor;
- b) the status of the prior year audit findings;
- c) the values of Financial Performance Indicators based on information presented in the audited financial statements; and
- d) notification to the governing body that the governing body shall develop a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters," if required under 20 NCAC 03 .0508.

29. Information based on the audited financial statements shall be submitted to the Secretary for the purpose of identifying Financial Performance Indicators and Financial Performance Indicators of Concern. See 20 NCAC 03 .0502(c)(6).

30. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Item 17 for clarification).

31. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at <https://www.nctreasurer.com/state-and-local-government-finance-division/local-government-commission/submitting-your-audit>

32. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.

33. Modifications to the language and terms contained in this contract form (LGC-205) are not allowed.

FEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Government Auditing Standards, 2018 Revision*. Refer to Item 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: ☐ Auditor ☐ Governmental Unit ☐ Third Party

If applicable: Individual at Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:

Title and Unit / Company:

Email Address:

OR Not Applicable (Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8 and 13 for details on other allowable and excluded fees.

3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit form for correction.

4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in 20 NCAC .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

Primary Government Unit	
Audit Fee (financial and compliance if applicable)	\$
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$

Discretely Presented Component Unit	
Audit Fee (financial and compliance if applicable)	\$
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$

SIGNATURE PAGE

AUDIT FIRM

Audit Firm*	
Authorized Firm Representative (typed or printed)*	Signature* <i>Kendra Jangal</i>
Date*	Email Address*

GOVERNMENTAL UNIT

Governmental Unit*	
Date Governing Board Approved Audit Contract* (Enter date in box to right)	
Mayor/Chairperson (typed or printed)*	Signature*
Date	Email Address*

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Sum Obligated by This Transaction:	\$
Primary Governmental Unit Finance Officer* (typed or printed)	Signature*
Date of Pre-Audit Certificate*	Email Address*

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU*	
Date DPCU Governing Board Approved Audit Contract* (Enter date in box to right)	
DPCU Chairperson (typed or printed)*	Signature*
Date*	Email Address*

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Sum Obligated by this Transaction:	\$
DPCU Finance Officer (typed or printed)*	Signature*
Date of Pre-Audit Certificate*	Email Address*

Remember to print this form, and obtain all
 required signatures prior to submission.

**SCHEDULE OF FEES
ZONING AND SUBDIVISION ADMINISTRATION**

Zoning Confirmation	\$ 25 50.00
Floodplain Development Review	\$100.00 plus Reimbursement of Engineering Fees
Temporary structure permit	\$5 75.00
Temporary use permit for sales for civic organizations, etc.	\$27.50
Temporary use permit for public	\$110.00
Subdivision sales office	\$110.00
Conditional zoning district – New	\$1,650.00 1,500 plus \$300/acre
Conditional zoning district major amendment (>= 1,000 SF Change)	\$1,200 1,500.00
Conditional zoning district minor amendment – Less than 1,000 SF	\$300 750.00
Construction Documents Review – MX	\$250.00 300.00 plus \$100/acre
Construction Documents Review – All Other	\$400 300.00
Temporary sign permit including temporary banners, off-premise special event signs, construction announcement signs and subdivision sales signs	\$27.50 – Non-profit organizations as recognized by the IRS are exempt
Permanent sign permit	\$50.00
ZONING PERMIT(S)	
a. Residential	\$110.00
b. Residential – Up-fit	\$25.00
c. Non-residential	\$275.00
d. Non-residential – up-fit	\$55.00
e. Accessory or Agricultural Structure (incl. Agricultural)	\$50.00
f. <u>Swimming Pool or Spa</u>	<u>\$50.00</u>
f. Additions	
1. Minor, no more than 25% or 500 square feet total (unheated)	\$27.50
2. Minor, no more than 25% or 500 square feet total (heated)	\$55.00
3. Major	\$110.00
g. Renewal of zoning permit	\$110.00
CERTIFICATE OF COMPLIANCE	
a. Residential	\$110.00
b. Non-residential	\$275.00
c. Accessory or Agricultural	No Charge
<u>Swimming Pool or Spa</u>	<u>\$50.00</u>
d. Additions-	No Charge
Variance and Modification of Subdivision Ordinance	\$715.00 + Notification
Appeal of decision of zoning officer to Board of Adjustment and Application to Board of Adjustment for interpretation of ordinance	\$500.00
Amendment to zoning ordinance/text amendment/map amendment	\$715 1,000.00 + Notification
Approval of changes to subdivision lots	
Per each subdivision	
a. 1 to 2 lots	\$110.00
b. 3 to 5 lots	\$220.00
c. 6 to 10 lots	\$330.00
<u>d. over 10 lots</u>	<u>\$500.00</u>
Telecommunication Tower Engineering and Surveying Fee	Cost to Town + \$715.00 administrative fee
Small Cell Telecommunication Facility	\$75.00/unit

Annual Biosolids Land Application Permit Fee	\$33.00 for the first acre and \$22.00 for each additional acre
Notification of Affected Property Owners (<u>biosolids application</u>)	
21-50	\$55.00
51-100	\$110.00
Over 100	\$220.00
Lot Line Revision and Recombination Fee	\$200.00
SUBDIVISION FEES	
<u>MINOR SUBDIVISION</u>	
Preliminary Plat Submittal - Subdivision Containing Up to 6 Lots	\$165.00 per Lot <u>plus engineering fees</u>
Pre-Submittal Sketch for Easement Lot	\$110.00
Final Plat Submittal - Subdivision Containing Up to 6 Lots	\$55.00 per Lot
<u>MAJOR SUBDIVISIONS</u>	
Residential Conservation District (R-CD) Pre-Sketch Plan Conference	\$165.00
Sketch <u>Schematic</u> Plan Review	\$275.00 per Lot <u>plus engineering fees</u>
Preliminary Plat Submittal	\$275.00 per Lot <u>plus engineering fees</u>
Final Plat Submittal	\$110.00 per Lot
Site or Field Inspection	\$779 5.00/hr.
<u>SEDIMENT AND EROSION CONTROL REVIEWS & INSPECTIONS</u>	
Erosion Control Permit – Commercial over 12,000 sq ft, or any tract over 1 acre disturbed	\$400 500 per acre disturbed
Revised Plan Review after EC plan approval	\$200.00
Single-Family Residential Lot Inspection/Compliance with ESC Installation and Maintenance Agreement	\$50 100.00
Reinspection Fee	\$100.00
Erosion Control Civil Penalty – Administration Fee	\$125.00
Per Notice of Violation	\$5000.00 per day, based on the degree and extent of harm caused by the violation, the cost of rectifying the damage, the amount of money the violator saved by non-compliance, whether the violation was committed willfully and the prior record of the violator in complying with or failing to comply with the ordinance.
Copying Fee	\$.05 per copy for B/W and \$.25 per copy for Color
CD Disk	\$1.00

07/11/2022DRAFT 07/01/2025



MEMORANDUM

TO: Town Council
FROM: Gregory Gordos, Town Planner
DATE: July 14, 2025
SUBJECT: Discussion and Recommendation on a Text Amendment 2025-5 Section D-917E. Additional Specific Requirements for Conventional Residential Development, or Major Subdivisions., of the Town of Weddington Unified Development Ordinance

BACKGROUND:

In March of 2025 the Planning Board subcommittee consisting of three current board members (Bill Deter, Rusty Setzer, and Chris Fault) met regarding concerns about “buildable area”. In conjunction with the Town Planner the group was tasked with identifying Unified Development Ordinance deficiencies regarding where development should be prioritized versus where land is protected. These principles are roughly based on Randall Arendt’s conservation design for subdivisions. When implemented, these text amendments intend to re-organize the residential building portion of code, UDO Section D-917, into categories of:

- A. Requirements for All Residential Development (D-917A.), including for existing lots of record
- B. Additional Specific Requirements for Conservation Development (D-917B.), increase open space
- C. Specific Requirements for Non-Residential Development (D-917C.), no change
- D. Supplemental Requirements for Certain Uses (D-917D.), no change.
- E. NEW Additional Specific Requirements for Conventional Development (D-917E.), to apply to new subdivisions proposed in the Town of Weddington

These amendments were provided to the full Planning Board for their consideration and recommendation on April 28th and tabled to the next schedule meeting on May 26th. At the May hearing the amendment was recommended unanimously with the removal of any change to the open space requirements. New Section D-917E. is intended to be expanded and added-to the in the near future as standards increase.

PROPOSAL:

To improve the residential development standards for new development, including requiring a larger amount of dedicated open space and this preserving sensitive lands from being cleared for private lots, while clarifying requirements for all residential development for those not looking to subdivide and not impacting private property rights when owning land in floodplains or existing conditions.

Town Council may either accept, deny, or accept with revisions the proposal.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

Section D-917A. P. Open Space

Any major subdivision shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space. Minor subdivisions are exempt from open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space land. Open space may be used for the limited purposes set forth in Section D-917B..1, below. [Note, this subsection R. is not applicable to conservation residential developments which have a significantly higher open space requirement (Section D-917B, below)].

Section D-917B. L. Design Standards Specific to Conservation Lands.

1. Uses of Conservation Lands. No use or development shall be allowed on primary and required secondary conservation lands except as follows:

g. Noncommercial recreational areas, such as playing fields, playgrounds, courts and bikeways, provided such areas do not consume more than half of the minimum required **secondary** conservation land or five acres, whichever is less. Parking facilities for the same shall also be permitted, and they shall generally be gravel-surfaced, unlighted, properly drained, provide safe ingress and egress, and contain no more than ten parking spaces. Notwithstanding the above, golf courses, their parking areas, and associated structures, shall not be allowed on any required conservation lands

3. Minimum Size of Conservation Lands; Contiguity.

a. Conservation Lands shall not include parcels smaller than three acres, have a length-to-width ratio of less than 4:1, or be less than 75 feet in width, except for such lands specifically designed as neighborhood greens, playing fields or trail links. Exceptions to this requirement may be granted, on a case-by-case basis, where, due to topography, shape, size, or location of the tract, such requirements are determined by the ~~Town Council~~ **Planning Board** when reviewing the ~~preliminary plat~~ **sketch plan** to be infeasible, impractical, or serve no meaningful purpose.

Section D-917B. M. Resource Conservation Standards for Site Preparation and Cleanup.

Open Space. At a minimum, ten percent of the gross acreage of the project (minus any required setbacks and buffers, utility easements, stormwater detention areas, and marginal lands including, but not limited to, wetlands, floodplains, steep slopes, and bodies of water) shall consist of prominently located and pedestrian-accessible village green open spaces so as to encourage walking and pedestrian activity within the development. No development may occur within any such open space except for the creation of sidewalks, other walking paths, and any type of development commonly found in small public parks, such as statues or other art.

APPENDIX 1 DEFINITIONS

Adjusted Tract Acreage Yield means the total gross tract acreage after excluding the primary conservation areas.

Section D-917E. Additional Specific Requirements for Conventional Residential Development, or Major Subdivisions.

A. Minimum Total Acreage. The minimum total acreage for a Conventional Residential Development, considered a Major Subdivision, is six (6) acres. Minor subdivisions are exempt from this section.

B. Minimum Open Space.

1. At a minimum, twenty percent (10%) of the gross acreage of the tract will be required to be retained as Common Open Space (COS). Not more than fifty percent (50%) of the minimum required area of open space shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).
2. The minimum percentage and acreage of required open space shall be calculated by the applicant and submitted as part of the sketch plan

C. Rural Road Corridors and Scenic Viewsheds. All applications shall preserve the viewsheds along rural roads by incorporating them into Conservation Lands or otherwise providing for building setbacks and architectural designs to minimize their intrusion. Views of developable lots from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional landscaping to the greatest degree possible.

No portion of the Thoroughfare Buffer as found in Section D-917A. shall be located on private property; it must be entirely located within common open space and maintained by the homeowners association.

D. Setback Requirements.

1. Notwithstanding the provisions of this subsection, all principal dwelling units within a conventional subdivision shall be set back at least 100 feet from all external road rights-of-way (i.e., rights-of-way of roads that are external to the proposed subdivision), as depicted on the most current version of the local thoroughfare plan.
2. In addition, all principal dwelling units shall otherwise be set back a minimum of 50 feet from the external boundaries of the subdivision.
3. Garages with front-facing loading bays shall be recessed a minimum of two feet from the front facade of the house and visually designed to form a secondary building volume.

E. Lot Lines and Related Requirements.

1. Lots shall not encroach upon the designated common open space (COS) when a stream or riparian buffer is identified. Accordingly, no structure except for fencing, play equipment, and/or entrance monuments shall be located within designated open space.

Staff offers the modification above for the Town Council's consideration and approval, as recommended by the Planning Board. Staff had recommended no text amendment to the Board. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~striketrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

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 fulfilment 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.

RECOMMENDATION:

Staff recommends approval of the text amendment and pending future amendments.

Attachments:

- Ordinance 2025-05



ORDINANCE NO. 2025-05

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING SECTION D-917B (L) DESIGN STANDARDS SPECIFIC TO CONSERVATION LANDS, AND ADDITION OF SECTION D-917E ADDITIONAL REQUIREMENTS FOR CONVENTIONAL DEVELOPMENT.

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 provides more strict design and zoning standards for Conservation (smaller lot) development but does not apply this higher standard to conventional subdivision development; and

WHEREAS, applying new rules into existing Sections would apply these strict standards to existing property owners regardless if they are living in a major subdivision, affecting property rights; and

WHEREAS, organizing the whole of Article 9 to separate standards for all development, conservation development, and new conventional development meets the Town Council goals of improving the quality specifically of new residential subdivisions.

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, D-917B. (L) Design Standards Specific to the Conservation Lands, be amended to read as follows:

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).

Q. Design Standards Specific to the Conservation Lands.

1. Uses of Conservation Lands. No use or development shall be allowed on primary and required secondary conservation lands except as follows:

*a. Noncommercial recreational areas, such as playing fields, playgrounds, courts and bikeways, provided such areas do not consume more than half of the minimum required **secondary** conservation land or five acres, whichever is less. Parking facilities for the same shall also be permitted, and they shall generally be gravel-surfaced, unlighted, properly drained, provide safe ingress and egress, and contain no more than ten parking spaces. Notwithstanding the above, golf courses, their parking areas, and associated structures, shall not be allowed on any required conservation lands.*

2.

3. Minimum Size of Conservation Lands; Contiguity.

g. Conservation Lands shall not include parcels smaller than three acres, have a length-to-width ratio of less than 4:1, or be less than 75 feet in width, except for such lands specifically designed as neighborhood greens, playing fields or trail links. Exceptions to this requirement may be granted, on a case-by-case basis, where, due to topography, shape, size, or location of the tract, such requirements are determined by the ~~Town Council~~ **Planning Board** when reviewing the ~~preliminary plat~~ **sketch plan** to be infeasible, impractical, or serve no meaningful purpose.

* * * * *

Section 2. That Unified Development Ordinance, Article 9, Regulation of Particular Uses and Areas, D-917E. Additional Specific Requirements for Conventional Residential Development, be added:

Section D-917E. Additional Specific Requirements for Conventional Residential Development, or Major Subdivisions.

A. Minimum Total Acreage. The minimum total acreage for a Conventional Residential Development, considered a Major Subdivision, is six (6) acres. Minor subdivisions are exempt from this section.

B. Minimum Open Space.

1. At a minimum, twenty percent (10%) of the gross acreage of the tract will be required to be retained as Common Open Space (COS). Not more than fifty percent (50%) of the minimum required area of open space shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).

2. The minimum percentage and acreage of required open space shall be calculated by the applicant and submitted as part of the sketch plan

C. Rural Road Corridors and Scenic Viewsheds. All applications shall preserve the viewsheds along rural roads by incorporating them into Conservation Lands or otherwise providing for building setbacks and architectural designs to minimize their intrusion. Views of developable lots from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional landscaping to the greatest degree possible.

No portion of the Thoroughfare Buffer as found in Section D-917A. shall be located on private property; it must be entirely located within common open space and maintained by the homeowners association.

D. Setback Requirements.

1. Notwithstanding the provisions of this subsection, all principal dwelling units within a conventional subdivision shall be set back at least 100 feet from all external road rights-of-way (i.e., rights-of-way of roads that are external to the proposed subdivision), as depicted on the most current version of the local thoroughfare plan.

2. In addition, all principal dwelling units shall otherwise be set back a minimum of 50 feet from the external boundaries of the subdivision.

3. Garages with front-facing loading bays shall be recessed a minimum of two feet from the front facade of the house and visually designed to form a secondary building volume.

E. Lot Lines and Related Requirements.

1. Lots shall not encroach upon the designated common open space (COS) when a stream or riparian buffer is identified. Accordingly, no structure except for fencing, play equipment, and/or entrance monuments shall be located within designated open space.

Section 3. That Unified Development Ordinance, Appendix 1 Definitions be amended to add as follows:

APPENDIX 1 DEFINITIONS

Adjusted Tract Acreage Yield means the total gross tract acreage after excluding the primary conservation areas.

Section 4. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2025-05) are hereby adopted to read as set forth in this Ordinance.

Section 5. 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 6. 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 7. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.

Section 8. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL
READING AND ADOPTED

Honorable Jim Bell
Mayor

Attest:

Karen Dewey
Town Administrator/Clerk



MEMORANDUM

TO: Town Council
FROM: Gregory Gordos, Town Planner
DATE: July 14, 2025
SUBJECT: Discussion and Recommendation on a Text Amendment 2025-6 APPENDIX 2B., of the Town of Weddington Unified Development Ordinance

BACKGROUND:

On May 9th the Planning Board subcommittee consisting of three current board members (Bill Deter, Rusty Setzer, and Chris Fault) met regarding the application requirements of Appendix 2B. as found within the Town of Weddington Unified Development Ordinance. Town staff was not present for this meeting. Numerous drafts and emails were shared between members until a Zoom call that took place on Thursday, May 15th. Lastly, a full Planning Board workshop took place at Weddington Town Hall on Tuesday, May 20th that lasted several hours. Consensus was made on the Appendix concept but no vote took place.

The subcommittee stated that on May 9th that this expedient review was intended to allow the proposed text changes to be on the June 9th Town council meeting. On May 12th the Town Council stated on-record that one of the reasons for opposing a conditional zoning application was Appendix 2B. of the UDO.

This completely revised Appendix is now provided to the Town Council for their recommendation/vote. Because nearly every row was rearranged, the old Appendix must be deleted and a new matrix inserted. The Planning Board unanimously recommended approval on May 27th with suggestion of adding numbers.

PROPOSAL:

To improve the public, applicant, Planning Board, and Town Council understanding of the requirements as found within Appendix 2B. of the UDO when considering conditional zoning cases in the legislative process. Application materials expected by this Board shall be clear, concise, and understood at the time of application to eliminate confusion and disagreement at the time of the Public Hearing and invalidate the argument that an incomplete application has come before appointed and elected leadership.

This Appendix as amended would eliminate one column (PRELIMINARY PLAT) which is staff reviewed and revise the first column (SKETCH PLAN) and replace it with the more stringent SCHEMATIC PLAN. Should an item be deficient in the Schematic Plan column, the Planning Board must address its absence in either denying the request, tabling the request to request the information, or add conditions.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

APPENDIX 2B.

Information to be contained in or depicted on a site plan (~~sketch~~ **schematic** plan) preliminary and final plats.

An "X" indicates that the information is required.

Information	Sketch Plan	Preliminary Plat	Final Plat
Title block containing the subdivision name		X	X
Location (including township, county and state)		X	X
Date or dates survey was conducted and plat prepared		X	X
A scale (not less than 100 feet per inch) listed in words and figures (Except for requirements at the sketch plan phase)	X	X	X
North arrow	X	X	X
A vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	X	X	X
The names, addresses and telephone numbers of all owners, subdivider, mortgagees, registered land surveyors, land planners, architects, landscape architects and professional engineers responsible for the subdivision	X	X	X
The registration numbers and seals of the professional engineers and land surveyors		X	X
The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented shown	X		
The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands		X	X
Streets and Lots of adjoining developed properties within 300'	X		
The names of owners of adjoining properties		X	X
The names of any adjoining subdivisions of record or proposed and under review		X	X
Required Buffers	X	X	X

Minimum building setback lines		X	X
The zoning classifications of the tract to be subdivided and on adjoining properties	X	X	
Existing property lines on the tract to be subdivided and on adjoining properties	X	X	X
Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining	X	X	X
Proposed lot lines, lot sizes, block numbers, and approximate dimensions	X	X	X
Percentage of Open Space Required and Provided	X	X	
The lots numbered consecutively throughout the subdivision		X	X
Marshes, swamps, rock outcrops, wetlands, ponds or lakes, streams or stream beds and any other natural features affecting the site	X	X	X
The exact location of the flood hazard, floodway and floodway fringe areas from the town's FEMA maps	X	X	X
Septic tank suitability data furnished by the appropriate county health department	X	X	
The proposed street layout with approximate pavement and right of way width, terminal vistas and street end "closes"	X		
A yield plan with a 40,000-sq ft minimum and showing 9,000-sq ft of buildable area.	X		
Proposed roads with horizontal and vertical alignment		X	X
Existing and platted roads on adjoining properties and in the proposed subdivision		X	X
Rights of way, location and dimensions		X	X
Pavement widths		X	X
Proposed grades (re: Roads)		X	X
Design engineering data for all corners and curves		X	X

Typical road cross-sections		X	X
Road names		X	X
A driveway permit for any road is proposed to intersect with a state-maintained road as required by the state department of transportation		X	X
The location and dimensions of all utility and other easements	X	X	X
A landscape/buffer plan		X	
The location and dimensions of all buffer strips	X	X	X
The location and dimensions of all pedestrian or bicycle paths	X	X	X
The location and dimensions of all school sites, both existing and proposed	X	X	X
The location and dimension of all parks and recreation areas with specific type indicated	X	X	X
The existing and proposed uses of land within the subdivision and the existing uses of land adjoining it	X	X	
The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated	X	X	X
The future ownership (dedication or reservation for public use to governmental body, homeowners' association, or for tenants remaining in subdivider's ownership) of recreational and open space lands		X	X
Acreage in total tract to be subdivided	X	X	
Acreage in parks and recreational areas and other nonresidential uses	X	X	
Total number of parcels created	X	X	
Acreage in the smallest lot in the subdivision and the average lots size		X	
Limits of Disturbance and Tree Protection Fencing		X	
Linear feet in streets		X	

Union County Environmental Health approval of the proposed lots for septic tanks and wells	X	X	
A Traffic Impact Assessment as required by the Traffic Impact Analysis Process and Procedures Manual, and Appendix C: Traffic Impact Analysis.	X	X	
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the county	X	X	X
The accurate locations and descriptions of all monuments, markers and control points			X
An erosion control plan		X	X
A copy of any proposed deed restrictions or similar covenants. The developer shall submit to the town evidence that the developer has created a homeowners' association whose responsibilities will include perpetual maintenance of any streets that for any reason are not accepted by NCDOT. Such evidence shall include filed copies of the articles of incorporation, declarations and homeowners' association bylaws		X	X
A separate map drawn at the same scale as the preliminary plat showing only proposed streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator, contour intervals of five feet may be required), and an accurate mapping of soil classifications found on the site and general depths thereof		X	
A copy of notification submitted to the Facilities Director of Union County Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application		X	X
A copy of the approved roadway plan submitted to the appropriate office of the state department of transportation for any major subdivision		X	
A copy of permits from Army Corps of Engineers		X	
The location and dimensions of all drainage easements including P.E. certification when required		X	X
Compliance with setbacks from streams	X	X	X

Establishment of flood protection elevation (FPE)		X	X
Drainage, stormwater management plan and wetland protection plan	X	X	X
A lighting plan		X	

Information	Schematic Plan	Final Plat	Reference Number
Title block containing the subdivision name	X	X	B1
Location (including township, county and state)	X	X	B2
Developer Name and contact information	X	X	B3
Civil engineer and contact information	X	X	B4
Consulting engineers and contact information (if applicable)	X	X	B5
Table of Contents	X	X	B6
Vicinity Map with North arrow showing the relationship between the proposed subdivision and surrounding area	X	X	B7
The registration numbers and seals of the professional engineers and land surveyors	X	X	B8
Existing Conditions	Schematic Plan	Final Plat	Reference Number
Acreage of the total tract(s) to be subdivided	X		B9
The name and location of any property/building within the proposed subdivision or within any contiguous property listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the County or town	X	X	B10
Vicinity map with North arrow showing the relationship between the proposed subdivision and surrounding area.	X	X	B11
Exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings with adjacent parcel numbers and owner names	X	X	B12

Street and lots of adjoining properties within 300' and names of the owners of the adjoining property		X	B13
Marshes, ponds, streams and stream beds, wetlands, steep slopes, and other natural features effecting the site.	X	X	B14
Existing Structures, watercourses, railroads, bridges, culverts, and storm drains both on the land to be subdivided and adjacent parcels		X	B15
Existing topography with vertical datum NAVD88 with 1' or 2' contours	X	X	B16
Existing tree locations per the UDO Tree Preservation Requirements	X		B17
Location of all easements and utilities	X		B18
Parcel description from Union County GIS	X		B19
Zoning classification of the tract to be subdivided and on adjoining properties.	X		B20
Proposed Site Improvements	Schematic Plan	Final Plat	Reference Number
Plans to be scale of not greater than 100' per inch and consistent between sheets. Listed in words and figures	X	X	B21
A traffic impact assessment per Appendix C and as required by the Traffic Impact and Analysis Manual.	X		B22
Entrances: Schematic plans shall include a detailed entrance design for all proposed access points. This design must illustrate the alignment and dimensions of the entrance road, pavement width, median layout (if applicable), and integration with existing public rights-of-way. Additionally, the plan shall identify monument sign locations, any landscape islands, lighting, and hardscape features associated with the entrance. All entrance designs should reflect the character of the proposed development and be consistent with applicable NCDOT and Town of Weddington access requirements and ordinance standards.	X		B33
Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.)	X	X	B34
Percentage of open space required and provided	X		B35
Proposed landscape plan for buffers and entrances	X		B36

<i>Identification and delineation of proposed septic system, including locations of drain fields, repair areas, and associated infrastructure, if applicable</i>	X		B37
Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours	X	X	B38
Location of all retention ponds	X		B39
Location of all swales and ditches	X		B40
Preliminary storm water lines and structure (if applicable)	X		B41
Preliminary calculations of proposed impervious surface and runoff volume to see proportionally sized BMP ponds.	X		B42
Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes.	X	X	B43
Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps	X	X	B44
Preliminary drainage, stormwater management plan and wetland protection plan	X	X	B45
Preliminary proposed details of stormwater structures, flumes, etc.	X		B46
Preliminary locations of all utility and other easements.	X	X	B47
Compliance with setbacks from streams	X	X	B48
A preliminary erosion control plan with proposed limits of disturbance.	X		B49
The future ownership (dedication of reservation for public use to government body, HOA, or tenants remaining in subdivider's ownership) of recreational and open space lands		X	B50
Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size.	X		B51
All setbacks delineated		X	B52
The exact locations and descriptions of all monuments, markers, and control points		X	B53

A copy of notification submitted to the Facilities Director of UC Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application	X	X	B54
A copy of permits from the Army Corps of Engineers	X		B55
A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance.	X		B56
A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable)	X		B57
Roads	Schematic Plan	Final Plat	Reference Number
Proposed roads with horizontal and vertical alignment	X	X	B58
A preliminary proposed street layout with pavement and right-of-way widths and proposed grades	X	X	B59
Existing and platted roads on adjoining properties and in the proposed subdivision	X	X	B60
Amenity Areas (if applicable)	Schematic Plan	Final Plat	Reference Number
Club house location	X	X	B61
Club house parking	X	X	B62
Pools and/or sport courts and fields	X	X	B63
Walking trails and paths requiring improvement (grading, stone, fencing, etc.)	X	X	B64
Heritage Trees	Schematic Plan	Final Plat	Reference Number
Indicate Heritage trees proposed for removal and provide preservation/mitigation plans per the Weddington Tree Ordinance.	X		B65
Indicate perimeter protect area required during construction	X		B66
A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection	X		B67

Section D-607 Weddington Specific Process Steps for Legislative Decisions.

A. Conditional Rezoning.

1. *Preapplication Meeting (required for conservation residential development only).* Any person contemplating a conditional rezoning is strongly encouraged to have a preapplication meeting with the Administrator in order that questions may be answered, and that the applicant may gain a better understanding of the requirements of this UDO. A preapplication meeting is required for conservation residential developments.
2. *Existing Resource/Site Analysis Plan and Yield Plan (conservation residential development only).* The following information shall be submitted for all proposed conservation residential developments:
 - a. Existing resources and site analysis plan, which shall be prepared to provide the developer and the Town with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site (for tracts of 100 acres or less) or 1,000 feet of the site (for tracts over 100 acres).
 - b. A yield plan designed to be density neutral (i.e., allow for the same number of lots as could be platted under applicable subdivision requirements as a conventional subdivision, with a minimum lot size of 40,000 square feet). Yield plans must show all proposed lots, streets, rights-of-way, and other pertinent features that would be required for a ~~sketch~~ **schematic** plan for major conventional subdivisions as identified in Appendix 2. Although the yield plan must be drawn to scale, it need not be based on a field survey. However, the yield plan must be a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, considering the presence of wetlands, floodplains, steep slopes, existing easements or encumbrances and, if unsewered, the suitability of soils for subsurface sewage disposal.

Section D-803. Review Process, Filing, and Recording of Subdivision Plats.

A. Review Process. The procedures and standards to be followed in granting or denying approval of a subdivision plat prior to its registration are as follows:

2. *Major Subdivisions (more than six lots).*
 - a. Conditional Zoning Site Plan (no separate “preliminary plat” needed). ~~Because proposed development that requires a Major Subdivision review will be reviewed through the Conditional Zoning process, a “preliminary plat” is not required. In other words, t~~The Conditional Zoning Site Plan serves the same function as a preliminary plat as the **Schematic Plan**. See Section D-607(C) regarding the conditional zoning process and Appendix 2 for applicable submittal requirements. The applicant for all major subdivisions must submit, with an application for the Conditional Zoning, a maintenance agreement that obligates either the property owner of the open space and conservation land, or other specified party as provided above, to implement the maintenance plan.

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 net acreage of the tract will be required to be retained as Conservation Land. Not more than zero percent (0%) 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).
2. When a proposed conservation residential development project lies on both sides of a major or minor thoroughfare, all attempts should be made to have 50 percent (50%) of each side's gross acreage designated as Conservation Land. However, the Town may allow flexibility on the distribution of Conservation Land in situations where there is greater logic to preserving special features on one side of the road, or due to locating homes on the other side due to the relative absence of special site features with greater conservation value.
3. The minimum percentage and acreage of required Conservation Lands shall be calculated by the applicant and submitted as part of the ~~sketch~~ **schematic** plan.

Staff offers the replacement text above for the Planning Board's consideration and recommendation.

For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~strikethrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

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 fulfilment 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.

RECOMMENDATION:

Staff recommends approval based on the recommendation and Board interpretation of the requirements.

Attachments:

- Subcommittee Draft (Appendix2B_Revisions.docx)

#	INFORMATION	SCHEMA PLAN	PRELIM PLAT	FINAL PLAT	NOTES Current appendix 2B row number
	COVER PAGE:		THIS COLUMN TO BE DELETED		
1	Title block containing the subdivision name	X	X	X	was row 1
2	Project address and/or parcel numbers	X	X	X	was row 2
3	Developer name and contact information	X	X	X	was row 7
4	Civil engineer and contact information	X	X	X	was row 7
5	Consulting engineers and contact information (if applicable)	X	X	X	was row 7
6	Table of Contents	X	X	X	new
7	Vicinity map with North arrow showing the relationship between the proposed subdivision and surrounding area	X	X	X	combined row 5 & 6
8	Registration numbers and seals of engineers and surveyors	X	X	X	was row 8
	EXISTING CONDITIONS:				
9	Acreage of the total tract(s) to be subdivided	X	X		was row 45
10	The name and location of any property/building within the proposed subdivision or within any contiguous property listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the County or town	X	X	X	was row 53
11	Vicinity map with North arrow showing the relationship between the proposed subdivision and surrounding area.	X	X	X	was row 6
12	Exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings with adjacent parcel numbers and owner names	X	X	X	combined Row 9 & 10
13	Street and lots of adjoining properties within 300' and names of the owners of the adjoining property	X	X	X	combined Rows 11 & 12

14	Marshes, ponds, streams and stream beds, wetlands, steep slopes, and other natural features effecting the site.	X	X	X	was row 22
15	Existing Structures, watercourses, railroads, bridges, culverts, and storm drains both on the land to be subdivided and adjacent parcels	X	X	X	was row 18
16	Existing topography with vertical datum NAVD88 with 1' or 2' contours	X	X	X	new
17	Existing tree locations per the UDO Tree Preservation Requirements	X	X		new
18	Location of all Easements and utilities	X	X		
19	Parcel description from Union County GIS	X	X		new
20	Zoning classification of the tract to be subdivided and on adjoining properties.	X	X		was row 16
21	PROPOSED SITE IMPROVEMENT PLANS (plans to be scale of not greater than 100' per inch and consistent between sheets. Listed in words and figures)	X	X	X	was row 4
22	A traffic impact assessment per Appendix C and as required by the <i>Traffic Impact and Analysis Manual</i> .	X	X		was row 52
23	Entrances	X	X		new
24	Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.)	X	X	X	combined Rows 14, 15, & 38
25	Percentage of open space required and provided	X	X		was row 20
26	Proposed landscape plan for buffers and entrances	X	X		was row 37
27	Septic locations of drain fields and repair fields (if applicable)	X	X		was row 51
28	Septic tank suitability data furnished by the appropriate health department or agency	X	X		Was row 24
29	Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours	X	X	X	new

30	Indicate if the site is to be balanced, import, or export. THIS ROW TO BE DELETED				new
31	Location of all retention ponds	X			new
32	Location of all swales and ditches	X			new
33	Preliminary storm water lines and structure (if applicable)	X			new
34	Preliminary calculations of proposed impervious surface and runoff volume to see proportionally sized BMP ponds.	X			new
35	Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes.	X	X	X	was row63
36	Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps	X	X	X	was row 23
37	Preliminary drainage, stormwater management plan and wetland protection plan	X	X	X	was row 64
38	Preliminary proposed details of stormwater structures, flumes, etc.	X			new
39	Preliminary locations of all utility and other easements.	X	X	X	combined Rows 36 & 61
40	Compliance with setbacks from streams	X	X	X	
41	A preliminary erosion control plan with proposed limits of disturbance.	X	X		new
	The future ownership (dedication of reservation for public use to government body, HOA, or tenants remaining in subdivider's ownership) of recreational and open space lands			X	Is row 44
42	Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size.	X	X		combined Rows 19, 21, 47 & 48
43	All setbacks delineated			X	
44	The exact locations and descriptions of all monuments, markers, and control points			X	was row 54
45	A copy of any proposed deed restrictions or similar covenants. The developer shall submit to the Town		X	X	was row 56

	evidence that an HOA has been created whose responsibilities will include perpetual maintenance of any streets that for any reason are not accepted by NCDOT. Such evidence shall include filed copies of the Articles of Incorporations, Declarations and HOA bylaws. THIS ROW TO BE DELETED				
46	A copy of notification submitted to the Facilities Director of UC Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application	X	X	X	was row 58
47	A copy of permits from the Army Corps of Engineers	X	X		was row 60
48	A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance.	X	X		was row 26
49	A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable)	X	X		was row 65
	ROADS:				
50	Proposed roads with horizontal and vertical alignment	X	X	X	was row 27
51	A preliminary proposed street layout with pavement and right-of-way widths and proposed grades	X	X	X	combined rows 25, 29, 30 & 31
52	Existing and platted roads on adjoining properties and in the proposed subdivision	X	X	X	was row 28
53	Design engineering for all corner and curves. THIS ROW TO BE DELETED		X	X	was row 32
54	Typical road cross-section. THIS ROW TO BE DELETED	X	X	X	was row 33
55	Road names. THIS ROW TO BE DELETED		X	X	was row 34
56	A driveway permit for any road proposed to intersect with a State maintained road as required by NCDOT. THIS ROAD TO BE DELETED		X	X	was row 35
57	Linear feet of roads and streets. THIS ROAD TO BE DELETED	X	X		was row 50

58	A copy of the approved roadway plan submitted to the appropriate office of NCDOT for any major subdivision. THIS ROW TO BE DELETED		X		was row 59
	AMENITY AREAS (if applicable)				
59	Club house location	X	X	X	new
60	Club house parking	X	X	X	new
61	Pools and/or sport courts and fields	X	X	X	new
62	Walking trails and paths requiring improvement (grading, stone, fencing, etc.)	X	X	X	new
	HERITAGE TREES				
63	Indicate Heritage trees proposed for removal and provide preservation/mitigation plans per the Weddington Tree Ordinance.	X	X		new
64	Indicate perimeter protect area required during construction	X	X		was row 49
65	A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection	X	X		was row 66

The following rows from the current Appendix 2B are not listed above but need to be reviewed for current applicability and inclusion in the table

#	INFORMATION	SKETCH PLAN	PRELIM PLAT	FINAL PLAT	NOTES
	The names of any adjoining subdivisions of record or proposed or under review. THIS ROW TO BE DELETED		X	X	Is row 13
	The location and dimensions of all pedestrian or bicycle paths THIS ROW TO BE DELETED	X	X	X	Is row 39
	The location and dimensions of all school sites, both existing and proposed THIS ROW TO BE DELETED	X	X	X	Is row 40
	The location and dimensions of all parks and recreations areas with specific type indicated THIS ROW TO BE DELETED	X	X	X	Is row 41
	The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated THIS ROW TO BE DELETED	X	X		Is row 43

	Acreage in parks and recreational areas and other nonresidential uses. THIS ROW TO BE DELETED	X	X		Is row 46

May 17, 2025, 2:45pm



ORDINANCE NO. 2025-06

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING APPENDIX 2B., TO MODIFY THE REQUIREMENTS FOR A RESIDENTIAL CONDITIONAL ZONING APPLICATION; CERTIFYING CONSISTENCY WITH THE TOWN'S 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 Town Council has requested clarification on what constitutes a complete application according to the Unified Development Ordinance and APPENDIX 2. SUBMITTAL REQUIREMENTS; and

WHEREAS, the Planning Board as led by the Planning Board subcommittee has replaced APPENDIX 2B. of the Unified Development Ordinance with a new submittal checklist; and

WHEREAS, the term Sketch Plan has been replaced with Schematic Plan to imply a greater standard of application materials moving forward for review to the Planning Board specifically.

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

Section 1. That Unified Development Ordinance, Appendix 2, Submittal Requirements, be amended to read as follows:

Appendix 2B. Information to be contained in or depicted on a site plan (*schematic plan*) preliminary and final plats.

An "X" indicates that the information is required.

Information	Schematic Plan	Final Plat	Reference Number
Title block containing the subdivision name	X	X	B1
Location (including township, county and state)	X	X	B2
Developer Name and contact information	X	X	B3
Civil engineer and contact information	X	X	B4
Consulting engineers and contact information (if applicable)	X	X	B5
Table of Contents	X	X	B6
Vicinity Map with North arrow showing the relationship between the proposed subdivision and surrounding area	X	X	B7
The registration numbers and seals of the professional engineers and land surveyors	X	X	B8
Existing Conditions	Schematic Plan	Final Plat	Reference Number
Acreage of the total tract(s) to be subdivided	X		B9
The name and location of any property/building within the proposed subdivision or within any contiguous property listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the County or town	X	X	B10
Vicinity map with North arrow showing the relationship between the proposed subdivision and surrounding area.	X	X	B11
Exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings with adjacent parcel numbers and owner names	X	X	B12

Street and lots of adjoining properties within 300' and names of the owners of the adjoining property		X	B13
Marshes, ponds, streams and stream beds, wetlands, steep slopes, and other natural features effecting the site.	X	X	B14
Existing Structures, watercourses, railroads, bridges, culverts, and storm drains both on the land to be subdivided and adjacent parcels		X	B15
Existing topography with vertical datum NAVD88 with 1' or 2' contours	X	X	B16
Existing tree locations per the UDO Tree Preservation Requirements	X		B17
Location of all easements and utilities	X		B18
Parcel description from Union County GIS	X		B19
Zoning classification of the tract to be subdivided and on adjoining properties.	X		B20
Proposed Site Improvements	Schematic Plan	Final Plat	Reference Number
Plans to be scale of not greater than 100' per inch and consistent between sheets. Listed in words and figures	X	X	B21
A traffic impact assessment per Appendix C and as required by the Traffic Impact and Analysis Manual.	X		B22
Entrances: Schematic plans shall include a detailed entrance design for all proposed access points. This design must illustrate the alignment and dimensions of the entrance road, pavement width, median layout (if applicable), and integration with existing public rights-of-way. Additionally, the plan shall identify monument sign locations, any landscape islands, lighting, and hardscape features associated with the entrance. All entrance designs should reflect the character of the proposed development and be consistent with applicable NCDOT and Town of Weddington access requirements and ordinance standards.	X		B33

Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.)	X	X	B34
Percentage of open space required and provided	X		B35
Proposed landscape plan for buffers and entrances	X		B36
<i>Identification and delineation of proposed septic system, including locations of drain fields, repair areas, and associated infrastructure, if applicable</i>	X		B37
Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours	X	X	B38
Location of all retention ponds	X		B39
Location of all swales and ditches	X		B40
Preliminary storm water lines and structure (if applicable)	X		B41
Preliminary calculations of proposed impervious surface and runoff volume to see proportionally sized BMP ponds.	X		B42
Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes.	X	X	B43
Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps	X	X	B44
Preliminary drainage, stormwater management plan and wetland protection plan	X	X	B45
Preliminary proposed details of stormwater structures, flumes, etc.	X		B46
Preliminary locations of all utility and other easements.	X	X	B47
Compliance with setbacks from streams	X	X	B48
A preliminary erosion control plan with proposed limits of disturbance.	X		B49

The future ownership (dedication of reservation for public use to government body, HOA, or tenants remaining in subdivider's ownership) of recreational and open space lands		X	B50
Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size.	X		B51
All setbacks delineated		X	B52
The exact locations and descriptions of all monuments, markers, and control points		X	B53
A copy of notification submitted to the Facilities Director of UC Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application	X	X	B54
A copy of permits from the Army Corps of Engineers	X		B55
A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance.	X		B56
A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable)	X		B57
Roads	Schematic Plan	Final Plat	Reference Number
Proposed roads with horizontal and vertical alignment	X	X	B58
A preliminary proposed street layout with pavement and right-of-way widths and proposed grades	X	X	B59
Existing and platted roads on adjoining properties and in the proposed subdivision	X	X	B60
Amenity Areas (if applicable)	Schematic Plan	Final Plat	Reference Number
Club house location	X	X	B61
Club house parking	X	X	B62

Pools and/or sport courts and fields	X	X	B63
Walking trails and paths requiring improvement (grading, stone, fencing, etc.)	X	X	B64
Heritage Trees	Schematic Plan	Final Plat	Reference Number
Indicate Heritage trees proposed for removal and provide preservation/mitigation plans per the Weddington Tree Ordinance.	X		B65
Indicate perimeter protect area required during construction	X		B66
A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection	X		B67

* * * * *

Section 2. That Unified Development Ordinance, Article 8, Subdivision Regulation, D-917E. Additional Specific Requirements for Conventional Residential Development, be amended to read as follows:

Section D-803. Review Process, Filing, and Recording of Subdivision Plats.

A. Review Process. The procedures and standards to be followed in granting or denying approval of a subdivision plat prior to its registration are as follows:

2. Major Subdivisions (more than six lots).

a. Conditional Zoning Site Plan (no separate “preliminary plat” needed). ~~Because proposed development that requires a Major Subdivision review will be reviewed through the Conditional Zoning process, a “preliminary plat” is not required. In other words, the~~ Conditional Zoning Site Plan serves the same function as a preliminary plat as the Schematic Plan. See Section D-607(C) regarding the conditional zoning process and Appendix 2 for applicable submittal requirements. The applicant for all major subdivisions must submit, with an application for the Conditional Zoning, a maintenance agreement that obligates either the property owner of the open space and conservation land, or other specified party as provided above, to implement the maintenance plan.

* * * * *

Section 3. That Unified Development Ordinance, Article 6, Development Regulation, D-607C. Conditional Zoning, be amended to read as follows:

C. *Conditional Rezoning.*

2. *Existing Resource/Site Analysis Plan and Yield Plan (conservation residential development only).* The following information shall be submitted for all proposed conservation residential developments:

*b. A yield plan designed to be density neutral (i.e., allow for the same number of lots as could be platted under applicable subdivision requirements as a conventional subdivision, with a minimum lot size of 40,000 square feet). Yield plans must show all proposed lots, streets, rights-of-way, and other pertinent features that would be required for a ~~sketch~~ **schematic** plan for major conventional subdivisions as identified in Appendix 2. Although the yield plan must be drawn to scale, it need not be based on a field survey. However, the yield plan must be a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, considering the presence of wetlands, floodplains, steep slopes, existing easements or encumbrances and, if unsewered, the suitability of soils for subsurface sewage disposal.*

* * * * *

Section 4. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2025-06) are hereby adopted to read as set forth in this Ordinance.

Section 5. 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 6. 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 7. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.

Section 8. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL
READING AND ADOPTED

Honorable Jim Bell
Mayor

Attest:

Karen Dewey
Town Administrator/Clerk



**RESOLUTION IN OPPOSITION TO PROVISIONS OF SENATE BILL 205
THAT REDUCE LOCAL GOVERNMENT ZONING AUTHORITY
R-2025-05**

WHEREAS, on May 12, 2025, the Weddington Town Council adopted a "Resolution Opposing Changes to Local Planning and Zoning in House Bill 765 and Related Bills by the North Carolina General Assembly (Resolution R-2025-04); and

WHEREAS, House Bill 765, a bill entitled at the time of its filing "An Act to Reform Local Government Development Regulations in this State" ("HB 765"), opposed by this Council in R-2025-04, contained numerous provisions: (1) reducing the longstanding traditional right of citizens to petition their local governments regarding key community issues without interference from State officials, such as development decisions, housing density, population growth, water and sewer decisions, and taxes and rates; (2) eliminating critical abilities of local governments to respond to citizen needs regarding these matters other issues related to the best interests of the health, safety, and welfare of local citizens through the democratic election process; and (3) eliminating, for the first time in North Carolina history, key rights of citizens to amend or repeal key local zoning controls, population density, and community growth policies, as well as local water and sewer policy decisions, through the local electoral process; and

WHEREAS, since the Weddington Town Council adoption of R-2025-04, the House Committee on Housing and Development adopted a committee substitute version of HB 765 on May 6, 2025, which removed certain provisions, added new provisions, and modified others, with many remaining which continue to concern the residents and Council; and

WHEREAS, HB 765 has been referred to the House Committee on Finance, where it currently sits as of this date, without receiving a further committee vote; and

WHEREAS, although HB 765 has not received further committee vote, on June 11, 2025, the House Committee on Regulatory Reform, when considering Senate Bill 205 ("SB 205"), a two-page bill passed by the Senate solely related to public health regulation of swimming pools, adopted a committee substitute version of SB 205 with over 16 pages added to the bill completely unrelated to public health swimming pool regulation; and

WHEREAS, the over 16 new pages of the committee substitute version of SB 205 contain many of the committee substitute provisions of HB 765, along with a few additional new provisions; and

WHEREAS, the current version of SB 205 still carries most of the same policy concerns noted in R-2025-04; and

WHEREAS, SB 205 contains significant reductions of local input into government development regulations, including without limitation, (i) removal of areas of local development regulation authority; (ii) elimination of important authority over aspects of residential development density calculations and other critical development controls, such as parking and driveways; (iii) reduction of the opportunity for public scrutiny, citizen input, and due consideration of development proposals through newly mandated time limits on development approvals, without significant flexibility for the most complex or large new developments; and (iv) requirements of local governments to allow refile of repetitive, previously denied rezoning and other development applications; and

WHEREAS, SB 205 imposes new punishments and burdens on the democratic process of local citizen input and government response by introducing brand new legal liabilities on local governments, and thus, the taxpayers and residents of local governments; and

WHEREAS, SB 205 fails to provide funding to pay for the increased government infrastructure necessary to handle new demands on roads, traffic, and school crowding, thereby disproportionately shifting the tax burdens of rapid community growth to local citizens, their elected leaders, and the Town of Weddington, without taking political responsibility for incentivizing increased government growth and costs; and

WHEREAS, SB 205 usurps the fundamental authority of local citizens and local officials to express their needs and to enact policies directly affecting their local communities, rather than to have those policies determined by the more remote sensibilities of State officials in Raleigh; and

WHEREAS, the Council believes that SB 205 creates unnecessarily rigid constraints on local development decisions that upend the traditional governance structure in North Carolina, which has vested in local governments, including the Town of Weddington, the authority to implement policies and regulations in the best interests of Weddington; and

WHEREAS, the Council believes that, as a matter fundamental to the right of self-governance and individual liberty, the General Assembly ought to reject the provisions of SB 205 which reduce the people's ability to influence their communities, to the maximum extent possible, through petitioning their local government regarding development regulations in the best interest of the Town of Weddington.

NOW, THEREFORE, BE IT RESOLVED that the Weddington Town Council requests that the General Assembly reject the provisions of SB 205 which (i) reduce the ability of local citizens to shape their own communities, (ii) curtail the authority of traditional local government to respond directly to citizen concerns regarding development regulations, and (iii) further reduce and remove the powers of the people away from their home

communities toward State control and governance.

BE IT FURTHER RESOLVED that copies of this resolution be sent to the Union County Legislative Delegation to the North Carolina General Assembly, to the leadership of the North Carolina General Assembly, and to the cities and towns of Union County.

Adopted this 14th day of July 2025.

Jim Bell, Mayor, Town of Weddington



Code Enforcement Report June 27 2025

What was accomplished This week?

- Meeting held with staff to discuss code enforcement cases.
- Closed case at 2843 Forest Lawn Road, 4500 Homestead for Overgrowth, 502 Shoreline Dr
- Inspected 4500 Homestead (overgrowth), 502 Shoreline, 3505 Antioch Church, and 416 Gatewood

What will be accomplished next week?

- The Code Enforcement Team will discuss ongoing and new cases.

Schedule Status:

- 3505 Antioch Church Next Inspection: 7/25/2025
- 4500 Homestead (Construction Debris): Needs Abatement Scheduled.
- 0 Tilly Morris: Conferring with property owner on estimated timeline for completion.
- 109 Foxton: Trying to find legitimate contact information
- 416 Gatewood: Contacting County about potential condemnation
- Turtleback Ridge: Need to confer with town attorney about closing case

Input Needed from Weddington:

- 4500 Homestead: Town needs to find a contractor for cleanup in case property owner does not comply with final notice. This property also has an issue with the grass again. This will be the second violation in a year if not remedied. If they receive a third, they will afterwards fall under chronic violator laws and the town can move straight to issuing fines, no prior notice required.
- 109 Foxton: Town needs to decide whether to go through with abatement or get a court order for the owner to fix the property.

- 416 Gatewood: Need to know if there is any permits out to fix the structure after the fire. Police need to be sent for people sleeping in cars. County needs contacting to see if they've had any cases on this property previously, and if not the home should be condemned.
- Turtleback: Need to confer with town attorney ensure towns liability is not in question.

Other Issues or Concerns:

- Contract was negotiated with Centralina. Move to On-Site model of enforcement. Contract will be routed before end of June.
- 4500 Homestead (Overgrowth): Property owner needs to be invoiced for \$250.

Matthew Rea, AICP, NCCZO

(330) 885-0937

mrea@ibts.org

2025

2024

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	735,558.48	725,906.57
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	500,468.23	1,243,910.88
10-1130-001	BB&T/TRUIST MONEY MARKET	2,336,152.82	789,468.25
10-1140-000	NC CLASS INVESTMENT ACCOUNT	260,501.59	0.00
10-1170-000	NC CASH MGMT TRUST	5,131,607.54	4,707,027.01
10-1205-000	DUE FROM OTHER FUNDS (SCIF/PARK)	24,510.00	0.00
10-1210-000	A/R SOLID WASTE FEES	24,175.84	68,127.53
10-1210-001	A/R SOLID WASTE FEES PRIOR YR	0.00	0.00
10-1210-002	A/R SOLID WASTE FEES NEXT 8 PY	51,874.31	0.00
10-1211-001	A/R PROPERTY TAX	13,279.34	24,089.41
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	9,149.43	5,915.39
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	5,019.66	3,273.69
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,632.50	2,057.67
10-1214-000	PREPAID ASSETS	36,575.14	34,775.22
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	114,629.82
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	12,470.43
10-1217-000	A/R INTERGOVT - UTILITY/SOLID WASTE	0.00	112,103.30
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	9,539.00	9,539.00
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>11,891,656.31</u>	<u>10,604,906.60</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	704.09	0.00
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	387.00	38,473.39
10-2116-000	CUSTOMER REFUNDS	9,222.90	7,959.89
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000	FICA TAXES PAYABLE	0.00	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	305.00-	305.00-
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	0.00	0.00
10-2156-000	LIFE INSURANCE PAYABLE	0.00	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	1,632.50	2,057.67
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	24,175.84	68,127.53
10-2610-001	DEFERRED REVENUE SOLID WASTE PY	0.00	0.00
10-2610-002	DEFERRED REVENUE SOLID WASTE N8 PY	51,874.31	0.00
10-2620-000	DEFERRED REVENUE - DELQ TAXES	9,149.43	5,915.39
10-2625-000	DEFERRED REVENUE - CURR YR TAX	13,279.34	24,089.41
10-2630-000	DEFERRED REVENUE-NEXT 8	5,019.66	3,273.69
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	609.44
	Total Liabilities	<u>163,036.32</u>	<u>198,097.66</u>
10-2640-001	FUND BALANCE - UNASSIGNED	3,997,645.88	3,997,645.88
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00

		2025	2024
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,760,480.54	2,760,480.54
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,578,126.42</u>	<u>7,578,126.42</u>
	Revenue	852,557.80	5,237,544.61
	Less Expenses	<u>469,253.25-</u>	<u>3,953,385.47</u>
	Net	<u>1,321,811.05</u>	<u>1,284,159.14</u>
	Total Fund Balance	<u>8,899,937.47</u>	<u>8,862,285.56</u>
	Total Liabilities & Fund Balance	<u>9,062,973.79</u>	<u>9,060,383.22</u>

WEDDINGTON
Statement of Revenue and Expenditures - Standard

07/08/2025
12:26 PM

Revenue Account Range: First to zz-zzzz-zzz

Include Non-Anticipated: Yes

Year To Date As Of: 06/30/25

Expend Account Range: First to zz-zzzz-zzz

Include Non-Budget: No

Current Period: 06/01/25 to 06/30/25

Print Zero YTD Activity: No

Prior Year: Thru 06/30/24

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	1,405,902.80	775,000.00	1,671.91	801,384.58	26,384.58	103
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	18,602.58	10,000.00	521.46	14,804.94	4,804.94	148
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	2,470.00	200.00	0.00	1,180.49	980.49	590
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	138,445.99	72,500.00	6,993.66	91,956.54	19,456.54	127
10-3115-180	TAX INTEREST	8,227.19	1,750.00	63.95	4,746.84	2,996.84	271
10-3120-000	SOLID WASTE FEE REVENUES	1,186,449.41	1,175,000.00	1,864.74	1,209,280.40	34,280.40	103
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	701,355.28	370,500.00	61,410.99	578,954.13	208,454.13	156
10-3322-220	BEER & WINE TAX	67,722.79	45,000.00	0.00	56,901.62	11,901.62	126
10-3324-220	UTILITY FRANCHISE TAX	498,024.79	445,000.00	147,064.87	393,012.24	51,987.76-	88
10-3328-220	SCIF STATE GRANT FUNDS	153,081.57	0.00	0.00	0.00	0.00	0
10-3329-220	ARPA FEDERAL FUNDS	639,273.64	0.00	0.00	195,969.19	195,969.19	0
10-3333-220	SOLID WASTE DISP TAX	2,609.38	0.00	0.00	8,366.21	8,366.21	0
10-3340-400	ZONING & PERMIT FEES	35,109.50	12,500.00	1,577.50	26,907.50	14,407.50	215
10-3350-400	SUBDIVISION FEES	28,121.25	7,500.00	0.00	11,015.03	3,515.03	147
10-3360-400	STORMWATER EROSION CONTROL FEES	12,000.00	5,000.00	0.00	7,736.75	2,736.75	155
10-3830-891	MISCELLANEOUS REVENUES	27,423.36	28,000.00	17,126.06	262,057.19	234,057.19	936
10-3831-491	INVESTMENT INCOME	312,725.08	150,000.00	23,894.59	286,234.15	136,234.15	191
General Fund Revenue Totals		5,237,544.61	3,097,950.00	262,189.73	3,950,507.80	852,557.80	127

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	1,022,462.92	1,042,650.00	84,334.48	1,012,673.76	29,976.24	97

WEDDINGTON
Statement of Revenue and Expenditures

07/08/2025
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0
10-4110-126	FIRE DEPT SUBSIDIES	841,976.04	0.00	0.00	0.00	0.00	0
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	5,000.00	0.00	3,965.00	1,035.00	79
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	352,553.88	588,670.00	0.00	533,779.36	54,890.64	91
10-4110-180	GOVERNING BOARD	0.00	0.00	0.00	0.00	0.00	0
10-4110-190	LEGAL	0.00	0.00	0.00	0.00	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	61,560.00	70,000.00	5,000.00	60,170.00	9,830.00	86
10-4110-193	ATTORNEY FEES - LITIGATION	750,000.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	14,769.48	5,000.00	0.00	0.00	5,000.00	0
10-4110-340	PUBLICATIONS	0.00	4,675.00	0.00	0.00	4,675.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	6,657.47	4,500.00	0.00	8,376.59	3,876.59	186
10-4110-343	SPRING EVENT	4,910.89	10,250.00	630.00	5,363.67	4,886.33	52
10-4110-344	OTHER COMMUNITY EVENTS	2,028.18	1,500.00	0.00	0.00	1,500.00	0
10-4110-498	LIBRARY DONATIONS	0.00	75,000.00	0.00	75,000.00	0.00	100
4110 GENERAL GOVERNMENT		3,056,918.86	1,812,245.00	89,964.48	1,699,328.38	112,916.62	94
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	66,330.29	69,750.00	5,687.50	69,678.09	71.91	100
10-4120-123	SALARIES - TAX COLLECTOR	55,432.50	60,500.00	4,799.48	58,146.72	2,353.28	96
10-4120-124	SALARIES - FINANCE OFFICER	19,036.59	18,555.00	1,638.40	17,561.86	993.14	95
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	26,500.00	25,200.00	2,100.00	25,200.00	0.00	100
10-4120-181	FICA EXPENSE	12,798.46	14,800.00	1,088.24	13,049.73	1,750.27	88
10-4120-182	EMPLOYEE RETIREMENT	25,570.30	28,325.00	2,276.71	27,750.74	574.26	98
10-4120-183	EMPLOYEE INSURANCE	15,504.00	34,150.00	2,748.00	32,983.00	1,167.00	97

WEDDINGTON
Statement of Revenue and Expenditures

07/08/2025
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-184	EMPLOYEE LIFE INSURANCE	199.68	500.00	38.72	464.64	35.36	93
10-4120-185	EMPLOYEE S-T DISABILITY	168.00	375.00	28.00	322.00	53.00	86
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	9,000.00	11,500.00	0.00	10,800.00	700.00	94
10-4120-193	CONTRACT LABOR	55,076.66	35,000.00	1,700.00	19,028.74	15,971.26	54
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	5,926.40	8,000.00	584.47	4,061.02	3,938.98	51
10-4120-210	PLANNING CONFERENCE	361.31	4,000.00	0.00	574.43	3,425.57	14
10-4120-321	TELEPHONE - ADMIN	1,775.97	2,000.00	0.00	2,083.47	83.47-	104
10-4120-325	POSTAGE - ADMIN	1,539.86	2,500.00	300.00	1,437.65	1,062.35	58
10-4120-331	UTILITIES - ADMIN	3,674.83	5,000.00	332.17	3,581.69	1,418.31	72
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	58,194.39	10,000.00	1,097.91	2,446.16-	12,446.16	24-
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	65,740.38	99,000.00	2,488.61	95,739.77	3,260.23	97
10-4120-353	REPAIRS & MAINTENANCE - LEASES	0.00	40,000.00	0.00	0.00	40,000.00	0
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	57,094.00	75,000.00	4,632.00	65,302.34	9,697.66	87
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,013.36	1,500.00	0.00	1,013.36	486.64	68
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	5,720.00	6,500.00	480.00	5,760.00	740.00	89
10-4120-370	ADVERTISING - ADMIN	550.54	500.00	0.00	508.42	8.42-	102
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	377.35	122.65	75
10-4120-400	ADMINISTRATIVE:TRAINING	4,037.25	6,500.00	425.00	4,352.60	2,147.40	67
10-4120-410	ADMINISTRATIVE:TRAVEL	6,931.21	5,000.00	1,146.52	5,683.71	683.71-	114
10-4120-450	INSURANCE	23,673.13	27,500.00	0.00	26,649.27	850.73	97
10-4120-491	DUES & SUBSCRIPTIONS	22,597.04	26,000.00	90.00	18,167.04	7,832.96	70
10-4120-498	GIFTS & AWARDS	1,514.61	1,500.00	183.50	1,000.19	499.81	67
10-4120-499	MISCELLANEOUS	12,196.35	36,500.00	385.04	12,506.59	23,993.41	34
	4120 ADMINISTRATIVE	558,157.11	656,155.00	34,250.27	521,338.26	134,816.74	79
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON
Statement of Revenue and Expenditures

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4130-121	SALARIES - ZONING ADMINISTRATOR	54,767.40	82,000.00	6,666.66	81,220.39	779.61	99
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	20,316.69	23,500.00	1,760.98	23,476.04	23.96	100
10-4130-124	SALARIES - PLANNING BOARD	2,500.00	5,150.00	300.00	2,600.00	2,550.00	50
10-4130-125	SALARIES - SIGN REMOVAL	3,600.45	3,600.00	330.75	3,487.05	112.95	97
10-4130-181	FICA EXPENSE - P&Z	6,210.98	8,500.00	638.09	8,090.84	409.16	95
10-4130-182	EMPLOYEE RETIREMENT - P&Z	8,615.10	14,475.00	1,114.00	13,571.94	903.06	94
10-4130-183	EMPLOYEE INSURANCE	1,080.00	16,500.00	1,374.00	16,488.00	12.00	100
10-4130-184	EMPLOYEE LIFE INSURANCE	35.52	375.00	25.60	307.20	67.80	82
10-4130-185	EMPLOYEE S-T DISABILITY	14.00	200.00	14.00	168.00	32.00	84
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	46,647.58	100,000.00	27,543.30	109,999.90	9,999.90-	110
10-4130-193	CONSULTING	70,398.29	65,000.00	17,566.20	56,546.39	8,453.61	87
10-4130-194	CONSULTING - COG	0.00	17,500.00	0.00	5,436.62	12,063.38	31
10-4130-195	STORMWATER EROSION CONTROL	8,255.80	0.00	0.00	0.00	0.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	5,518.43	7,500.00	584.46	4,157.12	3,342.88	55
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	102,000.00	100,000.00	0.00	75,000.00	25,000.00	75
10-4130-321	TELEPHONE - PLANNING & ZONING	1,775.99	2,000.00	0.00	2,173.49	173.49-	109
10-4130-325	POSTAGE - PLANNING & ZONING	1,539.85	2,500.00	300.00	1,292.88	1,207.12	52
10-4130-331	UTILITIES - PLANNING & ZONING	4,311.84	5,000.00	332.16	3,637.41	1,362.59	73
10-4130-370	ADVERTISING - PLANNING & ZONING	721.58	500.00	0.00	376.84	123.16	75
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	175,000.00	0.00	0.00	175,000.00	0
	4130 ECONOMIC & PHYSICAL DEVELOPMEN	338,309.50	629,550.00	58,550.20	408,030.11	221,519.89	65
General Fund Expenditure Totals		3,953,385.47	3,097,950.00	182,764.95	2,628,696.75	469,253.25	85

WEDDINGTON
Statement of Revenue and Expenditures

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10 General Fund	Prior	Current	YTD
Revenues:	5,237,544.61	262,189.73	3,950,507.80
Expenditures:	3,953,385.47	182,764.95	2,628,696.75
Net Income:	1,284,159.14	79,424.78	1,321,811.05

Grand Totals	Prior	Current	YTD
Revenues:	5,237,544.61	262,189.73	3,950,507.80
Expenditures:	3,953,385.47	182,764.95	2,628,696.75
Net Income:	1,284,159.14	79,424.78	1,321,811.05

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: June 9, 2025

SUBJECT: Tax Report– June 2025

Transactions:	
Balance Adjustments	\$(8.15)
Taxes Collected:	
2023	\$(807.06)
2024	\$(3315.00)
As of June 30, 2025; the following taxes remain Outstanding:	
2014	\$136.06
2015	\$187.26
2016	\$251.29
2017	\$421.72
2018	\$139.46
2019	\$390.77
2020	\$285.81
2021	\$408.89
2022	\$3483.08
2023	\$15,411.03
2024	\$32,141.40
Credit Balance	\$(170.00)
Total Outstanding:	\$53,086.77

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: July 14, 2025

SUBJECT: **Tax Report–2024 Settlement**

Transactions:	
2024 Tax Levy	\$803,114.84
2024 Solid Waste Levy	\$1,219,680.00
2024 Personal Property Levy	\$4447.38
2024 Utility Charges	\$7334.80
Late List Penalties	\$140.56
Late List Adjustment	\$(8.12)
Penalties	\$2037.39
2024 Payments	\$(2,021,702.60)
Refunds	\$19,029.61
Balance Adjustments	\$(2168.46)
Prepays-2025 Cuthbertson	\$236.00
As of June 30, 2025; the following taxes remain Outstanding:	
2024	\$32,141.40