Table of Contents

Agenda	1
Proclan	
	P-2014-01
Audit	
	Town_of_WeddingtonAudit
Resolut	ion of Consideration
	12311301 - Resolution of Consideration
	R-2014-01
	resolution of consideration Map 2014
Text Ar	nendments to Article XIII-Floodplain
	Article XIII
Ordinar	nce - Floodplain
	O-2014-01
Text Ar	nendments to Section 46-46-Subdivision Checklist
	Section 46-46
Ordinar	nce - 46-46
	O-2014-02
Prelimi	nary Plat for Atherton Estates
	Preliminary Plat Application
	Staff Memo
	Preliminary Plat
MOU	, and the second
	Memorandum of Understanding - Providence VFD
Perry S	outh Construction Documents (Sign, Landscaping and
Lighting	
	Staff Memo
	Town Ordinance-CD's
	Sheet L-1
	Sheet L-2
	Sheet L-3
	Sheet C-2
	Sheet E2.4
	Sheet E2.4A
	Entrance Sign-Front View
	Entrance Sign-Side View
Develo	oment of Text Regarding Wedding and Banquet Facilities
	Section 58-52, 58-53, 58-54 and 58-58
	Section 58-60
Carpet	
	Town carpet quote - Diamond Floor
	Weddington Town Hall Carpet Estimate - Cape
	Weddington Town Hall Carpet Revised 93

Agreement	 94
Earth Day	
Earth Day Email	 99
Sponsor Invitation	 100
Sponsorship Opportunities	 102
UCEMGVA-About Us	 103
Retreat	
01091401 - Retreat	 106
Update from Town Planner	
Update Memo	 107
Public Safety	
Dec Number of Events By Nature	 109
wcvfd december 13	 112
WCVFD Incident Summary List December 2013	 113
PROVIDENCE VFD	 115
PVFD_2013-12 Income-Expense	 116
Copy of PVFD_2013-12 Balance Sheet	 119
Finance Officer and Tax Collectors Report	
Stmt of Revenues Expend - Dec 2013	 121
Balance sheet - Dec 2013.	 123
December2013TaxReport	 124

TOWN OF WEDDINGTON REGULAR TOWN COUNCIL MEETING MONDAY, JANUARY 13, 2014 – 7:00 P.M. WEDDINGTON TOWN HALL 1924 WEDDINGTON ROAD WEDDINGTON, NC 28104 AGENDA

Prayer – Mayor Bill Deter

- 1. Open the Meeting
- 2. Pledge of Allegiance
- 3. Determination of Quorum
- 4. Presentations/Special Recognition
 - A. Special Recognition Proclamation in Celebration of the Life of Hope Stout
 - B. Presentation of Audit Tinsley and Terry
 - C. Update on State Budget Senator Tommy Tucker and Representative Craig Horn
- 5. Public Comments
- 6. Additions, Deletions and/or Adoption of the Agenda
- 7. Consent Agenda
 - A. Consideration of Approval of Resolution of Consideration Identifying Areas as Being Under Consideration for Annexation
- 8. Public Hearings and Consideration of Public Hearings
 - A. Public Hearing to Review and Consider Proposed Text Amendments to Article XIII Floodplain
 - B. Consideration of Ordinance Adopting Proposed Text Amendments to Article XIII Floodplain
 - C. Public Hearing to Review and Consider Proposed Text Amendments to Section 46-46 Subdivision Checklist
 - D. Consideration of Ordinance Adopting Proposed Text Amendments to Section 46-46 Subdivision Checklist
- 9. Old Business
 - A. Review and Consideration of the Preliminary Plat for Atherton Estates
 - B. Discussion and Consideration of Memorandum of Understanding with the Providence Volunteer Fire Department Mayor Bill Deter

10. New Business

- A. Review and Consideration of Perry South Construction Documents (Sign, Landscaping and Lighting Plans)
- B. Discussion and Consideration of Directing Staff and Planning Board to Develop Text Regarding Wedding and Banquet Facilities Mayor Bill Deter
- C. Review and Consideration of Approving Contract for Cape Construction Company to Install Carpet in Town Hall Councilwoman Pamela Hadley
- D. Review and Consideration of Participating in Union County's Earth Day

- E. Consideration of Proposal for Facilitator to be Used for Town Retreat and Discussion of Town Retreat
- 11. Update from Town Planner
- 12. Update from Town Administrator/Clerk
- 13. Public Safety Report
- 14. Update from Finance Officer and Tax Collector
- 15. Transportation Report
- 16. Council Comments
- 17. Adjournment

TOWN OF WEDDINGTON PROCLAMATION IN CELEBRATION OF THE LIFE OF HOPE STOUT P-2014-01

WHEREAS, Hope Stout, daughter of Stuart and Shelby Stout, from Weddington, NC, was diagnosed with bone cancer in 2003; and,

WHEREAS, Hope's compassion for others and generous spirit touched lives in such a special way and her wish brought out the best in all of us and changed lives forever; and,

WHEREAS, when the Make-A-Wish Foundation asked Hope what she wanted as her wish, Hope selflessly asked that the wishes of the other children be granted - all 154 of them; and,

WHEREAS, Hope's compassion and concern for others and steadfast conviction in her faith, grabbed the hearts of the entire region. When the freckled face, redhead with the infectious smile, told us with complete and total confidence that nothing was impossible and that she had total faith in us - we believed her. We believed in ourselves and were reminded of the underlying goodness of others. Together we raised over \$1 million dollars at the 2004 Celebration of Hope which was enough to fulfill Hope's wish that all 154 other children could have their wishes granted, thus bringing the total number of wishes granted to 155; and,

WHEREAS, Hope lost her battle with cancer on January 4, 2004 – just four weeks after making her wish. Her generous spirit sparked a flame that still burns brightly today. In the words of Keith Larson, "that season of hope lives inside of us and breaks us open with a joy and heartbreak and love like few have ever known"; and,

WHEREAS, 10 years later, the Celebration of Hope Keeps Rockin' On, with over \$3 million dollars raised and hundreds of wishes granted and families of terminally ill children assisted through the March Forth with Hope and Make-A-Wish Foundations; and,

NOW, THEREFORE BE IT RESOLVED, I, Bill Deter, Mayor along with the Weddington Town Council proclaim March 4th as the day to celebrate the life of Hope Stout and in the words of Reverend Lyons, "may we continue to carry the images of Hope, for Hope, with Hope."

Adopted this <u>13th</u> day of <u>January</u> , 2014.	
	Bill Deter, Mayor
Attest:	
Amy S. McCollum, Town Clerk	

TOWN OF WEDDINGTON, NORTH CAROLINA

Financial Statements

June 30, 2013

Town Council Members

Walker Davidson, Mayor
Daniel Barry, Mayor Pro Tem
Werner Thomisser
Pamela Hadley
Barbara Harrison

Administrative and Financial Staff

Leslie Gaylord, CPA, Finance Officer Kim Woods, Tax Collector

Town of Weddington, North Carolina Table of Contents June 30, 2013

Exhibit	_	Page
	Financial Section:	
	Independent Auditors' Report	
	Management's Discussion and Analysis	I - IX
	Basic Financial Statements:	
	Government-wide Financial Statements:	
1	Statement of Net Position	1
2	Statement of Activities	2
	Fund Financial Statements:	
3	Balance Sheet – Governmental Funds	3
4	Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	4
5	General Fund-Statement of Revenues, Expenditures, and Changes in Fund Balances -Budget and Actual	5
	Notes to the Financial Statements	6 -15
	Supplemental Information:	
	Individual Fund Statements and Schedules: Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget	
	and Actual – General Fund	16 -17
	Other Schedules: Schedule of Ad Valorem Taxes Receivable	18
	Analysis of Current Tax Levy – Town-Wide Levy	19

Financial Section

TINSLEY & TERRY, CPAS, P.A. CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' Report

To the Honorable Mayor And Members of the Town Council Weddington, North Carolina

We have audited the accompanying financial statements of the governmental activities and each major fund of the Town of Weddington, North Carolina, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall financial statement presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the Town of Weddington, North Carolina as of June 30, 2013, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, on pages I to IX, be presented to supplement the basic financial statements. Such information, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of the Town of Weddington, North Carolina. The combining and individual fund statements, budgetary schedules, and other schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund statements, budgetary schedules, and other schedules are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us. In our opinion, based on our audit, the procedures performed as described above, and the combining and individual fund statements, budgetary schedules, and other schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Tinsley & Terry, CPAs, P.A.

Cornelius, North Carolina

October 25, 2013

Management Discussion and Analysis

As management of the Town of Weddington, we offer readers of the Town of Weddington's financial statements this narrative overview and analysis of the financial activities of the Town of Weddington for the fiscal year ended June 30, 2013. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

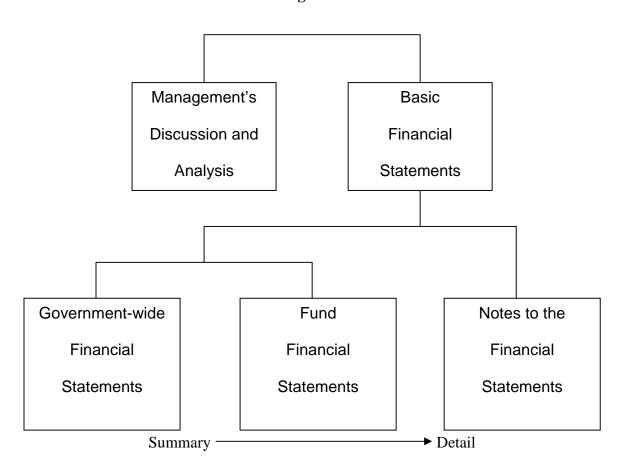
Financial Highlights

- The assets and deferred outflows of resources of the Town of Weddington exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$3,120,663 (*net position*).
- The government's total net position decreased by \$89,823, primarily due to decreases in the governmental activities net position.
- As of the close of the current fiscal year, the Town of Weddington's governmental funds reported combined ending fund balances of \$2,461,586 with a net decrease of \$75,554 in fund balance. Approximately 2.03 percent of this total amount, or \$49,989, is non-spendable or restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$1,672,397, or 90.4 percent of total general fund expenditures for the fiscal year.
- The Town of Weddington does not have any outstanding debt.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to Town of Weddington's basic financial statements. The Town's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the Town of Weddington.

Required Components of Annual Financial Report Figure 1



Basic Financial Statements

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (Exhibits 3 through 5) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town's government. These statements provide more detail than the government-wide statements. There are four parts to the Fund Financial Statements: 1) the governmental funds statements; 2) the budgetary comparison statements; 3) the proprietary fund statements; and 4) the fiduciary fund statements. The Town of Weddington has no proprietary or fiduciary funds so these parts of the Fund Financial Statements are omitted.

The next section of the basic financial statements is the **notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **supplemental information** is provided to show details about the Town's individual funds. Budgetary information required by the General Statutes also can be found in this part of the statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.

The two government-wide statements report the Town's net position and how it has changed. Net position is the difference between the Town's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the Town's financial condition.

The government-wide statements are divided into three categories: 1) governmental activities; 2) business-type activities; and 3) component units. The governmental activities include most of the Town's basic services such as public safety, planning and zoning, and general administration. Property taxes and various state-collected taxes finance most of these activities. The Town of Weddington has no business-type activities or component units so these categories will be omitted from the Town's government-wide statements.

The government-wide financial statements are on Exhibits 1 and 2 of this report.

Fund Financial Statements

The fund financial statements (see Figure 1) provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Weddington, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. The Town of Weddington has only governmental funds so these will be the only funds presented in its financial statements.

Governmental Funds — Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. All of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The Town of Weddington adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Town Council about which services to

provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the Town Council; 2) the final budget as amended by the Town Council; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 6 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report includes certain supplementary information. Supplementary information can be found beginning on page 16 of this report.

Interdependence with Other Entities: The Town depends on financial resources flowing from, or associated with, the State of North Carolina. Because of this dependency, the Town is subject to changes in specific flows of intergovernmental revenues based on modifications to State laws and State appropriations.

Government-Wide Financial Analysis

Town of Weddington's Net Position

Figure 2

Governmental									
		Activ	s		Total				
		2013 2012				2013		2012	
Current and other assets Capital assets Deferred outflows of resources	\$	2,847,691 634,865	\$	2,886,556 659,431 -	\$	2,847,691 634,865	\$	2,886,556 659,431 -	
Total assets and deferred outflows of resources		3,482,556		3,545,987		3,482,556		3,545,987	
Long-term liabilities outstanding Other liabilities Deferred inflows of resources		- 361,893 -		- 335,501 -		- 361,893 -		335,501 -	
Total liabilities and deferred inflows of resources		361,893		335,501		361,893		335,501	
Net position:									
Net investment in capital assets		634,865		659,431		634,865		659,431	
Restricted		40,208		28,933		40,208		28,933	
Unrestricted		2,445,590		2,522,122		2,445,590		2,522,122	
Total net position	\$	3,120,663	\$	3,210,486	\$	3,120,663	\$	3,210,486	

As noted earlier, net position may serve over time as one useful indicator of a government's financial condition. The assets and deferred outflows of the Town of Weddington exceeded liabilities and deferred inflows by \$3,120,663 as of June 30, 2013. The Town's net position decreased by \$89,823 for the fiscal year ended June 30, 2013. Only a small portion (20.34%) reflects the Town's net investment in capital assets (e.g. land, buildings, infrastructure, furniture, computers and equipment). The Town of Weddington uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. An additional portion of the Town of Weddington's net position, \$40,208, represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$2,445,590 is unrestricted.

Several particular aspects of the Town's financial operations influenced the total unrestricted governmental net position:

- Continued diligence in the collection of property taxes as evidenced by maintaining a tax collection percentage that is higher than the statewide average. The Town's collection percentage was 98.44% in 2013 and 98.56% in 2012.
- Increased sales tax revenues and permits and fees due to economic growth in both the Town and Union County.
- Increase in public safety spending of \$727,759 due to the Town's implementation of municipal fire service.

Town of Weddington's Changes in Net Position Figure 3

	Governmen	tal .	Governmental Activities			Total			
	2013		2012		2013		2012		
Revenues:									
Program revenues:									
Charges for services	\$ 112,115	\$	15,830	\$	112,115 \$;	15,830		
Operating grants and contributions	-		104,700		-		104,700		
General revenues:									
Property taxes	1,052,193		601,740		1,052,193		601,740		
Other taxes	602,619		592,111		602,619		592,111		
Other	17,437		22,223		17,437		22,223		
Total revenues	1,784,364		1,336,604		1,784,364		1,336,604		
Expenses:									
General government	497,047		644,858		497,047		644,858		
Public safety	1,213,141		485,382		1,213,141		485,382		
Economic and physical development	 163,999		173,769		163,999		173,769		
Total expenses	1,874,187		1,304,009		1,874,187		1,304,009		
Increase (decrease) in net position	(89,823)		32,595		(89,823)		32,595		
, , , , , , , , , , , , , , , , , , , ,	(,,		,		(,,		,		
Net position, July 1 (consolidated)	 3,210,486		3,177,891		3,210,486		3,177,891		
Net position, June 30	\$ 3,120,663	\$	3,210,486	\$	3,120,663 \$;	3,210,486		

Governmental activities. Governmental activities decreased the Town's net position by \$89,823. Key elements of this decrease are as follows:

- Increases in public safety spending as a result of the Town's implementation of municipal fire service. The Town contracted with three separate volunteer fire departments and paid them directly for fire service. In addition, the Town provided financial assistance to one of the fire departments for renovations to its fire station.
- Increase in tax revenues resulting from the increase in the ad valorem tax rate as a means to finance the costs of the municipal fire service.
- Increase in permits and fees as a result of continuing economic growth in the area.

Financial Analysis of the Town's Funds

As noted earlier, the Town of Weddington uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the Town of Weddington's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town of Weddington's financing requirements.

The general fund is the chief operating fund of the Town of Weddington. At the end of the current fiscal year, the Town of Weddington's fund balance available in the General Funds was \$1,672,397, while total fund balance reached \$2,461,586. The Governing Body of the Town of Weddington has determined that the Town should maintain an available fund balance of 50% of general fund expenditures in case of unforeseen needs or opportunities, in addition to meeting the cash flow needs of the Town. The Town currently has an available fund balance of 90% of general fund expenditures, while total fund balance represents 133% of the same amount.

At June 30, 2013, the governmental funds of Town of Weddington reported a combined fund balance of \$2,461,586 with a net decrease in fund balance of \$75,554. As the General Fund is the Town's only governmental fund, all of this increase is attributable to it.

General Fund Budgetary Highlights. During the fiscal year, the Town revised the budget on one occasion. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as Federal and State grants; and 3) increases in appropriations that become necessary to maintain services.

The General Fund final budget for expenditures increased primarily due to the Town committing to pay up to \$220,000 for renovations to one of the contracted volunteer fire department's fire stations. Actual expenditures were held in check to comply with its budgetary requirements. In addition, actual revenues were more than budgeted due primarily to growth in subdivision and new home permits within the Town.

Capital Asset and Debt Administration

Capital assets. The Town of Weddington's investment in capital assets for its governmental activities as of June 30, 2013, totals \$634,865 (net of accumulated depreciation). These assets include buildings, land, infrastructure, furniture and equipment, and computers and software.

There were no major capital asset transactions during the year.

Town of Weddington's Capital Assets (net of depreciation)

Figure 4

Governmental Activities Total 2013 2012 2013 2012 Land \$ 198,970 \$ 198,970 \$ 198,970 \$ 198,970 Buildings 395,813 420,134 395,813 420,134 Infrastructure 25,625 26,520 25,625 26,520 Equipment and 7,254 4,746 7,254 4,746 furniture Computer Software 7,380 7,380 Computer equipment 2,331 6,553 2,331 6,553 Total 634,865 \$ 634,865 \$ 659,431 \$ \$ 659,431

Additional information on the Town's capital assets can be found in Note III.A.3 of the Basic Financial Statements.

Economic Factors and Next Year's Budgets and Rates

The following key economic indicators reflect the growth and prosperity of the Town:

- The Town of Weddington is located in Union County, one of the state's fastest growing counties. Actual population increase from 2000-2009 was 56.3% for the county compared to 16.1% for the state as a whole. In addition, the projected population increase from 2009-2014 is 12.4% for the county compared to 7.3% for the state as a whole. (*Data source: Union County CAFR for the fiscal year ending June 30, 2011*).
- The County's unemployment rate of 7.6% as of September 2012 is slightly lower than the state unemployment rate of 8.9% for the same period. (*Data source: Union County CAFR for the fiscal year ending June 30, 2012*).
- The Town's housing data is showing signs of continuing economic improvement. In 2012 the Town issued 89 new home permits compared to 51 in 2011 and 34 in 2010.

Budget Highlights for the Fiscal Year Ending June 30, 2014

Governmental Activities: The Town's budgeted revenues for the next fiscal year are approximately \$100,000 less than current year actual revenues. This is due primarily to the Town's policy to conservatively budget permit and fee revenue. The Town only budgets fees for subdivisions that are in the Town's pipeline at the time of the preparation of the budget therefore budgeted permit and fee revenue is \$100,000 less than actual revenue received in fiscal year 2013. There was no increase in budgeted expenditures over actual expenditures. Fifty eight percent (\$1,072,625) of the Town's budgeted expenditures are for public safety. Included in this amount is continued financial assistance to one of the fire departments for renovation of its fire station.

Requests for Information

This report is designed to provide an overview of the Town's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to the Town's finance officer, Leslie Gaylord, at Town of Weddington, 1924 Weddington Road, Weddington, NC 28104. Requests may also be made by telephone at (704) 846-2709 or by visiting the Town's website at www.townofweddington.com.

Basic Financial Statements

Town of Weddington, North Carolina Statement of Net Position June 30, 2013

Exhibit 1

	Primary Government				
	Go	vernmental			
		Activities	Total		
ASSETS					
Current assets:					
Cash and cash equivalents	\$	2,505,728	\$	2,505,728	
Restricted cash		262,038		262,038	
Taxes receivables (net)		29,936		29,936	
Due from other governments		40,208		40,208	
Prepaid expenditures		9,781		9,781	
Total current assets		2,847,691	2,847,691		
Non-current assets:					
Capital assets (Note III):					
Land, non depreciable improvements		198,970		198,970	
Other capital assets, net of depreciation		435,895		435,895	
Total capital assets		634,865		634,865	
Total assets	\$	3,482,556	\$	3,482,556	
LIABILITIES					
Current liabilities:					
Accounts payable and accrued expenses	\$	99,855	\$	99,855	
Construction deposits		262,038		262,038	
Total liabilities		361,893		361,893	
NET POSITION					
Net investment in capital assets		634,865		634,865	
Restricted for:		,		,	
Stabilization by State Statute		40,208		40,208	
Unrestricted		2,445,590		2,445,590	
Total net position	\$	3,120,663	\$	3,120,663	

Town of Weddington, North Carolina Statement of Activities For the Year Ended June 30, 2013

Exhibit 2

				P	rogr	am Revenu	ies			Net (Expense) Changes in Primary G	Net	Position	
Functions/Programs		Expenses		Charges for Services		Operating Grants and Contributions		Capital Grants and Contributions		Governmental Activities		Total	
Primary government:													
Governmental Activities: General government Public safety Economic and physical development	\$	497,047 1,213,141 163,999	\$	- - 112,115	\$	- - -	\$	- - -	\$	(497,047) (1,213,141) (51,884)	\$	(497,047) (1,213,141) (51,884)	
Total governmental activities (See Note I)		1,874,187		112,115		_		_		(1,762,072)		(1,762,072)	
Total primary government	\$	1,874,187	\$	112,115	\$	_	\$	_		(1,762,072)		(1,762,072)	
		eral revenue								1.050.400		1.070.100	
		Other taxes		levied for g	enera	l purpose				1,052,193 602,619		1,052,193 602,619	
		Inrestricted i	nves s		ings					13,980 3,457		13,980 3,457	
		_		revenues						1,672,249		1,672,249	
	Not	_		t position						(89,823)		(89,823)	
		position-beg							\$	3,210,486 3,120,663	\$	3,210,486 3,120,663	

2

Town of Weddington, North Carolina Balance Sheet Governmental Funds June 30, 2013

Exhibit 3

	N	Aajor Fund		overnmental
		General	I	unds
ASSETS				
Cash and cash equivalents	\$	2,505,728	\$	2,505,728
Restricted cash		262,038		262,038
Receivables, net				
Taxes		29,936		29,936
Due from other governments		40,208		40,208
Prepaid expenditures	_	9,781	_	9,781
Total assets	\$	2,847,691	\$	2,847,691
LIABILITIES				
Liabilities:		0.4.404		0.4.404
Accounts payable and accrued liabilities	\$	94,131	\$	94,131
Construction deposits		262,038		262,038
Total liabilities		356,169		356,170
DEFERRED INFLOWS OF RESOURCES				
Property taxes receivable		29,936		29,936
Total deferred inflows of resources		29,936		29,936
FUND BALANCES				
Non-spendable:				
Prepaid expenditures		9,781		9,781
Restricted:				
Stabilization by state statute		40,208		40,208
Assigned:				
Transportation		250,000		250,000
Cultural and recreation		200,000		200,000
Capital projects		118,000		118,000
Designated for subsequent year's expenditures		171,200		171,200
Unassigned:		1,672,397		1,672,397
Total fund balances		2,461,586		2,461,586
Total liabilities, deferred inflows of resources				
and fund balances	\$	2,847,691		
Amounts reported for governmental activities in the statements o	f net positi	on (Exhibit 1) are di	ifferent becau	se:
Capital assets used in governmental activities are not financial				
resources and therefore are not reported in the funds.				
Gross capital assets at historical cost	\$	998,197		
Accumulated depreciation		(363,332)		634,865
Some liabilities, including compensated absences, are not due				
and payable in the current period and therefore are not				
reported in the funds.				(5,724)
Liabilities for earned revenues considered deferred				
inflows of resources in fund statements.				29,936
Net position of governmental activities			\$	3,120,663
-				·

Town of Weddington, North Carolina Statement of Revenues, Expenditures, and Changes in Fund Balance Governmental Funds

Exhibit 4

	Maior Francis	
	Major Funds	Total
		Governmental
	General Fund	Funds
REVENUES	General Fund	Fullus
Ad valorem taxes	\$ 1,041,535	\$ 1,041,535
		. , ,
Unrestricted intergovernmental	602,619	602,619
Permits and fees	112,115	112,115
Investment earnings	13,980	13,980
Miscellaneous	3,457	3,457
Total revenues	1,773,706	1,773,706
EXPENDITURES		.== .==
General government	472,120	472,120
Public safety	1,213,141	1,213,141
Economic and physical development	163,999	163,999
Total expenditures	1,849,260	1,849,260
Excess of revenues under expenditures	(75,554)	(75,554)
Net change in fund balance	(75,554)	(75,554)
Fund balances-beginning	2,537,140	2,537,140
Fund balances-ending	\$ 2,461,586	\$ 2,461,586
Amounts reported for governmental activities in the stactivities are different because:		
Net changes in fund balances - total governmen	tal funds	\$ (75,554)
Governmental funds report capital outlays as However, in the statement of activities, the cassets is allocated over their estimated usefu reported as depreciation expense. This is the which capital outlays exceeded depreciation period.	ost of those I lives and e amount by	
Capital outlays	\$ 7,825	
Depreciation	(32,391)	(24,566)
Revenues in the statement of activities that courrent financial resources are not reported a funds.	as revenues in the	
Change in unavailable revenue for tax rev	venues	10,658
Some expenses reported in the statement of a require the use of current financial resources are not reported as expenditures in governme	and, therefore,	
Compensated absences		(361)
Compensated absolices		(501)

Total changes in net position of governmental activities

(89,823)

\$

Town of Weddington, North Carolina General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual For the Year Ended June 30, 2013

Exhibit 5

	General Fund				
				Variance with Final Budget -	
			Actual	Positive	
	Original	Final	Amounts	(Negative)	
REVENUES					
Ad valorem taxes	\$ 1,028,250	\$ 1,025,200	\$ 1,041,535	\$ 16,335	
Unrestricted intergovernmental	656,450	583,000	602,619	19,619	
Permits and fees	72,250	72,000	112,115	40,115	
Investment earnings	19,000	10,000	13,980	3,980	
Miscellaneous		3,000	3,457	457	
Total revenues	1,775,950	1,693,200	1,773,706	80,506	
EXPENDITURES					
General government	416,050	501,910	472,120	29,790	
Public safety	1,137,775	1,229,000	1,213,141	15,859	
Economic and physical development	222,125	182,290	163,999	18,291	
Total expenditures	1,775,950	1,913,200	1,849,260	63,940	
Revenues over (under) expenditures		(220,000)	(75,554)	144,446	
Fund balance appropriated		220,000		(220,000)	
Net change in fund balance	\$ -	\$ -	(75,554)	\$ (75,554)	
Fund balances, beginning of year Fund balances, end of year			2,537,140 \$ 2,461,586		

I. Summary of Significant Accounting Policies

The accounting policies of the Town of Weddington conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

A. Reporting Entity

The Town of Weddington is a municipal corporation that is governed by an elected mayor and a four-member council. As required by generally accepted accounting principles, these financial statements present the Town, which has no component units.

B. Basis of Presentation

Government-wide Statements: The statement of net position and the statement of activities display information about the primary government. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the Town's funds. Separate statements for each fund category – *governmental* – are presented. The emphasis of fund financial statements is on major governmental funds, displayed in a separate column. All remaining governmental funds are aggregated and reported as non-major funds.

The Town reports the following major governmental funds:

General Fund: The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, and various other taxes and licenses. The primary expenditures are for the general government and public safety.

C. Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the Town are maintained during the year using the modified accrual basis of accounting.

Government-wide Financial Statements: The government-wide financial statements are reported using the economic resources measurement focus. The government-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Summary of Significant Accounting Policies (Continued)

Governmental Fund Financial Statements: Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The Town considers all revenues available if they are collected within 60 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as revenue because the amount is not susceptible to accrual. At June 30, taxes receivable are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of January 1, 1993, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, Union County is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts in the County, including the Town of Weddington. For motor vehicles registered under the staggered system, property taxes are due the first day of the fourth month after the vehicles are registered. The billed taxes are applicable to the fiscal year in which they become due. Therefore, the Town's vehicle taxes for vehicles registered in Union County from March 2012 through February 2013 apply to the fiscal year ended June 30, 2013. Uncollected taxes that were billed during this period are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Sales taxes and certain intergovernmental revenues, such as utilities franchise tax, collected and held by the State at year-end on behalf of the Town are recognized as revenue. Intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. Grant revenues which are unearned at year-end are recorded as unearned revenues.

D. Budgetary Data

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund. All annual appropriations lapse at the fiscal-year end. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the functional level for all annually budgeted funds and at the object level for the multi-year funds. Amendments are required for any revisions that alter total expenditures of any fund or that change functional appropriations. All amendments must be approved by the governing board. During the year, amendments to the original budget were necessary and approved by the governing board. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity

1. Deposits and Investments

All deposits of the Town are made in board-designated official depositories and are secured as required by State law [G.S. 159-31]. The Town may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the Town may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts, and certificates of deposit.

State law [G.S. 159-30(c)] authorizes the Town to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances and the North Carolina Capital Management Trust (NCCMT).

The Town's investments with a maturity of more than one year at acquisition and non-money market investments are reported at fair value as determined by quoted market prices. The securities of the NCCMT Cash Portfolio, a SEC-registered (2a-7) money market mutual fund, are valued at fair value, which is the NCCMT's share price.

Summary of Significant Accounting Policies (Continued)

2. Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents.

3. Restricted Assets

Construction deposits received by the Town are restricted to the projects for which the funds were received.

4. Ad Valorem Taxes Receivable

In accordance with State law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1, the beginning of the fiscal year. The taxes are due on September 1 (lien date); however, interest does not accrue until the following January 6. These taxes are based on the assessed values as of January 1, 2012.

5. Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years. No allowance for doubtful accounts was required as of June 30, 2013.

6. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements and expensed as the items are used.

7. Capital Assets

Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated fair value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

	Estimated
Asset Class	Useful Lives
Buildings	40
Infrastructure	20
Furniture and equipment	10
Computer	5
Computer software	5

8. <u>Deferred Outflows/Inflows of Resources</u>

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *Deferred Outflows of Resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. The Town does not have an item that meets this criterion. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The Town has only one item that meets the criterion for this category - property taxes receivable.

Summary of Significant Accounting Policies (Continued)

9. Compensated Absences

The vacation policy of the Town provides for the accumulation of up to twenty-five days earned vacation leave with such leave being fully vested when earned. For the Town's government-wide financial statements, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of using accumulated compensated time. The portion of that time that is estimated to be used in the next fiscal year has been designated as a current liability in the government-wide financial statements.

The Town's sick leave policy provides for an unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave, accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. Since the Town has no obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

10. Net Position /Fund Balances

Net Position

Net Position in government-wide financial statements is classified as net investment in capital assets; restricted; and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through State Statute.

Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balances can be spent.

The governmental fund types classify fund balances as follows:

Non-spendable Fund Balance - This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Prepaid Expenditures - portion of fund balance that is not an available resource because it represents prepaid insurance expenditures that are not in spendable form.

Restricted Fund Balance - This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

Restricted for Stabilization by State Statute - portion of fund balance that is restricted by State Statute [G.S. 159-8(a)].

Committed Fund Balance - portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of governing body (highest level of decision-making authority). Any changes or removal of specific purpose requires majority action by the Town council.

Assigned Fund Balance - portion of fund balance the Town of Weddington intends to use for specific purposes.

Assigned for Transportation - portion of total fund balance that the board has appropriated for future road design.

Assigned for Cultural and Recreation - portion of total fund balance that the board has appropriated for a future library.

Summary of Significant Accounting Policies (Continued)

Assigned for Capital Projects - portion of total fund balance that board has appropriated for future capital expenditures related to the Town Hall, fire service, and sidewalk maintenance.

Subsequent Year's Expenditures - portion of the fund balance that is appropriated in the next year's budget that is not already classified in restricted or committed. The governing body approves the appropriation; however the budget ordinance authorizes the finance officer to make expenditures from appropriations as necessary.

Unassigned Fund Balance - the portion of fund balance that has not been restricted, committed or assigned to specific purposes or other funds.

The Finance Officer uses resources in the following hierarchy: bond proceeds, federal funds, State funds, local non-town funds, town funds. For purposes of fund balance classification expenditures are to be spent from restricted fund balance first, followed in-order by committed fund balance, assigned fund balance and lastly unassigned fund balance.

The Town has also adopted a minimum fund balance policy for the General Fund, which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 50% of budgeted expenditures. In addition, fund balance appropriations in any given year (other than appropriations for a capital project encompassed as part of fund balance assigned for capital projects) shall be limited so as not to exceed 15% of General Fund budget if available fund balance is greater than or equal to 75% or not to exceed 10% of General Fund budget if available fund balance is less than 75% but greater than or equal to 50%.

11. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that effect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

12. Total Governmental Fund Columns

In the accompanying financial statements, the "Total Governmental Funds" columns are not the equivalent of consolidated totals and do not represent consolidated financial information. These columns are presented only to facilitate financial analysis. The columns do not present information that reflects financial position, results of operations, or cash flows in accordance with accounting principles generally accepted in the United States of America. Interfund eliminations have not been made in the aggregation of this data. However, the reconciliations to net position are reflective of interfund eliminations and reflect financial position.

- II. Stewardship, Compliance, and Accountability
- A. Significant Violations of Finance-Related Legal and Contractual Provisions
- 1. Noncompliance with North Carolina General Statutes

None

2. Contractual Violations

None

B. <u>Deficit in Fund Balance or Net Position of Individual Funds</u>

None

C. Excess of Expenditures over Appropriations

None

III. Detail Notes on All Funds

A. Assets

1. Deposits

All the deposits of the Town are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Town's agents in these units' names. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town, these deposits are considered to be held by the Town's agents in their names. The amount of the pledged collateral is based on an approved averaging method for non-interest bearing deposits and the actual current balance for interest-bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town or the escrow agent. Because of the inability to measure the exact amounts of collateral pledged for the Town under the Pooling Method, the potential exists for under-collaterization, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town has no policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all pooling method financial institutions and to monitor them for compliance. The Town complies with the provisions of G.S. 159-31 when designating depositories and verifying that deposits are properly secured.

At June 30, 2013, the Town's deposits had a carrying amount of \$2,237,722 and a bank balance of \$2,254,452. Of the bank balances, \$500,000 was covered by federal depository insurance and the remainder was covered by collateral held under the pooling method.

2. Investments

At June 30, 2013, the Town had \$530,044 invested with the North Carolina Capital Management Trust's Cash Portfolio which carried a credit rating of AAAm by Standard and Poor's. The Town has no policy regarding credit risk.

Detail Notes on All Funds (Continued)

3. Capital Assets

Primary Government

Capital asset activity for the Primary Government for the year ended June 30, 2013, was as follows:

	Beginning				Ending
	Balances	Increases	Decreases	Transfers	Balances
Governmental activities:	·				
Capital assets not being depreciated:					
Land	\$ 198,970	\$ -	\$ -	\$ -	\$ 198,970
Capital assets being depreciated:					
Buildings	629,824	-	-	_	629,824
Infrastructure	26,851	-	-	-	26,851
Equipment	47,506	-	-	(602)	46,904
Computer	33,359	-	-	1,500	34,859
Computer software	46,963	7,825	7,124	(1,500)	46,164
Furniture	14,023	-	-	602	14,625
Total capital being depreciated	798,526	7,825	7,124	-	799,227
Less accumulated depreciation for:					
Buildings	209,690	24,321	-	_	234,011
Infrastructure	331	895	-	-	1,226
Equipment	40,252	3,170	-	(1,264)	42,158
Computer	26,806	3,560	-	2,162	32,528
Computer software	46,963	445	7,124	(1,500)	38,784
Furniture	14,023	-	_ _	602	14,625
Total accumulated depreciation	338,065	32,391	7,124	-	363,332
Total capital assets being depreciated, net	460,461			-	435,895
Governmental activities capital assets, net	\$ 659,431			:	\$ 634,865
Depreciation expense was charged to functi	ons/programs of th	e primary governmen	t as follows:		
General government					\$ 32,39

Detail Notes on All Funds (Continued)

- B. Liabilities
- 1. Pension Plan Obligations

a. Local Governmental Employees' Retirement System

Plan Description. The Town of Weddington contributes to the statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS provides retirement and disability benefits to plan members and beneficiaries. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Local Governmental Employees' Retirement System is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454.

Funding Policy. Plan members are required to contribute six percent of their annual covered salary. The Town is required to contribute at an actuarially determined rate. For the Town, the current rate for employees not engaged in law enforcement is 9.75% of annual covered payroll. The contribution requirements of members and of the Town of Weddington are established and may be amended by the North Carolina General Assembly. The Town's contributions to LGERS for the years ended June 30, 2013, 2012 and 2011 were \$17,938, \$18,074 and \$16,079 respectively. The contributions made by the Town equaled the required contributions for the year.

b. Supplemental Retirement Income Plan

Plan Description. The Town employees contribute to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The Plan is established in conformity with section 401(k) of the Internal Revenue Code of 1986 as amended. The Supplemental Retirement Income Plan is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) plan that includes the Supplemental Retirement Income Plan. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454.

Funding Policy. The Town has elected to contribute to the Supplemental Retirement Insurance Plan. Contributions for the year ended June 30, 2013 were \$14,713, which consisted of \$5,530 from the employees and \$9,183 from the Town.

2. Other Employment Benefits

The Town of Weddington has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Government Employees' Retirement System (Death Benefit Plan), a multiple-employer, State-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits. Lump sum death benefit payments to beneficiaries are equal to the employee's 12 highest months salary in a row during the 24 months prior to the employee's death, but the benefit may not exceed \$50,000 or be less than \$25,000. All death benefit payments are made from the Death Benefit Plan. The Town has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount. The Town considers these contributions to be immaterial.

Detail Notes on All Funds (Continued)

3. Deferred Outflows and Inflows of Resources

Deferred inflows of resources at year-end is comprised of the following:

	Unavailable	
	Revenue	
Taxes receivable (General Fund)	\$ <u>29,936</u>	

4. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town carries commercial insurance based on management's evaluation of risk loss. The Town reduced the general liability coverage by \$2,000,000 and settled claims have not exceeded coverage in any of the past three fiscal years.

In accordance with G.S. 159-29, the Town's employees are performance bonded through a commercial surety bond. The finance officer and tax collector are each individually bonded for \$50,000. The remaining employees that have access to funds are bonded under a blanket bond for \$50,000.

The Town carries flood insurance for buildings and contents that are located in Flood Zone X. This zone is defined as areas outside the 1% annual chance floodplain. The deductible with respect to this coverage is \$2,500.

5. Long Term Obligations

A. Operating Leases

The Town has a five year lease for a copier. The lease expires in March 2017 and requires monthly payments of \$279. Rent expense in the amount of \$3,348 was incurred during the year ended June 30, 2013.

The following is the lease payment schedule:

Year Ending June 30,	
2014	3,348
2015	3,348
2016	3,348
2017	2,511
	\$ 12,555

6. Fund Balance

The following schedule provides management and citizens with information on the portion of General Fund balance that is available for appropriation:

Total fund balance-General Fund	\$ 2,461,586
Less:	
Prepaid Expenditures	9,781
Stabilization by State Statute	40,208
Transportation	250,000
Cultural and Recreation	200,000
Capital Projects	118,000
Appropriated Fund Balance in 2014 Budget	171,200
Working Capital/Fund Balance Policy	924,650
Remaining Fund Balance	747,747

Detail Notes on All Funds (Continued)

The Town has adopted a minimum fund balance policy for the General Fund, which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 50% of budgeted expenditures. In addition, fund balance appropriations in any given year (other than appropriations for a capital project encompassed as part of fund balance assigned for capital projects) shall be limited so as not to exceed 15% of general fund budget if available fund balance is greater than or equal to 75% or not to exceed 10% of general fund budget if available fund balance is less than 75% but greater than or equal to 50%.

The outstanding encumbrances are amounts needed to pay any commitments related to purchase orders and contracts that remain unperformed at year-end.

Encumbrances	General Fund
	\$0

IV. Commitments and Contingencies

The Town has contracts with the three local volunteer fire departments for fire protection service. The contracts are for one year, with optional one year renewals.

The Town has entered into an inter-local agreement with the County to share costs with respect to a mitigation plan addressing a FEMA violation that occurred during the construction of a local park by a third party. The Town currently estimates their portion of the costs associated with this plan to be somewhere between \$1,000 to \$1,500.

V. Date of Management's Review

Management has evaluated subsequent events through October 25, 2013 the date which the financial statements were available to be issued. After year-end but prior to the date which the financial statements were available to be issued, the Town entered into a ten year service agreement with the Providence Volunteer Fire Department as well as approved an inter-local agreement to purchase the Providence Volunteer Fire Department's real property for a price not to exceed \$1,000,000.

VI. Change in Accounting Principles/Restatement

The Town implemented Governmental Accounting Standards Board (GASB) Statement 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position, and Statement 65, Items Previously reported as Assets and Liabilities, in the fiscal year ending June 30, 2013. In accordance with GASB Statement 63, the Statement of Net Assets has been replaced with the Statement of Net Position. Items on the Statement of Net Position are now classified into Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position.

Supplemental Information

Town of Weddington, North Carolina General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual For the Fiscal Year Ended June 30, 2013

	Budget	Actual	Variance Positive (Negative)
REVENUES	Dauger	7 lottuur	(Tregutive)
Ad valorem taxes:			
Ad valorem taxes	\$\$\$	1,041,535 \$	16,335
Unrestricted intergovernmental:			
Local option sales taxes		159,980	
Utility franchise tax		403,867	
Beer and wine tax		38,772	
Total	583,000	602,619	19,619
Permits and fees:			
Subdivision fees		82,625	
Zoning fees		29,490	
Total	72,000	112,115	40,115
Investment earnings	10,000	13,980	3,980
Miscellaneous:			
Other		3,457	
Total	3,000	3,457	457
Total revenues	1,693,200	1,773,706	80,506
EXPENDITURES General government:			
Governing board:		78,704	
Legal Other operating expenditures		78,704 13,726	
Total	_	92,430	
Administration:			
Salaries and employee benefits		175,361	
Capital outlay		7,824	
Other operating expenditures		185,310	
Professional fees		11,195	
Total	_	379,690	
Total general government	501,910	472,120	29,790

Town of Weddington, North Carolina General Fund

Statement of Revenues, Expenditures, and **Changes in Fund Balance - Budget and Actual** For the Fiscal Year Ended June 30, 2013

	Budget	Actual	Variance Positive (Negative)
Public safety:			<u>, </u>
Police			
Contracted services	_	232,162	
Total	_	232,162	
Fire:			
Contributions	_	980,979	
Total	-	980,979	
Total public safety	1,229,000	1,213,141	15,859
Economic and physical development: Planning:			
Salaries and employee benefits		143,089	
Contracted services		7,334	
Other operating expenditures	_	13,576	
Total	_	163,999	
Total economic and physical development	182,290	163,999	18,291
Total expenditures	1,913,200	1,849,260	63,940
Revenues over (under) expenditures	(220,000)	(75,554)	144,446
Fund balance appropriated	220,000		(220,000)
Net change in fund balance	\$	(75,554) \$ _	(75,554)
Fund balances: Beginning of year, July 1	_	2,537,140	
End of year, June 30	\$ _	2,461,586	

Other Schedules

This section contains additional information required on property taxes.

Schedule of Ad Valorem Taxes Receivable

Analysis of Current Tax Levy

Town of Weddington, North Carolina General Fund Schedule of Ad Valorem Taxes Receivable June 30, 2013

Fiscal Year	Е	collected Balance 5/30/12		Additions	_	Collections And Credits	 Uncollected Balance 6/30/2013
2012-2013	\$	-	\$	1,051,079	\$	1,034,654	\$ 16,425
2011-2012		8,710		-		3,578	5,132
2010-2011		4,919		-		1,719	3,200
2009-2010		2,778		-		481	2,297
2008-2009		1,971		-		(29)	2,000
2007-2008		155		-		10	145
2006-2007		158		-		8	150
2005-2006		253		-		-	253
2004-2005		123		-		-	123
2003-2004		129		-		-	129
2002-2003		82					 82
	\$	19,278	\$	1,051,079	\$	1,040,421	\$ 29,936
	Recor	ncilement with	revenue	<u>es:</u>			
		alorem taxes - onciling items:		Fund			\$ 1,041,535
		nterest					(2,350)
		djustments and	l correct	ions			 1,236
	Total	collections an	d credits	S			\$ 1,040,421

Town of Weddington, North Carolina Analysis of Current Tax Levy Town - Wide Levy

For the Fiscal Year Ended June 30, 2013

				Total	Levy
	To	own - Wide		Property excluding Registered	Registered
	Property Valuation	Rate	Total Levy	Motor Vehicles	Motor Vehicles
Original levy:					
Property taxed at current	\$ 2,021,305,769	0.052	\$ 1,051,079	\$ 998,692	\$ 52,387
Total property valuation	\$ 2,021,305,769				
Net levy			1,051,079	998,692	52,387
Uncollected taxes at June 30, 2013			(16,425)	(16,425)	
Current year's taxes collected			\$ 1,034,654	\$ 982,267	\$ 52,387
Current levy collection percentage			98.44%	98.36%	100.00%

TOWN OF WEDDINGTON

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator

DATE: January 2, 2014

SUBJECT: Resolution of Consideration

Please find attached a map showing areas that the Town has identified as areas for possible future annexation. The original Resolution and Map identifying this area was adopted in 1998. It is recommended that the Town adopt this Resolution every year. By adopting the Resolution, it allows the Town in the future to proceed with involuntary annexation of these areas without having to wait one year before the annexation would become effective. Approval of this Resolution and map only helps to facilitate future annexations.

This is further information from COG regarding Resolution of Considerations (ROC):

Adoption of an ROC does not necessitate notification to affected and/or adjacent property owners. There is no obligation for a community to actually go forward with an annexation if an ROC is adopted. If an ROC is adopted and is not renewed within the initial two-year period post adoption, the ROC is null and void. Having an ROC in place does not preclude another community from adopting a Resolution of Intent (ROI) in any portion of the ROC territory. The advantage for a community to have an ROC adopted and kept in place is that once the initial one-year waiting period is met, a community can at any time thereafter adopt an ROI and formally begin annexation proceedings. Without an active ROC in place (i.e., one that has been in place for at least one year), there will be a one year hiatus in the effective date of an adopted annexation ordinance.

RESOLUTION OF CONSIDERATION TOWN OF WEDDINGTON A RESOLUTION IDENTIFYING THE AREA DESCRIBED HEREIN AS BEING UNDER CONSIDERATION FOR ANNEXATION R-2014-01

BE IT RESOLVED by the Town Council of the Town of Weddington:

Section 1. That pursuant to G.S. 160A-37 (i), the following area is hereby identified as being under consideration for future annexation by the Town of Weddington, under the provisions of Chapter 160A, Article 4A, Part 2 of the General Statutes of North Carolina.

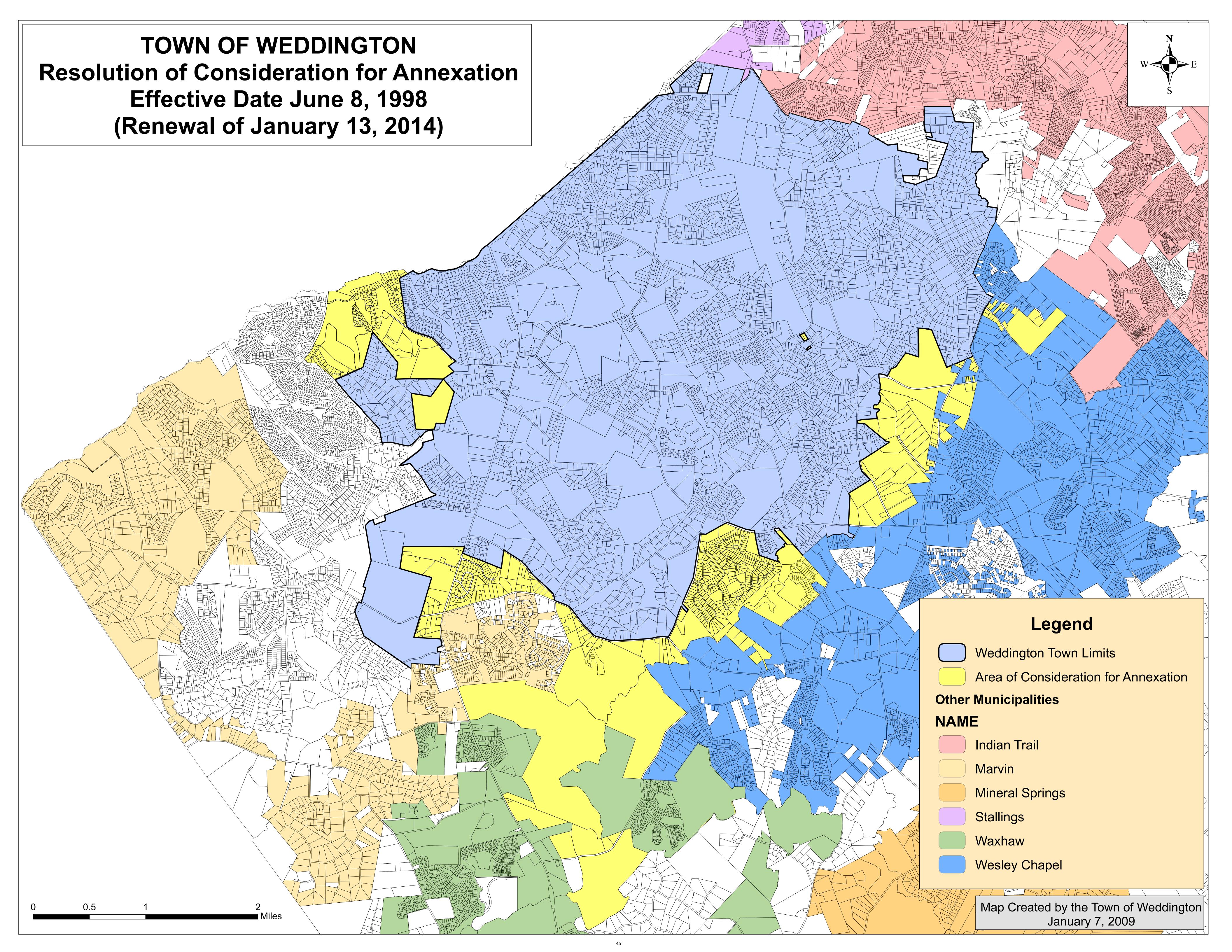
All properties within the boundaries as shown on the attached map are incorporated by reference.

- Section 2. That a copy of this resolution shall be filed with the Town Clerk.
- Section 3. This resolution shall remain in effect as provided by G.S. 160A-37(i).

Section 4. Owners of agricultural land, horticultural land and forestland within the area under consideration for annexation as described in Section 1 above are hereby notified that they may have rights to a delayed effective date of annexation. G.S. § 160A-49(f1) and (f2) provide that land being taxed at present-use value qualifies for delayed annexation, and land that is eligible for present-use value taxation but which has not been in actual production for the time period required by G.S. § 105-277.3 may qualify for delayed annexation by making application to the Union County Tax Assessor for certification. For qualified tracts, the annexation will not become effective for most purposes until the last day of the month in which the tract or part thereof becomes ineligible for present-use value classification under G.S. § 105-227.4 or no longer meets the requirements of G.S. § 160A-49(f1)(2). Until annexation of a tract becomes effective, the tract will not be taxed by the Town of Weddington and will not be entitled to services from the Town.

Adopted this 13th day of January, 2014.

· •	
Bill Deter, Mayor	
	Bill Deter, Mayor



Changes to Division(s) 3, 4 and 7 of:

ARTICLE XIII.

FLOOD DAMAGE PREVENTION, DRAINAGE, STORMWATER MANAGEMENT AND WETLAND PROTECTION

AN ORDINANCE TO AMEND ARTICLE XIII – FLOOD DAMAGE PREVENTION, DRAINAGE, STORMWATER MANAGEMENT AND WETLAND PROTECTION OF THE CODE OF ORDINANCES OF THE TOWN OF WEDDINGTON O-2014-01

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT ARTICLE XIII – FLOOD DAMAGE PREVENTION, DRAINAGE, STORMWATER MANAGEMENT AND WETLAND PROTECTION OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-452. Basis for establishing the special flood hazard areas.

The special flood hazard areas are those identified under the cooperating technical state (CTS) agreement between the State of North Carolina and FEMA in its flood insurance study (FIS) and its accompanying flood insurance rate maps (FIRM), for Union County and incorporated areas, dated October 16, 2008 February 19, 2014, which are adopted by reference and declared to be a part of the ordinance from which this article derives.

Sec. 58-482. Floodplain development application, permit and certification requirements.

- (c) *Certification requirements.*
 - (1) Elevation certificates.
 - a. An elevation certificate (FEMA Form 81-31 086-0-33 (7/12)) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of the elevation of the reference level, in relation to mean sea level. The floodplain administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder prior to the beginning of construction. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit.
 - b. A final as-built elevation certificate (FEMA Form 81-31 086-0-33 (7/12)) is required after construction is completed and prior to certificate of compliance/occupancy issuance. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The floodplain administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to

certificate of compliance/occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a certificate of compliance/occupancy.

Floodproofing certificate. If nonresidential floodproofing is used to meet the regulatory flood protection elevation requirements, a floodproofing certificate (FEMA Form 81-65 086-0-33 (7/12)), with supporting data, an operational plan, and an inspection and maintenance plan are required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to mean sea level. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The floodplain administrator shall review the certificate data, the operational plan, and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to permit approval. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit. Failure to construct in accordance with the certified design shall be cause to withhold the issuance of a certificate of compliance/occupancy.

Sec. 58-483. Duties and responsibilities of the floodplain administrator.

The floodplain administrator shall perform, but not be limited to the following duties:

- (1) Review all floodplain development applications and issue permits for all proposed development within special flood hazard areas to assure that the requirements of this article have been satisfied.
- (2) Review all proposed development within special flood hazard areas to assure that all necessary local, state and federal permits have been received.
- (3) Notify adjacent communities and the North Carolina Department of Crime Control and Public Safety, Division of Emergency Management, State Coordinator for the National Flood Insurance Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).

Sec. 58-566. Effect on rights and liabilities under the existing flood damage prevention ordinance.

This article in part comes forward by re-enactment of some of the provisions of the Flood Damage Prevention Ordinance enacted April 8, 1987 as amended, and it is not the intention to repeal but rather to re-enact and continue to enforce without interruption of such existing provisions, so that all rights and liabilities that have accrued thereunder are reserved and may be enforced. The enactment of the ordinance from which this article derived shall not affect any action, suit or proceeding instituted or pending. All provisions of the Flood Damage Prevention Ordinance of the Town of Weddington enacted on October 13, 2008 April 8, 1987, as amended, which are not reenacted herein are repealed.

Adopted this 13th day of January, 2014.

Attest:	Bill Deter, Mayor
Amy S. McCollum, Town Clerk	

Sec. 46-46. - Information to be contained in or depicted on preliminary and final plats.

The preliminary and final plats shall depict or contain the information indicated in the following table. An 'X' indicates that the information is required. Preliminary plat information is only required for major subdivisions.

Information	Preliminary Plat	Final Plat
Title block containing the subdivision name and the name of the owner	X	X
Location (including township, county and state)	X	X
Date or dates survey was conducted and plat prepared	X	X
A scale of drawing in feet per inch listed in words and figures	X	X
A bar graph scale and north arrow	X	X
The name of the subdivider	X	X
A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	X	X
The names, addresses and telephone numbers of all owners, mortgagees, registered land surveyors, land planners, architects, landscape architects and professional engineers responsible for the subdivision	X	X
The registration numbers and seals of the professional engineers and land surveyors	X	X
Date of plat preparation	X	X
The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearings and distances shown	X	
The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands		X
The names of owners of adjoining properties	X	X
The names of any adjoining subdivisions of record or proposed and under review	X	X
Minimum building setback lines	X	X
The zoning classifications of the tract to be subdivided and on adjoining properties	X	
Existing property lines on the tract to be subdivided and on adjoining properties	X	X
Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining	X	X

Proposed lot lines, lot and block numbers, and approximate dimensions	X	X
The lots numbered consecutively throughout the subdivision		X
Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site	X	X
The exact location of the flood hazard, floodway and floodway fringe areas from the town's FEMA maps in compliance with chapter 58, article XIII of the Weddington Code of Ordinances	X	X
Septic tank suitability data furnished by the appropriate county health department	X	
Proposed roads with horizontal and vertical alignment	X	X
Existing and platted roads on adjoining properties and in the proposed subdivision	X	X
Rights-of-way, location and dimensions	X	X
Pavement widths	X	X
Proposed grades (re: Roads)	X	X
Design engineering data for all corners and curves	X	X
Typical road cross-sections	X	X
Road names	X	X
If any road is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by the state department of transportation, division of highways' manual on driveway regulations. Evidence that the subdivider has obtained such approval	X	X
Subdivisions which are connected to Union County water systems must show the location of proposed fire hydrants with a 10'X10' easement around the hydrant in accordance with Union County Public Works standards.	X	X
The location and dimensions of all utility and other easements	X	X
The location and dimensions of all buffer strips	X	X
The location and dimensions of all pedestrian or bicycle paths	X	X
The location and dimensions of all school sites, both existing and proposed	X	X
The location and dimension of all parks and recreation areas with specific type indicated	X	X
	X	X

The future ownership (dedication or reservation for public use to governmental body, homeowners' association, or for tenants remaining in subdivider's ownership) of recreational and open space lands	X	X
Acreage in total tract to be subdivided	X	
Acreage in parks and recreational areas and other nonresidential uses	X	
Total number of parcels created	X	
Acreage in the smallest lot in the subdivision	X	
Linear feet in streets	X	
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the county	X	X
The accurate locations and descriptions of all monuments, markers and control points		X
A copy of the approved erosion control plan submitted to the appropriate field office of the department of natural resources and community development, land quality division, for any major subdivision	X	X
A copy of any proposed deed restrictions or similar covenants	X	X
A separate map drawn at the same scale as the preliminary plat showing only proposed streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator, contour intervals of five feet may be required), and an accurate mapping of soil classifications found on the site and general depths thereof	X	
A disk or tape copy of the final plat to be submitted in a format compatible to the town's GIS system. If this can not be supplied, expenses will be charged to the developer for the service to be completed by the town plus 15 percent		X
A copy of the approved roadway plan submitted to the appropriate office of the state department of transportation for any major subdivision	X	
A copy of permits from Army Corps of Engineers, pursuant to section 58-342	X	
The location and dimensions of all drainage easements as defined in article XIII of the <u>chapter 58</u> , including P.E. certification when required	X	X
Compliance with section 58-338, "setbacks from streams"	X	X
Establishment of flood protection elevation (FPE) in accordance with	X	X

section 58-338		
Drainage, stormwater management plan and wetland protection plan demonstrating compliance with <u>Chapter 58</u> , Article XIII, <u>Division 6</u> of the Weddington Code of Ordinances	X	X

AN ORDINANCE TO AMEND SECTION 46-46 OF THE CODE OF ORDINANCES OF THE TOWN OF WEDDINGTON O-2014-02

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 46-46 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 46-46. - Information to be contained in or depicted on preliminary and final plats.

The preliminary and final plats shall depict or contain the information indicated in the following table. An 'X' indicates that the information is required. Preliminary plat information is only required for major subdivisions.

Information	Preliminary Plat	Final Plat
Title block containing the subdivision name and the name of the owner	X	X
Location (including township, county and state)	X	X
Date or dates survey was conducted and plat prepared	X	X
A scale of drawing in feet per inch listed in words and figures	X	X
A bar graph scale and north arrow	X	X
The name of the subdivider	X	X
A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	X	X
The names, addresses and telephone numbers of all owners, mortgagees, registered land surveyors, land planners, architects, landscape architects and professional engineers responsible for the subdivision	X	X
The registration numbers and seals of the professional engineers and land surveyors	X	X
Date of plat preparation	X	X
The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearings and distances shown	X	
The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands		X
The names of owners of adjoining properties	X	X
The names of any adjoining subdivisions of record or proposed and under review	X	X
Minimum building setback lines	X	X
The zoning classifications of the tract to be subdivided and on adjoining properties	X	
Existing property lines on the tract to be subdivided and on adjoining properties	X	X

Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining	X	X
Proposed lot lines, lot and block numbers, and approximate dimensions	X	X
The lots numbered consecutively throughout the subdivision		X
Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any othe natural features affecting the site	r X	X
The exact location of the flood hazard, floodway and floodway fringe areas from the town's FEMA maps in compliance with chapter 58, article XIII of the Weddington Code of Ordinances	X	X
Septic tank suitability data furnished by the appropriate county health department	X	
Proposed roads with horizontal and vertical alignment	X	X
Existing and platted roads on adjoining properties and in the proposed subdivision	X	X
Rights-of-way, location and dimensions	X	X
Pavement widths	X	X
Proposed grades (re: Roads)	X	X
Design engineering data for all corners and curves	X	X
Typical road cross-sections	X	X
Road names	X	X
If any road is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by the state department of transportation, division of highways' manual on driveway regulations. Evidence that the subdivider has obtained such approval	X	X
Subdivisions which are connected to Union County water systems must show the location of proposed fire hydrants with a 10'X10' easement around the hydrant in accordance with Union County Public Works standards.	X	X
The location and dimensions of all utility and other easements	X	X
The location and dimensions of all buffer strips	X	X
The location and dimensions of all pedestrian or bicycle paths	X	X
The location and dimensions of all school sites, both existing and proposed	X	X
The location and dimension of all parks and recreation areas with specific type indicated	X	X
The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated	X	X
The future ownership (dedication or reservation for public use to governmental body, homeowners' association, or for tenants remaining in subdivider's ownership) of recreational and open space lands	X	X
Acreage in total tract to be subdivided	X	
Acreage in total tract to be subdivided Acreage in parks and recreational areas and other nonresidential uses	X X	

Acreage in the smallest lot in the subdivision	X				
Linear feet in streets	X				
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the county					
The accurate locations and descriptions of all monuments, markers and control points		X			
A copy of the approved erosion control plan submitted to the appropriate field office of the department of natural resources and community development, land quality division, for any major subdivision					
A copy of any proposed deed restrictions or similar covenants	X	X			
A separate map drawn at the same scale as the preliminary plat showing only proposed streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator, contour intervals of five feet may be required), and an accurate mapping of soil classifications found on the site and general depths thereof	X				
A disk or tape copy of the final plat to be submitted in a format compatible to the town's GIS system. If this can not be supplied, expenses will be charged to the developer for the service to be completed by the town plus 15 percent		X			
A copy of the approved roadway plan submitted to the appropriate office of the state department of transportation for any major subdivision	X				
A copy of permits from Army Corps of Engineers, pursuant to section 58-342	X				
The location and dimensions of all drainage easements as defined in article XIII of the chapter 58, including P.E. certification when required	X	X			
Compliance with section 58-338, "setbacks from streams"	X	X			
Establishment of flood protection elevation (FPE) in accordance with section 58-338	X	X			
Drainage, stormwater management plan and wetland protection plan demonstrating compliance with <u>Chapter 58</u> , Article XIII, <u>Division 6</u> of the Weddington Code of Ordinances	X	X			

Adopted this 13^{LL} day of <u>January</u> , 2014.		
	Bill Deter, Mayor	
Attest:		
Amy S. McCollum, Town Clerk		

APPLICATION FOR SUBMITTAL OF SUBDIVISION PRELIMINARY PLAT

NAME OF PRO	POSED SUBDIVISION: Atherton Estates
LOCATION OF	SUBDIVISION: SW corner of Weddinton-Matthews Rd. & Cox Road
PARCEL ID 06:	-23-011 061-23-125 061-23-126 061-50-066 061-50-067 061-50-068
ZONING DISTR	ICT RCD- Coventional
TOTAL ACREA	GE 166.36± (Net)
NUMBER OF LO	DTS 130 Residential Lots / 146 Total Lots (including COS lots)
DEVELOPER: NAME: She	ea Homes, Chase Kerley
ADDRESS: 800	08 Corporate Center Drive, Suite 300
Cha	arlotte, NC 28226
OWNER (if diffe	rent from above) Nancy D. Anderson, Authorized Agent for the Owner of
	(1) John Rodman DeLaney Jr.
	(2) Shea Atherton, LLC
PHONE: 704	-564-5897
FEE PAID: <u>∲3</u>	Z,500°2 DATE: 10/30/13
of the Town's Zor	ss/Chase Kerley as developer(s) of the property to be subdivided have knowledge ing and Subdivision Ordinances as they pertain to development in the Town of have received a copy of the Subdivision Checklist. Developer

The Town shall be reimbursed by the subdivider for all costs associated with the Town's engineering and/or consulting services with respect to the review of the preliminary plat prior to preliminary plat approval.

The subdivider shall submit 14 copies of the preliminary plat to the Subdivision Administrator. The Subdivision Administrator shall review the plat within 30 days of submittal.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Bill Deter, Mayor

Town Council

CC: Amy McCollum, Town Clerk

FROM: Jordan Cook, Zoning Administrator/Planner

DATE: January 13, 2014

SUBJECT: Atherton Estates Conventional Subdivision Preliminary Plat

Shea Homes submits a subdivision preliminary plat application for a 131 lot Conventional Subdivision on 170.81 acres located on Weddington Road.

Application Information:

Subdivision Name: Atherton Estates Date of Application: October 30, 2013

Applicant/Developer Name: Shea Homes, Chase Kerley

Owner Name: Parcels 06-150-066, 06-150-067 and 06-150-068 are owned by Shea Homes. Parcels

06-123-011, 06-123-125 and 06-123-126 are owned by John Rodman Delaney Jr. Property Location: Weddington Road, Weddington-Matthews Road and Cox Road

Existing Zoning: RCD and R-40

Proposed Zoning: R-40

Existing Land Use: Residential Conservation and Traditional Residential (no change required)

Existing Use: Vacant Land

Proposed Use: Single Family Residential Subdivision

Parcel Size: An assemblage of 170.81 acres

Project Information:

The Atherton Estates Subdivision is a proposed 131 lot subdivision on 170.81 acres comprised of six parcels. The subdivision is located on and accessed by Weddington Road, Weddington-Matthews Road and Cox Road and is being developed by Shea Homes as a conventional subdivision.

A conventional subdivision is permitted by right in the R-40 and RCD zoning districts per the *Weddington Zoning Ordinance*. A conventional subdivision requires a minimum of 40,000 square foot lots with a minimum of 10% open space.

Background Information:

- A pre-sketch conference was held January 3, 2013.
- Public Involvement Meetings were held on Tuesday, November 19th on-site from 12:00pm-2:00pm and Thursday, November 21st at Town Hall from 4:30-6:30pm.
- The Zoning Administrator approved the Sketch Plan on October 30, 2013.

Preliminary Plat Information:

- The minimum lot size is 40,000 square feet. The smallest lot is lot 19 proposed is 40,065 square feet.
- Lots 25-31 have been redesigned based on Council comments received at the December 9th meeting. Lots no longer front Weddington Road.
- The applicant is required 10% or 16.53 acres of open space after dedicating 4.45 acres of right-of-way to NCDOT and one acre for the future amenity area. The applicant has provided 10% or 16.56 acres of open space.
 - Lots 132-137 are listed as common open space on the plan. The pump station square footage has been subtracted out of the open space area on lot 137.
 - o The applicant has also provided 0.82 acres of "open land" in a septic tract labeled as lot 144.
 - The applicant has also provided 4.77 acres of buffer area along Weddington Road, Weddington-Matthews Road and Cox Road. These buffers do not count as open space on the plan.
- No permanent cul-de-sacs are in excess of 600 feet.
- The applicant has also provided a 50 foot right-of-way for future connection to parcels 06-123-003C, 06-150-069 and 06-123-002. Once the adjacent parcel is developed a connection will be required.
- A stream runs between lots 15 and 16 and lots 35 and 36. The applicant shows a 15 foot stream buffer as required. Two existing ponds will remain on the site. Two wetland areas are also depicted on the site plan.
- The amenity area on lot 145 will need to go through the Conditional Zoning process. The one acre that the amenity area sits on has been subtracted from the entire site acreage.

RCD and R-40 Minimum Yard Regulations:

- Front Yard Setback—50 feet
- Rear Yard Setback—40 feet
- Side Yard Setbacks—15 feet
- Lot Width—120 feet as measured at the front yard setback
- Applicant has met all required setbacks per the Weddington Zoning Ordinance.

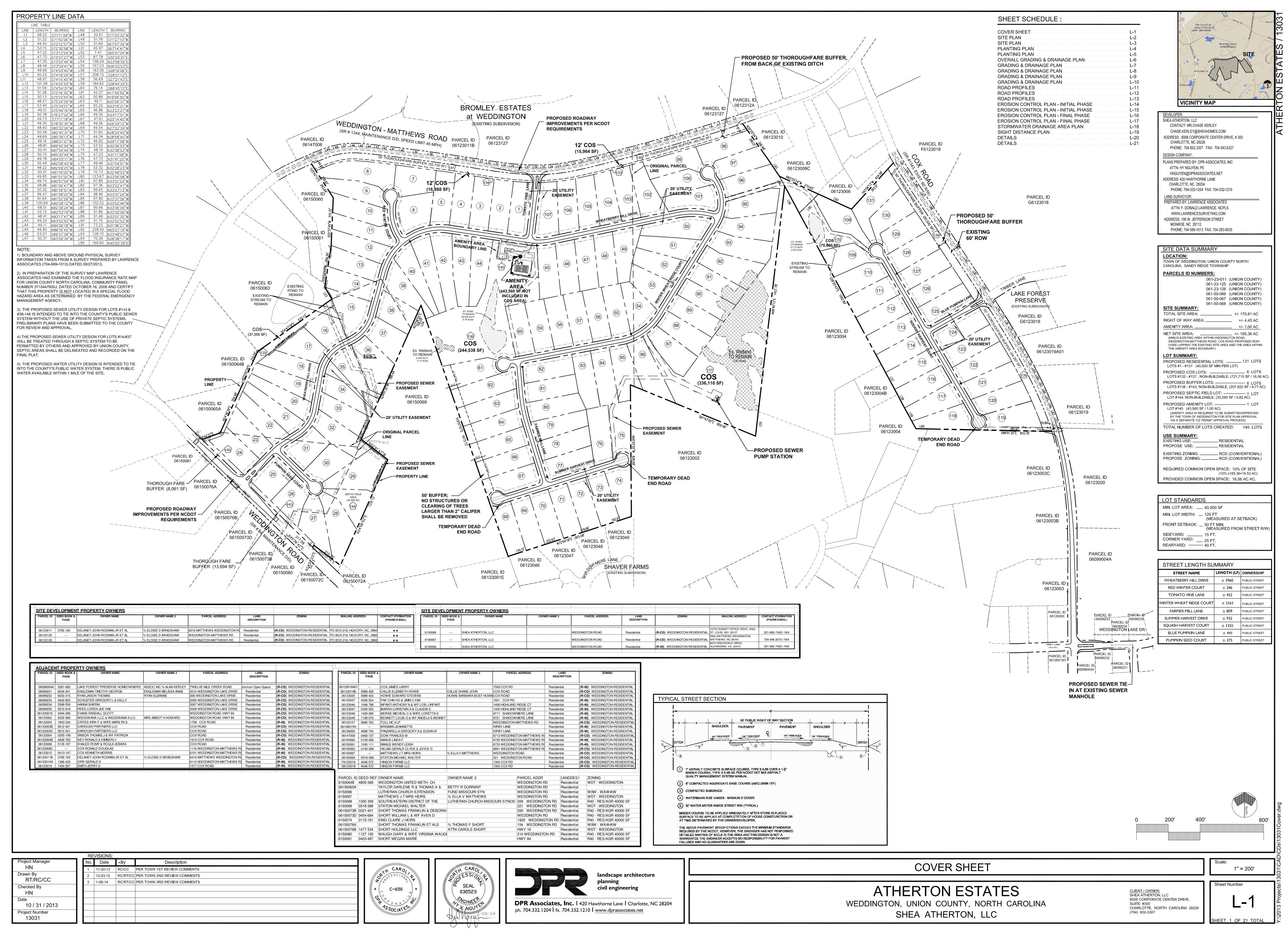
Additional Information:

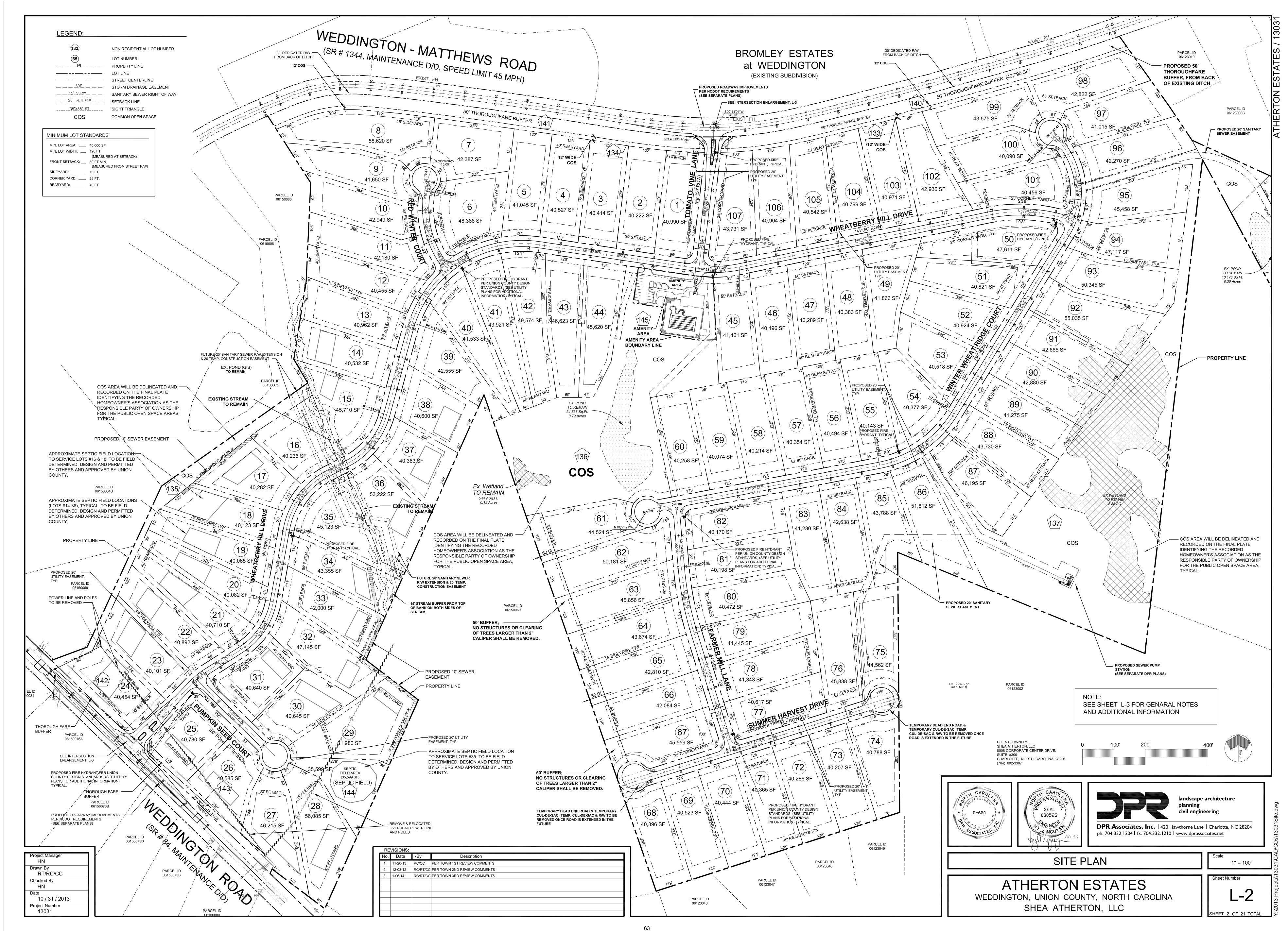
- The Sketch Plan has been approved by the Zoning Administrator. The Preliminary Plat will now be reviewed by both the Planning Board and Town Council. Following approval of the Preliminary Plat, the applicant will have two years to apply for the Final Plat. The Final Plat can be submitted in multiple phases.
- The Town Council previously approved the 23 lot Atherton Estates subdivision. Since that approval, the applicant has added parcels 06-123-011, 06-123-125 and 06-123-126 to the plan. Therefore, the original 23 lot Atherton Estates subdivision plan has been vacated and the applicant will proceed with this 130 lot plan.
- Atherton Estates is to be served by Union County Public Water. Lots 14-37 will be served by individual septic systems. Union County Public Works has provided an approval letter to serve the site with water.
- The North Carolina Department of Environment and Natural Resources (NCDENR) are reviewing the erosion and sedimentation control plans.
- The applicant is proposing a left turn lane into the site from Weddington Road.
- The applicant has provided 50 foot landscape buffers along all road frontages.
- NCDOT has reviewed and approved the traffic study. However, these subdivision roads will not be accepted and/or maintained by NCDOT based on their new policy.

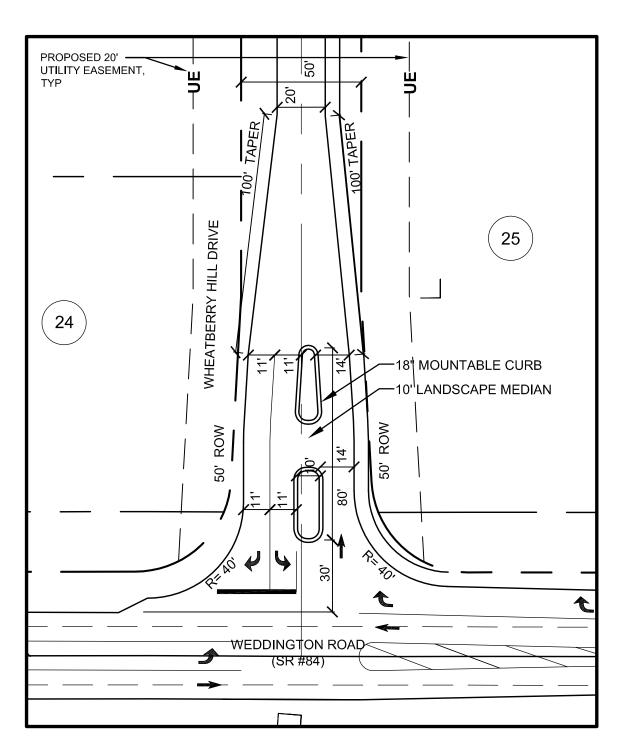
<u>The Atherton Estates Conventional Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:</u>

- 1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
- 2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
- 3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
- 4. Covenants, Conditions and Restrictions (CCRs) and Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
- 5. Plans for subdivision entry monument to be approved by the Planning Board;

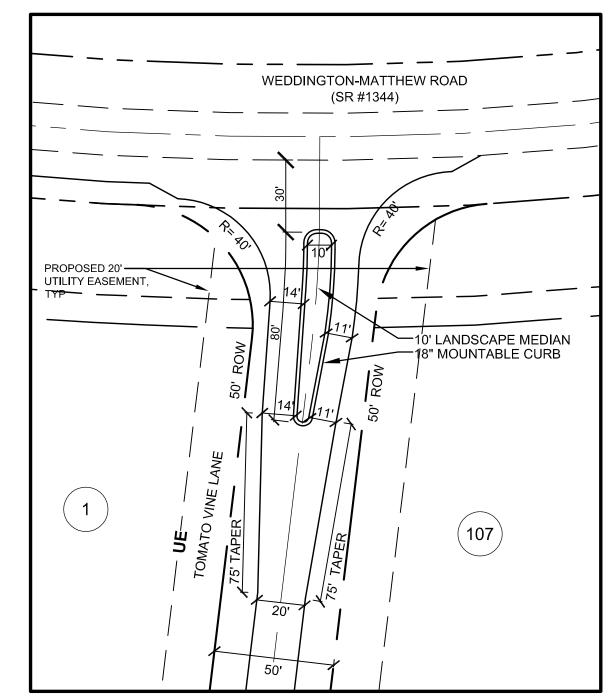
The Planning Board also gave this a favorable recommendation with a 5-1 vote.





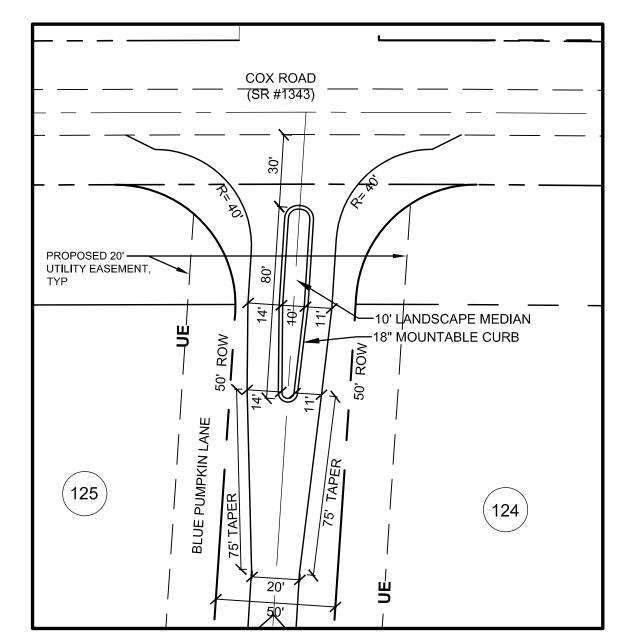


WEDDINGTON ROAD (SR #84)
INTERSECTION DETAIL

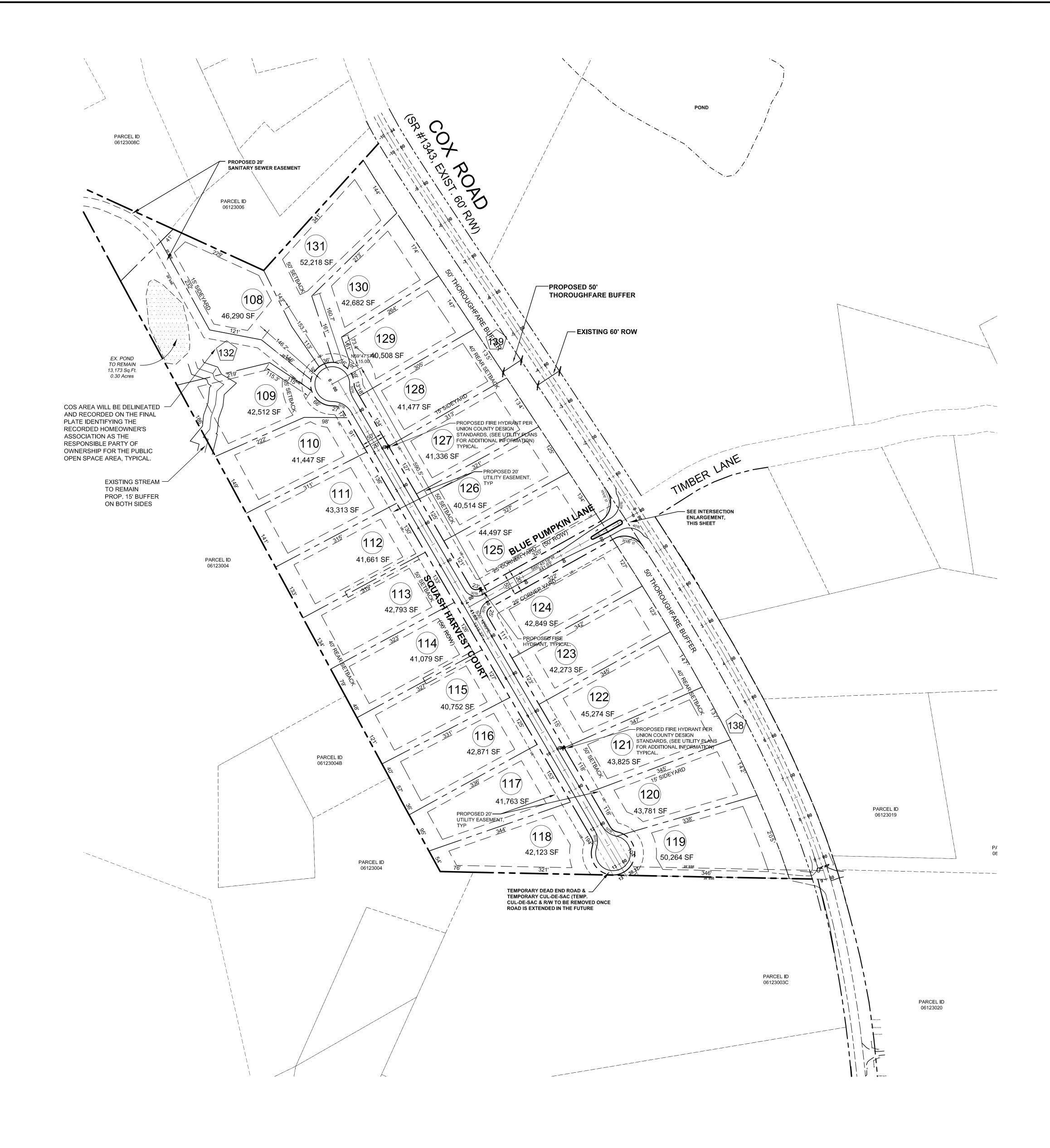


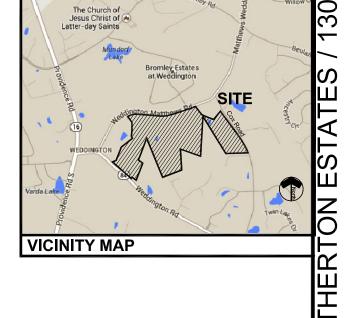
WEDDINGTON-MATTHEW ROAD (SR #1344)

INTERSECTION DETAIL



COX ROAD (SR #1343) INTERSECTION DETAIL





GENERAL NOTES:

- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS. ALL STREETS TO BE BUILT IN CONFORMANCE WITH THE LOCAL TOWN/COUNTY LAND DEVELOPMENT STANDARDS.
- 2. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- 3. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTION. DEVELOPER TO PROVIDE STREET SIGNS AND OTHER TRAFFIC SIGNAGE SUCH AS SPEED LIMIT, STOP SIGNS, ETC PER LOCAL TOWN/COUNTY STANDARDS.
- 4. ALL DEBRIS FROM CLEARING OPERATIONS TO BE DISPOSED OF OFF SITE IN AN APPROVED LEGAL DISPOSAL AREA.
- 5. ANY ON-SITE LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE LOCAL TOWN/COUNTY. NO ON-SITE DEMOLITION BURIAL IS PROPOSED FOR THIS SITE.
- 6. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL TOWN/COUNTY LAND DEVELOPMENT STANDARDS AND INSPECTED
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
- 8. LOCAL TOWN/COUNTY INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO BEGINNING OF CONSTRUCTION.
- 9. IN ORDER TO ASSURE PROPER DRAINAGE, PROVIDE 0.50% MIN. GRADE ON ALL CURB & GUTTER.
- DEVELOPER SHALL COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH COUNTY INSPECTOR.
 ALL FILL PLACED ON BUILDING LOTS SHALL MEET NC STATE BUILDING CODE STANDARDS FOR
- 2,000 POUNDS PER SQUARE FOOT MINIMUM COMPACTION. MAXIMUM GRADED SLOPES = 2:1

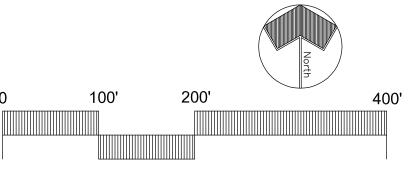
 12. CONCRETE MONUMENTS ARE TO BE INSTALLED PER STATE AND LOCAL REQUIREMENTS.
- 13. IN ROLLING AND HILLY TERRAIN, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
- 14. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- NECESSARY BY THE INSPECTOR.

 16. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS IF REQUIRED, MUST BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION"

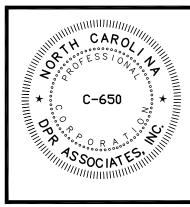
15. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED

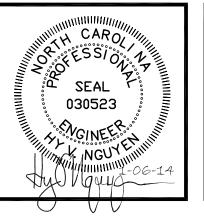
- 17. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT (WITH THE TOWN/COUNTY/ DEPARTMENT OF
- TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

 18. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER
- CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- 19. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS, IF PROPOSED, MUST BE SUBMITTED SEPARATELY TO TOWN ENGINEER PRIOR TO CONSTRUCTION, FOR HEIGHTS 4' OR GREATER.



	RE	VISIONS:			
Project Manager	No.	Date	•By	Description	
HN	1	11-20-13	RC/CC	PER TOWN 1ST REVIEW COMMENTS	
Drawn By RT/RC/CC	2	12-03-12	RC/RT/CC	PER TOWN 2ND REVIEW COMMENTS	
	3	1-06-14	RC/RT/CC	PER TOWN 3RD REVIEW COMMENTS	
Checked By					
HN					
Date					
10 / 31 / 2013					
Project Number					









ATHERTON ESTATES
WEDDINGTON, UNION COUNTY, NORTH CAROLINA

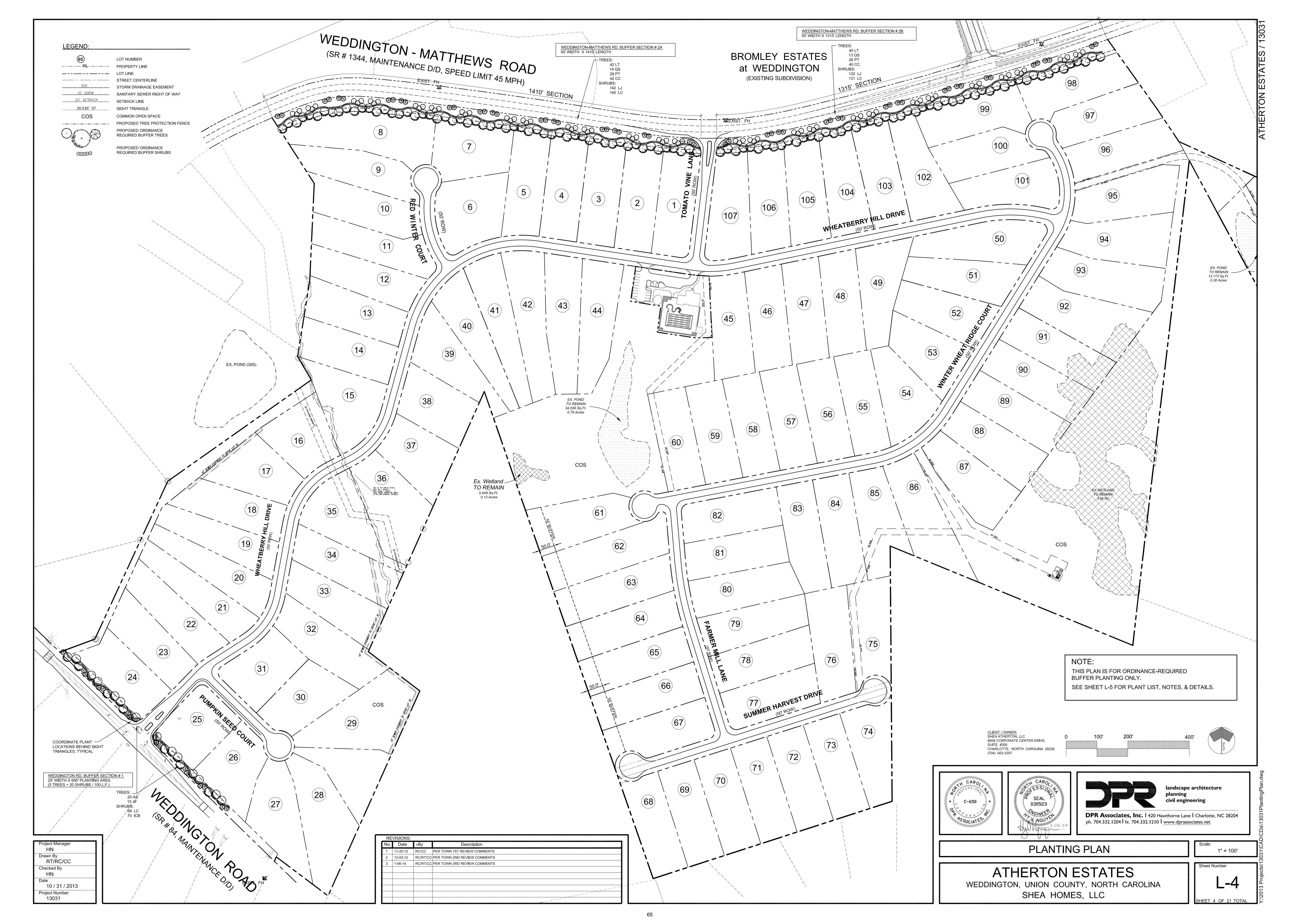
SHEA ATHERTON, LLC

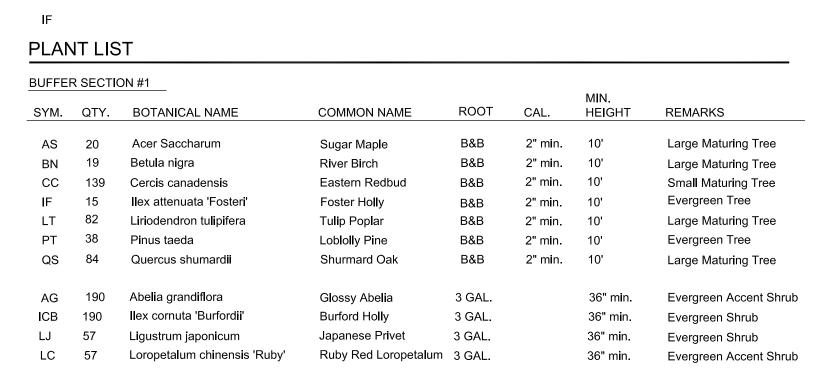
CLIENT / OWNER: SHEA ATHERTON, LLC 8008 CORPORATE CENTER DRIVE, SUITE #300 CHARLOTTE, NORTH CAROLINA 28226 (704) 602-3307 Sheet Number

L-3

1" = 100'

64



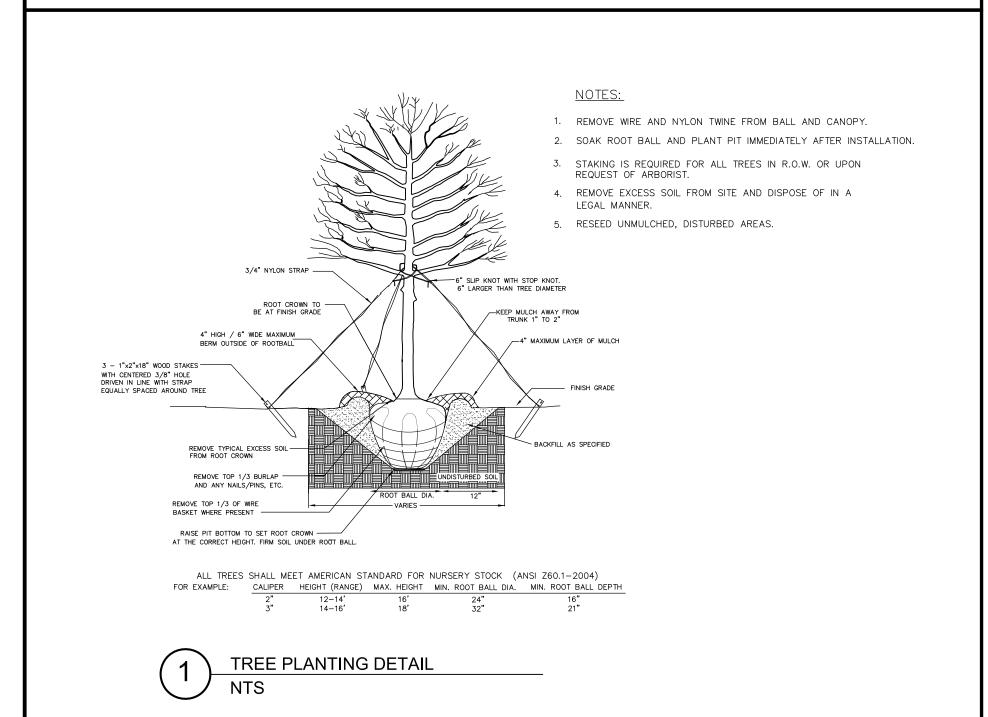


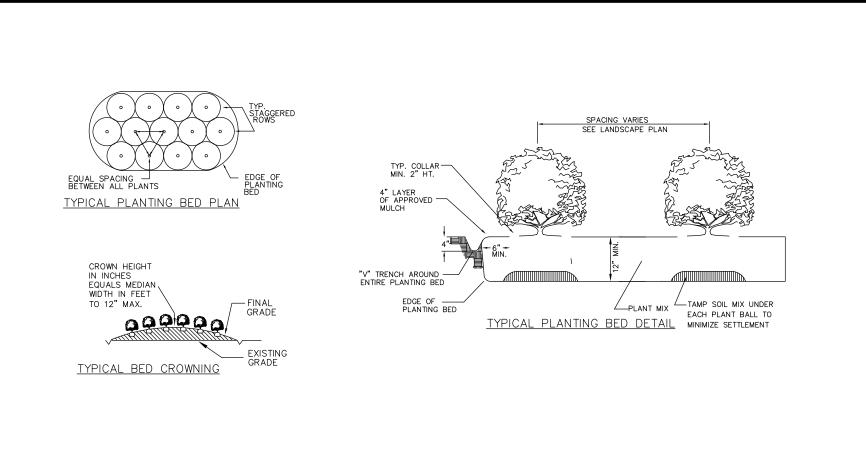
NOTES:

1. OTHER SPECIES MAY BE USED FROM THE "APPROVED SPECIES LIST" IN THE TOWN ORDINANCE, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT IN CONSULTATION WITH THE TOWN OF WEDDINGTON.

100' 100' Mirror Previous Section RD. R/W 1 LARGE MATURING TREES TYPE 2 3 LARGE MATURING TREES TYPE 1 10 EVERGREEN SHRUBS

TYPICAL 50' WIDE BUFFER PLANTING SECTION





2 SHRUB PLANTING DETAIL NTS

TREE PLANTING NOTES

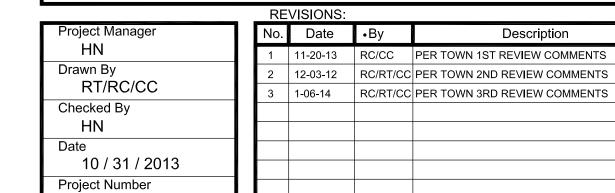
- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). SMALL MATURING MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TRUNKS, AND MINIMUM 8 FEET TALL...
- 2. UNLESS APPROVED BY THE LOCAL TOWN/COUNTYSTAFF ALL REQUIRED TREES MUST HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING CUTS SHALL BE CALLUSED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BE BROKEN, DISEASED OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE FROM EXCESSIVE ADVENTITIOUS ROOT GROWTH.
- 3. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- 4. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE.
- 5. LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL TOWN STAFF TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 12' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE, AND ELECTRICAL LINES.)
- CONFLICTS BEFORE PLANTING NEW TREES.

 8. PLEASE CALL TOWN FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 1 TO 2 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS

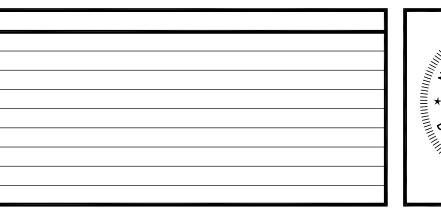
7. ATTENTION LANDSCAPER: NOTIFY TOWN OF ANY SIGN, POWER LINE, OR OTHER

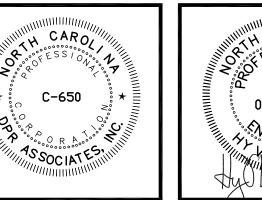
9. ALL LANDSCAPING SHALL COMPLY WITH THE TOWN OF WEDDINGTON ZONING ORDINANCE, SECTION 46-76.

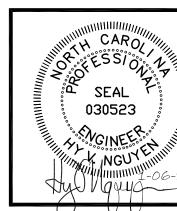




13031











ATHERTON ESTATES
WEDDINGTON, UNION COUNTY, NORTH CAROLINA
SHEA ATHERTON, LLC

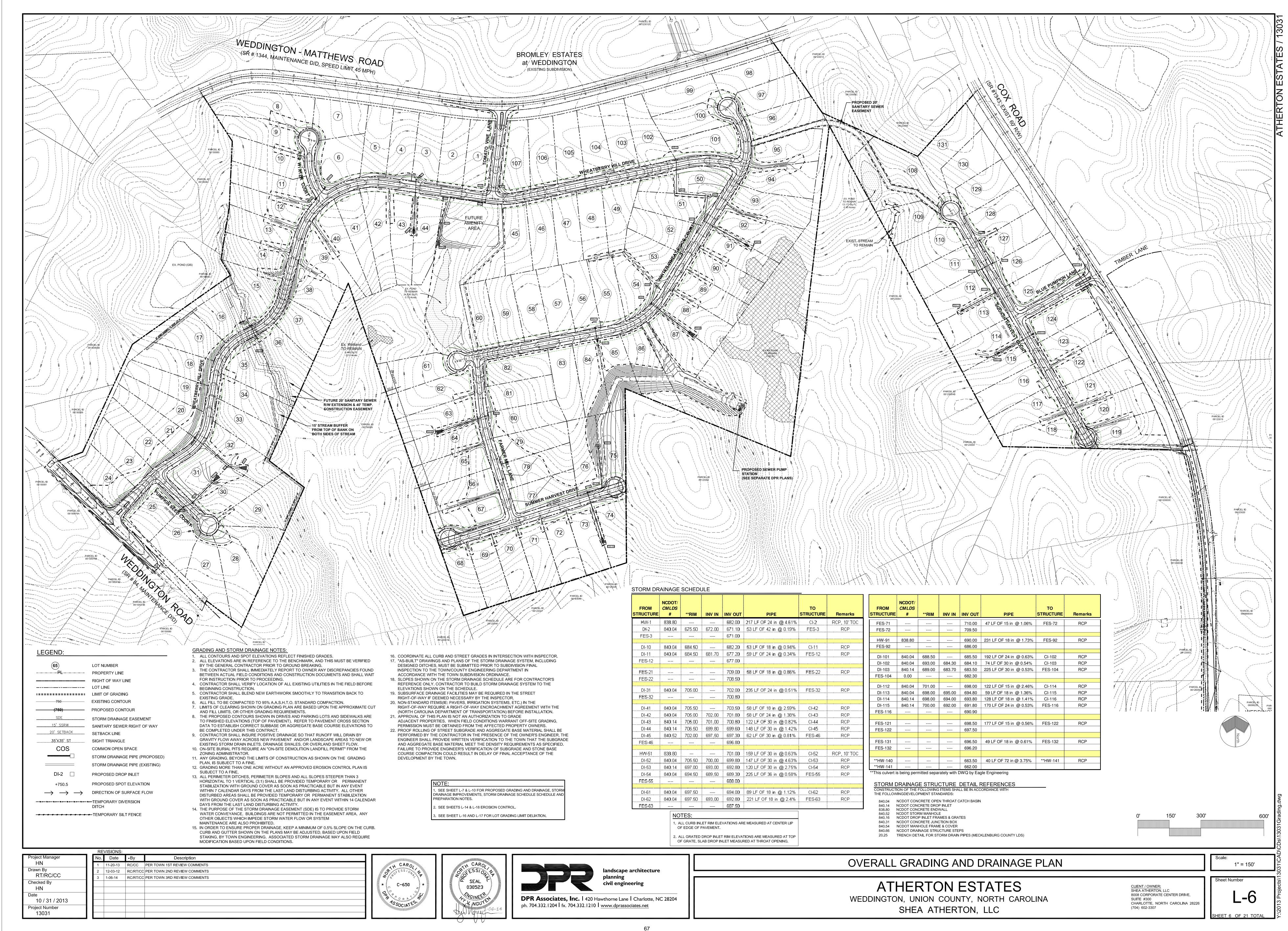
CLIENT / OWNER:
SHEA ATHERTON, LLC
8008 CORPORATE CENTER DRIVE,
SUITE #300
CHARLOTTE, NORTH CAROLINA 28226
(704) 602-3307

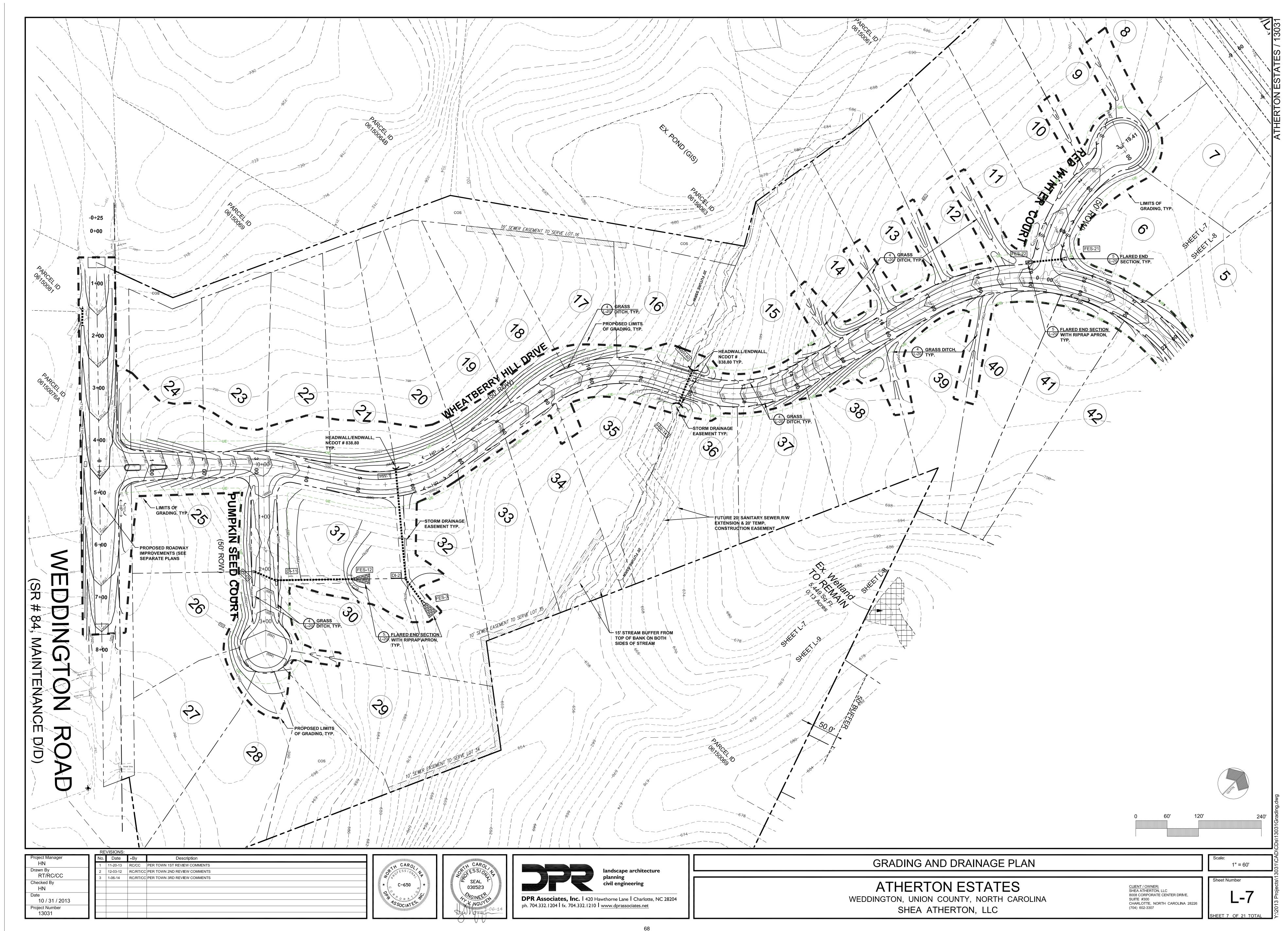
Sheet Number

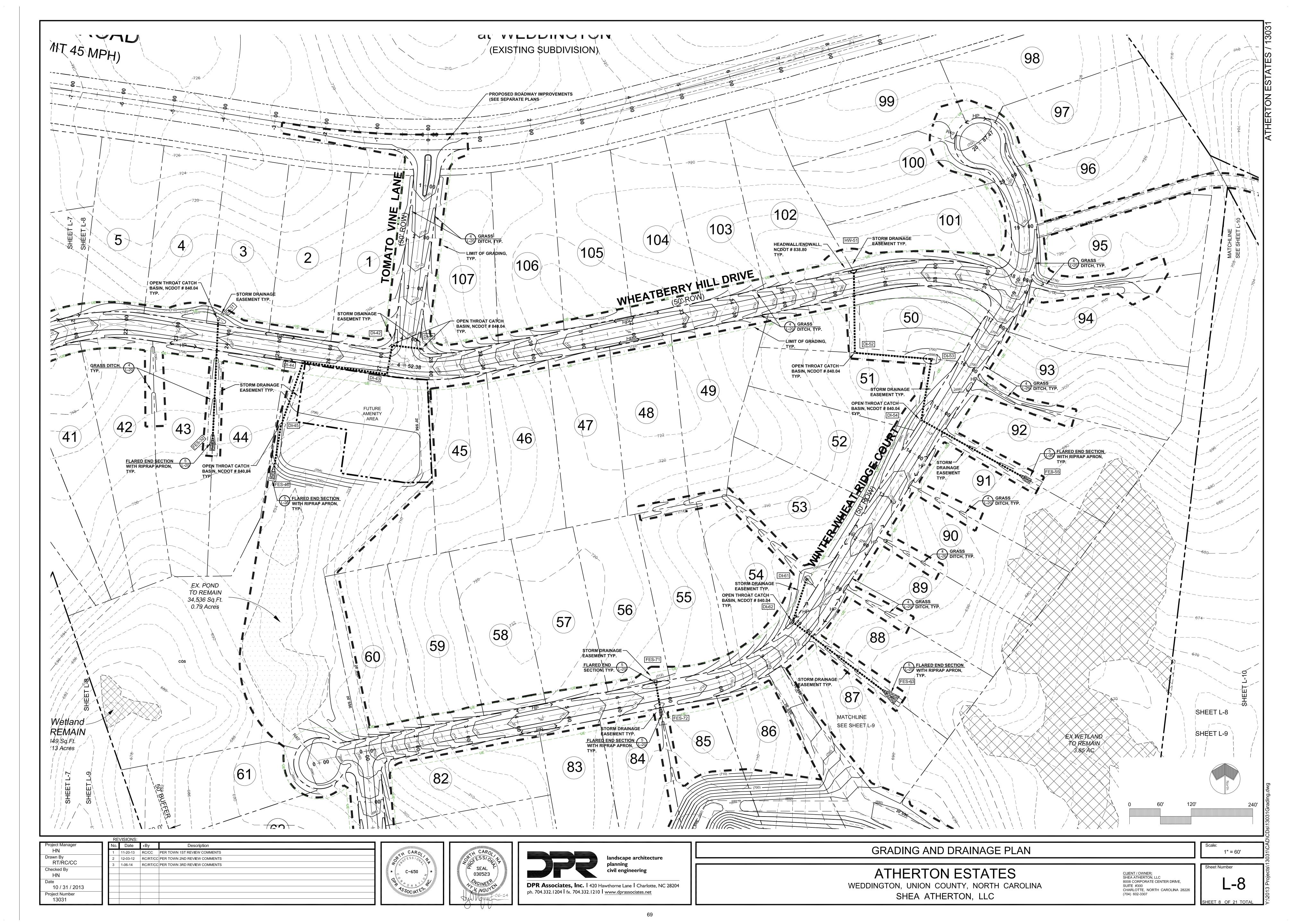
L-5

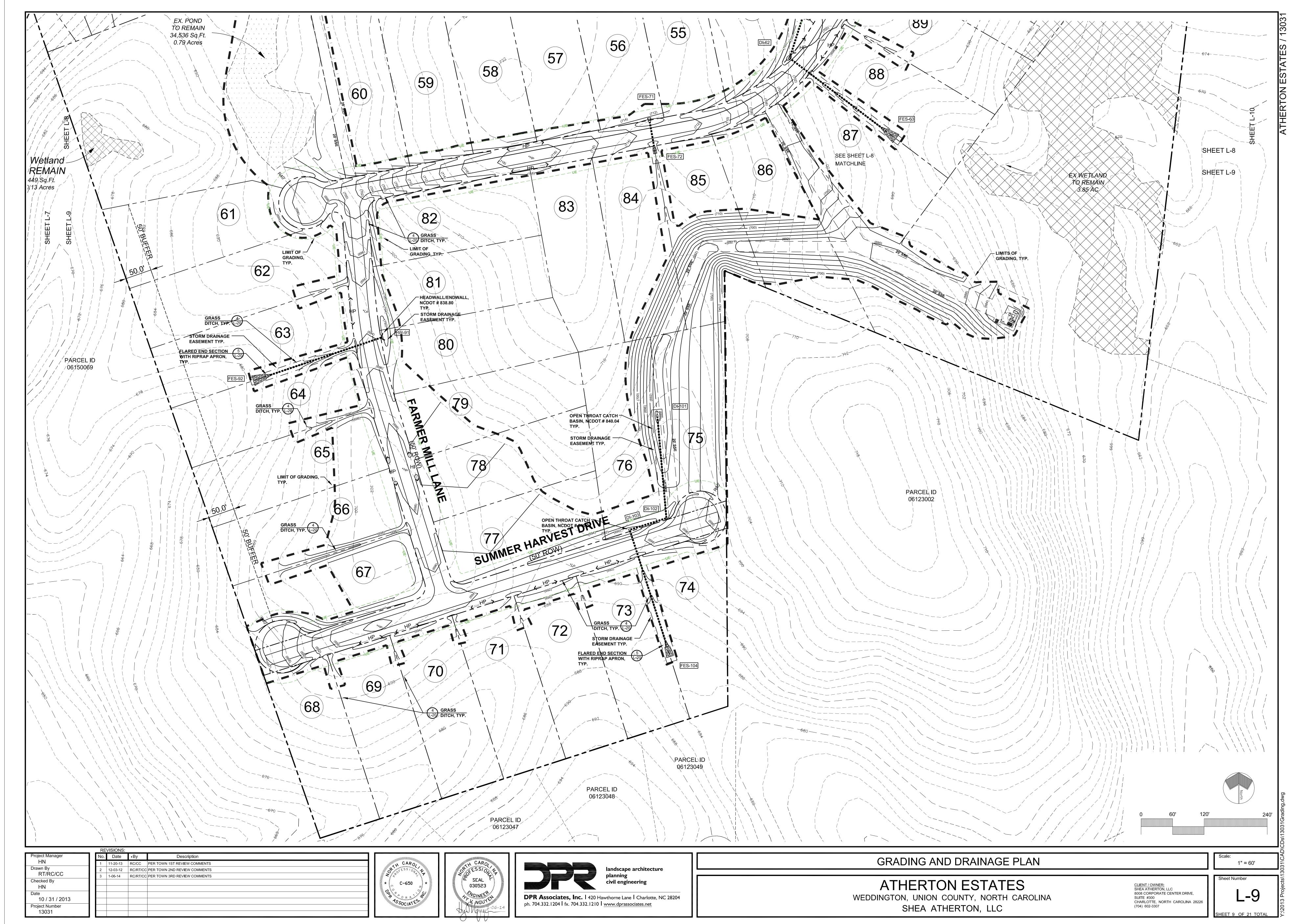
SHEET 5 OF 21 TOTAL

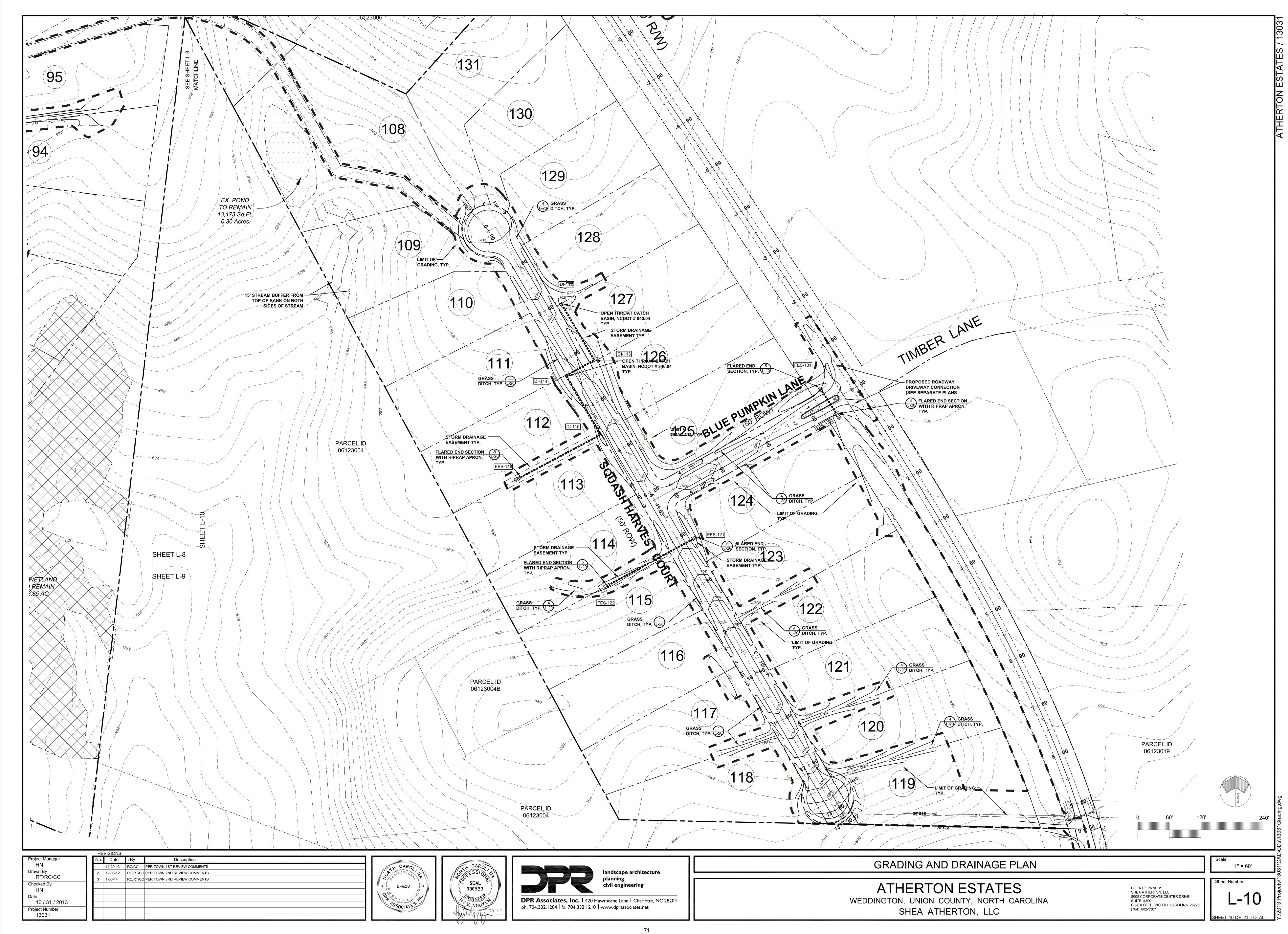
1" = 100'

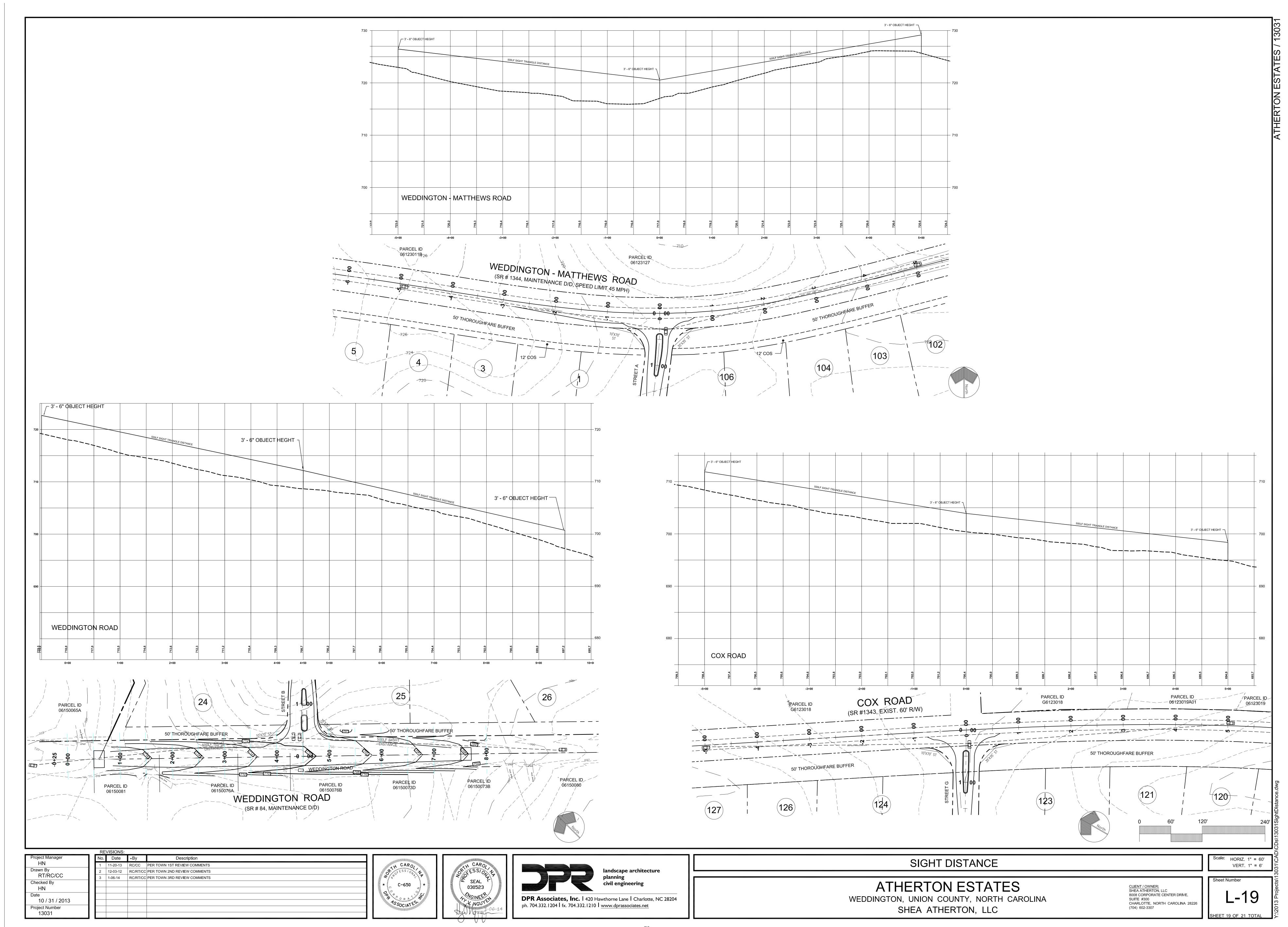












MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF WEDDINGTON AND THE PROVIDENCE VOLUNTEER FIRE DEPARTMENT

This Memorandum of Understanding is made and entered into as of this the _____ day of _____, 2013, by and between the Town of Weddington, North Carolina, a North Carolina municipal corporation ("Town") and the Providence Volunteer Fire Department, a North Carolina non-profit corporation ("Providence") (collectively, the "Parties").

RECITALS

WHEREAS, North Carolina General Statutes § 160A-460 et seq. authorize the Parties to enter into a memorandum of understanding with each other in order to execute any undertaking; and

WHEREAS, the Parties entered into an Interlocal Agreement dated October 14, 2013 that provided for the renovation, improvement and acquisition of certain improved real estate located at 5025 Hemby Road, Weddington, North Carolina ("Interlocal Agreement"); and

WHEREAS, the Interlocal Agreement established as the purchase price for the property the aggregate amount of the construction loan used to fund the renovations and improvements and the costs for engineering, architectural and other professional services and earnest money not to exceed One Million Dollars (\$1,000,000.00); and

WHEREAS, the Parties entered into a Fire Services Agreement dated October 14, 2013 that committed Providence to respond to all structure-related fire emergencies in the Town and non-structural fire emergencies within Providence's primary territory; and

WHEREAS, under the Fire Services Agreement, the Town agreed to compensate Providence \$48,318.75 per month for the first fiscal year and, for subsequent fiscal years, an amount to be established during the annual budget process; and

WHEREAS, the Town intends to evaluate the fiscal needs of Providence annually and base appropriations to Providence on the actual demonstrated needs of Providence in comparison to the resources available to Providence; and

WHEREAS, the Town also intends to apply a percentage of Providence's assets toward Providence's annual appropriations; and

WHEREAS, as of December 9, 2013 Providence has listed assets of approximately Three Hundred Fifty Thousand Dollars (\$350,000.00) in cash and certificates of deposit; and

WHEREAS, the Parties seek to insure that Providence's assets be maintained at a level of no less than Three Hundred Fifty Thousand Dollars (\$350,000.00).

NOW THEREFORE the Parties understand and agree as follows:

- 1. Providence shall maintain assets of at least Three Hundred Fifty Thousand Dollars (\$350,000.00) during the term of the Interlocal Agreement and the Fire Services Agreement.
- 2. The Department shall not deplete its assets by more than one percent (1%) during any fiscal year without the express written approval of the Town.

IN WITNESS WHEREOF, the parties hereto have executed this memorandum of understanding on the date set forth below.

PROVIDENCE VOLUNTEER	FIRE
DEPARTMENT	

TOWN OF WEDDINGTON

By:	By: Bill Deter
Title:	Title: Mayor
WITNESS:	ATTEST:
	Town Clerk



TOWN OF WEDDINGTON MEMORANDUM

DATE: 1/13/14

TO: BILL DETER, MAYOR

TOWN COUNCIL

CC: AMY MCCOLLUM, TOWN CLERK

FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER

RE: PERRY SOUNTH CONSTRUCTION DOCUMENTS-SIGNS,

LANDSCAPING AND LIGHTING PLANS

Please find the attached application and package from Polivka International for the Perry South entrance sign, landscaping plan and lighting plan. The "construction document" review portion of *Section 58-271* has been included in your packet.

<u>Sign Plan</u>

The freestanding ground sign will be located in the island at the main entrance, perpendicular to Providence Road. The specifications for the monument signs are as follows:

- Sign face total area is approximately 19.70 square feet and will not exceed 20 square feet. The stone monument will be larger as our Code allows.
- Height of monument is approximately 7'.
- Width of monument at base is approximately 17' 4"'.
- The monument is clear of the site triangle and out of State right-of-way at both entrances.
- The applicant has also proposed an interior sign for tenants on the main driveway. This sign is detailed on Sheet L-1 and located on the revised landscaping plan, Sheet L-2.
- Section 58-152 (f) of the *Weddington Zoning Ordinance* permits two signs per subdivision entrance, behind the right-of-way line with a maximum area of 20 square feet per sign. The signs are in general conformance with the *Weddington Zoning Ordinance*.

Landscaping Plan

The applicant is also proposing revisions (depicted on Sheet L-2) to the approved landscaping plan (Sheet C-2). The revised landscaping is supplemental and all proposed plants are listed in the Town's acceptable plant species list.

Required buffer landscaping is not being modified.

Lighting Plan

The applicant has also included a lighting plan in this submittal package. The lighting plan includes a site plan showing light locations and light fixture details on Sheet E2.4 and E2.4A. Sheet L-3 provides the lighting plan overlaid onto the revised landscaping plan.

Article IV of the Town Ordinance has been included in your packet. The proposed lighting plan for Perry South complies with *Article IV* of the *Town of Weddington Lighting Ordinance* with the following condition(s):

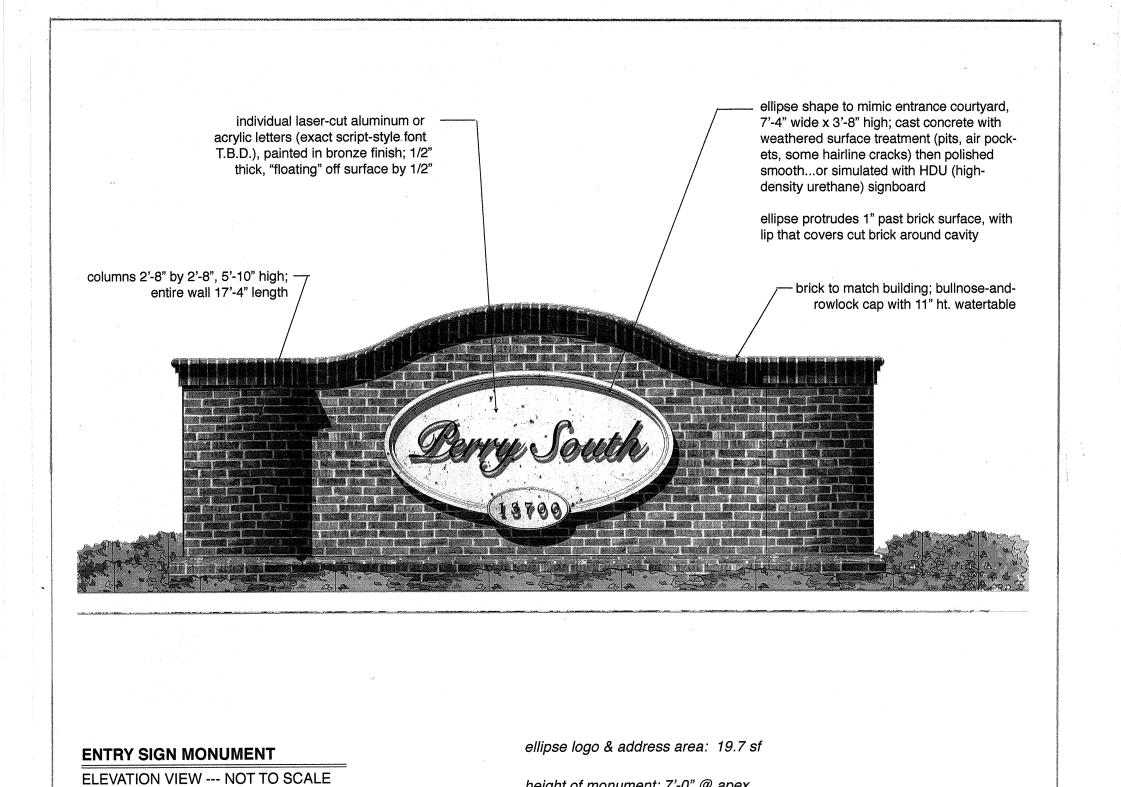
1. Applicant to provide lighting plan displaying footcandles.

(h) Review of plans and construction documents.

- (1) If the town council approves the application, the applicant's plans and construction documents will be subject to review in accordance with this section.
- Where the DRB exists when the applicant submits any plans for review under this section, the DRB will review the plans in accordance with the following procedures. If no DRB exists when the applicant submits a set of plans for review, the functions of the DRB will be performed by the town planning board.
 - a. Review of building schematics, landscape plans and signs.
 - The applicant shall submit to the planning staff for review and comment detailed plans and schematic designs for all buildings on the site, landscaping on the site and signs on the site. The planning staff may provide such submitted plans to town consultants or to other third parties to assist the town's review. The applicant shall reimburse the town for all costs and expenses that the town incurs in reviewing plans under this section.
 - 2. The applicant need not submit plans for all buildings, landscaping and signs simultaneously, and may instead submit multiple sets of plans, each of which shall be separately and independently reviewed. Notwithstanding this provision, the DRB or the town council need not review plans submitted to it if, in its sole discretion, it determines that it cannot effectively review those plans without simultaneously reviewing plans for other buildings, landscaping and/or signs.
 - 3. If the zoning administrator determines that a set of plans submitted by the applicant is complete and contains all information necessary to determine if those plans satisfy the standards specified in this subsection, the zoning administrator shall forward those plans to the DRB.
 - 4. The DRB shall have 60 days from the date a set of plans is submitted to it to recommend to the town council whether it should approve those plans. The DRB's recommendation will be based solely upon its determination of whether the plans and schematic designs satisfy the standards specified in this section and meet the requirements of the town's architectural design standards (see chapter 14, article V). If the DRB recommends that any plans not be approved, it shall state the reasons for that recommendation in writing and shall inform the applicant that it may withdraw those plans.

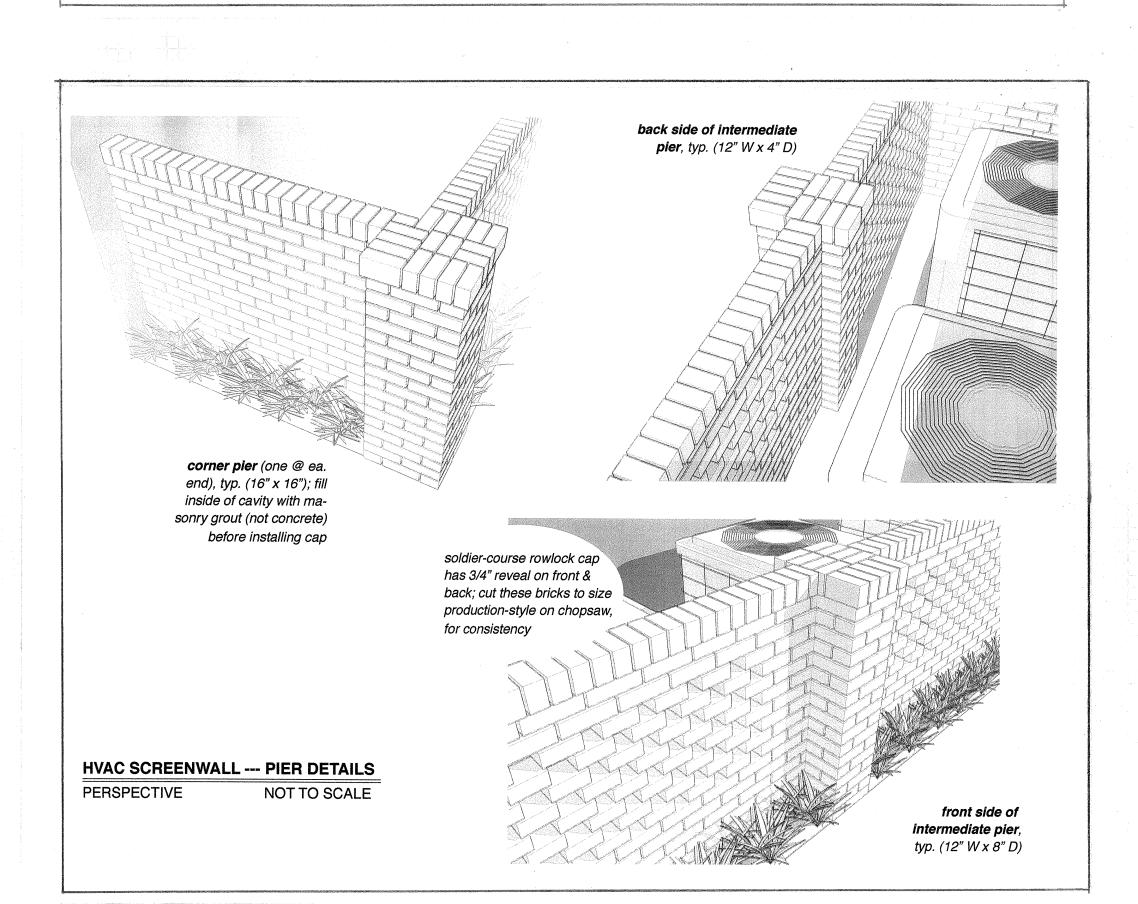
been approved by the town council in accordance with the process described in this subsection.

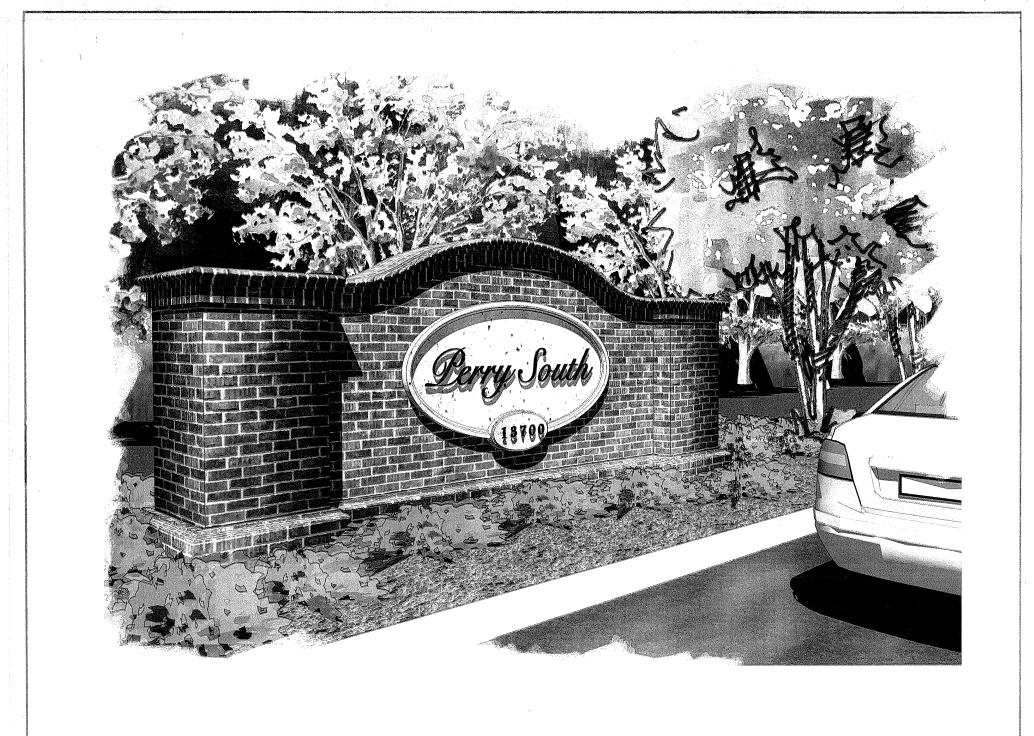
- b. Review of other construction documents.
 - Other than schematic designs and plans for buildings, landscaping and signs, all other plans, designs and other documents concerning any other construction or development activities will be reviewed in accordance with this subsection. Documents subject to review under this subsection will be referred to generically as construction documents. Construction documents include, by example only and without limitation, plans for all road improvements, stormwater detention, preconstruction and postconstruction best management practices and grading, soil and erosion control.
 - 2. The applicant shall submit all construction documents to the town's zoning administrator for review. The applicant shall reimburse the town for all costs and expenses the town incurs in reviewing construction documents. The zoning administrator will approve all construction documents unless they violate the standards of this section. No construction or development contemplated by any construction document may be begun unless and until the zoning administrator has approved that construction document in accordance with this subsection.
- c. Post approval review. After any and all plans and construction documents for an improvement have been approved, the town staff or other town representatives will periodically inspect that improvement during the construction process and may halt any construction or development that violates the standards. Following completion of the project, the applicant shall request a final inspection. If all improvements and all other development satisfies the standards, the town will issue a certificate of zoning compliance.



height of monument: 7'-0" @ apex

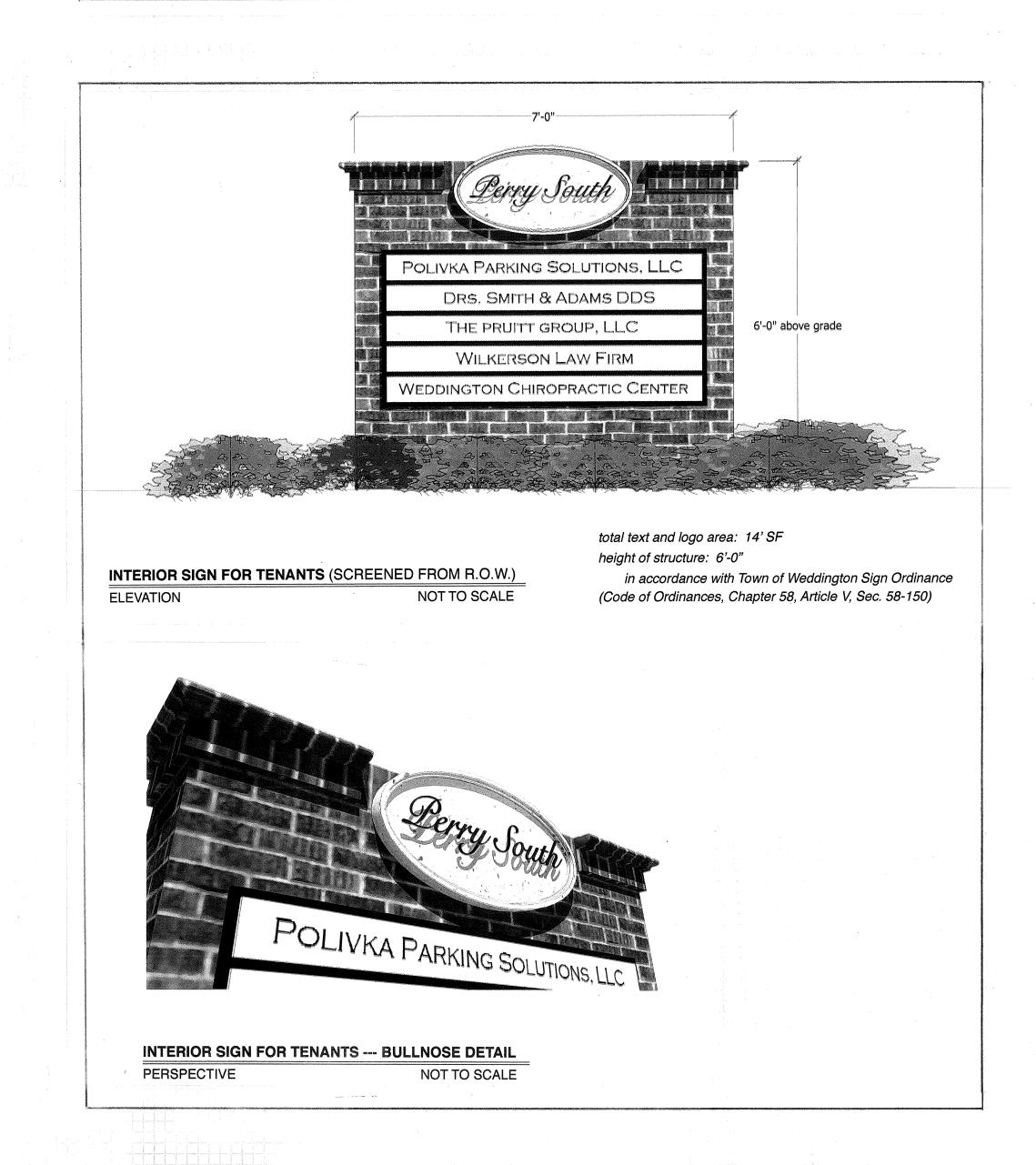
ENTRY SIGN MONUMENT CLOSE-UP DETAIL OF ADDRESS NUMBER AREA

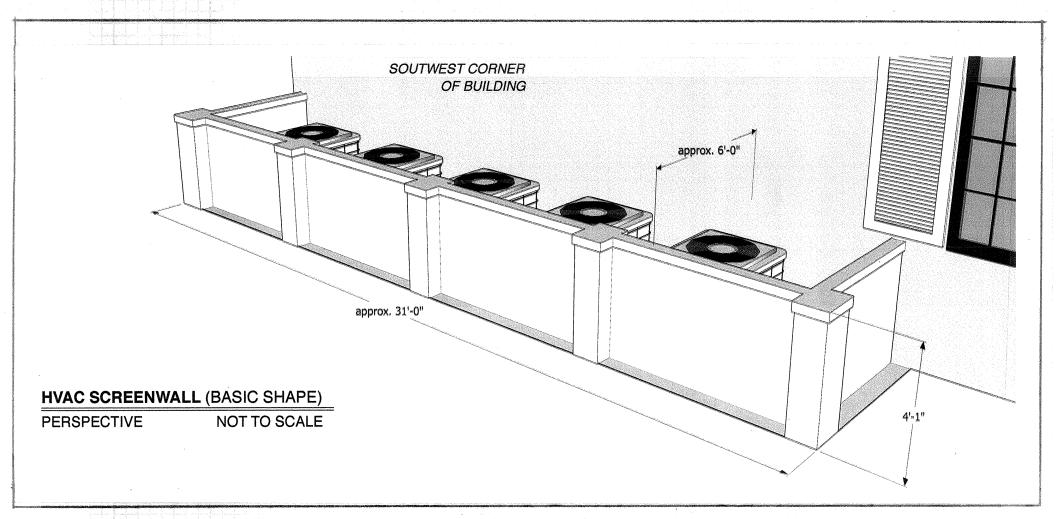


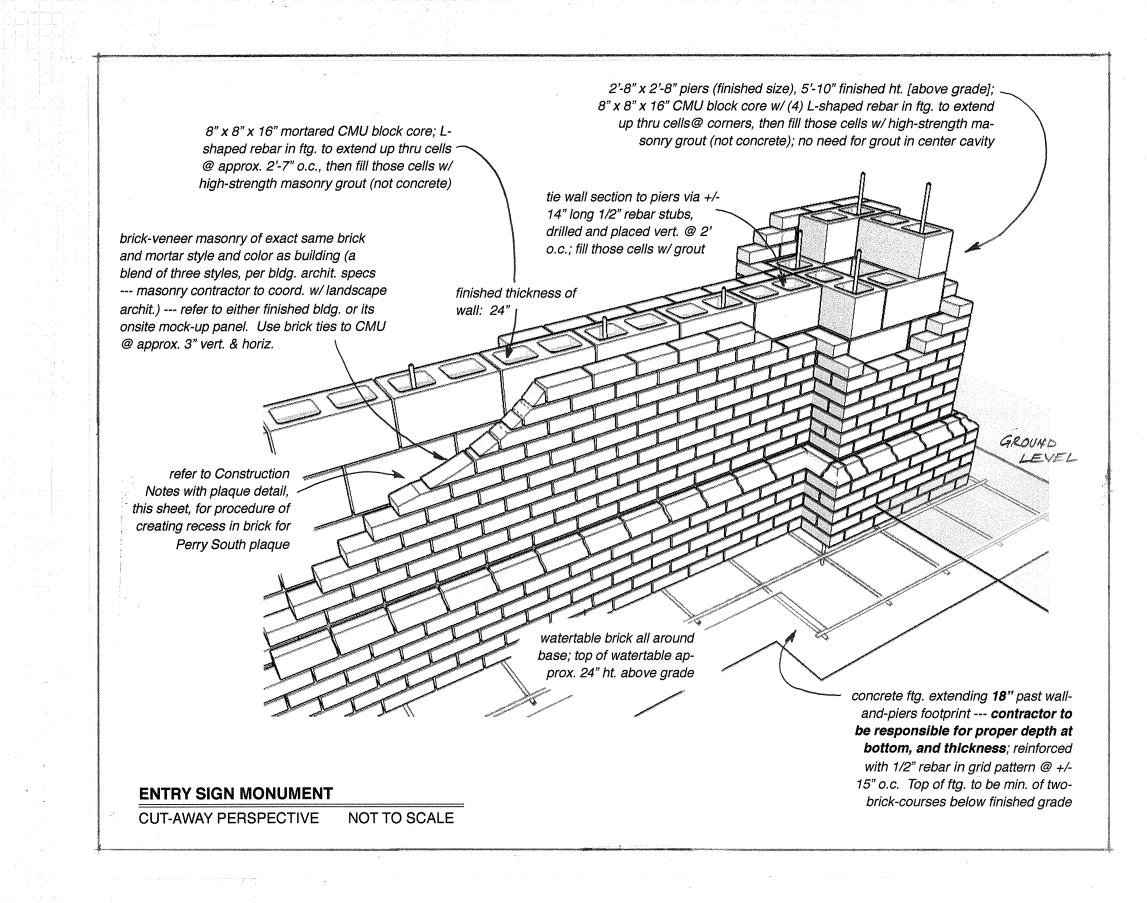


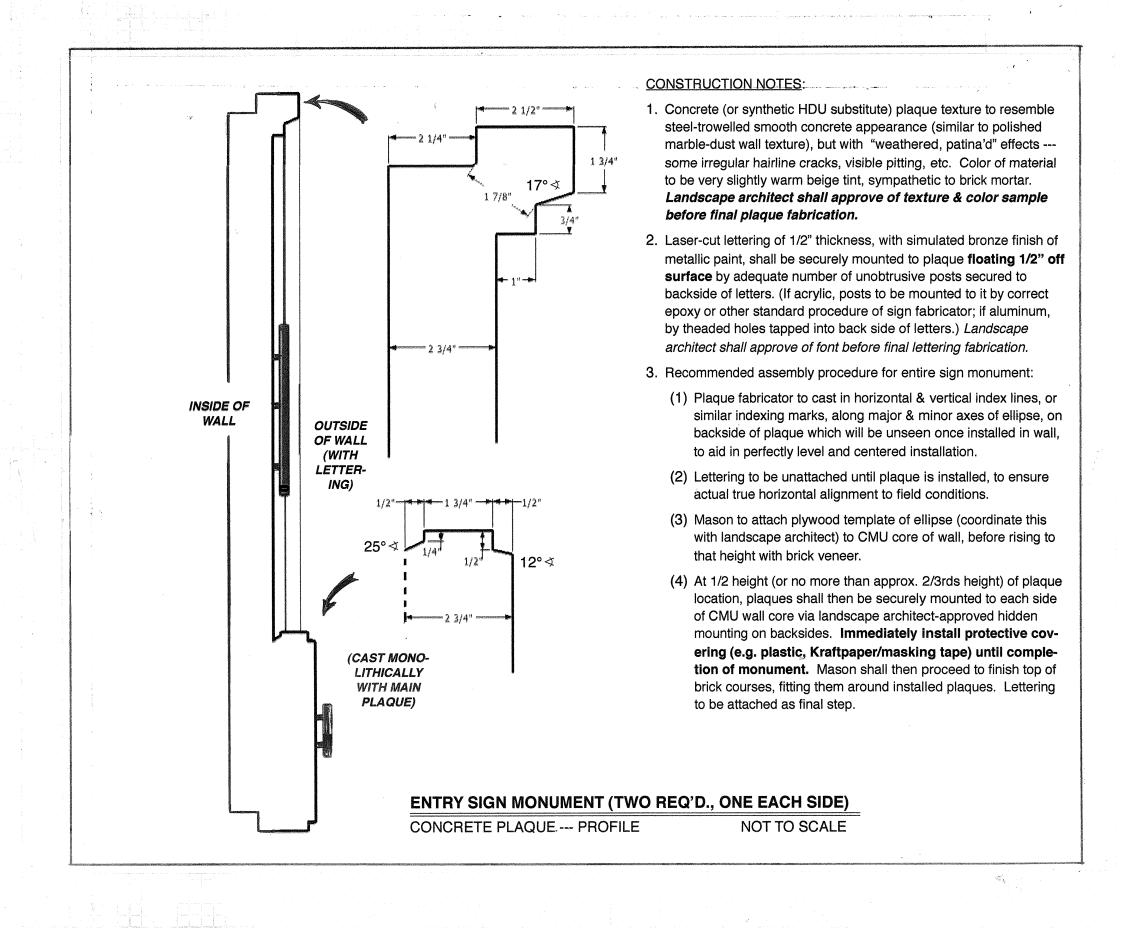
ENTRY SIGN MONUMENT

PERSPECTIVE VIEW AT ENTRANCE ISLAND











704.502.3033

Any construction details included on, or accompanying, this Plan are intended to convey specifics regarding matrerials and dimensions; however, the General Contractor (or Owner, in the absence thereof) shall be ultimately responsible for any required permitting and for proper and sound construction, following accepted building practices and code requirements, including proper footing depth & width, electrical codes, etc.

BEFORE DIGGING, call 811 for North Carolina Utility Locator Service, to have all underground utilities marked, at least three days prior to sitework. (Be aware that private utilities, such as waterservice line, existing private electrical service to outbuildings, or septic field will not be included.)



PERRY SOUTH AT WEDDINGTON 13700 Providence Road Weddington, NC

POLIVKA INTERNATIONAL

POLIVKA Parking Solutions, LLC

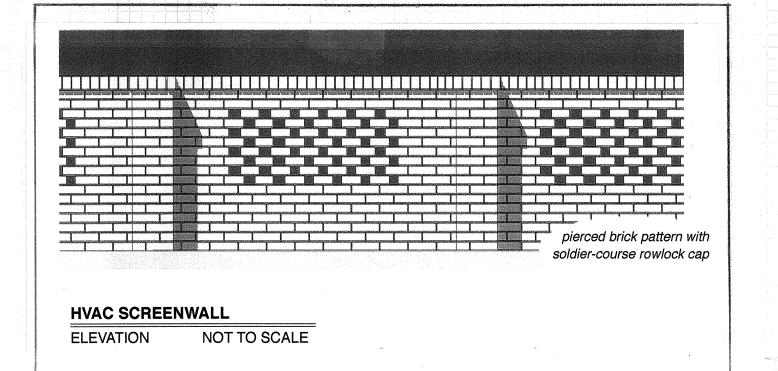
10700 Sikes Place, Suite 110 Charlotte, NC 28227 Phone: 704-321-0802

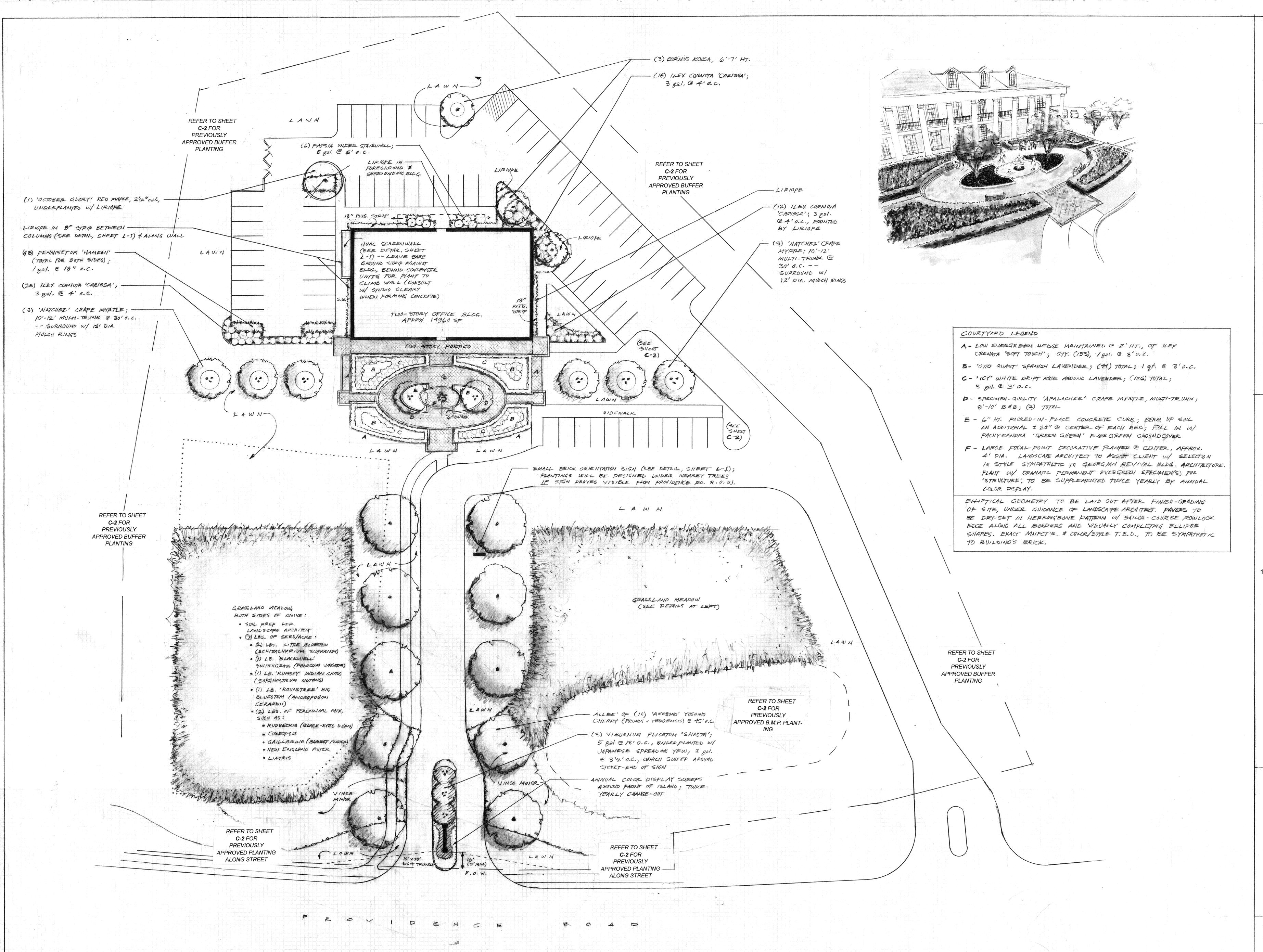
ENTRY AND

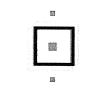
INTERIOR SIGNAGE and

H.V.A.C. **SCREENWALL**

6 Dec 2013







STUDIO CLEARY landscape architecture

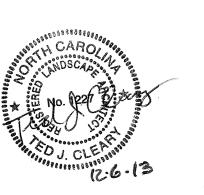
704.502.3033

NOTE:

Any construction details included on, or accompanying, this Plan are intended to convey specifics regarding matrerials and dimensions; however, the General Contractor (or Owner, in the absence thereof) shall be ultimately responsible for any required permitting and for proper and sound construction, following accepted building practices and code requirements, including proper footing depth &

width, electrical codes, etc.

BEFORE DIGGING, call 811
for North Carolina Utility Locator Service, to have all underground utilities marked, at least three days prior to sitework. (Be aware that private utilities, such as waterservice line, existing private electrical service to outbuildings, or septic field will not be included.)



PERRY SOUTH AT WEDDINGTON

13700 Providence Road Weddington, NC

for:

POLIVKA INTERNATIONAL

POLIVKA
Parking Solutions,

10700 Sikes Place, Suite 110 Charlotte, NC 28227 Phone: 704-321-0802

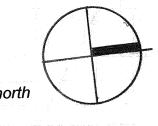
COURTYARD: HARDSCAPE &

PLANTING

INTERIOR PROPERTY PLANTING

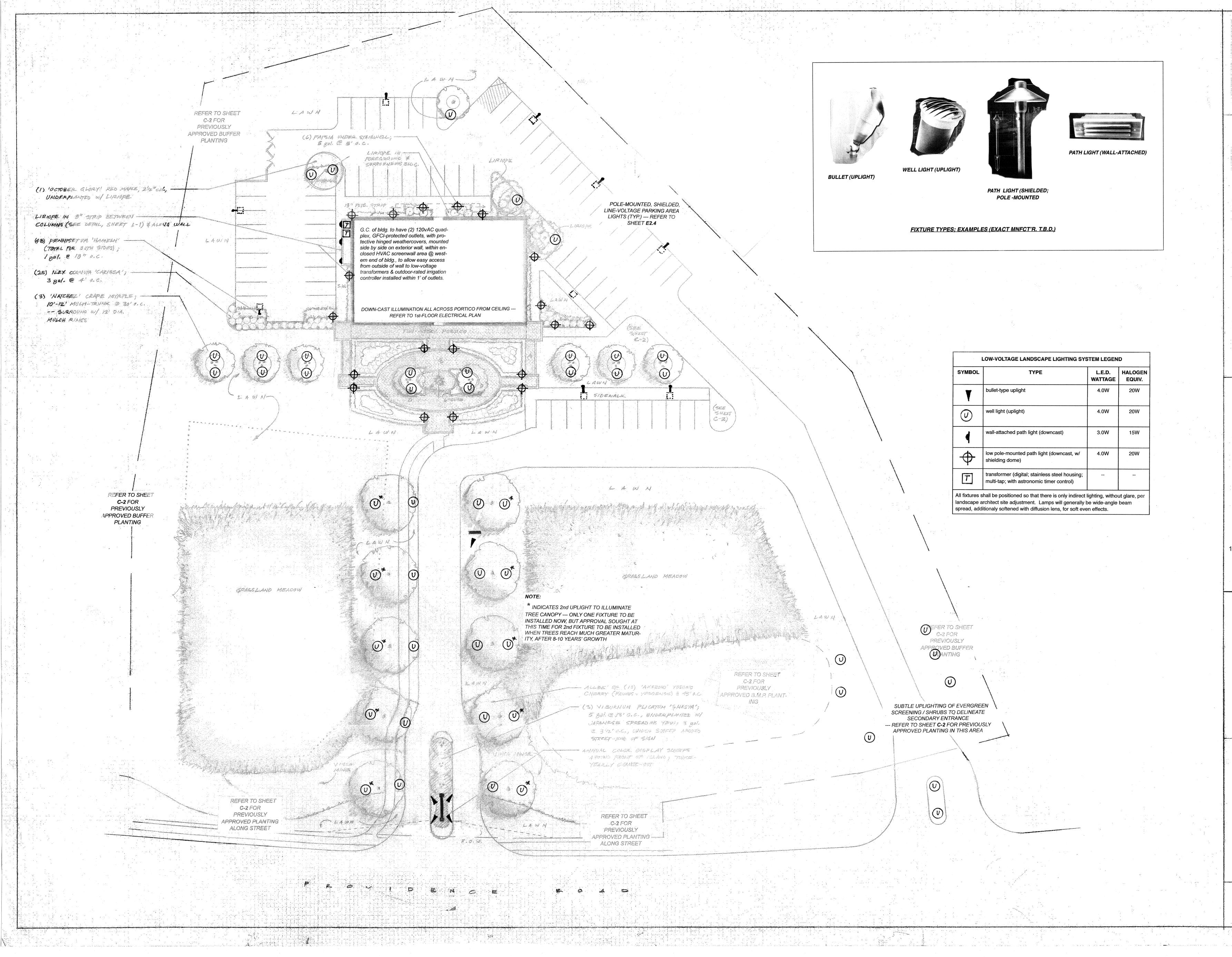
SUPPLEMENT TO SHEET C-2, PLANT-INGS REQUIRED FOR ZONING STANDARDS (PREVIOUSLY APPROVED)

6 Dec 2013



SCALE: 1' = 20'

L-2





704.502.3033

NOTE.

Any construction details included on, or accompanying, this Plan are intended to convey specifics regarding matrerials and dimensions; however, the General Contractor (or Owner, in the absence thereof) shall be ultimately responsible for any required permitting and for proper and sound construction, following accepted building practices and code requirements, including proper footing depth & width, electrical codes, etc.

BEFORE DIGGING, call 811 for North Carolina Utility Locator Service, to have all underground utilities marked, at least three days prior to sitework. (Be aware that private utilities, such as waterservice line, existing private electrical service to outbuildings, or septic field will not be included.)



PERRY SOUTH AT WEDDINGTON 13700 Providence Road Weddington, NC

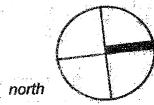
POLIVKA INTERNATIONAL

POLIVKA
Parking Solutions,
LLC

10700 Sikes Place, Suite 110 Charlotte, NC 28227 Phone: 704-321-0802

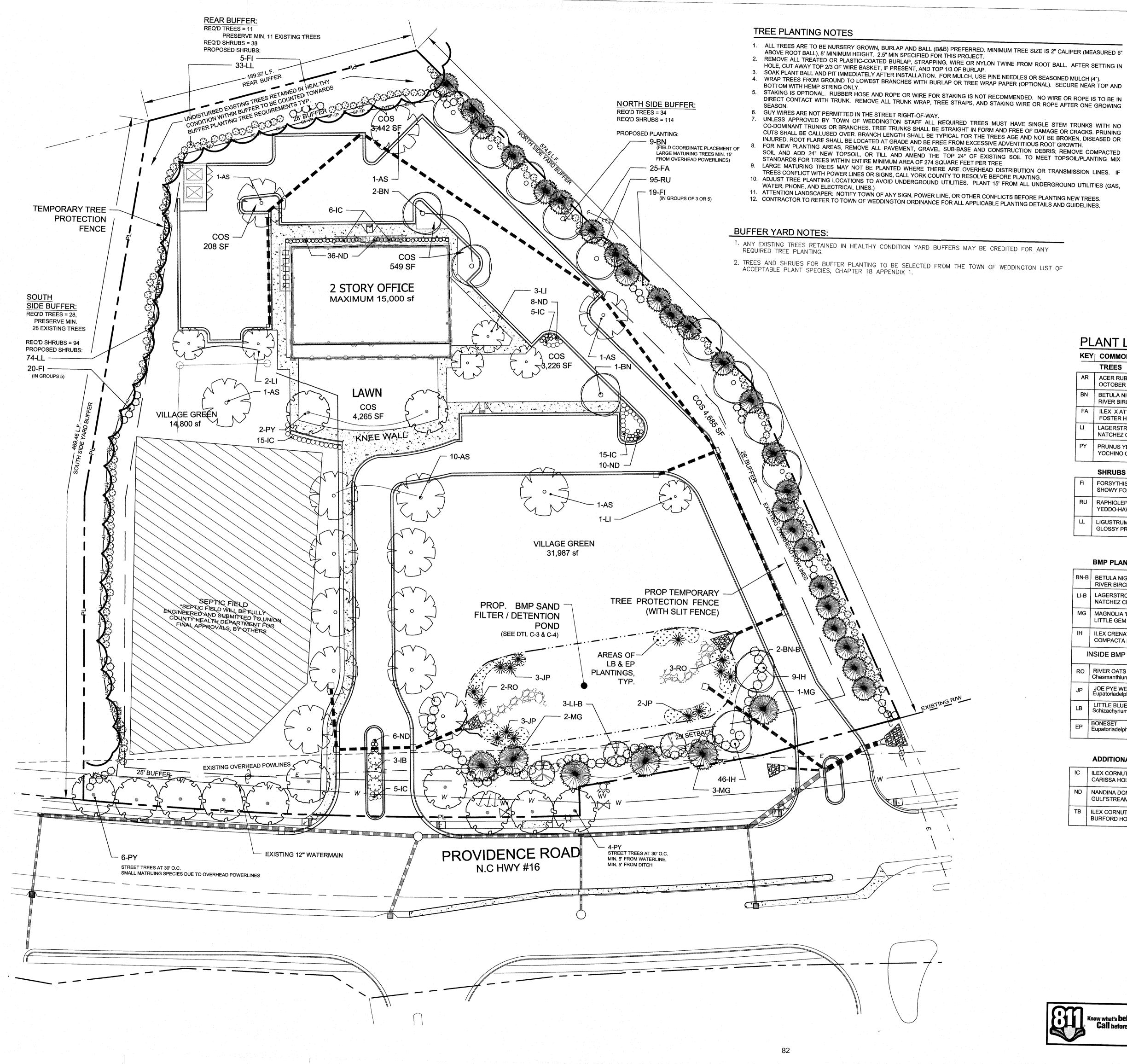
LOW-VOLTAGE LANDSCAPE LIGHTING PLAN

6 Dec 2013



SCALE: 1' = 20

L-3





landscape architecture civil engineering

DPR Associates, Inc. I 420 Hawthorne Lane I Charlotte, NC 28204 ph. 704.332.1204 | fx. 704.332.1210 | www.dprassociates.net

TOTAL SITE: 220,413 S.F. (5.06 ACRES) 10% OPEN SPACE REQUIRED: 22,041 S.F.. 63,162 S.F. PROVIDED

Screening Requirements (per table 58-8) 6 Trees and 20 Shrubs per 100' Perimeter Buffer:

LANDSCAPING NOTES

- 1. ALL TREES AND SHRUBS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN WEDDINGTON MUNICODE SECTION 58-8.
- 2. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL PRIOR TO DIGGING.
- 3. PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL; 1 PART PEAT MOSS; 10 LBS. 5-10-5 PLANTING FERTILIZER
- 4. STAKE TREES IMMEDIATELY AFTER PLANTING.

THOROUGHLY MIXED PER CUBIC YARD.

5. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

PLANT LIST

KEY	COMMON/ BOTANICAL NAME	QTY.	SIZE
	TREES		
AR	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	15	2" CAL., B & B, LIMB UP TO 6'
BN	BETULA NIGRA RIVER BIRCH	12	2" CAL., B & B,
FA	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY	25	2" CAL., B & B,
LI	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	6	2" CAL., B & B,
PY	PRUNUS YEDOENSIS YOCHINO CHERRY	12	2" CAL., B & B,

SHRUBS

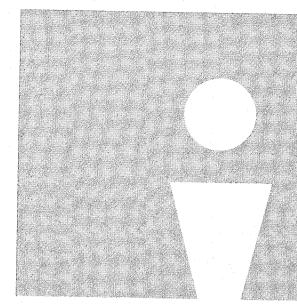
FI	FORSYTHIS INTERMEDIA SHOWY FORSYTHIA	44	24" MIN. HT., 4' O.C.
RU	RAPHIOLEPSIS UMBELLATA YEDDO-HAWTHORN	95	36™ HT., 4' O.C.
LL	LIGUSTRUM LUCIDUM GLOSSY PRIVET	107	36" HT., 5' O.C.

BMP PLANTING

	Jan I LANING			
BN-B	BETULA NIGRA RIVER BIRCH	2	8' HT., B&	В
LI-B	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	3	6' HT., B&	В
MG	MAGNOLIA 'LITTLE GEM' LITTLE GEM MAGNOLIA	6	5' HT., B&I	В.
IH	ILEX CRENATA COMPACTA COMPACTA HOLLY	55	24" HT., 4'	O.C.
11	NSIDE BMP SAND FILTER PLANTS:			
RO	RIVER OATS Chasmanthium latifolium	5	2FT OC	2"DIA X 5"PLUG
JP	JOE PYE WEED Eupatoriadelphus fistulosus	9	2 FT OC	2"DIA X 5"PLUG
LB	LITTLE BLUESTEM Schizachyrium scoparium	200	1.5 FT OC	2"DIA X 5"PLUG
EP	BONESET Eupatoriadelphus perfoliatum	200	1.5 FT OC	#SP4 CG

ADDITIONAL PLANTING (PARKING AREAS, BLDG FOUNDATION)

IC	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	46	24"HT., 3' O.C.
ND	NANDINA DOMESTICA 'GULFSTREAM' GULFSTREAM NANDINA	60	15" HIT., 24" O.C.
ТВ	ILEX CORNUTA BURFORDI BURFORD HOLLY	3	LIMBIED UP TREE FORM, 4' HT.



overcash demmitt

2010 south tryon st. suite la charlotte north carolina 28203 office.704.332.1615 web.www.odarch.com

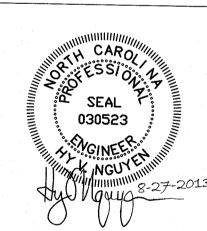
POLIVKA INTERNATIONAL

POLIVKA Parking Solutions, LLC 10700 Sikes Place, Suite 110

CHARLOTTE, NORTH CAROLINA 28277 Phone: 704-321-0802

PERRY SOUTH AT WEDDINGTON

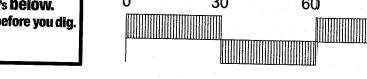
13700 PROVIDENCE ROAD WEDDINGTON, NORTH CAROLINA



ICCUE		
ISSUE		DATI
TOWN SUBMITTAL	:	05-10-
PERMIT SUBMITTAL	:	05-10-
Project Name Change	:	8-27-
	:	
	•	
	<u> </u>	· · · · · · · · · · · · · · · · · · ·
	:	
	•	

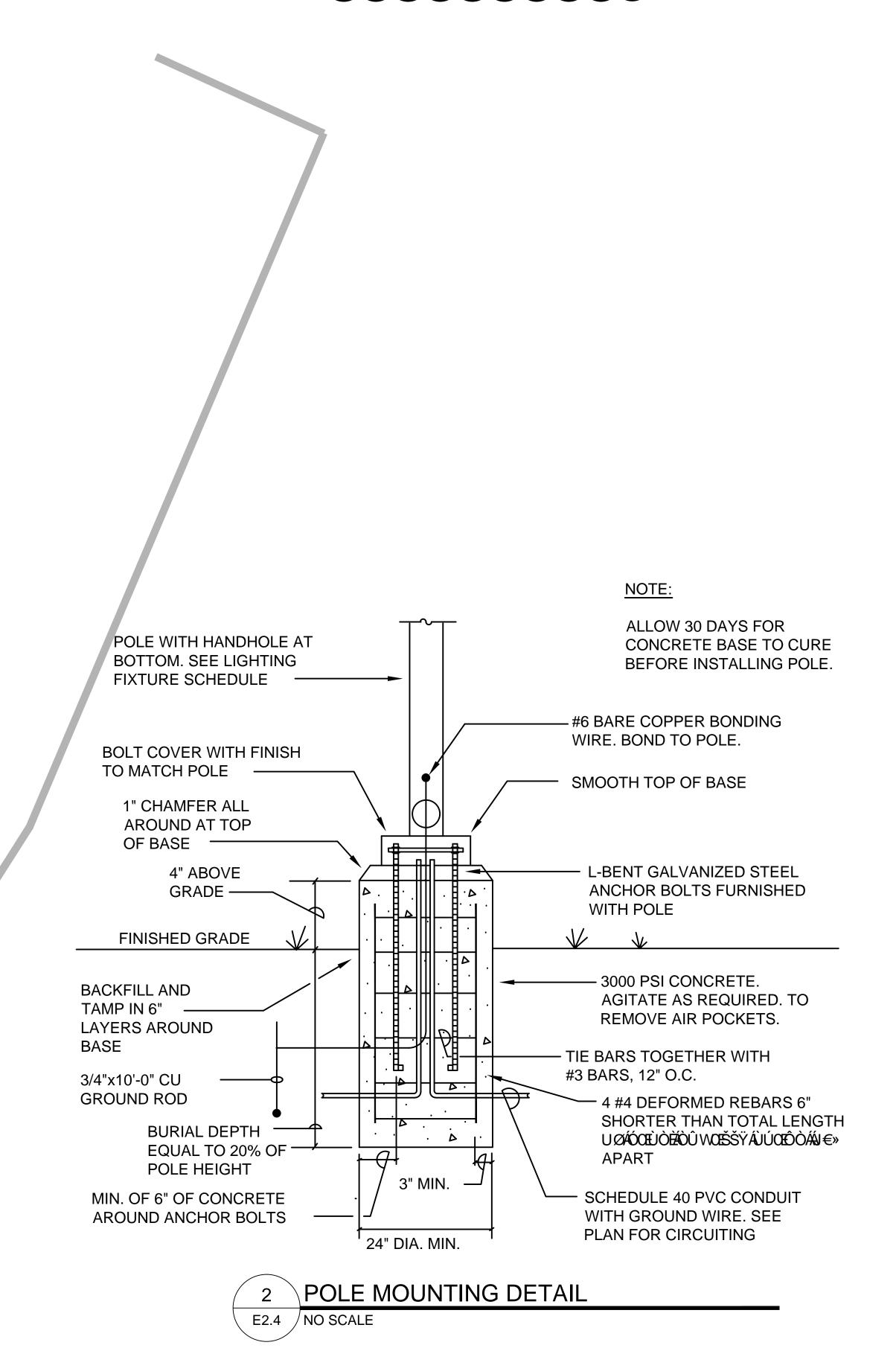
PLANTING AND **COMMON OPEN SPACE** PLAN

Copyright 2012 Overcash Demmitt Architects



	LIGHTING FIXTURE SCHEDULE									
FIXTURE	DESCRIPTION	MANUFACTURER AND CATALOG NO.		LAMF	PS	E	BALLAST	TOTAL		DEMARKS
SYMBOL	DESCRIFTION	MANUFACTURER AND CATALOG NO.	NO.	TYPE	WATTS EACH	NO.	TYPE	TOTAL WATTS	VOLTAGE	REMARKS
—	POLE MOUNTED AREA LIGHTING FIXTURE. ONE HEAD PER POLE. SQUARE STEEL POLE. FULL CUT OFF. I.E.S. TYPE III DISTRIBUTION. SILVER FINISH. U.L. LISTED FOR WET LOCATIONS.	GARDCO EMCO ECA18-1-3VFC-400PSMH-277	1	PULSE START MH	400	1	HPF-CWA	400	277	FIXTURE WITH BACKLIGHT CONTROL. FINISH DETERMINED BY ARCHITECT. 30' MAXIMUM MOUNTING HEIGHT TO TOP OF FIXTURE. VERTICAL LAMPING HAS BEEN APPROVED AND RECEIVED THE FIXTURE SEAL OF APPROVAL FROM THE INTERNATIONAL DARK SKY ASSOCIATION.

 $1.0 \downarrow 0.1 \downarrow 0.2 \downarrow 0.4 \\ \downarrow 1.0 \downarrow 1.0 \\ \downarrow 2.5 \\ \downarrow 3.6 \\ \downarrow 3.9 \\ \downarrow 3.6 \\ \downarrow 2.0 \\ \downarrow 1.7 \\ \downarrow 1.6 \\ \downarrow 1.1 \\ \downarrow 0.5 \\ \downarrow 0.3 \\ \downarrow 0.2 \\ \downarrow 0.1 \\ \downarrow 0.1 \\ \downarrow 0.1 \\ \downarrow 0.0 \\ \downarrow 0.0$ $1.0 \pm 0.1 \pm 0.1 \pm 0.2 \pm 0.6 \pm 1.6 \pm 4.2 \pm 5.7 \pm 3.5 \pm 3.4 \pm 5.7 \pm 7.1 \pm 3.6 \pm 1.2 \pm 1.0 \pm 0.7 \pm 0.5 \pm 0.3 \pm 0.2 \pm 0.2 \pm 0.1 \pm 0.2 \pm 0.1 \pm 0.1 \pm 0.1 \pm 0.1 \pm 0.0 \pm 0.0$).D_D.D_D.1_D.2_D.4_1.1_5.3_8.0_6.5_6.2_5.9_8_D_6.3_1.5_9.7_D.3_D.6_3_0.2_D.2_D.2_D.2_D.2_D.2_D.2_D.2_D.1_D.1_D.1_D.1_D.1_D.1_D.0_D.0_D.0_D.0_D).D_O.1_O.1_O.2_O.4\1.1_3/\3.2_8.D_6.O_4.6_\0.5_5.6_2.4_O.8_O.4_O.2_O.2_0.2_0.3_O.4_O.4_O.6_O.3_O.2_O.2_O.1_O.1_O.1_O.0_O).D_D.D_D.1_D.1_D.3_D.8_2.7_8\2_9-6_6.4_3.9_4.D_3.2_2.D_D.9_D.6_D.3_D.6_D.3_D.2_D.3_B.3_B.6_p.9_1.1_1.2_D.5_D.4_D.2_D.1_D.1_D.0_D).O_O.O_O.1_O.2_O.2_O.2_O.5_1.7_5.9_9.1_8.3_6.1_3.9_2.6_1.5_O.8_O/6_0.4_O.4_O.4_O.6_1.0_1.6_2.6_3.5_1.6_O.9_O.4_O.2_O.1_O.1_O.1_O).0,0.0,0.0,0.0,0.1,0.3,0.4,1.2,4.8,8.0,7.8,5.5,3.#,1.5,0.8,0.6,0.5,0.6,0.7,1.7,2.6,5.6,5.0,4.6,2.2,1.2,0.5,0.3,0).D_D.D_D.D_D.D_D.1_D.1_D.2_D.3_D 9_2.1/_7(***\\$5.3_5.1_2.8_1.# \\$1.#\\$1.#\\$1.#\\$1.#\\$0.7_# \\$0.7_# \\$0.7_# \\$0.7_# \\$1.1_1.1.8_3.3_5.0 \\$4.5_3.3_2.0 \\$1.2_D.4_D.2_D).D_D.D_D.D_D.D_D.D_D.1_D.1_D.2_D.6\1.2_3.8\ps-1_4.9_2.8_2.1_1.7_1.8_2/3_/1.1_0/8_D.7_1.2_3.3_4.6_6\ps-5.9_2.5_1/.1_D.7_D.3_D.1_D 1.0,0.0,0.0,0.0,0.0,0.1,0.2,0.2,6.3,1.0,1.3,1.5,2.1,3.6,5.6,6.9,5.6,3.1,1.6,1.2,1.3,2.2,4.9,5.5,1.5,0.7,0.4,0.3,0.2,0.1,0



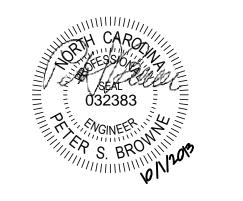
1 ELECTRICAL SITE PLAN - LIGHTING E2.4 1" = 20' - 0"

DRAWING NOTES:

- ALL POLE MOUNTED FIXTURES TO BE FED UNDERGROUND FROM CIRCUIT H1-2 WITH 2 # 10, 1 # 10G IN 3 /4" PVC. CONTROLLED BY PHOTOCELL.
- ALL POLE MOUNTED FIXTURES TO BE FED UNDERGROUND FROM CIRCUIT H1-23 WITH 2 # 10, 1 # 10G IN 3 /4" PVC. CONTROLLED BY PHOTOCELL.



2010 south tryon st. suite 1a charlotte north carolina 28203 office.704.332.1615 web.www.odarch.com





Polivka, International

Weddington, North Carolina

ISSUE	:	DATE
TOWN SUBMITTAL	:	05.10.2013
PERMIT SUBMITTAL	:	05.10.2013
ZONING / OWNER COMMENTS	:	06.04.2013
CODE COMMENTS	:	08.06.2013
SEPTIC PUMP CKT ADDITION	:	09.27.2013
OWNER CHANGES	:	10.01.2013
CODE COMMENTS	:	11.04.2013
ELEVATOR CHANGE	:	12.09.2013
	:	
	:	
	:	

ELECTRICAL
SITE PLAN LIGHTING

E2.4

ALE: 1'' = 30' - 0'' Copyright 2

	LIGHTING FIXTURE SCHEDULE									
FIXTURE	DESCRIPTION	MANUFACTURER AND CATALOG NO.		LAMI	PS	B	ALLAST	TOTAL		DEMARKS
SYMBOL	DESCRIPTION	MANUFACTURER AND CATALOG NO.	NO.	TYPE	WATTS EACH	NO.	TYPE	WATTS	VOLTAGE	REMARKS
	POLE MOUNTED AREA LIGHTING FIXTURE. ONE HEAD PER POLE. SQUARE STEEL POLE. FULL CUT OFF. I.E.S. TYPE III DISTRIBUTION. SILVER FINISH. U.L. LISTED FOR WET LOCATIONS.	GARDCO EMCO 1 ECA18-1-3VFC-1+00PSMH-277	1	PULSE START MH	400	1	HPF-CWA	400	277	FIXTURE WITH BACKLIGHT CONTROL. FINISH DETERMINED BY ARCHITECT. 30' MAXIMUM MOUNTING HEIGHT TO TOP OF FIXTURE. VERTICAL LAMPING HAS BEEN APPROVED AND RECEIVED THE FIXTURE SEAL OF APPROVAL FROM THE INTERNATIONAL DARK SKY ASSOCIATION.

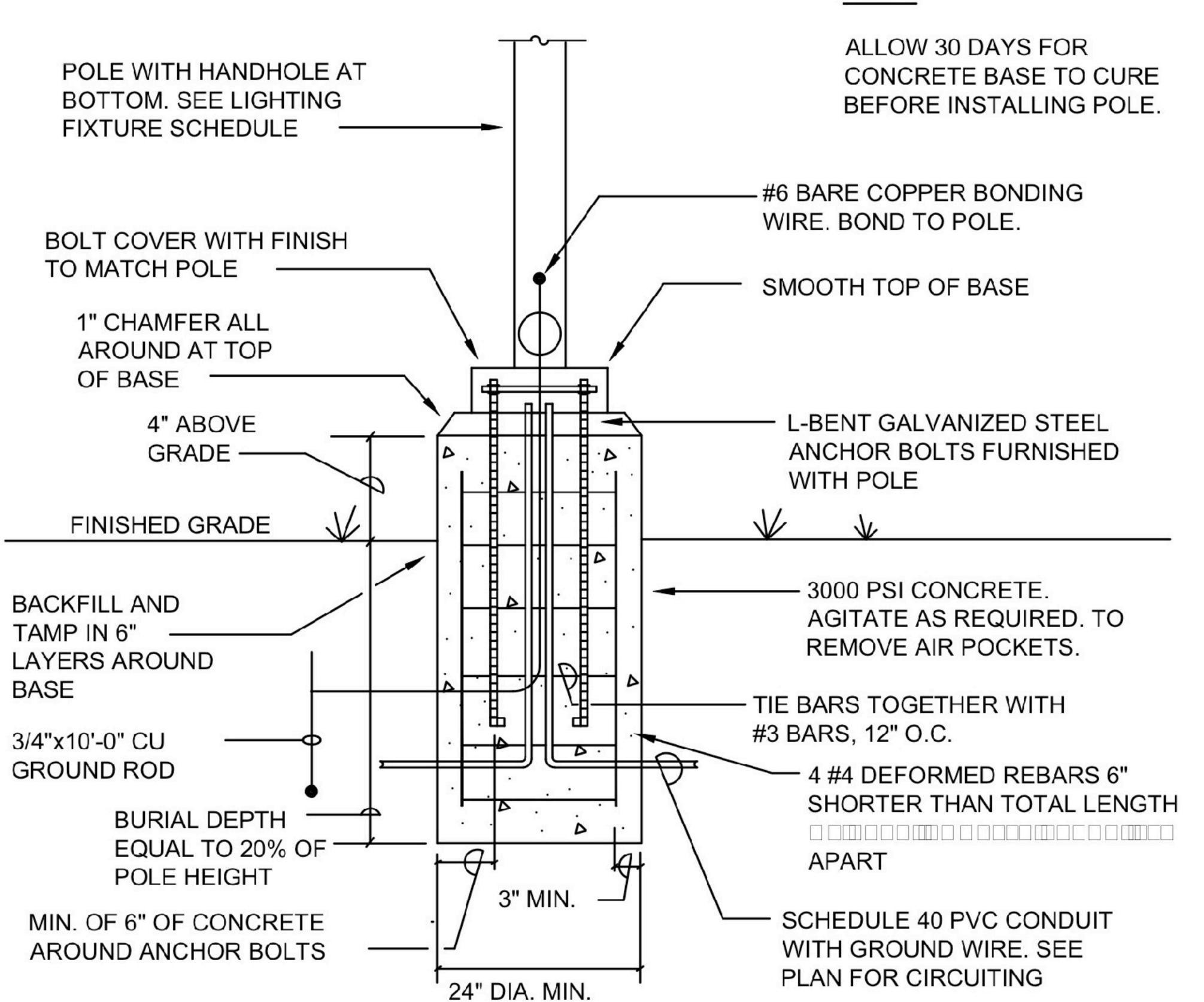
).0.10[0.11]0.11[0.11]0.2[0.21]0.21[0.21]0.21[0.21]0.11[0.11]0.11[0.11]0.01[0.01]0.0 $0.11_{1}0.11_{1}0.21_{1}0.31_{1}0.51_{1}0.91_{1}0.101_{1}0.0$ 0.0,0.1,0.1,0.2,0.4,1.1,3,48.2,8.0,6.0,4.6,6.5,5.6,2.4,0.8,0.4,0.2,0.2,6.2,0.3,0.4,0.4,0.6,0.3,0.2,0.2,0.1,0.1,0.1,0.0,0 1.0,0.0,0.1,0.1,0.3,0.8,2.7,8.2,9.6,6.4,3.9,4.1,3.2,2.0,0.9,0.6,0.3,0.2,0.3,8.3,8.6,8.9,1.1,1.2,0.5,0.4,0.2,0.1,0.1,0.0,0 0.010.0110.210.210.210.51.715.919.1-8.316.113.912.611.510.8106.204.0.410.612.010.2.613.51.610.910.410.110.110).0_0.0_0.0_0.1_0.1_0.1_0.3_1.0_2.0_7.0_9.2_6.5_3.6_2.2_1.\$_0.8_0.5_0.4_0.4_0.5_0.6_0.9_4.5_3.1_6.6_7.7_7.5.9_2.8_1.0_9.5_0.3_0).0,0.0,0.0,0.0,0.1,0.3,0.4,1.2,4.8,8.0,7.8,5.5,3.4,1.5,0.8,0.5,0.6,0.5,0.6,0.7,1.7,2.6,5.6,5.0,4.6,2.2,1.2,0.5,0.3,0).D_D.D_D.D_D.D_D.D_D.1_D.1_D.2_D.6\ 1.2_3.8\6:1_4.9_2.8_2.1_1.7_1.8_2/3/1.1_0/8/0.7_T.2_3.3_4.6_6/7_5.9_2.5_1/.1_D.7_D.3_D.1_D).D.O.D.D.D.D.D.D.D.D.D.D.D.D.1.D.1.D.2.18.3.D.4.D.4.D.4.D.5.1.D.1.6.3.2.2.4.1.3.1.3.1.3.1.1.1.1.2.1.0.9.D.6.D.2.D.1.D.1.D.1.D.1.D.0.D.D.).D_O.D_O.D_O.D_O.D_O.D_O.D_O.D_O.D_O.1_O.1_O.1_O.1_O.1_O.1_O.2_O.2_O.2_O.2_O.5_O.5_O.5_O.4_O.3_O.3_O.3_O.2_O.2_O.1_O.0_O.D_O.D_O.D_O





POLE MOUNTED PKG. LOT FIXTURE





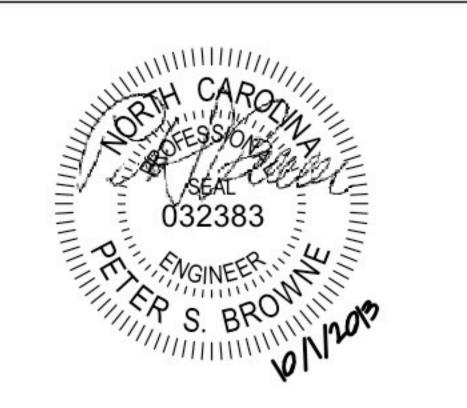
POLE MOUNTING DETAIL E2.4 / NO SCALE

DRAWING NOTES:





2010 south tryon st. suite 1a charlotte north carolina 28203 office.704.332.1615 web.www.odarch.com





Polivka, International

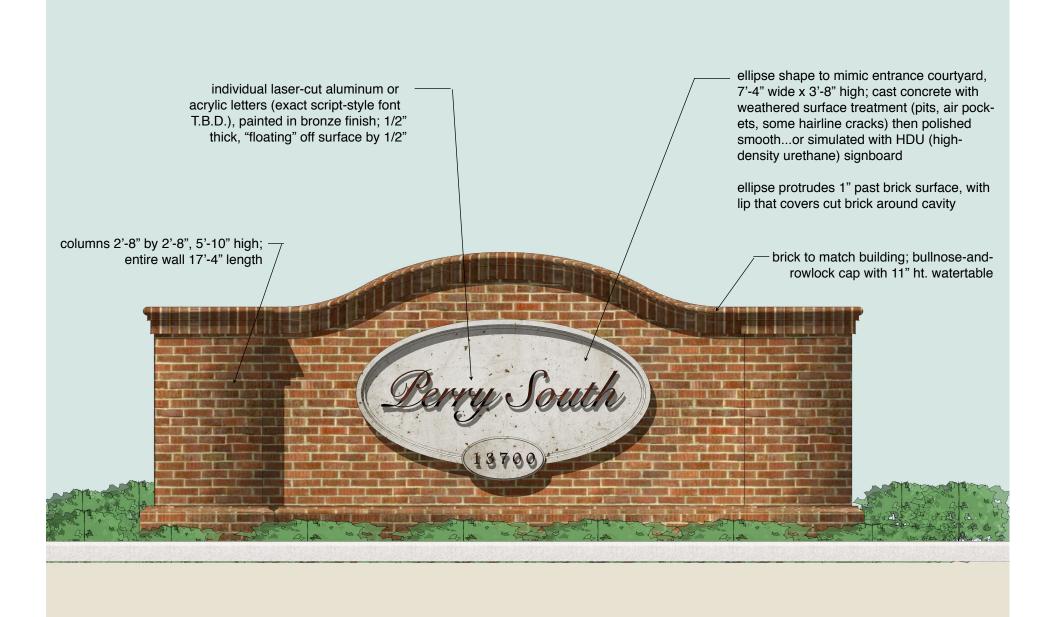
Weddington, North Carolina

ISSUE	:	DATE
TOWN SUBMITTAL	:	05.10.2013
PERMIT SUBMITTAL	:	05.10.2013
ZONING / OWNER COMMENTS	:	06.04.2013
CODE COMMENTS	:	08.06.2013
SEPTIC PUMP CKT ADDITION	:	09.27.2013
OWNER CHANGES	:	10.01.2013
CODE COMMENTS	:	11.04.2013
ELEVATOR CHANGE	:	12.09.2013
	;	
	:	
	;	
	:	
	:	

ELECTRICAL SITE PLAN -LIGHTING

E2.4A

SCALE: 1'' = 30' - 0''





ellipse logo & address area: 19.7 sf

height of monument: 7 -0" @ apex

PERRY SOUTH OFFICE BUILDING, WEDDINGTON, NORTH CAROLINA



ENTRY SIGN MONUMENT

PERSPECTIVE VIEW AT ENTRANCE ISLAND



Sec. 58-52, 58-53, 58-54 and 58-58.

The R-80 single-family district is established for areas of very low density residential development which is compatible with the land development plan's concept of retaining the rural character of the community. Densities need to be low due to the suitability of land, lack of public water and sewer, and the compatibility of surrounding development.

- (1) Permitted uses.
 - a. Single-family dwellings.
 - b. Mobile homes, classes A and B.
 - c. Agricultural uses. Structures housing poultry or livestock and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.
 - d. Horse farm or academy. Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
 - e. Family care home for up to six clients, provided that such home is not located within a one-half mile radius from an existing family care home.
 - f. Essential services, classes I and IV.
 - g. Customary home occupations in accordance with <u>section 58-7</u>
 - h. Day care centers, small group.
- (2) Conditional uses. The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271
 - a. Churches, synagogues and other places of worship, and their customary related uses.
 - b. Public and private schools serving all grades, including preschool facilities.
 - c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
 - d. Country clubs, fraternal, social and other civic organizations.
 - e. Emergency governmental service facilities, including police, fire and rescue.
 - f. Cemeteries.
 - g. Essential services, classes II and III.
 - h. Clubs.
 - i. Community centers.
 - Public parks and recreational facilities.

- k. Private airstrips, provided that:
 - The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
 - 2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
 - 3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
 - 4. The airstrip shall have been approved by the appropriate state and federal agencies.
- I. Telecommunication towers.
- m. Libraries.
- n. Planned residential developments, subject to the requirements of section 58-23
- o. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- p. Government or town facility.
- q. Land application of biosolids.
- r. Agritourism.
- s. Wedding, banquet and reception centers provided the lot is at least five acres. However, nothing shall prohibit one or more of these uses from being combined on a single five-acre lot. These uses shall not produce levels of noise or electronically amplified sound that is audible at levels greater than 60 db beyond the boundary of the property on which the facility is located. Further, no electronically amplified sound shall be audible beyond the property boundary between the hours of 10:00 p.m. and 9:00 a.m.

Sec. 58-60. MX mixed-use conditional district.



The MX mixed-use conditional district is hereby established in order to accommodate a highly limited type of mixed-use development in accordance with the intent described in subsection 58-5(3)b. Development in a MX mixed-use district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. MX district rezonings shall only occur in areas designated for future business in the land use plan.

After the public hearing, but prior to consideration of the rezoning request, the town council will either verify that the rezoning request is reasonable and consistent with the future land use map or will consider a change to the future land use map so that the rezoning would conform with the future land use map.

(1) Permitted uses.

- Offices and office buildings. Following is a list of examples of the types of offices permitted in an MX district. Although this list is not intended to exhaust the types of office uses permitted, other types of office uses are permissible only if they will not produce levels of noise, traffic, pedestrian activity or disturbances that exceed the levels of noise, traffic, pedestrian activity or disturbances commonly associated with the types of office uses listed below:
 - 1. Doctor's office.
 - 2. Insurance agency.
 - 3. Real estate agency.
 - 4. Stock brokerage firm.
 - 5. Tax preparation service.
 - 6. Travel agency.
 - 7. Small animal veterinary clinic.
- b. Retail uses. Following is a list of examples of the types of retail uses permitted in an MX district. Although this list is not intended to exhaust the types of retail uses permitted, other types of retail uses are permissible only if they will not produce levels of noise, traffic, pedestrian activity or disturbances that exceed the levels of noise, traffic, pedestrian activity or disturbances commonly associated with the types of retail uses listed below. Such retail uses may be in freestanding buildings or within a larger building:
 - 1. Antique shop.
 - 2. Arts and crafts store.
 - 3. Athletic goods shop.
 - 4. Automobile parts store.
 - 5. Bakery, retail.
 - Barbershop and beauty shop. 6.

- 7. Book and stationery store.
- 8. Clothing store.
- 9. Computer/electronics store.
- 10. Dance and gymnastic studio.
- 11. Department/variety store.
- 12. Dry cleaning service outlet (excluding dry cleaning and laundry plants).
- 13. Fabric stores.
- 14. Floor covering, wallpaper, paint and window covering stores.
- 15. Florist and gift shops.
- 16. Grocery stores.
- 17. Hardware stores.
- 18. Jewelry stores.
- 19. Music stores.
- 20. Pharmacies.
- 21. Photocopying shops.
- 22. Tailor, dressmaking and millinery shops.
- 23. Toy and hobby stores.
- 24. Video stores.
- c. Restaurants (excluding freestanding drive-in, drive-through and fast-food restaurants).
- d. Schools.
- e. Shopping centers.
- f. Essential services, classes I and II.
- g. Libraries, public.
- h. Town government buildings and facilities (indoors).
- i. Bank teller machines.
- j. Banks and financial institutions.
- k. Post offices.
- Postal stores and contract stations.
- m. Convenience stores (restrictions may be added by the town council, such as restrictions governing ingress/egress to the convenience store from major roads, architectural review, number of gas pumps, height of canopy, site location, hours of operation, etc.).
- n. Day care centers provided the lot is at least three acres.
- o. Conference centers.

DIAMOND FLOOR COVERING, INC P.O. BOX 2428 INDIAN TRAIL, NC 28079

Telephone: 704-846-5700 Fax: 704-882-4137

ES300043

Page 1

QUOTE

Sold To

TOWN OF WEDDINGTON
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104

TOWN OF WEDDINGTON TOWN HALL WEDDINGTON, NC 28104

Quote Date	Tele #1	PO Number	Quote Number
01/18/13			ES300043

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
	ALLOWANCE FOR CRPT	TBD	198.67 SY	18.00	3,576.06
	CARPET LABOR		198.67 SY	3.50	695.35
	TAKE UP CPT		198.67 SY	1.00	198.67
	MOVE FURNITURE		198.67 SY	1.00	198.67
	STEP LABOR		1.00 EA	125.00	125.00

- 01/18/13		3:31PM
Sales Representative(s):	Material:	3,576.06
AL DANIELS	Service:	1,217.69
	Misc. Charges:	0.00
We appreciate the opportunity to quote your work!	Sales Tax:	241.38
	Misc. Tax:	0.00
We can now do all your sub-floor repairs! Major or minor! Call today for an estimate!	QUOTE TOTAL:	\$5,035.13

ESTIMATE



Weddington Town Hall 1924 Weddington Rd Weddington NC 28104

Primary Contact: Pam Hadley

Estimate	93741
Date	11/07/13
Total	\$5,237.00
Payments	\$0.00
Balance Remaining	\$5,237.00

Cape Construction Restoration 10615 Industrial Drive Suite 100 Pineville NC 28134 704-200-9977

Item	Description	Unit Cost	Quantity	Line Total
23 Floor Coverings	Remove and dispose of existing glue down carpet. Install glue down TOWN CRIER - 758 SUEDE CAMEL using anchor E-240 4G pail big stick adhesive.	\$5,237.00	1.0	\$5,237.00

Subtotal \$5,237.00 Tax: \$0.00 **Total**: **\$5,237.00**

Terms

Due Upon Receipt (Accounts overdue beyond 30 days of billing will be charged at a interest rate of 18% per annum.)

Notes

ESTIMATE



Weddington Town Hall 1924 Weddington Rd Weddington NC 28104

Primary Contact: Pam Hadley

Estimate	93741
Date	11/07/13
Total	\$4,796.47
Payments	\$0.00
Balance Remaining	\$4,796.47

Cape Construction Restoration 10615 Industrial Drive Suite 100 Pineville NC 28134 704-200-9977

Item	Description	Unit Cost	Quantity	Line Total
23 Floor Coverings	Remove and dispose of existing glue down carpet. Install glue down SCHOLARSHIP 28 - GOLD using anchor E-240 4G pail big stick adhesive.	\$4,796.47	1.0	\$4,796.47

Subtotal \$4,796.47 Tax: \$0.00 **Total**: **\$4,796.47**

Terms

Due Upon Receipt (Accounts overdue beyond 30 days of billing will be charged at a interest rate of 18% per annum.)

Notes

INDEPENDENT CONTRACTOR AGREEMENT

THIS INDEPENDENT CONTRACTOR AGREEMENT (the "Agreement") dated this 2nd day of January, 2014

BETWEEN

Town of Weddington, Pam Hadley & Amy McCollum of 1924 Weddington Rd, Weddington,
North Carolina
(the "Customer")

- AND -

Cape Construction Company of 10615 Industrial Dr. Suite 100, Pineville, North Carolina (the "Contractor").

BACKGROUND:

- A. The Customer is of the opinion that the Contractor has the necessary qualifications, experience and abilities to provide services to the Customer.
- B. The Contractor is agreeable to providing such services to the Customer on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Customer and the Contractor (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

Services Provided

- 1. The Customer hereby agrees to engage the Contractor to provide the Customer with services (the "Services") consisting of:
 - Cape Construction will move furniture only. You will be responsible for moving the
 electronics and all the what-nots. This includes any books that are in bookcases that
 will need to be moved. Filing cabinets will NOT need to be emptied. Cape

Construction will not be scrapping up the old glue that is down now. It will not effect the sanding of the floors at a later date. Scrapping the floors could gouge the wood and do damage to the hardwood with scrapers. Cape Construction will be installing glue down SCHOLARSHIP 28 - GOLD using anchor E-240 4G pail big stick adhesive. installing.

2. The Services will also include any other tasks which the Parties may agree on. The Contractor hereby agrees to provide such Services to the Customer.

Term of Agreement

3. The term of this Agreement (the "Term") will begin on the date of this Agreement and will remain in full force and effect until the completion of the Services, subject to earlier termination as provided in this Agreement. The Term of this Agreement may be extended by mutual written agreement of the Parties.

Performance

4. The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

Currency

5. Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in USD (US Dollars).

Compensation

- 6. For the services rendered by the Contractor as required by this Agreement, the Customer will provide compensation (the "Compensation") to the Contractor of a fixed amount of \$4,796.47.
- 7. The Compensation will be payable upon completion of the Services.

Capacity/Independent Contractor

8. In providing the Services under this Agreement it is expressly agreed that the Contractor is acting as an independent contractor and not as an employee. The Contractor and the Customer acknowledge that this Agreement does not create a partnership or joint venture between them, and is exclusively a contract for service.

Notice

- 9. All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties of this Agreement as follows:
 - a. Town of Weddington, Pam Hadley & Amy McCollum 1924 Weddington Rd
 Weddington, North Carolina, 28/104
 Fax: (_____) ____-____

b. Cape Construction Company

Email: phadley2@me.com

10615 Industrial Dr. Suite 100 Pineville, North Carolina, 28134

Fax: 704-208-4410

Email: jon@capesc.com

or to such other address as any Party may from time to time notify the other.

Indemnification

10. The Contractor will indemnify and hold harmless the Customer from and against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever to the extent that any of the foregoing is proximately caused either by the negligent or wilful acts or omissions of the Contractor or its agents or representatives and that are incurred or paid after the date of this Agreement and which result from or arise out of the Contractor's participation in this Agreement. This indemnification will survive the termination of this Agreement.

Insurance

11. The Contractor will be required to maintain general liability insurance including coverage for bodily injury and property damage at a level that would be considered reasonable in the industry of the Contractor based on the risk associated with characteristics of this Agreement and only to the extent permitted by law. All insurance policies will remain materially unchanged for the duration of this Agreement.

Modification of Agreement

12. Any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidenced in writing signed by each Party or an authorized representative of each Party.

Time of the Essence

13. Time is of the essence in this Agreement. No extension or variation of this Agreement will operate as a waiver of this provision.

Assignment

14. The Contractor will not voluntarily or by operation of law assign or otherwise transfer its obligations under this Agreement without the prior written consent of the Customer.

Entire Agreement

15. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.

Titles/Headings

16. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement.

Gender

17. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

Governing Law

18. It is the intention of the Parties to this Agreement that this Agreement and the performance under this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of North Carolina, without regard to the jurisdiction in which any action or special proceeding may be instituted.

Severability

19. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.

Waiver

20. The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal on this 2nd day of January, 2014.

Town of Weddington, Pam Hadley & Amy
McCollum (Customer)
Cape Construction Company (Contractor)
Per:(SEAL)

The Union County 'Down to Earth Day' 2014 Planning Committee would like to invite the Town of Weddington to participate in our Earth Day event, Saturday, April 5th, 10am-3pm, at the Union County Agricultural Center and grounds. We would like to have all municipalities of Union County represented in some way, whatever works best to highlight your community. Sponsorship levels range from \$50 to \$2000. Booth fees are just \$25. Perhaps you may want to put together a 'Town Basket' with local items or gift cards for our raffle. We're open to other ideas you may have about how Weddington could participate and represent itself. The morning of the event we will host a 5K Trail Run/walk. We'd love to see 'Town Teams' participate (Compete!) in this Race! The race is posted on www.sportoften.com. I'll attach our letter to potential sponsors and the sponsorship levels form so you'll better understand what we're planning. It would be great if you would consider posting the event on your Facebook page?! Please let me know what you think.

Thank you, Tina Sagartz 704-882-0604







The Union County, **Down to Earth Day** 2014 Festival Planning Committee heartily invites you to become a sponsor of our celebration of Earth Day! In sponsoring this event, you will join other community leaders in Planting the Seeds of Change in Union County. The event will be held Saturday, April 5, 2014, at the Union County Agricultural Center, 3230 Presson Road, Monroe, NC. Our theme this year is "Healthy People/Healthy Community/Healthy Planet". Our mission is to educate our community about attaining and sustaining a healthy lifestyle and environment. **Down to Earth Day** will focus on our belief that Small Changes make a BIG difference in our communities and our planet!

Down to Earth Day 2014 is a free, county-wide celebration, made possible through the generous financial and in-kind support of our sponsors. We will have educational and fun activities for adults and children alike. In conjunction with the event, we will host a *5K Trail Run/Walk, and will host a Household Hazardous Waste collection* where citizens will be invited to drop off paints, chemicals, pesticides, electronics, tires, and other items that require environmentally safe disposal. Your sponsorship will help defray costs associated with the event such as advertising, T-shirts for the 5K participants, fees for the DJ and other entertainment, and various other parts of the event. The proceeds from the event will benefit the Union County Master Gardeners and help support their various community programs (see attached).

We value our sponsors and, in return for their contributions, will recognize them publicly using various media at the festival and in pre-event promotions. Your sponsorship of **Down to Earth Day** will help ensure the success of this great event, help us to attract residents from all communities in Union County and surrounding counties, and show your company's support of keeping Union County 'Healthy' one small step at a time. Attached is a description of Sponsorship Opportunities, with optional donation amounts from \$50 to \$2000. We invite you to review this information and ask that you participate in the sponsorship of **Down to Earth Day** at whatever level best suits your business. Please let us know if there are other ways that you may prefer to consider participating.

We are passionate about making Union County's **Down to Earth Day** not just our best event to date, but a resounding success! We hope that you agree that this is a worthwhile endeavor for our community and that you will want to be a part of it. We will be in touch with you soon to follow-up on the details of sponsorship and answer any questions you may have. Thank you for your consideration of this invitation and sponsorship request.

Jennifer Crumpler

Union County Public Works

Jennifer Crumpler

704-296-4213

jennifercrumpler@co.union.nc.us

Tina Sagartz UCEMGVA 704-882-0604

Christma Sagarty

cgsagartz@carolina.rr.com



DOWN TO EARTH DAY AND 5K TRAIL RUN Sponsorship Level Opportunities

Searth Olympian

\$2,000

- Company name will be on the Race Bib
- Company name will be included in email blast promoting event
- Company name/logo printed on the event T-shirts, premium position
- Company banner (if provided by Company) will have prominent display at event
- Company name featured on signage at event
- Public recognition at event
- Company name will be included on a sponsorship banner to be displayed at the event

Searth Champion

\$1,000

- Company name will be included in email blast promoting event
- Company name/logo printed on the back of the event T-shirts
- Company banner (if provided by Company) will have prominent display at event
- Company name featured on signage at event
- Public recognition at event
- Company name will be included on a sponsorship banner to be displayed at the event

S Earth Leader

\$500

- Company name/logo printed on the back of the event T-shirts
- Company banner (if provided by Company) will have prominent display at event
- Company name featured on signage at event
- Public recognition at event
- Company name will be included on a sponsorship banner to be displayed at the event

Searth Expert

\$250

- Company name printed on the back of the event T-shirts
- Company name featured on signage at event
- Public recognition at event
- Company name will be included on a sponsorship banner to be displayed at the event

S Earth Ally

\$100

- Company name will be printed on the back of the event T-shirts
- Public recognition at event
- Company name will be included on a sponsorship banner to be displayed at the event

Earth Partner

\$50

- Public recognition at event
- Company name will be included on a sponsorship banner to be displayed at the event

UNION COUNTY EXTENSION MASTER GARDENERS VOLUNTEER ASSOCIATION (UCEMGVA)

WHO WE ARE

We are a volunteer organization that has been serving our communities in Union County and surrounding areas of North Carolina, since 1989.

As part of the NC State Cooperative Extension program, our mission is to foster a 'partnership to create a sustainable community through education and implementation'. In other words, we like to help and teach our community about good gardening practices, composting, integrated pest management, and home grown food production, just to name a few.

Our home base is in the Union County Agricultural Center in Monroe, NC, where we maintain our Teaching Gardens and Greenhouse and host a periodic 'Ask a Master Gardener' Open House.

With the current established valuation of Master Gardener time of \$20.25 per hour, our members have provided Union County and the NC Agricultural Extension program with over 7000 volunteer hours of service valued at \$141,750.00 in 2012.

The Extension Master Gardener Program is taught one time per year, and consists of a set of 10 classes that include classroom education, field trips and mentoring activities. The class of 2012 was our largest to date with 43 graduates!

WHAT WE DO

The Master Gardeners of Union County participate in various community programs such as:

School Outreach and Speakers Bureau-Our volunteers present over 40 talks per year to Civic Organizations, Schools, and Churches, to an average of 1800 participants annually over the last three years. Our topics have included: Curb Appeal, Vermicomposting, Herbs, Pruning, Carolina Lawns, Butterfly Gardens, Perennials & Borders, Pollinators, and Vegetable Gardening.

Plant a Row-Through the efforts of 25+ volunteer drivers & donors, thus far in 2013, we have donated over 650 pounds of fresh produce and canned goods to 7 dedicated Union County area agencies whose focus is to help our neighbors in need. This translates into 2600+ meals for our Union County Neighbors. The participating agencies are: Loaves & Fishes of Union County, Operation Reachout, Christian Family Care Home, common Heart/common Ground, Matthews HELP Center, Turning Point, & Union County Community Shelter.

UNION COUNTY EXTENSION MASTER GARDENERS VOLUNTEER ASSOCIATION WHAT WE DO (continued)

Carolina Home Grown-A program which strives to build our local food community through education and advocacy. In this vein, we support the local Union County Farmers Markets in both the city of Monroe and Waxhaw. We highlight and assist with marketing local Community Gardens that can provide food for the community, schools and churches. We encourage more subscriptions to Community Supported Agriculture (CSA) allowing consumers to buy local seasonal food directly from a farmer.

10% Campaign- Building North Carolina's Local Food Economy, our volunteers work to expand local and sustainable food systems outreach and education, and encourage consumers to commit 10% of their existing food dollars to support local food producers.

Together with Union County, our volunteers participate in the planning, organizing, and presentation of 'Down to Earth Day', an educational and fun festival celebrating the communities and citizens of Union County.

We offer Successful Gardener classes (open to the public) on various topics such as composting, tree care, propagation, native plants, the edible landscape, and container gardening. In the last two years we have offered 22 classes to an average of 20 attendees per class.

We monitor a 24/7 call system called the **Growline** for Union County. This allows anyone in the community to call or email us with gardening questions. We have received an average of 25 inquires monthly over the last three years.

We maintain a **Web** site on which we publish useful and informative gardening information. The questions received through the Growline are used as a resource in the development of our Q & A section and the development of articles for the website: www.mastergardenersunioncountync.org

We hold **Three Sales Events** per year: a Tree Sale in February, a Spring Plant Sale, and a Fall Bulb and Plant Sale at which we serve nearly 400 customers annually.

To encourage budding future farmers, we annually award **4H scholarships**. This year, 4 students received an equal share of \$1300.

Starting in 2014, we will annually award a **UCEMGVA** Scholarship to a senior graduating from a Union County School and going to a NC college or university to major in botany, environmental studies, forestry, landscape architecture, horticulture, crop sciences, local foods, animal husbandry or related fields.

Also in the works for 2014, an **educational grant program** to help teachers in Union County Public Schools fund innovative projects which have a positive effect on the environment.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Amy S. McCollum, Town Administrator

DATE: January 9, 2014

SUBJECT: <u>Council Retreat</u>

The Town Council Retreat is scheduled for Thursday, February 6 (12 to 5) and Friday, February 7 from 9 to 5 at the Firethorne Country Club. Chairman Dorine Sharp and Vice-Chairman Rob Dow are planning to attend on behalf of the Planning Board. Town Staff will include Attorney Fox, Finance Officer Leslie Gaylord and myself.

Please submit agenda items to me by January 20. I am still receiving proposals to have a facilitator at the retreat. At the present time the proposals are ranging from \$1,200 to \$2,500. I will have more information on that Monday night. The use of a facilitator was not budgeted for the retreat.

Please let me know if you have any questions. Thank you.



TOWN OF WEDDINGTON MEMORANDUM

DATE: 1/13/14 **TO:** MAYOR

TOWN COUNCIL

CC: AMY MCCOLLUM, TOWN CLERK

FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER

RE: UPDATE FROM PLANNING/ZONING OFFICE

- At their December 16th meeting, the Planning Board approved the Sketch Plan application from Pulte Homes for a 48 lot conservation subdivision called The Haven. The applicant can now submit their Preliminary Plat for review.
- Staff has received a Preliminary application for the six lot Graham Hall subdivision located on Weddington-Matthews Road across from Weddington Swim and Racquet Club. This plan will be on the January 27th Planning Board agenda.
- Staff has received a Preliminary Plat application for the 15 lot Bard Property subdivision located on Hemby Road. This plan will be on the February 24th Planning Board agenda.
- Staff has received a Sketch Plan application for the six lot Ascot Estates subdivision located on Weddington Road across from the WCWAA.
- The following items were on the December 16th Planning Board agenda:
 - o Perry South Construction Documents
 - o The Haven Subdivision Sketch Plan-Approved
 - o Vintage Creek Entrance Monument Signs-Approved
- The following items will be on the January 27th Planning Board agenda:
 - o Graham Hall Subdivision Preliminary Plat
 - o Text Amendments addressing the new NCDOT Subdivision Street Policy
 - o Text Amendment regarding Corner Lots abutting major/minor thoroughfares
- The Town of Weddington issued a total of 436 permits 2013. Following is a breakdown:
 - o New Homes-150
 - o Compliance Certificates-114
 - o Accessory Structures (Pools, Detached Garages, Buildings, etc.)-49
 - o Upfits (Interior Modifications to Home) and Additions-123

In 2012 the Town issued 89 permits for new homes, 71 upfit and addition permits, 37 accessory permits and 50 certificates of compliance permits. In 2011 the Town issued 51 permits for new homes, 74 upfit and addition permits, 31 accessory permits and 42

certificates of compliance permits. In 2010 the Town issued 34 permits for new homes, 80 upfit and addition permits and 51 accessory permits.



Union County Sheriff's Office Events By Nature

1/6/2014 4:29:59PM

For the Month of: December 2013

Event Type	<u>Total</u>
911 HANG UP	37
911 MISDIAL	4
ABANDONED VEHICLE	2
ACCIDENT EMD	2
ACCIDENT HITRUN PD LAW	1
ACCIDENT PD COUNTY NO EMD	21
ALARMS LAW	44
ANIMAL BITE REPORT LAW	3
ANIMAL COMP SERVICE CALL LAW	7
ASSAULT IN PROGRESS LAW	1
ASSAULT SIMPLE LAW	1
ASSIST EMS OR FIRE	1
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	3
BARKING DOG	1
BOLO	8
BURGLARY HOME OTHER NONBUSNESS	1
BURGLARY VEHICLE	2
BUSINESS CHECK	100
CALL BY PHONE	12
DELIVER MESSAGE	2
DISCHARGE OF FIREARM	4
DISTURBANCE OR NUISANCE	5
DOMESTIC DISTURBANCE	2
DRUG INFORMATION NOT IN PROGR	1
ESCORT	2
FOLLOW UP INVESTIGATION	5
FRAUD DECEPTION FORGERY	2
FUNERAL ESCORT	1

Event Type	<u>Total</u>
HARASSMENT STALKING THREATS	3
IMPROPERLY PARKED VEHICLE	1
INVESTIGATION	2
JURISDICTION CONFIRMATION LAW	6
LARCENY THEFT	3
LIVE STOCK ON HIGHWAY	1
LOST OR FOUND PROPERTY	2
MEET REQUEST NO REFERENCE GIVN	1
MOTORIST ASSIST	8
NC DOT MISCELLANEOUS	4
NOISE COMPLAINT	2
PREVENTATIVE PATROL	349
PROP DAMAGE VANDALISM MISCHIEF	6
PUBLIC SERVICE	2
PUBLIC WORKS CALL	3
RADAR PATROL INCLUDING TRAINIG	10
REFERAL OR INFORMATION CALL	1
RESIDENTIAL CHECK	1
SEARCH CONDUCTED BY LAW AGNCY	2
SERVE CIVIL PAPER	2
SERVE DOMESTIC VIOL ORDER	1
SERVE WARRANT	7
STRUCTURE FIRE EFD	2
SUICIDAL THREAT EPD	1
SUSPICIOUS CIRCUMSTANCES	4
SUSPICIOUS PERSON	6
SUSPICIOUS VEHICLE	15
THEFT OF VEHICLE OR PARTS	1
TRAFFIC STOP	54
TRESPASSING UNWANTED SUBJ	3
UNAUTHORIZED USE	1
UNKNOWN LAW 3RD PARTY	1
WELL BEING CHECK	2

Event Type Total

Total Calls for Month: 783

Town of Weddington

December, 2013

Wesley Chapel Fire Department Responses

Fire Districts PV4, PV5, PV7 and PV8

INCIDENT TYPE	TOTAL CALLS
ACCIDENT EMD	2
CHEST PAIN EMD	1
FALLS EMD	1
ELECTRICAL HAZARD EFD	1
SEIZURE EMD	1
SICK PERSON EMD	3
TRAUMATIC INJURIES EMD	1
FIRE ALARM NONCOMMERICAL EFD	3
HEMORRHAGE LACERATION EMD	1
FALLS EMD	1
VEHICLE FIRE EFD	1
UNCONSCIOUS FAINTING EMD	1
COMMERCIAL ALARM	1
TOTAL	18

Wesley Chapel VFD responded to 25 total incidents in the Town of Weddington in December. There were 3 fire alarms, 2 structure fires and 1 accident for mutual aid.

Wesley Chapel Volunteer Fire Department

Incident Type Report (Summary)

Alarm Date Between $\{12/01/2013\}$ And $\{12/31/2013\}$

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
	1	0.86%	\$0	0.00%
	1	0.86%	\$0	0.00%
1 Fire				
111 Building fire	2	1.72%	\$0	0.00%
112 Fires in structure other than in a building	2	1.72%	\$0	0.00%
130 Mobile property (vehicle) fire, Other	1	0.86%	\$0	0.00%
131 Passenger vehicle fire	1	0.86%	\$0	0.00%
143 Grass fire	1	0.86%	\$0	0.00%
150 Outside rubbish fire, Other	1	0.86%	\$0	0.00%
	8	6.89%	\$0	0.00%
3 Rescue & Emergency Medical Service Incident				
311 Medical assist, assist EMS crew	6	5.17%	\$0	0.00%
320 Emergency medical service, other	2	1.72%	\$0	0.00%
321 EMS call, excluding vehicle accident with	42	36.20%	\$0	0.00
322 Motor vehicle accident with injuries	6	5.17%	\$0	0.00
324 Motor Vehicle Accident with no injuries	8	6.89%	\$0	0.009
352 Extrication of victim(s) from vehicle	1	0.86%	\$0	0.00
381 Rescue or EMS standby	2	1.72%	\$0	0.00
	67	57.75%	\$0	0.00%
4 Hazardous Condition (No Fire)				
444 Power line down	1	0.86%	\$0	0.00%
	1	0.86%	\$0	0.00%
5 Service Call				
500 Service Call, other	1	0.86%	\$0	0.00%
	1	0.86%	\$0	0.00%
6 Good Intent Call				
611 Dispatched & cancelled en route	7	6.03%	\$0	0.00%
631 Authorized controlled burning	1	0.86%	\$0	0.00%
	8	6.89%	\$0	0.00%
7 False Alarm & False Call				
700 False alarm or false call, Other	8	6.89%	\$0	0.00%
714 Central station, malicious false alarm	1	0.86%	\$0	0.00%
	113		_	

Wesley Chapel Volunteer Fire Department

Incident Type Report (Summary)

Alarm Date Between $\{12/01/2013\}$ And $\{12/31/2013\}$

		Pct of	Total	Pct of
Incident Type	Count	Incidents	Est Loss	Losses
7 False Alarm & False Call				
715 Local alarm system, malicious false alarm	1	0.86%	\$0	0.00%
735 Alarm system sounded due to malfunction	7	6.03%	\$0	0.00%
736 CO detector activation due to malfunction	3	2.58%	\$0	0.00%
745 Alarm system activation, no fire -	7	6.03%	\$0	0.00%
	27	23.27%	\$0	0.00%
9 Special Incident Type				
900 Special type of incident, Other	3	2.58%	\$0	0.00%
	3	2.58%	\$0	0.00%
Total Incident Count: 116	otal Es	t Loss:	\$0	

114

PROVIDENCE VFD

<u>Monthly Training-</u> Providence VFD members completed a total of 400.45 hours of training in December. This total includes training taken both in-house and out-of-house.

<u>Calendar Year Training-</u> Our members completed an astounding 7290 hours of training throughout the year. This was a significant increase compared to 2012 due to the exceptional efforts of our training officer and implementation of our new training incentive program.

<u>Highway 55 Benefit:</u> Highway 55 Burgers, has agreed to host a benefit night where 10% of the sales will go to the Mike Demartini fund. The event is scheduled for January 15th, 2014 from 5pm-10pm. For more information please visit the www.providencevfd.com or email Travis Manning at tmanning@providencevfd.com.

Call Statistic Month End

Union County:

Fire $33 + \text{EMS} \quad 19 = \text{Total} \quad 52$

Mecklenburg County:

Fire 4 + EMS = 0 = Total = 04

Department Total:

Fire 37

EMS 19 Total 56

Call statistics Calendar Year End:

Can statistics Care	nuai i cai En
	EMS
FIRE CALLS	CALLS
19	22
33	16
29	14
12	12
26	10
34	10
25	10
38	26
21	7
14	14
30	7
37	19
318	167

TOTAL 2013	485

Joshua Dye, Chief Providence VFD Cell 980-229-5865 Station 704-846-1111 ext.1 chief@providencevfd.com

Providence Volunteer Fire Department Income & Expense Budget Performance December 2013

	Dec 13	Budget	\$ Over Budget	Jul - Dec 13	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
110 · Subsidies							
111 · Mecklenburg Cty	4,122.33	5,416.66	-1,294.33	28,856.31	32,500.04	-3,643.73	65,000.00
112 · Union County	3,785.00			6,695.00			
113 · Town of Weddington	45,500.00	45,500.00	0.00	284,275.00	273,000.00	11,275.00	546,000.00
116 · Town of Weddington - Other	0.00			71,429.41			
117 · Mecklenburg Cty Radio Subsidy	0.00	1,300.66	-1,300.66	0.00	7,804.04	-7,804.04	15,608.00
Total 110 · Subsidies	53,407.33	52,217.32	1,190.01	391,255.72	313,304.08	77,951.64	626,608.00
120 · Dues & Fees							
121 · Union County Fire Fees	0.00	833.33	-833.33	6,260.86	5,000.02	1,260.84	10,000.00
Total 120 · Dues & Fees	0.00	833.33	-833.33	6,260.86	5,000.02	1,260.84	10,000.00
130 · Vol Donations							
131 · Memorials	0.00	41.66	-41.66	0.00	250.04	-250.04	500.00
134 · Other	500.00	250.00	250.00	5,644.78	1,500.00	4,144.78	3,000.00
130 · Vol Donations - Other	47.70			831.70			
Total 130 · Vol Donations	547.70	291.66	256.04	6,476.48	1,750.04	4,726.44	3,500.00
140 · Other Income							
142 · Fire Fighters' Relief Fund	0.00	416.66	-416.66	1,047.59	2,500.04	-1,452.45	5,000.00
143 · Fuel Tax Refund	0.00	83.33	-83.33	0.00	500.02	-500.02	1,000.00
144 · Sales Tax Refund	0.00	250.00	-250.00	0.00	1,500.00	-1,500.00	3,000.00
145 · Interest	0.00	250.00	-250.00	1.88	1,500.00	-1,498.12	3,000.00
147 · Medic-EMS Reimbursement	1,048.05	1,000.00	48.05	6,247.20	6,000.00	247.20	12,000.00
148 · Firemen Relief Interest	0.00			2.69			
155 · Christmas Fundraising Income	5,098.00	5,000.00	98.00	5,098.00	5,000.00	98.00	5,000.00
156 · Newsletter Income	0.00			0.00	7,500.00	-7,500.00	7,500.00
Total 140 · Other Income	6,146.05	6,999.99	-853.94	12,397.36	24,500.06	-12,102.70	36,500.00
150 · Uncategorized Income	0.00			325.00			
Total Income	60,101.08	60,342.30	-241.22	416,715.42	344,554.20	72,161.22	676,608.00
Expense							
200 · Administration							
202 · Legal Fees	0.00	416.66	-416.66	546.50	2,500.04	-1,953.54	5,000.00
203 · Building Upgrade Fees	343.00			18,074.11			
204 · Ladder Shed Upgrade Fees	0.00			79,666.38			
209 · Annual Dinner/Award	0.00			0.00			4,000.00
210 · Fire Chief Discretionary	9.17	166.66	-157.49	422.93	1,000.04	-577.11	2,000.00
211 · Bank Charges & Credit Card Fee		20.83	-20.83	163.54	125.02	38.52	250.00
212 · Prof Fees	450.00	458.33	-8.33	2,700.00	2,750.02	-50.02	5,500.00
213 · Computer Upgrades	0.00	166.66	-166.66	2,270.00	1,000.04	1,269.96	2,000.00
214 · Off Supplies	53.56	208.33	-154.77	574.86	1,250.02	-675.16	2,500.00
215 · Printing/Newsletter	0.00			1,280.00	3,000.00	-1,720.00	3,000.00
216 · Postage	44.62	125.00	-80.38	1,129.04	750.00	379.04	1,500.00
217 · Dues, Subscriptions, & Internet		62.50	-14.50	269.50	375.00	-105.50	750.00
218 · Fire Fighters' Association	0.00			0.00			500.00
219 · Miscellaneous	229.25	166.66	62.59	1,227.91	1,000.04	227.87	2,000.00
Total 200 · Administration	1,177.60	1,791.63	-614.03	108,324.77	13,750.22	94,574.55	29,000.00

Page 1 of 3

Providence Volunteer Fire Department Income & Expense Budget Performance December 2013

	Dec 13	Budget	\$ Over Budget	Jul - Dec 13	YTD Budget	\$ Over Budget	Annual Budget
220 · Insurance							
221 · Business Auto	0.00			8,727.00			
223 · Vol. Fire Fighters' Workers Com	0.00			0.00			8,000.00
224 · Commercial Package	0.00	20,000.00	-20,000.00	15,537.00	20,000.00	-4,463.00	20,000.00
226 · Accident & Sickness Policy	0.00			1,910.00			
Total 220 · Insurance	0.00	20,000.00	-20,000.00	26,174.00	20,000.00	6,174.00	28,000.00
225 · Drug Testing/Physical Exams	0.00	416.66	-416.66	915.00	2,500.04	-1,585.04	5,000.00
230 · Taxes							
231 · Sales Taxes							
232 · Meck CO.	1,025.30	125.00	900.30	3,913.80	750.00	3,163.80	1,500.00
233 - Union County	617.35	33.33	584.02	1,391.37	200.02	1,191.35	400.00
Total 231 · Sales Taxes	1,642.65	158.33	1,484.32	5,305.17	950.02	4,355.15	1,900.00
236 · Property Tax	0.00	8.33	-8.33	0.00	50.02	-50.02	100.00
237 · Freight	346.66	8.33	338.33	416.13	50.02	366.11	100.00
Total 230 · Taxes	1,989.31	174.99	1,814.32	5,721.30	1,050.06	4,671.24	2,100.00
300 · Build Maintenance							
370 · Security Monitoring	0.00			261.00			
310 · Cleaning	0.00			0.00	125.00	-125.00	500.00
320 · Landscaping & Lawn Care	0.00	208.33	-208.33	2,750.00	1,250.02	1,499.98	2,500.00
330 · Trash and Landfill	50.00	41.66	8.34	300.00	250.04	49.96	500.00
340 · Pest Control	0.00			385.00	500.00	-115.00	500.00
350 · Maintenance Supplies	1,253.23	416.66	836.57	4,861.30	2,500.04	2,361.26	5,000.00
351 · Furniture	0.00	166.66	-166.66	700.00	1,000.04	-300.04	2,000.00
360 ⋅ Repairs	190.00	833.33	-643.33	2,318.00	5,000.02	-2,682.02	10,000.00
Total 300 · Build Maintenance	1,493.23	1,666.64	-173.41	11,575.30	10,625.16	950.14	21,000.00
400 · Utilities							
410 · Electric	738.57	833.33	-94.76	4,123.25	5,000.02	-876.77	10,000.00
420 · Natural Gas	0.00	291.66	-291.66	386.58	1,750.04	-1,363.46	3,500.00
430 · Telephone	351.51	291.66	59.85	2,112.66	1,750.04	362.62	3,500.00
440 · Water	0.00	41.66	-41.66	400.51	250.04	150.47	500.00
Total 400 · Utilities	1,090.08	1,458.31	-368.23	7,023.00	8,750.14	-1,727.14	17,500.00
500 · Fire Fighters' Equip/Training							
510 · Clothing							
512 · Dress Uniforms	0.00	166.66	-166.66	0.00	1,000.04	-1,000.04	2,000.00
513 - Clothing - Other	0.00	416.66	-416.66	1,300.71	2,500.04	-1,199.33	5,000.00
Total 510 · Clothing	0.00	583.32	-583.32	1,300.71	3,500.08	-2,199.37	7,000.00
520 · Equipment							
521 · Radios\ Pagers - New	0.00	250.00	-250.00	2,700.00	1,500.00	1,200.00	3,000.00
522 · Radios\ Pagers - Maintenance	0.00	83.33	-83.33	2,484.90	500.02	1,984.88	1,000.00
523 · Equipment - New	1,966.00	750.00	1,216.00	9,925.55	4,500.00	5,425.55	9,000.00
524 · Equipment - Maintenance	4,003.44	416.66	3,586.78	9,465.02	2,500.04	6,964.98	5,000.00
525 · Firefighting Supplies	0.00	416.66	-416.66	515.00	2,500.04	-1,985.04	5,000.00
528 · Mecklenburg Radio Contract	0.00	1,300.66	-1,300.66	9,916.68	7,804.04	2,112.64	15,608.00
Total 520 · Equipment	5,969.44	3,217.31	2,752.13	35,007.15	19,304.14	15,703.01	38,608.00

Page 2 of 3

Providence Volunteer Fire Department Income & Expense Budget Performance December 2013

	Dec 13	Budget	\$ Over Budget	Jul - Dec 13	YTD Budget	\$ Over Budget	Annual Budget
529 · PPE (Personal Protective Equip)	6,817.42	2,916.66	3,900.76	12,893.77	17,500.04	-4,606.27	35,000.00
530 · Medical	-,-	,	-,	,	,	,	,
531 · Equipment	0.00			3,007.00			
532 · Supplies	145.39	208.33	-62.94	1,510.45	1,250.02	260.43	2,500.00
533 · Waste	236.68	125.00	111.68	1,347.88	750.00	597.88	1,500.00
Total 530 · Medical	382.07	333.33	48.74	5,865.33	2,000.02	3,865.31	4,000.00
540 · Training							
541 · Seminars	60.00	1,075.00	-1,015.00	1,338.82	6,450.00	-5,111.18	12,900.00
542 · Books	0.00	125.00	-125.00	1,613.17	750.00	863.17	1,500.00
543 · PR Literature	0.00	125.00	-125.00	0.00	750.00	-750.00	1,500.00
544 · Other - Training Bonus	0.00	1,958.33	-1,958.33	3,570.00	11,750.02	-8,180.02	23,500.00
540 · Training - Other	85.00	,	,	85.00	,	-,	-,
Total 540 · Training	145.00	3,283.33	-3,138.33	6,606.99	19,700.02	-13,093.03	39,400.00
Total 500 · Fire Fighters' Equip/Training	13,313.93	10,333.95	2,979.98	61,673.95	62,004.30	-330.35	124,008.00
600 · Fire Engines							
620 · '99 Southern Coach Eng #322	8,316.26	1,250.00	7,066.26	24,047.95	7,500.00	16,547.95	15,000.00
635 · '93 KME Engine #323	3,335.66	833.33	2,502.33	14,240.95	5,000.02	9,240.93	10,000.00
640 · '03 Red Diamond #324	0.00	500.00	-500.00	1,237.70	3,000.00	-1,762.30	6,000.00
650 · '02 Ford Quesco Brush #326	0.00	166.66	-166.66	510.11	1,000.04	-489.93	2,000.00
660 · '95 Intern\Hackney Squad #32	0.00	416.66	-416.66	586.02	2,500.04	-1,914.02	5,000.00
680 · '06 KME Pumper #321	2,196.32	1,333.33	862.99	11,636.71	8,000.02	3,636.69	16,000.00
681 · Diesel Fuel	1,655.93	1,583.33	72.60	9,155.43	9,500.02	-344.59	19,000.00
682 · Gasoline	27.40	16.66	10.74	96.15	100.04	-3.89	200.00
683 · Cleaning Supplies	0.00	83.33	-83.33	0.00	500.02	-500.02	1,000.00
684 · Miscellaneous Parts	75.00	83.33	-8.33	433.76	500.02	-66.26	
685 · Fire Engines - Other	0.00	500.00	-500.00	0.00	3,000.02	-3,000.00	1,000.00 6,000.00
Total 600 · Fire Engines	15,606.57	6,766.63	8,839.94	61,944.78	40,600.22	21,344.56	81,200.00
800 · Firefighters Payroll							
801 · Payroll - Day Shift (Hourly)	13,516.00	17,480.00	-3,964.00	94,722.75	104,880.00	-10,157.25	209,760.00
809 · Payroll - Day Shift (Stipend)	2,520.00	1,500.00	1,020.00	10,860.00	9,000.00	1,860.00	18,000.00
802 · Payroll - Night Shift (Hourly)	8,764.00	9,490.00	-726.00	57,878.00	56,940.00	938.00	113,880.00
810 · Payroll - Night Shift (Stipend)	2,410.00	1,825.00	585.00	12,990.00	10,950.00	2,040.00	21,900.00
808 · Payroll Expenses	2,110.00	1,020.00	000.00	12,000.00	10,000.00	2,010.00	21,000.00
FICA	2,081.51	1,798.58	282.93	13,498.48	10,791.52	2,706.96	21,583.00
SUTA	233.36	500.00	-266.64	1,743.61	3,000.00	-1,256.39	6,000.00
808 · Payroll Expenses - Other	97.50	125.00	-27.50	573.70	750.00	-176.30	1,500.00
Total 808 · Payroll Expenses	2,412.37	2,423.58	-11.21	15,815.79	14,541.52	1,274.27	29,083.00
Total 000 · T ayroll Expenses	2,412.57	2,423.30	-11.21	13,013.79	14,541.52	1,214.21	29,003.00
Total 800 · Firefighters Payroll	29,622.37	32,718.58	-3,096.21	192,266.54	196,311.52	-4,044.98	392,623.00
850 · Christmas Fundraising Expense	1,908.05	75.005.55		3,712.55	4,000.00	-287.45	4,000.00
Total Expense	66,201.14	75,327.39	-9,126.25	479,331.19	359,591.66	119,739.53	704,431.00
Net Ordinary Income	-6,100.06	-14,985.09	8,885.03	-62,615.77	-15,037.46	-47,578.31	-27,823.00
Net Income	-6,100.06	-14,985.09	8,885.03	-62,615.77	-15,037.46	-47,578.31	-27,823.00

118

Page 3 of 3

3:36 PM 01/03/14 Cash Basis

Providence Volunteer Fire Department Balance Sheet

As of December 31, 2013

	Dec 31, 13
ASSETS	
Current Assets	
Checking/Savings	
Checking Accounts	
6542 · BB&T Construction Acct.	-171,593.12
BB&T Checking-5119	42,531.65
BOA Payroll-7449	20,217.84
Total Checking Accounts	-108,843.63
CD - BBT - 0094 (02/10/14)	119,487.22
Firemen Relief-BOA-8254	39,755.48
Total Checking/Savings	50,399.07
Other Current Assets	
Accounts Receivable Auditor	50,000.00
Total Other Current Assets	50,000.00
Total Current Assets	100,399.07
Fixed Assets	
CIP - Firehouse Construction	415,672.53
Air Packs	73,087.70
Bauer Vertecon Air Compressor	40,000.00
·	•
Commercial Protector System	2,112.50
Dexter T-400 Washer\Extractor	3,611.00
Fire Fighter Main Equipment	2,448.00
Groban Electric Generator	5,000.00
Ladder Truck Building	32,452.08
Total Fixed Assets	574,383.81
Other Assets	
1993 KME Engine #323	50,000.00
1996 Internat'l #32	119,365.76
1999 SouthCo #322	274,231.58
2002 Ford #326	44,029.33
2003 Red Diamond #324	240,302.00
2006 KME Pumper #321	400,555.50
Building	346,812.09
Equip	27,615.37
Land	12,590.00
X Accum Depr	-1,124,844.71
-	
Total Other Assets	390,656.92
TOTAL ASSETS	1,065,439.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accounts Payable Auditor	50,000.00
Accounts Fayable Additor	30,000.00

3:36 PM 01/03/14 Cash Basis

Providence Volunteer Fire Department Balance Sheet

As of December 31, 2013

	Dec 31, 13
2100 · Payroll Liabilities	853.78
Total Other Current Liabilities	50,853.78
Total Current Liabilities	50,853.78
Total Liabilities	50,853.78
Equity	
3900 · Retained Earnings	1,077,201.79
Net Income	-62,615.77
Total Equity	1,014,586.02
TOTAL LIABILITIES & EQUITY	1,065,439.80

TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2013-2014

12/01/2013 TO 12/31/2013

	12/01/2013 TO 12/31/2			
	CURRENT PERIOD	YEAR-TO-DATE	<u>BUDGETED</u>	% BUDGET REM
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	142,436.71	738,742.87	975,000.00	24
10-3102-110 AD VALOREM TAX - 1ST PRIOR		6,041.60	7,000.00	14
10-3103-110 AD VALOREM TAX - NEXT 8 YRS		2,901.41	1,000.00	-190
10-3110-121 AD VALOREM TAX - MOTOR VEI		34,702.16	60,000.00	42
10-3115-180 TAX INTEREST	11.46	542.99	2,250.00	76
			,	40
10-3231-220 LOCAL OPTION SALES TAX REV		93,100.17	156,000.00	
10-3322-220 BEER & WINE TAX	0.00	0.00	43,350.00	100
10-3324-220 UTILITY FRANCHISE TAX	112,933.73	205,576.22	407,000.00	49
10-3340-400 ZONING & PERMIT FEES	2,060.00	16,792.50	10,000.00	-68
10-3350-400 SUBDIVISION FEES	3,000.00	58,400.00	2,000.00	-2,820
10-3830-891 MISCELLANEOUS REVENUES	992.50	2,774.86	1,500.00	-85
10-3831-491 INVESTMENT INCOME	0.00	1,874.18	13,000.00	86
TOTAL REVENUE	293,372.60	1,161,448.96	1,678,100.00	31
TOTAL NEVER OF	273,372.00	1,101,110.50	1,070,100.00	31
A PARTED AND A MARKET O	202.252.60	1 1 51 1 10 0 5	1 (50 100 00	
AFTER TRANSFERS	293,372.60	1,161,448.96	1,678,100.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	62,718.75	376,312.50	752,625.00	50
10-4110-127 FIRE DEPARTMENT GRANT	0.00	0.00	80,000.00	100
10-4110-128 POLICE PROTECTION	0.00	119,694.00	240,000.00	50
10-4110-192 ATTORNEY FEES	0.00	34,368.93	90,000.00	62
10-4110-195 ELECTION EXPENSE	0.00	0.00	11,000.00	100
10-4110-340 EVENTS & PUBLICATIONS				
	1,522.74	3,850.84	5,500.00	30
10-4110-341 WEDDINGTON FESTIVAL	0.00	95.60	10,000.00	99
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	0.00	6,240.00	100
10-4110-343 EASTER EGG HUNT	0.00	0.00	500.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	0.00	510.00	100
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,600.00	100
TOTAL EXPENDITURE	64,241.49	534,321.87	1,199,975.00	55
BEFORE TRANSFERS	-64,241.49	-534,321.87	-1,199,975.00	
A LYPED TO A NOTED C	64.241.40	524 221 97	1 100 075 00	
AFTER TRANSFERS	-64,241.49	-534,321.87	-1,199,975.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	6,026.40	37,883.66	73,500.00	48
10-4120-123 SALARIES - TAX COLLECTOR	3,474.20	20,774.69	43,500.00	52
10-4120-124 SALARIES - FINANCE OFFICER	806.56	7,395.96	11,250.00	34
10-4120-125 SALARIES - MAYOR & TOWN CO	U 2,100.00	10,850.00	25,200.00	57
10-4120-181 FICA EXPENSE	945.35	5,839.21	13,000.00	55
10-4120-182 EMPLOYEE RETIREMENT	1,439.32	8,893.56	16,500.00	46
10-4120-183 EMPLOYEE INSURANCE	1,763.00	10,578.00	21,000.00	50
10-4120-184 EMPLOYEE LIFE INSURANCE	29.68	179.20	400.00	55
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	144.00	325.00	56
10-4120-191 AUDIT FEES	0.00	0.00	8,900.00	100
10-4120-193 CONTRACT LABOR	0.00	0.00	5,000.00	100
10-4120-200 OFFICE SUPPLIES - ADMIN	127.56	3,676.99	17,000.00	78
10-4120-210 PLANNING CONFERENCE	0.00	0.00	1,000.00	100
10-4120-321 TELEPHONE - ADMIN	265.81	1,320.43	4,000.00	67
10-4120-325 POSTAGE - ADMIN	0.00	1,420.35	4,200.00	66
10-4120-331 UTILITIES - ADMIN	37.45	1,110.02	4,725.00	77
10 1120 331 OTHERTIES - INDIVIN	31.73	1,110.02	7,723.00	11
LESLIE	01/06/2014 10:17:29	PM		Page 1
fl141r07				

TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2013-2014

11 2013-2014				
	12/01/2013 TO 12/31	/2013		
	CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
10-4120-351 REPAIRS & MAINTENANCE - BUII		6,297.10	38,000.00	83
10-4120-352 REPAIRS & MAINTENANCE - EQU	833.59	29,451.13	55,000.00	46
10-4120-354 REPAIRS & MAINTENANCE - GRC	2,715.00	21,744.00	46,000.00	53
10-4120-355 REPAIRS & MAINTENANCE - PES	0.00	220.00	1,250.00	82
10-4120-356 REPAIRS & MAINTENANCE - CUS	0.00	1,600.00	6,250.00	74
10-4120-370 ADVERTISING - ADMIN	125.00	802.44	1,000.00	20
10-4120-397 TAX LISTING & TAX COLLECTION	N 47.20	88.48	1,000.00	91
10-4120-400 ADMINISTRATIVE:TRAINING	0.00	1,442.00	4,100.00	65
10-4120-410 ADMINISTRATIVE:TRAVEL	340.36	3,975.77	6,500.00	39
10-4120-450 INSURANCE	0.00	11,311.20	14,360.00	21
10-4120-491 DUES & SUBSCRIPTIONS	300.00	12,705.00	21,000.00	40
10-4120-498 GIFTS & AWARDS	202.50	250.00	1,500.00	83
10-4120-499 MISCELLANEOUS	1,778.40	3,768.70	3,500.00	-8
TOTAL EXPENDITURE	23,381.38	203,721.89	448,960.00	55
	.,		- ,	
BEFORE TRANSFERS	-23,381.38	-203,721.89	-448,960.00	
AFTER TRANSFERS	-23,381.38	-203,721.89	-448,960.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTR	5,178.18	32,929.15	65,500.00	50
10-4130-122 SALARIES - ASST ZONING ADMIN	198.90	1,018.50	2,500.00	59
10-4130-123 SALARIES - RECEPTIONIST	1,620.27	10,274.90	21,500.00	52
10-4130-124 SALARIES - PLANNING BOARD	1,250.00	8,100.00	17,500.00	54
10-4130-125 SALARIES - SIGN REMOVAL	433.55	2,533.68	5,000.00	49
10-4130-181 FICA EXPENSE - P&Z	664.06	4,196.49	11,700.00	64
10-4130-182 EMPLOYEE RETIREMENT - P&Z	1,029.98	6,554.13	12,700.00	48
10-4130-183 EMPLOYEE INSURANCE	2,376.87	11,191.87	22,500.00	50
10-4130-184 EMPLOYEE LIFE INSURANCE	23.24	138.32	325.00	57
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	72.00	215.00	67
10-4130-193 CONSULTING	0.00	6,308.40	5,000.00	-26
10-4130-194 CONSULTING - COG	0.00	900.00	5,000.00	82
10-4130-200 OFFICE SUPPLIES - PLANNING &	110.71	2,768.80	5,000.00	45
10-4130-201 ZONING SPECIFIC OFFICE SUPPLI		0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	500.00	100
10-4130-220 TRANSPORTATION & IMPROVEM		0.00	9,000.00	100
10-4130-321 TELEPHONE - PLANNING & ZONI	265.83	1,320.50	4,000.00	67
10-4130-325 POSTAGE - PLANNING & ZONING		1,423.96	4,200.00	66
10-4130-331 UTILITIES - PLANNING & ZONING		1,135.19	4,725.00	76
10-4130-370 ADVERTISING - PLANNING & ZON		593.06	1,000.00	41
TOTAL EXPENDITURE	13,326.04	91,458.95	200,365.00	54
TOTAL EXILENDITORE	13,320.04	71,436.73	200,303.00	JŦ
BEFORE TRANSFERS	-13,326.04	-91,458.95	-200,365.00	
AFTER TRANSFERS	-13,326.04	-91,458.95	-200,365.00	
GRAND TOTAL	192,423.69	331,946.25	-171,200.00	

LESLIE fl141r07 01/06/2014 10:17:29PM

TOWN OF WEDDINGTON BALANCE SHEET

FY 2013-2014 PERIOD ENDING: 12/31/2013

LESLIE

fl141r06

10	<u>ASSETS</u>		
ASSETS 10-1120-000	TRINITY CHECKING ACCOUNT	805,577.54	
10-1120-001	TRINITY MONEY MARKET	1,182,014.88	
10-1120-002	CITIZENS SOUTH CD'S	514,703.59	
10-1170-000	NC CASH MGMT TRUST	530,069.74	
10-1211-001	A/R PROPERTY TAX	259,401.14	
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	10,165.89	
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,144.08	
10-1232-000	SALES TAX RECEIVABLE	386.17	
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	828,793.42	
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	14,022.92	
10-1610-003	FIXED ASSETS - EQUIPMENT	128,527.48	
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.01	
	TOTAL	L ASSETS 4,310,657.86	
LIABILITIES	<u>LIABILITIES & EQU</u>	<u>JITY</u>	
	BOND DEPOSIT PAYABLE	248,202.40	
10-2151-000	FICA TAXES PAYABLE	11.70	
10-2155-000	HEALTH INSURANCE PAYABLE	-55.00	
10-2620-000	DEFERRED REVENUE - DELQ TAXES	10,165.89	
10-2625-000	DEFERRED REVENUE - CURR YR TAX	259,401.14	
10-2630-000	DEFERRED REVENUE-NEXT 8 TOTAL LIA	10,144.08 ABILITIES 527,870.21	
EQUITY 10-2620-001	FUND BALANCE - UNASSIGNED	1,893,586.77	
10-2620-003	FUND BALANCE-ASSIGNED	568,000.00	
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	998,194.83	
CURRENT I	FUND BALANCE - YTD NET REV	331,946.25	
	TOTAL	LEQUITY 3,791,727.85	
	TOTAL LIABILITIES & FUNI	DEQUITY 4,319,598.06	

01/06/2014 10:11:11PM

Page 1

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: January 13, 2014

SUBJECT: <u>Monthly Report – December 2013</u>

Transactions:		
Balance Adjustment	\$(25.00)	
Adjustments < 5.00	\$.43	
Penalty and Interest Payments	\$(26.66)	
Refunds	\$5091.48	
Taxes Collected:		
2012	\$(194.58)	
2013	\$(186533.17)	
	·	
As of December 31, 2013; the following taxes remain		
Outstanding:		
2002	\$82.07	
2003	\$129.05	
2004	\$122.90	
2005	\$252.74	
2006	\$131.13	
2007	\$144.42	
2008	\$1684.55	
2009	\$1864.68	
2010	\$2102.27	
2011	\$3580.27	
2012	\$10163.09	
2013	\$231073.36	
Total Outstanding:	\$251330.53	