



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, OCTOBER 12, 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. Consent Agenda
 - A. Approve September 14, 2026, Town Council Regular Meeting Minutes.
9. Proclamation
 - A. Proclamation P-2026-01 for World Polio Day
10. Resolutions
 - A. Consideration and possible adoption of Resolution R-2026-06 creating a Weddington Youth Council.
11. Presentations
 - A. Swearing in of Weddington Youth Council members

12. Public Hearing

- A. To receive and consider comments in reference to Proposed Changes to the Unified Development Ordinance (UDO):
 - i. D 917A-(P) Open Space, D 917B-(B)(1) Minimum Open Space, D917B-(C) Priority of Conservation Lands, D917B-(E) Stream Valleys, Swales, Springs, and Other Lowland Areas, D917E-(B)(1) Minimum Open Space, Appendix 1 Definitions, Appendix 2B Application Review with Proposed Edits.

13. Discussion/Action items

- A. New Business
 - i. UDO Text amendments D 917A-(P) Open Space, D 917B-(B)(1) Minimum Open Space, D917B-(C) Priority of Conservation Lands, D917B-(E) Stream Valleys, Swales, Springs, and Other Lowland Areas, D917E-(B)(1) Minimum Open Space, Appendix 1 Definitions, Appendix 2B Application Review with Proposed Edits
 - a. Discussion and possible adoption
 - b. Statement of Land Use Consistency
 - ii. Proposed changes to the Municipal Code
 - a. Discussion and possible adoption of Chapter 50 Traffic & Motor Vehicles
 - b. Discussion and possible adoption of Chapter 22 Environment
 - iii. Direction to Town Administrator

14. Public Safety Report – Deputy Plyler

15. 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/ Clerk
- F. Council Comments

16. Adjournment



**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

The Regular Town Council Meeting of the Town of Weddington was called to order by the Mayor at 7:00 PM on Monday, September 14, 2026, at Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104.

2. Determination of Quorum

A quorum was established with all Council members present. It was noted that Councilmember Ladner would be departing early at approximately 8:45 PM.

Present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmember Darcey Ladner, Councilmember Ellen McLaughlin, Councilmember Tripp Soukup

Staff Present: Town Administrator/Clerk Doug Gailey, Administrative Assistant Debbie Coram, Finance Officer Lelsie Gaylord, Permit Technician Aditya Roy, Town Attorney Kevin Bringewatt and Deputy David Plyler

Visitors Present: Paisley Gordon, Rob and Cathy Dow, Joseph and Gladis Marvil, Liz Holtey, John Houston, Sonja Houston, David Burgess, Clayton Jones, Rick Turner, Erica McKinley, Chris Faulk, Bill Deter, DM Bunch, Michael Shea, Paul Pennell, Stefan Nemenz, Tom Snyder, Wendy Shaw, Jacky Grine, Joyce Plyler, Mark Horoschak, Doug and Courtney Warner, Wendy Squire, Alex Nainovan, Tracy Stone

3. Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance

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

The Mayor requested that agenda item 11.B.i — Consideration and Possible Adoption of Resolution 2026-05 regarding Centralina Regional Council membership — be moved up to be

heard together with the related Centralina presentation under item 8.1, as both items addressed the same subject matter.

Motion- A Motion to adopt the agenda as amended was made Mayor Pro Tem Smith.

Vote- The motion carried unanimously

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.*

The Mayor read the Conflict of Interest Statement into the record. No Council members declared any conflict of interest with respect to any matters on the agenda.

6. Mayor/Councilmember Reports

Mayor Bell reported that Senate Bill S4505, the zip code bill, passed the Senate Homeland Security and Governmental Affairs Committee on August 6th by a bipartisan vote of 10 to 5. Thank-you letters were sent to Senators Rand Paul, Rick Scott, and Johnny Isakson for their efforts in advancing the legislation.

Councilmember McLaughlin expressed personal gratitude to the Rotary Club for recognizing the heroism of September 11th. He reported that, following conversations with the Town of Marvin regarding shared employment recruitment challenges, she and Town Administrator Doug Gailey met with Centralina Regional Council representatives and found the engagement highly beneficial. She also provided an update on ongoing drainage and runoff issues affecting the Bromley subdivision resulting from the Luna development, noting that a meeting had been held with two affected homeowners and Toll Brothers, and that a follow-up meeting was being scheduled to address remaining concerns.

Mayor Pro Tem Smith thanked the Rotary Club and former Mayor Horn for their work in displaying commemorative flags, which were to remain up through Veterans Day in recognition of the 25th anniversary of September 11th. He reported that the next WUMA meeting was scheduled for the 24th at 3:00 PM at Mineral Springs. Regarding road improvements, he noted that work on the stoplight at Antioch Church Road and Forest Lawn Drive was expected to begin within the next two months, with the contractor currently completing work at another intersection. He acknowledged that no additional road paving projects beyond the current fiscal year's contracted streets had been announced.

Mayor Pro Tem Smith then addressed publicly circulating misinformation regarding a proposed town park project. He stated that claims of a \$10,000,000 park expenditure were factually inaccurate and that no Council member had ever proposed or supported a project of that cost. He provided context on the Town's financial reserves, noting that Weddington currently holds \$9,700,000 in cash reserves, which substantially exceeds both state and town-mandated minimum reserve requirements. He further noted that a public input workshop was scheduled for Saturday,

September 19th, from 1:00 to 5:00 PM at Weddington Middle School, and encouraged residents to attend and provide feedback.

Councilmember Ladner delivered a prepared statement addressing the same misinformation circulating on social media and in local media. She clarified that as of August 31st, the Town's general fund held \$6,800,000 in unassigned fund balance, separate from \$820,000 in assigned fund balance, and that the Town holds \$9,200,000 in total liquid cash and investments. She emphasized that no Council member had reviewed, supported, or voted on a \$10,000,000 park project. She addressed the claim that the Council had eliminated community input, stating that the September 19th workshop was specifically designed to accommodate working families by using a larger venue and a weekend time slot. She outlined the park planning timeline as follows: resident input in September, public feedback presentation in October, Council review in November, and a potential final design delivery by year-end. She encouraged residents to participate and stated that all related documents, contracts, and estimates are handled in open session under applicable legal and ethical protocols.

Councilmember Soukup noted that he had recently passed his two-month anniversary as a Council member and reported that he was continuing to integrate into Council processes, participating in staff interviews, and engaging with Centralina Regional Council and other ongoing projects.

The Mayor echoed the comments of his colleagues regarding misinformation, cautioning residents to seek information directly from Council members rather than relying on social media. He invited the public to contact Council members with questions and reiterated the importance of attending the September 19th community input session.

7. Public Comments

Mariciel Goldstein, 6123 Greystone Drive, addressed the Council on behalf of the Weddington Action Network to report on a community petition opposing the advancement of the town park project. She stated that the petition, launched on August 31st, had collected approximately 700 signatures within two weeks. She clarified that the intent of the petition was not to permanently stop the park project, but to pause its progress until residents could be provided with full transparency regarding the scope of work, estimated costs, tax implications, staffing requirements, maintenance logistics, traffic impact, parking needs, and safety and security considerations. She requested that a formal town survey be distributed to all residents before any decisions are made, and acknowledged that the September 19th workshop appeared to be a constructive step toward resident engagement. She also raised a question about how all residents were being notified of the upcoming meeting and the availability of relevant information.

In response to questions from Councilmember McLaughlin, Ms. Goldstein confirmed that the petition's purpose was to pause, not to permanently stop, the project, and expressed appreciation for the planned community meeting. Council members noted that all town business is conducted in open session and that transparency remains a guiding principle throughout the process.

Clayton Jones, Panhandle Circle, addressed the Council regarding the Town's financial reserves, questioning whether the accumulation of nearly \$10,000,000 in reserves indicated that tax rates had historically been set higher than necessary. Mayor Pro Tem Smith responded that a significant portion of the reserve balance resulted from federal ARPA and COVID-related funding received during the pandemic, which the Town retained while maintaining its standard operating budget. He further explained that state regulations prohibit municipalities from intentionally running a negative budget to draw down reserves or reduce tax rates. Mr. Jones also raised the issue of ADA accessibility at Town Hall, noting that certain areas of the building, including restroom facilities, may not be fully accessible to residents with disabilities.

Richard Turner, a long-term Weddington resident, addressed the Council regarding the park planning process. He acknowledged the Council's explanations regarding the \$10,000,000 figure but suggested that much of the public confusion could have been avoided had community input been solicited at the outset, before the project advanced. He questioned where the original idea for the park had originated and expressed the view that determining public desire upfront would have been a more effective approach. He also noted that Weddington's historically larger lot sizes and rural character distinguish it from other municipalities and expressed the opinion that road and traffic improvements should take priority over recreational amenities.

8. Presentations

1. Presentation from Centralina Regional Council regarding membership benefits. *Kasia Thompson, Director of Strategic Engagement and Technical Services, and Lynne Hair, Director of Regional Planning, presented on behalf of Centralina Regional Council. Ms. Thompson provided background on the organization, noting that Centralina was formed in 1969 under federal legislation, has operated in North Carolina since 1972, and currently serves 9 counties and 70 member communities. The organization employs 50 staff members across 6 departments including strategic engagement and technical services, regional planning, community and economic development, workforce development, and the Area Agency on Aging.*

Ms. Thompson outlined the benefits of membership, including access to educational and professional development resources, strategic guidance and best practice information, peer and expert networking, and federal and state advocacy. Fee-based technical services available to members — at rates generally lower than the private sector — include grant writing support, facilitation, strategic planning, staffing studies, and HR policy guidance. Annual membership dues are \$3,687, calculated at approximately \$0.25 per resident.

Ms. Hair described the regional planning services available, including comprehensive land use plan development, development ordinance creation and amendments, GIS mapping services, planning and board of adjustment training, and on-call planning support. She noted that Centralina had already been providing on-call planning assistance to Weddington for several months and expressed appreciation for the opportunity to work with the town.

Council members raised questions about the relative cost of technical services for members versus non-members, the value of membership given recent staff hirings, and whether a long-term contract would be required. Ms. Thompson confirmed that member rates are more favorable than non-member rates, that the annual membership can be discontinued with appropriate notice, and that no long-term contractual obligations are imposed. Town Administrator Doug Gailey expressed his support for membership, citing the value of having subject matter experts available for consultation, particularly as the Town builds its planning capacity and considers strategic planning work.

This item was considered in conjunction with agenda item 11.B.i, the adoption of Resolution 2026-05.

Motion- To approve Resolution 2026-05 to rejoin with other municipalities in the membership of the Centralina Regional Council was made by Councilmember McLaughlin.

Vote- The motion carried unanimously.

Centralina representatives indicated that membership approval would be presented at their October 14th Board of Delegates meeting, and invited the Town to appoint a delegate or send a representative in the interim.

2. Initial Presentation from Copper Builders for Maple Gate subdivision Parcel 06147008A

Lynne Hair, Regional Planning Director for Centralina, introduced the item and provided a planning staff overview. She noted that the applicant, Copper Builders, is seeking approval for a 27-lot single-family residential subdivision on approximately 42 acres located off Weddington Matthews Road in the RCD zoning district. Single-family residential is a permitted use within RCD. Staff's review indicated that the proposal meets most minimum requirements under the Town's Unified Development Ordinance (UDO), including lot size minimums of 40,000 square feet, required setbacks (50-foot front, 40-foot rear, 15-foot side, 25-foot corner side), tree save requirements of 30 percent, and a 100-foot landscape buffer along Weddington Matthews Road. The overall density is approximately 1.5 units per acre.

Ms. Hair flagged several items requiring further attention: the UDO's provision that no more than 50 percent of required open space may consist of wetland area, which the applicant would need to address through updated calculations; tree save areas located on platted lots rather than common area, which could create maintenance issues in the absence of a functioning HOA; the need to identify the type and buffer width of streams running through the property; and the requirement that the main driveway entrance receive DOT approval.

Paul Pinnell of Urban Design Partners presented on behalf of the development team, joined by Michael Shay and Stephan Nemes of Copper Builders. Mr. Pinnell described the project as a low-impact development, emphasizing that the site would not be mass graded. Public roads would be constructed with drainage swales, homes would be built on a foundation style, and clearing would be limited to areas immediately associated with individual homesites. The development proposes three ponds, including an existing farm pond, a mail facility, and a monument entry feature incorporating natural stone, iron fencing, and timber. Lot pads are planned at 80 by 80 feet to allow flexibility in home design.

Mr. Pinnell addressed wetlands and stream features on the site, noting that a jurisdictional delineation had been completed identifying wetlands and two intermittent streams. The development plan avoids the secondary stream area entirely. He also reported that a professional consultation for endangered species, including the Schweinitz's sunflower, was conducted approximately 2.5 months prior with no presence identified, and that a follow-up site visit was scheduled for that week during the sunflower's bloom period to confirm those findings.

Mr. Shay provided background on the property owner's decision to select Copper Builders, noting that the landowner intends to remain on the property and that Copper Builders was chosen for their reputation as an infill builder with a record of attention to detail and sensitivity to existing neighbors. Mr. Nemes described the anticipated product as high-end custom homes ranging from approximately 4,000 to over 7,000 square feet, with projected prices from \$2,000,000 to over \$3,000,000, featuring premium exterior materials including stone, brick, and stucco.

Council discussion focused on several issues. Councilmember McLaughlin raised the matter of the proposed emergency access connection to Fernhurst Terrace, a private road within the adjacent Bromley community. Mr. Pinnell acknowledged that this connection would require ongoing discussions with the Bromley HOA, noting that the gate is proposed as a Knox box emergency-access-only connection and would not serve as a general public thoroughway. The applicant noted that there may be a potential benefit to the Bromley community if the connection enables NCDOT to assume maintenance responsibility for a portion of the private road, though the bridge design presents a separate complication as it was not built to NCDOT standards. Council members raised questions about whether the bridge could structurally support emergency vehicles, whether a cul-de-sac or turnaround provision would be required given the road configuration, and the proximity of the proposed side-load driveways to existing Bromley properties. Mr. Pinnell stated that the setback on the affected side lot had been increased from approximately 15 to 30 feet in response to feedback from a prior community meeting. He also confirmed that a tree save area supplemented with additional plantings would be provided adjacent to existing residential properties even though the UDO does not require buffering between like uses.

The Mayor and Council encouraged the development team to maintain high quality and value standards consistent with the character of Weddington, and noted that the project would next proceed to La Bella Engineering review and the Town's Planning Board prior to returning to Council. No formal action was taken on this item.

9. Public Safety Report – Deputy Plyler

Deputy Plyler reported routine activity for the prior month, including over 600 patrols, over 80 business checks, and over 120 security checks. He highlighted a sobriety and safety checkpoint conducted in coordination with the Union County Sheriff's Office, the NC Highway Patrol, and the Town of Waxhaw at a location adjacent to the Weddington town line near Southbrook Church. The checkpoint, which ran from 8:00 PM to 1:00 AM, resulted in over 60 charges and 7 arrests, including 4 DUI impairment arrests. A magistrate, jail nurse, and detention staff were on site, enabling on-scene processing and booking. One notable incident occurred at the outset of the checkpoint when the second vehicle stopped attempted to flee, nearly striking a deputy before being pursued and apprehended. Upon search of the vehicle, deputies recovered drugs, money, and firearms. Deputy Plyler noted that the individual had been traveling in the direction of Weddington at the time of the stop. The Mayor commended the effort and the level of interagency coordination involved in organizing the checkpoint. In response to a Council question regarding school traffic, Deputy Plyler noted that traffic patterns near school zones appeared consistent with those of prior years.

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

Motion- To approve the Consent Agenda as presented was made by Mayor Pro Tem Smith

Vote- The motion carried unanimously.

11. Discussion/Action items

A. Old Business

- i. Discussion on proposed updates to the Nuisance Ordinance
Code Enforcement Officer Matt Rea presented the proposed revisions to the Town's Nuisance Ordinance, describing the update as a modernization of the existing code intended to streamline administrative processes, provide additional enforcement options, and better reflect the character of Weddington. He noted that

since the previous Council review, changes had been made in response to Council feedback, including simplification of the dead animal definition, a blanket exemption for agricultural uses from the grass height provision, and revisions to the appeals process to route appeals through the Town Administrator or Town Planner rather than the full Council.

Two sections — parking regulations and home occupation standards — were removed from the current ordinance in light of recent changes in state law that will require more comprehensive review and separate action. The parking provisions will involve amendments to both the municipal code and the UDO, as state law no longer permits parking minimums for any use. Home occupation provisions will be addressed solely through the UDO. A sound ordinance amendment is also planned, with further discussion needed on its placement within the municipal code and/or UDO. The applicant indicated these additional items would be brought back to Council in October or November.

Council discussion confirmed that Section D-919 (Temporary Structures and Uses), which covers recreational vehicles, was excluded from the current vote as it requires Planning Board review prior to Council action. Council expressed support for proceeding with the remaining provisions.

Motion- To approve the revised Nuisance Ordinance, excluding Section D-919, was made by Mayor Pro Tem Smith.

Vote- The motion carried unanimously.

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.

This item was heard in conjunction with the Centralina presentation under agenda item 8.1. See that section for full discussion and the recorded vote.

- ii. Discussion and possible affirmation of the Council's desire to hire Part Time Permit Technician Aditya H. Roy.

The Mayor introduced Aditya H. Roy as a candidate for the part-time Permit Technician position. Mr. Roy holds a Master of City and Regional Planning from UNC Chapel Hill and a Bachelor of Science in Public Health, also from UNC Chapel Hill. His relevant experience includes a Development Finance Fellowship with the UNC Development Finance Initiative, service as Senior Editor of the Carolina Planning Journal, and an internship with the City of Charlotte. Council members expressed strong support for the candidate, noting his thorough engagement with the UDO and his initiative in the permitting process.

Motion- To affirm the hiring of Aditya H. Roy as Part-Time Permit Technician was made by Mayor Pro Tem Smith.

Vote- The motion carried unanimously.

- iii. Discussion and possible affirmation of the Council's desire to hire Ryne Ratti as the Town Planner.

The Mayor introduced Ryne Ratti as the candidate for Town Planner. Mr. Ratti is a Marine Corps veteran, having served in special operations with multiple deployments to Afghanistan. His professional background includes service as Transportation Planner/Analyst with the Nevada Department of Transportation, where he led development and management of Nevada's Statewide Transportation Improvement Program, coordinated multimodal transportation projects, and ensured compliance with federal planning requirements. He holds extensive experience in land use coordination, public involvement, project review, policy implementation, data analysis, and interagency collaboration. He is currently pursuing additional certification through Harvard University.

Council members commented on the strength of the candidate relative to others considered during the search process, the deliberate nature of the search to find the right fit for the team, and the value Mr. Ratti's experience in strategic planning and GIS would bring to the Town. Councilmember Bell noted that Mr. Ratti demonstrated a consistent commitment to self-improvement that aligned well with the Town's needs.

Mr. Ratti was sworn in as Town Planner by the Mayor following the vote.

Motion- To affirm the hiring of Ryne Ratti as Town Planner was made by Councilmember McLaughlin.

Vote- The motion carried unanimously.

- iv. Appointment of Ryne Ratti as the Floodplain Administrator

Motion- To appoint Ryne Ratti as the Town's Floodplain Administrator was made by Mayor Pro Tem Smith.

Vote- The motion carried unanimously.

- v. Direction to Town Administrator

Mayor Pro Tem Smith presented several items for staff follow-up, which Council discussed and affirmed by consensus:

Dark Intersections/Street Lighting: Mayor Pro Tem Smith reported that Union County had identified two intersections within Weddington as candidates for safety lighting improvements — specifically, the intersection of 12 Mile Creek Road and Beulah Church Road, and potentially the intersection of 12 Mile Creek Road and Newtown Road. He noted that the county indicated Union Power, in coordination with NCDOT, would install the fixtures, with the municipality responsible for ongoing monthly utility costs. Staff was directed to contact the county's representative, Bjorn Hansen, to obtain cost and process information for the Beulah Church intersection. Separately, Council directed staff to explore whether the Newtown Road intersection could be addressed on a cost-sharing basis with the adjacent jurisdiction.

Three-Way Stop Study at 12 Mile Creek Road and Beulah Church Road: Council directed staff to request that NCDOT conduct a study to evaluate the feasibility of converting the current one-way stop at 12 Mile Creek Road and Beulah Church Road into a three-way stop configuration, given the documented history of traffic incidents at the location. Mayor Pro Tem Smith noted that no improvement to this intersection is currently included in NCDOT's five-year plan.

Park Property Fire Ant Treatment: Mayor Pro Tem Smith requested that staff obtain cost estimates for treating the town-owned park property for fire ants, noting that the warm season is the appropriate time for effective treatment. Council directed staff to explore the use of agricultural treatment services for this purpose.

Mast Arm Traffic Light Replacement: Mayor Pro Tem Smith noted that the replacement of existing light poles with mast arm fixtures at the main intersection near Town Hall has been a budgeted item for multiple years. Council directed staff to contact NCDOT's representative to obtain cost information and process requirements, with awareness that such projects typically require two budget cycles to complete.

Roundabout Landscaping: Mayor Pro Tem Smith noted that funding for landscaping improvements at the roundabouts on Weddington Road — specifically the one near Town Hall and the one near the school — has been included in the current year's budget. Council directed staff to confirm pricing with the town's landscaping contractor, Lance Barbie, and initiate the planting process by the appropriate season, with planting expected to begin in November.

Street Light Repairs: Mayor Pro Tem Smith noted that multiple streetlights on the west side of Providence Road appear to be non-functional. Staff was directed to investigate the cause and coordinate repairs. Staff noted that two previously damaged poles are on order and that payment has been issued to Gary Electric for their installation, with work expected to occur shortly.

GIS System Renewal: Councilmember McLaughlin directed staff to renew the Town's GIS system membership or subscription, noting that the newly hired Town Planner has extensive GIS experience and the system would be placed into active use.

12. Reports

A. Update from Park and Events Committee

Town Administrator Doug Gailey reported on behalf of Committee Chair Gail Butler, who was unable to attend. The committee is actively planning the annual Christmas Lighting Event, scheduled for November 20, 2026. The event will include the traditional appearance of Mr. and Mrs. Claus, food trucks, entertainment, and new holiday elements to be announced at the October meeting.

B. Transportation Report

The Mayor reported that the Charlotte regional transportation organization's vote on a pending matter is scheduled for Wednesday, September 23rd. As a board member of the short-range regional transportation organization, the Mayor noted the vote is expected to draw significant public and media attention.

C. Update from Finance Officer and Tax Collector

Finance Officer Leslie Gaylord reported that monthly financial reports for August were included in the Council packet. She noted that the Town is currently operating at an apparent loss for the month, which is typical at this stage of the fiscal year, as the majority of property tax revenue is not collected until November and December. Tax bills have been sent, with a technical due date of September 5th and a delinquency date of January 6th. She indicated that she will bring a budget amendment to the October meeting to address adjustments related to recent hirings and other changes. She also reported that the fiscal year 2025 audit has been submitted to and received by the Local Government Commission (LGC), with comments received that day to be addressed. Auditor Ann Craven is expected to present the completed audit to Council at the October meeting, at which time the contract for the fiscal year 2026 audit will also be executed.

D. Update from Town Planner

No report was provided, as Town Planner Ryne Ratti had just been appointed. A report will be included beginning at the October meeting.

E. Update from Town Administrator and Clerk

Town Administrator Doug Gailey provided two updates. First, regarding a previously directed appraisal of the town's cell tower site, he noted that the matter remains pending FAA review related to a flight plan consideration and that further progress would be deferred until that review is complete. A qualified appraisal firm has been identified but placed on hold.

Second, he reported that a cost estimate had been obtained for five 15.6-inch laptop computers for staff use, with a total cost of \$4,303. Council expressed general support and directed staff to confirm whether existing Microsoft 365 licensing arrangements would accommodate the additional devices.

F. Council Comments

Councilmember McLaughlin expressed gratitude to staff and the Town Administrator for managing a heavy workload during the recent period of staff transition and expressed optimism about the team now being assembled.

Mayor Pro Tem Smith thanked members of the public for their attendance and engagement, and commended existing staff for maintaining operations during the period in which multiple positions were being filled simultaneously. He expressed confidence in the newly assembled team.

Councilmember Soukup expressed enthusiasm about the direction of the Town's staffing and looked forward to the team's collective impact going forward.

The Mayor announced that Council would be approving and swearing in members of the Weddington Youth Council at the October meeting, and encouraged residents to attend the September 19th park input workshop and to contact Council members directly with any questions about town matters.

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.

The Council recessed for a brief break prior to entering Closed Session.

14. Adjournment

The council meeting was adjourned at 10:11 pm. Mayor Pro Tem Smith made a motion to adjourn and the motion carried unanimously



**TOWN OF WEDDINGTON
PROCLAMATION
P-2026-01**

WHEREAS, Rotary is a global network of 1.2 million neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, and the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than \$2.9 billion and countless volunteer hours to protecting more than 3 billion children in 122 countries; and

WHEREAS, Rotary is working to raise an additional \$50 million per year, which would be leveraged for maximum impact by an additional \$100 million annually from the Gates Foundation; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

WHEREAS, continued political and financial commitment is essential to overcome the final hurdles, strengthen health systems, and ensure that no child anywhere suffers from polio ever again; and

WHEREAS, World Polio Day, observed on October 24, serves as a moment to honor the progress made, recognize the dedication of health workers and volunteers, and renew our collective resolve to finish the job; and

Therefore, I, Jim Bell, Mayor of the Town of Weddington on behalf of the Weddington Town Council, do hereby proclaim 24 October, 2026 World Polio Day and encourage all citizens to recognize the extraordinary efforts that have led to countless lives being saved from polio and to join the fight with Rotary International for a polio-free world.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 12th day of October 2026.

Jim Bell, Mayor

Attest:

Doug Gailey, Town Administrator/Clerk



A RESOLUTION ESTABLISHING THE TOWN OF WEDDINGTON YOUTH COUNCIL

R-2026-06

WHEREAS, the Town of Weddington recognizes the importance of encouraging civic engagement, leadership development, and community involvement among its youth; and

WHEREAS, providing opportunities for young residents to participate in local government fosters a greater understanding of public service and municipal operations; and

WHEREAS, the Town Council desires to create a Youth Council to serve as an advisory body, promote youth participation in community affairs, and encourage future civic leaders;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weddington, North Carolina, that the Weddington Youth Council is hereby created and established, with its purpose, structure, and procedures to be governed by a set of Rules of Procedure.

ADOPTED this the 12th day of October, 2026.

Jim Bell, Mayor, Town of Weddington, North Carolina

Attest:

Doug Gailey, Town Administrator/Clerk

STAFF REPORT

SUBJECT: Proposed UDO Text Amendment Changes
AUTHOR: Ryne Ratti
DATE: 10/12/2026



RECOMMENDATION

Approved text changes as submitted

BACKGROUND

In March of 26th, 2026, the Planning Board approved text amendment changes to UDO.

ANALYSIS

- 1.) D917A-(P) Open Space change the (Note, this subsection from R to P)
- 2.) D917(B)(1) Minimum Open Space. Remove the net acreage and add adjusted tract acreage yield, Secondary
- 3.) D917B-(c) Priority of Secondary Conservation Lands
- 4.) Remove b. Steep Slopes (greater than twenty five percent (25%) and c. to b.
- 5.) D917B-(E) Primary Conservation Lands. submerged land, floodplains, steep slopes greater than twenty five percent (25%) Primary
- 6.) D917E- (B)(1) Minimum Open Space. Primary Open Space (POS) may count toward achieving the 20% Common Open Space requirement of this UDO.
- 7.) APPENDIX 1 DEFINITIONS REVIEW WITH PROPOSED EDITS
 1. and steep slopes greater than twenty five percent (25%)
 2. moderate less than twenty five percent (25%)

Open Space (e.g. cluster mailbox locations, entrance monuments, etc.) sports fields, Primary Open Space means that portion of a tract that consists of viewsheds, floodplain, wetlands, lakes, ponds, hydric soils, and steep slopes greater than twenty five percent (25%) set aside in conventional developments for permanent and perpetual protection as require by this UDO.

25 instead of 15

- 8.) APPENDIX 2B APPLICATION REVIEW WITH PROPOSED EDITS

Line B27

1. A-2 permits
2. amoung

Line 46

1.UDO

9.) D918 General Requirements:

1.) D918I- 4c(3)(i) selected from the Union County Urban Forester's species list.

2.) D918I- 9 The

10.) APPENDIX 3. WILL NOW REFERENCE THE URBAN FORESTERS SPECIES LIST.

11.) To buildable envelope is the area of a parcel that remains after subtracting all restricted or unbuildable portions, including but, not limited to:

v. Septic drain fields

SIGNIFICANT IMPACTS

None

ATTACHMENTS

PLANNING BOARD Meeting

March 23, 2026

1.) **D917A Specific Requirements for All Residential Development:**

1. **D917A-(P) Open Space.** Any major subdivision shall be required to provide a minimum of 20% of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space. Open space may be used for limited purposes set forth in section D917B(1). [Note, this subsection **R P** is not applicable to conservation residential developments which have significantly higher open space requirement (Section D917B)]

2.) **D917B Additional Specific Requirements for Conservation Residential Development:**

1. **D917B-(B)(1) Minimum Open Space.** At a minimum, fifty percent (50%) of the ~~net~~ **acreage adjusted tract acreage yield** of the tract will be required to be retained as **Secondary** Conservation Land. ~~Not more than zero percent (0%) of the minimum required area of conservation lands shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).~~
2. **D917B-(C) Priority of Secondary Conservation Lands.** In delineating conservation areas, the applicant shall use the following tier system as a guide, with those lands included in Tier A having the highest priority for preservation; provided, however, that in certain portions of the town, the priorities defined may be altered by the town in order to maximize achievement of the goals and objectives of maintaining open space through conservation residential development projects:
1. Tier A, Highest Priority.
 - a. Forestlands
 - ~~b. Steep slopes (greater than twenty five percent (25%)).~~
 - e. b. Viewsheds from thoroughfares.**
 2. Tier B, Medium Priority.
 - a. Farmlands, meadows, pastures, and grasslands.
 - b. Historic sites.
 3. Tier C, Lowest Priority.
 - a. Moderate steep slopes fifteen to twenty five percent (15% to 25%).
 - b. Rock formations.
 - c. Land adjacent to parks.

3.) **D917B-(E) Primary Conservation Lands. Stream Valleys, Swales, Springs, and Other Lowland Areas.**

~~Stream valleys, swales, springs and other lowland areas are resources that warrant restrictive land use controls because of flooding hazards to human life and property, their groundwater recharge functions, their importance to water quality and the health of aquatic communities, and their wildlife habitats. They are generally poorly suited for on-site subsurface sewage disposal systems. Accordingly, the following activities shall be minimized in such areas:~~

- ~~1. Disturbance to streams and drainage swells.~~
- ~~2. Disturbance to year round wetlands, areas with seasonally highwater tables and areas of surface water concentration.~~
- ~~3. Because of their extreme limitations,~~ stream valleys, swales, **submerged land, floodplains,** **steep slopes greater than twenty five percent (25%)** and other lowland areas ~~may~~ warrant designation as **Primary** Conservation Lands. They may also require adjoining buffer lands to be

included as Conservation Lands to be determined by an analysis of the protection requirements as determined by the Town Council on a case-by-case basis upon finding that designation of such areas as Conservation Land would have significant and long-term environmental impact on the Conservation Lands.

4.) D917E Additional Specific Requirements for **Conventional Residential Subdivisions**. ~~or Major Subdivisions.~~

D917E-(B)(1) Minimum Open Space.

1. At a minimum, twenty percent (20%) of the gross acreage of the tract will be required to be retained as Common Open Space (COS). **Primary Open Space (POS) may count toward achieving the 20% Common Open Space requirement of this UDO.** ~~Not more than fifty percent (50%) of the minimum required area of open space shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilowatts or more).~~

APPENDIX 1 DEFINITIONS REVIEW WITH PROPOSED EDITS

Conservation Land means that portion of a tract that is set aside for permanent and perpetual protection as required by this UDO.

1. Primary conservation land means that portion of the tract that consists of viewsheds, floodplain, wetlands, lakes, ponds, hydric soils, **and steep slopes greater than twenty five percent (25%).**
2. Secondary conservation land shall include that portion of the tract that consists of forest land, farmland, historic sites, ~~steep~~ **moderate** slopes **less than twenty five percent (25%)**, rock formations, and land adjacent to parks.

Open Space means a land area or water feature that conserves, enhances, or creates a natural or scenic resources and wildlife habitat or that enhances or creates outdoor opportunities. Open space may be dedicated for public use (e.g. **cluster mailbox locations, entrance monuments, etc.**) or held under private ownership. Open space may be active (e.g. ~~soccer, baseball, or football fields,~~ **sports fields,** playgrounds, etc.) or passive (e.g. bicycle, walking, or jogging trails, etc.) recreation. All conservation land, as defined above, open space. However, all open space is not necessarily conservation land. As defined, open space may be land left in its natural state or grass and planted medians with trees in a residential, commercial, or nonresidential development.

Primary Open Space means that portion of a tract that consists of viewsheds, floodplain, wetlands, lakes, ponds, hydric soils, and steep slopes greater than twenty five percent (25%) set aside in conventional developments for permanent and perpetual protection as required by this UDO.

Slope, steep means an area having a slope greater than ~~15~~ **25** percent.

Developable Lot means, for the purposes of developing a yield plan for a conservation residential development, an undeveloped lot that could be developed into a residential lot within a traditional residential development in accordance with this UDO without any variances ~~at a cost not exceeding the market value of said lot upon recording of the final subdivision plat and without removing or eliminating protected conservation lands, protected open space, floodplains, wetlands, lakes, ponds, protected historic features, protected viewsheds, or public right of way.~~ For purposes of this definition, the term "protected" means as required by federal, state, or local law or private agreement.

APPENDIX 2B APPLICATION REVIEW WITH PROPOSED EDITS

Line B27

Identification and delineation** of proposed septic system, including location of drain fields, repair areas, and associated infrastructure, with Improvement Permits, **A-2 permits** or public sewer lines if applicable.

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

Line 46

A yield plan demonstrating 40,000 sq ft minimum lot size with **UDO** ~~buildable area~~ compliance.

5.) Clarify /change the term *buildable area* for *Tree Save and Replenishment Requirements*, D917A-(Q)(2)(a)

~~In order to~~ **To** maintain or replenish the Town tree canopy in any new major residential development the following shall apply:

- a. The ~~tree~~ removal of trees greater than or equal to 8-inches DBH is not permitted within areas that have naturally occurring trees located outside of a ~~buildable area~~ **build envelope** of a lot or development. For purposes of these provisions "~~buildable area~~" **build envelope** means all areas located outside of:
 - i. Required zoning district setbacks.
 - ii. Existing and proposed street rights-of-way and easements.
 - iii. Utility and drainage easements.
 - iv. Existing, ponds, lakes, streams and their buffers.

6.) D918 General Requirements:

- 1.) D918I - 4c(3)(i) Shrubs and trees shall be ~~on the approved plant list in Appendix 3 Approved Plant List~~ **selected from the Union County Urban Forester's species list.**
- 2.) D918I - 9 ~~To the extent possible, the~~ **The** path cleared for the utility lines shall be replaced with plant materials which are consistent with those that existed prior in the buffer yard.

7.) APPENDIX 3. ~~APPROVED PLANT LIST. Repealed (O-2025-01)~~

~~Union County Urban Forester's Species List~~

Appendix 3 will now
Reference the Urban Forester's species
List.

Approved
3/23/26

NOT
Approved

EMAIL SENT
TO KAREN
3/23/26

APPROVED
3/23/26

Completed

Original Discussion:

~~In order to~~ To maintain or replenish the Town tree canopy in any new major residential development the following shall apply:

- a. The ~~tree~~ removal of trees greater than or equal to 8-inches DBH is not permitted within areas that have naturally occurring trees located outside the ~~buildable area~~ **build envelope** of a lot or development. For this provision "~~buildable area~~" **build envelope** means all areas located outside of:
- i. Required zoning district setbacks;
 - ii. Existing and proposed street rights-of-way and easements;
 - iii. Utility and drainage easements.
 - iv. Existing, ponds, lakes, streams and their buffers.

Chris Faulk: use *Buildable* instead of *Build*:

~~In order to~~ To maintain or replenish the Town tree canopy in any new major residential development the following shall apply:

- a. The ~~tree~~ removal of trees greater than or equal to 8-inches DBH is not permitted within areas that have naturally occurring trees located outside the **buildable envelope** of a lot or development. For this provision **buildable envelope is the area of a parcel that remains after subtracting all restricted or unbuildable portions, including but not limited to:**
- i. Required zoning district setbacks;
 - ii. Existing and proposed street rights-of-way and easements;
 - iii. Utility and drainage easements.
 - iv. Existing, ponds, lakes, streams and their buffers.
 - v. **Septic drain fields**

TEXT CHANGES
WEDDINGTON UNIFIED DEVELOPMENT ORDINANCES

D917A Specific Requirements For All Residential Development:

D917A-(P) Open Space. Any major subdivision shall be required to provide a minimum of 20% of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space. Open space may be used for limited purposes set forth in section D917B(1). [Note, this subsection-P is not applicable to conservation residential developments which have significantly higher open space requirement (Section D917B)]

D917B Additional Specific Requirements For Conservation Residential Development:

D917B-(B)(1) Minimum Open Space. At a minimum, fifty percent (50%) of the adjusted tract acreage yield of the tract will be required to be retained as Secondary Conservation Land.

D917B-(C) Priority of Secondary Conservation Lands. In delineating conservation areas, the applicant shall use the following tier system as a guide, with those lands included in Tier A having the highest priority for preservation; provided, however, that in certain portions of the town, the priorities defined may be altered by the town in order to maximize achievement of the goals and objectives of maintaining open space through conservation residential development projects:

1. Tier A, Highest Priority.
 - a. Forestlands
 - b. Viewsheds from thoroughfares.
2. Tier B, Medium Priority.
 - a. Farmlands, meadows, pastures, and grasslands.
 - b. Historic sites.
3. Tier C, Lowest Priority.
 - a. Moderate steep slopes fifteen to twenty five percent (15% to 25%).
 - b. Rock formations.
 - c. Land adjacent to parks.

D917B-(E) Primary Conservation Lands.

Because of their extreme limitations, stream valleys, swales, submerged land, floodplains, steep slopes greater than twenty five percent (25%) and other lowland areas warrant designation as Primary Conservation Lands. They may also require adjoining buffer lands to be included as Conservation Lands to be determined by an analysis of the protection requirements as determined by the Town Council on a case-by-case basis upon finding that designation of such areas as Conservation Land would have significant and long-term environmental impact on the Conservation Lands.

D917E Additional Specific Requirements For Conventional Residential Subdivisions

D917E-(B)(1) Minimum Open Space.

1. At a minimum, twenty percent (20%) of the gross acreage of the tract will be required to be retained as Common Open Space (COS). Primary Open Space (POS) may count toward achieving the 20% Common Open Space requirement of this UDO.

APPENDIX 1 DEFINITIONS

Conservation Land means that portion of a tract that is set aside for permanent and perpetual protection as required by this UDO.

- (1) Primary conservation land means that portion of the tract that consists of view sheds, floodplains, wetlands, lakes, ponds, hydric soils, and steep slopes greater than twenty five percent (25%).
- (2) Secondary conservations land shall include that portion of the tract that consists of forestland, farmland, historic sites, moderate slopes less than twenty five percent (25%), rock formations, and land adjacent to parks.

Open Space means a land area or water feature that conserves, enhances, or creates a natural or scenic resources and wildlife habitat or that enhances or creates outdoor recreational opportunities. Open space may be dedicated for public use (e.g. cluster mailboxes locations, entrance monuments, etc) or held under private ownership. Open space may be active sports fields, playgrounds, etc. or passive (e.g. bicycle, walking, or jogging trails, etc.) recreation. All conservation land, as defined above, is open space. However, all open space is not necessarily conservation land. As defined, open space may be land left in its natural state or grass and planted medians with trees in a residential, commercial, or nonresidential development.

Primary Open Space means that portion of the tract that consists of view sheds, floodplains, wetlands, lakes, ponds, hydric soils, and steep slopes greater than twenty five percent (25%) set aside in Conventional developments for permanent and perpetual protection as required by this UDO.

Slope, steep means an area having a slope greater than 25 percent.

Developable Lot means, for purposes of developing a yield plan for a conservation residential development, an undeveloped lot that could be developed into a residential lot within a traditional residential development in accordance with this UDO without any variances.

APPENDIX 2B APPLICATION REVIEW WITH PROPOSED EDITS

Line B27

Identification and delineation** of proposed septic system, including location of drain fields, repair areas, an associated infrastructure, with Improvement Permits, A-2 permits or public sewer lines if applicable.

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

Line B46

A yield plan demonstrating 40,000 sq ft minimum lot size with UDO compliance.

D917A-(Q)(2)(a) Tree Save and tree replenishment requirements

To maintain or replenish the Town tree canopy in any new major residential development the following shall apply:

- a. The removal of trees greater than or equal to 8-inches DBH is not permitted within areas that have naturally occurring trees located outside the buildable envelope of a lot or development. For this provision buildable envelope is the area of a parcel that remains after subtracting all restricted and unbuildable portions, including but not limited to:
 - I. Required zoning district setbacks;
 - II. Existing and proposed street rights-of-way and easements;
 - III. Utility and drainage easements;
 - IV. Existing ponds, lakes, streams and their buffers.
 - V. Septic drain fields.

D918I-9 The path cleared for the utility lines shall be replaced with plant materials which are consistent with those that existed prior in the buffer yard.



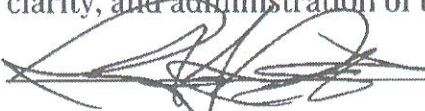
**REASONABLENESS AND CONSISTENCY
OF PROPOSED UNIFIED DEVELOPMENT ORDINANCE AMENDMENTS**

The proposed amendments to the Unified Development Ordinance (UDO) are found to be generally consistent with the adopted Comprehensive Land Use Plan. While the amendments do not directly further a specific goal or policy of the Plan, they are not contrary to any adopted goal or policy and will not hinder the implementation of the Plan or the achievement of the community's long-term vision.

The proposed amendments are also found to be reasonable and in the public interest as they improve ordinance organization, update technical standards, correct administrative references, and provide greater clarity for staff, appointed and elected officials, applicants, and residents. The amendments include revisions to the following sections:

- D917A-(P) Open Space
- D917(B)(1) Minimum Open Space
- D917(B)(C) Priority of Secondary Conservation Lands
- D917(B) Secondary Conservation Lands
- D917(B)(E) Primary Conservation Lands
- D917(E)(B)(1) Minimum Open Space
- Appendix 1: Definitions
- Appendix 2B: Application Review
- D918 General Requirements
 - D918I-4(c)(3)(i)
 - D918I-9
- Appendix 3
- Buildable Envelope Definition

Therefore, the proposed text amendments are consistent with the adopted Comprehensive Land Use Plan and are reasonable as they enhance the usability, clarity, and administration of the Unified Development Ordinance.



Ryne Ratti, Town Planner
October 12, 2026

STAFF REPORT

SUBJECT: Section 50 Traffic & Motor Vehicle of Town Code
AUTHOR: Doug Gailey
DATE: 10-12-2026



RECOMMENDATION

Approve Town Code as amended

BACKGROUND

The legislature passed legislation which forbids towns to require a minimum number of parking spaces. Changes to the Home Use Occupations legislation also affected some parts of this section. Finally, we also used this opportunity to clean up some abivalent language in the code.

ANALYSIS

Matt Rea made changes were made to remove minimum parking requirements. He also added a definitions section and added parking regulations.

SIGNIFICANT IMPACTS

None

ATTACHMENTS

Red Letter Proposed Code Changes

Parking (Muni Code)

Sec. 50-20. - Certain vehicles parked only for loading and unloading.

(a) It shall be unlawful for any person to park any of the following vehicles on streets or roads within the corporate limits of the town at any time, except when engaged in loading and unloading or otherwise lawfully and actively engaged in conducting the business for which they are intended and only for the duration of such activities:

(1) Private vehicles whose overall dimensions, including any trailer attached thereto, are more than 6½ feet in width or 20 feet in length or eight feet in height.

(Ord. No. O-2016-06, 10-8-2018)

Sec. 50-21. - ~~Parking limits and regulations.~~ **PARKING AND VEHICLE STORAGE REGULATIONS**

The purpose of this article is to promote public safety, protect neighborhood character, ensure safe vehicular movement, and maintain property standards by regulating the parking and storage of vehicles within the Town.

Regulations concerning parking, including, but not limited to, specified locations, conditions and time limits, shall be as established from time to time by ordinance. Such regulations in effect on the date of adoption of this Code are ratified, reaffirmed, and reserved from repeal.

Sec. 50-22. - Presumption.

In a prosecution for an offense under this article involving the stopping, standing, or parking of an unattended motor vehicle, it is presumed that the registered owner of the vehicle is the person who stopped, stood, or parked the vehicle at the time and place the offense occurred.

Sec. 50-23. - Definitions.

Driveway means an improved parking surface designed and intended for vehicular access and parking, typically constructed of asphalt, concrete, gravel, or other durable material.

Improved parking 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.

Public street or right-of-way means any street, road, or right-of-way accepted or maintained by the Town, County or State for public travel.

Vehicle means any motor vehicle, trailer, or similar device designed for the transportation of people, animals, property, or goods.

Sec. 50-24. - PARKING REGULATIONS

A. No person shall park or allow a vehicle to be parked on any portion of a property that is not an improved parking surface, or is not a fully covered and walled off structure, preventing view from the public.

B. Parking on lawns, landscaped areas, natural ground, or other unimproved surfaces is prohibited.

1. This section shall not apply to:

- Temporary parking associated with construction or maintenance activity;
- Agricultural uses where such parking is customary;
- Temporary overflow parking during events no more than 24 hours in duration, provided such parking does not create a hazard.
- Parking within the front yard, within the designated section of right-of-way for that property.

C. No person shall park a vehicle on a public street or right-of-way in a manner that:

1. Obstructs or impedes the normal flow of traffic;
2. Reduces travel lanes to an unsafe width; or
3. Interferes with emergency vehicle access;

D. Parking shall be prohibited on both sides of a street where such parking would prevent safe passage of vehicles.

a. This can be defined as parking that limits the width of the road to less than 10ft at any given point. In cases where this occurs, all offending vehicles involved will be found in violation.

E. The Town may designate streets or areas where on-street parking is restricted or prohibited.

F. No vehicle shall be parked in a location that obstructs the view of a driver exiting a driveway or approaching an intersection.

1. Vehicles shall not be parked:

- Within ten (10) feet of a driveway entrance where such parking creates a visibility hazard
- Within 25 feet of an intersection with curbs, or 15 feet of an intersection without curbs
 - I could not find good state law on this, it didn't seem applicative to all situations actually, only highways. I applied the same general standards as that though. For a local reference, Monroe's is within 20ft or if there's some form of traffic control (stop sign, streetlight, etc.) 30ft.

G. The administrator may determine that a specific parking location constitutes a visibility hazard based on site conditions.

H. No commercial vehicle, equipment, or oversized vehicle shall be regularly parked in a non-agricultural residential zoning district except:

- Within a garage or fully screened area; or
- For temporary loading, unloading, or service activity; or
- Vehicles allowed under the Home Use Occupation section of the UDO; or
- Company passenger vehicles used primarily for transport to and from work that are under one (1) ton in capacity.
- If they are there in conjunction with ongoing construction related activities that have valid permits.
- They are personal recreational vehicles that are not in use or hooked up to utilities without proper permits.

1. For purposes of this section, oversized vehicles may include:

- Vehicles exceeding one (1) ton capacity;
- Vehicles with commercial markings;
- Construction equipment or similar machinery.

I. No inoperable, unregistered, or partially or fully dismantled vehicle shall be parked or stored outdoors unless:

- Fully enclosed within a structure or screened entirely from the right-of-way; or

- Specifically authorized elsewhere in this Code.

1. This section shall not apply to temporary conditions not exceeding seven (7) days.

Sec. 50-25 Enforcement

The Town shall issue a Notice of Violation prior to enforcement, except where immediate action is necessary for public safety. The Notice shall:

- Identify the violation;
- Provide corrective action;
- Provide a compliance deadline.

Sec. 50-26. - 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 with the same vehicle within a twelve-month period: \$50.00 per violation.

B. Second violation with the same vehicle within a twelve-month period: \$100.00 per violation.

C. Third and subsequent violations with the same vehicle within a twelve-month period: \$250.00 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 Expiration of the compliance period stated in the Notice of Violation

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 violation but the abatement has not been completed at the expiration of the initial 10-day warning period.

Sec. 50-27. 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.

STAFF REPORT

SUBJECT: Section 22 Environment
AUTHOR: Doug Gailey
DATE: 10-12-2026



RECOMMENDATION

Approve Town Code as amended

BACKGROUND

Staff has been working on updating the sound ordinance for town. The old code was deemed to be inadequate and difficult to uniformly enforce. The proposed code is more broad and should be easier to enforce.

ANALYSIS

This updated code will help to better uniformly enforce the noise ordinance. One change made specifically deals with vibrations. Vibrations travel long distances, but do not register on a decibel meter.

SIGNIFICANT IMPACTS

None

ATTACHMENTS

Red Letter Proposed Code Changes

Sound (Muni Code)

Chapter 22 - Environment

~~Sec. 22-1 Unreasonably Loud Noise~~

~~(a) It is unlawful for any person to make, continue, or cause to be made any unreasonable and excessive noise which injures, endangers, or disturbs the comfort, repose, health, peace, or safety of others within the town limits.~~

~~(b) In determining whether a noise is unreasonably loud, the following factors incident to such noise shall be considered:~~

~~(1) Time of day;~~

~~(2) Proximity to residential structures;~~

~~(3) Whether the noise is recurrent, intermittent or constant;~~

~~(4) The volume and intensity;~~

~~(5) Whether the noise has been enhanced in volume or range by any type of electronic or mechanical means;~~

~~(6) The character and zoning of the area; and~~

~~(7) Whether the noise is subject to being controlled without unreasonable effort or expense to the creator thereof.~~

~~Sec. 22-2. - Particular sounds prohibited.~~

~~The following acts and activities, among others, are hereby declared to be unreasonably loud and disturbing sound levels in violation of [section 22-1](#). This enumeration shall not be construed to be an exclusive list of activities or acts which violate [section 22-1](#):~~

~~(1) Operating a truck for refuse collection except on Monday through Saturday between the hours of 7:00 a.m. and 9:00 p.m., except for refuse collection at public facilities (including public schools). The violator is the operator of the truck, the employer of the operator, and/or the person whom owns the truck used by the operator.~~

~~(2) Construction operations, including any building and land disturbing activities except Monday through Friday between the hours of 7:00 a.m. and 9:00 p.m., Saturday between the hours of 8:00 a.m. and 9:00 p.m. and Sunday between the hours of 10:00 a.m. and 9:00 p.m.~~

~~(3) Operating electric and gas lawnmowers and other motor-driven domestic tools outdoors except Monday through Saturday between the hours of 7:00 a.m. and 9:00 p.m. and Sunday between the hours of 9:00 a.m. and 9:00 p.m.~~

~~(4) It shall be unlawful to operate or allow the operation of any motor vehicle in the town:~~

~~a. By spinning tires, racing engines or other operations which create unreasonably loud and disturbing noises.~~

~~b. To amplify sound produced by a radio, tape player, compact disc player or other sound-making device or instrument from within the motor vehicle so that the sound is audible from a distance of 50 or more feet from the source of the sound.~~

~~Note: Animal nuisances - see appendix A.~~

Section 22-1. Purpose and Intent

The Town finds that excessive, unnecessary, and unreasonable noise may interfere with; the use and enjoyment of private property, the public health, individual safety, the general welfare, and disturb the peace and tranquility of the community.

It is therefore the intent of this ordinance:

1. To protect residents from excessive and unreasonable noise;
2. To establish objective and enforceable sound-level standards;
3. To recognize and preserve reasonable customary activities associated with the Town's character;
4. To establish reasonable hours for activities that commonly produce significant noise;
5. To provide clear standards for residents, businesses, contractors, and enforcement personnel; and
6. To avoid regulating ordinary sounds merely because they are audible to neighboring property owners.

Section 22-2. Definitions

For purposes of this section:

A-weighted decibel (dBA) means the unit of sound level measurement using the A-frequency weighting characteristic.

Ambient sound level means the sound level normally present at a measurement location when the sound source under investigation is not operating or is not otherwise contributing to the measured sound.

Amplified sound means sound produced, increased, or projected through an electronic or mechanical amplification system, including but not limited to; loudspeakers, public-address systems, musical amplification systems, bullhorns, and similar devices.

Commercial activity means an activity conducted for compensation, profit, or in connection with a business, commercial enterprise, or commercial service.

Construction activity means construction, demolition, excavation, grading, land clearing, paving, concrete work, pile driving, site preparation, or similar activity.

Continuous sound means sound that is relatively constant in level and character for the duration of the measurement period.

Impulsive sound means a brief sound characterized by a rapid increase in sound level, including gunfire, explosions, blasting, impact tools, or similar sounds.

Noise means sound that, because of its volume, duration, repetition, timing, or character, unreasonably interferes with the use or enjoyment of neighboring property.

Receiving property means property upon which noise is received and experienced, as opposed to the property from which the noise originates.

Sound level meter means an instrument meeting the applicable requirements of ANSI/ASA S1.4 / IEC 61672 or a successor standard recognized by the Town.

Sound-producing equipment means machinery, tools, devices, vehicles, or equipment that produce sound as a result of their operation.

Vibration Perception Threshold means the point at which low-frequency sound or vibration generated by a use, activity, or equipment produces a noticeable physical sensation or causes the audible rattling, vibration, or resonance of building elements, fixtures, or personal property on a receiving property.

Section 22-3. Unlawfully Generated Noise

Except as otherwise provided by this ordinance, sound originating from a property shall not exceed the following levels when measured at the receiving property:

Time	Maximum Sound Level
7:00 AM–8:00 PM	65 dBA
8:00 PM–10:00 PM	60 dBA
10:00 PM–7:00 AM	55 dBA

- a. Measurements shall ordinarily be taken at the property line of the receiving property. Measurements shall not ordinarily be taken inside a dwelling for purposes of establishing a violation under this ordinance.
- b. An exceedance of the applicable sound limit shall not constitute a violation solely because the limit is exceeded momentarily. Except for activities subject to specific provisions of this ordinance, a violation shall generally require:
 1. Continuous exceedance of the applicable limit for at least five minutes; or
 2. Repeated exceedances totaling at least ten minutes within a thirty-minute period.
 3. Brief and incidental sounds shall not constitute violations solely because they exceed the applicable numerical limit.
- c. When determining if a sound is an unlawfully generated noise, the vibration perception threshold may also be considered in addition to dBA. Determination as to if a noise surpasses a reasonable level of vibration perception shall be made by the officer inspecting each case.

Section 22-4. Specific Activities

- a. Gasoline-powered or engine-powered lawn, landscaping, forestry, and property-maintenance equipment, including: lawn mowers; riding mowers; tractors; chainsaws; leaf blowers; string trimmers; wood chippers; stump grinders; pressure washers; and similar equipment may be operated during the following hours:
 1. Monday through Saturday
 1. 7:00 AM–9:00 PM
 2. Sunday
 1. 9:00 AM–8:00 PM
 3. Except for emergency or agricultural operations, such equipment shall not be operated during restricted hours.

4. Equipment otherwise permitted under this section remains subject to the general sound-level standards when the activity produces prolonged or unreasonable noise.
- b. Agricultural and Equine Activities. Agricultural and equine activities are recognized as customary activities within portions of the Town. The following are permitted at reasonable times notwithstanding the general prohibition against noise: tractors and farm machinery; planting and harvesting; livestock feeding and care; hay production; fencing; agricultural processing; manure handling; equestrian training and care; emergency livestock operations; and other customary agricultural activities.
 1. Agricultural activities shall not be prohibited solely because they produce sound during nighttime hours when reasonable agricultural circumstances require the activity. However, the owner or operator shall use reasonable measures to minimize unnecessary noise.
- c. Construction and Demolition. Construction machinery and construction activity shall be permitted only during the following hours:
 1. Monday through Saturday
 1. 7:00 AM–8:00 PM
 2. Sunday
 1. 9:00 AM–6:00 PM
 3. No construction machinery or equipment shall be operated between 8:00 PM and 7:00 AM, except as specifically exempted by this ordinance.
 4. Construction activity includes: grading; excavation; demolition; land clearing; concrete work; paving; construction machinery; generators used for construction; compressors; saws; jackhammers; pumps; and similar equipment.
- d. Outdoor Amplified Sound. Outdoor amplified sound shall be permitted during the following hours:
 1. Sunday through Thursday
 1. 10:00 AM–10:00 PM
 2. Friday and Saturday
 1. 10:00 AM–11:00 PM
 3. After the applicable ending time, outdoor amplified sound shall be discontinued or reduced so that it complies with the applicable nighttime sound-level standard. The use of amplified sound shall not otherwise be permitted in a manner that constitutes an unreasonable disturbance.

- e. **Motor Vehicles.** The ordinary operation of motor vehicles on public streets is exempt from this ordinance. The following may constitute a violation when unnecessarily or repeatedly performed: Prolonged engine revving while stationary; Repeated unnecessary acceleration; Repeated racing of engines; Unnecessary operation of vehicle horns; Operation of modified exhaust systems in a manner that creates unreasonable noise; and Operation of amplified sound systems in vehicles in a manner that violates this ordinance.
 - 1. Nothing herein shall prohibit emergency vehicle operation or lawful operation of agricultural, construction, utility, or other specialized vehicles.
- f. **Waste and recycling removal** shall be permitted during the following hours:
 - 1. **Monday through Saturday**
 - 1. 7:00 AM – 9:00 PM
 - 2. **Sunday**
 - 1. 9:00 AM – 8:00 PM
 - 3. Notwithstanding compliance with the permitted hours of operation, no waste or recycling collection activity shall be conducted in a manner that creates an unreasonable noise disturbance or vibration perceptible across a property line due to poorly maintained equipment, unnecessary operation of engines or hydraulic systems, repeated impact noise, or other avoidable operational practices.

Sec. 22-5 Exemptions.

- a. The following uses and activities shall be exempt from this section:
 - 1. Noise of safety signals, warning devices, and emergency pressure relief valves.
 - 2. Noise resulting from any authorized emergency, fire, or law enforcement vehicle or activity.
 - 3. Noise resulting from the activities of a temporary duration permitted by law for which a license or permit therefore has been granted by the town.
 - 4. Any aircraft or railroad equipment operated in conformity with or pursuant to state or federal law. Any aircraft operating under technical difficulties, in any kind of distress, under emergency orders of air traffic control or being operated pursuant to the declaration of an emergency under federal air regulations shall also be exempt.

5. Noise resulting from agricultural and horticultural operations conducted in a reasonable manner on property classified as a bona fide farm for ad valorem tax purposes. Agricultural activities under Section 22-4(b);
6. Noise resulting from emergency work necessary to restore property to a safe condition following a fire, accident or natural disaster, or to restore public utilities, or to protect persons or property from imminent danger.
7. Noise resulting from any military or law enforcement activities of the federal, state, or any local government, to include military observances.
8. Noise resulting from any event held in recognition of a community celebration, or national, state, or county events or public festivals or parades.
9. Noise from lawful fireworks and noise makers on holidays and at religious ceremonies.
10. Noise created by any public recreational activity.
11. Game-hunting activities on property where such activities are authorized and regulated by [chapter 34](#) article II of the Weddington Code of Ordinances.
12. Normal operation of motor vehicles on public streets;
13. Emergency equipment (ie generators, water pump, etc.);
14. Noise generated from bells for properties zoned for use as Churches, Synagogues and Other Places of Worship
 1. Use listed in the UDO Sec. D-703 (D) Table 1.
15. Sounds specifically regulated by state or federal law to the extent local regulation is preempted;

- b. This provision shall not be applied to a shooting range in existence prior to adoption of this Code section, provided there has been no substantial change in use of the range.

Section 22-46 Enforcement and penalties.

- (a) Civil penalty. Violation of this section shall subject the offender(s) to a civil penalty in the amount of \$100.00. In the event there is more than one violation within any 30-day period, then the civil penalty shall be increased for each additional violation during

such period, as follows. The date of the first violation shall establish the beginning date for the initial 30-day period. The penalty shall be:

Second offense within same 30-day period\$ 250.00

Third offense within same 30-day period500.00

Fourth offense within same 30-day period750.00

Fifth and any subsequent offense within same 30-day period1,000.00

1. Once the 30-day period has expired from the "first violation," the next violation shall be considered to be a first violation for the purposes of establishing a new 30-day period. In the event there are more than six violations within any 12-month period, then each violation after six shall subject the violator(s) to a civil penalty of \$1,000.00 per event.
 2. Under circumstances where a citation is issued, the fine must be paid within five business days of the issue date and time. The town attorney, or designee, is authorized to file suit on behalf of the town to collect any unpaid citations, and the town administrator, or designee, is authorized to verify and sign complaints on behalf of the town in such suits. A sheriff's deputy, animal control officer enforcing subject matter jurisdiction, or other person duly authorized to enforce the noise control ordinances may issue a citation for violations of this article.
- (b) Remedies. This article may also be enforced through equitable remedies issued by a court of competent jurisdiction pursuant to G.S. 160A-175.
- (c) Criminal penalty. In addition to, or in lieu of, such civil penalties or other remedies, violation of this article shall constitute a misdemeanor pursuant to G.S. 14-4.



Union County Sheriff's Office

Events By Nature

For the Month of: September 2026

Date of Report

10/1/2026

9:00:37AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	57
911 TESTING	1
ABANDONED VEHICLE	1
ABC INVESTIGATION	1
ACCIDENT BRAVO	1
ACCIDENT DELTA	1
ACCIDENT EMD	1
ACCIDENT HITRUN PD LAW	1
ACCIDENT PD ONLY	14
ACN BRAVO	1
ALARMS LAW	27
ANIMAL BITE FOLLOW UP	1
ANIMAL BITE REPORT LAW	1
ANIMAL COMP SERVICE CALL LAW	4
ASSAULT	1
ASSIST EMS OR FIRE	3
ATTEMPT TO LOCATE	2
BOMB THREAT OR FOUND	1
BURGLARY HOME OTHER NONBUSINESS	4
BUSINESS CHECK	87
CARDIAC RESPIRATORY ARREST EMD	2
CARELESS AND RECKLESS	10
DISTURBANCE OR NUISANCE	11
DOMESTIC DISTURBANCE	5
DRUG ACTIVITY	1
ESCORT	2
FOLLOW UP INVESTIGATION	24
FOOT PATROL	3

<u>Event Type</u>	<u>Total</u>
FRAUD DECEPTION FORGERY	6
FUNERAL ESCORT	2
HARASSMENT STALKING THREATS	6
IMPROPERLY PARKED VEHICLE	2
INVESTIGATION	1
JURISDICTION CONFIRMATION LAW	2
LARCENY OF VEHICLE	1
LARCENY THEFT	4
LOST OR FOUND PROPERTY	1
MOTORIST ASSIST	10
NOISE COMPLAINT	3
PREVENTATIVE PATROL	671
PROP DAMAGE VANDALISM MISCHIEF	2
PUBLIC SERVICE	3
RADAR PATROL INCLUDING TRAINIG	28
REFERAL OR INFORMATION CALL	8
REPOSESSION OF PROPERTY	1
RESIDENTIAL CHECK	8
SERVE CIVIL PAPER	24
SERVE CRIMINAL CIVIL SUBPOENA	5
SERVE DOMESTIC VIOL ORDER	5
SERVE WARRANT	1
SHOTS FIRED	2
STRUCTURE FIRE EFD	1
SUSPICIOUS CIRCUMSTANCES	3
SUSPICIOUS PERSON	7
SUSPICIOUS VEHICLE	19
TRAFFIC DIRECT CONTROL	1
TRAFFIC HAZARD	7
TRAFFIC STOP	97
TRESPASSING	1
WANTED PERSON	4

Event Type

Total

WELL BEING CHECK

6

Total Calls for Month: 1,210

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 09/30/26

2027

2026

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	836,623.17	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	1,041,916.85	1,187,579.14
10-1130-001	BB&T/TRUIST MONEY MARKET	1,886,600.90	1,877,580.01
10-1140-000	NC CLASS INVESTMENT ACCOUNT	273,568.06	270,977.72
10-1170-000	NC CASH MGMT TRUST	5,379,176.72	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	8,584.10	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	1,507,668.53	61,707.22
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	47,218.06	5,856.93
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	11,913.64	7,334.25
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,773.71	2,128.84
10-1214-000	PREPAID ASSETS	26,933.32	26,933.32
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	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	100,554.15
10-1220-000	AR OTHER	4,158.43	11,326.14
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>13,853,490.28</u>	<u>12,651,631.78</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	49.43-	52,549.23
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	387.00	387.00
10-2116-000	CUSTOMER REFUNDS	3,504.65	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	1,478.92-	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	1,700.36-	1,506.10-
10-2156-000	LIFE INSURANCE PAYABLE	466.91	381.64
10-2157-000	401K PAYABLE	644.87-	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	1,773.71	2,128.84
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	5,457.50	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	47,218.06	5,856.93
10-2625-000	DEFERRED REVENUE - CURR YR TAX	1,507,668.53	61,707.22
10-2630-000	DEFERRED REVENUE-NEXT 8	11,913.64	7,334.25
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	0.00
	Total Liabilities	<u>1,673,981.98</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: 09/30/26

		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	0.00	0.00
	Total	<u>10,437,673.10</u>	<u>10,437,673.10</u>
	Revenue	2,717,385.97-	3,300,669.55
	Less Expenses	<u>2,484,639.20-</u>	<u>2,839,021.97</u>
	Net	<u>232,746.77-</u>	<u>461,647.58</u>
	Total Fund Balance	<u>10,204,926.33</u>	<u>10,899,320.68</u>
	Total Liabilities & Fund Balance	<u>11,878,908.31</u>	<u>11,138,697.39</u>

WEDDINGTON

Statement of Revenue and Expenditures - Standard

10/07/2026
02:53 PM**Revenue Account Range:** First to zz-zzzzz-zzz**Expend Account Range:** First to zz-zzzzz-zzz**Print Zero YTD Activity:** No**Include Non-Anticipated:** Yes**Include Non-Budget:** No**Year To Date As Of:** 09/30/26**Current Period:** 09/01/26 to 09/30/26**Prior Year:** 09/01/25 to 09/30/25

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	197,551.39	1,775,000.00	146,394.23	270,506.55	1,504,493.45-	15
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	1,413.27	7,000.00	9,239.39	14,422.52	7,422.52	206
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	4.45	250.00	0.00	0.01	249.99-	0
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	8,185.37	107,500.00	11,177.07	22,851.02	84,648.98-	21
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	1,564.02	500.00	1,150.88	1,632.67	1,132.67	327
10-3120-000	SOLID WASTE FEE REVENUES	2,772.96	0.00	886.07	1,478.37	1,478.37	0
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	34,822.90	530,000.00	64,918.58	64,918.91	465,081.09-	12
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	0.00	8,750.00	0.00	0.00	8,750.00-	0
10-3340-400	ZONING & PERMIT FEES	2,665.00	25,000.00	1,892.50	5,102.50	19,897.50-	20
10-3350-400	SUBDIVISION FEES	0.00	5,000.00	845.00	845.00	4,155.00-	17
10-3360-400	STORMWATER EROSION CONTROL FEES	0.00	500.00	0.00	0.00	500.00-	0
10-3830-891	MISCELLANEOUS REVENUES	1,795.30-	500.00	246.00	443.00	57.00-	89
10-3831-491	INVESTMENT INCOME	22,613.97	200,000.00	20,029.43	60,413.48	139,586.52-	30
General Fund Revenue Totals		269,798.03	3,160,000.00	256,779.15	442,614.03	2,717,385.97-	14

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	269,834.94	844,365.06	24
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON

Statement of Revenue and Expenditures

10/07/2026
02:53 PM

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	6,430.00	15,592.00	51,908.00	23
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	2,846.22	10,485.00	50.00	50.00	10,435.00	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	0.00	266.88	1,233.12	18
	4110 GENERAL GOVERNMENT	97,145.10	1,977,800.00	96,424.98	471,004.10	1,506,795.90	24
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	15,833.32	61,316.68	21
10-4120-123	SALARIES - TAX COLLECTOR	5,021.81	64,000.00	4,980.54	15,967.86	48,032.14	25
10-4120-124	SALARIES - FINANCE OFFICER	1,115.52	20,000.00	1,312.46	6,872.79	13,127.21	34
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	2,100.00	36,450.00	3,045.00	9,135.00	27,315.00	25
10-4120-181	FICA EXPENSE	1,087.03	15,750.00	1,319.98	3,657.38	12,092.62	23
10-4120-182	EMPLOYEE RETIREMENT	2,471.36	28,000.00	2,994.74	5,546.00	22,454.00	20
10-4120-183	EMPLOYEE INSURANCE	2,300.14	30,200.00	2,804.70	5,104.84	25,095.16	17
10-4120-184	EMPLOYEE LIFE INSURANCE	83.66	1,500.00	80.10	153.42	1,346.58	10
10-4120-185	EMPLOYEE S-T DISABILITY	45.79	550.00	55.97	95.57	454.43	17
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

WEDDINGTON

Statement of Revenue and Expenditures

10/07/2026
02:53 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-193	CONTRACT LABOR	0.00	19,500.00	2,300.00	2,300.00	17,200.00	12
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	150.90	15,000.00	0.00	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	169.19	2,500.00	0.00	0.00	2,500.00	0
10-4120-325	POSTAGE - ADMIN	768.36	2,500.00	823.67	823.67	1,676.33	33
10-4120-331	UTILITIES - ADMIN	0.00	5,000.00	0.00	591.12	4,408.88	12
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	0.00	4,725.00	900.00	900.00	3,825.00	19
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	6,841.65	95,000.00	4,221.50	34,494.09	60,505.91	36
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	5,900.00	112,750.00	12,425.00	18,451.00	94,299.00	16
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	0.00	480.00	6,020.00	7
10-4120-370	ADVERTISING - ADMIN	0.00	500.00	44.25	161.25	338.75	32
10-4120-397	TAX LISTING & TAX COLLECTION FEES	396.99	500.00	413.90	413.90	86.10	83
10-4120-400	ADMINISTRATIVE: TRAINING	175.00	6,500.00	0.00	375.00	6,125.00	6
10-4120-410	ADMINISTRATIVE: TRAVEL	545.52	5,000.00	148.99	421.01	4,578.99	8
10-4120-450	INSURANCE	0.00	30,000.00	0.00	27,273.68	2,726.32	91
10-4120-491	DUES & SUBSCRIPTIONS	14,626.00	31,425.00	7,101.43	23,622.43	7,802.57	75
10-4120-498	GIFTS & AWARDS	29.58	1,500.00	0.00	309.97	1,190.03	21
10-4120-499	MISCELLANEOUS	579.79	10,000.00	923.42	1,852.93	8,147.07	19
	4120 ADMINISTRATIVE	50,860.17	640,500.00	53,812.31	175,695.41	464,804.59	27
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	3,803.85	3,803.85	84,696.15	4
10-4130-122	SALARIES - ASST ZONING ADMINISTRATOR	0.00	24,775.00	1,955.00	3,943.93	20,831.07	16
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	2,012.96	28,000.00	1,757.21	6,356.96	21,643.04	23

WEDDINGTON

Statement of Revenue and Expenditures

10/07/2026
02:53 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-124	SALARIES - PLANNING BOARD	300.00	6,300.00	525.00	1,225.00	5,075.00	19
10-4130-125	SALARIES - SIGN REMOVAL	264.60	3,675.00	264.60	859.95	2,815.05	23
10-4130-181	FICA EXPENSE - P&Z	682.60	12,000.00	635.42	1,238.63	10,761.37	10
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	3,851.80	45,000.00	0.00	4,121.57	40,878.43	9
10-4130-193	CONSULTING	8,290.00	75,000.00	0.00	3,663.00	71,337.00	5
10-4130-194	CONSULTING - COG	0.00	25,000.00	0.00	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	150.89	6,000.00	0.00	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	169.18	2,500.00	0.00	0.00	2,500.00	0
10-4130-325	POSTAGE - PLANNING & ZONING	768.37	2,500.00	823.67	823.67	1,676.33	33
10-4130-331	UTILITIES - PLANNING & ZONING	0.00	5,000.00	0.00	600.81	4,399.19	12
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	500.00	44.24	161.25	338.75	32
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	125,000.00	0.00	0.00	125,000.00	0
4130 ECONOMIC & PHYSICAL DEVELOPMEN		25,941.53	541,700.00	9,808.99	28,661.29	513,038.71	5
General Fund Expenditure Totals		173,946.80	3,160,000.00	160,046.28	675,360.80	2,484,639.20	21

10 General Fund		Prior	Current	YTD
Revenues:		269,798.03	256,779.15	442,614.03
Expenditures:		173,946.80	160,046.28	675,360.80

WEDDINGTON
Statement of Revenue and Expenditures

Net Income:	95,851.23	96,732.87	232,746.77 -
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Grand Totals	Prior	Current	YTD
Revenues:	269,798.03	256,779.15	442,614.03
Expenditures:	173,946.80	160,046.28	675,360.80
Net Income:	95,851.23	96,732.87	232,746.77 -

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: October 12, 2026

SUBJECT: Tax Report– September 2026

Transactions:	
Refunds	\$299.35
Balance Adjustments	\$(604.80)
2024 Collected	\$(1701.36)
2025 Collected	\$(9442.98)
2026 Collected	\$(146,329.34)
As of September 30, 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	\$11,550.88
2025	\$48,140.14
2026	\$1,507,691.57
Prepays	\$(23.04)
Total Outstanding:	\$1,577,158.04

TOWN OF WEDDINGTON
SCIF QUARTERLY SUMMARY REPORT
AS OF 9/30/2026

			TOWN HALL REPAIR & RENOVATIONS	OUTBUILDING RENOVATION & SIDEWALK CONSTRUCTION	PARK PLAZA CONSTRUCTION	TOWN PARK AMPHITHEATER & PICNIC TABLES	LANDSCAPING, LIGHTING, GRADING & IRRIGATION	INTERSECTION IMPROVEMENTS	AUDIO-VISUAL ENHANCEMENTS	CONSULTING & PROJECT MANAGEMENT	ESTIMATED COST OVERRUNS	INTEREST EARNED
SCIF PROJECT ORDINANCE BUDGET	\$	-	\$ 175,000.00	\$ 150,000.00	\$ 105,000.00	\$ 75,000.00	\$ 35,000.00	\$ 65,000.00	\$ 20,000.00	\$ 75,000.00	\$ 150,000.00	\$ -
RECEIPT OF FUNDS 8/25/23	\$	850,000.00										
INTEREST EARNED AS OF 9/30/26	\$	75,897.22										\$ 75,897.22
EXPENDITURES (TRANSFERS TO GENERAL FUND)	\$	(256,421.89)	\$ (56,811.20)	\$ -	\$ (101,696.64)	\$ -	\$ (8,492.00)	\$ -	\$ (14,329.05)	\$ (75,093.00)	\$ -	
SCIF CASH BALANCE AT 6/30/26	\$	669,475.33	\$ 118,188.80	\$ 150,000.00	\$ 3,303.36	\$ 75,000.00	\$ 26,508.00	\$ 65,000.00	\$ 5,670.95	\$ (93.00)	\$ 150,000.00	\$ 75,897.22
DUE TO GENERAL FUND FY2025												
DEHAAN PAINTING	Nov-23	\$ 10,320.00	\$ 10,320.00									
DEHAAN PAINTING	Dec-23	\$ 3,945.63	\$ 3,945.63									
DEHAAN PAINTING DEPOSIT	Sep-23	\$ (10.00)	\$ (10.00)									
WD SMITH GRADING ADJ		\$ (337.36)			\$ (337.36)							
XL MEDIAWORKS	Jul-24	\$ 14,329.05							\$ 14,329.05			
LABELLA CONSULTING	Jun-25	\$ 26,685.00								\$ 26,685.00		
DUE TO GENERAL FUND FY2025		\$ 54,932.32	\$ 14,255.63	\$ -	\$ (337.36)	\$ -	\$ -	\$ -	\$ 14,329.05	\$ 26,685.00	\$ -	\$ -
DUE TO GENERAL FUND FY2026												
LABELLA CONSULTING	Jul-25	\$ 13,710.00								\$ 13,710.00		
LABELLA CONSULTING	Sep-25	\$ 11,034.00								\$ 11,034.00		
LABELLA CONSULTING	Dec-25	\$ 17,177.00								\$ 17,177.00		
LABELLA CONSULTING	Feb-26	\$ 1,806.00								\$ 1,806.00		
LABELLA CONSULTING	Jun-26	\$ 4,681.00								\$ 4,681.00		
TRANSFER TO GENERAL FUND		\$ (103,340.32)	\$ (14,255.63)	\$ -	\$ 337.36	\$ -	\$ -	\$ -	\$ (14,329.05)	\$ (75,093.00)		
DUE TO GENERAL FUND FY2026		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SCIF BALANCE REMAINING AT 9/30/26	\$	669,475.33	\$ 118,188.80	\$ 150,000.00	\$ 3,303.36	\$ 75,000.00	\$ 26,508.00	\$ 65,000.00	\$ 5,670.95	\$ (93.00)	\$ 150,000.00	\$ 75,897.22

**TOWN OF WEDDINGTON
OSBM QUARTERLY UPDATE
AS OF 9/30/2026**

BEGINNING OSBM BALANCE	\$ 250,000.00
INTEREST EARNED FY25	7,872.20
BALANCE AT 7/1/25	<u><u>\$ 257,872.20</u></u>
INTEREST EARNED FY26	10,370.39
BALANCE AT 6/30/26	<u><u>\$ 268,242.59</u></u>
INTEREST EARNED YTD FY27	2,564.20
BALANCE AT 9/30/2026	<u><u>\$ 270,806.79</u></u>