

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 10, 2014 - 7:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on March 10, 2014, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela Hadley and Barbara Harrison, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Jordan Cook and Town Administrator Amy McCollum

Absent: None

Visitors: Bill Price, Andy Stallings, Peggy Stallings, Tonya Mangum, Hy Nguyen, Richard Callahan, Mike Stubbs, Jack Parks, Mike Kenney, Julian Burton, Tracy Stone, Jennifer Romaine, Craig Hazeltine and Jim Katsounas.

Mayor Bill Deter offered the Invocation prior to the opening of the meeting.

Item No. 1. Open the Meeting. Mayor Deter called the March 10, 2014 Regular Town Council Meeting to order at 7:00 p.m.

Item No. 2. Pledge of Allegiance. Mayor Deter led in the Pledge of Allegiance.

Item No. 3. Determination of Quorum. There was a quorum.

Item No. 4. Presentation.

A. Presentation by Commander Mike Stubbs – Proclamation in Honor of the Military Order of the Purple Heart. Commander Mike Stubbs introduced the group that was with him and stated, “We are proud to be here tonight representing the Military Order of the Purple Heart - Wounded Warrior Chapter 634. We represent all Purple Heart Veterans as well as all Veterans that serve our country. Our Chapter at this time has 141 members. To be a member you have to be a Purple Heart recipient. The Military of the Purple Heart is the only organization chartered by Congress for combat wounded veterans. The order to establish the First Purple Heart was issued by George Washington during the Revolutionary War. It was initially created as the Badge of Military Merit in 1782. The Purple Heart and the American Decoration is the oldest military decoration in the world in present use. The Purple Heart is specifically a combat decoration. The Purple Heart is awarded in the name of the President to members of the armed forces of the United States if they were wounded by an instrument of the war in the hands of the enemy. The members’ common bond is that they have given their own blood for their country. The mission of the Military Order of the Purple Heart is to foster an environment of good will among combat wounded veterans, promote patriotism, support necessary legislative initiatives and most importantly provide service to all veterans and their families. As a Purple Heart Town you will be honoring all Purple Heart recipients and all military veterans. All military personnel have a job to do. All veterans and current military do what was or is asked of them. They do it well. If you have ever been anywhere else other than the USA you know what a great country this is. The Veterans are a big reason we can live the way we do in the greatest country on this earth. We the Military Order of the Purple Heart Chapter 634 consider it an honor that Weddington is considering bestowing this honor to all Veterans. We know there are Purple Heart Veterans in this region that are not in our Chapter and we hope by this Proclamation by the Town of Weddington that other Purple Heart Veterans will come forward and be recognized. We work in the local high schools and attend their JROTC award ceremonies and present an MOPH leadership medal to an outstanding cadet. We meet with the students to talk about military issues and our military experiences. North Carolina recently became a Purple Heart State - only the third state in the nation. We recently worked with the Charlotte

Motor Speedway making it the first Purple Heart Speedway in the nation. We also worked with the Gaston Memorial which was built at the end of World War II for veterans coming home to help them heal their wounds. This is the first Purple Heart Hospital in the nation. We made the Carolina Panthers the first major sports franchise in the nation to be a Purple Heart Team.”

Mayor Deter read the following Proclamation into the record:

**TOWN OF WEDDINGTON
PROCLAMATION IN HONOR
OF THE MILITARY ORDER OF
THE PURPLE HEART
P-2014-02**

WHEREAS, the Purple Heart is the oldest military decoration still in present use and was initially created by George Washington in 1782, as the “Badge of Military Merit;” and,

WHEREAS, the Purple Heart was the first American Service Award made available to the common soldier, and is awarded to any member of the United States Armed Services wounded or killed in combat with a declared enemy of the United States; and,

WHEREAS, the mission of The Military Order of the Purple Heart, chartered by an act of Congress, is to foster an environment of goodwill among the combat-wounded veteran members and their families, to promote patriotism, to support related legislative initiatives, and most importantly to make sure we never forget the sacrifices made by those so decorated; and,

WHEREAS, there have been residents who made the ultimate sacrifice in giving their lives in the cause of freedom, and combat-wounded veterans who reside within the Town of Weddington and in Union County, and as Purple Heart awardees who contribute to their community in countless ways; and,

WHEREAS, the Town of Weddington falls within the purview of Charter 634 of the Military Order of the Purple Heart and wishes to pledge its strong support for this noble organization and for those who put their lives at risk in service of their country and their fellow citizens.

NOW, THEREFORE, I, BILL DETER, Mayor of the Town of Weddington, North Carolina along with the Weddington Town Council, do hereby bestow honor and gratitude upon the Military Order of the Purple Heart, Chapter 634, and proudly support the recognition of the Town of Weddington as a “Purple Heart Town in the State of North Carolina”.

Item No. 5. Public Comments. There were no Public Comments.

Item No. 6. Additions, Deletions and/or Adoption of the Agenda. There were no additions or deletions to the agenda. Councilwoman Barbara Harrison moved to adopt the agenda as presented. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS:	None

Item No. 7. Approval of Minutes.

A. January 13, 2014 Regular Town Council Meeting. Councilwoman Pamela Hadley offered one change to the minutes. Councilwoman Hadley moved to approve the January 13, 2014 Regular Town Council Meeting minutes with the one amendment. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
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NAYS: None

B. February 6 and 7, 2014 Special Town Council Retreat. Councilwoman Hadley moved to approve the February 6 and 7, 2014 Special Town Council Retreat minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

C. February 10, 2014 Regular Town Council Meeting. Councilwoman Hadley moved to approve the February 10, 2014 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 8. Consent Agenda (Public Hearings to be Held April 14, 2014 at 7:00 p.m. at the Weddington Town Hall).

A. Call for Public Hearing to Review and Consider Proposed Text Amendments – NCDOT Street Policy.

Mayor Pro Tem Titherington moved to call for a public hearing to review and consider proposed text amendments – NCDOT Street Policy. The public hearing is to be held April 14, 2014 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

B. Call for Public Hearing to Review and Consider Proposed Text Amendments – Section 58-54 (Open Space in R-40). Mayor Pro Tem Titherington moved to call for a public hearing to review and consider proposed text amendments – Section 58-54 (Open Space). The public hearing is to be held April 14, 2014 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 9. Public Hearings and Consideration of Public Hearings.

A. Public Hearing to Review and Consider Proposed Text Amendments – Corner Lot Definition. Mayor Deter opened the public hearing. The Town Council received a copy of the proposed text amendments.

Town Planner Jordan Cook reviewed the proposed text amendment with the Town Council. He stated, “This is a housekeeping item. This text amendment came up during the approval of Atherton Estates. They had several lots that were adjacent or abutted Weddington Road. Through those discussions, we came up with a revision to the corner lot definition.”

With there being no comments or questions, Mayor Deter closed the public hearing.

B. Consideration of Ordinance Adopting Proposed Text Amendments – Corner Lot Definition. Mayor Pro Tem Titherington moved to adopt Ordinance O-2014-03:

**AN ORDINANCE TO AMEND SECTION 58-4
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2014-03**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-4 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-4. Definitions.

Lot, corner, means a lot which occupies the interior angle at the intersection of two street lines which make an angle of more than 45 degrees and less than 135 degrees with each other. **Corner lot includes lots with a side lot line that abuts a thoroughfare buffer.** See subsections 58-208(1)a. and (1)b.

Adopted this 10th day of March, 2014.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS: None

C. Public Hearing to Review and Consider Proposed Text Amendments – Wedding, Banquet and Reception Center. Mayor Deter opened the public hearing. The Town Council received a copy of the proposed text amendments.

Town Planner Cook - This was a Council initiated text amendment. All we are doing is removing wedding, banquet and reception centers from all the residential zoning districts and adding it to the M-X zoning district as a Conditional Zoning Permit.

With there being no comments or questions, Mayor Deter closed the public hearing.

D. Consideration of Ordinance Adopting Proposed Text Amendments – Wedding, Banquet and Reception Center. Councilwoman Hadley – We discussed at the retreat that if the ordinance does not permit a desired use the developer could request a text amendment. The preference of Council was to keep residential uses tight and in line with the Council's vision and requested that the Planning Board review the list to make adjustments based on the Town's vision to remain a residential community. We discussed the vision of the Town at the retreat. We thought it was very telling that after we all gave our vision we were pretty much in sync with what we were looking to accomplish. But we also decided and agreed upon a plan moving forward to look at the uses as a whole and to make a recommendation as a whole. In light of our agreed upon plan moving forward I feel this is somewhat piecemeal. I ran on a master plan. This is not consistent with reviewing the definition and making adjustments as a whole and therefore still leaves the uses inconsistent. That is why I advocated for this to be moved to under residential in the first place because it was inconsistent and I feel like if we move it today then it remains inconsistent. Until all uses are considered, I will have to vote no. I am not necessarily opposed to what is going on but I would prefer it all to be as a plan instead of piecemeal.

Mayor Deter - I think that we should also say that we gave the task to the Planning Board to look at everything collectively and that may take several months and there was some feeling that in the meantime that we could have another situation.

Mayor Pro Tem Titherington moved to adopt Ordinance O-2014-04:

**AN ORDINANCE TO AMEND SECTIONS 58-52, 58-53, 58-54, 58-58 AND 58-60
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2014-04**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 58-52, 58-53, 58-54, 58-58 AND 58-60 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-52 (R-80), 58-53 (R-60), 58-54 (R-40) and 58-58 (R-CD).

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 section 58-7
 - 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.
 - j. Public parks and recreational facilities.
 - k. Private airstrips, provided that:

1. 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.
- l. 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.*

- a. 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.
 - 6. Barbershop and beauty shop.
 - 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.
- l. 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.
- p. 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.**

Adopted this 10th day of March, 2014.

The vote on the motion is as follows:

AYES: Councilmembers Harrison, Smith and Mayor Pro Tem Titherington
 NAYS: Councilwoman Hadley

Item No. 10. Old Business.

A. Review and Consideration of the Preliminary Plat for the Graham Hall Conventional Subdivision.

The Town Council received the following memo from Town Planner Cook:

Aiden Properties submits a preliminary plat application for a six lot Conventional Subdivision on 6.90 acres located on Weddington-Matthews Road.

Application Information:

Subdivision Name: Graham Hall
 Date of Application: November 19, 2013
 Applicant/Developer Name: Aiden Properties
 Owner Name: Aiden Properties
 Parcel ID#: 06-117-005 and 06-117-005A

Property Location: Weddington-Matthews Road
Existing Zoning: R-40
Proposed Zoning: R-40
Existing Land Use: Traditional Residential
Proposed Land Use: Traditional Residential
Existing Use: Vacant Land
Proposed Use: Single Family Residential Subdivision
Parcel Size: 6.90 acres

Development Standards:

- Minimum lot size- 40,000 square feet
- Minimum lot width- 120 feet
- Minimum front yard setback- 50 feet
- Minimum rear yard setback- 40 feet
- Minimum side yard setback- 15 feet

Preliminary Plat Information:

- The entire site is 6.90 acres and is comprised of two parcels. A total 0.88 acres are being dedicated to NCDOT per the *Weddington Subdivision Ordinance*.
- The smallest lot is Lot 5 at 40,000 square feet.
- The applicant is not required open space as this subdivision is being developed as a by-right R-40 conventional subdivision. However, the applicant has provided a 36 foot required road buffer along Weddington-Matthews Road.
- The area in road buffer will be maintained by the HOA. The applicant also proposes supplemental landscaping in the buffer area. This landscaping will be in accordance with *Section 46-76* of the *Weddington Subdivision Ordinance*.
- A 498 foot cul-de-sac road (Graham Hall Court) will be constructed.
- All six lots will utilize Union County water and sewer.
- The property does not lie within a special flood hazard area.
- The existing structures on the property will be removed.
- At their January 27th meeting, the Planning Board gave this project a unanimous favorable recommendation.
- At the February 10th meeting, the Town Council asked the applicant to research the feasibility of adding a right turn lane onto Weddington-Matthews Road as a safety improvement. The applicant agreed to research this request and come back to the March 19th meeting with further information.

The Graham Hall R-40 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 (the Planning Board added condition number 6):

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. Plans for subdivision entry monument to be approved by the Planning Board;
5. Road name to be approved by Union County;
6. Note number six shall be revised to include all improvements within the right-of-way.

The Town Council also received the following:

- Preliminary Plat Application
- Site Plan

- Storm Drainage and Grading Plan
- Erosion Control Plan
- Roadway and Storm Drainage Profiles – Site Construction Details
- Aerial Image

Town Planner Cook - At the February Meeting, this project was on the agenda. At that meeting Councilwoman Harrison asked if the applicant would be agreeable to install a right turn lane. The applicant agreed to go back and look at that and take that into consideration and get back with the Council at this meeting. They did not provide any information to me. There were no changes in the plans whatsoever.

Mr. Mike Kenney - I talked with the developer and gave him a rough estimate of what it would cost to put it in and what the impacts would be to the property. The improvement would cost approximately \$35,000. He declined based on the costs.

Councilwoman Harrison – I am the one that requested it. I am still adamant about having a right turn lane. I represent the Town on the Charlotte Regional Transportation Planning Organization and I talk with NCDOT all the time. If they could they would mandate right hand turns for all subdivisions but they cannot right now. That may be in the future. There is a proposed 485 Interchange where they would widen all the way however it is not funded. My concern is the additional traffic that will now be on this road because of school redistricting. We are going to compound the amount of cars that are already on Weddington-Matthews Road in that area. I am not in favor of approving this if we cannot have a right hand turn lane.

Councilwoman Hadley – To add on to what Councilwoman Harrison is saying Jordan you may also want to explain the Amanda Road Extension and how that would probably impact this as well.

Town Planner Cook - We have an approved Transportation Plan that calls for Amanda Drive to be extended. Currently it dead ends into a vacant 200 acres that will probably be developed within the next couple of years. The current Amanda Drive comes out just south of this location. In the next three to five years Amanda Drive should connect all the way to Antioch Church Road. There is already an approved 91-lot subdivision that is going to use Amanda Drive Extension. I have been talking with developers about the 200+ acre site I was referring to. That is probably going to be between 170 and 190 single family home lots as well. They are going to have access to Amanda Drive Extension at Weddington-Matthews Road.

Councilwoman Hadley – The point that I am trying to make is perhaps the developer is not aware of the implications of the 485 Interchange in addition and you supplement that with the Amanda Road Extension that is going to be a major east west corridor.

Mr. Kenney – The traffic generated by six lots is 60 trips per day which is nothing compared to what is on the road and what a 190 lot subdivision would generate. It becomes hard to spread the costs of something like that over six lots versus over 100 lots. If he raises the lot price, that is going to raise the house price because the builder is going to charge more. Pretty soon it becomes too cost prohibitive to a number of builders.

Mayor Pro Tem Titherington – The Town Deputies just recently used the radar sign in that location for a week to give us the trips per day. You average on a week day 2,100 trips through there. It is not necessarily what is going in there as much as the traffic. To Barbara's point with the redistricting that is going to be affecting 150 families. That would be on average another 300 trips per day using the road that are not using that road today to get kids to and from school. Conservatively you are at 2,500 before we have all these other developments go in. It is the safety of that whole corridor. You have Weddington Swim and Racquet which is within 70 feet of that road. It is the amount of traffic in that area.

Mayor Deter – That traffic count is in the winter. When you do that count in the summer when people are coming in and out of the Swim and Racquet Club the count would probably go up. There are some safety concerns. I understand the developer's issue and it is basically going to come down to \$5,500 dollars a lot.

Mr. Kenney – The only thing environmentally would be the buffer would be moved a little bit. The site distance is good. It is more of an economical issue.

Mayor Deter – We are addressing more from a safety issue.

Mayor Pro Tem Titherington moved to deny the Preliminary Plat for the Graham Hall Subdivision based on safety concerns within the Town of Weddington.

Attorney Fox - The denial of the Preliminary Plat will need to be communicated in writing.

The vote on the motion is as follows:

AYES:	Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS:	None

Attorney Fox - The applicant does have the right to resubmit the application for the Preliminary Plat.

Mr. Kenney – Who determines what criteria to use for the turn lane?

Town Planner Cook – NCDOT.

Mr. Kenney – NCDOT did not have any criteria.

Town Planner Cook – That is their road.

Mr. Kenney – They have criteria for the pavement section but not for the stacking lane, the storage and the taper.

Town Planner Cook - If they did not have a recommendation we could rely on the applicant, their engineers and developers to design it and we could send to our engineer to make sure it works.

Attorney Fox - I believe that you could work with NCDOT in conjunction with Town Staff who would then rely on US Infrastructure to assist in that. The ordinance does allow the applicant to resubmit and to bring it into compliance. What I am hearing is a safety concern with future traffic volumes that are going to be generated in this area and the need to have a tapered lane.

B. Review and Discussion of the Fiscal Year 2014-2015 Budget – Staff. The Town Council received a worksheet detailing proposed non-operating expenditures for Fiscal Year 2014-2015.

Finance Officer Leslie Gaylord - This is an update from the preliminary budget that was first presented at the retreat. I took all the wish list items and discussions that we had at the retreat and tried to compile into a more current budget. I did add a 6 cents tax scenario at the request of Councilwoman Hadley. Any changes are highlighted. I did a tax rate analysis where I split it into administration, planning and zoning and other expenditures and public safety expenditures and took if we approve all the expenses on the sheet and took our ad valorem revenues for 2015 how each of one of those equates from a tax rate standpoint. Fire would be 4.03 cents, police would be 1.23 cents and then our other expenses are pretty much financed through other revenues. I will get with the Planning Staff to find out the timeframes for subdivision revenues.

Mayor Deter - It looks like Providence VFD is requesting a 10% increase and I would like for you to work with them and find a solution to come in flat. That is basically what we are doing with our other fire departments. There was a question if there was shifting with the territory with Wesley Chapel VFD and Stallings VFD and

that would mean a takeaway here and an add there. We have to look at the contracts but that should be offsets. The scenario you have now is that we would have a \$33,000 deficit.

Finance Officer Gaylord – That is correct.

Councilwoman Hadley - I do not see anything for the house in the budget.

Finance Officer Gaylord – We have general maintenance. Do we have any specific large ticket items we need to include?

Councilwoman Hadley - I am going to get estimates and am meeting with a contractor this week. Whatever interior painting is not allowed by the budget this year I was looking to finish up next year. The biggest expenses I have already done.

Finance Officer Gaylord - Some of the smaller ones such as the painting of the parking lines I just left them as part of general maintenance. There is \$10,000 for general maintenance and repairs.

Councilwoman Harrison – I am willing to give up the \$10,000 this coming year for plants for the medians. Unfortunately the Mayor and I were not notified that the TCC had gotten an email that there were federal funds for local projects and we had to the end of January to submit items. I found out about that in February. We called Bob Cook and asked if we could get anything and do a matching. I will forego that \$10,000 this year and if that comes up again in the future we could get \$20,000 to finish the medians. That really helps our deficit.

Mayor Deter – If we get our fire protection flat that is \$56,000 out of a \$33,000 deficit.

Council discussed leaving the money in the budget for the median landscaping in case the opportunity for a matching grant occurs in next year's budget to finish the medians.

Town Administrator McCollum will work with Ms. Gaylord and Council on setting a future budget workshop in April.

Item No. 11. New Business.

A. Review and Consideration of the Bard Property Conventional Subdivision Preliminary Plat. The Town Council received the following memo from Town Planner Cook:

Carolina Renovated Properties, LLC submits a subdivision preliminary plat application for a 15 lot Conventional Subdivision on 22.06 acres located on Hemby Road.

Application Information:

Subdivision Name: Bard Property

Date of Application: January 21, 2014

Applicant/Owner/Developer Name: Carolina Renovated Properties, LLC

Parcel ID#: 06-147-004 (7.06 acres), 06-147-004B (11.23 acres) and 06-123-127A (3.78 acres)

Property Location: Hemby Road, between Weddington Woods subdivision and the Bromley subdivision

Existing Zoning: RCD

Proposed Zoning: RCD

Existing Land Use: Residential Conservation

Existing Use: Vacant Land

Proposed Use: Single Family Residential Subdivision

Parcel Size: 22.06 acres

Project Information:

The Bard Property Subdivision is a proposed 15 lot subdivision on 22.06 acres comprised of three parcels. The

subdivision is located on and accessed by Hemby Road and is being developed by Carolina Renovated Properties, LLC as a conventional subdivision.

A conventional subdivision is permitted by right in the RCD zoning district 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:

- Public Involvement Meetings were held on Tuesday, February 18, 2014 on-site from 12:00pm-2:00pm and Monday, February 24, 2014 at Town Hall from 4:30-6:30pm. Questions and comments from the meetings are in your packet.
- The Zoning Administrator approved the Sketch Plan on December 9, 2014.

Preliminary Plat Information:

- The minimum lot size is 40,000 square feet. The smallest lot proposed is lot 2 at 40,220 square feet.
- The applicant is required 10% or 2.16 acres of open space after dedicating .50 acres of right-of-way to NCDOT. The applicant has provided 19.53% or 4.21 acres of open space.
- The open space is listed as “lots” 18-21 on the site plan.
- The applicant has also provided a 50 foot required thoroughfare buffer along Hemby Road. This buffer is not included in the open space calculations.

RCD 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 Bard Property is to be served by Union County Public Water and Sewer.
- The North Carolina Department of Environment and Natural Resources (NCDENR) is reviewing the erosion and sedimentation control plans.
- There is an existing stream and wetlands towards the rear of the site. The applicant has provided a 100 foot stream buffer and has also stated that the wetlands will remain. The pond at the rear of the site will not remain.
- The applicant shows two new fire hydrants along the main road.
- The applicant will dedicate 25 feet of right-of-way along Hemby Road in accordance with the LARTP and MUMPO Thoroughfare Plan. There will also be a 50 foot thoroughfare buffer along Hemby Road in accordance with the *Weddington Subdivision and Zoning Ordinances*.
- At their February 24th meeting, the Planning Board gave this project a unanimous favorable recommendation and added condition number six.

The Bard Property 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:

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. Road names to be approved by Union County E911;
5. Plans for subdivision entry monument to be approved by the Planning Board;
6. Construction of a golf course style swale at the rear of Lots 1 and 2.

The Town Council also received the following:

- Preliminary Plat Application
- Cover Plan
- Existing Condition and Site Demolition Plan
- Site Plan
- Grading and Drainage Plan
- Erosion Control Plan – Initial Phase and Final Phase
- Landscape Plan
- Road Profiles
- Details
- Aerial Image
- Public Involvement Meetings Questions and Concerns

Councilmember Smith – I have some questions relative to the entrance to the development and where it comes into Hemby Road. I have some concerns with the sight line because it is very close to a curve. My fear is not going into the development but coming out. What is the feasibility of bringing that entrance down towards the church and moving it away from that curve?

Mr. Jim Katsounas – I am a local resident here in Union County. Our consultants are here with us and they can help to answer some of the questions you may have.

Mr. Richard Callahan – Initially when we started this project we put sketches together and forwarded that information to NCDOT. Since it is a NCDOT maintained road we wanted to get their input upfront and be able to respond to that accordingly. They did not require or suggest roadway improvements. Their comment was due to the volume that was going to be generated they did not feel there was a need to do street improvements. That is where we preceded from there. I hear your statement about sight distance. We have done some preliminary evaluations in looking at the sight distance from our driveway in leaving and you take the speed of the road and you go through this mathematic equation. In looking down the hill towards the church we are in really good shape, looking back the other direction we are right inside the margin. My concern is if we move the driveway down the hill down to the property line adjacent to the church we are going to get a lot of movement in one area. We would have two driveways at the church which are probably within 150 - 200 feet that are on the same side of the road which may cause confusion or chaos there. My next concern is if we put the driveway down there looking back up the hill. I have not evaluated it but I do not know what the linear distance is from the driveway location that would be across from Avery Court looking back up the hill. The sight distance may be over the crest of that hill.

Councilmember Smith – You do not have to put right beside the church. Is there a way to put further up from it? You will have minimal traffic from the church. I think that pales in comparison to what you would be dealing with on that curve. We were out there Sunday looking at it and standing right where the driveway comes out. The first time you see that car it is already on top of you. Is there going to be a berm there at the front?

Mr. Callahan – We have the landscaping per the Town's requirements. We have a 50 foot buffer up along the thoroughfare and the plant materials are pulled towards the back side. I don't think the proposal landscape will be detrimental to your sight distance.

Mayor Deter – I was there Sunday with him and my concern was the curve.

Mr. Callahan – We would need to pull an encroachment permit from NCDOT to access their right of way. They are going to force us to either go to Avery Court or Weddington Manor Court. They are not going to like it to be staggered. That is why we chose to go to the crest of the hill which gives you better sighting distance as opposed to down the hill.

Mayor Deter – Down the hill from Avery you are out of the curve and you are more in a straight view of the road. It improves significantly. It really opens it up.

Mr. Callahan – My concern is the crest of the hill would be within the sighting distance.

Mayor Deter – I have more of a concern of up the hill to the right versus down the hill from the existing location.

Mayor Pro Tem Titherington - I think your comment was telling to me where it is looking east you are just in the margin. The margin is a little scary. We are going to do the same road study that we did for the Graham Hall Subdivision. You are probably going to have at least 1,000 cars a day going through there. You are going to do the development, build nice homes, and then you will be gone but those folks will be living there a long time.

Mr. Hy Nguyen – We have submitted our schematic site plans to NCDOT and so far they are okay with the entrance location. We have done schematic sight distance horizontally and vertically to make sure we meet NCDOT's standards.

Mayor Deter – What is the standard?

Mr. Nguyen – It is 45 mph so it is 500 feet sight distance.

Council – You do not have 500 feet sight distance.

Mr. Nguyen – I do understand that you have limited sight based on your observation by eyeballing it but we do have the plan and it does meet the 500 feet sight distance. It will go through NCDOT for their approval.

Councilwoman Hadley – What I remember earlier was that you meet the requirement of 500 feet going east but you were 380 feet going west.

Councilwoman Harrison – Reality is that first lot in Weddington Manor has a lot of trees. I stood there and could not look through the trees. There are a lot of trees abutting up to Hemby Road.

Councilmember Smith – There is no way that sight line is accurate.

Mr. Callahan – It is tight. The canopy comes up to the right-of-way line and the canopy may be overhanging the road a bit but we do not know where the trunk of the tree is.

Mayor Pro Tem Titherington – I drive that road everyday. You have about 240 feet max. You have that sight line going through this guy's back yard through Weddington Woods. Unless you are going to buy that lot, cut the man's trees down I do not know how you are going to get 500 feet. The data is not supporting the reality out there. I would suggest you drive out there and walk it - it is not 500 feet.

Mr. Katsounas – When we did the Public Involvement Meeting on site one of the representatives from the church did make a statement to me that when he initially saw this project at an earlier date it did have the

entrance closer to the church. When he saw the revised plan he said that they were ecstatic that the entrance was going to be further way from their entrance.

Councilmember Smith – He is not looking at it from a safety standpoint. The proximity of your entrance to this curve is very close. You are on a curve.

Councilwoman Hadley - You have plans with a driveway closer to the church?

Mr. Katsounas – There were older preliminary plans.

Mr. Nguyen – It was a 21-lot subdivision back in 2006 and was done before the Six Mile Creek buffer ordinance came into effect. You used to have a 30 foot stream buffer and now you have 150 foot buffer. That is the reason we laid out the site differently.

Councilwoman Hadley – Would you be willing to look at the feasibility of moving the entrance?

Mr. Katsounas – Being a small local business owner it would impact us tremendously. Maybe in exchange we could consider doing a right lane deceleration lane instead of starting completely over. I have started over a couple of times. I am not Toll Brothers - it is just me.

Mayor Deter – I don't think the deceleration lane would help the situation.

Councilmember Smith – Is there the possibility of going out there and clearing some of the brush to give us a better viewpoint so we can take another look? Right now you cannot see. Even going out to the road and looking it is very hard to see.

Mr. Katsounas – That would be cheaper on our part instead of starting over.

Councilwoman Hadley - I would commit to going back out and reviewing.

Attorney Fox – You could table this item to allow the developer to explore various options including the relocation of the driveway, potentially clearing the land and brush to see what sight distances exist or anything else you would present between now and the next meeting of the Town Council.

Council took a five minute recess.

Mr. Katsounas agreed to review the site, clear out the brush and put the stake out 500 feet for the Council to come out and review again.

Councilmember Harrison moved to table the consideration of the Preliminary Plat for the Bard Property until the April Town Council Meeting. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS:	None

B. Update on Fire Department Purchase and Review and Consideration of Lease Agreement with Providence VFD – Finance Officer Gaylord and Attorney Anthony Fox. The Town Council received a copy of the proposed lease agreement and a costs worksheet from Finance Officer Gaylord:

Finance Officer Gaylord – What is in your packet are the costs that I know at this time. I do not have the updated costs. That is an issue for us with the closing.

Mayor Pro Tem Titherington - When did you request that information?

Finance Officer Gaylord - We talked about it at the retreat and then we sent an email on February 21 saying that we would need that information. I talked with Steve today and I do not know that they have that information. I don't think they have all the invoices in yet.

Mayor Deter – Is that all the information you are missing?

Finance Officer Gaylord - They have sent some things this afternoon.

Attorney Fox – We have provided a list of things that we need necessary for closing on behalf of the fire department. The only obligation of the Town upon closing was to have a Fire Suppression Agreement in place which we have. One of the difficulties and essential elements for closing is to determine the purchase price which is an aggregate of the amount of the renovation construction loan, the earnest money and the professional services associated with that. We have to get that to determine the closing date.

Mayor Deter – Jack, do you have any idea when we can get all that information to Leslie so that she can have time to crunch it and get it to the Council before the closing on Friday?

Mr. Jack Parks – We should get it to you by Wednesday. We have a lot of information to give to staff tonight.

Mayor Deter – The cost is the big piece that is missing.

Attorney Fox – We are going to need a loan payoff to the date of Friday and that needs to be specific. We also have the issue orchestrating the wiring of funds to our trust account for us to then pay off the loan, etc. It is imperative that we get as much as we can as quickly as possible.

Mayor Pro Tem Titherington - I am concerned that Leslie has to get this data and I am not sure that Wednesday is soon enough.

Attorney Fox - The closing date was determined in the Interlocal Agreement and it can be amended at the consent of both parties. I don't want to encourage that. It needs to occur on Friday.

Councilwoman Hadley – As all construction sites do they run behind because of weather, availability and that sort of thing. They did the last punch list this past Monday. They have most of the costs. What they are now trying to establish are the different change orders. It is going to come in right at \$600,000. They got the big numbers now it is trying to determine the specifics of the smaller numbers from the punch list.

Attorney Fox – One of the key things that the fire department has to do prior to closing will be to execute lien waivers. They have to make sure that everything that they owe is accounted for. At closing they are going to indicate to the Town that there are no outstanding liens or encumbrances against the property. This is something that has to be worked out prior to closing.

Mayor Deter – What is the latest date you need the data?

Finance Officer Gaylord – I would be fine with Thursday.

Mayor Pro Tem Titherington – Then it has to go back to Council and we need time to review before the closing on Friday.

Finance Officer Gaylord – If we say Wednesday I don't know if they can deliver by Wednesday.

Mayor Deter – Why don't we challenge the Board to get this wrapped up by Wednesday night?

Mayor Pro Tem Titherington – By end of business Wednesday we need a clear list of what is needed, what has been completed against that, what the gap is and the commitment date to get that done. Leslie is going to need time to reconcile that, verify invoices, verify payments, set up the wire transfer and that is going to need to go through Council so we can review the data before we close.

Mr. Parks – I want to make sure you understand the details of the Interlocal Agreement that was formed with the previous Council. The purchase price of the building was set at a million dollars.

Attorney Fox - Not to exceed one million dollars.

Mr. Parks – Not to exceed one million dollars with \$220,000 assigned to the rear building which I think came in at \$207,000 and the construction loan in the agreement was defined at \$800,000.

Mr. Parks - The spirit of the agreement was to provide a \$1.6 million facility for around \$1 million. There is a lot of money that has been spent prior to anything on the construction loan. We spent money out of reserves for over a year preparing and paying architects and engineers and so forth. That is the spirit of why that agreement was put together at those numbers. I was anticipating that the amount spent is a matter of information and not necessarily the purchase price of the building and if you read the Interlocal Agreement I think you will see that is what it says.

Finance Officer Gaylord – I do think there is a disconnect. Jack thinks regardless of what the costs were they were going to get \$1 million dollars.

Mr. Parks – It was that minus the renovation of the rear building as defined by the construction loan which is defined at \$800,000.

Finance Officer Gaylord – We were going on the premise that the costs were going to be the construction costs plus the incidental architectural fees all of that not to exceed \$1,000,000. If it was less than that we were not going to pay them the full \$1 million. We are trying to figure out which of those two statements is accurate. In our memo we had all costs including the total amount of construction loan, costs of engineering and architectural and professional services.

Attorney Fox - The agreement as I read it says that the purchase price is the aggregate amount of the construction loan, costs of engineering, architectural and other professional services and earnest money provided that the purchase price shall not exceed one million dollars.

Mr. Parks – The construction loan is defined as \$800,000.

Attorney Fox read from the agreement.

Mr. Parks – It does not say up to \$800,000. That is the spirit of what was done when we worked with Dan Barry when he was putting this together. The idea was realizing that all of the reserves that had been spent prior to that would need to be shored back in some way and that was the price that we came up with. We can go back and pull together additional expenditures that we have had throughout the last 18 months or so.

Mayor Deter – What would the start date be?

Mr. Parks – We would look back to what we have actually spent prior to that time. That was the spirit of what was done to provide a \$1.6 million asset at \$1 million.

Mayor Deter – If you can bring someone in here that can offer \$1.6 million I think this Council would sell in a heartbeat. Bring a buyer in.

Mr. Parks – Buyers are irrelevant. That is a number from a professional commercial appraisal.

Attorney Fox - The agreement says what I read to you. The issue is whether or not the cost to the Town is aggregate of those things I talked about - the earnest money, the construction loan and the professional services and that is the amount that the Town pays or whether the Town pays a blanket \$1 million with the excess going into the reserves for the fire department. As I read it the aggregate of those amounts is what the purchase price is.

Mayor Pro Tem Titherington – If there were funds that were paid by the fire department for architectural services that would be part of those services. That would be recovered.

Mr. Parks – We can pull that together. I am just telling you what the spirit of what the Council and our Board worked through to make this happen prior to you being on Council.

Mayor Deter – I am going by our attorney.

Councilwoman Harrison – What do we need to do to move forward?

Mayor Deter – We need all the costs related to architectural and all expenses related to the renovation to the fire department and then Leslie verifies those amounts.

Mr. Parks – I think I could speak for our Board that we would be willing to delay it for two weeks to give us an opportunity to pull even more information together for you. We were able to work with the contractor to save money and in doing that it takes some negotiating time to work with them to get the numbers where it needs to be at. We are not under a time crunch to make this happen for you. Our Board is all volunteers.

Council asked that Ms. McCollum put a letter together to the Providence VFD recording an agreement between the parties that they will submit by March 28 the documentation necessary for the closing including the purchase price and the accompanying supporting information on professional services and that Ms. Gaylord and the Town will have a week after that to review. The closing date is set for April 8.

Councilwoman Hadley moved based on the representation by the Providence VFD to amend the Interlocal Agreement to change the closing date from March 15 to April 8. All were in favor, with votes recorded as follows:

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS: None

Attorney Fox reviewed the proposed Lease Agreement with the Council.

Councilwoman Harrison moved to approve the Lease Agreement that was drafted by the Town and to authorize the Mayor to execute the lease. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS: None

C. Review and Consideration of Landscaping Items – Councilwoman Barbara Harrison. The Town Council received a copy of the following quote for landscaping:

Deliver and Install	
2 October Glory Maples - 2”	\$350.00

8 Knockout Roses – 3 Gallon	\$360.00
51 Stella De Ora Daylilies - 1 Gallon	\$410.00
Spray Roundup and Edge Bed	\$75.00
Deliver and Spread Mulch - 8 Yards	\$280.00
Total	\$1,475.00

Councilwoman Harrison discussed this item with the Council and advised that this was a budgeted item. She moved to approve the landscaping proposal in the amount of \$1,475.00. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS: None

D. Review and Consideration of Amending Fund Balance Designations (Rea Road and Library) – Staff. Finance Officer Gaylord - This came from the budget discussions at the retreat. The current Council no longer feels that the fund balance assignments for Rea Road and the Library are necessary as designations. We have discussed removing that and using for the purchase of the fire department.

Councilwoman Hadley – A letter surfaced from a previous Mayor that committed the Town to \$26,000 for the sidewalks for Providence Road. We had discussion as to whether we felt obligated to pay it. What was the right thing to do? At the end of the day we did pay it. I did not want to make this move if there was a possibility that it had been promised or committed previously. Amy has researched and could not uncover evidence that we are obligated in any way on these two items. Leslie remembers when it was added to the budget. I wanted to do our due diligence so we could protect ourselves going forward.

Councilwoman Hadley moved to remove the Fund Balance Designation for Rea Road and the Library. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS: None

E. Review and Consideration of Office Furniture – Staff. The Town Council received the following memo from Town Administrator Amy McCollum:

As discussed at the retreat, we need to purchase a new desk for Kim. Following are the quotes for the type of desk she needs to match the rest of the furniture in her office:

Hon 94000 series Laminate Desk

Forms and Supply	\$1,739 delivered and installed
Office Furniture to Go	\$1,799 free shipping and no installation
Office Depot	\$1,799 plus \$100 delivery fee and no installation

Staff recommends going with Forms and Supply for the purchase of the desk in the amount of \$1,739.00. Please let me know if you have any questions. Thank you.

Mayor Pro Tem Titherington moved to approve the purchase of the desk from Forms and Supply for \$1,739. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS: None

F. Review and Consideration of Blinds for Town Hall – Councilwoman Pamela Hadley. The Town Council received two proposals for blinds at the Town Hall.

Councilwoman Hadley - This was mentioned at the retreat as well. Tonya called today to confirm these prices. The Louver shop will cost another 5% which will make the proposal \$723.35. The Blind Man estimate comes in at \$950.00. I move to approve the Louver Shop at \$723.35 with a 10% contingency which would come to a total of \$795.00. This is a budgeted item.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS: None

G. Review and Consideration of Job Offer for Town Planner/Zoning Administrator – Staff. The Town Council received the following memo from Town Administrator McCollum:

Please approve the hiring of Julian Burton as the Town Planner/Zoning Administrator at a salary of \$52,713 including the Town's benefits package for a full-time employee. Mr. Burton will begin work on Wednesday, March 19. Jordan Cook will remain at 20 hours a week through the week of April 14 to assist with training, etc.

Councilwoman Harrison requested that Jordan attend a TCC Meeting with Julian as part of the transition. Councilwoman Harrison moved to offer the full time position of Town Planner/Zoning Administrator to Mr. Julian Cook at a salary of \$52,713. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS: None

The Council welcomed Julian to the Town.

H. Review and Consideration of Participating in the 2015 Urban Archery Season – Staff. The Town Council received the following memo from Town Administrator McCollum:

We have received a renewal form from the North Carolina Wildlife Resources Commission asking if the Town is planning to participate in the 2015 Deer Urban Archery Season. The dates for the 2015 season will run from January 10 through February 14. Please advise if the Council wants to participate.

Mayor Pro Tem Titherington moved to participate in the 2015 Urban Archery Season. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS: None

Item No. 12. Update from Town Planner. The Town Council received the following update memo from Town Planner Cook:

- Staff has received a Sketch Plan application for the six lot Ascot Estates subdivision located on Weddington Road across from the WCWAA. This is not yet on an agenda.
- Staff has received a Conditional Zoning Permit Application from Weddington United Methodist Church for a sanctuary, parking lot and athletic field's addition. This project will be on the March 24th Planning Board agenda. Public Involvement Meetings for this project will be Monday, March 17, 2014 at the Weddington Town Hall, 1924 Weddington Road from 4:30 p.m. to 6:30 p.m. and on Tuesday, March 18, 2014 at WUMC from 2:30 p.m. to 4:30 p.m.
- The following items were on the February 27th Planning Board agenda:
 - Bard Property Subdivision Preliminary Plat
 - Big Muddy TUP

- Text Amendments addressing the new NCDOT Subdivision Street Policy
- R-40 Open Space Text Amendment
- The following items will be on the March 24th Planning Board agenda for discussion:
 - Weddington United Methodist Church CZ Application
 - Beulah Acres Conventional Subdivision Final Plat
 - Bromley Map 8 Final Plat
 - Bromley Map 9 Final Plat
 - Conservation Subdivision Setback Text Amendment

Item No. 13. Public Safety Report.

PROVIDENCE VFD

07 Union EMS

19 Union Fire

05 Meck Fire

00 Meck EMS calls

31 Total calls

The department completed 1,122 total hours of training

The Town Council also received the Income and Expense Budget Performance and Balance Sheet for February 2014.

Weddington Deputies – 749 Calls.

Wesley Chapel VFD - Responded to 16 total incidents in the Town of Weddington in February. There was one fire alarm and one structure fire for mutual aid.

Item No. 14. Update from Finance Officer and Tax Collector.

A. Finance Officer's Report. The Town Council received the Revenue and Expenditure Statement by Department and Balance Sheet for 2/1/2014 to 2/28/2014.

B. Tax Collector's Report. Monthly Report –February 2014

Transactions:	
Balance Adjustment	\$(49.30)
Penalty and Interest Payments	\$(57.27)
Refunds	\$192.52
Interest Charges	\$532.13
Overpayment	\$(7.51)
Taxes Collected:	
2008	\$(51.79)
2009	\$(15.13)
2010	\$(21.93)
2011	\$(131.18)
2012	\$(187.69)
2013	\$(6,724.44)
As of February 28, 2014; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90

2005	\$252.74
2006	\$56.80
2007	\$144.42
2008	\$1,456.08
2009	\$1,586.05
2010	\$1,905.68
2011	\$3,262.90
2012	\$9,178.47
2013	\$67,915.62
Total Outstanding:	\$86,092.78

Item No. 15. Transportation Report. Councilwoman Harrison gave a brief transportation update to the Town Council.

Item No. 16. Council Comments. Councilwoman Harrison advised that March 29 is Litter Sweep and asked the Council to email her of any areas in the Town that needed special attention. She also advised that she would be stuffing Easter Eggs on April 5 for the Easter Egg Hunt on April 12.

Councilwoman Hadley – I am indebted to our wonderful staff. I would personally like to thank Amy and Kim for going over and above by being here all day with me when the carpet was installed.

Councilmember Smith - Thank you for showing up for the meeting tonight and staying the whole time.

Mayor Deter - Welcome Julian. Jordan, we appreciate your work and thank you for sticking around to help with the transition.

Item No. 17. Adjournment. Councilmember Smith moved to adjourn the March 10, 2014 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington
NAYS: None

The meeting adjourned at 8:19 p.m.

Bill Deter, Mayor

Amy S. McCollum, Town Clerk