



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 14, 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. Presentations
 1. Presentation from Centralina Regional Council regarding membership benefits.
 2. Initial Presentation from Copper Builders for Maple Gate subdivision Parcel 06147008A
9. Public Safety Report – Deputy Plyler
10. Consent Agenda
 - A. Approve August 3, 2026 Town Council Regular Meeting Minutes
 - B. Appointment of Town Administrator/Clerk Doug Gailey as Deputy Finance Officer
 - C. Appointment of Councilmember Tripp Soukup as the responsible Councilmember for reviewing the bank statement reconciliation

11. Discussion/Action items

A. Old Business

- i. Discussion on proposed updates to the Nuisance Ordinance

B. New Business

- i. Consideration and possible adoption of Resolution 2026-05 to rejoin with other municipalities in the membership of the Centralina Regional Council
- ii. Discussion and possible affirmation of the Council's desire to hire Part Time Permit Technician Aditya H. Roy.
- iii. Discussion and possible affirmation of the Councils desire to hire Ryne Ratti as the Town Planner.
- iv. Appointment of Ryne Ratti as the Floodplain Administrator
- v. Direction to Town Administrator

12. Reports

- A. Update from Park and Events Committee
- B. Transportation Report
- C. Update from Finance Officer and Tax Collector
- D. Update from Town Planner
- E. Update from Town Administrator and Clerk
- F. Council Comments

13. Closed Session Pursuant to NCGS 143.318.11(a)(3)

- A. To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body.

14. Adjournment



Union County Sheriff's Office

Events By Nature

For the Month of: August 2026

Date of Report

9/1/2026

9:01:52AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	64
ABANDONED VEHICLE	1
ABUSE ABANDON NEGLECT LAW	1
ACCIDENT BRAVO	2
ACCIDENT EMD	2
ACCIDENT HITRUN PD LAW	2
ACCIDENT OMEGA	1
ACCIDENT PD ONLY	21
ALARMS LAW	31
ANIMAL COMP SERVICE CALL LAW	12
ASSAULT	1
ASSIST EMS OR FIRE	3
ATTEMPT TO LOCATE	2
BOLO	2
BURGLARY HOME OTHER NONBUSINESS	1
BUSINESS CHECK	86
CARDIAC RESPIRATORY ARREST EMD	3
CARELESS AND RECKLESS	17
DISTURBANCE OR NUISANCE	9
DOMESTIC DISTURBANCE	9
DRUG ACTIVITY	1
ESCORT	3
FOLLOW UP INVESTIGATION	20
FRAUD DECEPTION FORGERY	3
FUNERAL ESCORT	3
HARASSMENT STALKING THREATS	4
ILLEGAL DUMPING LITTERING	1
IMPROPERLY PARKED VEHICLE	3

<u>Event Type</u>	<u>Total</u>
INDECENCY LEWDNESS EXPOSURE	1
INVESTIGATION	2
JURISDICTION CONFIRMATION LAW	1
LARCENY THEFT	2
LIVE STOCK ON HIGHWAY	1
MISSING PERSON	2
MOTORIST ASSIST	14
NC DOT MISCELLANEOUS	1
POISONING OMEGA NO FR	1
PREVENTATIVE PATROL	668
PROP DAMAGE VANDALISM MISCHIEF	1
PUBLIC SERVICE	4
RADAR PATROL INCLUDING TRAINIG	18
REFERAL OR INFORMATION CALL	5
REPOSESSION OF PROPERTY	1
RESIDENTIAL CHECK	9
ROAD CLOSURE	1
SERVE CIVIL PAPER	29
SERVE CRIMINAL CIVIL SUBPOENA	5
SERVE DOMESTIC VIOL ORDER	1
SERVE WARRANT	2
SHOTS FIRED	2
STRUCTURE FIRE EFD	1
SUICIDE THREAT	2
SUSPICIOUS PERSON	3
SUSPICIOUS VEHICLE	14
TRAFFIC DIRECT CONTROL	2
TRAFFIC HAZARD	5
TRAFFIC STOP	114
TRESPASSING	4
UNLOCK REQUEST	1
WANTED PERSON	4

Event Type

Total

WELL BEING CHECK

5

Total Calls for Month: 1,234

2026-08-10 Town Council Meeting

Meeting Minutes

August 10, 2026, 7:00 PM

1. Call to Order

The Mayor called the Regular Town Council Meeting to order on Monday, August 10, 2026, at 7:00 PM at Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104.

2. Determination of Quorum

A quorum was established. All Council members were present with the exception of one member (Tom), who was absent.

Present: Mayor Bell, Councilmember Darcey Ladner, Councilmember Ellen McLaughlin, Councilmember Tripp Soukup
Absent: Tom (name not fully identified in record)

3. Pledge of Allegiance

The Mayor led those in attendance in the Pledge of Allegiance.

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

No additions, deletions, or modifications to the agenda were proposed.

A motion to adopt the agenda as presented was made by Councilmember Ladner and seconded by ____.
The motion carried unanimously.

5. Conflict of Interest Statement

The Mayor read the Conflict of Interest Statement into the record. No Council member identified a conflict of interest with respect to any matter on the agenda.

6. Mayor/Councilmember Reports

The Mayor noted that, in the absence of the Council member who regularly provides updates from the Weddington Utility Municipal Authority (WUMA), Councilmember McLaughlin, serving as the WUMA alternate, confirmed she had not attended the most recent WUMA meeting and had not received an update.

Councilmember Ladner reported that she had been tasked with resolving three nuisance abatement matters. Two of the three issues have been resolved, and the third remains ongoing, with further work planned in coordination with Town Administrator Doug Gailey during the coming month.

Councilmember McLaughlin offered remarks regarding the Council's prior vote against conducting formal market research before advancing the proposed community park project. She reiterated her position that meaningful resident input should be gathered prior to making a major financial commitment, emphasizing that her concern was not opposition to the park itself but rather ensuring that the town understands what features residents actually want and will use. She expressed confidence that the park could foster community and promote health and well-being, provided decisions are grounded in resident feedback. Councilmember

McLaughlin also offered a welcoming statement for incoming Town Administrator Doug Gailey, noting that his arrival had already begun to reduce organizational tension and support town staff.

In response, the Mayor clarified that resident engagement and public input opportunities are planned in the coming weeks as part of the park process, and encouraged all residents to participate. He also formally noted that Town Administrator Doug Gailey would be formally welcomed and sworn in later in the meeting.

7. Public Comments

Clayton Jones, a resident of Panhandle Circle with 28 years in Weddington, addressed the Council regarding the town's Rainy Day Fund. He noted that the fund exists for unplanned emergencies and budget shortfalls, and expressed concern that it may be under consideration as a funding source for the proposed park. He stated that the LaBella Engineering cost estimate for the park was approximately \$10 million, and that informal contacts had suggested a revised figure closer to \$4.5 million — still leaving an estimated \$2 million funding shortfall when set against the available \$2.5 million federal grant. Mr. Jones recalled that he, the Mayor, and Councilmember McLaughlin had each previously pledged not to build the park using tax dollars, and he characterized the Rainy Day Fund as constituting tax dollars. He asked the Council to commit, before the meeting's adjournment, that the Rainy Day Fund would not be used to cover the park funding shortfall.

Anne Marie Cruz, a resident, raised two issues. First, she addressed the impact on families with children at Antioch Elementary School stemming from recent decisions by Union County Public Schools (UCPS). Acknowledging that the Council has no jurisdiction over UCPS, she nonetheless asked Council members to use their relationships with county officials and commissioners to advocate on behalf of affected families, noting that the Town of Waxhaw had similarly engaged on related school issues. Second, she addressed the park and the question of market research. Ms. Cruz stated that she agreed with the broad consensus that residents want a park and that the current site is the only available location at this time. She emphasized, however, that market research into the types of amenities and features residents desire — such as amphitheaters, playgrounds, and gathering spaces — remains critically important and should not be overlooked. She noted that residents have expressed concerns about cost and specific features, and she urged the Council to be more explicit as planning proceeds about what forms of community engagement will be offered and how the resulting feedback will be incorporated into the park's design.

The Mayor responded to both points. Regarding Antioch Elementary, he confirmed that he had personally contacted both UCPS and the Union County Sheriff's Office to express concerns about the logistics of the situation. He noted that Antioch Elementary is located within the Town of Indian Trail's jurisdiction, and therefore encouraged residents wishing to advocate on this issue to contact both Indian Trail officials and UCPS directly. He provided contact information for Dr. Jay Jones, Assistant Superintendent of Student Services, and Stephen Hancock, Director of Safety and Security, at UCPS. On the park, the Mayor confirmed that public input sessions are forthcoming and encouraged broad participation.

Chad Emerine, a resident of Eagle Road, raised three administrative and process concerns. First, he addressed reimbursements owed to the town for engineering review costs paid to LaBella Engineering on behalf of developers. He noted that the town's UDO requires applicants to reimburse engineering review costs, but that the current tracking system is inconsistent — charges are sometimes listed by engineer, sometimes by developer, and sometimes by address — making it difficult to reconcile what has been billed and what remains outstanding. Based on records provided to him by the Finance Officer, Mr. Emerine stated that more than \$60,000 in engineering costs had not been reimbursed, with the two largest outstanding balances being Toll Brothers at approximately \$19,000 and Keystone at approximately \$21,000. He questioned what process exists to ensure collection and noted that unreimbursed costs are ultimately borne by taxpayers. Second, Mr. Emerine raised concerns about code enforcement and stormwater compliance, citing more than 40 issues identified during construction of Enclave at Baxley with no fines issued, as well as ongoing concerns at Luna and Buckingham. He suggested that improved reimbursement collection could fund additional inspection and enforcement resources and called for greater transparency regarding inspections, violations, and corrective actions. Third, Mr. Emerine reported that he had received written confirmation from PARTF (Parks and Recreation Trust Fund) that the town's grant application had never been submitted. He called for improved transparency in the park planning process and asked the Council to reconsider its decision not to conduct a detailed town-wide survey, noting that an informal poll on the Stewards of Weddington Facebook page showed 51 respondents in support of a detailed survey versus only 4 opposed. He provided document packets for each Council member and the Town Administrator.

Cathy Brown, a resident of Long View Court, raised concerns about the tone and conduct of the previous month's meeting. She stated that multiple residents who attended or viewed the July meeting felt that the Mayor's opening remarks were intended to discourage public records requests by characterizing them as a financial burden to the town. Ms. Brown maintained that the responsibility for public records costs lies with the Council's lack of transparency, not with residents exercising their legal right to request records. She also noted that she had not received the records she requested. She made additional comments regarding a pending land use matter involving a proposed mosque at the intersection of 12 Mile and Newtown Roads, suggesting the Council consider pausing the park project pending resolution of that matter. She concluded by remarking that decorum and professional conduct are expected of all seated at the Council table.

Bill Deter, a 20-year resident of Waybridge, offered positive remarks directed at the Parks and Events Committee. He commended the committee for the quality of the Camp New Providence event held the previous weekend, describing it as an educational and engaging experience, and encouraged greater resident participation in future events.

8. Representative David Willis

State Representative David Willis appeared before the Council to provide an update and respond to questions.

1. Update on the State's Budget

Representative Willis reported that the North Carolina General Assembly had just concluded its short session, during which the full biennial budget was finalized — approximately one year behind schedule. He described the budget as historic in terms of its investments across the state, highlighting significant funding for K-12 education, law enforcement, and specialized programs including robotics, STEM, and speech and debate. Representative Willis noted that he chairs the House K-12 Education Committee and described several initiatives he considers beneficial to students and families across the state, including those in Union County.

2. Discussion on new State legislation

The Mayor raised House Bill 1047, a regulatory reform bill that includes a 90-day "shot clock" provision under which development applications not acted upon within 90 days would be automatically approved. The Mayor noted that the provision as structured would primarily affect municipalities with populations over 20,000, and asked Representative Willis for an update on its status and potential impact.

Representative Willis stated that HB 1047 is a lengthy, multi-topic bill and expressed the need for careful scrutiny of all its provisions. He described a broader pattern of state-level legislation that, while well-intentioned, can impose mandates on local governments that conflict with the needs of well-functioning communities such as those in Union County. He noted that he and Representative Arp, along with Senator Johnson, have consistently pushed back on what they described as overly prescriptive state mandates related to development, zoning, and property rights. Representative Willis emphasized that Union County communities manage these matters effectively and generally do not require state-level intervention. He noted that the preferred approach is to make compliance with such mandates opt-in rather than mandatory, and to use population thresholds or other mechanisms to protect smaller municipalities. He referenced a previously successful effort to prevent harmful development-related language from being enacted, as well as an ongoing local bill effort to exempt Union County from a downzoning provision enacted in a prior session.

Councilmember McLaughlin asked Representative Willis what the Council could do to support his advocacy efforts in Raleigh, and what the Council should expect from him when a state-level response is needed. Representative Willis emphasized the importance of proactive, two-way communication — asking to be informed early of emerging local concerns rather than learning of them after the fact. He noted that he is available via phone, text, or email, and expressed a commitment to attending local meetings when possible. He acknowledged the challenge posed by late-breaking legislative changes and stated that, under the new House Speaker, there has been improvement in the amount of time members are given to review legislation before a vote.

The Mayor thanked Representative Willis for his ongoing support of the town, including his role — along with Senator Johnson — in securing an additional \$100,000 appropriation for the town park, and for collaborative work on a cell tower safety issue affecting local schools.

9. Public Safety Report – Deputy Plyler

Deputy David Plyler presented the monthly public safety report for July 2026. The report included the following activity: over 700 preventive patrols, over 80 business checks, and just under 90 traffic stops. Deputy Plyler also noted a number of security checks conducted during the month and used the opportunity to remind residents that free security check requests are available through the Town of Weddington website, the Union County Sheriff's Office website, or by contacting his office directly. He encouraged residents who will be away from their homes to submit requests so that deputies may periodically check their properties.

The Mayor offered personal remarks following his participation in a recent ride-along with Weddington and Union County deputies, commending the deputies for their professionalism, composure, and the breadth of situations they are called upon to manage.

10. Consent Agenda

A. Approve July 13, 2026 Town Council Regular Meeting Minutes

A motion to approve the July 13, 2026 Town Council Regular Meeting Minutes was made by Councilmember Ladner and seconded by Councilmember McLaughlin. The motion carried unanimously.

11. Public Hearing

A. Public Hearing – To receive and consider comments in reference to CZ-2026-03 Application by Signature Properties of the Carolinas LLC Requesting Conditional Zoning Approval for the Development of a 37-Lot Conventional Subdivision Located at the Intersection of Providence Road and Rea Road.

The Mayor opened the public hearing.

Staff Presentation: Interim Planner Lela Ijames of Centralina provided a staff overview of the application. She reported that the subject property is a 78-acre, currently vacant and wooded parcel located at the prominent intersection of Providence Road and Rea Road, in the Residential Conservation District (RCD). The proposal from Signature Properties of the Carolinas, LLC is for a 37-lot conventional subdivision, with lots ranging from 1 to 1.5 acres. The development, named Grandview, would dedicate approximately 32.5% of the parcel to open space — exceeding the UDO's 20% minimum — and would feature a gated internal roadway, sidewalks on both sides of the street, preserved stream buffers, and significant tree-save areas. Ms. Ijames confirmed that NCDOT found no requirement for a Traffic Impact Analysis (TIA), and that NCDOT approved an emergency-only secondary access connection onto Rea Road in lieu of a full second entrance. The proposal meets or exceeds all applicable UDO development standards. The Planning Board recommended approval following two meetings. Staff likewise recommended approval, finding the project consistent with the town's Future Land Use Plan and compatible with surrounding residential development patterns.

Applicant Presentation: Mel Graham, developer with Signature Properties of the Carolinas, LLC, presented visual materials illustrating the proposed Grandview development. He described the project as a high-quality, low-density subdivision in keeping with the character established by comparable developments he has undertaken in the area. Key design features include a heavily landscaped and gated entry off Providence Road, a central green space with a gazebo, a naturalized walking trail system connecting throughout the development, and perimeter fencing along Providence and Rea Roads. Lot sizes and home construction standards were described as consistent with the high-end custom market. Mr. Graham emphasized that the project involves minimal tree disturbance, as only areas needed for roads and the required stormwater retention are to be graded, leaving the substantial wooded open space areas undisturbed.

Public Comments:

Clayton Jones addressed the tree survey included in the application, noting that within the area designated for disturbance, 93 heritage trees were identified, of which only 12 are proposed to be preserved. He expressed concern that this ratio was insufficient and contrasted it with the level of scrutiny applied to a prior development

regarding a much smaller number of heritage trees. He questioned whether the application should proceed without greater effort to preserve more of the heritage trees in the disturbed area.

Chad Emerine stated that while the application is generally consistent with the town's land use plan, he believed it contained missing information and items potentially inconsistent with the UDO, and requested that the Council table the application pending resolution of outstanding questions. His specific concerns included: (1) the NCDOT letter in the packet does not definitively state that a permanent second entrance on Rea Road cannot be approved, while the UDO requires two points of ingress and egress; (2) two intermittent streams within the development appear to have only 30-foot buffers, where Section 58-520 of the UDO requires 50-foot buffers for drainage easements serving properties over 75 acres; (3) the tree inventory was based on a sample study rather than a complete inventory as required by the UDO; (4) no conditional approval letter for sewer service was included in the packet, and no sewer modeling had been completed; (5) a letter confirming the easement over the Hudson property has not been provided; and (6) several required items — including utility easements, a lighting plan, building envelopes, and corrected development agreement setbacks — are absent from the application.

The public hearing was thereafter closed.

12. Discussion/Action Items

A. Discussion and possible consideration of CZ-2026-03 Application by Signature Properties of the Carolinas LLC Requesting Conditional Zoning Approval for the Development of a 37-Lot Conventional Subdivision Located at the Intersection of Providence Road and Rea Road.

The Council engaged in substantive discussion regarding the application following the public hearing.

Councilmember McLaughlin expressed overall support for the project's low density and design quality but raised several questions. She noted concern about the absence of a Traffic Impact Analysis given the volume of activity at the Providence Road and Rea Road intersection, characterizing it as the busiest intersection in town. Mr. Graham and engineer Brent Cowan of the Isaacs Group clarified that NCDOT confirmed no TIA was required, as the project generates an estimated 336 daily vehicle trips — below the 500-trip daily and 50-trip peak-hour thresholds — and that turning movements into the development had been reviewed and approved in coordination with NCDOT engineers. Councilmember McLaughlin also sought clarification about the secondary emergency access point, questioning whether it would be available to residents in the event of a blockage at the primary entrance. Mr. Graham confirmed that the emergency access connects to an existing NCDOT curb cut on Rea Road and would be paved to the right-of-way, with the remainder in gravel. While the access is designated for emergency use, he confirmed that residents could use it in the event of an extended incident blocking the primary entrance.

Councilmember McLaughlin further pressed on the heritage tree preservation question raised during the public hearing, noting that only 12 of 93 heritage trees in the disturbed area would be saved, and asking whether a higher preservation standard could be required. Mr. Graham and engineer Cowan responded that the 93 trees in the disturbed area represent only a portion of total heritage trees on the site; an additional 676 or more heritage trees are located in the undisturbed open space areas and will be preserved. Mr. Graham stated that the trees identified for removal in the disturbed area are primarily scrub trees that grew up in former farmland, and that the development's large lot sizes and custom-build approach provide significant opportunity for individual lot-level tree preservation by builders and homeowners. He also noted that street trees would be planted throughout to create long-term canopy.

Councilmember Ladner stated that while she would personally prefer the property to remain undeveloped, she could find no material fault with the application given its compliance with UDO standards, its low density, and its overall design quality. The Mayor concurred, noting that the project had been reviewed by multiple planners and the Planning Board, that the open space provided exceeds the UDO requirement by 12 percentage points, and that the emergency access arrangement is consistent with approaches used in other Weddington developments.

The town's attorney clarified for the Council that a conditional zoning approval at this stage grants the applicant the right to develop a 37-lot subdivision in material conformance with the plans presented, subject to all

applicable UDO, state, and federal standards. The attorney noted that the applicant would be required to return to the Council for approval of any material changes, and that all stormwater, erosion control, building code, and utility requirements remain fully applicable and enforceable.

B. Discussion and possible adoption of Ordinance CZ-2026-03

No separate discussion was recorded for this sub-item beyond the broader deliberation under Item 12.A.

C. Statement of Reasonableness and Consistency

No separate discussion was recorded for this sub-item.

13. New Business

A. Appointment of the new Town Administrator and Clerk, Doug Gailey

The formal appointment and swearing-in of Doug Gailey as Town Administrator and Clerk was noted. Council members and staff offered welcoming remarks, and State Representative Willis also acknowledged Mr. Gailey's appointment. Council members expressed optimism that his presence would help stabilize town operations and reduce organizational stress on existing staff.

B. Discussion and possible approval for engaging an appraiser for Town property.

The Council discussed the matter of engaging a real property appraiser for town-owned property. The town attorney clarified the scope of the approval being sought and noted that the Council could place a cost cap on the engagement, with any amount exceeding that cap requiring return to the Council for further approval. The Council expressed general support and agreed that a specific cost cap of \$3,500 should be established, with the understanding that costs beyond that threshold would require Council authorization before proceeding.

C. Direction to Town Administrator

The Council provided direction to Town Administrator Gailey on two matters.

First, the Council directed the Town Administrator to begin the process of identifying and vetting candidates for a part-time planning position to relieve pressure on existing staff. The Mayor noted that, given the town's current staffing situation and active development pipeline, this position is an immediate need. It was further noted that the individual hired into this role may also provide support on code enforcement matters, which have been a recurring concern. The Council asked the Town Administrator to provide input on candidate qualifications and to notify the Council when individuals are ready to be interviewed.

Second, Councilmember McLaughlin raised the issue of Council members' access to technology adequate for reviewing planning documents. She noted that current iPads are insufficient for rendering large plan sets, and that the lack of access to platforms such as Microsoft Teams and Zoom has impaired the Council's ability to conduct remote interviews and access materials. The Council expressed unanimous support for pursuing updated devices, noting that funds may already be allocated in the budget. Town Administrator Gailey agreed to research available options and associated costs and report back to the Council.

Additionally, the Mayor informed the Council that a safety hazard had been recently identified on the proposed park property in the form of an uncovered well. He requested authorization to take immediate, low-cost steps to secure the site pending a formal determination of what remediation the county would require for proper closure. The Council concurred that appropriate interim safety measures should be taken without delay.

14. Reports

A. Update from Park and Events Committee

Parks and Events Committee Chair Gayle Butler reported on the Camp New Providence event held July 31 and August 1, 2026. The two-day event drew hundreds of attendees and was described as a significant success. The event featured living history presentations, period military demonstrations, historical speakers — including the author of *Cornwallis in Charlotte* — and a connection to the Museum of the Waxhaws. Ms. Butler noted that the

event received front-page coverage in the Enquirer Journal, and that Congressman Mark Harris attended and offered to assist in identifying federal grants to support future commemoration of the Camp New Providence site. The committee indicated it is now turning its planning focus to an expanded Christmas event. Ms. Butler expressed gratitude to participating presenters, town staff, and committee members for their efforts. The Mayor and Council members extended commendations to the committee for the quality of the inaugural event.

B. Transportation Report

The Mayor noted there was nothing significant to report on transportation matters and indicated he would provide updates on the I-77 South project as they become available.

C. Update from Finance Officer

The Finance Officer reported that, as the first month of the new fiscal year, financial operations are in good standing. She noted that the Tax Collector has already received the tax scroll from the county and converted it to the town's system in record time, with the result that tax bills will be issued earlier than in prior years, though the due date remains unchanged. Regarding the annual audit, the Finance Officer reported that draft financial statements are in hand and are expected to be submitted to the Local Government Commission (LGC) by the end of the current week. She noted that a previously filed appeal to the LGC has received no response, which she interpreted as a positive indication.

D. Update from Tax Collector

No separate discussion was recorded beyond the Finance Officer's remarks above.

E. Update from Town Planner

No update was presented, as the town is currently operating with interim planning assistance through Centralina.

F. Update from Town Administrator and Clerk

Town Administrator Doug Gailey noted that he had sent an update email to Council members on the prior Friday and stated his intention to continue weekly Friday communications to keep the Council informed between meetings. He acknowledged that he is still in the early stages of familiarizing himself with town operations and anticipated having more substantive updates in future meetings.

G. Council Comments

Councilmember Ladner expressed gratitude for the appointment of Town Administrator Gailey and acknowledged the significant contributions of long-serving staff members — specifically Finance Officer Leslie, Tax Collector Kim, and Administrative Assistant Debbie — for sustaining town operations through a period of organizational challenge.

Councilmember McLaughlin echoed appreciation for staff's sustained effort under difficult circumstances and expressed enthusiasm for the positive direction she anticipated under the new Town Administrator's leadership.

Councilmember Soukup thanked Administrative Assistant Debbie for preparing Council materials and for assistance with onboarding, including help with the Council's iPad setup.

The Mayor thanked all staff and indicated that, with the Town Administrator now in place and a planner and permit technician anticipated to follow, he expected the town's operational environment to normalize in the near term.

15. Closed Session Pursuant to NCGS 143.318.11(a)(3)

A. To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body.

A motion to enter closed session pursuant to NCGS 143-318.11(a)(3) was made by Councilmember Ladner and seconded by Councilmember Soukup. The motion carried unanimously.

The Council recessed for approximately five minutes prior to entering closed session.

16. Adjournment

The meeting record does not reflect a formal adjournment motion following the closed session.

ARTICLE V. PROPERTY AND NUISANCE ABATEMENT

DIVISION 1. GENERALLY

Sec. 34-111. Purpose.

~~This article is enacted pursuant to the authority conferred upon the town by the general assembly of the state for purposes of creating conditions essential to the health, safety, convenience and general welfare.~~

The purpose of this article is to protect the public health, safety, and welfare of the residents of the Town by establishing standards for the maintenance of property and by providing procedures for the identification, correction, abatement, and enforcement of public nuisances.

Sec. 34-112. Definitions.

For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Abandoned motor vehicle means a vehicle that meets any of the following conditions:

1. Is left on public grounds or town-owned property in violation of a law or ordinance prohibiting parking.
2. Is left for longer than two hours on private property without the consent of the owner, occupant or lessee of the property.
3. Is left for longer than seven days on public grounds.

Administrator means the person or persons designated by the town council to perform the duties and responsibilities assigned by this article to the administrator.

Building materials means any material such as lumber, brick, plaster, gutters, fences or other substances accumulated as a result of repairs or additions to existing buildings, construction or new buildings or demolition of existing structures.

~~*Business trash* means any waste accumulation of dust, paper and cardboard, excelsior, rags or other accumulations, other than garbage or household trash, which are usually attendant to the operation of stores, offices and similar businesses.~~

means waste accumulation resulting from the operation of a commercial, office, institutional, or similar nonresidential use.

Chronic violator means a person who owns property whereupon, in the previous calendar year, the town gave notice of violation of this article at least three times under any provision of this article.

Code enforcement officer means the persons assigned by the administrator to carry out the duties of enforcing the code of ordinances for the town.

Commercial establishments means any retail, manufacturing, wholesale, institutional, religious, governmental or other nonresidential establishment at which garbage or trash may be generated.

Debris means remains of anything broken, broken down, taken apart, damaged or destroyed including but not limited to litter or trash.

Established driveway means an area that is paved, graveled, bare of vegetation or otherwise clearly indicative of the area that is normally used for vehicles to enter onto or exit from real property from or to a public or private street.

~~Garbage means all solid wastes capable of being rapidly decomposed by microorganisms, including but not limited to animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food, as well as animal offal and carcasses, but excluding sewage and human wastes.~~

means animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food, as well as animal offal or carcasses.

Hazardous refuse means material such as cleaning fluids, crankcase oils, cutting oils, paints, explosives, acids, caustics, poisons, drugs, radioactive products, infected materials, offal, fecal matter and any other material hazardous to people or the environment if not disposed of properly.

Household trash means every waste accumulation of paper, sweepings, dust rags, bottles, cans, cardboard, plastic, small pieces of wood, rubber, leather or other matter of any kind, other than garbage and yard trash, which is usually attendant to housekeeping.

Industrial wastes means all wastes, including solids, semi-solids, sludges and liquids resulting directly from industrial, processing or manufacturing operations.

Junk means worn out or discarded metal, old iron, used plumbing parts or fixtures, other metals, automobile parts, chains, copper, machines or parts of machinery, bottles, rags, tallow, hide, worn-out tires, broken glass, aluminum, tin or other sharp, pointed, jagged or rusted metal or other articles commonly known as junk. In addition junk means household

appliances and upholstered furniture and mattresses not designed or manufactured for outdoor use.

Junked motor vehicles means a motor vehicle that does not display a current license plate and that:

1. Is partially dismantled or wrecked; or
2. Cannot be self-propelled or moved in a manner in which it was originally intended to move; or
3. Is more than five years old and appears to be worth less than \$500.00.

Litter means any man-made or man-used waste material, including but not limited to paper, wrappers, packaging, bottles, cans, containers, plastic, cardboard, discarded household items, and similar materials.

Motor vehicles means any machine designed or intended to travel over land or water by self-propulsion or while attached to a self-propelled vehicle.

Nuisance or public nuisance means any condition declared unlawful by this article and determined to be dangerous, prejudicial, or detrimental to the public health, safety, or welfare.

Nuisance vehicle means a vehicle on public or private property that is determined and declared by the proper authorizing official to be a health or safety hazard, a public nuisance, and unlawful, including a vehicle found to be:

1. A breeding ground or harbor for mosquitoes, other insects, rats or other pests; or
2. A point of heavy growth of weeds or other noxious vegetation over 12 inches in height; or
3. A point of collection of pools or ponds of water; or
4. A point of concentration of quantities of gasoline, oil, or other flammable or explosive materials; or
5. One which is a source of danger for children through entrapment in areas of confinement which cannot be operated from the inside, such as trunks, hoods, and the like; or
6. So situated or located that there is a danger of the vehicle falling or turning over; or
7. One which is a point of collection of solid waste, garbage, food waste, animal waste, or any other rotten or putrescible matter of any kind; or

8. One which is a source of danger for children from exposed sharp parts thereof which are jagged or contain sharp edges of metal or glass; or
9. Any other vehicle specifically declared a health and safety hazard and a public nuisance by the town council.

Occupant means any person in actual possession or control of property, whether as owner, tenant, lessee, agent, or otherwise.

Owner means the person or entity shown as the owner of real property in the Union County tax records, and may include any person having legal or equitable title, any person in charge or control of the property, or any agent authorized to act on behalf of the owner.

~~*Person* means any natural person, corporation, partnership, authority created by statute, association or other entity or combination thereof.~~ *means any natural person, corporation, partnership, association, limited liability company, trust, authority created by statute, or other legal entity or any combination thereof.*

Premises means any lot, parcel, building, structure, yard, or other real property, including any portion thereof.

~~*Refuse* means solid waste accumulations consisting of garbage, household trash, yard trash and business trash as defined in this section.~~ *means solid waste accumulations consisting of garbage, household trash, yard trash, business trash, construction debris, or other waste material.*

~~*Small Dead animals* means cats, dogs, small household pets of similar size~~ *any dead, decaying, or rotting animal or parts thereof.*

Tree trimmings means waste accumulation of tree branches, tree limbs, parts of trees, leaves, or other matter usually created as refuse in the care of trees and bushes.

Wastes means all useless, unwanted or discarded materials resulting from domestic, industrial, commercial or community activities.

Yard means any area on the same lot with a building or buildings lying between the building or buildings and the nearest lot line. "Front yard" means an open, unoccupied space between the street right-of-way line, and the front of a building, projected to the side lines of the lot. "Rear yard" means a yard extending the full width of the lot on which a principal building is located and situated between the rear lot line parallel thereto and passing through the point of the principal building nearest the rear lot line. "Side yard" means a space extending from the front yard to the rear yard between the principal building and the

side lot line as measured perpendicular from the side lot line to the closest point of the principal building. If there is not a building on the property, the entire property shall be deemed the "front yard".

Yard trash means waste accumulation of lawn, grass and shrubbery cuttings or clippings, free of dirt, rocks, large branches, bulky or noncombustible material.

Sec. 34-113. Investigation of public nuisances.

The administrator or his designee, upon notice from any person ~~or other notice~~ of the possible existence of any of the conditions described in sections ~~34-131~~—34-133, shall conduct or cause to be made by the appropriate official such investigation as may be necessary to determine whether conditions exist which may constitute a public nuisance as declared in sections ~~34-131~~—34-133.

~~Investigations under this article shall be conducted from public rights-of-way, or other lawful vantage points unless an administrative warrant, or other lawful authority permits entry onto the property.~~

~~Additionally adjoining property owners may provide consent for investigations to occur from their premises.~~

~~Refusal to consent to entry shall not, by itself, constitute a violation of this article.~~

Secs. 34-114—34-130. Reserved.

Sec. 34-131. Property to be kept free of litter, debris, junk, and nuisance conditions.

~~(a) Every person owning, or occupying,~~ **Any owner, occupant, or person maintaining control of property** within the town corporate limits ~~shall keep the property clean. The existence of any of the following conditions on any property, vacant lot or other parcel of land within the corporate limits, is dangerous and prejudicial to the public health or safety and is hereby declared a public nuisance.~~ **Shall maintain the premises free from conditions declared to be public nuisances under sections 34-131 - 34-133. The existence of any of the following conditions on any property, vacant lot, or other parcel of land within the town is hereby declared a public nuisance:**

~~1. Any accumulation of litter, debris, refuse, garbage, junk, hazardous refuse, household trash, business trash, scrap materials, or animal excrement on any front or side yard, or underneath any building.~~

~~2. The uncontrolled growth of noxious weeds and grasses to a height in excess of 24 inches causing or threatening to cause a hazard detrimental to the public health or safety.~~

~~Provided, however, that bona fide farming crops as well as food and flower gardens while~~

~~maintained for such purposes, pastures, naturally wooded areas, regulated wetland or meadows and areas designed as undeveloped open space or meadow by the town, are exempt from the provisions of this division.~~

~~3. A collection place for tree limbs, dried brush, dead vegetation, stumps or other decayed wood and materials or other similar rubbish.~~

~~4. An open or unsecured storage or collection place for chemicals, oils, gasoline, flammable liquids, or other similar hazardous refuse.~~

~~5. Any condition detrimental to the public health and safety which violates the rules and regulations of the county health department.~~

1. Accumulation of waste, debris, and junk.

Any accumulation of litter, debris, refuse, garbage, junk, hazardous refuse, household trash, business trash, scrap materials, discarded furniture, discarded appliances, construction materials, animal excrement, dead animals or similar materials anywhere on the premises, whether visible from the public right of way or not, in such quantity, location, or condition as to:

- Create a fire hazard;
- Harbor or attract insects, rodents, or other pests;
- Produce offensive odors; or
- Otherwise threaten public health or safety.

2. Overgrown vegetation.

The uncontrolled growth of poison oak, poison ivy, or other noxious vegetation in residential areas.

The uncontrolled growth of weeds, grass, to a height exceeding:

- Ten (10) inches in all zoning districts except agricultural districts;

Exemptions shall include:

- Actively cultivated food or flower gardens;
- Managed natural areas, wetlands, or conservation areas approved by the town;
- Areas designated by the town as natural buffers or preserved open space.

3. Yard trash and organic debris accumulation.

Any accumulation of tree limbs, brush, stumps, leaves, dead vegetation, yard trash, or similar organic debris that:

- Is not part of normal, temporary yard maintenance activity; and
- Remains on the property for more than fifteen (15) calendar days; or
- Creates a fire hazard, drainage problem, or pest harborage.

4. Standing water and drainage issues.

Any condition that allows the accumulation of standing water in such a manner that:

- Could provide a breeding ground for mosquitoes or other pests;
- Creates a health hazard; or
- Results from improper grading, drainage obstruction, from improper storage or placement of property or failure to maintain drainage systems.

This shall not apply to:

- Lawfully constructed stormwater facilities;
- Retention/detention ponds maintained in accordance with approved plans;
- Natural water bodies.

5. Hazardous materials and unsecured storage.

The outdoor storage or accumulation of chemicals, oils, gasoline, flammable liquids, hazardous materials, or similar substances in an open, unsecured, leaking, or unsafe manner.

6. Discarded appliances and large items.

The placement or storage outdoors of appliances, including but not limited to refrigerators, freezers, washing machines, dryers, stoves, or similar items.

7. Unsafe or deteriorated exterior conditions.

Any exterior condition that creates a hazard to public health or safety, including but not limited to:

- Unsecured or partially collapsed structures;
- Broken glass, sharp objects, or exposed hazardous materials;

- Unstable fencing, walls, or accessory structures;
- Open wells, pits, or excavations not properly secured.

8. Pest harborage.

Any condition that provides shelter, breeding grounds, or harborage for rodents, insects, snakes, or other pests in a manner detrimental to public health or safety.

9. Pollutant Discharge.

Any discharge into or polluting of any stream, creek, river or other body of water of any dangerous substance or any other material likely to harm the water or any vegetation, fish or wildlife in or along the water or the storage of such harmful materials and substances in a manner so that it is likely that such streams, creeks, rivers or other bodies of water will be polluted.

10. Sewage, Septic Seepage

A collection place for sewage and sewage drainage or the seepage from septic tanks.

11. Violations of health regulations.

Any condition that violates applicable rules or regulations of the county health department and poses a threat to public health or safety.

12. General nuisance authority.

Any other condition not specifically enumerated in this section that is determined by the administrator, based on competent evidence, to:

- Pose a threat to public health or safety;
- Create a fire hazard;
- Harbor pests or disease vectors; or
- Otherwise constitute a nuisance as defined under North Carolina law.

Such determination shall be based on objective evidence and shall be documented in writing.

Sec. 34-132. Construction debris and building materials.

All refuse, lumber, debris and other building materials on private property which are visible from the street or an adjoining lot for any reason including, but not limited to, construction in progress for the remodel or repair of any existing buildings, the erection and completion

of any new buildings or the addition to existing buildings, all pursuant to a lawfully-issued and currently-active building permit, shall be removed by the property owner immediately or, in the event of work under a building permit, within 15 calendar days from the completion of the aforesaid work. An owner or occupant may need to verify that construction is currently in progress if there has been no construction activity for over 30 calendar days and show good cause why the town should not abate the refuse, lumber, debris and other building materials left or stored on the property.

Sec. 34-133. Junk prohibited.

It shall be unlawful for any owner or occupant of any land, building, structure, dwelling or dwelling unit to place or leave (or allowed to be placed or remain) outside of any such building, structure, dwelling or dwelling unit or upon such land any dilapidated furniture, icebox, refrigerator, stove or other appliance, machinery, equipment, building material or other item or junk which is either in a wholly or partially rusted, wrecked, junked, dismantled or inoperative condition or which is not completely enclosed within a building.

Sec. 34-134. - Abatement of violations:

~~a. Contract for abatement services. Whenever the administrator, or his or her authorized designee, has determined that a violation of this article and/or a nuisance exists and has provided proper notice thereof, the property owner, occupant or person in possession of the premises on which the nuisance is located may contract with the town to remove such conditions at a fee paid in advance and upon such terms and conditions as the administrator, or his or her authorized designee, may approve, except that as a condition of all such agreements the property owner, occupant or person in charge of the premises shall by signed writing in advance of any work release the town from any liability arising from or resulting from the removal of such conditions. In the event the owner of the property is not the occupant, then a signed release shall be required from both the property owner and the occupant before the town will proceed.~~

~~b. Abatement for chronic violations. Whenever the administrator, or his or her authorized designee, has determined that a violation of this article and/or a nuisance exists and has provided proper notice thereof pursuant to this subsection, the town may proceed to abate a nuisance on property owned by a chronic violator. In such a case, the town shall notify a chronic violator of this article and that, if the violator's property is found to be in continued violation of this article, the town shall, without further notice in the calendar year in which notice is given, take action to remedy the violation, and the expense of the action shall become a lien upon the property and shall be collected as unpaid taxes. For a chronic~~

violator, the town's initial annual notice (that the town will abate the nuisance) shall be served by registered or certified mail, with a copy sent by regular mail.

~~c. *Summary abatement for health and safety violations.* Whenever the administrator, or his or her authorized designee, has determined that a violation of this article and/or a nuisance exists and has provided proper notice thereof, upon the failure of the property owner, occupant or person in possession of the premises to take the corrective action ordered by the board or the administrator, or his or her authorized designee, within the time specified, the town may remove, abate or remedy the condition that is dangerous or detrimental to the public health or public safety and the expense of such action shall be paid by the person in default pursuant to G.S. 160A-193. If not paid, such expenses shall become a lien upon the land or premises where the violation occurred and may be collected as unpaid ad valorem taxes.~~

~~d. *Remedies available notwithstanding civil penalties.* Each of these remedies shall be and remain available to the town notwithstanding any civil penalties that have been issued under [section 34-135](#), civil penalties.~~

Sec. 34-134. Notice of violation; opportunity to correct.

When the administrator determines that a violation of this division exists, the administrator shall issue a written Notice of Violation to the owner, occupant, or person in control of the premises. The Notice of Violation shall include:

- (1) The address or location of the property;
- (2) A description of the condition constituting the violation;
- (3) The section or sections of this division violated;
- (4) The corrective action required;
- (5) The deadline for compliance, which shall be not less than ten (10) calendar days from service unless an imminent health or safety hazard exists;
- (6) Notice that failure to correct the violation may result in civil penalties, abatement action, recovery of costs, or any combination thereof; and
- (7) Notice of the right to request to appeal the Notice of Violation under section 34-135.

The Notice of Violation may be served by certified mail pursuant to NCGS 160A-200.1., personal delivery, posting on the property, or any combination thereof. For conditions

presenting an imminent threat to public health or safety, the administrator may shorten the compliance period or proceed with summary abatement as authorized by law.

Sec. 34-135. Appeal of Notice of Violation.

Any person receiving a Notice of Violation may Appeal the Notice of Violation. An appeal shall be submitted in writing to the administrator within ten (10) calendar days after service of the Notice of Violation. The appeal shall provide the owner, occupant, or responsible party an opportunity to present information, documents, photographs, or arguments concerning the alleged violation. The appeal shall be conducted by the town planner or a designee who was not the primary person responsible for the initial violation determination, when reasonably practicable. The town planner shall issue a written determination affirming, modifying, or dismissing the Notice of Violation. A timely request for an appeal shall stay the accrual of civil penalties until a written determination is issued, unless the violation presents an imminent threat to public health or safety. An appeal of the Town Planner or their designee's decision may be heard in accordance with NCGS 160D-405.

Sec. 34-135~~6~~. - Civil penalties.

Any violation of this article or the failure to abide by any lawful order issued pursuant to this article shall be punishable as provided herein:

(1) In accordance with the requirements of G.S. 160A-175(b), it is expressly declared that violation of any provision hereof or a failure to comply with any of this article's requirements or orders issued hereunder shall not be considered a misdemeanor or infraction under G.S. 14-4 or 14-3.1, but shall constitute a civil offense and shall subject the offender to a civil penalty as set forth herein. After notice of violation/warning citation has been issued and the violation is not corrected at the end of ~~15~~ calendar days, a civil citation shall be issued and civil penalties assessed as set forth ~~in the table~~ below.

NOTICE OF VIOLATION (NOV) OR INITIAL WARNING	
Opportunity to appeal to the town council within 15 days of NOV or initial warning	
CITATION	CIVIL PENALTY AMOUNT

First Penalty Citation	\$100.00
The fine shall be paid within 15 days and the violation shall be corrected within 15 days from citation.	
Second Penalty Citation	\$250.00
Issued after 15 days for on-going failure to abate and the violation shall be corrected within 15 days from citation.	
Third Penalty Citation *	\$500.00
Issued after 15 days for on-going failure to abate.	* per day for each day the nuisance continues

- A. First violation at the same property within a twelve-month period: \$100.00 per violation.
 - B. Second violation at the same property within a twelve-month period: \$250.00 per violation.
 - C. Third and subsequent violations at the same property within a twelve-month period: \$500.00 per violation.
2. Each day that a violation continues after the compliance deadline shall constitute a separate violation.
 3. Civil penalties shall begin to accrue after:
 - A. Expiration of the compliance period stated in the Notice of Violation; or
 - B. Issuance of a written determination following a timely requested appeal.
 4. Civil penalties may be recovered by the town in a civil action in the nature of debt.
 5. Civil penalties are cumulative and may be imposed in addition to abatement, injunctive relief, recovery of costs, or any other remedy authorized by law.

Any person violating this article shall be issued a warning citation and in the event of failure to abate, a subsequent civil penalty citation per the procedures set forth in this subsection of the code of ordinances. Any citation of a violation may be issued by any sheriff's deputy, administrator, building inspection officer, code enforcement officer or such other office as is charged from time to time by the town council with the enforcement of this article. However, the administrator or his or her designee in his or her sole discretion may:

- a. Reduce a civil penalty assessed based upon the totality of the circumstances; or
- b. Withhold issuance of a civil penalty citation in the event a property owner has commenced in good faith to abate the nuisance but the abatement has not been completed at the expiration of the initial 150-day warning period.

~~Each day's continuing violation after the deadline set forth in the third civil penalty citation notice shall be a separate and distinct offense for purposes of the penalties and remedies set forth herein.~~

Sec. 34-137. Abatement of violations.

(a) Voluntary abatement by owner.

Nothing in this division shall prevent an owner, occupant, or person in control of property from correcting a violation voluntarily within the time allowed.

(b) Town-assisted abatement by agreement.

When the administrator determines that a violation or nuisance exists, the property owner, occupant, or person in control of the premises may request that the town arrange for removal or correction of the condition at the expense of the requesting party and upon terms approved by the administrator. The town may require advance payment and a written release of liability before performing or arranging such work.

(c) Abatement after failure to comply.

If a person fails to correct a violation within the time specified in the Notice of Violation, after a fine has been addressed appropriate to the number of times the property has been found in violation that year, the town may after a period of no less than 10 days issue a notice stating the town may remove, abate, or remedy the nuisance condition. After such a notice has been issued the owner will have a period of no less than 10 days to abate the issue before the town may take corrective action.

(d) Chronic violators.

If a property owner is determined to be a chronic violator, the town may provide annual notice that, during the calendar year in which notice is given, the town may abate

subsequent violations of this division without further notice. The annual notice shall be served by registered or certified mail, with a copy sent by regular mail.

(e) Definition of chronic violator.

For purposes of this section, a chronic violator means an owner of property where, in the previous calendar year, the town gave notice of violation at least three (3) times under this division.

(f) Summary abatement.

Where a nuisance condition poses an imminent threat to public health or safety, the town may proceed with summary abatement as authorized by law.

(g) Costs.

The expense of abatement shall be paid by the person in default. If not paid, such expenses shall become a lien upon the property where the violation occurred and may be collected as unpaid ad valorem taxes, as authorized by G.S. 160A-193.

Sec. 34-1368. Appeals.

With respect to any nuisance for which a notice of violation or warning citation notice was given, the owner, occupant or person in possession of the premises has a right to appeal to the town council, in accordance with section 34-135. Such appeal shall be made in writing, on a form provided by the Town of Weddington entitled "application for an appeal," specifying the grounds thereof and accompanied by a filing fee set by the town council. The appeal shall be filed with the administrator or code enforcement officer no later than 15 calendar days after the date of the notice of violation or warning citation. The appeal shall be heard at the next regularly scheduled meeting of the town council, and except in cases of imminent danger or circumstances that pose a substantial threat to the health and safety of citizens, further proceedings to abate the nuisance or issue a civil penalty shall be stayed until the appeal is heard and decided.

Sec. 34-139. Remedies cumulative.

The remedies provided in this division are cumulative and may be pursued singly or in combination. The town may seek civil penalties, abatement, recovery of costs, injunctive relief, or any other remedy authorized by law.

Sec. D-919 Temporary Structures and Uses

E. ~~Occupancy of a travel trailer, recreational vehicle (RV), or licensed motor vehicle as an accessory family dwelling shall be permitted for no more than 30 total days per calendar year~~ Use of recreational vehicles and similar units for occupancy.

1. No recreational vehicle (RV), travel trailer, camper, motorhome, or similar unit shall be used for occupancy or available for use as occupancy on a property within the Town except as expressly permitted in this section.

2. For purposes of this section, “**occupancy**” means the use of a recreational vehicle or similar unit for any human habitation or use as a living space, whether temporary or permanent, including but not limited to:

- a. Sleeping or overnight accommodation;
- b. Cooking or food preparation;
- c. Bathing or sanitation;
- d. Use as a living area, workspace, or gathering space;
- e. Storage of personal belongings in a manner indicating regular human use.

“Available For Use” means

- f. Connection to utilities or use of internal systems (electrical, plumbing, HVAC);

Occupancy shall be determined based on the totality of circumstances and observable conditions.

3. No person shall occupy or allow occupancy of a recreational vehicle without first obtaining a Temporary Use Permit from the Town.

4. A Temporary Use Permit may authorize occupancy for a period not to exceed a total of **thirty (30) days within a calendar year**, whether consecutive or nonconsecutive.

a. The permit holder may request an extension of the Temporary Use Permit prior to expiration.

b. The Town may approve an extension upon a finding that:

- The request is based on a legitimate temporary need or hardship;
- The use will not adversely impact neighboring properties or public safety; and
- The property remains in compliance with all applicable regulations.

c. No extension shall be valid unless approved **in writing prior to the expiration** of the original permit.

d. Extensions shall be limited to a reasonable duration as determined by the Town and shall not be used to establish permanent or ongoing occupancy.

e. The Town may impose reasonable conditions, including:

(1) Location on an improved surface means a surface constructed of asphalt, concrete, pavers, gravel, or similar material that is maintained to support vehicle parking and prevent rutting, erosion, or dust.

(2) Setbacks or placement requirements;

(3) Utility use limitations;

(4) Sanitation and waste disposal requirements;

(5) Screening or visibility controls;

(6) Time limitations and renewal restrictions.

f. Under no circumstances shall a recreational vehicle be used as:

(1) A permanent dwelling;

(2) A rental unit;

(3) A separate accessory dwelling unit; or

(4) A substitute for a required principal structure.

g. Any occupancy in violation of this section shall constitute a violation of this Code and shall be subject to enforcement under applicable zoning provisions

ARTICLE V. PROPERTY AND NUISANCE ABATEMENT

DIVISION 1. GENERALLY

Sec. 34-111. Purpose.

The purpose of this article is to protect the public health, safety, and welfare of the residents of the Town by establishing standards for the maintenance of property and by providing procedures for the identification, correction, abatement, and enforcement of public nuisances.

Sec. 34-112. Definitions.

For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Abandoned motor vehicle means a vehicle that meets any of the following conditions:

1. Is left on public grounds or town-owned property in violation of a law or ordinance prohibiting parking.
2. Is left for longer than two hours on private property without the consent of the owner, occupant or lessee of the property.
3. Is left for longer than seven days on public grounds.

Administrator means the person or persons designated by the town council to perform the duties and responsibilities assigned by this article to the administrator.

Building materials means any material such as lumber, brick, plaster, gutters, fences or other substances accumulated as a result of repairs or additions to existing buildings, construction or new buildings or demolition of existing structures.

Business trash means waste accumulation resulting from the operation of a commercial, office, institutional, or similar nonresidential use.

Chronic violator means a person who owns property whereupon, in the previous calendar year, the town gave notice of violation of this article at least three times under any provision of this article.

Code enforcement officer means the persons assigned by the administrator to carry out the duties of enforcing the code of ordinances for the town.

Commercial establishments means any retail, manufacturing, wholesale, institutional, religious, governmental or other nonresidential establishment at which garbage or trash may be generated.

Debris means remains of anything broken, broken down, taken apart, damaged or destroyed including but not limited to litter or trash.

Established driveway means an area that is paved, graveled, bare of vegetation or otherwise clearly indicative of the area that is normally used for vehicles to enter onto or exit from real property from or to a public or private street.

Garbage means animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food, as well as animal offal or carcasses.

Hazardous refuse means material such as cleaning fluids, crankcase oils, cutting oils, paints, explosives, acids, caustics, poisons, drugs, radioactive products, infected materials, offal, fecal matter and any other material hazardous to people or the environment if not disposed of properly.

Household trash means every waste accumulation of paper, sweepings, dust rags, bottles, cans, cardboard, plastic, small pieces of wood, rubber, leather or other matter of any kind, other than garbage and yard trash, which is usually attendant to housekeeping.

Industrial wastes means all wastes, including solids, semi-solids, sludges and liquids resulting directly from industrial, processing or manufacturing operations.

Junk means worn out or discarded metal, old iron, used plumbing parts or fixtures, other metals, automobile parts, chains, copper, machines or parts of machinery, bottles, rags, tallow, hide, worn-out tires, broken glass, aluminum, tin or other sharp, pointed, jagged or rusted metal or other articles commonly known as junk. In addition junk means household appliances and upholstered furniture and mattresses not designed or manufactured for outdoor use.

Junked motor vehicles means a motor vehicle that does not display a current license plate and that:

1. Is partially dismantled or wrecked; or
2. Cannot be self-propelled or moved in a manner in which it was originally intended to move; or
3. Is more than five years old and appears to be worth less than \$500.00.

Litter means any man-made or man-used waste material, including but not limited to paper, wrappers, packaging, bottles, cans, containers, plastic, cardboard, discarded household items, and similar materials.

Motor vehicles means any machine designed or intended to travel over land or water by self-propulsion or while attached to a self-propelled vehicle.

Nuisance or public nuisance means any condition declared unlawful by this article and determined to be dangerous, prejudicial, or detrimental to the public health, safety, or welfare.

Nuisance vehicle means a vehicle on public or private property that is determined and declared by the proper authorizing official to be a health or safety hazard, a public nuisance, and unlawful, including a vehicle found to be:

1. A breeding ground or harbor for mosquitoes, other insects, rats or other pests; or
2. A point of heavy growth of weeds or other noxious vegetation over 12 inches in height; or
3. A point of collection of pools or ponds of water; or
4. A point of concentration of quantities of gasoline, oil, or other flammable or explosive materials; or
5. One which is a source of danger for children through entrapment in areas of confinement which cannot be operated from the inside, such as trunks, hoods, and the like; or
6. So situated or located that there is a danger of the vehicle falling or turning over; or
7. One which is a point of collection of solid waste, garbage, food waste, animal waste, or any other rotten or putrescible matter of any kind; or
8. One which is a source of danger for children from exposed sharp parts thereof which are jagged or contain sharp edges of metal or glass; or
9. Any other vehicle specifically declared a health and safety hazard and a public nuisance by the town council.

Occupant means any person in actual possession or control of property, whether as owner, tenant, lessee, agent, or otherwise.

Owner means the person or entity shown as the owner of real property in the Union County tax records, and may include any person having legal or equitable title, any person in charge or control of the property, or any agent authorized to act on behalf of the owner.

Person means any natural person, corporation, partnership, association, limited liability company, trust, authority created by statute, or other legal entity or any combination thereof.

Premises means any lot, parcel, building, structure, yard, or other real property, including any portion thereof.

Refuse means solid waste accumulations consisting of garbage, household trash, yard trash, business trash, construction debris, or other waste material.

Dead animals means any dead, decaying, or rotting animal or parts thereof.

Tree trimmings means waste accumulation of tree branches, tree limbs, parts of trees, leaves, or other matter usually created as refuse in the care of trees and bushes.

Wastes means all useless, unwanted or discarded materials resulting from domestic, industrial, commercial or community activities.

Yard means any area on the same lot with a building or buildings lying between the building or buildings and the nearest lot line. "Front yard" means an open, unoccupied space between the street right-of-way line, and the front of a building, projected to the side lines of the lot. "Rear yard" means a yard extending the full width of the lot on which a principal building is located and situated between the rear lot line parallel thereto and passing through the point of the principal building nearest the rear lot line. "Side yard" means a space extending from the front yard to the rear yard between the principal building and the side lot line as measured perpendicular from the side lot line to the closest point of the principal building. If there is not a building on the property, the entire property shall be deemed the "front yard".

Yard trash means waste accumulation of lawn, grass and shrubbery cuttings or clippings, free of dirt, rocks, large branches, bulky or noncombustible material.

Sec. 34-113. Investigation of public nuisances.

The administrator or his designee, upon notice from any person or other notice of the possible existence of any of the conditions described in sections 34-131—34-133, shall conduct or cause to be made by the appropriate official such investigation as may be necessary to determine whether conditions exist which may constitute a public nuisance as declared in sections 34-131—34-133.

Investigations under this article shall be conducted from public rights-of-way, or other lawful vantage points unless an administrative warrant, or other lawful authority permits entry onto the property.

Additionally adjoining property owners may provide consent for investigations to occur from their premises.

Refusal to consent to entry shall not, by itself, constitute a violation of this article.

Secs. 34-114—34-130. Reserved.

Sec. 34-131. Property to be kept free of litter, debris, junk, and nuisance conditions.

(a) Any owner, occupant, or person maintaining control of property within the town corporate limits Shall maintain the premises free from conditions declared to be public nuisances under sections 34-131 - 34-133. The existence of any of the following conditions on any property, vacant lot, or other parcel of land within the town is hereby declared a public nuisance:

1. Accumulation of waste, debris, and junk.

Any accumulation of litter, debris, refuse, garbage, junk, hazardous refuse, household trash, business trash, scrap materials, discarded furniture, discarded appliances, construction materials, animal excrement, dead animals or similar materials anywhere on the premises, whether visible from the public right of way or not, in such quantity, location, or condition as to:

- Create a fire hazard;
- Harbor or attract insects, rodents, or other pests;
- Produce offensive odors; or
- Otherwise threaten public health or safety.

2. Overgrown vegetation.

The uncontrolled growth of poison oak, poison ivy, or other noxious vegetation in residential areas.

The uncontrolled growth of weeds, grass, to a height exceeding:

- Ten (10) inches in all zoning districts except agricultural districts;

Exemptions shall include:

- Actively cultivated food or flower gardens;
- Managed natural areas, wetlands, or conservation areas approved by the town;
- Areas designated by the town as natural buffers or preserved open space.

3. Yard trash and organic debris accumulation.

Any accumulation of tree limbs, brush, stumps, leaves, dead vegetation, yard trash, or similar organic debris that:

- Is not part of normal, temporary yard maintenance activity; and
- Remains on the property for more than fifteen (15) calendar days; or
- Creates a fire hazard, drainage problem, or pest harborage.

4. Standing water and drainage issues.

Any condition that allows the accumulation of standing water in such a manner that:

- Could provide a breeding ground for mosquitoes or other pests;
- Creates a health hazard; or
- Results from improper grading, drainage obstruction, from improper storage or placement of property or failure to maintain drainage systems.

This shall not apply to:

- Lawfully constructed stormwater facilities;
- Retention/detention ponds maintained in accordance with approved plans;
- Natural water bodies.

5. Hazardous materials and unsecured storage.

The outdoor storage or accumulation of chemicals, oils, gasoline, flammable liquids, hazardous materials, or similar substances in an open, unsecured, leaking, or unsafe manner.

6. Discarded appliances and large items.

The placement or storage outdoors of appliances, including but not limited to refrigerators, freezers, washing machines, dryers, stoves, or similar items.

7. Unsafe or deteriorated exterior conditions.

Any exterior condition that creates a hazard to public health or safety, including but not limited to:

- Unsecured or partially collapsed structures;
- Broken glass, sharp objects, or exposed hazardous materials;
- Unstable fencing, walls, or accessory structures;
- Open wells, pits, or excavations not properly secured.

8. Pest harborage.

Any condition that provides shelter, breeding grounds, or harborage for rodents, insects, snakes, or other pests in a manner detrimental to public health or safety.

9. Pollutant Discharge.

Any discharge into or polluting of any stream, creek, river or other body of water of any dangerous substance or any other material likely to harm the water or any vegetation, fish or wildlife in or along the water or the storage of such harmful materials and substances in a manner so that it is likely that such streams, creeks, rivers or other bodies of water will be polluted.

10. Sewage, Septic Seepage

A collection place for sewage and sewage drainage or the seepage from septic tanks.

11. Violations of health regulations.

Any condition that violates applicable rules or regulations of the county health department and poses a threat to public health or safety.

12. General nuisance authority.

Any other condition not specifically enumerated in this section that is determined by the administrator, based on competent evidence, to:

- Pose a threat to public health or safety;
- Create a fire hazard;
- Harbor pests or disease vectors; or
- Otherwise constitute a nuisance as defined under North Carolina law.

Such determination shall be based on objective evidence and shall be documented in writing.

Sec. 34-132. Construction debris and building materials.

All refuse, lumber, debris and other building materials on private property which are visible from the street or an adjoining lot for any reason including, but not limited to, construction in progress for the remodel or repair of any existing buildings, the erection and completion of any new buildings or the addition to existing buildings, all pursuant to a lawfully-issued and currently-active building permit, shall be removed by the property owner immediately or, in the event of work under a building permit, within 15 calendar days from the

completion of the aforesaid work. An owner or occupant may need to verify that construction is currently in progress if there has been no construction activity for over 30 calendar days and show good cause why the town should not abate the refuse, lumber, debris and other building materials left or stored on the property.

Sec. 34-133. Junk prohibited.

It shall be unlawful for any owner or occupant of any land, building, structure, dwelling or dwelling unit to place or leave (or allowed to be placed or remain) outside of any such building, structure, dwelling or dwelling unit or upon such land any dilapidated furniture, icebox, refrigerator, stove or other appliance, machinery, equipment, building material or other item or junk which is either in a wholly or partially rusted, wrecked, junked, dismantled or inoperative condition or which is not completely enclosed within a building.

Sec. 34-134. Notice of violation; opportunity to correct.

When the administrator determines that a violation of this division exists, the administrator shall issue a written Notice of Violation to the owner, occupant, or person in control of the premises. The Notice of Violation shall include:

- (1) The address or location of the property;
- (2) A description of the condition constituting the violation;
- (3) The section or sections of this division violated;
- (4) The corrective action required;
- (5) The deadline for compliance, which shall be not less than ten (10) calendar days from service unless an imminent health or safety hazard exists;
- (6) Notice that failure to correct the violation may result in civil penalties, abatement action, recovery of costs, or any combination thereof; and
- (7) Notice of the right to request to appeal the Notice of Violation under section 34-135.

The Notice of Violation may be served by certified mail pursuant to NCGS 160A-200.1., personal delivery, posting on the property, or any combination thereof. For conditions presenting an imminent threat to public health or safety, the administrator may shorten the compliance period or proceed with summary abatement as authorized by law.

Sec. 34-135. Appeal of Notice of Violation.

Any person receiving a Notice of Violation may Appeal the Notice of Violation. An appeal shall be submitted in writing to the administrator within ten (10) calendar days after service

of the Notice of Violation. The appeal shall provide the owner, occupant, or responsible party an opportunity to present information, documents, photographs, or arguments concerning the alleged violation. The appeal shall be conducted by the town planner or a designee who was not the primary person responsible for the initial violation determination, when reasonably practicable. The town planner shall issue a written determination affirming, modifying, or dismissing the Notice of Violation. A timely request for an appeal shall stay the accrual of civil penalties until a written determination is issued, unless the violation presents an imminent threat to public health or safety. An appeal of the Town Planner or their designee's decision may be heard in accordance with NCGS 160D-405.

Sec. 34-136. - Civil penalties.

Any violation of this article or the failure to abide by any lawful order issued pursuant to this article shall be punishable as provided herein:

(1) In accordance with the requirements of G.S. 160A-175(b), it is expressly declared that violation of any provision hereof or a failure to comply with any of this article's requirements or orders issued hereunder shall not be considered a misdemeanor or infraction under G.S. 14-4 or 14-3.1, but shall constitute a civil offense and shall subject the offender to a civil penalty as set forth herein. After notice of violation/warning citation has been issued and the violation is not corrected at the end of 10 calendar days, a civil citation shall be issued and civil penalties assessed as set forth below.

A. First violation at the same property within a twelve-month period: \$100.00 per violation.

B. Second violation at the same property within a twelve-month period: \$250.00 per violation.

C. Third and subsequent violations at the same property within a twelve-month period: \$500.00 per violation.

2. Each day that a violation continues after the compliance deadline shall constitute a separate violation.

3. Civil penalties shall begin to accrue after:

A. Expiration of the compliance period stated in the Notice of Violation; or

B. Issuance of a written determination following a timely requested appeal.

4. Civil penalties may be recovered by the town in a civil action in the nature of debt.

5. Civil penalties are cumulative and may be imposed in addition to abatement, injunctive relief, recovery of costs, or any other remedy authorized by law.

Any person violating this article shall be issued a warning citation and in the event of failure to abate, a subsequent civil penalty citation per the procedures set forth in this subsection of the code of ordinances. Any citation of a violation may be issued by any sheriff's deputy, administrator, building inspection officer, code enforcement officer or such other office as is charged from time to time by the town council with the enforcement of this article.

However, the administrator or his or her designee in his or her sole discretion may:

- a. Reduce a civil penalty assessed based upon the totality of the circumstances; or
- b. Withhold issuance of a civil penalty citation in the event a property owner has commenced in good faith to abate the nuisance but the abatement has not been completed at the expiration of the initial 10-day warning period.

Sec. 34-137. Abatement of violations.

(a) Voluntary abatement by owner.

Nothing in this division shall prevent an owner, occupant, or person in control of property from correcting a violation voluntarily within the time allowed.

(b) Town-assisted abatement by agreement.

When the administrator determines that a violation or nuisance exists, the property owner, occupant, or person in control of the premises may request that the town arrange for removal or correction of the condition at the expense of the requesting party and upon terms approved by the administrator. The town may require advance payment and a written release of liability before performing or arranging such work.

(c) Abatement after failure to comply.

If a person fails to correct a violation within the time specified in the Notice of Violation, after a fine has been addressed appropriate to the number of times the property has been found in violation that year, the town may after a period of no less than 10 days issue a notice stating the town may remove, abate, or remedy the nuisance condition. After such a notice has been issued the owner will have a period of no less than 10 days to abate the issue before the town may take corrective action.

(d) Chronic violators.

If a property owner is determined to be a chronic violator, the town may provide annual notice that, during the calendar year in which notice is given, the town may abate subsequent violations of this division without further notice. The annual notice shall be served by registered or certified mail, with a copy sent by regular mail.

(e) Definition of chronic violator.

For purposes of this section, a chronic violator means an owner of property where, in the previous calendar year, the town gave notice of violation at least three (3) times under this division.

(f) Summary abatement.

Where a nuisance condition poses an imminent threat to public health or safety, the town may proceed with summary abatement as authorized by law.

(g) Costs.

The expense of abatement shall be paid by the person in default. If not paid, such expenses shall become a lien upon the property where the violation occurred and may be collected as unpaid ad valorem taxes, as authorized by G.S. 160A-193.

Sec. 34-138. Appeals.

With respect to any nuisance for which a notice of violation was given, the owner, occupant or person in possession of the premises has a right to appeal in accordance with section 34-135.

Sec. 34-139. Remedies cumulative.

The remedies provided in this division are cumulative and may be pursued singly or in combination. The town may seek civil penalties, abatement, recovery of costs, injunctive relief, or any other remedy authorized by law.

Sec. D-919 Temporary Structures and Uses

E. Use of recreational vehicles and similar units for occupancy.

1. No recreational vehicle (RV), travel trailer, camper, motorhome, or similar unit shall be used for occupancy or available for use as occupancy on a property within the Town except as expressly permitted in this section.

2. For purposes of this section, “**occupancy**” means the use of a recreational vehicle or similar unit for any human habitation or use as a living space, whether temporary or permanent, including but not limited to:

- a. Sleeping or overnight accommodation;
- b. Cooking or food preparation;
- c. Bathing or sanitation;
- d. Use as a living area, workspace, or gathering space;
- e. Storage of personal belongings in a manner indicating regular human use.

“Available For Use” means

- f. Connection to utilities or use of internal systems (electrical, plumbing, HVAC);

Occupancy shall be determined based on the totality of circumstances and observable conditions.

3. No person shall occupy or allow occupancy of a recreational vehicle without first obtaining a Temporary Use Permit from the Town.

4. A Temporary Use Permit may authorize occupancy for a period not to exceed a total of **thirty (30) days within a calendar year**, whether consecutive or nonconsecutive.

a. The permit holder may request an extension of the Temporary Use Permit prior to expiration.

b. The Town may approve an extension upon a finding that:

- The request is based on a legitimate temporary need or hardship;
- The use will not adversely impact neighboring properties or public safety; and
- The property remains in compliance with all applicable regulations.

c. No extension shall be valid unless approved **in writing prior to the expiration** of the original permit.

d. Extensions shall be limited to a reasonable duration as determined by the Town and shall not be used to establish permanent or ongoing occupancy.

e. The Town may impose reasonable conditions, including:

(1) Location on an improved surface means a surface constructed of asphalt, concrete, pavers, gravel, or similar material that is maintained to support vehicle parking and prevent rutting, erosion, or dust.

(2) Setbacks or placement requirements;

(3) Utility use limitations;

(4) Sanitation and waste disposal requirements;

(5) Screening or visibility controls;

(6) Time limitations and renewal restrictions.

f. Under no circumstances shall a recreational vehicle be used as:

(1) A permanent dwelling;

(2) A rental unit;

(3) A separate accessory dwelling unit; or

(4) A substitute for a required principal structure.

g. Any occupancy in violation of this section shall constitute a violation of this Code and shall be subject to enforcement under applicable zoning provisions



**A RESOLUTION FOR MEMBERSHIP IN CENTRALINA REGIONAL COUNCIL
R-2026-05**

WHEREAS, NC General Statutes 160A-470 and 153A-445 authorize municipalities and counties to form and to join councils of governments that address regional issues and opportunities by offering a variety of planning, coordination, advocacy and technical assistance services; and

WHEREAS, Centralina Regional Council was created to serve the needs of a nine-county region that includes Anson, Cabarrus, Gaston, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties; and

WHEREAS, the mission of Centralina Regional Council is to lead regional collaboration and spark local action to expand opportunity and improve quality of life; and

WHEREAS, Town of Weddington desires to join with other municipalities and counties that are members of Centralina Regional Council; and

WHEREAS, the Town of Weddington affirms the benefits of regional cooperation among local governments and their elected and appointed officials.

NOW, THEREFORE, BE IT RESOLVED by the Town Council that the Town of Weddington hereby ratifies the Centralina Regional Council Charter and affirms its membership in the organization, pending a majority vote of the member governments of Centralina Regional Council.

ADOPTED this 14th day of September 2026.

Jim Bell, Mayor, Town of Weddington, North Carolina

Attest:

Doug Gailey, Town Administrator/Clerk

WEDDINGTON

Statement of Revenue and Expenditures - Standard

Revenue Account Range: First to zz-zzzzz-zzz
Expend Account Range: First to zz-zzzzz-zzz
Print Zero YTD Activity: No

Year To Date As Of: 08/31/26
Current Period: 08/01/26 to 08/31/26
Prior Year: 08/01/25 to 08/31/25

Include Non-Anticipated: Yes
Include Non-Budget: No

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	77,429.49	1,775,000.00	123,279.23	124,112.32	1,650,887.68-	7
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	540.55	7,000.00	4,571.16	5,183.13	1,816.87-	74
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	0.00	250.00	0.01	0.01	249.99-	0
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	0.00	107,500.00	11,673.95	11,673.95	95,826.05-	11
10-3110-122	AD VALOREM TAX -MOTOR VEHICLE PRIOR	0.00	5,000.00	0.00	0.00	5,000.00-	0
10-3115-180	TAX INTEREST	432.13	500.00	415.88	481.79	18.21-	96
10-3120-000	SOLID WASTE FEE REVENUES	942.28	0.00	592.30	592.30	592.30	0
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	0.00	530,000.00	0.00	0.00	530,000.00-	0
10-3322-220	BEER & WINE TAX	0.00	45,000.00	0.00	0.00	45,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	0.00	450,000.00	0.00	0.00	450,000.00-	0
10-3333-220	SOLID WASTE DISP TAX	2,616.84	8,750.00	0.00	0.00	8,750.00-	0
10-3340-400	ZONING & PERMIT FEES	1,317.50	25,000.00	970.00	3,210.00	21,790.00-	13
10-3350-400	SUBDIVISION FEES	110.00	5,000.00	0.00	0.00	5,000.00-	0
10-3360-400	STORMWATER EROSION CONTROL FEES	0.00	500.00	0.00	0.00	500.00-	0
10-3830-891	MISCELLANEOUS REVENUES	1,057.30	500.00	0.00	0.00	500.00-	0
10-3831-491	INVESTMENT INCOME	23,745.98	200,000.00	20,277.21	40,384.05	159,615.95-	20
General Fund Revenue Totals		108,192.07	3,160,000.00	161,779.74	185,637.55	2,974,362.45-	5

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	89,298.88	1,114,200.00	89,944.98	179,889.96	934,310.04	16
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON
Statement of Revenue and Expenditures

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-155	POLICE PROTECTION	0.00	758,115.00	0.00	185,260.28	572,854.72	24
10-4110-160	EVENT PUBLIC SAFETY	0.00	2,500.00	0.00	0.00	2,500.00	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	5,000.00	67,500.00	9,162.00	9,162.00	58,338.00	14
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	5,000.00	0.00	0.00	5,000.00	0
10-4110-340	PUBLICATIONS	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	0.00	10,485.00	0.00	0.00	10,485.00	0
10-4110-343	SPRING EVENT	0.00	8,500.00	0.00	0.00	8,500.00	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	1,500.00	266.88	266.88	1,233.12	18
	4110 GENERAL GOVERNMENT	94,298.88	1,977,800.00	99,373.86	374,579.12	1,603,220.88	19
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	5,971.88	77,150.00	7,916.66	7,916.66	69,233.34	10
10-4120-123	SALARIES - TAX COLLECTOR	4,725.87	64,000.00	5,131.18	10,987.32	53,012.68	17
10-4120-124	SALARIES - FINANCE OFFICER	1,021.44	20,000.00	2,540.25	5,560.33	14,439.67	28
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	2,100.00	36,450.00	3,045.00	6,090.00	30,360.00	17
10-4120-181	FICA EXPENSE	1,057.19	15,750.00	1,425.44	2,337.40	13,412.60	15
10-4120-182	EMPLOYEE RETIREMENT	2,404.87	28,000.00	1,191.46	2,551.26	25,448.74	9
10-4120-183	EMPLOYEE INSURANCE	2,300.14	30,200.00	1,150.07	2,300.14	27,899.86	8
10-4120-184	EMPLOYEE LIFE INSURANCE	83.66	1,500.00	36.66	73.32	1,426.68	5
10-4120-185	EMPLOYEE S-T DISABILITY	45.79	550.00	19.80	39.60	510.40	7
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	15,000.00	0.00	0.00	15,000.00	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
10-4120-193	CONTRACT LABOR	0.00	19,500.00	0.00	0.00	19,500.00	0
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	227.89	15,000.00	296.68	296.68	14,703.32	2
10-4120-210	PLANNING CONFERENCE	0.00	1,500.00	0.00	0.00	1,500.00	0
10-4120-321	TELEPHONE - ADMIN	338.38	2,500.00	0.00	0.00	2,500.00	0
10-4120-325	POSTAGE - ADMIN	0.00	2,500.00	0.00	0.00	2,500.00	0
10-4120-331	UTILITIES - ADMIN	341.43	5,000.00	357.39	591.12	4,408.88	12
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	0.00	4,725.00	0.00	0.00	4,725.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	3,664.09	95,000.00	23,885.35	30,272.59	64,727.41	32
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	4,575.00	112,750.00	5,790.00	6,026.00	106,724.00	5
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	0.00	1,500.00	0.00	562.50	937.50	38
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	480.00	6,500.00	480.00	480.00	6,020.00	7
10-4120-370	ADVERTISING - ADMIN	45.15	500.00	117.00	117.00	383.00	23
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	0.00	500.00	0
10-4120-400	ADMINISTRATIVE: TRAINING	2,025.00	6,500.00	375.00	375.00	6,125.00	6
10-4120-410	ADMINISTRATIVE: TRAVEL	276.47	5,000.00	272.02	272.02	4,727.98	5
10-4120-450	INSURANCE	0.00	30,000.00	56.46	27,273.68	2,726.32	91
10-4120-491	DUES & SUBSCRIPTIONS	0.00	31,425.00	90.00	16,521.00	14,904.00	53
10-4120-498	GIFTS & AWARDS	0.00	1,500.00	309.97	309.97	1,190.03	21
10-4120-499	MISCELLANEOUS	409.87	10,000.00	496.66	929.51	9,070.49	9
	4120 ADMINISTRATIVE	32,094.12	640,500.00	54,983.05	121,883.10	518,616.90	19
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	7,000.00	88,500.00	0.00	0.00	88,500.00	0
10-4130-122	SALARIES - ASST ZONING ADMINISTRATOR	0.00	24,775.00	552.00	1,988.93	22,786.07	8
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	1,854.33	28,000.00	2,009.88	4,599.75	23,400.25	16

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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
10-4130-124	SALARIES - PLANNING BOARD	300.00	6,300.00	350.00	700.00	5,600.00	11
10-4130-125	SALARIES - SIGN REMOVAL	330.75	3,675.00	264.60	595.35	3,079.65	16
10-4130-181	FICA EXPENSE - P&Z	675.53	12,000.00	243.03	603.21	11,396.79	5
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,223.60	20,000.00	0.00	0.00	20,000.00	0
10-4130-183	EMPLOYEE INSURANCE	1,150.07	15,000.00	0.00	0.00	15,000.00	0
10-4130-184	EMPLOYEE LIFE INSURANCE	47.00	750.00	0.00	36.66	713.34	5
10-4130-185	EMPLOYEE S-T DISABILITY	30.46	450.00	0.00	19.80	430.20	4
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	4,113.90	45,000.00	4,121.57	4,121.57	40,878.43	9
10-4130-193	CONSULTING	10,896.00	75,000.00	3,663.00	3,663.00	71,337.00	5
10-4130-194	CONSULTING - COG	5,026.93	25,000.00	1,500.00	1,500.00	23,500.00	6
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	227.89	6,000.00	306.21	306.21	5,693.79	5
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-321	TELEPHONE - PLANNING & ZONING	338.36	2,500.00	0.00	0.00	2,500.00	0
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	286.32	5,000.00	367.06	600.81	4,399.19	12
10-4130-370	ADVERTISING - PLANNING & ZONING	45.16	500.00	117.01	117.01	382.99	23
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	125,000.00	0.00	0.00	125,000.00	0
4130 ECONOMIC & PHYSICAL DEVELOPMEN		33,546.30	541,700.00	13,494.36	18,852.30	522,847.70	3
General Fund Expenditure Totals		159,939.30	3,160,000.00	167,851.27	515,314.52	2,644,685.48	16

10 General Fund		Prior	Current	YTD
Revenues:		108,192.07	161,779.74	185,637.55
Expenditures:		159,939.30	167,851.27	515,314.52

WEDDINGTON
Statement of Revenue and Expenditures

Net Income:	51,747.23 -	6,071.53 -	329,676.97 -
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Grand Totals	Prior	Current	YTD
Revenues:	108,192.07	161,779.74	185,637.55
Expenditures:	159,939.30	167,851.27	515,314.52
Net Income:	51,747.23 -	6,071.53 -	329,676.97 -

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 08/31/26

2027

2026

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	836,758.36	837,033.95
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	860,930.73	1,187,579.14
10-1130-001	BB&T/TRUIST MONEY MARKET	1,883,649.34	1,877,580.01
10-1140-000	NC CLASS INVESTMENT ACCOUNT	272,708.05	270,977.72
10-1170-000	NC CASH MGMT TRUST	5,363,048.37	5,330,637.79
10-1205-000	DUE FROM OTHER FUNDS (SCIF/PARK)	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	9,338.17	9,930.47
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	1,654,268.48	61,707.22
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	56,492.29	5,856.93
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	13,138.68	7,334.25
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,699.55	2,128.84
10-1214-000	PREPAID ASSETS	26,933.32	26,933.32
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.33-	94,697.06
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	0.00
10-1217-000	A/R INTERGOVT - UTILITY/SOLID WASTE	0.00	2,624.92
10-1220-000	AR OTHER	3,542.43	3,542.43
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>13,809,862.23</u>	<u>12,545,918.84</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	52,549.23
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	387.00	387.00
10-2116-000	CUSTOMER REFUNDS	4,207.76	4,152.93
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000	FICA TAXES PAYABLE	0.00	115.34
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	1,442.42-	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	1,886.36-	1,506.10-
10-2156-000	LIFE INSURANCE PAYABLE	454.96	381.64
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	1,699.55	2,128.84
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	6,211.57	6,803.87
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	56,492.29	5,856.93
10-2625-000	DEFERRED REVENUE - CURR YR TAX	1,654,268.48	61,707.22
10-2630-000	DEFERRED REVENUE-NEXT 8	13,138.68	7,334.25
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	0.00
	Total Liabilities	<u>1,832,997.07</u>	<u>239,376.71</u>
10-2640-001	FUND BALANCE - UNASSIGNED	6,842,863.51	6,842,863.51

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 08/31/26

		2027	2026
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	<u>1,868,869.03</u>	<u>1,512,934.39</u>
	Total	12,306,542.13	11,950,607.49
	Revenue	2,974,362.45-	3,202,740.32
	Less Expenses	<u>2,644,685.48-</u>	<u>2,846,805.68</u>
	Net	<u>329,676.97-</u>	<u>355,934.64</u>
	Total Fund Balance	<u>11,976,865.16</u>	<u>12,306,542.13</u>
	Total Liabilities & Fund Balance	<u>13,809,862.23</u>	<u>12,545,918.84</u>

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: September 14, 2026

SUBJECT: Tax Report– August 2026

Transactions:	
Refunds	\$58.28
Balance Adjustments	\$(4.97)
Prior Years	\$(904.60)
2025 Collected	\$(4773.88)
2026 Collected	\$(123,238.38)
As of August 31, 2026, the following taxes remain Outstanding:	
2015	\$187.26
2016	\$251.29
2017	\$421.72
2018	\$139.46
2019	\$385.80
2020	\$251.31
2021	\$408.89
2022	\$1472.63
2023	\$6,280.13
2024	\$13,252.24
2025	\$57,617.96
2026	\$1,654,291.52
Prepays	\$(23.04)
Total Outstanding:	\$1,734,937.17