



TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 9, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Presentation of Project - Grandview
10. Consent Agenda
 - A. Approve February 9, 2026 Town Council Regular Meeting Minutes
 - B. Approve 2027 Urban Archery Renewal
 - C. Approve Resolution R-2026-03 in Support of PARTF Grant Application
 - D. Adopt Employee Remote Work Policy
11. Old Business
 - A. Discussion and Possible Consideration of Ordinance CZ 2026-01 - Application by Keystone Custom Homes for Conditional Zoning Approval for development of a 12-lot subdivision on 3009 Forest Lawn Drive (Parcel number 07150015) and Statement of Land Use Consistency
 - B. Discussion and Consideration of Website Update Contract
12. New Business
 - A. Discussion and Consideration of Planning Board Appointments
 - B. Discussion and Possible Consideration of Park and Events Committee Appointments
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
 - A. Discussion of FY2026-2027 Budget
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



Union County Sheriff's Office

Events By Nature

For the Month of: February 2026

Date of Report

3/1/2026

9:00:56AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	29
911 TESTING	3
ACCIDENT BRAVO	3
ACCIDENT EMD	2
ACCIDENT HITRUN PD LAW	3
ACCIDENT PD ONLY	23
ALARMS LAW	27
ANIMAL BITE FOLLOW UP	5
ANIMAL BITE REPORT LAW	4
ANIMAL COMP SERVICE CALL LAW	10
ASSAULT	4
ASSAULT W/ INJURIES	1
ASSIST EMS OR FIRE	3
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	1
BOLO	1
BUSINESS CHECK	49
CARDIAC ARREST ECHO	2
CARDIAC RESPIRATORY ARREST EMD	2
CARELESS AND RECKLESS	18
DISTURBANCE OR NUISANCE	4
DOMESTIC DISTURBANCE	4
ESCORT	4
FIGHT	4
FOLLOW UP INVESTIGATION	16
FOOT PATROL	8
FRAUD DECEPTION FORGERY	10
FUNERAL ESCORT	1

<u>Event Type</u>	<u>Total</u>
HARASSMENT STALKING THREATS	2
ILLEGAL DUMPING LITTERING	1
INVESTIGATION	4
INVOLUNTARY COMMITMENT	4
LARCENY THEFT	1
LIVE STOCK ON HIGHWAY	1
LOST OR FOUND PROPERTY	1
MENTAL DISORDER	1
MISSING PERSON	1
MOTORIST ASSIST	10
NOISE COMPLAINT	1
POISONING EMD	1
PREVENTATIVE PATROL	684
PROP DAMAGE VANDALISM MISCHIEF	1
PSYCHIATRIC EMERGENCY	1
RADAR PATROL INCLUDING TRAINIG	15
REFERAL OR INFORMATION CALL	4
RESIDENTIAL CHECK	24
SERVE CIVIL PAPER	19
SERVE CRIMINAL CIVIL SUBPOENA	2
STRUCTURE FIRE EFD	1
SUICIDE ATTEMPT	1
SUICIDE THREAT	3
SUSPICIOUS CIRCUMSTANCES	2
SUSPICIOUS PERSON	4
SUSPICIOUS VEHICLE	10
TRAFFIC HAZARD	2
TRAFFIC STOP	84
TRESPASSING	3
WANTED PERSON	1
WELL BEING CHECK	1

Event Type

Total

Total Calls for Month:

1,132



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 9, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

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

2. Determination of Quorum

Quorum was determined with all Councilmembers present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Darcey Ladner, Ellen McLaughlin, and Clayton Jones.

Staff present: Town Administrator/Clerk Karen Dewey, Town Planner Gregory Gordos, Deputy Clerk/Admin Assistant Debbie Coram, Finance Officer Leslie Gaylord, Permit Tech Jazlyn Mook, Town Attorney Karen Wolter, Deputy David Plyler

Visitors: Liz Holtey, Nicholas Kramer, Cathy Weaver, Richard Helms, Chad Emerine, Steve Fellmeth, Eileen Fellmeth, Bob Griswold, Darrell Parker, Bill Deter, Alan Danko, Rusty Setzer, Bill Caldwell, Heather Presson, Mark Pedersen, Tracy Stone, Christopher Neve, Christopher Johnson

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

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

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

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

6. Mayor/Councilmember Reports

Mayor Pro Tem Smith reported on the recent WUMA meeting held on January 26th. He announced that the next WUMA meeting is scheduled for February 26th at 4:00 PM at Mineral Springs Town Hall, where topics including security will be discussed. Mayor Pro Tem Smith also provided an update on communications with Amelia Helms at NCDOT regarding upcoming road resurfacing projects. Several streets in Weddington are included in contracts currently being developed by NCDOT. The resurfacing work will use a different treatment than the pavement preservation method used last year, with an additional topcoat for a smoother finish. Smith indicated that once the final information about contracted work is received, it will be shared with the Town Clerk for posting on the website.

7. Public Comments

Nicholas Kramer, 2156 Wedgewood, commented that he moved to Weddington six months ago, drawn by the town's safety and community character. He expressed surprise to learn that the current ordinance effectively prohibits backyard chickens for most residents due to the 150-foot setback requirement from property lines, which necessitates approximately four to five acres. He noted that he lives on a two-acre lot and has spoken with neighbors who support backyard chickens. Mr. Kramer referenced similar ordinances in Matthews and Union County that permit backyard chickens with setbacks between 10 and 50 feet from property lines and allow 10 to 20 chickens per acre. He offered to help draft a backyard chicken ordinance and expressed hope that his son could have chickens by Easter.

Chad Emerine, 953 Eagle Road, raised concerns about the Keystone development plan, questioning whether the yield plan confirms compliance with R-40 requirements. He noted that three lots in the back contain steep slopes and a creek, and he questioned whether they meet the 10,000 square foot minimum buildable space requirement for R-40 lots. Emerine also challenged the open space calculations, pointing out inconsistencies between the numbers presented in January versus February. He questioned how conservation space could decrease from 8.53 acres to 7.53 acres when only one lot was removed, despite the removal of over two acres of floodway, steep slopes, and right-of-way. He argued that the calculations suggest only 6.79 acres of developed land, which would be significantly different from previous submissions. Mr. Emerine also noted that the tree removal map shows different open space numbers and that wetlands and submerged lands are not clearly depicted despite being required in the inventory. He expressed concern that the project appears to be masquerading as compliant and noted that the applicant has had multiple attempts to get the submission correct, including two community meetings and two planning board reviews with missing items. He asked the council to deny the application.

Heather Presson, 2905 Forest Lawn, addressed comments made by Keystone at the previous meeting regarding the on-site property meeting. She disputed the characterization that neighbors were understanding and appreciative, stating that multiple neighbors were not in favor of the development. She reported that a neighbor had recently informed her about a sign placed on the property encouraging people to call and get on a VIP list, which she believed was an intentional effort to generate support for the project rather than an oversight. Ms. Presson expressed concerns

about the visual impact of the development, noting that houses would be positioned close to the road and that five properties would be visible from her two-acre lot. She raised concerns about school overcrowding, given the new homes being built in the area, and questioned the town's plans for addressing this issue. Ms. Presson noted her disappointment that the historic trees at the front of the property would not be saved, which had been a major concern raised by neighbors at the first meetings. She encouraged Keystone, if approved, to honor Mr. and Mrs. Helms' legacy with some type of namesake, given their long tenure in Weddington.

8. Public Safety Report

This item was addressed later in the meeting. Deputy David Plyler presented the monthly report, noting that deputies conducted over 1,000 preventative patrols in January, involving visible presence in neighborhoods during day and night hours. He reported only two cases of fraud in January, down from six in December, and reminded residents to hang up on suspicious phone calls and contact law enforcement rather than providing information. Deputies conducted 88 traffic stops focusing on major roads including Providence Road, Rea Road, Antioch Church Road, and Beulah Church Road, as well as school zones. The department also conducted 15 residential checks for residents who were out of town for extended periods. Deputy Plyler encouraged residents to utilize the free residential check service by completing a form available on both the Town of Weddington and Union County Sheriff's Office websites.

Mayor Bell added information about a recent incident in which a deputy was injured in the line of duty near Longview in Weddington. During an altercation, the deputy attempted to radio for help but was in a communications dead zone. Unable to reach dispatch by radio, and with his body camera recording the struggle, the deputy threw down his cell phone while fighting and was able to activate the emergency button, which transmitted his coordinates and brought assistance. The deputy broke his hand during the incident and is currently out on leave. Mayor Bell emphasized the importance of addressing communication dead zones to ensure deputy safety.

9. Consent Agenda

- A. Approve January 12, 2026 Town Council Regular Meeting Minutes**
- B. Authorize Tax Collector to Advertise 2025 Unpaid Real Property Taxes**

Motion: Councilmember McLaughlin made a motion to approve the consent agenda as presented.

Vote: The motion passed with a unanimous vote.

10. Old Business

- A. Discussion and Possible Consideration of Ordinance CZ 2026-01 - Application by Keystone Custom Homes for Conditional Zoning Approval for development of a 11-lot subdivision on 3009 Forest Lawn Drive (Parcel number 07150015) and Statement of Land Use Consistency**

Mr. Gordos presented the changes made based on feedback from the January meeting and the documents provided. He explained key terminology, distinguishing between "buildable land" and areas designated as unbuildable, specifically steep slopes within the floodway. He noted that the floodway is the area directly adjacent to the waterway, distinct from the larger floodplain that has potential for flooding. He indicated that specific questions about yield calculations should be directed to the applicant.

The project is a conservation-type subdivision that has been revised from 12 lots to 11 lots. Mr. Gordos noted that the applicant provided detailed calculations and made some key changes including the addition of a neighborhood green. Previously, the plan included trails but no neighborhood green, which code describes should be provided "to the greatest extent possible." The neighborhood green must be at least 10,000 square feet and surrounded by trees at 40-foot intervals, which the new plan provides. The changes also include a net gain in heritage tree save, 72 trees compared to the 65 in the previous plan.

Mr. Gordos reviewed code requirements for both conventional residential subdivisions (the yield plan) and conservation subdivisions (the proposed development). For the conservation development being proposed, 50 percent or greater must be retained as conservation land, with zero percent credit allowed for wetlands, submerged lands, steep slopes, floodways, or other compromised areas. According to the submitted calculations, the applicant meets UDO requirements.

The revised site plan shows 11 lots with the neighborhood green positioned at the front of the property. The plan includes a walking trail around the perimeter, approximately half-acre lots around a cul-de-sac, and a stub-out to vacant land to the south. The frontage area is supplemented by a thoroughfare buffer, necessary because utility lines prevent a tree canopy extending to the road as seen elsewhere in Weddington and on Forest Lawn. Supplemental trees are planted more densely at the back of the hundred-foot buffer and around the neighborhood green, spaced approximately 40 feet apart.

Mr. Gordos noted that the development agreement, part of the conditional zoning process, includes stricter aesthetic standards requiring more masonry building materials. One condition is that houses must be built according to the renderings presented in January.

Keith Fenn of Keystone Custom Homes thanked the council and stated that all metrics for calculations and defining factors between buildable, developable, common open space, and percentages are being met as referenced in the UDO. He addressed public comments, reiterating that they received no negative feedback during neighborhood meetings. Regarding the sign that was placed on the property, Mr. Fenn stated there was no malicious intention, it was triggered by their marketing department unbeknownst to the development team, and it was removed as soon as it was discovered. Mr. Fenn stated that the two main points of contention from the last meeting were the yield plan calculations and the green space, both of which they believe they have now addressed. The green space was added as recommended by the council, intentionally placed on flatter, usable land with no existing trees, then supplemented with plantings rather than clearing more trees in other areas.

Mayor Pro Tem Tom Smith asked why the green space was placed upfront in a treeless area when it could have been located between lots 3 and 4, preserving heritage trees and keeping houses positioned as they were previously. He noted that code does not require the green space to be wide open with no trees.

Mr. Fenn explained that with the hundred-foot buffer, they wanted to respect the relationship between the open green and the buffer, creating complete screening. Additionally, they wanted to keep houses as far from the street as possible. Mayor Pro Tem Smith countered that with the green between lots 3 and 4, they wouldn't lose the front trees, and it would provide more central neighborhood access rather than requiring residents to cross the street to reach the green.

Mayor Pro Tem Smith raised concerns about tree removal on lots 4 and 5 in steep slope areas, questioning whether steep slopes would be graded. Mr. Fenn and engineer Casey Whiteman explained that the storm drain must run through that area, but they are not grading within steep slopes that are in the conservation area. The steep slopes are excluded from open space calculations but are not being graded. Mayor Pro Tem Smith remained concerned about the appearance of grading on steep slopes given the town's intent to minimize disturbance in those areas.

Councilmember McLaughlin asked about the statement from Keystone's last presentation that neighbors were understanding and appreciative, noting that public comments contradicted this characterization. Mr. Fenn maintained his position about the neighborhood meetings.

Mayor Bell commented on what appeared to be clear-cutting of heritage trees throughout the development area. He noted that while trees in conservation areas are saved because they must be, the development area appears to involve removing all heritage trees. Mayor Bell suggested that shifting lots 1, 2, and 3 down and placing the green space between lots 3 and 4 could save trees that currently sit directly on building pads. He expressed concern about approving the project without knowing the final configuration, as the current plan appears to ignore tree preservation despite the purpose of the town's tree ordinance. Mayor Bell indicated he would prefer to see the revised plan before voting rather than approving something conditionally.

Councilmember Ladner noted that the planning board and staff approved the plan according to the UDO, and that conservation zoning is designed to allow the same density as R-40 (one house per acre) but on smaller lots to conserve trees and green space. She asked whether removed heritage trees fall under the tree save plan that imposes fees. Mr. Gordos clarified that trees within the buildable area can be removed as necessary for construction. The ordinance primarily applies to traditional one-acre lots, particularly protecting backyard trees. If a heritage tree outside the buildable area is killed or removed after approval, such as from aggressive grading that damages root systems, a \$50,000 fine per tree would apply.

Councilmember Jones stated his appreciation with the addition of green space and the removal of one lot. However, he expressed disappointment that all large front trees are now gone. He questioned whether slight adjustments in home sites could save some large trees. Mr. Fenn responded that the extensive buffer plantings would screen the view.

Mayor Pro Tem Smith emphasized that the issue regarding architectural standards is not just about having stone versus siding or color variations, but avoiding seeing matching grey stone houses next to each other as mirrors. Mr. Fenn stated this would not happen at this price point.

Mayor Bell reiterated that the goal is for the development to be a positive addition that increases surrounding property values and makes neighbors excited about the project, requiring a product that stands the test of time rather than being regretted later.

Council discussed sending the application back to the Planning Board for further examination regarding the tree save and architectural standards. Mr. Fenn expressed frustration that priorities seem to keep changing, making it difficult to know what will satisfy the council. Each time they address one concern, another issue emerges as the subject of focus, creating uncertainty about requirements.

Ms. Wolter outlined options for proceeding: the council could create a general condition requiring the applicant to present plans to the administrator demonstrating tree preservation with 11 lots before receiving any grading permits, with a specific number of heritage trees to be saved. Alternatively, the council could table the matter and require a revised plan to be brought back.

Councilmember McLaughlin suggested that bringing it back to the planning board would provide more review. Councilmember Ladner questioned why it would be sent back to the planning board when it passed their review according to the UDO, preferring to approve with conditions if the single outstanding issue could be addressed.

Mayor Pro Tem Smith suggested submitting a new plan showing what could be saved by moving the green space, without necessarily returning to the planning board. He emphasized that the green space does not need to be clear-cut and could include some trees. He wanted to see how the configuration could be worked to make it more acceptable, given his discomfort with approving the current plan that would remove numerous trees.

Mr. Banks asked whether it would be possible to meet with council members individually to show proposed revisions before the next meeting, avoiding surprises about new concerns. Council members agreed they could meet in groups of two to avoid quorum issues.

Ms. Wolter raised an additional issue regarding the development agreement. In paragraph 5(b) of the general conditions, which states that no two homes either adjacent to or directly across the street from each other will share the same front elevation, she requested adding "or primary building materials." The goal is to avoid a uniform-looking or all-white neighborhood, ensuring homes have different facades and different appearances.

The applicant expressed concern about requiring different primary building materials in addition to different elevations for adjacent or opposite homes, stating this could create practical difficulties. After reviewing elevation examples showing three homes with stone as the primary material but distinctively different appearances, discussion ensued about how to achieve visual variety without overly restricting building materials.

Mayor Bell emphasized the importance of avoiding a siding-dominated neighborhood and ensuring the development enhances surrounding property values. Various council members weighed in on priorities: Mayor Pro Tem Smith emphasized that different colors and material types provide substantial variation; Councilmember Jones cared about tree preservation over garage orientation; Councilmember Ladner prioritized trees over garage configuration.

Ms. Wolter suggested revising the language to require a "mix of materials" rather than prohibiting repetition of primary materials, ensuring combinations like stone with siding, brick with siding, or shakes with siding. The applicant agreed to craft appropriate language addressing architectural variety using correct architectural terms and reflecting the council's vision.

Councilmember McLaughlin requested visual renderings showing the view from the road, particularly regarding landscaping from the street. Mr. Gordos explained that Keystone had previously provided views from the road that appeared sparse compared to other properties in the vicinity, leading to requests for improvements such as berms and additional supplemental plantings. A landscape plan is not required by the UDO but is almost always added as a condition of approval. Council discussed tabling the project to allow the applicant to revise the plan by moving the green space between lots 3 and 4, exploring options to save large heritage trees potentially by using front-load garages where necessary, and crafting appropriate development agreement language regarding building material and elevation variety. The applicant will arrange meetings with council members in groups of two to review proposed revisions before the next council meeting.

Motion: Councilmember Jones made a motion to table Discussion and Possible Consideration of Ordinance CZ 2026-01 - Application by Keystone Custom Homes for Conditional Zoning Approval for development of a 11-lot subdivision on 3009 Forest Lawn Drive until the next Town Council Meeting.

Vote: The motion passed with a unanimous vote.

11. New Business

A. Consideration of the Release of Weddington Acres Improvements Bond #CMS0330993 in the amount of \$57,361.00.

Mr. Gordos presented the agenda item: Weddington Acres is located off Tilly Morris Road on the northern border of town. It is a gated, private road subdivision with two gates and two access points. Lots are sold individually for custom homes rather than being a master builder community.

The bond amount is \$57,361 and covers a simple asphalt road with no curb, gutter, significant storm infrastructure, or sidewalks. As a private road, it would be owned and maintained by the HOA.

Mr. Gordos stated that four months ago, he would have recommended against releasing the bond due to substantial construction activity on-site, with many pads still being graded and tree removal ongoing that could damage the road surface. He visited the site that afternoon and observed that

approximately half the homes are actively under construction and framed with substantial progress, and all lots are sold. The concern about releasing bonds prematurely is to avoid situations where lots remain unsold or where future construction equipment will damage infrastructure. Despite ongoing active construction, the infrastructure currently looks good. LaBella's recommendation included in the packet advised releasing the bond. Bob Wilson, the town's consulting engineer, was present to answer questions.

Mayor Bell noted he also visited the site that morning and observed six homes under construction with about half the lots still wooded with no activity. He questioned whether there is a threshold percentage of homes that should be completed before releasing bonds to protect against road damage costs falling to homeowners.

Mr. Wilson explained that several inspections were conducted for closeout, including extended dry detention basins that required clearing overgrowth for inspection. Deficiencies were found and corrected through approximately three site visits, with all requested corrections completed. He stated he felt comfortable recommending release despite some ongoing home building, as it is a gated community with substantial homes and minimal clear-cutting due to homes conforming to the land rather than creating flat building pads.

Mr. Wilson clarified that while NCDOT requires a high percentage of homes (approximately 75 percent) to be built before accepting a public street for maintenance, this bond is not for the road itself but for stormwater control measures. A previous bond for turn lanes held by NCDOT has already been released. The bond in question is specifically for stormwater infrastructure.

Motion: Councilmember Ladner made a motion to release the Weddington Acres Improvement Bond, CMS0330993, in the amount of \$57,361.00

Vote: The motion passed with a unanimous vote.

12. Code Enforcement Report

Town Staff continues working on complaints received and mitigating issues. There are several inspections scheduled for the coming week.

Councilmember Jones asked whether staff had ever received complaints regarding chickens. Staff confirmed that there had been complaints requiring animal control involvement in the past. Council continued discussion on chicken regulations. Mr. Gordos clarified that hens are allowed but the issue is setback requirements for the coop structure and waste storage. The Council agreed to consider text amendments for the chickens in the future.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord stated the monthly financials are included in the packet, along with quarterly updates on SCIF and ARPA grant money. She noted that while ARPA funds are gone, they are not yet closed out federally, so reporting has to continue. Budget discussions will begin at the retreat, and she invited council members to share any items they want included in budget considerations.

14. Updates from Town Planner and Town Administrator

Mr. Gordos provided a high-level update, noting that the latest Toll Brothers project, Morris Farm, was scheduled to go before the Planning Board at the end of January but was delayed by ice and snow storms. It is now scheduled for the planning board agenda at the end of February. Due to the tabling of the Keystone project, Morris Farm will not be heard by the council in March but will come before them in two to three months depending on planning board actions.

Regarding bond releases, Mr. Gordos noted that one bond was just released with approximately five more bond release requests in the pipeline. He and LaBella have been working diligently on inspections, which typically require three to four rounds to achieve compliance, as demonstrated by Weddington Acres. Many requests were received in October and November with applicants hoping for year-end completion, but staff has not felt comfortable bringing them forward until properly vetted. While it may feel like bond issues appear monthly, this is because multiple requests came simultaneously but were not all ready for approval.

Mr. Gordos reported several other potential subdivisions in the pipeline at various stages. He noted that around this time last year, there were approximately ten projects in the pipeline. Code revisions have slowed or eliminated many applications, contrary to any perception that the town is allowing all subdivisions. Staff is eliminating many requests due to higher standards and requirements.

Mr. Gordos stated he would be talking to the council at the retreat about the development process to provide information about what the UDO allows, doesn't allow, or might allow. He intends to discuss text amendments or proposed code audits so everyone is comfortable reading agenda packets and understanding UDO requirements.

15. Transportation Report

Mayor Bell reported that the new I-485 toll lanes are scheduled to open February 28.

16. Council Comments

Mayor Pro Tem Smith thanked staff for their work preparing for the meeting and the upcoming retreat. He thanked attendees for staying until 9:00 PM and participating, wishing everyone a great evening.

Councilmember Ladner thanked everyone for coming and thanked the Weddington team for their work. She expressed appreciation to Ms. Gaylord for spending many hours helping her understand the budget in detail, providing extensive time and expertise. She also thanked staff for organizing the upcoming retreat and training sessions, acknowledging the substantial work involved.

Councilmember McLaughlin announced that the Weddington Garden Club meets on the second Tuesday of each month at Siler Church at 9:15 AM, with the next meeting focusing on herbs. She mentioned the Constructive Plant Rescue group, which has volunteers who go to building sites before clearing to save native plants. She plans to meet with them to explore coordination

opportunities. Councilmember McLaughlin announced that Weddington Watch will hold a meeting on March 3rd at 7:00 PM at Weddington Methodist Church Fellowship Hall. Weddington Watch is a crime prevention group that allows neighborhoods to coordinate and share information about incidents to increase community awareness. She invited neighborhood safety committee representatives or interested parties to contact her for coordination.

Councilmember Jones noted that Deputy Plyler, new to Weddington patrol, grew up in Weddington and is "one of our own," welcoming him home.

17. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the February 9, 2026 Regular Town Council Meeting at 9:01 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk



Memorandum

TO: Mayor and Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: March 9, 2026

SUBJECT: Deer Urban Archery Season Renewal

The Town has received a renewal form for participation in the 2027 Deer Urban Archery Season from the North Carolina Wildlife Resources Commission. The 2027 Deer Urban Archery Season will run from January 9, 2027 through February 14, 2027.

The intention of the Urban Archery Season is to reduce urban deer populations through increased hunter opportunity. The Urban Archery Season does not obligate private landowners to allow hunting on their property, nor does it eliminate the requirement for hunters to obtain permission from the landowner before hunting. Hunters are legally required to obtain written permission to hunt on posted property.



**A RESOLUTION AUTHORIZING SUBMITTAL OF A NORTH CAROLINA PARKS AND
RECREATION TRUST FUND GRANT APPLICATION FOR DEVELOPMENT OF A TOWN
HALL PARK ON TOWN HALL PROPERTY
R-2026-03**

WHEREAS Weddington Town Council is committed to enhancing the quality of life and providing community events for the residents; and

WHEREAS The Town of Weddington wishes to make improvements to the Town Property located at 6924 Weddington Matthews Road for public use and enjoyment; and

WHEREAS the North Carolina Parks and Recreation Trust Fund (PARTF) has been authorized by the General Assembly to award grant funds to eligible park, recreation, and open space projects; and

WHEREAS The Town of Weddington intends to submit an application to the North Carolina Parks and Recreation Trust Fund for funding assistance to support improvements and development of the Town Hall property as a public park; and

NOW, THEREFORE, BE IT RESOLVED that the Town Council of Weddington, North Carolina, hereby authorizes and supports the submission of a grant application to the North Carolina Parks and Recreation Trust Fund for funding assistance for the development of a Town Hall Park on Town-owned property..

Adopted this ___ day of March, 2026

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk



Remote Work Policy – Non-Public Days

1. Policy Statement

It is the policy of the Town to permit eligible employees to work remotely on designated non-public business days when Town Hall is closed, in order to maintain productivity, ensure continuity of operations, and use Town resources efficiently.

2. Applicability

This policy applies to all Town employees whose job duties can be effectively performed remotely, as determined by department supervisors or the Town Administrator.

3. Eligible Remote Work Days

- Remote work is permitted on Tuesdays and Thursdays, when Town Hall is closed to the public.
- This policy does not apply to days when Town Hall is open or when in-person staffing is operationally required.

4. Work Hours and Availability

- Employees working remotely shall maintain their regular work schedules.
- Employees must be reachable by phone, email, and other required communication tools during working hours.
- Employees may be required to report to Town Hall on a remote workday if operational needs arise.

5. Performance and Accountability

- Remote work is subject to the same performance standards as on-site work.
- Supervisors shall monitor productivity based on work output, responsiveness, and completion of assigned duties.
- Failure to meet performance expectations may result in revocation of remote work privileges.

6. Equipment and Security

- Employees are responsible for safeguarding Town equipment and information while working remotely.
- All remote work shall comply with Town information security, confidentiality, and records retention policies.

7. Management Discretion

- Approval for remote work may be modified or revoked at any time based on operational needs, performance concerns, or policy changes.
- This policy may be reviewed and updated by the Town Council or Town Administrator with Council approval as needed.

8. Policy Review

This policy shall be reviewed periodically to ensure continued alignment with Town operations, public service needs, and best practices.

Adopted: _____



TO: Planning Board Town Council
FROM: Gregory Gordos, AICP, CZO, Town Planner
DATE: ~~September 22, 2025~~ March 9, 2026
SUBJECT: Application by Keystone Custom Builders. requesting Conditional Zoning approval for the development of a +211-lot conservation subdivision located at 3309 Forest Lawn Drive.

APPLICATION INFORMATION:

SUBMITTAL DATE: August 1, 2025
APPLICANT/ENGINEER: Casey Whiteman, Colliers Engineering & Design
PROPERTY LOCATION: 3309 FOREST LAWN DR
PARCEL ID#: 07150015
ACREAGE: +/- 16.66 acres
EXISTING LAND USE: Single-family residential
EXISTING ZONING: Residential-Conservation District (R-CD)

PROPOSAL:

The applicant is proposing the development of a +211-lot conservation (>50% open space) subdivision on a single parcel currently owned by the Helms family. The subdivision contains a single entrance on Forest Lawn Drive with a 100' buffer (per UDO) along the thoroughfare. Open space is primarily found at the rear of the property near steep slopes and floodplain for Twelvemile Creek. Other vacant lands along the creek are found to the east and south; Greylyn Drive is to the north and private road Walden Lane is across the street. Forest Lawn Drive, along with property along Weddington Road, remain some of the last undeveloped and contiguous tracts of land within Weddington.

Development Standards.

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all

applicable requirements of the UDO, including at applicant consent the new Appendix 2B. of the code.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

UDO Section D-607(C), Conditional Rezoning.

As required by UDO Section D-607(C)(5), the applicant held their required design charette outdoors on the property on April 29th, 2025 and a Community Meeting at Town Hall on June 19th, 2025. A public presentation was made to the Weddington Town Council at their regularly scheduled meeting on July 14th.

The Weddington Planning Board Recommended the project on 10/2/2025. The Town Council heard but tabled the agenda item at the 1/2026 and 2/2026 regularly scheduled hearings, requesting design layout changes that have ultimately resulting in a reduction in density and addition of a neighborhood green.

As a Conditional Zoning (CZ) application with over six residential units, approval is solely under the responsibility of the Town Council, with staff and the Planning Board serving as advisory. The Conditional Zoning process allows the developer and the town to ask for conditions which could include special exceptions to rules or additional improvements. The town and the developer must agree on a condition for it to become a part of an approval.

UDO Section D-703(D), Permitted Uses (by zoning district).

Pursuant to Table 1, Permitted Uses, as contained within UDO Section D-703(D), Conservation Residential Development is specifically listed as a permissible use within the R-CD zone, subject to Conditional Zoning approval.

UDO Section D-703(E), Lot and Building Standards Table.

Pursuant to Table 2, Lot and Building Standards, as contained within UDO Section D-703(E), all development within the R-CD is required to meet certain standards. The following table identifies those standards, as well as how the subject development proposal complies:

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		18,000 sq. ft. (avg. 20,000)	18,960 – 23,877 sq. ft.
Minimum Lot Width		120'	120' (min)
Minimum Setbacks	Front	50'	50'
	Side	15'	15'
	Rear	40'	40'
Maximum Height		35'	35'
Maximum Floor Area Ratio		N/A	N/A

UDO Section D-917A, Specific Requirements for All Residential Development.

UDO Section D-917A, establishes numerous rules for how residential development is intended to occur within the Town. These rules include, but are not limited to, the location of house sites, easements, the

requirement of lots to abut public roads, street design and layout, cul-de-sacs, open space, buffering, and tree requirements. While not all these rules are appropriate to be included at this stage of the development process, there are many that must be considered.

UDO Section D-917A(A) Side lot lines shall be substantially at right angles or radial to street lines, and double frontage lots are to be avoided wherever possible.

The majority of lots are rectangular facing “Public Road A” and a stub-out “Public Road B” with two wedge-shaped lots on the cul-de-sac. Positive findings of compliance can be made.

UDO Section D-917A(D)(2) No proposed residential building lot that is partially subject to flooding as defined herein shall be approved unless there is established on the lot plan a contour line representing an elevation no lower than two feet above the base flood line as defined in Appendix 7. Floodplain Regulations.

While floodplain is found on the site, all proposed lots lie outside of it.

UDO Section D-917A(F)(1) All subdivision lots shall abut public roads.

All lots abut a proposed public road to be maintained by NCDOT and exit onto Forest Lawn. As such, positive findings of compliance can be made.

UDO Section D-917A(J)(1) Cul-de-sacs shall not exceed 500 feet.

One proposed road (A) is intersected by another public road, whereafter only four homes are accessed of the cul-de-sac. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. By creating connectivity to an adjacent, vacant parcel, the two roads comply with this requirement.

UDO Section D-917A(J)(2) When cul-de-sacs end in the vicinity of an adjacent undeveloped property capable of being developed in the future, a right-of-way or easement shall be shown on the final plan to enable the street to be extended when the adjoining property is developed.

A street extension is proposed onto adjacent property Parcel No. 07150017. Positive findings of compliance can be made. The turnaround as submitted will need to be shown as a full road extension on the Final Plat.

UDO Section D-917A(K)(2) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended. Street connections shall be designed so as to minimize the number of new cul-de-sacs and to facilitate easy access to and from homes in different part of the tract (and on adjoining parcels).

Unfortunately an additional cul-de-sac would be added to the network. However, only ~~12~~11 homes are proposed and thus only one point of ingress-egress is required.

UDO Section D-917A(K)(5) Two points of ingress and egress onto an adjoining public road from subdivision containing more than 15 lots is required.

N/A. Only 11 lots proposed. Positive findings of compliance can be made.

UDO Section D-917A(K)(6) Developable lots shall be accessed from interior streets, rather than from roads bordering the tract.

All lots are accessed from the new interior streets rather than Forest Lawn.

UDO Section D-917A(O)(1) Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required.

The development proposal includes the provision of a 100-foot thoroughfare buffer. Sheet C-601 details the 39 buffer trees provided. Species are not specified as year-round and no existing trees would remain. See also Sheet C-100 Existing Conditions Plan.

UDO Section D-917A(Q)(2) Tree Save and Tree Replenish Requirements. In order to maintain or replenish the Town tree canopy in any new major residential development the following shall apply: a. The tree removal of trees greater than or equal to 8-inches DBH is not permitted within areas that have naturally occurring trees located outside the buildable area of a lot or development.

Please see limits of disturbance (LOD) as indicated on the Grading Plan and areas designated as Conservation Area as provided on the Layout Plan.

UDO Section D-917A(Q)(3) All buildings, building additions, and other structures (including but not limited to driveways) shall be located upon a lot or parcel of land in such a way as to minimize damage to or removal of Heritage trees.

Heritage Trees to be preserved are shown within the Planting Plan, with at least eight trees within the buildable area to be preserved. ~~The four largest heritage trees visible from Forest Lawn Drive would be removed, however, three existing heritage trees would not be removed per the updated layout of eleven lots with a neighborhood green fronting the road.~~

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

UDO Section D-917B(B)(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).

This UDO Section was amended in 2025 to change the minimum required area of Conservation Lands and consider ZERO PERCENT (0%) of steep slopes and floodways. Positive findings of compliance cannot be made when applying this new standard given the existing FEMA AE zone.

Steep slopes and forestlands are the Highest Priority (Tier A) for Conservation Lands and should not be penalized.

UDO Section D-917B(E)(3) Because of their extreme limitations, stream valleys, swales and other lowland areas may warrant designation as Conservation Lands. They may also require adjoining buffer lands to be included as Conservation Lands, to be determined by an analysis of the protection requirements of such areas as determined by the Town Council on a case by-case basis upon finding that designation of such areas as Conservation Land would have significant and positive long-term environmental impact on the Conservation Lands.

Staff argues that the inclusion of floodplain as Conservation Land ensures permanent protection of the watershed and adjacent properties.

UDO Section D-917B(J)(2) In addition, all principal dwelling units shall otherwise be set back a minimum of 50 feet from the external boundaries of the conservation subdivision.

Positive findings of compliance can be made.

UDO Section D-917B(L) Design Standards Specific to the Conservation Lands

Conservation Lands on the provided plans includes the thoroughfare buffer, which is currently unforested. After several revisions Pedestrian Pathways were added to the Planting Plan but not the overall Schematic Plan. To the greatest extent feasible, each conservation residential development should provide at least one neighborhood green, not less than 10,000 square feet in area, planted with shade trees at 40-foot intervals around the edge. ~~No neighborhood green was provided.~~ A neighborhood green is now proposed.

UDO Section D-917D, Supplemental Requirements for Certain Uses.

UDO Section D-917D, establishes supplements requirements for certain uses; however, not for all uses that are specifically listed in the UDO, including traditional residential development. As such, this Section is not applicable.

UDO Section D-918, General Requirements.

The various provisions set forth in UDO Section D-918, including, but not limited to visibility at intersections, lighting, screening, and landscaping, fences and walls, signs, and off-street parking and loading, as applicable, shall be reviewed for compliance with the submittal of plans for a Construction Permit. It is noted, however, that there do not appear to be any immediate concerns regarding compliance with these provisions.

UDO Appendix 5, Architectural Standards.

It is noted that many of the basic building design standards established in Appendix 5 are intended more for the engagement of pedestrians with retail storefronts and are not applicable to this residential proposal.

RELATION TO THE CODE OF ORDINANCES:

Appendix C, Traffic Impact Analysis.

Pursuant to Sec. II (A) (1), a Traffic Impact Analysis (TIA) is required for any CZ which is expected to create 50 or more peak hour vehicle trips or 500 or more daily vehicle trips. The proposal would add 12 single-family homes to Weddington. Even if each home had three vehicles operating at peak hours, it would not meet the threshold to require a traffic impact analysis. None provided or required.

LAND USE PLAN CONSISTENCY:

On June 3rd 2024 the Weddington Town Council adopted the new Comprehensive Land Use Plan, which established new goals and policies from those previously used by the Planning Board.

Land Use Goals:

Goal 1: New development and redevelopment activities shall be consistent with the Future Land Use Map and categories.

Policy LU 1.1: The following Future Land Use categories, along with their intended uses, densities, and intensities, are hereby established (floor area ratio (FAR) only applies to non-residential uses): a. Agriculture: This category is intended to accommodate very low density residential development to retain rural character and agricultural activity. Maximum density: 1 dwelling unit per 1.5 acres.

The subject property is identified as *Traditional Residential* in the 2024 Future Land Use Map (Map 4). Traditional Residential allows for low density residential developments and applies to areas where most of the lots and parcels are less than six acres in area. Primarily, parcels with this designation have one dwelling unit per acre. ~~12-11~~ lots are proposed over 17 acres: a density of less than one unit per acre for this proposal.

Transportation Goals:

Goal 1: Encourage the development of well-designed streets that are safe, connected, and welcoming for all users.

Policy: T 1.1: Major thoroughfares and key entryways shall be given the highest priority for beautification efforts and corridor design.

Forest Lawn Drive is a connector road between the municipalities of Stallings and Wesley Chapel, with the property in-between in Weddington largely forested. Adequate visual screening throughout the year is a key consideration in this conditional zoning case. Staff recommends a planting plan specific to the thoroughfare buffer to ensure adequate design. [A 3-D rendering showing the plantings along Forest Lawn is now included in the agenda packet.](#)

Policy: T 1.3: Encourage roads be designed and constructed to provide a high level of safety and comfort for all users (pedestrians, bicyclists and motorists), in a manner consistent with the character of the neighborhood through which the road travels.

Sidewalks are NOT provided on Forest Lawn Drive or in the subdivision itself.

Housing Goals:

Goal 2: Maintain the Town's strong single-family residential character.

Policy: H 1.1: Retain the residential character of the community by ensuring that new residential development consists of single-family homes with a maximum density of one (1) dwelling unit per 40,000 sq feet.

Low-density housing is proposed under 1 unit/ac (~~12-11~~ units on 16 acres).

Conservation Goals:

Goal 1: Ensure that all new development takes place in a manner that conserves open space and scenic views.

Policy: C 1.1: Preserve open space and scenic views through zoning regulations that require open space preservation in both conventional and conservation subdivisions, as well as commercial developments.

Common open space in the development is primarily limited to Conservation Lands and buffers around the perimeter of the property. ~~Open space is not a useable amenity but tree screening.~~ A neighborhood green is now proposed at the southside of the community entrance. It's utility is to preserve as many heritage trees as possible at the front of the site rather than serving as a central location. Council should weigh which is most important in the case but it is now in compliance with the UDO ("to the greatest extent possible" versus "required").

Infrastructure Goals:

Goal 1: Ensure that all existing and future developments in Weddington are served by adequate water, wastewater, drainage and emergency services.

Policy: I 1.1: Require water, wastewater, and drainage system improvements to be constructed concurrent with new development and that they provide adequate capacity to meet demands from existing and new users.

One stormwater pond is proposed for stormwater runoff, which must be designed to meet 100-year stormwater events per the Town of Weddington UDO. Union County Water serves the site and most importantly, public sewer shall be provided via an existing line on Twelve Mile Creek.

Based upon the above, staff provides the following Land Use Plan Consistency Statement for consideration:

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

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of an ~~12 11~~-lot conservation subdivision (unnamed), generally located on Forest Drive, be recommended for approval, ~~only if a consensus is reached regarding adherence to UDO Appendix 2B, as adopted.~~ Plans have been altered on lot layout, count, tree protection, and amenities provided based on recorded Town Council comments 1/12/2026 and 2/12/2026 and result in lower density and greater amenity access.

ATTACHMENTS:

- Application
- Layout Plan
- Existing Conditions Plan
- Grading and Drainage Plan
- Utilities Plan
- Planting Plan

Zoning Map
Community Meeting Report
24x36 Perspective Rendering Forest Lawn Berm
Weddington 11 Tree Plan with Significant Existing Heritage Trees



**AN ORDINANCE TO AMEND The Town of Weddington Zoning Map
3009 Forest Lawn Major Subdivision
CZ 2026-01**

WHEREAS, the Town of Weddington has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners adjacent to the subject parcels have been notified by first class mail of the public hearing on the question of reclassification; and

WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Town Council of the Town of Weddington; and

NOW, Therefore be it ordained by the Town Council of the Town of Weddington that tax parcel number 07150015 consisting of approximately 17 acres located on Forest Lawn Drive be reclassified as Conditional Zoning District as shown on Exhibit A titled CONDITIONAL ZONING PLAN KEYSTONE CUSTOM HOMES WEDDINGTON, dated September 25, 2025 and is further subject to the conditions shown on Exhibit B Development Guidelines and Standards dated January 29th, 2026 attached hereto and incorporated herein by reference.

Adopted the 9th day of March 2026

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk

APPROVED AS TO FORM:

Karen Wolter, Town Attorney



CZ 2026-01-KEYSTONE CUSTOM HOMES
3009 FOREST LAWN
EXHIBIT B.
DEVELOPMENT STANDARDS
Draft

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to eleven (11) single-family residential units.
5. Architectural Standards:
 - a. The building materials used on the principle buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber

board, cementitious fiber shake, stucco, decorative block and/or wood.

- b. No two homes either adjacent to or directly across the street from each other will share the same front elevation. Side load garage will be the primary garage on all homes. A third garage bay may be added on some or all the homes. The third garage will be front facing and positioned behind the side load garage in a courtyard format.
- c. Mono-slab foundations are prohibited. Crawl spaces, stem wall foundations or walk-out basements on all homes are permitted.
- d. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements
- e. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
- f. Architectural renderings presented to the Town Council on the date of this hearing (January 12, 2026), by the applicant, shall roughly match the house models to be developed upon entitlement by this Council including in materials, massing and building design elements.
- g. Lots 1, 7, 9 and 11 each feature a high visibility side elevation. High visibility side elevations will include some combination of the following design elements: Additional and/or larger windows, living space additions (bump outs) in the form of wrap porches or conservatories, foundation cladding material continuous from the front elevation, stone / masonry accents as appropriate to the vernacular of the home, material changes for cladding (board and baton and similar), enhanced landscaping, elevation trim details to include window trim.

6. Environmental and Open Space Requirements:

- a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.
- b. Developer will provide detailed landscaping plan for the 100-foot buffer along Forest Lawn Drive. Plantings will adhere to the town of Weddington tree ordinance as outlined in the UDO D-917A(Q).

- c. Tree protection as described on the approved construction drawings for the heritage trees located on lot and outside of the building pad will be in place prior to land development or home construction. The building pad is defined those areas on an individual lot that is within the applicable zoning setbacks. No Zoning Permits shall be issued prior to exercise of procedures as found under Tree Protection in the Unified Development Ordinance Section D-917A.Q.10. Inspections
7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers and as documented on the approved construction drawings.
8. Access and Transportation.
 - a. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction. In the event of conflict, NCDOT regulations will prevail
 - b. Applicant shall be required to provide one ingress/egress from Forest Lawn Drive to the subdivision and one (future) road connection to parcel 07150017.
9. Streetscape, Setbacks, Buffers, and Yards:
 - a. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard setback shall be provided.
 - b. A minimum forty (40) foot front yard and forty (40) foot rear yard setback shall be provided.
 - c. Minimum lot size will be 18,000 square feet. Average lot size will be a minimum of 20,000 square feet. Minimum lot width will be 100 feet.
 - d. Each lot created shall contain at least one existing or planted canopy trees for every 40 feet of street frontage or fraction thereof per UDO Section D-917A(Q).
10. Utilities
 - a. Developer will construct public sanitary sewer and public water lines to serve the proposed subdivision.
 - b. Any existing wells and septic systems will be removed or abandoned in accordance with state and county requirements.

This 9th day of March 2026

Alan C Banks, Keystone Custom Homes

DRAFT







Code Enforcement Report

February 20 2026

What was accomplished this week?

- Meeting held with staff to discuss code enforcement cases.
- Inspections at 6939 Tree Hill, 4519 Beulah Church, 109 Foxton, 100 Foxton
- Notice sent to 4519 Beulah Church, 109 Foxton

What will be accomplished next week?

- Meeting to discuss ongoing code cases, new potential cases
- Inspection at 236 Gatewood

Schedule Status:

- 4500 Homestead (Construction Debris): Abatement scheduled-cost of abatement will not be recouped by property lien as site is unbuildable.
- 109 Foxton: Next Inspection March 7th
- 416 Gatewood: Property owner is attempting to apply for a permit which would negate any minimum housing issue so long as it's active.
- 4000 Ambassador: Discussion with team Next Week
- 6939 Tree Hill: Next Inspection: Tbh
- 4519 Beulah Church: Next Inspection March 7th
- 236 Gatewood: Next Inspection Feb 23rd
- 100 Foxton: Investigation Ongoing
- 3911 Weddington Matthews: Investigation Ongoing
- 4909 Beulah Church: Investigation Ongoing

Other Issues or Concerns:

- None right now.

Matthew Rea, AICP, NCCZO
(330) 885-0937
mrea@ibts.org

2026

2025

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	734,311.67	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	1,497,872.38	492,051.80
10-1130-001	BB&T/TRUIST MONEY MARKET	1,865,499.97	2,336,152.82
10-1140-000	NC CLASS INVESTMENT ACCOUNT	267,643.14	260,501.59
10-1170-000	NC CASH MGMT TRUST	5,267,887.93	5,131,607.54
10-1205-000	DUE FROM OTHER FUNDS (SCIF/PARK)	97,590.32	54,932.32
10-1210-000	A/R SOLID WASTE FEES	9,484.99	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	84,918.21	13,279.34
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	7,168.80	9,149.43
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,125.59	5,019.66
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	2,781.36	1,632.50
10-1214-000	PREPAID ASSETS	0.00	36,575.14
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	91,453.12
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	105,899.33
10-1220-000	AR OTHER	0.00	16,375.60
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	32,076.19	32,076.19
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>12,671,639.15</u>	<u>12,149,509.54</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	4,122.52	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	3,615.07-	0.00
10-2156-000	LIFE INSURANCE PAYABLE	10.73	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	2,781.36	1,632.50
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	9,484.99	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	7,168.80	9,149.43
10-2625-000	DEFERRED REVENUE - CURR YR TAX	84,918.21	13,279.34
10-2630-000	DEFERRED REVENUE-NEXT 8	9,125.59	5,019.66
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	0.00
	Total Liabilities	<u>213,849.69</u>	<u>201,518.89</u>
10-2640-001	FUND BALANCE - UNASSIGNED	4,011,564.15	4,011,564.15

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 02/28/26

	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	2,774,809.59	2,774,809.59
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,606,373.74</u>	<u>7,606,373.74</u>
	Revenue	2,537,266.45	1,054,301.79
	Less Expenses	<u>2,027,467.64</u>	<u>458,632.60</u>
	Net	<u>509,798.81</u>	<u>1,512,934.39</u>
	Total Fund Balance	<u>8,116,172.55</u>	<u>9,119,308.13</u>
	Total Liabilities & Fund Balance	<u>8,330,022.24</u>	<u>9,320,827.02</u>

WEDDINGTON

Statement of Revenue and Expenditures - Standard

Revenue Account Range: First to zz-zzzzz-zzz **Include Non-Anticipated:** Yes **Year To Date As Of:** 02/28/26
Expend Account Range: First to zz-zzzzz-zzz **Include Non-Budget:** No **Current Period:** 02/01/26 to 02/28/26
Print Zero YTD Activity: No **Prior Year:** Thru 06/30/25

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	801,393.55	1,700,000.00	9,702.25	1,691,515.95	8,484.05-	100
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	14,804.94	7,500.00	303.62	6,110.54	1,389.46-	81
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	577.18-	500.00	0.00	4.52	495.48-	1
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	99,746.78	102,000.00	10,523.72	63,191.07	38,808.93-	62
10-3115-180	TAX INTEREST	4,746.84	3,000.00	208.44	5,302.41	2,302.41	177
10-3120-000	SOLID WASTE FEE REVENUES	1,209,280.40	10,000.00	528.00	11,637.87	1,637.87	116
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	670,407.25	408,000.00	35,005.31	205,784.60	202,215.40-	50
10-3322-220	BEER & WINE TAX	56,901.62	45,000.00	0.00	0.00	45,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	498,911.57	425,000.00	0.00	120,671.44	304,328.56-	28
10-3329-220	ARPA FEDERAL FUNDS	195,969.19	0.00	0.00	0.00	0.00	0
10-3333-220	SOLID WASTE DISP TAX	8,366.21	5,000.00	3,126.60	8,661.49	3,661.49	173
10-3340-400	ZONING & PERMIT FEES	25,257.50	15,000.00	27,772.50	72,645.00	57,645.00	484
10-3350-400	SUBDIVISION FEES	11,015.03	10,000.00	0.00	5,500.00	4,500.00-	55
10-3360-400	STORMWATER EROSION CONTROL FEES	7,736.75	3,500.00	0.00	2,750.00	750.00-	79
10-3830-891	MISCELLANEOUS REVENUES	262,057.19	2,500.00	0.00	141.68	2,358.32-	6
10-3831-491	INVESTMENT INCOME	286,234.15	250,000.00	18,054.26	173,349.88	76,650.12-	69
General Fund Revenue Totals		4,152,251.79	2,987,000.00	105,224.70	2,367,266.45	619,733.55-	79

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	1,012,673.76	1,082,950.00	89,944.98	715,683.24	367,266.76	66
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	3,965.00	0.00	0.00	0.00	0.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	533,779.36	691,645.00	0.00	490,445.10	201,199.90	71
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	65,170.00	72,500.00	5,000.00	36,410.00	36,090.00	50
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	17,858.68	2,141.32	89
10-4110-340	PUBLICATIONS	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	8,376.59	10,000.00	0.00	11,779.48	1,779.48-	118
10-4110-343	SPRING EVENT	5,363.67	8,550.00	0.00	0.00	8,550.00	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	17,500.00	0.00	15,849.60	1,650.40	91
10-4110-498	LIBRARY DONATIONS	75,000.00	0.00	0.00	0.00	0.00	0
	4110 GENERAL GOVERNMENT	1,704,328.38	1,918,145.00	94,944.98	1,288,026.10	630,118.90	67
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	69,678.09	74,250.00	5,971.88	48,820.21	25,429.79	66
10-4120-123	SALARIES - TAX COLLECTOR	58,146.72	64,500.00	4,447.88	39,952.60	24,547.40	62
10-4120-124	SALARIES - FINANCE OFFICER	17,561.86	21,615.00	0.00	10,999.90	10,615.10	51
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,500.00	1,700.00	15,600.00	9,900.00	61
10-4120-181	FICA EXPENSE	13,049.73	15,500.00	927.18	8,826.16	6,673.84	57
10-4120-182	EMPLOYEE RETIREMENT	27,750.74	29,575.00	2,342.35	19,956.10	9,618.90	67
10-4120-183	EMPLOYEE INSURANCE	32,983.00	37,975.00	2,300.14	18,401.12	19,573.88	48
10-4120-184	EMPLOYEE LIFE INSURANCE	464.64	500.00	83.66	669.28	169.28-	134

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Statement of Revenue and Expenditures

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-185	EMPLOYEE S-T DISABILITY	322.00	375.00	45.79	366.32	8.68	98
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	10,800.00	15,000.00	0.00	0.00	15,000.00	0
10-4120-193	CONTRACT LABOR	19,028.74	9,000.00	0.00	8,730.96	269.04	97
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	4,359.25	10,000.00	253.35	2,618.63	7,381.37	26
10-4120-210	PLANNING CONFERENCE	574.43	2,000.00	712.40	712.40	1,287.60	36
10-4120-321	TELEPHONE - ADMIN	2,083.47	2,000.00	0.00	1,184.38	815.62	59
10-4120-325	POSTAGE - ADMIN	2,245.20	2,500.00	300.00	1,368.36	1,131.64	55
10-4120-331	UTILITIES - ADMIN	3,980.96	5,000.00	673.36	2,597.95	2,402.05	52
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	16,659.55	5,000.00	0.00	0.00	5,000.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	84,623.10	97,000.00	3,441.04	60,699.68	36,300.32	63
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	65,302.34	105,000.00	4,000.00	52,062.38	52,937.62	50
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,013.36	1,500.00	0.00	1,063.02	436.98	71
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	6,360.00	6,500.00	0.00	3,120.00	3,380.00	48
10-4120-370	ADVERTISING - ADMIN	1,231.69	500.00	83.03	223.95	276.05	45
10-4120-397	TAX LISTING & TAX COLLECTION FEES	377.35	500.00	0.00	396.99	103.01	79
10-4120-400	ADMINISTRATIVE:TRAINING	4,352.60	7,500.00	200.00	5,135.00	2,365.00	68
10-4120-410	ADMINISTRATIVE:TRAVEL	5,683.71	5,000.00	1,126.10	4,645.43	354.57	93
10-4120-450	INSURANCE	26,649.27	28,350.00	0.00	28,036.61	313.39	99
10-4120-491	DUES & SUBSCRIPTIONS	18,167.04	29,925.00	0.00	24,743.61	5,181.39	83
10-4120-498	GIFTS & AWARDS	1,000.19	1,500.00	0.00	842.46	657.54	56
10-4120-499	MISCELLANEOUS	12,506.59	9,500.00	936.29	6,530.70	2,969.30	69
	4120 ADMINISTRATIVE	532,155.62	613,065.00	29,544.45	368,304.20	244,760.80	60
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

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Statement of Revenue and Expenditures

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-121	SALARIES - ZONING ADMINISTRATOR	81,220.39	85,200.00	7,000.00	57,218.30	27,981.70	67
10-4130-122	SALARIES - ASST ZONING ADMINISTRATOR	0.00	22,450.00	1,656.00	9,050.50	13,399.50	40
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	23,476.04	26,250.00	1,859.80	15,564.21	10,685.79	59
10-4130-124	SALARIES - PLANNING BOARD	2,600.00	6,300.00	300.00	2,450.00	3,850.00	39
10-4130-125	SALARIES - SIGN REMOVAL	3,487.05	3,600.00	264.60	2,409.75	1,190.25	67
10-4130-181	FICA EXPENSE - P&Z	8,090.84	11,765.00	797.58	6,205.65	5,559.35	53
10-4130-182	EMPLOYEE RETIREMENT - P&Z	13,571.94	20,050.00	1,223.60	10,001.76	10,048.24	50
10-4130-183	EMPLOYEE INSURANCE	16,488.00	19,350.00	1,150.07	9,200.56	10,149.44	48
10-4130-184	EMPLOYEE LIFE INSURANCE	307.20	375.00	47.00	376.00	1.00-	100
10-4130-185	EMPLOYEE S-T DISABILITY	168.00	200.00	30.46	243.68	43.68-	122
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	113,924.80	67,000.00	17,972.60	32,013.40	34,986.60	48
10-4130-193	CONSULTING	45,807.19	75,000.00	9,361.90	42,380.50	32,619.50	57
10-4130-194	CONSULTING - COG	5,436.62	15,000.00	0.00	6,476.93	8,523.07	43
10-4130-195	OTHER CONSULTING CONTRACTS	0.00	55,500.00	0.00	0.00	55,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	4,455.35	7,500.00	253.35	2,217.02	5,282.98	30
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	2,173.49	2,000.00	0.00	1,184.33	815.67	59
10-4130-325	POSTAGE - PLANNING & ZONING	2,100.43	2,500.00	300.00	1,368.37	1,131.63	55
10-4130-331	UTILITIES - PLANNING & ZONING	4,036.68	5,000.00	621.45	2,635.46	2,364.54	53
10-4130-370	ADVERTISING - PLANNING & ZONING	489.38	500.00	0.00	140.92	359.08	28
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	30,000.00	0.00	0.00	30,000.00	0
	4130 ECONOMIC & PHYSICAL DEVELOPMEN	402,833.40	455,790.00	42,838.41	201,137.34	254,652.66	44
	General Fund Expenditure Totals	2,639,317.40	2,987,000.00	167,327.84	1,857,467.64	1,129,532.36	62

WEDDINGTON
Statement of Revenue and Expenditures

10 General Fund	Prior	Current	YTD
Revenues:	4,152,251.79	105,224.70	2,367,266.45
Expenditures:	2,639,317.40	167,327.84	1,857,467.64
Net Income:	1,512,934.39	62,103.14-	509,798.81

Grand Totals	Prior	Current	YTD
Revenues:	4,152,251.79	105,224.70	2,367,266.45
Expenditures:	2,639,317.40	167,327.84	1,857,467.64
Net Income:	1,512,934.39	62,103.14-	509,798.81

FY2027 PRELIMINARY BUDGET

PREPARATION PROCESS:

- 1) OPERATING BUDGET WAS PREPARED BASED ON REVENUES AND EXPENDITURES THAT ARE NECESSARY AND/OR CONTRACTUAL. ITEMS WITH DISCRETIONARY ADJUSTMENTS ARE INCLUDED AT CURRENT COSTS AND PROPOSED INCREASES ARE SHOWN ON THE PROPOSED NONOPERATING BUDGET SHEET.

OPERATING BUDGET COMMENTS:

- 1) ESTIMATED AD VALOREM REVENUE WAS CALCULATED BASED ON FY2026 AD VALOREM REVENUES WITH A 3% ESTIMATED INCREASE. WE WILL NOT RECEIVE OUR ESTIMATED TAX BASE FROM THE COUNTY UNTIL SOMETIME IN APRIL.
- 2) REVENUES & EXPENDITURES ARE BUDGETED CONSERVATIVELY (I.E. REVENUES ARE BUDGETED AT LOWEST EXPECTED AMOUNTS & EXPENDITURES AT HIGHEST EXPECTED AMOUNTS)
- 3) TRASH, POLICE, SALARIES ARE BUDGETED AT CURRENT CONTRACT/SALARY AMOUNTS. PROPOSED INCREASES ARE INCLUDED AS PROPOSED NONOPERATING ITEMS.

SHERIFF'S DEPARTMENT INCREASE IS AN ESTIMATE ONLY AND WILL BE ADJUSTED ONCE ACTUAL AMOUNTS ARE RECEIVED FROM UNION COUNTY. THE COUNTY USUALLY PROVIDES PRELIMINARY ESTIMATES IN MARCH AND FINAL ESTIMATES IN APRIL.

- 4) CONTRACTS THAT ARE SUBJECT TO ANNUAL RENEWAL (I.E. URBAN FORESTER, COG) ARE SHOWN ON THE PROPOSED NONOPERATING BUDGET SHEET.

PROPOSED NONOPERATING COMMENTS:

- 1) SHERIFF AND TRASH CONTRACT INCREASES ARE SHOWN FOR TRANSPARENCY REASONS. THE TRASH CONTRACT ALLOWS FOR AN ANNUAL INCREASE FOR CPI NOT TO EXCEED 3%. SHERIFF'S DEPUTIES BUDGETED AT ESTIMATED 6% INCREASE.
- 2) EFFECTS OF ESTIMATED SALARY ADJUSTMENTS ARE SHOWN. COUNCIL SETS & APPROVES THE SALARY ADJUSTMENT RATE.
- 3) ALL OTHER ITEMS ARE DISCRETIONARY AND POTENTIAL ITEMS FOR EXPENDITURE THAT STAFF IS AWARE OF AT THE TIME OF THE BUDGET PREPARATION. ADDITIONAL ITEMS MAY BE ADDED OR REMOVED BY COUNCIL AT THEIR DISCRETION.

FUTURE ACTIONS:

BUDGET WILL BE ON THE AGENDA TO BE DISCUSSED AGAIN AT THE APRIL COUNCIL MEETING.

THE BUDGET PRESENTED IN MAY SHOULD BE A FINAL VERSION AS THAT IS THE BUDGET THAT WILL BE USED TO CALL FOR THE PUBLIC HEARING.

THE PUBLIC HEARING ON THE BUDGET WILL BE HELD AT THE JUNE COUNCIL MEETING AND THE FINAL BUDGET AND BUDGET ORDINANCE WILL BE APPROVED. STATE STATUTE REQUIRES THAT THE BUDGET BE APPROVED PRIOR TO JULY 1.

**TOWN OF WEDDINGTON
FY2027 PRELIMINARY OPERATING BUDGET
3.5 CENT TAX RATE**

Account Id	Account Description	FY2025 Actual	Amended FY26 Budget	Actual YTD FY2026 as of 2.28.26	Estimated Final Actual FY2026	PROPOSED FY2027
10-3101-110	AD VALOREM TAX - CURRENT	801,393.55	1,700,000.00	1,691,515.95	1,725,000.00	1,775,000.00
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	14,804.94	7,500.00	6,110.54	7,000.00	7,000.00
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	(577.18)	500.00	4.52	100.00	250.00
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	99,746.78	102,000.00	63,191.07	105,000.00	107,500.00
10-3115-180	TAX INTEREST	4,746.84	3,000.00	5,302.41	5,650.00	5,000.00
10-3120-000	SOLID WASTE FEE REVENUES	1,209,280.40	10,000.00	11,637.87	12,500.00	500.00
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	670,407.25	408,000.00	205,784.60	408,000.00	530,000.00
10-3322-220	BEER & WINE TAX	56,901.62	45,000.00	-	45,000.00	45,000.00
10-3324-220	UTILITY FRANCHISE TAX	498,911.57	425,000.00	120,671.44	425,000.00	450,000.00
10-3333-220	SOLID WASTE DISPOSAL TAX	8,366.21	5,000.00	8,661.49	8,750.00	8,750.00
10-3340-400	ZONING & PERMIT FEES	25,257.50	15,000.00	72,645.00	75,000.00	25,000.00
10-3350-400	SUBDIVISION FEES	11,015.03	10,000.00	5,500.00	5,500.00	5,000.00
10-3360-400	STORMWATER EROSION CONTROL FEES	7,736.75	3,500.00	2,750.00	3,000.00	500.00
10-3830-891	MISCELLANEOUS REVENUES	262,057.19	2,500.00	141.68	500.00	500.00
10-3831-491	INVESTMENT INCOME	286,234.15	250,000.00	173,349.88	240,000.00	200,000.00
General Fund Revenue Totals		3,956,282.60	2,987,000.00	2,367,266.45	3,066,000.00	3,160,000.00
10-4110-000	GENERAL GOVERNMENT		-	-	-	
10-4110-110	SOLID WASTE		-	-	-	
10-4110-115	SOLID WASTE	1,012,673.76	1,082,950.00	715,683.24	1,080,000.00	1,080,000.00
10-4110-120	FIRE		-	-	-	
10-4110-126	FIRE DEPT SUBSIDIES					
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	3,965.00				
10-4110-150	POLICE		-	-	-	
10-4110-155	POLICE PROTECTION	533,779.36	691,645.00	490,445.10	655,000.00	655,000.00
10-4110-160	EVENT PUBLIC SAFETY		5,000.00	-	5,000.00	
10-4110-180	GOVERNING BOARD		-	-	-	-
10-4110-190	LEGAL		-	-	-	-
10-4110-192	ATTORNEY FEES - GENERAL	65,170.00	72,500.00	36,410.00	65,000.00	60,000.00
10-4110-193	ATTORNEY FEES - LITIGATION		5,000.00			5,000.00

Account Id	Account Description	FY2025 Actual	Amended FY26 Budget	Actual YTD FY2026 as of 2.28.26	Estimated Final Actual FY2026	PROPOSED FY2027
10-4110-320	OTHER GENERAL GOVERNMENT		-	-	-	-
10-4110-330	ELECTION EXPENSE		20,000.00	17,858.68	18,000.00	5,000.00
10-4110-340	PUBLICATIONS		5,000.00	-	-	
10-4110-342	HOLIDAY/TREE LIGHTING	8,376.59	10,000.00	11,779.48	12,000.00	
10-4110-343	SPRING EVENT	5,363.67	8,550.00		7,550.00	
10-4110-344	OTHER COMMUNITY EVENTS		17,500.00	15,849.60	17,500.00	
10-4110-499	OTHER (LIBRARY DONATION)	75,000.00	-	-		-
	4110 GENERAL GOVERNMENT	1,704,328.38	1,918,145.00	1,288,026.10	1,860,050.00	1,805,000.00
10-4120-000	ADMINISTRATIVE		-	-	-	-
10-4120-120	SALARIES & EMPLOYEE BENEFITS		-	-	-	
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	69,678.09	74,250.00	48,820.21	73,475.00	73,475.00
10-4120-123	SALARIES - TAX COLLECTOR	58,146.72	64,500.00	39,952.60	60,875.00	60,875.00
10-4120-124	SALARIES - FINANCE OFFICER	17,561.86	21,615.00	10,999.90	18,875.00	18,875.00
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,500.00	15,600.00	25,200.00	25,200.00
10-4120-181	FICA EXPENSE	13,049.73	15,500.00	8,826.16	15,500.00	14,275.00
10-4120-182	EMPLOYEE RETIREMENT	27,750.74	29,575.00	19,956.10	30,000.00	30,200.00
10-4120-183	EMPLOYEE INSURANCE	32,983.00	37,975.00	18,401.12	32,500.00	32,500.00
10-4120-184	EMPLOYEE LIFE INSURANCE	464.64	500.00	669.28	1,000.00	1,000.00
10-4120-185	EMPLOYEE S-T DISABILITY	322.00	375.00	366.32	550.00	550.00
10-4120-190	PROFESSIONAL SERVICES		-	-	-	-
10-4120-191	AUDIT FEES	10,800.00	15,000.00		15,000.00	15,000.00
10-4120-193	CONTRACT LABOR	19,028.74	9,000.00	8,730.96	10,750.00	
10-4120-200	OTHER ADMINISTRATIVE				-	-
10-4120-205	OFFICE SUPPLIES - ADMIN	4,359.25	10,000.00	2,618.63	7,500.00	7,500.00
10-4120-210	PLANNING CONFERENCE	574.43	2,000.00	712.40	1,000.00	
10-4120-321	TELEPHONE - ADMIN	2,083.47	2,000.00	1,184.38	2,500.00	2,500.00
10-4120-325	POSTAGE - ADMIN	2,245.20	2,500.00	1,368.36	2,500.00	2,500.00
10-4120-331	UTILITIES - ADMIN	3,980.96	5,000.00	2,597.95	5,000.00	5,000.00
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	16,659.55	5,000.00		5,000.00	5,000.00
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	84,623.10	97,000.00	60,699.68	100,000.00	95,000.00
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	65,302.34	105,000.00	52,062.38	95,000.00	67,750.00
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,013.36	1,500.00	1,063.02	1,200.00	1,500.00
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	6,360.00	6,500.00	3,120.00	6,500.00	6,500.00
10-4120-370	ADVERTISING - ADMIN	1,231.69	500.00	223.95	500.00	500.00
10-4120-397	TAX LISTING & TAX COLLECTION FEES	377.35	500.00	396.99	500.00	500.00

Account Id	Account Description	FY2025 Actual	Amended FY26 Budget	Actual YTD FY2026 as of 2.28.26	Estimated Final Actual FY2026	PROPOSED FY2027
10-4120-400	ADMINISTRATIVE:TRAINING	4,352.60	7,500.00	5,135.00	7,500.00	6,500.00
10-4120-410	ADMINISTRATIVE:TRAVEL	5,683.71	5,000.00	4,645.43	5,000.00	5,000.00
10-4120-450	INSURANCE	26,649.27	28,350.00	28,036.61	28,350.00	30,000.00
10-4120-491	DUES & SUBSCRIPTIONS	18,167.04	29,925.00	24,743.61	29,925.00	31,425.00
10-4120-498	GIFTS & AWARDS	1,000.19	1,500.00	842.46	1,500.00	1,500.00
10-4120-499	MISCELLANEOUS	12,506.59	9,500.00	6,530.70	10,000.00	10,000.00
	4120 ADMINISTRATIVE	532,155.62	613,065.00	368,304.20	593,199.99	550,625.00
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT		-	-	-	-
10-4130-120	SALARIES & EMPLOYEE BENEFITS		-	-	-	-
10-4130-121	SALARIES - ZONING ADMINISTRATOR	81,220.39	85,200.00	57,218.30	85,225.00	85,225.00
10-4130-122	SALARIES - PERMIT TECH/PLANNING ASSISTANT		22,450.00	9,050.50	16,900.00	23,150.00
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	23,476.04	26,250.00	15,564.21	26,250.00	26,250.00
10-4130-124	SALARIES - PLANNING BOARD	2,600.00	6,300.00	2,450.00	3,750.00	5,000.00
10-4130-125	SALARIES - SIGN REMOVAL	3,487.05	3,600.00	2,409.75	3,675.00	3,675.00
10-4130-181	FICA EXPENSE - P&Z	8,090.84	11,765.00	6,205.65	10,000.00	11,475.00
10-4130-182	EMPLOYEE RETIREMENT - P&Z	13,571.94	20,050.00	10,001.76	17,500.00	18,025.00
10-4130-183	EMPLOYEE INSURANCE	16,488.00	19,350.00	9,200.56	17,500.00	16,500.00
10-4130-184	EMPLOYEE LIFE INSURANCE	307.20	375.00	376.00	750.00	750.00
10-4130-185	EMPLOYEE S-T DISABILITY	168.00	200.00	243.68	450.00	450.00
10-4130-190	CONTRACTED SERVICES		-	-	-	-
10-4130-192	CONSULTING STORMWATER CONTROL	113,924.80	67,000.00	32,013.40	75,000.00	45,000.00
10-4130-193	CONSULTING	45,807.19	75,000.00	42,380.50	75,000.00	75,000.00
10-4130-194	CONSULTING - COG	5,436.62	15,000.00	6,476.93	15,000.00	
10-4130-195	STORMWATER EROSION CONTROL		-	-	-	-
10-4130-200	OTHER CONSULTING CONTRACTS		55,500.00	-	45,000.00	
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	4,455.35	7,500.00	2,217.02	6,000.00	6,000.00
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES			-	-	-
10-4130-215	HISTORIC PRESERVATION		250.00	-	-	250.00
10-4130-220	INFRASTRUCTURE	75,000.00	-			-
10-4130-321	TELEPHONE - PLANNING & ZONING	2,173.49	2,000.00	1,184.33	2,500.00	2,500.00
10-4130-325	POSTAGE - PLANNING & ZONING	2,100.43	2,500.00	1,368.37	2,475.00	2,500.00
10-4130-331	UTILITIES - PLANNING & ZONING	4,036.68	5,000.00	2,635.46	4,450.00	5,000.00
10-4130-370	ADVERTISING - PLANNING & ZONING	489.38	500.00	140.92	550.00	500.00
10-4130-500	CAPITAL EXPENDITURES - P&Z		30,000.00			
	4130 ECONOMIC & PHYSICAL DEVELOPMENT	402,833.40	455,790.00	201,137.34	407,975.00	327,250.00

Account Id	Account Description	FY2025 Actual	Amended FY26 Budget	Actual YTD FY2026 as of 2.28.26	Estimated Final Actual FY2026	PROPOSED FY2027
	General Fund Expenditure Totals	2,639,317.40	2,987,000.00	1,857,467.64	2,861,224.99	2,682,875.00
	NET REVENUES OVER/(UNDER) EXPENDITURES	1,316,965.20	-	509,798.81	204,775.01	477,125.00

**TOWN OF WEDDINGTON
POTENTIAL NON-OPERATING REVENUES & EXPENDITURES**

Changes in yellow

		FY2027	FY2026	FY2025
ESTIMATED OPERATING REVENUES		477,125.00	511,195.00	800,375.00
Zoning & Permit Fees (Conditional zoning fees)			5,000.00	10,000.00
Subdivision Fees				
Future unidentified			5,000.00	5,000.00
Driveway easement (to be collected in FY25)				25,000.00
TOTAL ADJUSTED NET OPERATING REVENUES		477,125.00	521,195.00	840,375.00
<u>Proposed non-operating expenditures to be funded</u>				
Police	Increase in contract price (estimated at approx 6%)	39,500.00	37,570.00	30,795.00
	Additional overnight deputies			195,000.00
	Flock camera lease	16,000.00	16,000.00	
Public Safety	New radar trailer		15,000.00	15,000.00
Solid Waste	Billing differential (billing for new homes not on tax scroll yet)	1,700.00	1,750.00	2,650.00
	CPI Increase (3%)	32,500.00	61,200.00	
Attorney	Board of Adjustment; miscellaneous	7,500.00	7,500.00	5,000.00
Publications	Resident wide mailings	10,000.00	10,000.00	10,000.00
Parks & Rec	Spring Event (Shredding)	0.00	0.00	0.00
	Bunny Hop/Movie Nights/Back to School Drive	1,500.00	1,500.00	1,500.00
	Tree lighting/Christmas cards & decorations	10,000.00	8,000.00	4,500.00
	Litter sweeps	0.00	0.00	0.00
	Deputies/EMTs (Food Truck Fridays/Tree Lighting)	2,500.00	2,500.00	2,500.00
	Contract labor (i.e. patriotic banner installation, photographer, etc.)	4,000.00	4,000.00	4,000.00
	Food trucks	4,000.00	4,000.00	4,000.00
	Activities	4,500.00	6,550.00	6,250.00
Office supplies	Computer/office equipment replacement/upgrades	7,500.00	5,000.00	2,000.00
Grounds maintenance	Landscape upgrades/medians/roundabout	40,000.00	30,000.00	35,000.00
	Town Hall park landscaping/mowing	5,000.00	5,000.00	5,000.00
	Mulching		20,000.00	
Building Maintenance	Town Hall	15,000.00	30,000.00	5,000.00
	Electrical repairs			
Consulting/Contract Labor	Code Enforcement contract	20,000.00	7,500.00	7,500.00
	Code Enforcement (funds for remedies)	5,000.00	5,000.00	5,000.00
	Planning Conferences (mediator/rental/etc)	1,500.00	1,500.00	3,500.00
	Transportation consulting (i.e. Kimley Horn intersection studies)			11,000.00
	Misc projects (watershed study FY27)	13,000.00	10,000.00	10,000.00
	Urban Forester	8,000.00	8,000.00	7,500.00
	Supplemental consulting contracts	50,000.00	37,500.00	
Salary adj	Merit/Bonus/Taxes/Benefits	16,325.00	16,100.00	13,680.00
	Increase in admin asst hours		1,425.00	
	Planning tech		32,000.00	

Preliminary Budget FY2027 March council

	Council/planning board increases	8,100.00	8,100.00	
	Employee health insurance estimated increase	3,000.00	7,500.00	
	Retirement increase due to increase in rates (estimated at 2%)	1,000.00	1,000.00	
Infrastructure	Other			
	12 Mile @ Beulah Church cost participation			104,000.00
	Tilley-Morris roundabout (FY23 budgets for 20% construction cost overrun)			
	Mast arm	150,000.00	25,000.00	
	Town participation in stoplights at Antioch Church/Forest Lawn & 12 Mile Roundabout at Potter & Forest Lawn			75,000.00
Park	Site improvements			200,000.00
	Labella consulting		95,000.00	
Library	Donation to Library Foundation for reading nook			75,000.00
Contingency				0.00
Total cost of non-operating expenditures		477,125.00	521,195.00	840,375.00
		0.00		

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

TO: Mayor and Town Council
FROM: Kim Woods, Tax Collector
DATE: March 9, 2026
SUBJECT: Tax Report– February 2026

Transactions:	
Balance Adjustments	\$(13.24)
Refunds	\$145.33
2024	\$(848.53)
2025	\$(9,174.98)
As of February 28, 2026, 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	\$1914.84
2023	\$9086.29
2024	\$16,745.65
2025	\$86,637.51
2025 Credit Bal	\$(121.65)
Total Outstanding:	\$116,483.90

