



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, AUGUST 11, 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. Presentation from Toll Brothers – Morris Farm Subdivision
 - A. Public Comment
9. Public Safety Report
10. Consent Agenda
 - A. Approve July 14, 2025 Regular Town Council Meeting Minutes
 - B. Authorize Staff to Execute Contracts for On-Call Engineering Services
 - C. Approve Release of Bond #GSA2400869 in the amount of \$48,771.25
11. Old Business
 - A. Discussion and Possible Consideration of instructing staff to begin downtown overlay amendment process.
 - B. Discussion and Consideration of Text Amendment 2025-06 Appendix 2B Submittal Requirements and approval of Land Use Consistency Statement.
12. New Business
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. Closed Session pursuant to NCGS 143-318.11(a)(3) To consult with an attorney and NCGS 143-318.11(a)(6) Personnel matters
19. Adjournment

Weddington

7/2025

| UCR Code | Description | Date of Report | Incident ID | |
|------------|--|----------------|-------------|---|
| 11B | | | | |
| 11B | SEXUAL BATTERY | 7/1/25 | 202505311 | |
| | | | Total: | 1 |
| 11D | | | | |
| 11D | INDECENT LIBERTIES WITH CHILD | 7/16/25 | 202505712 | |
| | | | Total: | 1 |
| 13B | | | | |
| 13B | ASSAULT INFLECTING INJURY(M) | 7/3/25 | 202505376 | |
| 13B | ASSAULT ON FEMALE | 7/6/25 | 202505442 | |
| | | | Total: | 2 |
| 220 | | | | |
| 220 | BREAKING OR ENTERING (M) | 7/9/25 | 202505536 | |
| | | | Total: | 1 |
| 23F | | | | |
| 23F | BEL / THEFT FROM MOTOR VEHICLE | 7/10/25 | 202505543 | |
| 23F | BEL / THEFT FROM MOTOR VEHICLE | 7/10/25 | 202505552 | |
| 23F | BEL / THEFT FROM MOTOR VEHICLE | 7/10/25 | 202505545 | |
| 23F | BEL / THEFT FROM MOTOR VEHICLE | 7/10/25 | 202505555 | |
| | | | Total: | 4 |
| 23H | | | | |
| 23H | LARCENY-FELONY | 7/9/25 | 202505539 | |
| 23H | LARCENY >\$300 - <\$1000 FROM CONSTRUC SIT | 7/27/25 | 202505986 | |
| 23H | LARCENY-MISDEMEANOR | 7/28/25 | 202506013 | |
| | | | Total: | 3 |
| 240 | | | | |
| 240 | MOTOR VEHICLE THEFT | 7/10/25 | 202505544 | |
| | | | Total: | 1 |
| 26A | | | | |
| 26A | OBTAINING PROPERTY BY FALSE PRETENSES | 7/19/25 | 202505796 | |
| 26A | IDENTITY THEFT | 7/30/25 | 202506087 | |
| | | | Total: | 2 |
| 290 | | | | |
| 290 | INJURY TO PERSONAL PROPERTY | 7/9/25 | 202505536 | |
| 290 | INJURY TO PERSONAL PROPERTY | 7/17/25 | 202505735 | |
| 290 | INJURY TO PERSONAL PROPERTY | 7/30/25 | 202506089 | |
| | | | Total: | 3 |
| 35A | | | | |
| 35A | POSS OF MARIJUANA 1/2 TO 1& 1/2 OZ | 7/2/25 | 202505354 | |

Weddington

7/2025

| UCR Code | Description | Date of Report | Incident ID | |
|------------|--------------------------------|----------------|-------------|----|
| 35A | POSSESS MARIJUANA UP TO 1/2 OZ | 7/3/25 | 202505381 | |
| 35A | POSSESS MARIJUANA UP TO 1/2 OZ | 7/8/25 | 202505509 | |
| 35A | POSSESS MARIJUANA UP TO 1/2 OZ | 7/9/25 | 202505511 | |
| 35A | POSSESS MARIJUANA UP TO 1/2 OZ | 7/14/25 | 202505637 | |
| 35A | POSSESS MARIJUANA UP TO 1/2 OZ | 7/16/25 | 202505714 | |
| 35A | POSSESS MARIJUANA UP TO 1/2 OZ | 7/18/25 | 202505769 | |
| 35A | POSSESS MARIJUANA UP TO 1/2 OZ | 7/21/25 | 202505843 | |
| 35A | POSSESS MARIJUANA UP TO 1/2 OZ | 7/22/25 | 202505877 | |
| 35A | POSSESS MARIJUANA UP TO 1/2 OZ | 7/27/25 | 202505991 | |
| | | | Total: | 10 |
| 35B | | | | |
| 35B | POSSESS MARIJ PARAPHERNALIA | 7/2/25 | 202505354 | |
| 35B | POSSESS MARIJ PARAPHERNALIA | 7/14/25 | 202505637 | |
| 35B | POSSESS MARIJ PARAPHERNALIA | 7/18/25 | 202505769 | |
| 35B | POSSESS MARIJ PARAPHERNALIA | 7/27/25 | 202505991 | |
| | | | Total: | 4 |
| 90D | | | | |
| 90D | DRIVING WHILE IMPAIRED | 7/30/25 | 202506090 | |
| | | | Total: | 1 |
| 90G | | | | |
| 90G | CONSUME ALCOHOL < 21 | 7/12/25 | 202505609 | |
| | | | Total: | 1 |
| 90J | | | | |
| 90J | TRESPASS | 7/5/25 | 202505419 | |
| 90J | DOMESTIC CRIMINAL TRESPASS | 7/5/25 | 202505418 | |
| | | | Total: | 2 |
| 90Z | | | | |
| 90Z | VIOLATION OF COURT ORDER | 7/8/25 | 202505493 | |
| 90Z | RESIST, DELAY, OBSTRUCT | 7/16/25 | 202505714 | |
| | | | Total: | 2 |
| 999 | | | | |
| 999 | ANIMAL CALL BITE | 7/2/25 | 202505333 | |
| 999 | ACCIDENT NO VISIBLE INJURY | 7/3/25 | 202505373 | |
| 999 | CALL FOR SERVICE | 7/3/25 | 202505378 | |
| 999 | ANIMAL CALL | 7/6/25 | 202505436 | |
| 999 | ANIMAL CALL | 7/8/25 | 202505501 | |
| 999 | ACCIDENT NO VISIBLE INJURY | 7/3/25 | 202505375 | |
| 999 | FAIL WEAR SEAT BELT-FRONT SEAT | 7/8/25 | 202505509 | |
| 999 | NO OPERATORS LICENSE | 7/9/25 | 202505511 | |
| 999 | FAIL TO WEAR SEAT BELT-DRIVER | 7/9/25 | 202505511 | |
| 999 | FAIL WEAR SEAT BELT-FRONT SEAT | 7/9/25 | 202505511 | |
| 999 | CALL FOR SERVICE | 7/11/25 | 202505589 | |
| 999 | RECKLESS DRIVING- DISREGARD | 7/12/25 | 202505609 | |
| 999 | SPEEDING | 7/12/25 | 202505609 | |
| 999 | NO OPERATORS LICENSE | 7/14/25 | 202505637 | |

Weddington

7/2025

| UCR Code | Description | Date of Report | Incident ID |
|----------|-----------------------------------|----------------|-------------|
| 999 | DR/ALLOW REG PLATE NOT DISPLAY | 7/14/25 | 202505637 |
| 999 | FAIL CARRY REGISTRATION CARD | 7/14/25 | 202505637 |
| 999 | VEHICLE REQUIRED TO BE REGISTERED | 7/14/25 | 202505637 |
| 999 | SEAT BELT VIOLATION REAR SEAT | 7/14/25 | 202505637 |
| 999 | ACCIDENT NO VISIBLE INJURY | 7/15/25 | 202505686 |
| 999 | CALL FOR SERVICE | 7/19/25 | 202505805 |
| 999 | SPEEDING | 7/21/25 | 202505843 |
| 999 | TRAFFIC INFRACTION - FREE TEXT | 7/21/25 | 202505843 |
| 999 | NO OPERATORS LICENSE | 7/21/25 | 202505843 |
| 999 | NO LIABILITY INSURANCE | 7/21/25 | 202505843 |
| 999 | VEHICLE REQUIRED TO BE REGISTERED | 7/21/25 | 202505843 |
| 999 | ACCIDENT NO VISIBLE INJURY | 7/17/25 | 202505741 |
| 999 | ACCIDENT NO VISIBLE INJURY | 7/18/25 | 202505756 |
| 999 | ANIMAL CALL BITE | 7/22/25 | 202505859 |
| 999 | CALL FOR SERVICE | 7/25/25 | 202505956 |
| 999 | NO LIABILITY INSURANCE | 7/26/25 | 202505970 |
| 999 | HIT & RUN - LEAVE SCENE | 7/26/25 | 202505970 |
| 999 | ACCIDENT POSSIBLE INJURY | 7/22/25 | 202505871 |
| 999 | DWLR NON IMPAIRED REV | 7/27/25 | 202505991 |
| 999 | EXPIRED REGISTRATION CARD/TAG | 7/27/25 | 202505991 |
| 999 | ACCIDENT NO VISIBLE INJURY | 7/29/25 | 202506028 |
| 999 | LOST PROPERTY | 7/31/25 | 202506115 |
| Total: | | | 36 |

Monthly Crime Total

74



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JULY 14, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 8**

1. Call to Order

Mayor Jim Bell called the meeting to order at 7:01 p.m.

2. Determination of Quorum

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

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

Visitors: Christopher Neve, Tracy Stone, Casey Whiteman, Keith Fenn, Bill Caldwell, Alan Banks, John Allen, Chris Walker, Bill Deter, Chad Emerine, Cathy Brown, Ellen McLaughlin, Eileen Fellmeth, Steve Fellmeth, Annette Baker, Clayton Jones, Mike Morse, Harry Chilcot, Jared Polivka, Christie Martinez, Gayle Butler

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Mayor Bell requested to add item 9.A. Public Comment for the Keystone Presentation.

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

Vote: The motion passed with a unanimous vote.

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

Mayor Bell read the Conflict of Interest Statement. Councilmember Howie identified a conflict with item 12.C. (mistakenly stating 12.A. initially, but later clarified it was 12.C.).

6. Mayor/Councilmember Reports

Councilmember Perryman reported that there would not be a WUMA meeting in July, with the next meeting scheduled for August. He noted that he would confirm the meeting location at the August council meeting as the schedule for the coming year had been revised.

Mayor Pro Tem Smith thanked the Rotary Club of Waxhaw and Weddington for placing flags in front of Town Hall for the Fourth of July. He noted that the Rotary Club had been doing this for several years at their own expense and labor. Mayor Pro Tem Smith invited anyone interested in attending a Rotary meeting to visit on Thursday mornings at 7:30 at the Weddington Swim and Racket Club, mentioning that visitors are welcome and breakfast is provided. He added that past mayor Craig Horn is currently serving as the club's president.

Councilmember Brannon Howie thanked the Rotary Club for the flags at Town Hall and noted that she would not be present at the August meeting.

7. Public Comments

Gayle Butler expressed concern about the downtown overlay, stating that residents do not want it. She mentioned that consultants had been hired at significant expense and had determined that residents did not want the overlay, but that the council had overlooked this finding.

Ellen McLaughlin spoke in opposition to the overlay and text amendment changes. She compared the reintroduction of the Polivka proposal to television reruns, characterizing it as an attempt to repackage the same proposal that was rejected in January. She argued that the proposal represented a slippery slope toward expanding the commercial footprint and potentially allowing for sewer access and higher density development in the future.

Clayton Jones, a 27-year resident, referred to the Polivka proposal as "Dracula," noting it had been "killed and buried three times" but had "risen from the dead." He urged the council to respect the wishes of Weddington citizens who want to maintain the existing commercial overlay.

Annette Baker, a 37-year resident, spoke against changes to the downtown overlay. She stated that she moved to Weddington because of its small-town character, R-40 zoning, and low taxes. She expressed concern that Weddington would lose its distinctive character and become "like every other town" if commercial growth were expanded.

Chad Emerine discussed two agenda items. Regarding environmentally sensitive areas, he expressed support for the council's discussion on this topic, noting that it aligns with both the old and current land use plans. On the downtown core overlay, he questioned why this was being discussed when the land use plan and surveys clearly indicate residents' preferences. He argued that any change to the existing Polivka property would significantly alter its purpose from its original approval as a corporate headquarters with limited commercial space.

Jared Polivka, representing the Polivka property, noted this was his first time speaking at a council meeting. He explained that his uncle purchased the property in 2007, and while he was a student at UNC Chapel Hill, he accompanied his father to town council meetings in 2009-2011. He emphasized that the Polivka family built exactly what was promised when zoning was approved in 2012. He invited council members and residents to contact him directly to discuss the property, providing his phone number and email (330-883-3032, jaredpolivka@gmail.com). He noted that they plan to reapply for the conditional zoning in January.

and addressed several points raised by other speakers, including questioning the statistical significance of surveys with less than 3% participation. He also mentioned that the overlay did not exist when their property was zoned mixed-use in 2012, and that the company needs additional office space for its growing staff.

8. Public Safety Report

Deputy Wrenn presented the monthly safety report, comparing June statistics to May. He reported 71,911 hang-ups, 2 abandoned vehicles (up from 0), 31 accidents (up from 21), 43 alarms (up from 38), 4 burglaries (up from 2), 108 business checks (up from 79), and 3 domestic disturbances (down from 6). He noted an increase in preventive patrols from 652 to 705, attributing this to school resource officers being active in neighborhoods during summer.

Deputy Wrenn emphasized safety recommendations, including locking vehicles, keeping key fobs near nightstands, using SOS features on smart devices if suspicious activity is observed, and being cautious around pools and creeks during summer months. He also advised residents to report drone activity that does not appear to be law enforcement related.

Mayor Bell mentioned that Sheriff Cathey and Lieutenant May had recently stated that Weddington and Marvin are considered the safest towns in North Carolina. He noted that flock cameras would be installed in the coming weeks to enhance public safety efforts.

9. Presentation from Keystone Custom Homes – 3009 Forest Lawn Drive

Keith Fenn of Keystone Custom Homes presented plans for a development at 3009 Forest Lawn Drive. He discussed the evolution of their plans, including revisions to their yield plan from 11 to 12 lots. Mr. Fenn noted they had conducted multiple community meetings and are working closely with planning staff. Mr. Fenn presented site plans showing both a conventional plan and their proposed development on the 17-acre property. Their plan would preserve more tree areas and include a stormwater pond. He showed photos of heritage trees they hope to preserve and asked for council guidance on whether to prioritize the 100-foot buffer requirement or the preservation of four heritage trees, as meeting both requirements with 12 lots was not feasible.

Council members asked several questions about the development. Councilmember Ladner inquired about the total acreage and whether reducing to 10 homes with higher prices was feasible. Mayor Pro Tem Smith asked about topography constraints. Mayor Bell expressed concern about preserving the heritage trees while maintaining the recently enacted 100-foot buffer requirement.

When questioned about home specifications, Mr. Fenn stated the homes would be on crawl spaces with possible basements for rear lots due to topography. He estimated prices would start over \$1 million and potentially reach \$1.5 million, with square footage ranging from 3,500 to 6,000 square feet. Mayor Bell expressed concern about ensuring the high-quality product promised, noting that Keystone's social media advertised lower-priced homes in other areas. Mayor Bell also questioned the length of the cul-de-sac, which at 600 feet exceeds the town's limit for cul-de-sacs. He emphasized the importance of working closely with the planning board to ensure compliance with all recently changed ordinances.

A. Public comment

Clayton Jones –Mr. Jones commented that he had met the Helms family, who own the property, and felt an instant bond. He expressed support for the project but cautioned against using the term "grandfathered," as Bill Deter had previously advised developers to remove that term from their vocabulary when dealing with conditional zoning. Mr. Jones asked if Keystone would rather spend a little more money up front as opposed to waiting and taking the chance that the application would be denied.

Mayor Bell reinforced the importance of working closely with the planning board and following all current ordinances, noting that some requirements had recently changed.

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**

Ms. Dewey noted that the audit contract with Kendra Gangal needed to be added to the consent agenda as item 10.D.

Motion: Councilmember Howie made a motion to amend the Consent Agenda to add item 10.D. Approve FY24-25 Audit Contract with Kendra J. Gangal, CPA not to exceed \$10,000.

Vote: The motion passed with a unanimous vote.

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. Adoption of new Town Fee Schedule**
 - i. Public Hearing**

Mayor Bell opened the public hearing. No one signed up to speak.

ii. Discussion and Possible Consideration

Mr. Gordos explained that the new fee schedule primarily increases fees for developers to better reflect the staff time required to process applications. He noted that previously, a flat fee of \$1,650 was charged for conditional zoning applications regardless of size or complexity, and the new schedule would incorporate acreage to make fees more equitable for different sized projects. Ms. Gaylord reported that zoning and permit fees totaled approximately \$30,000 in the previous year, with subdivision fees at \$11,000. Mayor Pro Tem Smith expressed concern that these fees were not adequately covering the town's expenses for planning services, suggesting that citizens were heavily subsidizing developers. After discussion, Mayor Bell suggested three specific increases to the proposed fee schedule: raising the conditional zoning fee from \$1,500 to \$2,000, increasing the appeal fee for zoning officer decisions from \$500 to \$1,000, and increasing the minor subdivision final plat submittal fee from \$55 to \$85 per lot.

Mayor Bell closed the public hearing.

- Motion:** Mayor Pro Tem Smith made a motion to approve the amended Town Fee Schedule with the understanding it will be reviewed in six months to assess its effectiveness and determine if further adjustments are needed.
- Vote:** The motion passed with a unanimous vote.

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**

Mayor Bell opened the public hearing. No one signed up to speak.

ii. Discussion and Possible Consideration

Mr. Gordos explained that this text amendment creates a new section of code (D-917E) specifically for new conventional residential developments and major subdivisions. He noted that the amendment clarifies the rules for open space requirements and what constitutes credit toward open space. Mr. Gordos explained that the planning board had considered increasing the open space requirement from 10% to 20% but ultimately did not recommend this change. The council discussed whether to implement the 20% requirement despite the planning board's recommendation, with Mayor Pro Tem Smith noting that since developers can count 50% of unbuildable areas toward their requirement, a 20% requirement effectively ensures 10% of truly usable open space. After discussion, the council decided to amend the text to change "sketch plan" to "schematic plan" for consistency with other ordinances and to increase the open space requirement to 20%.

Mayor Bell closed the public hearing.

- Motion:** Mayor Pro Tem Tom Smith made a motion to approve Text Amendment 2025-05 Section D-917E Additional Specific Requirements for Conventional Residential Development or Major Subdivisions and all associated edits as amended, to change "sketch plan" to "schematic plan" for consistency with other ordinances and to increase the open space requirement to 20%..
- Vote:** The motion passed with a unanimous vote.

iii. Statement of Reasonableness and Consistency

- Motion:** Councilmember Perryman made a motion to approve the Land Use Consistency Statement as presented by staff: *The proposed amendment to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfillment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing*

ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

Vote: The motion passed with a unanimous vote.

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

i. Public Hearing

Mayor Bell opened the public hearing.

Mr. Gordos presented a complete replacement of Appendix 2B Submittal Requirements, which serves as a checklist for determining the completeness of project applications. The new version includes approximately 67 items that must be checked off at various stages of the approval process.

Chad Emerine: Mr. Emerine expressed concern that the septic requirement language had been weakened from the current UDO. He argued that the current requirement for Union County Environmental Health approval or an NOI (Notice of Intent) form should be maintained to ensure lot layouts are buildable

ii. Discussion and Possible Consideration

Council members discussed the septic requirements and agreed to table the item until the August meeting to allow the planning board to clarify the septic system requirements.

Mayor Bell closed the public hearing.

Motion: Councilmember Perryman made a motion to table the text amendment and land use consistency statement until the August meeting and refer it back to the planning board for clarification of the septic system requirements to be accurately included in the Appendix.

Vote: The motion passed with a unanimous vote.

C. Discussion of Downtown Overlay

Councilmember Jeff Perryman presented information about his intention to propose amending the downtown overlay to include the Polivka property. He distributed maps to council members and the public and announced he would be available at Town Hall on Tuesday, July 22 at 5:00 PM to discuss the matter with interested residents. Councilmember Perryman read a prepared statement explaining his reasoning, noting that the Polivka property is already zoned commercial and is separated from the current overlay only by "four lanes of asphalt." He argued that the property is landlocked by the Hunter Farm conservancy and Weddington United Methodist Church, preventing further expansion. He characterized his proposal as reasonable and fair, allowing Mr. Polivka to have the "full and best use" of his property.

Mayor Bell indicated that this topic would be discussed at the August meeting, with a council vote on whether to proceed with the process.

D. Discussion of Environmentally Sensitive Area Designations

Mayor Pro Tem Tom Smith explained that the land use plan allows the council to designate environmentally sensitive areas that would be restricted from development. He suggested engaging a firm with environmental expertise to identify and recommend areas in town that should be protected. Town Administrator Karen Dewey mentioned that the town is in contract negotiations with three engineering firms, one of which specializes in environmental issues and would be appropriate for this task.

The council agreed by consensus to move forward with exploring this initiative, with staff to bring back information on scope and cost.

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

Mayor Bell explained that Senate Bill 205 represents a continued threat similar to House Bill 765, which the council had previously opposed. He noted that while the bill is currently paused in committee due to public pressure, it could still advance. Mayor Bell and Councilmember Perryman emphasized the serious implications of the bill, which would effectively undo much of the town's zoning and planning process and reduce local control. Mayor Bell noted that while the "5 lots per acre" provision had been removed, the bill still includes a yield plan requirement that could result in similar density. Councilmember Perryman urged residents to contact their legislative representatives to express opposition.

Motion: Councilmember Perryman made a motion to approve Resolution 2025-05 Opposing Senate Bill 205.

Vote: The motion passed with a unanimous vote.

13. Code Enforcement Report

Ms. Dewey reported that the latest weekly code enforcement report was included in the council packets. She noted that staff is working diligently to address perpetual violators and is preparing to contract services to clean up properties where necessary.

14. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the financial statements for June, the last month of the fiscal year, noting they were preliminary as receivables and payables were still being processed. Mayor Bell asked Ms. Gaylord to explain the recent decision to combine solid waste collection fees with property taxes. Gaylord explained that this approach preserves approximately \$250,000 in state-collected revenues that would otherwise be lost, as Union County distributes these funds based on ad valorem taxes. By combining the fees, the town maintains the same revenue levels without increasing the total tax burden on residents. Additionally, this approach ensures collection of solid waste fees that were sometimes missed at property closings, resulting in the town having to cover those costs. Ms. Gaylord noted that while the overall revenue remains the same, individual property owners might see differences in their bills.

15. Updates from Town Planner and Town Administrator

Mr. Gordos reported that there are currently two active applications for subdivisions in town that will soon be presented to the planning board. He also noted that several developers have requested the release of bonds for completed or nearly completed subdivisions, which will require council approval at the August meeting.

16. Transportation Report

Mayor Bell reported that the Charlotte Regional Transportation Planning Organization (CRTPO) continues to move forward. He discussed the I-77 express lanes project, noting it is estimated to cost \$3.2 billion for 11 miles of highway, making it the largest road project in North Carolina history. The state can only allocate approximately \$600 million for a project, necessitating outside vendors and toll funding. Mayor Bell expressed concern about ensuring reasonable toll rates to encourage usage, noting problems with the northern section where high toll prices have resulted in underutilization.

17. Council Comments

Councilmember Brannon Howie thanked the Rotary for their flag display for the Fourth of July and expressed appreciation to town staff for their work.

Councilmember Darcey Ladner expressed amazement at how much had been accomplished in the past 60 days, praising staff, the planning board, and subcommittees for their work on text amendments, code enforcement, and fee schedules.

Mayor Pro Tem Tom Smith thanked everyone who attended the meeting and acknowledged the significant progress made in the past 90-120 days on updating the UDO.

Councilmember Jeff Perryman reiterated appreciation for town staff, calling them the best of any municipality in the state.

Mayor Bell read a letter from the North Carolina Association of Municipal Clerks announcing that Town Clerk Karen Dewey had been awarded the prestigious designation of North Carolina Certified Municipal Clerk. The certification recognizes Ms. Dewey's educational achievements and service, valid through June 2030.

18. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the July 14, 2025 Regular Town Council meeting at 9:18 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk



TOWN OF WEDDINGTON

Bond Release / Reduction Review

SURETY INFORMATION

Date of Issue: May 9 2023 Amount in Figures: \$48,771.25
Amount in Words: Forty Eight Thousand Seven Hundred Seventy One and 25/100
☐ Check: Number 0 Bank Name: 0
☐ Irrevocable Letter of Credit: Number 0
☐ Bond: Number GSA2400869

PROJECT INFORMATION

Project Name: Belle Mar Phase # Map #
Purpose (Brief description): Final Paving

Items Needed for Bond / Cash/ LOC Reduction or Release:

- ☐ As-Built drawing for Storm Drainage system with Engineer's Certification
- ☐ As-Built drawing for Storm Water Control Facilities with Engineer's Certification
- ☐ Executed Operation & Maintenance Agreement for stormwater control facilities recorded w/ final plat
- ☐ NCDOT Built to Suit Letter for completed street subgrade, stone, and asphalt (public streets)
- ☐ UCPW acceptance letter for water and sewer utilities
- ☐ Verification by Town representative for construction completion of reduced /released items
- ☐ Stamped Bond Estimate (for reductions only)

RELEASE INFORMATION (party responsible)

Name: Kent Olson Title: Manager
Company: Belle Mar LLC
Address: 6401 CARMEL RD #101 CHAR NC 28226
Email: KENTOLSON@BELLEMARLLC.COM Phone: 704-736-1841
Signature: [Signature] Date: 7/9/25



The Gray Insurance Company
The Gray Casualty & Surety Company

Subdivision Bond

Bond Number: GSA2400869

KNOW ALL PERSONS BY THESE PRESENTS, that we, Belle Mar, LLC,
as Principal and The Gray Casualty & Surety Company, a Louisiana corporation, as Surety, are held and
firmly bound unto Town of Weddington, as Obligee, in the sum of:
Forty-Eight Thousand Seven Hundred Seventy-One Dollars and 25/100 \$ 48,771.25
for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided
herein.

WHEREAS, in order to file a plat or subdivision map, or to obtain a permit, the Principal has entered into a
contract with the Obligee which requires the Principal make certain improvements to the land as more
particularly set forth in Bel-Mar Final Paving, Weddington, NC
(hereinafter referred to as the "Contract").

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall construct the
improvements described in the Contract within time period granted by Obligee, then this obligation shall be
void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that this bond is subject to the following conditions:

1. The Principal is in Default under the contract;
2. The Obligee has declared the Principal to be in Default and has given written notice to the Principal
and Surety of such declarations;
3. The Obligee has performed its obligations under the Contract;

When the Obligee has satisfied the conditions above, the Surety shall have a reasonable time to take one
of the following actions:

1. Complete or cause the completion of the Contract; or
2. Waive its right to perform and complete, or cause completion, and with reasonable promptness
under the circumstances: (a) after investigation, determine the amount for which it may be liable to
the Obligee and make payment to the Obligee; or (b) deny liability in whole or in part and notify the
Obligee, citing reasons for denial.

This bond runs to the benefit of the named Obligee only, and no other person shall have any rights under
this bond.

This bond is not a forfeiture obligation. The liability of the Surety shall in no event exceed either the penal
sum of the bond or the reasonable cost of completing the improvements described in the Contract not
completed by the Principal, whichever is less.

The Surety agrees that no change, extension of time, alteration, addition, omission, or other modification of the terms of the said Contract or in the said work to be performed, or in the specifications, or in the plans, shall in anywise affect its obligation on this Bond, and it does hereby waive notice of any such changes, extensions of time, alternations, additions, omissions, and other modifications.

Signed and sealed this 9th day of May, 2023.

Belle Mar, LLC

Principal

By: 

The Gray Casualty & Surety Company

Surety

By: 

Ronda W. Bush

Attorney-in-Fact



**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY
GENERAL POWER OF ATTORNEY**

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: Ronda W. Bush on behalf of each of the Companies named above its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$10,000,000.

Surety Bond Number: GSA2400869

Principal: Belle Mar, LLC

Obligee: Town of Weddington

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 12th day of September, 2011.



By:

Michael T. Gray
Michael T. Gray
President, The Gray Insurance Company
and
Vice President,
The Gray Casualty & Surety Company

Attest:

Mark S. Manguno
Mark S. Manguno
Secretary,
The Gray Insurance Company,
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 12th day of September, 2011, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company and Vice President of The Gray Casualty & Surety Company, and Mark S. Manguno, Secretary of The Gray Insurance Company and The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Lisa S. Millar

Lisa S. Millar, Notary Public, Parish of Orleans
State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company and The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 9th day of May, 2023.



Mark S. Manguno

Mark S. Manguno, Secretary
The Gray Insurance Company
The Gray Casualty & Surety Company



The Gray Insurance Company
The Gray Casualty & Surety Company

Subdivision Bond

Bond Number: GSA2400869

KNOW ALL PERSONS BY THESE PRESENTS, that we, Belle Mar, LLC,
as Principal and The Gray Casualty & Surety Company, a Louisiana corporation, as Surety, are held and
firmly bound unto Town of Weddington, as Oblige, in the sum of:
Forty-Eight Thousand Seven Hundred Seventy-One Dollars and 25/100 \$ 48,771.25
for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided
herein.

WHEREAS, in order to file a plat or subdivision map, or to obtain a permit, the Principal has entered into a
contract with the Oblige which requires the Principal make certain improvements to the land as more
particularly set forth in Bel-Mar Final Paving, Weddington, NC
(hereinafter referred to as the "Contract").

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall construct the
improvements described in the Contract within time period granted by Oblige, then this obligation shall be
void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that this bond is subject to the following conditions:

1. The Principal is in Default under the contract;
2. The Oblige has declared the Principal to be in Default and has given written notice to the Principal
and Surety of such declarations;
3. The Oblige has performed its obligations under the Contract;

When the Oblige has satisfied the conditions above, the Surety shall have a reasonable time to take one
of the following actions:

1. Complete or cause the completion of the Contract; or
2. Waive its right to perform and complete, or cause completion, and with reasonable promptness
under the circumstances: (a) after investigation, determine the amount for which it may be liable to
the Oblige and make payment to the Oblige; or (b) deny liability in whole or in part and notify the
Oblige, citing reasons for denial.

This bond runs to the benefit of the named Oblige only, and no other person shall have any rights under
this bond.

This bond is not a forfeiture obligation. The liability of the Surety shall in no event exceed either the penal
sum of the bond or the reasonable cost of completing the improvements described in the Contract not
completed by the Principal, whichever is less.

The Surety agrees that no change, extension of time, alteration, addition, omission, or other modification of the terms of the said Contract or in the said work to be performed, or in the specifications, or in the plans, shall in anywise affect its obligation on this Bond, and it does hereby waive notice of any such changes, extensions of time, alternations, additions, omissions, and other modifications.

Signed and sealed this 9th day of May, 2023.

Belle Mar, LLC

Principal

By: 

The Gray Casualty & Surety Company

Surety

By: 

Ronda W. Bush

,Attorney-in-Fact



**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY
GENERAL POWER OF ATTORNEY**

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: Ronda W. Bush on behalf of each of the Companies named above its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$10,000,000.

Surety Bond Number: GSA2400869

Principal: Belle Mar, LLC

Obligee: Town of Weddington

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 12th day of September, 2011.



By:

Michael T. Gray
Michael T. Gray
President, The Gray Insurance Company
and
Vice President,
The Gray Casualty & Surety Company

Attest:

Mark S. Manguno
Mark S. Manguno
Secretary,
The Gray Insurance Company,
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 12th day of September, 2011, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company and Vice President of The Gray Casualty & Surety Company, and Mark S. Manguno, Secretary of The Gray Insurance Company and The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Lisa S. Millar

Lisa S. Millar, Notary Public, Parish of Orleans
State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company and The Gray Casualty & Surety Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 9th day of May, 2023.



Mark S. Manguno

Mark S. Manguno, Secretary
The Gray Insurance Company
The Gray Casualty & Surety Company

Williams Grading & Landscaping Inc.**5861 Hidden Oaks Lane, Clover SC 29710**Phone : 803-982-1579 Email: wmgrade@mindspring.com

Project: Bel Mar Final Paving

Location: Weddington, NC

Bid Date: 04/28/2023

Drawing Date Date: Unavailable

| Description | Quantity | Unit | Cost |
|--|----------|------|--------------------|
| <u>MOBILIZATION</u> | | | |
| MOBILIZATION TOTAL | 1 | LS | \$2,200.00 |
| <u>SURFACES</u> | | | |
| Install 1.5 Surface Asphalt | 1976 | SYDS | |
| Install 1.5 Surface Asphalt in NCDOT Row | 103 | SYDS | |
| SURFACES TOTAL | | | \$36,817.00 |
| Grand Total: | | | \$39,017.00 |

EXCLUSIONS:

1. Bid is based upon quantities and units set forth above, should work exceed more than 10% of listed quantity in any given category than for that category the quantities in excess of 10% shall be billed at the unite price rate set forth above.
2. Williams Grading assumes no risk for subsurface conditions other than those represented on the plans and specifications.
3. EROSION CONTROL: permanent stabilization
4. EARTHWORK: Geotech provided by others
5. Due to COVID-19 and the volatility it has created with our material cost, our prices for this bid are only good for 30 days. We have based pricing on current material cost provided to us knowing that every 30-60 days there is a potential for increases from our suppliers.

DECLARATION OF COVENANTS
For Maintenance of Water Quality and/or Water Quantity Control Structures
Town of Weddington

THIS DECLARATION OF COVENANTS, made this 19 day of July, 2024, by Development Solutions Group, LLC hereinafter referred to as the "Developer" to and for the benefit of the Town of Weddington, hereinafter referred to as the "Town" and its successors and assigns.

WITNESSETH:

WHEREAS, the Town is authorized to ensure that properties are not unreasonably burdened with stormwater runoff from development or redevelopment activities within its jurisdiction as set forth in the Town Storm Water Management Ordinance; and

WHEREAS, the Developer is the owner of a certain tract or parcel of land more particularly described as: Parcel #06153009 being all or part of the land which it acquired by deed dated xx/xx/2021 from Hood Real Estate, LLC grantors, and recorded with the Union County Register of Deeds Office, in Book xxxx at Page xxx and by deed dated _____ from _____ grantors, and recorded with the Union County Register of Deeds Office, in Book _____ at Page _____ such property being hereinafter referred to as the "the property;" and

WHEREAS, the Developer desires to construct certain improvements on its property regulated by the Town Storm Water Management Ordinance; and

WHEREAS, in order to construct certain improvements on its property, the Developer desires to build and maintain at its expense, water quality and/or quantity control structures (collectively, the Water Control Structures) more particularly described and shown on plans titled Belle Mar; and

WHEREAS, the Town or its designee have reviewed and approved the plans associated with the Storm Water Management Plan subject to the execution of this agreement.

NOW THEREFORE, in consideration of the benefits received by the Developer as a result of approval by the Town or its designee of these plans, the Developer, with full authority to execute deeds, mortgages, other covenants, and all rights, title and interest in the property described above, does hereby covenant with the Town of Weddington as follows:

1. The Developer shall develop and attach to this "DECLARATION OF COVENANTS" for recording at the Union County Register of Deeds Office a "MAINTENANCE PLAN" that has been reviewed and approved by the Town or its designee. This Maintenance Plan shall describe the specific maintenance practices to be performed for the above referenced Water Control Structures and include a schedule for implementation of these practices. The Plan

shall indicate that the Water Control Structures shall be inspected by a qualified professional on a regular basis to ensure that they are operating properly. The Plan shall specify the name, mailing address and phone number of the party responsible for the fulfillment of the Maintenance Plan and describe the mechanism by which the funding for the performance of this maintenance shall be secured.


2. The Developer shall perpetually operate, maintain, and repair, at its sole expense, the above-referenced Water Control Structures in strict accordance with the attached Maintenance Plan approved by the Town or its designee.
3. The Developer shall, at its sole expense, make such changes or modifications to the Water Control Structures as may, at the discretion of the Town or its designee, be determined necessary to ensure that the facilities and systems are properly maintained and continue to operate as designed and approved.
4. The Town, its agents, employees and contractors shall have the perpetual right of entry to inspect, monitor, maintain, repair and reconstruct the Water Control Structures.
5. The Developer agrees that should it fail to correct any defects in the above described Water Control Structures within thirty (30) days from the issuance of written notice, or shall fail to operate, maintain, and repair the structures in accordance with the attached Maintenance Plan and with all applicable laws, regulations and rules or, in the event of an emergency as determined by the Town or its designee in its reasonable discretion, the Town or its designee is authorized to enter the property to make all repairs, and to perform all maintenance, construction and reconstruction as the Town or its designee deems necessary. The Town or its designee shall then recover from the Developer any and all costs the Town expends to maintain or repair the Water Control Structures or to correct any operational deficiencies. Failure to pay the Town or its designee all of its expended costs, after forty-five days written notice, shall constitute a breach of this agreement and interest will accrue on the amounts due at the rate of eight percent (8%) per annum. The Town shall have a lien against the property for such costs (plus interest, collection costs, and reasonable attorneys fees related thereto) in the nature of a mechanic's and materialman's lien. The Town or its designee shall thereafter be entitled to bring an action against the Developer to pay, or foreclose upon the lien hereby authorized by this agreement against the property, or both.
6. The Developer shall not obligate the Town to maintain or repair any of the Water Control Structures, and the Town shall not be liable to any person for the condition or operation of any of the Water Control Structures.
7. The Developer shall not in any way diminish, limit, or restrict the right of the Town to enforce any of its ordinances as authorized by law.
8. The Developer shall indemnify, save harmless and defend the Town and its Mayor, Councilmembers, employees, agents, contractors, and designees (collectively, the "Town Parties") from and against any and all claims, demands, suits, liabilities, losses, damages

and payments including attorney fees claimed or made by persons not parties to this Declaration against the Town or the Town Parties that are alleged or proven to result or arise from the Developer's construction, operation, or maintenance of the Water Control Structures.

9. The covenants contained herein shall run with the land and the Developer further agrees that whenever the property shall be held, sold and conveyed, it shall be subject to the covenants, stipulations, agreements and provisions of this Declaration, which shall apply to, bind and be obligatory upon the Developer hereto, its heirs, successors and assigns and shall bind all present and subsequent Developers of the property served by the Water Control Structures. Upon the sale and conveyance by the Developer of the Property (or any portion thereof) of its entire interest therein (including, without limitation, all developer and declarant rights with respect to this agreement and the development of the Property and all of Developer's obligations under this agreement), such Developer shall automatically be deemed to be released of all future obligations thereafter arising under this Declaration; and as to any future Developer or Owner of the Property, or any portion thereof, such future Developer shall automatically be subject and bound by the terms and provisions of this Declaration upon its acquisition of fee simple title to the Property (or portion thereof) in the same manner as the Developer of the Property as of the date hereof is presently bound under this Declaration.
10. The provisions of this Declaration shall be severable and if any phrase, clause, sentence or provisions is declared unconstitutional, or the applicability thereof to the Developer is held invalid, the remainder of this Declaration shall not be affected thereby.
11. In the event that the Town or its designee shall determine at its sole discretion at future time that the Water Control Structures are no longer required, then the Town or its designee shall at the request of the Developer execute a release of this Declaration of Covenants which the Developer shall record at its expenses.

IN WITNESS WHEREOF, the Developer has executed this Declaration of Covenants as of this 19 day of July, 2021.

FOR THE DEVELOPER(S)



(Signature)

Kent Olson Manager

(Printed Name and Title)

STATE OF North Carolina :

COUNTY OF Union Mecklenburg :

On this 19 day of July, 2021, before me, the undersigned officer, a Notary Public in and for the State and County aforesaid, personally appeared Kent James Olson, who acknowledged himself to be Manager, of Development Solutions Group, and he as such authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Manager for said Company.

WITNESS my hand and Notarial Seal

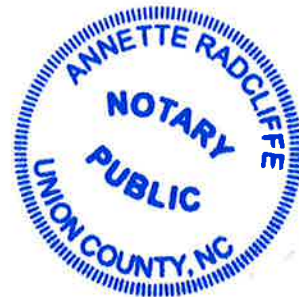
My commission expires

August 31, 2025

Annette Radcliffe
Notary Public

Seen and approved:

(Weddington Zoning Administrator)



Water Control Structure Maintenance Plan

(Fill in with Development Name)

Town of Weddington

Date: _____, 2021

[This document must be recorded as an Addendum to the Operation & Maintenance Agreement]

- I. **General Information** [Complete this table with each Water Control Structure that is planned within the development. Use the same naming system used on the approved plans, ie. Birkdale Phase I Bioretention 1]

| BMP ID Name | Street with Block Number | Parcel Tax ID |
|------------------|--------------------------|---------------|
| Detention Pond # | | |
| 1 | Belle Mar Lane | |
| | | |
| | | |
| | | |

- II. **Site Location Map** (attached) [Attach a small site plan map coinciding with the table above to show the general location of each facility within the development.]
- III. **Maintenance Annual Budget** [Provide a simple annual budget for maintenance and inspection and list the source of funding, ie. Developer, trust, HOA, etc. Edit chart below as necessary]

| Budget for Maintenance / Inspections | | |
|---|-----------------|--------|
| Expenses | Estimated Costs | Source |
| Routine inspections | \$1,000 | HOA |
| Sediment removal | \$2,000 | HOA |
| Plant management/weed control | \$1,000 | HOA |
| Replacement supplies, rock, plants, soil media, mulch | \$2,000 | HOA |
| Mowing and litter removal | \$2,500 | HOA |
| Seeding | N/A | N/A |
| [Other] | | |
| Total | \$8,500 | HOA |

IV. Escrow Account Activity

Provide documentation of maintenance escrow account activity. This may be provided in the form of a bank statement which includes the current balance, deposits and withdraws for the previous 12 months.

V. Maintenance Inspection Reports

Annual maintenance inspection reports shall be submitted to the Town Administrator. The first report shall be submitted one year following the final approval date of the Water Control Structure and each year thereafter on or before the approval anniversary date. Annual maintenance inspection reports shall be sealed by a registered North Carolina professional engineer or landscape architect. All maintenance activities and inspection reports shall be kept on file by the Developer or subsequent Home Owners Association and made available to the Town if so requested. These inspections shall be discontinued only if the Water Control Structures are accepted for maintenance by the applicable jurisdiction.

VI. Routine Maintenance Tasks and Schedule

Provide documentation of specific maintenance tasks and frequency for each type of Water Control Structure.

| Maintenance / Inspection Schedule | |
|---|-----------|
| Expenses | |
| Mow and inspect bank. Stabilize eroded areas | Monthly |
| Inspect and clean outlet/ inlet | Monthly |
| Remove unwanted vegetation and trash | Monthly |
| Inspect for structural damage, leaks, etc. | Yearly |
| Inspect/exercise all mechanical devices, valves, etc. | Yearly |
| Evaluate sediment level (remove as needed) | Yearly |
| Check security | As needed |



MEMORANDUM

TO: Town Council
FROM: Gregory Gordos, Town Planner
DATE: ~~July 14, 2025~~ ~~July 28, 2025~~ August 11, 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.

The Town Council requested clarification on item **B27** (*italicized*) and it's interpretation relating to county and state application submittals at the latest July 14th meeting and remanded the item back to the Board.

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 | | B23 |
| Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.) | X | X | B24 |

| | | | |
|--|---|---|-----|
| Percentage of open space required and provided | X | | B25 |
| Proposed landscape plan for buffers and entrances | X | | B26 |
| Identification and delineation of proposed septic system, including locations of drain fields, repair areas, and associated infrastructure, with improvement permits or public sewer lines, if applicable. | X | | B27 |
| Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours | X | X | B28 |
| Location of all retention ponds | X | | B29 |
| Location of all swales and ditches | X | | B30 |
| Preliminary storm water lines and structure (if applicable) | X | | B31 |
| Preliminary calculations of proposed impervious surface and runoff volume to see proportionally sized BMP ponds. | X | | B32 |
| Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes. | X | X | B33 |
| Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps | X | X | B34 |
| Preliminary drainage, stormwater management plan and wetland protection plan | X | X | B35 |
| Preliminary proposed details of stormwater structures, flumes, etc. | X | | B36 |
| Preliminary locations of all utility and other easements. | X | X | B37 |
| Compliance with setbacks from streams | X | X | B38 |
| A preliminary erosion control plan with proposed limits of disturbance. | X | | B39 |
| 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 | B40 |
| Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size. | X | | B41 |

| | | | |
|---|-----------------------|-------------------|-------------------------|
| All setbacks delineated | | X | B42 |
| The exact locations and descriptions of all monuments, markers, and control points | | X | B43 |
| 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 | B44 |
| A copy of permits from the Army Corps of Engineers | X | | B45 |
| A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance. | X | | B46 |
| A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable) | X | | B47 |
| Roads | Schematic Plan | Final Plat | Reference Number |
| Proposed roads with horizontal and vertical alignment | X | X | B48 |
| A preliminary proposed street layout with pavement and right-of-way widths and proposed grades | X | X | B49 |
| Existing and platted roads on adjoining properties and in the proposed subdivision | X | X | B50 |
| Amenity Areas (If applicable) | Schematic Plan | Final Plat | Reference Number |
| Club house location | X | X | B51 |
| Club house parking | X | X | B52 |
| Pools and/or sport courts and fields | X | X | B53 |
| Walking trails and paths requiring improvement (grading, stone, fencing, etc.) | X | X | B54 |
| 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 | | B55 |
| Indicate perimeter protect area required during construction | X | | B56 |

| | | | |
|---|---|--|-----|
| A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection | X | | B57 |
|---|---|--|-----|

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, 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)



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 TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

WHEREAS, the 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 | | B23 |

| | | | |
|---|---|---|-----|
| Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.) | X | X | B24 |
| Percentage of open space required and provided | X | | B25 |
| Proposed landscape plan for buffers and entrances | X | | B26 |
| <i>Identification and delineation** of proposed septic system, including locations of drain fields, repair areas, and associated infrastructure, with improvement permits or public sewer lines, if applicable.</i> | X | | B27 |
| Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours | X | X | B28 |
| Location of all retention ponds | X | | B29 |
| Location of all swales and ditches | X | | B30 |
| Preliminary storm water lines and structure (if applicable) | X | | B31 |
| Preliminary calculations of proposed impervious surface and runoff volume to see proportionally sized BMP ponds. | X | | B32 |
| Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes. | X | X | B33 |
| Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps | X | X | B34 |
| Preliminary drainage, stormwater management plan and wetland protection plan | X | X | B35 |
| Preliminary proposed details of stormwater structures, flumes, etc. | X | | B36 |
| Preliminary locations of all utility and other easements. | X | X | B37 |
| Compliance with setbacks from streams | X | X | B38 |
| A preliminary erosion control plan with proposed limits of disturbance. | X | | B39 |

****Delineation refers to precise marking or documentation of boundaries, work zones, and responsibilities within a construction site. It ensures clarity between project stakeholders.**

| | | | |
|---|---------------------------|-----------------------|-----------------------------|
| 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 | B40 |
| Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size. | X | | B41 |
| All setbacks delineated | | X | B42 |
| The exact locations and descriptions of all monuments, markers, and control points | | X | B43 |
| 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 | B44 |
| A copy of permits from the Army Corps of Engineers | X | | B45 |
| A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance. | X | | B46 |
| A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable) | X | | B47 |
| Roads | Schematic Plan | Final Plat | Reference Number |
| Proposed roads with horizontal and vertical alignment | X | X | B48 |
| A preliminary proposed street layout with pavement and right-of-way widths and proposed grades | X | X | B49 |
| Existing and platted roads on adjoining properties and in the proposed subdivision | X | X | B50 |
| Amenity Areas (if applicable) | Schematic Plan | Final Plat | Reference Number |
| Club house location | X | X | B51 |
| Club house parking | X | X | B52 |

| | | | |
|---|-------------------|---------------|---------------------|
| Pools and/or sport courts and fields | X | X | B53 |
| Walking trails and paths requiring improvement (grading, stone, fencing, etc.) | X | X | B54 |
| 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 | | B55 |
| Indicate perimeter protect area required during construction | X | | B56 |
| A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection | X | | B57 |

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



Code Enforcement Report August 1 2025

What was accomplished This week?

- Meeting held with staff to discuss code enforcement cases.
- Inspected 3505 Antioch Church, 0 Tilly Morris, 4915 Beulah Church, and Weddington Glen Open Space

What will be accomplished next week?

- The Code Enforcement Team will discuss ongoing and new cases.
- Code Enforcement Team will determine if they would like to bring cases against 4915 Beulah Church, Weddington Glens open space.

Schedule Status:

- 3505 Antioch Church Next Inspection: August 22nd 2025
- 4500 Homestead (Construction Debris): Abatement needs scheduled
- 0 Tilly Morris: Pallets appear to be moved. Will discuss case next week.
- 109 Foxton: Title search found property is being foreclosed upon. Bank will be sent notice as soon as possible.
- 416 Gatewood: Property owner is attempting to apply for a permit which would negate any minimum housing issue so long as it's active.

Input Needed from Weddington:

- 4500 Homestead: Town needs to find a contractor for cleanup in case property owner does not comply with final notice. The property has been issued two violations this year. If one more is issued, any subsequent violations can move straight to abatement.
- 109 Foxton: Need address of bank to send notice to.
- 416 Gatewood: Permit is being pulled which would negate any potential minimum housing violation.

- 3505 Antioch Church: Town needs to determine if they allow storage of trailers on residential property. Trailers have been determined to not be in violation of the vehicle portion of the home use ordinance, but could be in violation of the outdoor storage section.

Other Issues or Concerns:

- Contract was negotiated with Centralina. Move to On-Site model of enforcement. Contract should be being routed if it hasn't been already.

Matthew Rea, AICP, NCCZO

(330) 885-0937

mrea@ibts.org

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 07/31/25

2026

2025

Assets

| | | | |
|-------------|-------------------------------------|----------------------|----------------------|
| 10-1120-000 | SOUTH STATE CHECKING ACCOUNT | 735,404.19 | 735,558.48 |
| 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 | 709,909.19 | 492,051.80 |
| 10-1130-001 | BB&T/TRUIST MONEY MARKET | 1,841,164.05 | 2,336,152.82 |
| 10-1140-000 | NC CLASS INVESTMENT ACCOUNT | 261,459.90 | 260,501.59 |
| 10-1170-000 | NC CASH MGMT TRUST | 5,150,011.37 | 5,131,607.54 |
| 10-1205-000 | DUE FROM OTHER FUNDS (SCIF/PARK) | 24,510.00 | 24,510.00 |
| 10-1210-000 | A/R SOLID WASTE FEES | 22,089.14 | 24,175.84 |
| 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 | 51,874.31 |
| 10-1211-001 | A/R PROPERTY TAX | 99.94 | 13,279.34 |
| 10-1212-001 | A/R PROPERTY TAX - 1ST YEAR PRIOR | 11,838.37 | 9,149.43 |
| 10-1212-002 | A/R PROPERTY TAX - NEXT 8 PRIOR YRS | 12,949.77 | 5,019.66 |
| 10-1213-000 | A/R PROPERTY TAX INTEREST RECEIVABL | 1,555.31 | 1,632.50 |
| 10-1214-000 | PREPAID ASSETS | 36,575.14 | 36,575.14 |
| 10-1215-000 | A/R INTERGOVT-LOCAL OPTION SALES TX | 0.00 | 57,745.50 |
| 10-1216-000 | A/R INTERGOVT - MOTOR VEHICLE TAXES | 0.00 | 7,790.24 |
| 10-1217-000 | A/R INTERGOVT - UTILITY/SOLID WASTE | 0.00 | 0.00 |
| 10-1220-000 | AR OTHER | 0.00 | 14,055.30 |
| 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>11,620,392.23</u> | <u>11,962,830.92</u> |

Liabilities & Fund Balance

| | | | |
|-------------|------------------------------------|-------------------|-------------------|
| 10-2110-000 | ACCOUNTS PAYABLE | 0.00 | 39,644.26 |
| 10-2115-000 | ACCOUNTS PAYABLE ACCRUAL | 387.00 | 387.00 |
| 10-2116-000 | CUSTOMER REFUNDS | 8,765.30 | 8,765.30 |
| 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 | 254.42 | 0.00 |
| 10-2156-000 | LIFE INSURANCE PAYABLE | 76.25 | 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 | 1,555.31 | 1,632.50 |
| 10-2610-000 | DEFERRED REVENUE SOLID WASTE FEES | 22,089.14 | 24,175.84 |
| 10-2610-001 | DEFERRED REVENUE SOLID WASTE PY | 0.00 | 0.00 |
| 10-2610-002 | DEFERRED REVENUE SOLID WASTE N8 PY | 51,874.31 | 51,874.31 |
| 10-2620-000 | DEFERRED REVENUE - DELQ TAXES | 11,838.37 | 9,149.43 |
| 10-2625-000 | DEFERRED REVENUE - CURR YR TAX | 99.94 | 13,279.34 |
| 10-2630-000 | DEFERRED REVENUE-NEXT 8 | 12,949.77 | 5,019.66 |
| 10-2635-000 | DEFERRED REVENUE - PREPAID TAXES | 0.00 | 0.00 |
| | Total Liabilities | <u>157,128.68</u> | <u>201,518.89</u> |
| 10-2640-001 | FUND BALANCE - UNASSIGNED | 3,997,645.88 | 3,997,645.88 |

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 07/31/25

| | | 2026 | 2025 |
|-------------|-------------------------------------|---------------------|---------------------|
| 10-2640-002 | FUND BALANCE - RESERVE WATER/SEWER | 0.00 | 0.00 |
| 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 | 29,325.23 | 914,694.84 |
| | Less Expenses | <u>327,373.71</u> | <u>439,808.25-</u> |
| | Net | <u>298,048.48-</u> | <u>1,354,503.09</u> |
| | Total Fund Balance | <u>7,280,077.94</u> | <u>8,932,629.51</u> |
| | Total Liabilities & Fund Balance | <u>7,437,206.62</u> | <u>9,134,148.40</u> |

WEDDINGTON
Statement of Revenue and Expenditures - Standard

08/06/2025
05:36 PM

Revenue Account Range: First to zz-zzzz-zzz

Include Non-Anticipated: Yes

Year To Date As Of: 07/31/25

Expend Account Range: First to zz-zzzz-zzz

Include Non-Budget: No

Current Period: 07/01/25 to 07/31/25

Print Zero YTD Activity: No

Prior Year: 07/01/24 to 07/31/24

| Revenue Account | Description | Prior Yr Rev | Anticipated | Curr Rev | YTD Rev | Excess/Deficit | % Real |
|------------------------------------|-------------------------------------|------------------|---------------------|------------------|------------------|----------------------|----------|
| 10-3101-110 | AD VALOREM TAX - CURRENT | 8.13- | 1,595,000.00 | 99.94 | 99.94 | 1,594,900.06- | 0 |
| 10-3102-110 | AD VALOREM TAX - 1ST PRIOR YR | 1,270.52 | 7,500.00 | 1,403.32 | 1,403.32 | 6,096.68- | 19 |
| 10-3103-110 | AD VALOREM TAX - NEXT 8 YRS PRIOR | 0.00 | 500.00 | 0.00 | 0.00 | 500.00- | 0 |
| 10-3110-121 | AD VALOREM TAX - MOTOR VEH CURRENT | 0.00 | 110,000.00 | 0.00 | 0.00 | 110,000.00- | 0 |
| 10-3115-180 | TAX INTEREST | 63.76 | 3,000.00 | 751.49 | 751.49 | 2,248.51- | 25 |
| 10-3120-000 | SOLID WASTE FEE REVENUES | 1,452.00 | 0.00 | 2,086.70 | 2,086.70 | 2,086.70 | 0 |
| 10-3231-220 | LOCAL OPTION SALES TAX REV - ART 39 | 0.00 | 625,000.00 | 0.00 | 0.00 | 625,000.00- | 0 |
| 10-3322-220 | BEER & WINE TAX | 0.00 | 65,000.00 | 0.00 | 0.00 | 65,000.00- | 0 |
| 10-3324-220 | UTILITY FRANCHISE TAX | 0.00 | 475,000.00 | 0.00 | 0.00 | 475,000.00- | 0 |
| 10-3333-220 | SOLID WASTE DISP TAX | 0.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00- | 0 |
| 10-3340-400 | ZONING & PERMIT FEES | 2,675.00 | 10,000.00 | 540.00 | 540.00 | 9,460.00- | 5 |
| 10-3350-400 | SUBDIVISION FEES | 1,191.25 | 10,000.00 | 0.00 | 0.00 | 10,000.00- | 0 |
| 10-3360-400 | STORMWATER EROSION CONTROL FEES | 0.00 | 500.00 | 0.00 | 0.00 | 500.00- | 0 |
| 10-3830-891 | MISCELLANEOUS REVENUES | 320.66 | 2,500.00 | 0.00 | 0.00 | 2,500.00- | 0 |
| 10-3831-491 | INVESTMENT INCOME | 23,351.92 | 250,000.00 | 24,443.78 | 24,443.78 | 225,556.22- | 10 |
| General Fund Revenue Totals | | 30,316.98 | 3,157,000.00 | 29,325.23 | 29,325.23 | 3,127,674.77- | 0 |

| 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 | 84,334.48 | 1,082,950.00 | 89,298.88 | 89,298.88 | 993,651.12 | 8 |
| 10-4110-150 | POLICE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4110-155 | POLICE PROTECTION | 98,110.15 | 691,645.00 | 163,481.70 | 163,481.70 | 528,163.30 | 24 |

WEDDINGTON
Statement of Revenue and Expenditures

08/06/2025
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| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Unexpended | % Expd |
|---------------------|---------------------------------|-------------------|---------------------|-------------------|-------------------|---------------------|-----------|
| 10-4110-160 | EVENT PUBLIC SAFETY | 0.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0 |
| 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 | 0.00 | 72,500.00 | 0.00 | 0.00 | 72,500.00 | 0 |
| 10-4110-193 | ATTORNEY FEES - LITIGATION | 0.00 | 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 | 0.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0 |
| 10-4110-340 | PUBLICATIONS | 0.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0 |
| 10-4110-342 | HOLIDAY/TREE LIGHTING | 0.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0 |
| 10-4110-343 | SPRING EVENT | 0.00 | 8,550.00 | 0.00 | 0.00 | 8,550.00 | 0 |
| 10-4110-344 | OTHER COMMUNITY EVENTS | 0.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0 |
| | 4110 GENERAL GOVERNMENT | 182,444.63 | 1,907,145.00 | 252,780.58 | 252,780.58 | 1,654,364.42 | 13 |
| 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 | 5,687.50 | 74,250.00 | 5,971.88 | 5,971.88 | 68,278.12 | 8 |
| 10-4120-123 | SALARIES - TAX COLLECTOR | 5,012.98 | 64,500.00 | 4,842.46 | 4,842.46 | 59,657.54 | 8 |
| 10-4120-124 | SALARIES - FINANCE OFFICER | 1,382.40 | 21,615.00 | 1,075.20 | 1,075.20 | 20,539.80 | 5 |
| 10-4120-125 | SALARIES - MAYOR & TOWN COUNCIL | 2,100.00 | 32,500.00 | 2,100.00 | 2,100.00 | 30,400.00 | 6 |
| 10-4120-181 | FICA EXPENSE | 1,084.98 | 15,500.00 | 1,070.21 | 1,070.21 | 14,429.79 | 7 |
| 10-4120-182 | EMPLOYEE RETIREMENT | 2,323.08 | 29,575.00 | 2,431.05 | 2,431.05 | 27,143.95 | 8 |
| 10-4120-183 | EMPLOYEE INSURANCE | 1,292.00 | 37,975.00 | 2,300.14 | 2,300.14 | 35,674.86 | 6 |
| 10-4120-184 | EMPLOYEE LIFE INSURANCE | 16.64 | 500.00 | 83.66 | 83.66 | 416.34 | 17 |
| 10-4120-185 | EMPLOYEE S-T DISABILITY | 14.00 | 375.00 | 45.79 | 45.79 | 329.21 | 12 |
| 10-4120-190 | PROFESSIONAL SERVICES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4120-191 | AUDIT FEES | 0.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0 |
| 10-4120-193 | CONTRACT LABOR | 12,428.74 | 9,000.00 | 6,930.96 | 6,930.96 | 2,069.04 | 77 |

WEDDINGTON
Statement of Revenue and Expenditures

08/06/2025
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| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Unexpended | % Expd |
|---------------------|--------------------------------------|-------------------|-------------------|------------------|------------------|-------------------|----------|
| 10-4120-200 | OTHER ADMINISTRATIVE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4120-205 | OFFICE SUPPLIES - ADMIN | 258.34 | 12,500.00 | 0.00 | 0.00 | 12,500.00 | 0 |
| 10-4120-210 | PLANNING CONFERENCE | 0.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0 |
| 10-4120-321 | TELEPHONE - ADMIN | 0.00 | 2,000.00 | 169.18 | 169.18 | 1,830.82 | 8 |
| 10-4120-325 | POSTAGE - ADMIN | 0.00 | 2,500.00 | 0.00 | 0.00 | 2,500.00 | 0 |
| 10-4120-331 | UTILITIES - ADMIN | 0.00 | 5,000.00 | 135.69 | 135.69 | 4,864.31 | 3 |
| 10-4120-351 | REPAIRS & MAINTENANCE - BUILDING | 0.00 | 35,000.00 | 0.00 | 0.00 | 35,000.00 | 0 |
| 10-4120-352 | REPAIRS & MAINTENANCE - EQUIPMENT | 42,635.03 | 86,000.00 | 1,217.67 | 1,217.67 | 84,782.33 | 1 |
| 10-4120-354 | REPAIRS & MAINTENANCE - GROUNDS | 3,782.94 | 105,000.00 | 4,432.00 | 4,432.00 | 100,568.00 | 4 |
| 10-4120-355 | REPAIRS & MAINTENANCE - PEST CONTRL | 540.00 | 1,500.00 | 562.50 | 562.50 | 937.50 | 38 |
| 10-4120-356 | REPAIRS & MAINTENANCE - CUSTODIAL | 600.00 | 6,500.00 | 0.00 | 0.00 | 6,500.00 | 0 |
| 10-4120-370 | ADVERTISING - ADMIN | 0.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0 |
| 10-4120-397 | TAX LISTING & TAX COLLECTION FEES | 0.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0 |
| 10-4120-400 | ADMINISTRATIVE:TRAINING | 975.00 | 6,500.00 | 60.00 | 60.00 | 6,440.00 | 1 |
| 10-4120-410 | ADMINISTRATIVE:TRAVEL | 0.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0 |
| 10-4120-450 | INSURANCE | 26,649.27 | 28,350.00 | 25,086.61 | 25,086.61 | 3,263.39 | 88 |
| 10-4120-491 | DUES & SUBSCRIPTIONS | 0.00 | 29,925.00 | 2,445.00 | 2,445.00 | 27,480.00 | 8 |
| 10-4120-498 | GIFTS & AWARDS | 0.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0 |
| 10-4120-499 | MISCELLANEOUS | 474.40 | 15,000.00 | 410.43 | 410.43 | 14,589.57 | 3 |
| | 4120 ADMINISTRATIVE | 107,257.30 | 656,065.00 | 61,370.43 | 61,370.43 | 594,694.57 | 9 |
| 10-4130-000 | ECONOMIC & PHYSICAL DEVELOPMENT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4130-120 | SALARIES & EMPLOYEE BENEFITS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4130-121 | SALARIES - ZONING ADMINISTRATOR | 6,666.66 | 85,200.00 | 7,000.00 | 7,000.00 | 78,200.00 | 8 |
| 10-4130-122 | SALARIES - ASST ZONING ADMINISTRATOR | 0.00 | 27,450.00 | 0.00 | 0.00 | 27,450.00 | 0 |
| 10-4130-123 | SALARIES - ADMINISTRATIVE ASSISTANT | 1,813.08 | 26,250.00 | 1,794.16 | 1,794.16 | 24,455.84 | 7 |
| 10-4130-124 | SALARIES - PLANNING BOARD | 200.00 | 6,300.00 | 350.00 | 350.00 | 5,950.00 | 6 |

WEDDINGTON
Statement of Revenue and Expenditures

08/06/2025
05:36 PM

| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Unexpended | % Expd |
|--|--|-------------------|---------------------|-------------------|-------------------|---------------------|-----------|
| 10-4130-125 | SALARIES - SIGN REMOVAL | 264.60 | 3,600.00 | 264.60 | 264.60 | 3,335.40 | 7 |
| 10-4130-181 | FICA EXPENSE - P&Z | 684.27 | 11,765.00 | 669.01 | 669.01 | 11,095.99 | 6 |
| 10-4130-182 | EMPLOYEE RETIREMENT - P&Z | 1,114.00 | 30,050.00 | 1,223.60 | 1,223.60 | 28,826.40 | 4 |
| 10-4130-183 | EMPLOYEE INSURANCE | 1,292.00 | 19,350.00 | 1,150.07 | 1,150.07 | 18,199.93 | 6 |
| 10-4130-184 | EMPLOYEE LIFE INSURANCE | 25.60 | 375.00 | 47.00 | 47.00 | 328.00 | 13 |
| 10-4130-185 | EMPLOYEE S-T DISABILITY | 14.00 | 200.00 | 30.46 | 30.46 | 169.54 | 15 |
| 10-4130-190 | CONTRACTED SERVICES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4130-192 | CONSULTING STORMWATER CONTROL | 0.00 | 95,000.00 | 0.00 | 0.00 | 95,000.00 | 0 |
| 10-4130-193 | CONSULTING | 0.00 | 75,000.00 | 0.00 | 0.00 | 75,000.00 | 0 |
| 10-4130-194 | CONSULTING - COG | 0.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 0 |
| 10-4130-195 | OTHER CONSULTING CONTRACTS | 0.00 | 150,500.00 | 0.00 | 0.00 | 150,500.00 | 0 |
| 10-4130-200 | OTHER PLANNING | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4130-201 | OFFICE SUPPLIES - PLANNING & ZONING | 258.33 | 7,500.00 | 0.00 | 0.00 | 7,500.00 | 0 |
| 10-4130-215 | HISTORIC PRESERVATION | 0.00 | 250.00 | 0.00 | 0.00 | 250.00 | 0 |
| 10-4130-220 | INFRASTRUCTURE | 75,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 10-4130-321 | TELEPHONE - PLANNING & ZONING | 0.00 | 2,000.00 | 169.19 | 169.19 | 1,830.81 | 8 |
| 10-4130-325 | POSTAGE - PLANNING & ZONING | 0.00 | 2,500.00 | 0.00 | 0.00 | 2,500.00 | 0 |
| 10-4130-331 | UTILITIES - PLANNING & ZONING | 0.00 | 5,000.00 | 524.61 | 524.61 | 4,475.39 | 10 |
| 10-4130-370 | ADVERTISING - PLANNING & ZONING | 0.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0 |
| 10-4130-500 | CAPITAL EXPENDITURES - P&Z | 0.00 | 30,000.00 | 0.00 | 0.00 | 30,000.00 | 0 |
| | 4130 ECONOMIC & PHYSICAL DEVELOPMEN | 87,332.54 | 593,790.00 | 13,222.70 | 13,222.70 | 580,567.30 | 2 |
| General Fund Expenditure Totals | | 377,034.47 | 3,157,000.00 | 327,373.71 | 327,373.71 | 2,829,626.29 | 10 |

| 10 General Fund | Prior | Current | YTD |
|-----------------|------------|------------|------------|
| Revenues: | 30,316.98 | 29,325.23 | 29,325.23 |
| Expenditures: | 377,034.47 | 327,373.71 | 327,373.71 |

WEDDINGTON
Statement of Revenue and Expenditures

| | | | |
|-------------|-------------|-------------|-------------|
| Net Income: | 346,717.49- | 298,048.48- | 298,048.48- |
|-------------|-------------|-------------|-------------|

| | | | |
|---------------|-------------|-------------|-------------|
| Grand Totals | Prior | Current | YTD |
| Revenues: | 30,316.98 | 29,325.23 | 29,325.23 |
| Expenditures: | 377,034.47 | 327,373.71 | 327,373.71 |
| Net Income: | 346,717.49- | 298,048.48- | 298,048.48- |

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: August 11, 2025

SUBJECT: Tax Report– July 2025

| | |
|---|-------------|
| Transactions: | |
| Balance Adjustments | \$(471.40) |
| | |
| Taxes Collected: | |
| 2023 | \$(1194.44) |
| 2024 | \$(3147.01) |
| As of July 31, 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 | \$2985.80 |
| 2023 | \$14,168.85 |
| 2024 | \$29,056.68 |
| Credit Balance | \$(158.67) |
| Total Outstanding: | \$48,273.92 |