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**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, APRIL 14, 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. Special Recognition
  - A. Kim Woods – Tax Collector/Assistant Zoning Administrator
5. Public Comments
6. Additions, Deletions and/or Adoption of the Agenda
7. Approval of Minutes
  - A. March 10, 2014 Regular Town Council Minutes
  - B. March 27, 2014 Special Town Council Minutes
8. Consent Agenda
  - A. Approval of Proclamation Proclaiming April as Child Abuse and Sexual Assault Awareness Month
9. Public Hearings and Consideration of Public Hearings
  - A. Public Hearing to Review Proposed Text Amendments – NCDOT Street Policy
  - B. Consideration of Ordinance Adopting Proposed Text Amendments – NCDOT Street Policy
  - C. Public Hearing to Review Proposed Text Amendments – Section 58-54 (Open Space in R-40)
  - D. Consideration of Ordinance Adopting Proposed Text Amendments – Section 58-54 (Open Space in R-40)
10. Old Business
  - A. Review and Reconsideration of the Preliminary Plat for the Graham Hall Conventional Subdivision
  - B. Review and Consideration of the Preliminary Plat for the Bard Property Conventional Subdivision
  - C. Review and Discussion of the Fiscal Year 2014-2015 Budget
11. New Business
  - A. Review and Consideration of Amending Interlocal Agreement with Providence VFD
  - B. Review and Consideration of the Final Plat for Bromley – Map 8
  - C. Review and Consideration of the Final Plat for Bromley – Map 9
  - D. Review and Consideration of the Final Plat for Beulah Acres
  - E. Review and Consideration of US Infrastructure Proposal for Engineering Services and Approval

of Bids and Authorization to Use Bond Money for Road Maintenance Items for the Williamsburg Subdivision

F. Review and Consideration of Centralina Council of Governments Proposal for Code Enforcement Services

G. Discussion of Additional Signage for Litter Sweep and the Possibility of Hiring Off-Duty Deputies to Ensure the Safety of Town Volunteers

12. Update from Town Planner

13. Public Safety Report

14. Update from Finance Officer and Tax Collector

15. Transportation Report

16. Council Comments

17. Adjournment

**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 10<sup>th</sup> 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 10<sup>th</sup> 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 27<sup>th</sup> meeting, the Planning Board gave this project a unanimous favorable recommendation.
- At the February 10<sup>th</sup> 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 19<sup>th</sup> 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 24<sup>th</sup> 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:

<b>Deliver and Install</b>	
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 24<sup>th</sup> 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 27<sup>th</sup> 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 24<sup>th</sup> 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

<b>Transactions:</b>	
Balance Adjustment	\$(49.30)
Penalty and Interest Payments	\$(57.27)
Refunds	\$192.52
Interest Charges	\$532.13
Overpayment	\$(7.51)
<b>Taxes Collected:</b>	
2008	\$(51.79)
2009	\$(15.13)
2010	\$(21.93)
2011	\$(131.18)
2012	\$(187.69)
2013	\$(6,724.44)
<b>As of February 28, 2014; the following taxes remain Outstanding:</b>	
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
<b>Total Outstanding:</b>	<b>\$86,092.78</b>

**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.

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Bill Deter, Mayor

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Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON  
SPECIAL TOWN COUNCIL MEETING  
THURSDAY, MARCH 27, 2014 - 7:00 P.M.  
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on March 27, 2014, with Mayor Bill Deter presiding.

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

Absent: None

Visitors: Bill Price, Andy Stallings and Elton Hardy

**Item No. 1. Open the Meeting.** Mayor Bill Deter opened the March 27, 2014 Special Town Council Meeting at 7:01 p.m. There was a quorum.

**Item No. 2. Review and Discussion of Preliminary Budget for Fiscal Year 2014-2015.** Finance Officer Leslie Gaylord reviewed the proposed budget with the Town Council and advised that the items in yellow/shaded have changed. Ms. Gaylord updated the Council on estimated subdivisions fees which were provided by Jordan Cook and advised that without the purchase of the fire department, the Town probably would be in the plus by \$100,000 mainly due to subdivision fees and the increase in the sales tax revenues.

Items discussed:

- Two different tax rate scenarios (5 cents and 6 cents) were provided to the Town Council.
- After March 28, Town should know actuals for the fire department.
- Budget Amendment will be done either in May or June.
- Council discussed in detail the non-operating expenditures.
- Majority of Council agree that the Fire Department budgets should hold flat. Councilwoman Barbara Harrison requested that the Town meet with Providence VFD to review their budget line item by line item to see if this request will cause them to be unable to do something in the Town. Finance Officer Gaylord will communicate with the fire department that the Council would like for them to stay flat.
- What effects the Union County Revaluation will cause on the Town's budget in the future.
- Recent Fund Balance change of \$450,000 from Rea Road and the Library goes to the purchase of the Providence VFD.
- Cost to run the Town is approximately 1.5 cents.
- Should have estimates regarding the deputies by April 1 to determine if there is an increase.
- Council asked that the line item for Wesley Chapel Satellite station be removed from the budget along with \$3,500 for a radar sign.
- Council agreed to keep the \$1,500 for CERT Training and \$500.00 for miscellaneous items under the Public Safety budget.
- Mediation for the water tower is scheduled for April 10 and possible trial in May.
- Council was in agreement with amounts placed in the budget for events and the Historic Committee and thanked Councilwoman Harrison for her work to help bring community spirit and involvement.

- Councilwoman Hadley gave a brief update on items regarding Town Hall upgrades and maintenance that she plans to finalize this budget year and that she was still receiving prices on possible items that need to be considered for next year's budget such as painting of the Town Hall, etc. Councilwoman Harrison expressed concern over the condition of the paint on Town Hall.
- Council agreed to leave in the budget the purchase of a copier, upgraded telephone system, laptop for Amy McCollum, and Ipad for Leslie Gaylord. Ms. Gaylord advised that some of these items may be able to be purchased out of this year's budget.
- Staff and Council may pursue grants options for future landscaping needs for the medians and left funding in the budget in case a matching amount was needed from the Town.
- Councilwoman Hadley updated the Council that the pipe was in the roundabout for future electricity and water and would get pricing on what it would cost to be able to hook up water and electricity.
- Town Administrator McCollum will get further information regarding new Town banners such as what type of material is used, is installation included, lifespan of the banner, etc.
- Mayor Deter advised that he had spoken with everyone on the Planning Board except Jeff Perryman regarding the possible reduction in salaries for the Board. Mayor Deter recommended \$50.00 for the members and \$125.00 for the Chairman. These amounts would still be based on attendance at the meeting. Council was in agreement with the new amounts and asked that Mayor Deter again reach out to the Board letting them know the possible new amounts.
- Council discussed possible renovations to the garage for use by the Town deputies. Mayor Deter presented an idea of adding a wall in their current location to help with privacy. Councilmembers Hadley and Smith will work on this item and bring back a proposal to the Council.
- Town Administrator McCollum will provide further information regarding the need for a new website for the Town and whether there are any other functionality advantages to upgrading.
- Mayor Deter discussed the idea of taking the current Town newsletter which costs approximately \$10,000 per year and send out electronically. Council discussed their concerns that some people in Weddington are not on the computer like other areas and the older generation that does not use computers at all. Council at this time was not in favor of getting rid of the hard copy of the newsletter.
- Councilwoman Harrison discussed the idea of a Town historian that would be a volunteer but the Town would include a budget line item to cover their expenses. Councilwoman Harrison advised that if she could not get a volunteer position she would like to separate the Historic Preservation Commission from the Planning Board and have a new Committee.
- Town Administrator McCollum informed the Council of a proposal she received from COG for Code Enforcement Services. Council asked that approval of this proposal be placed on the April Town Council Agenda.
- Finance Officer Gaylord questioned whether the Town needed to increase the fund balance allocation for the purchase of the fire truck for Providence VFD since it appeared that it may be needed one year earlier than originally discussed. Councilwoman Hadley advised that she did not feel that the Council needed to increase the fund balance allocation. The Council also discussed would the Town own the fire truck once purchased and lease back to the fire department.
- Councilmember Smith questioned if the Council was going to give the requested increase to Wesley Chapel VFD for the area they are covering in the Town that they are not being compensated for. Councilwoman Hadley gave an update/history on this item. Councilmembers Smith and Hadley will meet with Leslie to discuss this item and will review contracts and maps to receive further clarification.
- Finance Officer Gaylord advised that the League usually does a bulletin on details regarding sales tax projections and would supply that to the Council once she receives.

Council asked that Finance Officer Gaylord make the changes to the budget and provide the Council with an update at their April Meeting and advised that she could take off the 6 cents budget scenario.

**Item No. 3. Review and Consider Proposal from US Infrastructure and Authorize Staff to Approve Bids for Road Maintenance Items for the Williamsburg Subdivision.** This item was not discussed and will be added to the April 14 Regular Town Council Agenda.

**Item No. 4. Adjournment.** Mayor Titherington moved to adjourn the March 27, 2014 Special Town Council Meeting. All were in favor, with votes recorded as follows:

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

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Bill Deter, Mayor

Attest:

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Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON  
APRIL 2014  
CHILD ABUSE PREVENTION MONTH &  
SEXUAL ASSAULT AWARENESS MONTH  
P-2014-03**

**WHEREAS**, preventing child abuse and neglect, and sexual violence is a community problem affecting both the current and future quality of life of our community;

**WHEREAS**, Union County Department of Social Services accepted 1,293 reports of child abuse representing over 2851 children in 2013;

**WHEREAS**, 731 children, adults and family members impacted by child abuse, sexual assault and victims of other crimes were served through Safe Alliance's Clinical and Victim Advocacy services including The Tree House Children's Advocacy Center during FY2013;

**WHEREAS**, 99% of the children served by the Tree House Children's Advocacy Center were sexually abused by a trusted relative or other known person and 30% of the children served were sexually abused by other children in FY2013;

**WHEREAS**, 87% of sexual assault victims were under the age of 19; 67% of children served were under the age of 13; 28% were under the age of 5;

**WHEREAS**, child abuse and neglect not only cause immediate harm to children, but are also proven to increase the likelihood of criminal behavior, substance abuse, health problems, and risky behavior thereby increasing the cost of community support services;

**WHEREAS**, all citizens should be protected from sexual and physical violence;

**WHEREAS**, Safe Alliance's Victim and Clinical Services programs exists because of partnerships created among social service and healthcare agencies, schools, faith communities, civic organizations, law enforcement agencies, and supportive members of Union County;

**THEREFORE, I DO HEREBY PROCLAIM** April as Child Abuse Prevention Month & Sexual Assault Awareness Month and call upon all citizens, community agencies, faith groups, medical facilities, elected leaders and businesses to increase their participation in efforts to support families, thereby preventing & reporting child abuse and sexual violence thereby strengthening the communities in which we live.

Adopted this 14<sup>th</sup> day of April, 2014.

Attest:

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Bill Deter, Mayor

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Amy S. McCollum, Town Clerk

### NCDOT Street Policy Text Amendments

Changes in **RED** are staff changes from original Ordinance.

Changes in **BLUE** are changes from Town Attorney, Anthony Fox from staff changes.

#### **Sec. 46-7. Streets and public utilities.**

No ~~subdivision~~ street shall be ~~accepted or~~ maintained by the town ~~despite any offer of or street dedication accepted for ownership and maintenance in any subdivision, by virtue of enactment of this chapter. Pursuant to G.S. 160A-374, approval of a plat required under this chapter shall not be deemed to constitute or affect acceptance by the town of the dedication of any street or other ground, public utility or other public facility shown on the plat. Rather, such acceptance, if granted, will be by separate ordinance.~~

#### **Sec. 46-45. Final major subdivision plat submission and review.**

(c) *Final plat submission procedure.*

(1)

Within two years following the approval of the preliminary plat, the subdivider shall submit a final plat as set forth in this subsection.

(2)

At least ten copies of the final plat (additional copies may be required by the subdivision administrator to send to various agencies) shall be submitted to the subdivision administrator at least 15 days prior to the meeting at which the planning board reviews the final plat. A fee, in accordance with a fee schedule adopted by the town council, shall accompany such submission. No application shall be complete or processed by the subdivision administrator unless accompanied by said fee. In addition, the town shall be reimbursed by the subdivider for all costs associated with the town's engineering and/or consulting services with respect to review of the final plat prior to final plat approval. One copy of the final plat shall be on reproducible material. Materials and drawing medium for the original shall be in accordance with the standards of practice for land surveying in the state, where applicable, and the requirements of the appropriate county register of deeds.

(3)

The final plat shall be prepared by a registered land surveyor currently licensed in the state by the state board of registration for professional engineers and land surveyors, and shall be at a scale of not less than one inch equals 200 feet. Maps may be placed on more than one sheet with appropriate match lines.

(4)

The final plat may be submitted in sections. In this case, at least one final plat section shall be submitted per year, on or before the anniversary date of preliminary plat approval. In no case shall preliminary plat approval for any section extend beyond five years from the date of approval.

(5)

Each phase's final plat must contain a comment stating common open space/conservation land requirements set forward by this chapter and chapter 58 have been met.

(6)

The final plat shall include a ~~A~~-written maintenance agreement recognizing that the streets will not be accepted or maintained by the Town and containing ~~with~~ provisions for perpetual maintenance of the streets by the developer and/or the homeowners association ~~shall be included in the final plat.~~

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(76)

The final plat shall conform substantially to the preliminary plat as approved, and if desired by the owner or subdivider, it may refer to that portion of the approved preliminary plat which he proposes to record as a final plat and begin selling within the following year.

(87)

Failure to submit a final plat within two years after preliminary plat approval shall render the preliminary plat null and void.

(98)

The final plat shall meet all applicable specifications in section 46-46 and the following signed certificates shall appear on each copy of the plat:

a.

Certificate of ownership and dedication.

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision

jurisdiction of the Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

**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 <a href="#">chapter 58</a> , article XIII of the Weddington	X	X

Code of Ordinances		
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 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 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. <u>Before the approval of the final plat, the developer shall submit to the town evidence that the developer has created a homeowners' association whose responsibilities will include, perpetual maintainanc<del>ing</del> of the streets. Such evidence shall include filed copies of the articles of incorporation, declarations and homeowners' association bylaws.</u>	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 <u>Should this be kept or deleted?</u>	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 <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 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

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**Sec. 46-76. Road standards and buffering along thoroughfares.**

(a)

*Public roads.*

(1)

All subdivision lots, except as provided herein and in [section 58-10](#), shall abut public roads. All public roads shall be built with a minimum of 20 feet of pavement and built to construction standards of the state department of transportation for subdivision roads [in accordance with the NC DOT Subdivision Roads Manual and Standard Specifications for Roads and Structures](#). Streets which are not eligible to be put on the state department of transportation system because there are too few lots or residences [or because the state is no longer accepting subdivision streets as part of the state system](#) shall, nevertheless, be offered for dedication to the public and shall be designed and constructed in accordance with the above-referenced standards. A written maintenance agreement with provision for [the perpetual maintenance of the streets](#) ~~until it is accepted as part of the state system by the developer and/or the homeowner's association~~ shall be included in the final plat. [The perpetual maintenance and upkeep of streets in the subdivision, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association. Accordingly, any bond accepted by the town per subsection 46-49\(b\) for a subdivision shall be calculated using the cost of streets as provided in subsection 46-49\(b\)\) and the projected perpetual maintenance and shall remain in place until the town council is satisfied \(in its sole own-exclusive discretion\) that the homeowners' association is controlled by individual lot owners other than the developer \(which shall be presumed to be no less than which generally the town council shall not deem to have occurred until one year, at a minimum, after a homeowners' association is incorporated and active\) and has made necessary assessments for, and has otherwise taken over the full responsibility of, maintaining and repairing such streets. The decision to release such bonds shall rest entirely within the town-council's sole discretion and shall be made based upon the homeowners' association's financial ability to properly maintain and repair these streets. After the bond is released by the town council, the homeowners' association shall be required to submit to the town, by January 15 of each calendar year, the names,](#)

addresses and telephone numbers of all duly elected members of its board of directors as well as a copy of its annual financial statements showing, at a minimum, the amount of funds budgeted to maintain such streets . In the event the town ~~council~~ in its discretion, believes the homeowners' association is not adequately maintaining or repairing the streets or is not making assessments necessary to cover the cost of said maintenance or repairs, it may, after holding a hearing, require the homeowners' association to provide a bond as required in subsection 46-49(b). The hearing described above, shall be duly noticed by publication as provided in this chapter and by mailing notice of the hearing to at least one officer (according to the most recent list of officers the town has received) of the homeowners' association or to the homeowners' association's registered agent at least ten days before the hearing. The homeowners' association's bond may be eliminated, modified, or reinstated at the discretion of the town after a hearing notice as described above.

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## Sec. 58-54. R-40 single-family district.

The R-40 single-family district is established to provide for residential development at low densities consistent with suitability of the land and the rural character of the town.

- (1) *Permitted uses.* Permitted uses within the R-40 district shall be as follows:
- a. All permitted uses in the R-60 zoning district.
  - b. Open space. Any subdivision that is 6 acres or more in aggregate shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required minimum 50-foot buffers along thoroughfares, consists of common open space.

**AN ORDINANCE TO AMEND SECTION 58-54  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2014-05**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT  
SECTION 58-54 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Sec. 58-54. R-40 single-family district.**

The R-40 single-family district is established to provide for residential development at low densities consistent with suitability of the land and the rural character of the town.

- (1) *Permitted uses.* Permitted uses within the R-40 district shall be as follows:
- a. All permitted uses in the R-60 zoning district.
  - b. Open space. **Any subdivision that is 6 acres or more in aggregate shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required minimum 50-foot buffers along thoroughfares, consists of common open space.**

Adopted this 14<sup>th</sup> day of April, 2014.

\_\_\_\_\_  
Bill Deter, Mayor

Attest:

\_\_\_\_\_  
Amy S. McCollum, Town Clerk

**APPLICATION FOR SUBMITTAL  
OF  
SUBDIVISION PRELIMINARY PLAT**

**NAME OF PROPOSED SUBDIVISION:** Graham Hall

**LOCATION OF SUBDIVISION:** Weddington-Matthews Rd

**PARCEL ID** 061-170-05 & 05A **ZONING DISTRICT** R-40 **TOTAL ACREAGE** 6.9 Ac  
**NUMBER OF LOTS** 6

**DEVELOPER:**

**NAME:** Aiden Properties

**ADDRESS:** PO Box 262, Maynardville, TN 37807

**OWNER (If different from above)** \_\_\_\_\_

**PHONE:** 865-621-9195

**FEE PAID:** \$1500. **DATE:** 11/19/13

I (We) \_\_\_\_\_ as developer(s) of the property to be subdivided have knowledge of the Town's Zoning and Subdivision Ordinances as they pertain to development in the Town of Weddington. I (we) have received a copy of the Subdivision Checklist.

  
Zoning Administrator

 A.C. Cooper / Aiden Properties  
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.*

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor and Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** April 14<sup>th</sup>, 2014

**SUBJECT:** **Graham Hall R-40 Conventional Subdivision Preliminary Plat**

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

At their March 10, 2014 meeting the Town Council denied the Graham Hall Preliminary Plat based on safety concerns. There has been a change on the proposed Preliminary Plat, which allows the applicant to re-apply. The Planning Board reviewed the revised plan on March 24<sup>th</sup>, 2014 and recommended approval with conditions.

**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:**

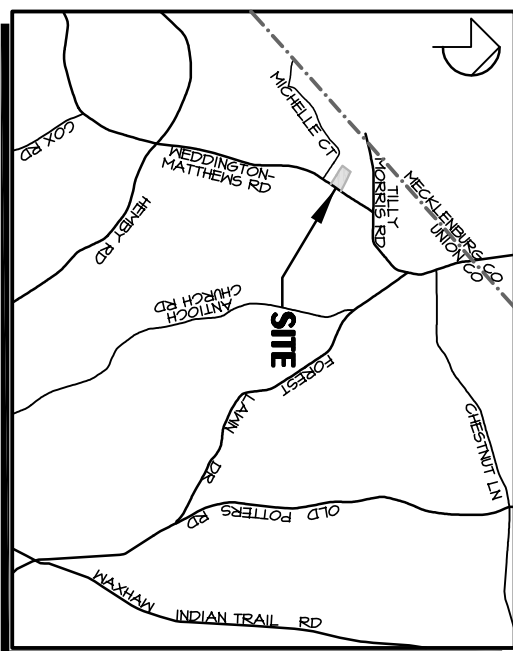
- Minimum lot size- 40,000 square feet
- Minimum lot width- 120 feet
- Minimum front yard setback- 50 feet
- Minimum rear yard setback- 40 feet
- Minimum side yard setback- 15 feet

**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.

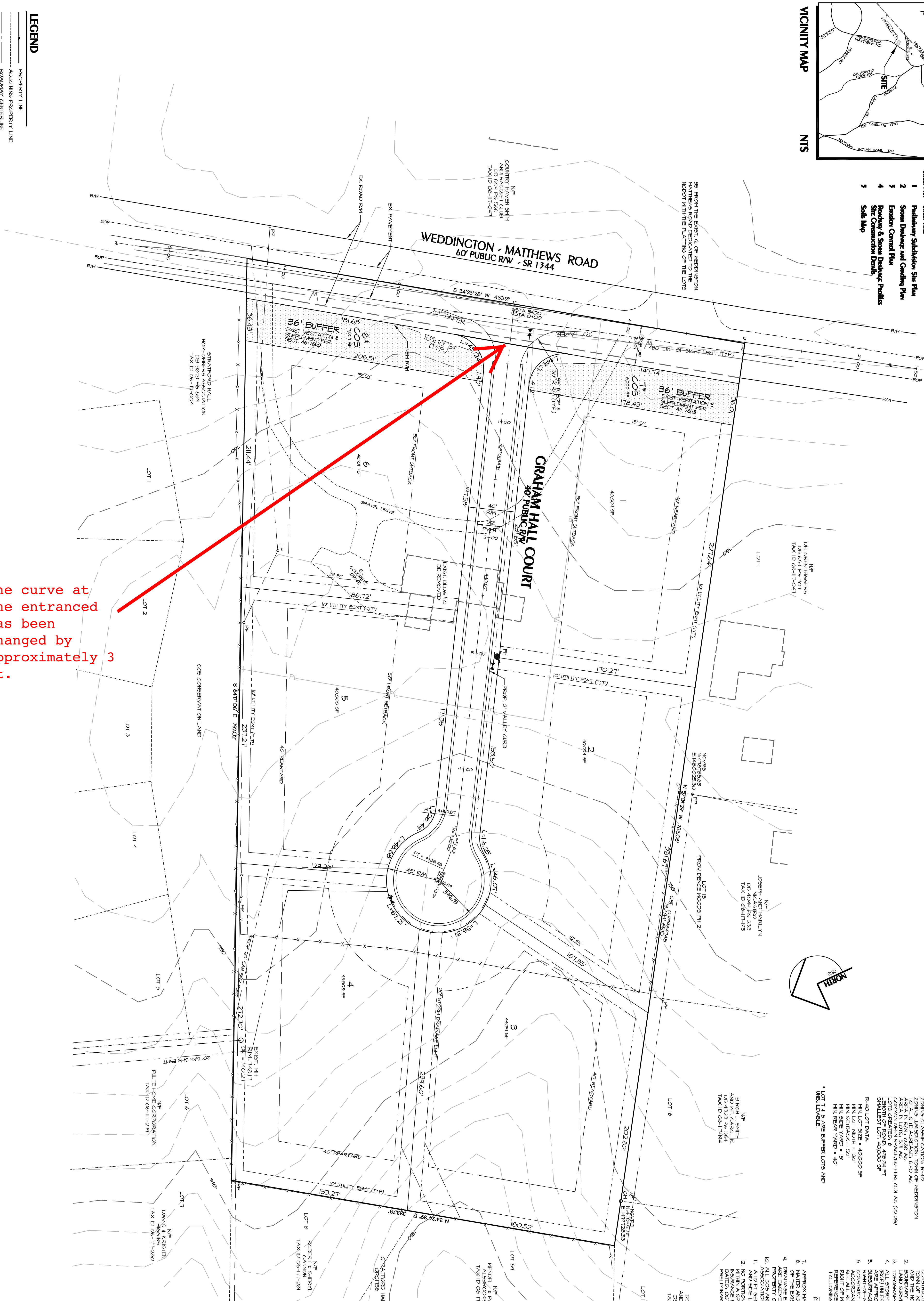
**The Graham Hall R-40 Conventional Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:**

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. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
6. Each lot to be recorded in the Graham Hall subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Graham Hall Homeowners Association or its Developer.
7. Road name to be approved by Union County.



## SHEET INDEX

SHEET NO.	SHEET TITLE
1	Preliminary Subdivision Site Plan
2	Storm Drainage and Grading Plan
3	Erosion Control Plan
4	Roadway & Storm Drainage Profile
5	Site Construction Details, Soils Map

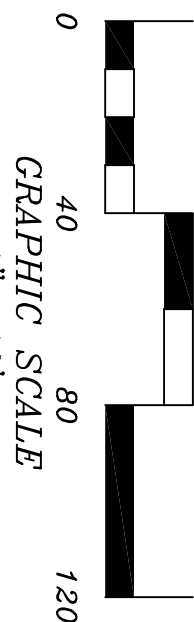
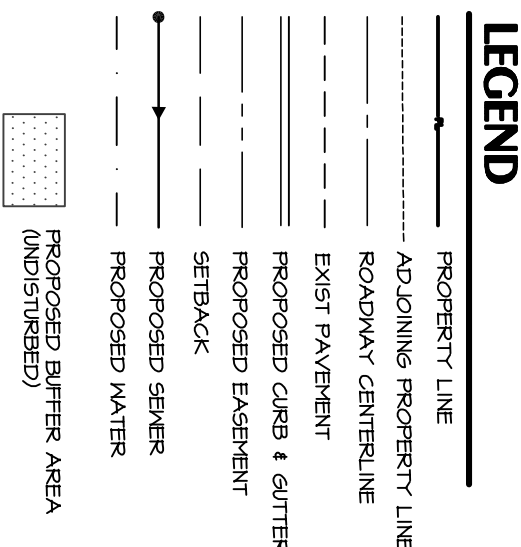


The curve at the entrance has been changed by approximately 3 ft.

## DEVELOPMENT DATA

TAX PARCEL NO.: 064110-05, 064110-06  
ZONING CLASSIFICATION: R-40  
CITY: WEDDINGTON  
TOTAL SITE ACRES: 6.90 AC  
AREA IN N. 1/4: 0.89 AC  
AREA IN S. 1/4: 6.01 AC  
CORNERS OPEN SPACE: AFTER: 0.31 AC (22.28%  
LOTS CREATED: 6  
LENGTH OF ROAD: 400.94 FT  
SMALLEST LOT: 400.94 FT  
R-40 LOT DATA:  
MIN. LOT SIZE = 40,000 SF  
MIN. LOT WIDTH = 120'  
MIN. SETBACK = 50'  
MIN. SIDE YARD = 15'  
MIN. REAR YARD = 40'  
\* LOT 7 & 8 ARE DIFFER LOTS AND  
RENDUABLE.

## GENERAL NOTES

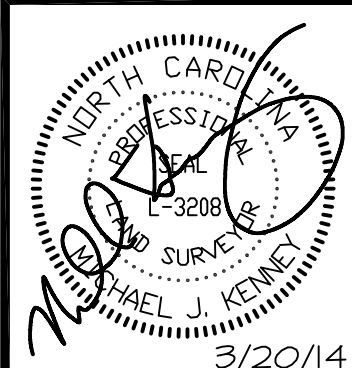
[illegible]

## PRELIMINARY Subdivision SITE PLAN

# GRAHAM HALL

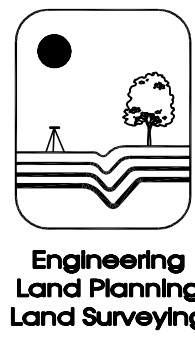
**TOWN of WEDDINGTON, Sandy Ridge Twsp., UNION COUNTY, NORTH CAROLINA**  
**OWNER: AIDEN PROPERTIES, PO Box 262, MAYNARDVILLE, TN 37807**  
**% A C COOPER, 865-621-9195 (AC\_CCC@outlook.com)**

Scale:	<b>1"=40'</b>
Date:	<b>11/12/13</b>
Drawn By:	<b>MJK</b>
Designed By:	<b>MJK</b>
Job No.:	<b>1313</b>



Revisions:

1. 12/26/13 REVISED PER NCDOT, WEDDINGTON AND UNION CO. REVIEW
2. 2/3/14 REVISED NOTE 6 "WITHIN THE R/W"
3. 3/20/14 REVISED PAVEMENT RADIUS TO 35', ADDED 20' TAPER TO EXIST. ROADWAY



**KENNEY DESIGN  
GROUP, PA**

---

C-1986

1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-6099 FAX: 704/377-6097  
EMAIL: KENNEY@KENNEYDESIGN.COM



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Grid based on the North Carolina State Plane Coordinate System  
All dimensions in feet

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Bill Deter, Mayor  
Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** April 14th, 2014

**SUBJECT:** **Bard Property Conventional Subdivision Preliminary Plat**

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The Town Council deferred the Bard Property preliminary plat application on March 10<sup>th</sup>, 2014, citing concerns about the location of the subdivision entrance. In response to the concerns, the applicant is currently reconfiguring the subdivision design and the Planning Board will review the updated plan on April 28<sup>th</sup>, 2014.

**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

**APPLICATION FOR SUBMITTAL  
OF  
SUBDIVISION SKETCH PLAN**

**NAME OF PROPOSED SUBDIVISION:** Bard Property

**LOCATION OF SUBDIVISION:** 5809 Hemby Road, Weddington, located on the south side  
of the road between Bromley Drive and Hunter Lane

**PARCEL ID** 061-47-004, 061-47-004B, 061-23-127A

**ZONING DISTRICT** RCD - Conventional

**TOTAL ACREAGE** 21.56 ± (Net)

**NUMBER OF LOTS** 15 Residential Lots / 21 Total Lots (Including Buffer & COS Lots)

**DEVELOPER:**

**NAME:** CAROLINAS RENOVATED PROPERTIES, LLC

**ADDRESS:** P.O. BOX 35586  
CHARLOTTE, NC 28235

**OWNER (if different from above)** Same As Above

**PHONE:** 704-877-8288

**FEE PAID:** (By Owner) **DATE:** 11/26/13 (Revised Date)

I (We) CAROLINAS RENOVATED PROPERTIES, LLC as developer(s) of the property to be subdivided have knowledge of the Town's Zoning and Subdivision Ordinances as they pertain to development in the Town of Weddington. I (we) have received a copy of the Subdivision Checklist.

\_\_\_\_\_  
Zoning Administrator

Michael B. Grant  
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 sketch plan prior to sketch plan approval.*

*The subdivider shall submit to the Subdivision Administrator 9 (nine) copies of the sketch plan for review. The Subdivision Administrator shall review the plan within 30 days of submittal.*

**APPLICATION FOR SUBMITTAL  
OF  
SUBDIVISION PRELIMINARY PLAT**

**NAME OF PROPOSED SUBDIVISION:** Bard Property

**LOCATION OF SUBDIVISION:** 5809 Hemby Road, Weddington, located on the south side  
of the road between Bromley Drive and Hunter Lane

**PARCEL ID** 061-47-004, 061-47-004B, 061-23-127A

**ZONING DISTRICT** RCD - Conventional

**TOTAL ACREAGE** 21.56 ± (Net)

**NUMBER OF LOTS** 15 Residential Lots / 21 Total Lots (Including Buffer & COS Lots)

**DEVELOPER:**

**NAME:** CAROLINAS RENOVATED PROPERTIES, LLC

**ADDRESS:** P.O. BOX 35586  
CHARLOTTE, NC 28235

**OWNER (if different from above)** Same As Above

**PHONE:** 704-877-8288 Jim Katsoudas

**FEE PAID:** (By Owner) **DATE:** 01/21/14

I (We) CAROLINAS RENOVATED PROPERTIES, LLC as developer(s) of the property to be subdivided have knowledge of the Town's Zoning and Subdivision Ordinances as they pertain to development in the Town of Weddington. I (we) have received a copy of the Subdivision Checklist.

\_\_\_\_\_  
Zoning Administrator

Michael B. Galt  
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 sketch plan prior to sketch plan approval.*

*The subdivider shall submit to the Subdivision Administrator 9 (nine) copies of the sketch plan for review. The Subdivision Administrator shall review the plan within 30 days of submittal.*



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Grid based on the North Carolina State Plane Coordinate System  
All dimensions in feet

**TOWN OF WEDDINGTON  
PRELIMINARY BUDGET  
FY2015**

estimate needs to be reviewed/adjusted balance has changed	ACTUAL AS OF <u>6/30/2013</u>	ACTUAL AS OF <u>3/31/2014</u>	PROJECTED FY2014 BASED ON <u>3/31/2014 BALANCES</u>	FY 2014 PROPOSED AMENDED <u>BUDGET</u>	\$0.052 Tax FY 2015 PROPOSED <u>BUDGET</u>	
REVENUE:						
10-3101-110 AD VALOREM TAX - CURRENT	980,495.83	948,975.95	984,353.45	980,000.00	990,000.00	Approx 1% growth over actual
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	3,843.62	6,966.92	7,829.75	7,000.00	7,000.00	
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	2,458.32	3,920.76	4,210.07	4,000.00	2,000.00	
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	52,387.00	60,547.14	78,547.14	60,000.00	54,000.00	FY2014 has "double" revenue
10-3115-180 TAX INTEREST	2,349.94	632.27	2,250.00	2,250.00	2,250.00	
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	159,980.12	161,490.58	281,490.58	250,000.00	275,000.00	Flat; NCLM est 3.75% inc (approx \$10k)
10-3322-220 BEER & WINE TAX	38,771.81		38,750.00	38,750.00	38,750.00	Flat; NCLM est 1.75% inc (approx \$675)
10-3324-220 UTILITY FRANCHISE TAX	403,867.20	300,581.74	404,581.74	400,000.00	400,000.00	Flat; NCLM est 3% elect 0% natural gas
10-3340-400 ZONING & PERMIT FEES	29,490.00	25,517.50	33,017.50	25,000.00	15,000.00	conservative
10-3350-400 SUBDIVISION FEES	82,625.00	61,600.00	138,400.00	78,750.00	5,000.00	conservative
10-3830-891 MISCELLANEOUS REVENUES	3,457.00	2,325.00	2,925.00	1,500.00	1,500.00	
10-3831-491 INVESTMENT INCOME	13,980.00	3,324.71	7,324.71	7,000.00	7,500.00	Lockbox fees reducing investment income
TOTAL REVENUE	1,773,705.84	1,575,882.57	1,983,679.93	1,854,250.00	1,798,000.00	
GENERAL GOVERNMENT EXPENDITURE:						
10-4110-126 FIRE DEPT SUBSIDIES	724,550.00	564,468.75	752,625.00	752,625.00		
10-4110-127 FIRE DEPT CAPITAL	256,429.41	5,850.00	799,420.59	815,000.00		Purchase balance; construction int; audit
10-4110-128 POLICE PROTECTION	232,161.00	242,888.00	242,888.00	243,500.00	240,000.00	
10-4110-192 ATTORNEY FEES	78,704.44	82,165.98	138,165.98	140,000.00	93,000.00	
10-4110-195 ELECTION EXPENSE	1,899.50	7,673.21	8,173.21	10,000.00	2,500.00	
10-4110-340 EVENTS & PUBLICATIONS	9,469.77	4,664.17	6,164.17	5,000.00	6,000.00	
10-4110-341 WEDDINGTON FESTIVAL		29.60	3,500.00	4,000.00		
10-4110-342 HOLIDAY/TREE LIGHTING		4,262.57	4,500.00	5,240.00		
10-4110-343 EASTER EGG HUNT		161.49	500.00	500.00		
10-4110-344 OTHER COMMUNITY EVENTS		0.00	250.00	510.00		
10-4110-495 OUTSIDE AGENCY FUNDING	2,356.60	0.00	3,600.00	3,600.00		
TOTAL GENERAL GOVT EXPENDITURE	1,305,570.72	912,163.77	1,959,786.95	1,979,975.00	341,500.00	
ADMINISTRATIVE EXPENDITURE:						
10-4120-121 SALARIES - CLERK	68,110.69	56,147.00	72,138.24	73,500.00	69,700.00	Base salary does not include bonus
10-4120-123 SALARIES - TAX COLLECTOR	34,279.94	30,269.29	38,985.59	43,500.00	42,225.00	Base salary does not include bonus
10-4120-124 SALARIES - FINANCE OFFICER	8,187.93	9,960.65	12,679.40	13,000.00	10,875.00	FY14 included add'l CE hours & loan hrs
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	21,000.00	17,150.00	23,450.00	25,200.00	25,200.00	
10-4120-181 FICA EXPENSE	10,301.98	8,629.37	11,780.26	13,000.00	12,000.00	
10-4120-182 EMPLOYEE RETIREMENT	15,102.68	13,098.89	16,668.57	16,500.00	17,625.00	estimated 5% increase
10-4120-183 EMPLOYEE INSURANCE	17,758.07	15,867.00	21,156.00	21,000.00	23,275.00	10% increase over actual
10-4120-184 EMPLOYEE LIFE INSURANCE	343.56	268.24	357.65	400.00	375.00	0% increase over actual
10-4120-185 EMPLOYEE S-T DISABILITY	276.00	216.00	288.00	325.00	300.00	0% increase over actual
10-4120-191 AUDIT FEES	8,000.00	8,000.00	8,000.00	8,000.00	8,500.00	estimated 5% increase over actual
10-4120-193 CONTRACT LABOR	2,243.75	1,105.00	3,500.00	3,500.00	5,000.00	
10-4120-200 OFFICE SUPPLIES - ADMIN	7,858.12	5,378.02	34,267.03	32,000.00	10,000.00	
10-4120-210 PLANNING CONFERENCE	336.06	2,029.46	1,000.00	2,000.00	1,000.00	
10-4120-321 TELEPHONE - ADMIN	3,064.39	2,100.15	3,150.23	4,000.00	4,000.00	
10-4120-325 POSTAGE - ADMIN	3,187.35	1,502.73	3,699.15	4,200.00	4,200.00	
10-4120-331 UTILITIES - ADMIN	3,310.20	2,426.44	3,639.66	4,725.00	4,725.00	

**TOWN OF WEDDINGTON  
PRELIMINARY BUDGET  
FY2015**

estimate needs to be reviewed/adjusted balance has changed	ACTUAL AS OF <u>6/30/2013</u>	ACTUAL AS OF <u>3/31/2014</u>	PROJECTED FY2014 BASED ON <u>3/31/2014 BALANCES</u>	FY 2014 PROPOSED AMENDED <u>BUDGET</u>	\$0.052 Tax FY 2015 PROPOSED <u>BUDGET</u>	
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	33,851.06	17,213.67	29,100.00	34,500.00	10,000.00	
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	59,148.54	49,569.18	53,689.18	55,000.00	58,000.00	GIS service contract
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS REPAIRS & MAINTENANCE - SIDEWALKS	36,061.00	39,579.80	54,439.80	53,000.00	36,000.00	3% contract increase; \$1000 watering
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	1,390.00	330.00	860.00	1,250.00	1,000.00	
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	5,352.00	3,200.00	5,300.00	6,250.00	6,250.00	includes carpet cleaning @\$500
10-4120-370 ADVERTISING - ADMIN	901.05	840.49	1,000.00	1,000.00	1,000.00	
10-4120-397 TAX LISTING & TAX COLLECTION FEES	951.27	232.62	1,000.00	1,000.00	1,000.00	
10-4120-400 ADMINISTRATIVE:TRAINING	1,753.00	3,182.00	4,000.00	4,100.00	4,100.00	
10-4120-410 ADMINISTRATIVE:TRAVEL	5,739.91	6,772.81	6,000.00	6,500.00	6,500.00	FY2014 high due to new council training
10-4120-450 INSURANCE	10,153.35	11,521.38	11,500.00	11,500.00	12,000.00	estimated 4% increase
10-4120-491 DUES & SUBSCRIPTIONS	18,694.00	12,755.00	20,050.00	21,000.00	21,000.00	MUMPO?
10-4120-498 GIFTS & AWARDS	430.21	364.23	1,500.00	1,500.00	1,500.00	
10-4120-499 MISCELLANEOUS	1,483.42	3,525.89	4,100.00	5,000.00	3,500.00	
TOTAL ADMINISTRATIVE EXPENDITURE	379,269.53	323,235.31	447,298.76	466,450.00	400,850.00	
PLANNING & ZONING EXPENDITURE:						
10-4130-121 SALARIES - ZONING ADMINISTRATOR	62,002.39	43,841.88	58,214.96	60,000.00	55,350.00	
10-4130-122 SALARIES - ASST ZONING ADMINISTRATR	1,309.70	1,953.33	3,225.00	3,500.00	2,000.00	
10-4130-123 SALARIES - RECEPTIONIST	19,207.83	15,085.22	19,345.32	21,500.00	23,500.00	
10-4130-124 SALARIES - PLANNING BOARD	15,800.00	12,250.00	16,333.33	16,500.00	17,500.00	
10-4130-125 SALARIES - SIGN REMOVAL	4,876.44	3,734.89	4,979.85	5,000.00	5,000.00	COG contract instead?
10-4130-181 FICA EXPENSE - P&Z	7,894.37	5,880.16	8,167.88	10,660.00	9,000.00	
10-4130-182 EMPLOYEE RETIREMENT - P&Z	11,986.88	8,936.17	11,634.04	12,700.00	12,000.00	
10-4130-183 EMPLOYEE INSURANCE	19,620.00	17,362.37	22,651.37	22,500.00	25,000.00	10% increase over actual
10-4130-184 EMPLOYEE LIFE INSURANCE	271.32	208.04	277.76	325.00	300.00	0% increase over actual
10-4130-185 EMPLOYEE S-T DISABILITY	120.00	84.00	120.00	215.00	150.00	0% increase over actual
10-4130-193 CONSULTING	4,442.76	3,847.90	7,500.00	12,500.00	7,500.00	USI
10-4130-194 CONSULTING - COG	2,890.78	1,350.00	2,400.00	2,500.00	3,000.00	
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	3,670.47	3,679.56	6,307.82	7,000.00	5,000.00	
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES			9,000.00	9,000.00	2,500.00	
10-4130-215 HISTORIC PRESERVATION			839.60	1,000.00	250.00	
10-4130-220 TRANSPORTATION & IMPROVEMENTS		9,000.00	9,000.00	9,000.00	0.00	
10-4130-321 TELEPHONE - PLANNING & ZONING	3,064.50	2,100.22	3,150.33	4,000.00	4,000.00	
10-4130-325 POSTAGE - PLANNING & ZONING	2,987.13	1,407.44	3,699.15	4,200.00	4,200.00	
10-4130-331 UTILITIES - PLANNING & ZONING	3,310.23	2,451.60	3,677.40	4,725.00	4,725.00	
10-4130-370 ADVERTISING - PLANNING & ZONING	543.61	531.91	750.00	1,000.00	1,000.00	
TOTAL PLANNING & ZONING EXPENDITURE	163,998.41	133,704.69	191,273.81	207,825.00	181,975.00	
TOTAL EXPENDITURES	1,848,838.66	1,369,103.77	2,598,359.52	2,654,250.00	924,325.00	
NET REVENUES/(EXPENDITURES)	-75,132.82	206,778.80	-614,679.59	-800,000.00	873,675.00	
		Without fire station purchase	178,891.00			

1 cent tax = approximately \$190,000.00

**TOWN OF WEDDINGTON  
NON-OPERATING EXPENDITURES**

estimate needs to be reviewed/adjusted  
balance has changed

		<b>FY2014 @ 5.2 cents</b>	<b>FY2015 @ 5.2 cents</b>
<b>Net Operating Revenues Over Expenditures</b>			<b>873,675.00</b>
<u>Proposed non-recurring revenues</u>			
Zoning & Permit Fees			10,000.00
Subdivision Fees			
Currently in discussions			62,500.00
Future unidentified			10,000.00
Increase in fees			
Adjusted Revenues Over Expenditures			956,175.00
<u>Proposed non-operating expenditures to be funded</u>			
PVFD		573,825.00	573,825.00
Requested increase (\$56,788)			
Building renovations	793,570.59		
Audit fees	5,850.00		6,000.00
WCVFD	124,800.00		124,800.00
Requested increase for additional territory			8,000.00
Stallings VFD	48,000.00		48,000.00
Decrease for territory transfer to WCVFD?			
Police		7,000.00	<b>2,850.00</b>
Estimated increase in contract price (1.2%)			
Adjustment for Wesley Chapel satellite station			
Public Safety		3,500.00	
Radar sign			
CERT training materials			1,500.00
Other			500.00
Attorney		25,000.00	<b>30,000.00</b>
Litigation			
Outside agency		3,600.00	<b>3,800.00</b>
Urban forester (6.2% increase)			
Publications			<b>3,000.00</b>
Newsletter (publish 6 times versus 4)			
Parks & Rec			
Easter Egg Hunt	500.00		500.00
Festival -- upfront money	8,600.00		3,500.00
Festival -- net	1,400.00		1,500.00
Historic committee			500.00
Tree lighting	6,240.00		<b>6,500.00</b>
Litter sweeps	250.00		250.00
Meet and Greet local groups	260.00		
Office supplies			
Ipad covers and keyboards	400.00		
Vacuum cleaner	300.00		
Council chairs	6,300.00		
Ipads	<b>6,000.00</b>		
Desk for Kim	<b>1,700.00</b>		
Plotter	9,000.00		
Copier	<b>10,000.00</b>		
Street banners			<b>3,000.00</b>
Grounds maintenance			
Medians landscaping	11,000.00		10,000.00
Winter maintenance & mulching (every other year)	9,625.00		1,950.00
Roundabout lighting/landscaping			<b>5,000.00</b>

**TOWN OF WEDDINGTON  
NON-OPERATING EXPENDITURES**

estimate needs to be reviewed/adjusted  
balance has changed

		<b>FY2014 @ 5.2 cents</b>	<b>FY2015 @ 5.2 cents</b>
	Town Hall landscaping	1,475.00	
Building			
Maintenance	Flooring/carpet	23,000.00	
	Interior painting	5,000.00	
	Garage lighting		
	Renovation of deputies office		5,000.00
	Exterior painting		
Equipment	CSI upgrade to ServicePlus	4,000.00	
Maintenance	Website monthly maintenance (offset by telephone savings)		
Gifts/Awards	Ipads to outgoing councilmembers	3,000.00	
Technology	New laptop	1,200.00	
	Telephone system	1,000.00	
	Website design		8,000.00
	Upgraded recording software for new laptop		1,945.00
Transportation	Roundabout irrigation	9,000.00	
Consulting/	Historian - expense stipends		2,500.00
Contract Labor	Code Enforcement		11,000.00
	Retreat mediator		1,500.00
Salary adj	COLA/Merit/Bonus/Taxes/Benefits - 3%	14,650.00	6,500.00
	Council increases	4,200.00	
	One-time funding of state unemployment reserve	2,360.00	
	Planning board		(3,300.00)
Contingency	Fund Balance Reimbursement		88,055.00
<b>Total cost of non-operating expenditures</b>		<u>1,725,605.59</u>	<u>956,175.00</u>
<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>			<u><u>\$0.00</u></u>

**FUND BALANCE ASSIGNMENTS**

Library	\$250,000	
Rea Road Engineering	\$200,000	
Capital Projects		
Fire Service	\$100,000	\$200,000
Town Hall -- Buildings	\$15,000	\$30,000
Town Hall -- Sidewalks	\$3,000	\$6,000

**EXPENDITURE TO TAX RATE ANALYSIS**

	Total Expenditure	Tax Rate Equivalent
<b>Public Safety</b>		
Fire	760,625.00	3.75
Police	242,850.00	1.20
Admin/Planning & Zoning/Other	788,970.00	3.89
<b>TOTAL EXPENDITURES</b>	1,792,445.00	

**STATE OF NORTH CAROLINA**

**COUNTY OF UNION**

**THIS FIRST AMENDMENT TO INTERLOCAL AGREEMENT** (the “First Amendment”) entered into this the \_\_\_\_ day of April, 2014, by and among the **PROVIDENCE FIRE DEPARTMENT**, a North Carolina Volunteer Fire Department (“Providence”), and **THE TOWN OF WEDDINGTON, NORTH CAROLINA**, a North Carolina municipal corporation (the “Town”) (collectively, the “Parties”), shall modify that Interlocal Agreement between the Parties dated October 13, 2013, as amended (the “Agreement”).

**WITNESSETH:**

**WHEREAS**, the Agreement, as amended, provides in Section 5 that the Closing Date shall be on or before March 15, 2014; and

**WHEREAS**, the Town agreed at its last Town Council Meeting on March \_\_\_\_, 2014, at which Bruce Parks, a representative of Providence, agreed to extend the Closing Date to April 8, 2014; and

**WHEREAS**, Providence has requested, and Town has agreed, to extend the Closing Date to provide Providence additional time to complete the Renovations to the Property.

**NOW, THEREFORE**, for and in consideration of Ten Dollars (\$10.00), the mutual promises contained in this First Amendment, and the benefits of convenience and efficiency that will accrue to each party by extending the Closing Date, the receipt and sufficiency of which are acknowledged, the Town and Providence agree that, notwithstanding any provision to the contrary in the Agreement, the April 8, 2014 Closing Date is hereby extended to \_\_\_\_, 2014. Except as herein amended, the terms and provisions of the Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties have executed this First Amendment the day and year first above written.

<b>PROVIDENCE VOLUNTEER FIRE DEPARTMENT</b>  By: _____ Print Name: _____ Title: _____	<b>TOWN OF WEDDINGTON, NORTH CAROLINA</b>  By: _____ Print Name: _____ Title: _____
	ATTEST:  By: _____ Town Clerk

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor and Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** April 14th, 2014

**SUBJECT:** **Bromley Map 8 Final Plat**

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Toll NC II, LP submitted an application on March 18, 2014 for approval of the Final Plat of Map 8 in the Bromley subdivision located off of Hemby Road.

**Project Information:**

The Bromley subdivision is an approved 120 lot subdivision on 151.60 acres. The subdivision is located on Hemby Road. Bromley is being developed by Toll Brothers as a Conventional subdivision.

Map 8 is comprised of 25 lots on parcel 06-123-127. Map 8 was given Preliminary Plat approval on January 10, 2006.

The submitted Final Plat for Map 8 is similar to the approved Map 8 Preliminary Plat. The approved Preliminary Plat has been included in your packet.

**Map 8 Information:**

- Map 8 is 25 lots and 25.376 acres.
- Map 8 is not required open space on its own. The Bromley subdivision has provided 15.84 acres or 10.5% open space in accordance with the *Weddington Zoning Ordinance*.
- Development standards are as follows:
  - Minimum lot size- 40,000 sq. feet
  - Minimum lot width- 120 feet
  - Minimum front yard setback- 50 feet
  - Minimum rear yard setback – 40 feet
  - Minimum side yard setback – 15 feet
  - Minimum corner side yard setback – 25 feet
- Lot 104 is the smallest lot within Map 8 at 40,021 square feet.
- Water and sewer services are provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR's) for Bromley are on file at Town Hall.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final 1" layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- All NCDENR, NCDOT and Union County approvals and permits are on file with the Town. These approvals were required during the Preliminary Plat process.

**The Bromley Map 8 Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:**

1. Performance and Maintenance Bonds to be approved by the Town Council.
2. Each remaining lot to be recorded in the Bromley subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Bromley Homeowners Association or its Developer.
3. Maintenance bond to be approved shall be no less than amount submitted to Union County Public Works.
4. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
5. Developer to install rises on fire hydrants if covered during any phase of construction.

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION IN DEED: AND THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 14 DAY OF FEBRUARY, A.D., 2013.

REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Certificate of Approval and the Design and Installation of Streets, Utilities, and Other Required Improvements

I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to the NC Department of Transportation and/or Town of Weddington specifications and standards in the Bromley Subdivision or that guarantees the installation of the required improvements in an amount and manner satisfactory to the Town of Weddington have been given and received.

Mayor of the Town of Weddington, North Carolina

Certificate of Approval for Recording

I, hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina, and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina. This day of

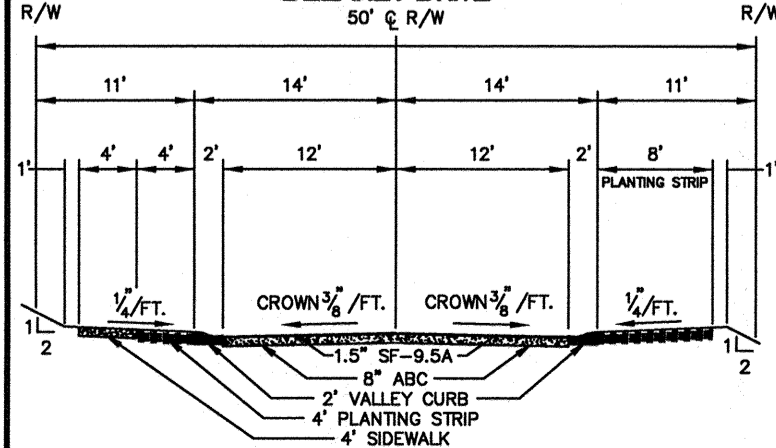
Mayor of the Town of Weddington, North Carolina

NOW OR FORMERLY  
FRANCES M. DOW  
DEED: 483-727  
TAX #06-147-008

BEARINGS BASED ON NC GRID

50' LOCAL RESIDENTIAL STREET  
DELANEY DRIVE  
50' & R/W

NOW OR FORMERLY  
JOHN R. DELANEY, JR. et al  
DEED: 3785-163  
TAX #06-123-011  
ZONED R-CD



"NORTH CAROLINA, MECKLENBURG COUNTY, I, IRENE W. ROGERS, A NOTARY PUBLIC OF MECKLENBURG COUNTY AND STATE AFORESAID, CERTIFY THAT JOSEPH E. WHALEY JR., A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS DAY OF

NOTARY PUBLIC  
MY COMMISSION EXPIRES

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicated all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Owner - TOLL NC II, LP

Engineering Certificate

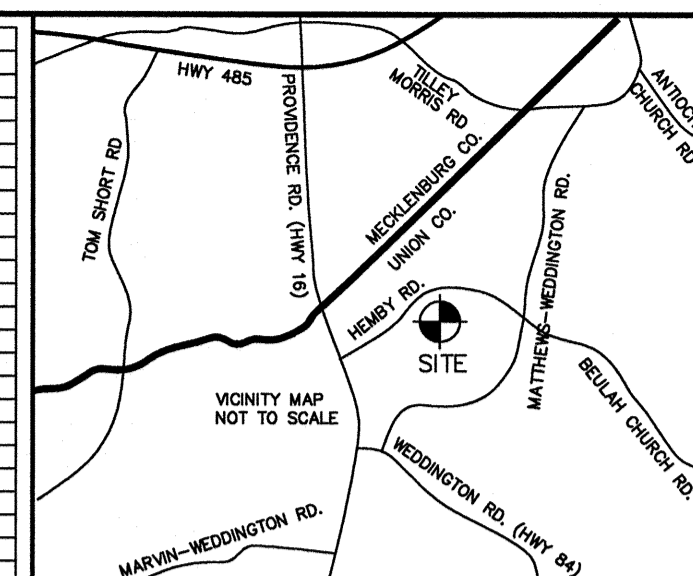
I, Marc A. Houle, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

Signature

DATE

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	475.00	87.42	87.30	N63°05'21"E	10°32'43"
C2	475.00	180.43	159.67	N78°02'15"E	18°21'06"
C3	750.00	115.14	115.03	N83°18'55"E	8°47'47"
C4	750.00	99.14	99.07	N75°07'48"E	7°34'26"
C5	140.00	5.94	5.94	N72°33'30"E	2°25'49"
C6	140.00	298.78	245.22	S45°05'18"E	12°16'35"
C7	175.00	21.53	21.52	N19°34'29"E	7°02'59"
C8	190.00	38.29	38.22	N101°16'37"E	11°32'45"
C9	190.00	109.35	107.84	S11°58'59"E	32°58'28"
C10	190.00	133.93	131.18	S48°39'52"E	40°23'19"
C11	190.00	131.98	129.34	S88°45'28"E	39°47'53"
C12	700.00	19.21	19.21	N72°07'46"E	1°34'22"
C13	700.00	155.44	155.12	N79°16'39"E	12°43'23"
C14	700.00	25.34	25.36	N86°40'34"E	2°04'28"
C15	525.00	44.90	44.89	N85°15'48"E	4°54'01"
C16	525.00	111.95	111.74	N78°42'14"E	12°13'05"
C17	525.00	117.09	116.84	N64°12'20"E	12°46'42"
C18	2714.63	166.23	166.20	N76°26'17"E	3°30'31"
C19	2714.63	168.07	168.04	N87°18'49"E	3°30'31"
C20	1224.95	390.01	388.37	N87°18'49"E	18°14'33"
C21	1194.95	380.46	378.86	N87°18'49"E	18°14'33"
C22	4870.00	291.78	291.74	S81°53'00"E	3°21'50"
C23	5006.31	294.02	293.97	S81°52'54"E	3°21'54"
C24	30.00	47.68	42.82	N54°09'51"E	91°03'34"
C25	200.00	146.08	142.86	N121°22'25"W	41°50'59"
C26	30.00	0.53	0.53	S80°48'59"E	01°01'13"
C27	30.00	47.14	42.44	S53°39'14"W	90°02'20"

LINE TABLE			BEARING
LINE	LENGTH		
L1	43.02		N21°08'28"E
L2	50.00		S32°11'00"E
L3	24.83		S16°30'41"E
L4	24.82		S33°12'25"E
L5	55.71		N08°38'04"E
L6	30.00		N08°41'36"E
L7	37.65		N78°11'33"E
L8	37.65		N78°11'33"E



LEGEND

COS - COMMON OPEN SPACE  
R/W - RIGHT-OF-WAY  
SAN. SEW. R/W - SANITARY SEWER RIGHT-OF-WAY  
SDE - STORM DRAINAGE EASEMENT  
SF - SQUARE FEET  
ST - 10' X 70' SIGHT TRIANGLE  
FH - FIRE HYDRANT

NOTES

NO NCOS TRAVERSE STATION WAS FOUND TO BE WITHIN 2000' AREAS WERE CALCULATED BY COORDINATE METHOD  
IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED  
THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORDS.  
NO PLANTING WITHIN R/W.  
THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN AS SHOWN ON FIRM PANEL. THESE LOTS COMPLY WITH SECTION 14.4 OF THE WEDDINGTON ZONING ORDINANCE.

STREET GRADES ARE TAKEN FROM PRELIMINARY PLANS AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.  
ALL COMMON OPEN SPACE WILL BE PRIVATELY OWNED AND MAINTAINED BY A DULY-FORMED HOMEOWNERS ASSOCIATION.  
ONLY SINGLE FAMILY DETACHED DWELLINGS SHALL BE ALLOWED.  
EACH UNSOLD LOT AND ALL REMAINING LOTS TO BE RECORDED IN THE BROMLEY SUBDIVISION SHALL INCLUDE ON EACH DEED A STATEMENT THAT FERNHURST TERRACE AND PONDMEADE LANE ARE PRIVATE AND NOT THE RESPONSIBILITY OF THE TOWN OF WEDDINGTON AND SHALL BE MAINTAINED BY THE BROMLEY HOMEOWNERS ASSOCIATION OR ITS DEVELOPER.

EACH UNSOLD LOTS AND ALL REMAINING LOTS TO BE RECORDED IN THE BROMLEY SUBDIVISION SHALL INCLUDE ON EACH DEED A STATEMENT THAT THE EXISTING TIMBER BRIDGE CONSTRUCTED IN THE RIGHT OF WAY OF FERNHURST TERRACE IS PRIVATE AND NOT THE RESPONSIBILITY OF THE TOWN OF WEDDINGTON AND SHALL BE MAINTAINED BY THE BROMLEY HOMEOWNERS ASSOCIATION OR ITS DEVELOPER; UNLESS AND UNTIL THE TIMBER BRIDGE HAS BEEN ACCEPTED FOR MAINTENANCE BY NC DOT AND THE TOWN.

DEDICATION OF COMMON OPEN SPACE & CONSERVATION LAND  
THE BROMLEY HOMEOWNER'S ASSOCIATION, INC., IN RECORDING THIS PLAT AS A PORTION OF BROMLEY HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF BROMLEY FOR RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO BROMLEY DECLARATION TO BE RECORDED IN THE UNION COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

TAX ID OF TRACTS TO BE SUBDIVIDED: TAX #06-147-007  
THESE LOTS ARE A PORTION OF THE LOTS TO BE RECORDED AS PART OF BROMLEY SUBDIVISION.  
ALL ZONING AND SUBDIVISION REGULATIONS PLUS CONDITIONS AS ADOPTED BY THE TOWN COUNCIL SHALL BE FOLLOWED.

SURVEY PERFORMED AND PLAT PREPARED BY YARBROUGH-WILLIAMS & HOULE ON MARCH 8, 2006 AND MARCH 27, 2006.

THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOOD PLAIN PER FEMA FIRM PANEL 3710447700K DATED 03-02-2009.

ON LOTS REQUIRING A DRIVEWAY PIPE TO CROSS EXISTING CREEK, THE PIPE SHALL BE DESIGNED TO CARRY THE 25 YEAR STORM AND MUST BE BOTTOMLESS.

NOTE:  
A UNION COUNTY PUBLIC WORKS UTILITY & SANITARY SEWER RIGHT-OF-WAY SHALL EXIST ON ALL SANITARY SEWER LATERALS AND FIRE HYDRANTS. THE UTILITY & SANITARY SEWER RIGHT-OF-WAY IS LOCATED 5 FEET ALL SIDES FROM THE CLEAN-OUT OR FIRE HYDRANT TO THE PUBLIC ROAD RIGHT-OF-WAY.

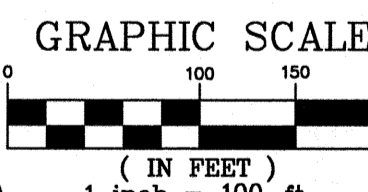
PROJECT INFORMATION

Existing Use - Residential Farmland  
Proposed Use - Residential  
Project Area: 25.376 ACRES  
Current Zoning: Residential Conservation District (R-CD)  
(Conventional Design - 40,000 Sq. Ft. Lots)

Proposed No. of Lots: 25  
Open Space Previously recorded on Maps 1-7: 2.047 Ac.  
Open Space Provided THIS PLAT: 2.047 Ac.

LINEAR FEET OF DELANEY DRIVE: 1517.24'  
TOTAL PROPOSED 1517.24' LINEAR FEET OF STREET.

Lot Criteria:  
Minimum Area: 40,000 Sq. Ft.  
Minimum Width at building setback: 120 ft.  
Smallest Lot This Plat - Lot 104 @ 40,021 Sq. Ft.  
Minimum Front Setback - 50ft.  
Minimum Side Setback - 15ft.  
Minimum Rear Yard Setback - 40ft.  
Road pavements width - 50' R/W 24' Pavement, 40' R/W 20' Pavement, Cul-de-sac 31' Pavement



(IN FEET)  
1 inch = 100 ft.

SHEET TITLE  
**FINAL PLAT**  
**25.376 ACRES**

PROJECT  
**BROMLEY MAP 8**  
TOWN OF WEDDINGTON, SANDY RIDGE TWP., UNION CO., N.C.  
OWNER/DEVELOPER: TOLL NC II, LP



**YARBROUGH-WILLIAMS & HOULE, INC.**  
Planning • Surveying • Engineering  
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)  
Charlotte, North Carolina  
704.556.1980 704.556.0505(fax)

OWNER/DEVELOPER:		PROJECT NO.	
TOLL NC II, LP		SCALE	
1049 BROMLEY DR		1"=100'	
WEDDINGTON, NC, 28104		DATE	
(704)365-1208		08/09/13	
		DRAWN BY	
		YWH	
		CHECKED BY	
		SFH	
		ZONED	
		RESIDENTIAL CONSERVATION DISTRICT	
		DRAWING NO.	
		SHT OF SHTS	

**APPLICATION FOR SUBMITTAL  
OF  
SUBDIVISION FINAL PLAT**

**NAME OF PROPOSED SUBDIVISION:** Bromley Map 8

**LOCATION OF SUBDIVISION:** Weddington- Matthews Rd

**PARCEL ID** 06123127 **ZONING DISTRICT** R-CD **TOTAL ACREAGE** 25.376

**NUMBER OF LOTS** 22

**DEVELOPER:**

**NAME:** Toll NC II LP

**ADDRESS:** 6067 Hemby Rd., Weddington NC., 28104

**OWNER (if different from above)** same

**PHONE:** 704-849-2625

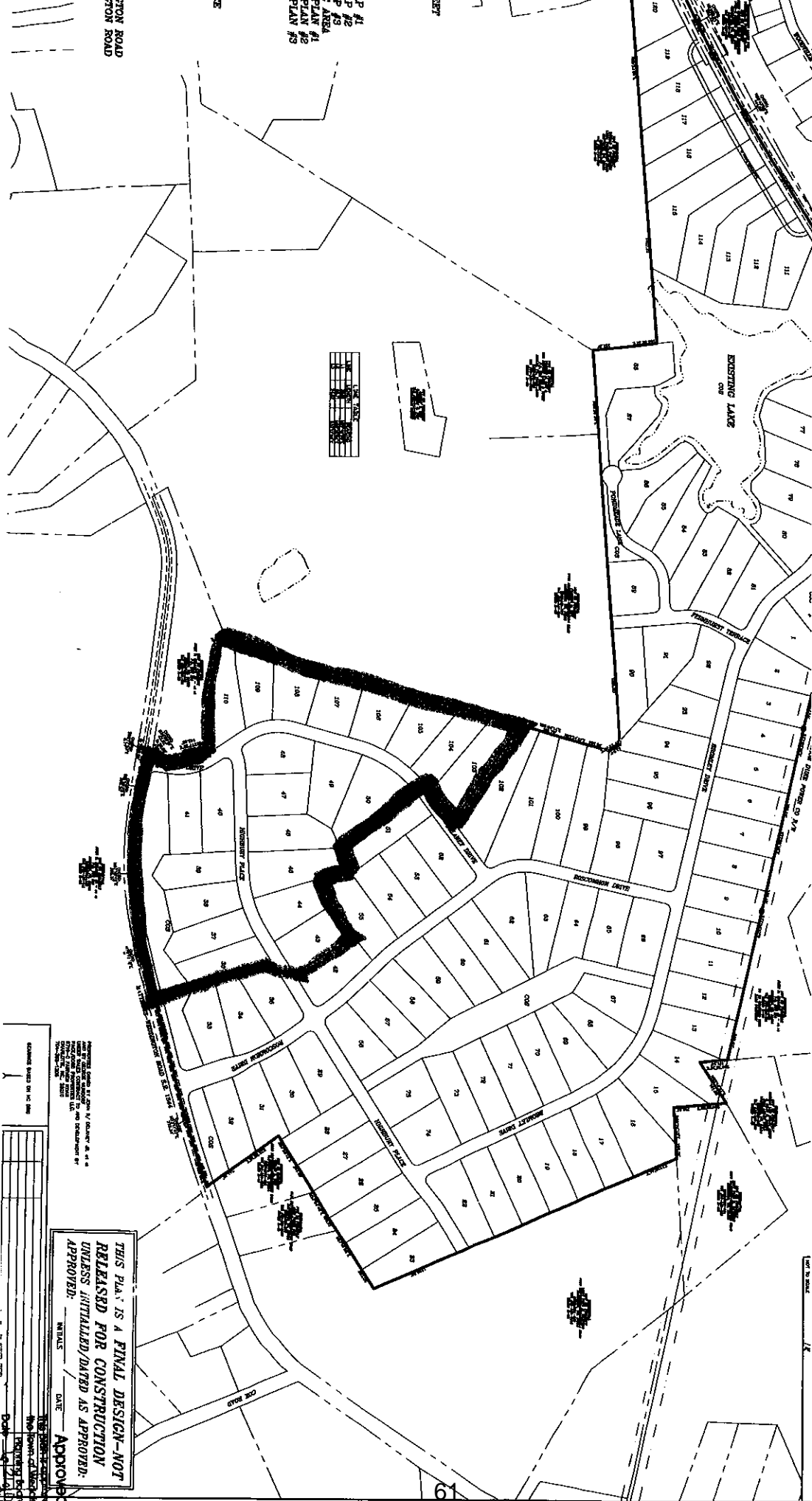
**FEE PAID:** \$2200.00 **DATE:** 03/18/14

I (We) Toll NC II, LP as developer(s) of the property to be subdivided have knowledge of the Town's Zoning and Subdivision Ordinances as they pertain to development in the Town of Weddington. I (we) have received a copy of the Subdivision Checklist.

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
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 final plat prior to final plat approval.*



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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor and Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** April 14th, 2014

**SUBJECT:** **Bromley Map 9 Final Plat**

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Toll NC II, LP submitted an application on March 18, 2014 for approval of the Final Plat of Map 9 in the Bromley subdivision located off of Hemby Road.

**Project Information:**

The Bromley subdivision is an approved 120 lot subdivision on 151.60 acres. The subdivision is located on Hemby Road. Bromley is being developed by Toll Brothers as a Conventional subdivision.

Map 9 is comprised of 5 lots on parcel 06-123-127. Map 9 was given Preliminary Plat approval on January 10, 2006.

The submitted Final Plat for Map 9 is identical to the approved Map 9 Preliminary Plat. The approved Preliminary Plat has been included in your packet.

**Map 9 Information:**

- Map 9 is 5 lots and 6.871 acres.
- Map 9 is not required open space on its own. The Bromley subdivision has provided 15.84 acres or 10.5% open space in accordance with the *Weddington Zoning Ordinance*.
- Development standards are as follows:
  - Minimum lot size- 40,000 sq. feet
  - Minimum lot width- 120 feet
  - Minimum front yard setback- 50 feet
  - Minimum rear yard setback – 40 feet
  - Minimum side yard setback – 15 feet
  - Minimum corner side yard setback – 25 feet
- Lot 33 is the smallest lot within Map 9 at 40,000 square feet.
- Water and sewer services are provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR's) for Bromley are on file at Town Hall.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final 1" layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- All NCDENR, NCDOT and Union County approvals and permits are on file with the Town. These approvals were required during the Preliminary Plat process.

**The Bromley Map 9 Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:**

1. Performance and Maintenance Bonds to be approved the Town Council.
2. Each remaining lot to be recorded in the Bromley subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Bromley Homeowners Association or its Developer.
3. Maintenance bond to be approved shall be no less than amount submitted to Union County Public Works.
4. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
5. Developer to install rises on fire hydrants if covered during any phase of construction.

JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION IN DEED: AND THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24 DAY OF FEB. A.D. 2014.

REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

Certificate of Approval and the Design and Installation of Streets, Utilities, and Other Required Improvements

I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to the NC Department of Transportation and/or Town of Weddington specifications and standards in the Bromley Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Weddington have been given and received.

Mayor of the Town of Weddington, North Carolina Date

Certificate of Approval for Recording

I, hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina, and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina. This day of

Mayor of the Town of Weddington, North Carolina

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicated all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Owner - TOLL NC II, LP Date

Engineering Certificate

I, Marc A. Houle, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

NCPE # Date

Signature

46 45

3.25%

3.40%

3.40%

3.40%

3.40%

3.40%

3.40%

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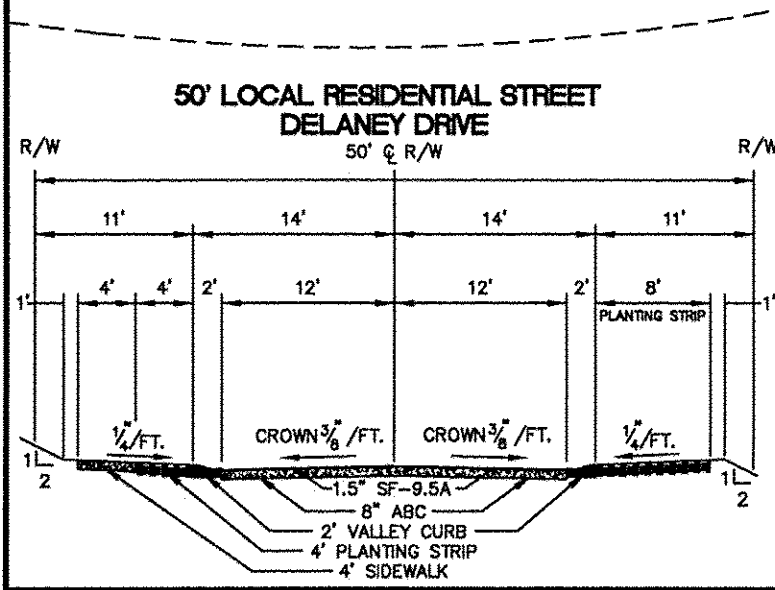
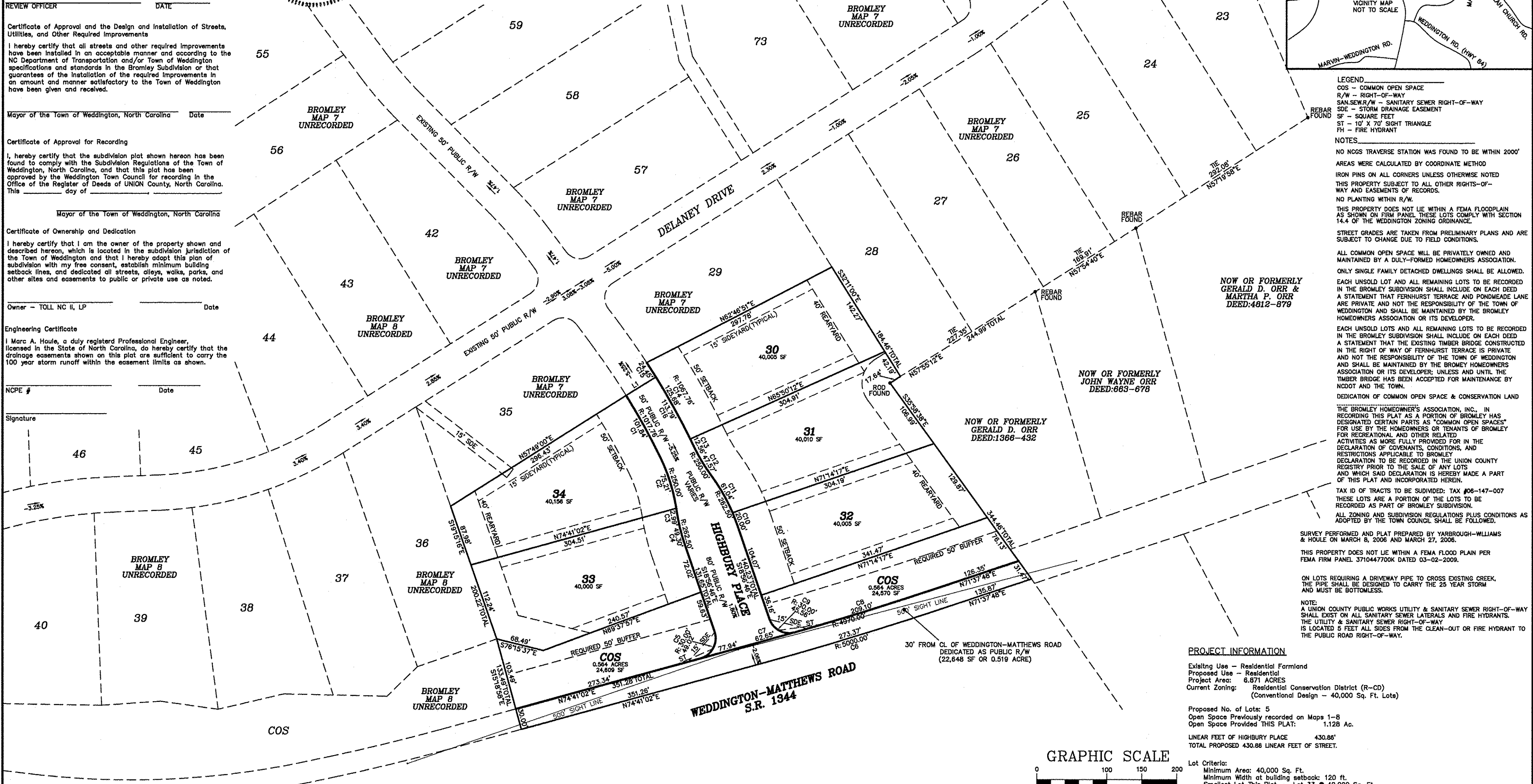
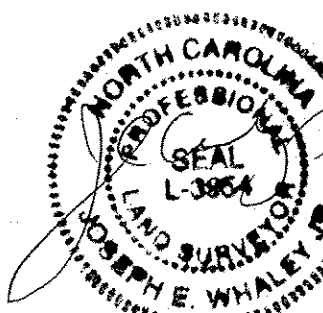
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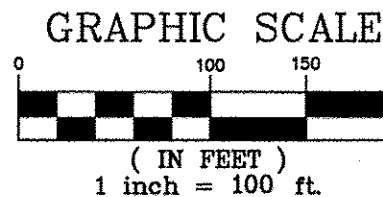
"NORTH CAROLINA, MECKLENBURG COUNTY, I, IRENE W. ROGERS, A NOTARY PUBLIC OF MECKLENBURG COUNTY AND STATE AFORESAID, CERTIFY THAT JOSEPH E. WHALEY JR., A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS DAY OF , 2013. NOTARY PUBLIC MY COMMISSION EXPIRES



BEARINGS BASED ON NC GRID

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N58°09'40"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1017.78	101.84	101.80	S28°58'21"E	5°43'59"
C2	250.00	75.21	74.92	S17°29'17"E	17°14'09"
C3	250.00	2.99	2.99	S08°31'39"E	0°41'08"
C4	282.50	49.30	49.23	S13°33'56"E	10°45'42"
C5	30.00	48.02	43.75	N27°52'08"E	93°37'49"
C6	5000.00	273.37	273.34	N73°11'47"E	3°02'57"
C7	4970.00	62.65	62.65	N74°24'07"E	0°43'20"
C8	4970.00	209.10	209.09	N72°50'08"E	2°24'38"
C9	30.00	45.56	41.31	S62°27'10"E	87°00'47"
C10	282.50	20.00	20.00	S21°07'45"E	4°21'58"
C11	282.50	61.04	60.91	S28°58'27"E	13°19'28"
C12	250.00	47.57	47.50	S31°11'05"E	10°54'12"
C13	1067.78	12.56	12.56	S26°04'12"E	0°40'27"
C14	1067.78	125.68	125.60	S29°48'44"E	6°44'38"
C15	1067.78	24.45	24.45	S32°29'42"E	0°18'43"
C16	1067.78	113.79	113.74	S28°47'10"E	06°08'22"



#### PROJECT INFORMATION

Existing Use - Residential Farmland  
Proposed Use - Residential  
Project Area: 6.871 ACRES  
Current Zoning: Residential Conservation District (R-CD)  
(Conventional Design - 40,000 Sq. Ft. Lots)

Proposed No. of Lots: 5  
Open Space Previously recorded on Maps 1-8: 1.128 Ac.  
Open Space Provided THIS PLAT: 1.128 Ac.

LINEAR FEET OF HIGHBURY PLACE: 430.86'  
TOTAL PROPOSED 430.86 LINEAR FEET OF STREET.

Lot Criteria:  
Minimum Area: 40,000 Sq. Ft.  
Minimum Width at building setback: 120 ft.  
Smallest Lot This Plat - Lot 33 @ 40,000 Sq. Ft.  
Minimum Front Setback - 50FT.  
Minimum Side Setback - 15FT.  
Minimum Rear Yard Setback - 40FT.  
Road pavements with - 50' R/W 24' Pavement, 40' R/W 20' Pavement, Cul-de-sac 30' Pavement

SHEET TITLE <b>FINAL PLAT</b> <b>6.871 ACRES</b>		OWNER/DEVELOPER: TOLL NC II, LP 1049 BROMLEY DR WEDDINGTON, N.C., 28104 (704)365-1208	PROJECT NO. SCALE 1"=100' DATE 08/09/13 DRAWN BY YWH CHECKED BY SPW ZONED RESIDENTIAL CONSERVATION DISTRICT DRAWING NO.	
PROJECT <b>BROMLEY MAP 9</b> TOWN OF WEDDINGTON, SANDY RIDGE TWP., UNION CO., N.C. OWNER/DEVELOPER: TOLL NC II, LP				
YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering 730 Windsor Oak Court (28273) P.O. Box 7007 (28241) Charlotte, North Carolina 704.658.1980 704.658.0505(fax)		SHT OF SHTS		

## 65



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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor and the Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** April 14th, 2014

**SUBJECT:** **Beulah Acres R-40 Conventional Subdivision Final Plat**

---

Griffin Asset Management, LLC submits a final plat application for a five lot Conventional Subdivision on 5.57 acres located on Beulah Church Road.

**Application Information:**

Subdivision Name: Beulah Acres  
Date of Application: March 19, 2014  
Applicant/Developer Name: Griffin Asset Management, LLC  
Owner Name: Griffin Asset Management, LLC  
Parcel ID#: 06-120-020 and 06-120-020A  
Property Location: Beulah Church 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: 5.57 acres, combined

**Project Information:**

The Beulah Acres Subdivision is a proposed five lot subdivision on 5.57 acres comprised of two parcels.

The Town Council approved the Preliminary Plat at their July 8, 2013 meeting. Minutes from that meeting have been included in your packet.

**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 5.57 acres. A total 0.51 acres are being dedicated to NCDOT per the *Weddington Subdivision Ordinance*.
- The smallest lot is Lot 1 at 0.964 acres or 42,011 square feet.
- The applicant is not required open space as this subdivision is being developed as a by-right R-40 conventional subdivision.
- An 18 foot wide access easement will be constructed as part of this subdivision.
- All five lots will utilize public water and private septic systems. Septic area locations are depicted on the preliminary plat.
- Town staff has received approved septic permits for all five lots.
- The property does not lie within a special flood hazard area.

**The Beulah Acres 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:**

1. Applicant must obtain a driveway permit for each of the five lots.
2. Town Council requires the marginal access street to be built to NCDOT standards and constructed per Section 46-76 of the Weddington Subdivision Ordinance.
3. Applicant must provide written approval from DOT for the access road's connection with Beulah Church Rd.
4. Final Plat must show utility easement in accordance with Section 46-76 of the Weddington Subdivision Ordinance.
5. Town Council to determine if the access road's construction should be bonded. Ownership and maintenance of access road to be determined and noted on Final Plat.
6. Town Council to determine if water line construction should be bonded.

**APPLICATION FOR SUBMITTAL  
OF  
SUBDIVISION SKETCH PLAN**

NAME OF PROPOSED SUBDIVISION: Bentley Acres

LOCATION OF SUBDIVISION: Bentley Church Road

PARCEL ID 06120020A ZONING DISTRICT R40 TOTAL ACREAGE 5.57  
NUMBER OF LOTS 5

**DEVELOPER:**

NAME: GRIFFIN ASSET MANAGEMENT, LLC

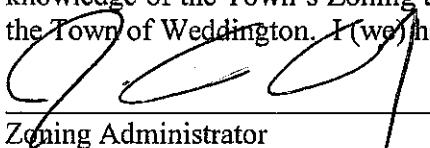
ADDRESS: PO Box 1561 Monroe, NC 28111

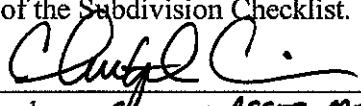
OWNER (if different from above) \_\_\_\_\_

PHONE: 704-289-3135

FEE PAID: 0 DATE: 5-23-13

I (We) GRIFFIN ASSET MANAGEMENT, LLC as developer(s) of the property to be subdivided have knowledge of the Town's Zoning and Subdivision Ordinances as they pertain to development in the Town of Weddington. I (we) have received a copy of the Subdivision Checklist.

  
Zoning Administrator

  
Developer GRIFFIN ASSET MANAGEMENT, LLC  
By: CHRISTOPHER GRISSOM, MANAGER

*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 sketch plan prior to sketch plan approval.*

*The subdivider shall submit to the Subdivision Administrator 9 (nine) copies of the sketch plan for review. The Subdivision Administrator shall review the plan within 30 days of submittal.*

**APPLICATION FOR SUBMITTAL  
OF  
SUBDIVISION PRELIMINARY PLAT**

NAME OF PROPOSED SUBDIVISION: Benlah Acres

LOCATION OF SUBDIVISION: Benlah Church Road

PARCEL ID <sup>06120020A</sup> 06120020 ZONING DISTRICT R40 TOTAL ACREAGE 5.57  
NUMBER OF LOTS 5

**DEVELOPER:**

NAME: Griffin Asset Management, LLC

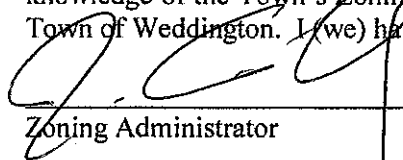
ADDRESS: Po Box 1561 Monroe, NC 28111


OWNER (if different from above) \_\_\_\_\_

PHONE: 704-289-3135

FEE PAID: \$1250 DATE: 5-23-13

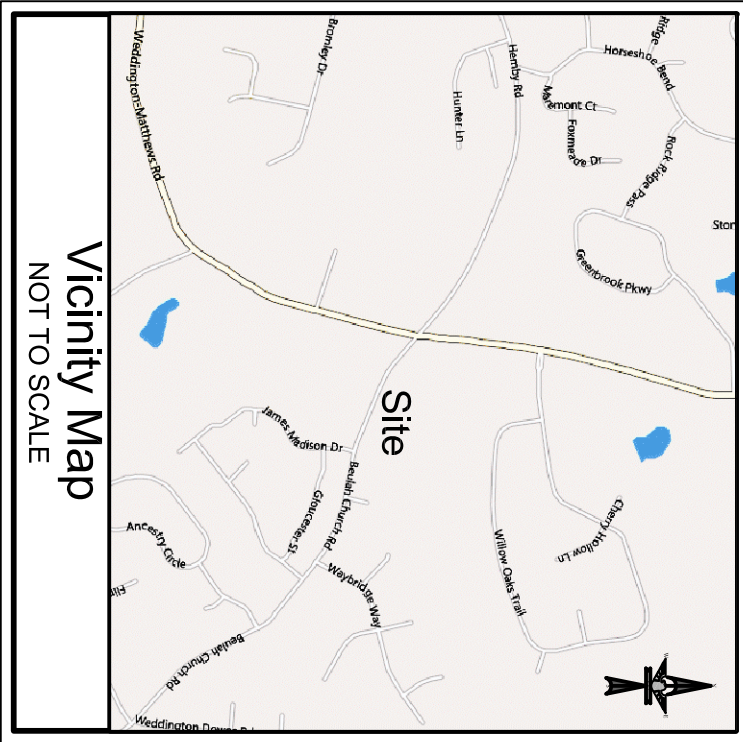
I (We) GRIFFIN ASSET MANAGEMENT, LLC as developer(s) of the property to be subdivided have knowledge of the Town's Zoning and Subdivision Ordinances as they pertain to development in the Town of Weddington. I (we) have received a copy of the Subdivision Checklist.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
Developer GRIFFIN ASSET MANAGEMENT, LLC  
BY: CHRISTOPHER GRISSUM, MANAGER

*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.*



### ZONING INFORMATION

ACCORDING TO THE TOWN OF WEDDINGTON ZONING MAP DATED MARCH 31, 2008 & LAST UPDATED APRIL 11, 2011 THE SUBJECT PROPERTY IS ZONED "R-40" BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE TOWN OF WEDDINGTON.

**SETBACKS:** FRONT - 50 FEET  
SIDE - 15 FEET  
REAR - 40 FEET

**SITE DATA**

TOTAL SITE AREA = 5.57 ACRES  
AREA IN LOTS = 5.06 ACRES  
AREA IN ROAD R/W = 0.51 ACRES  
MINIMUM LOT AREA: 40,000 SQ. FT.  
MINIMUM LOT WIDTH: 120 FEET

CURRENT TAX PID(S) - 06-120-020 & 06-120-020A  
DEED REFERENCE - DB 5681 - PG 266  
PLAT REFERENCE - P.C. K - FILE 650

### LEGEND OF ABBREVIATIONS

EIP - EXISTING IRON PIPE  
NIR - NEW IRON REBAR  
S.T. - SIGHT TRIANGLE  
M.B.S. - MINIMUM BUILDING SETBACK  
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT  
S.S.W. - SANITARY SEWER EASEMENT  
R.W. - RIGHT OF WAY  
P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT  
G.P.U. - GENERAL PUBLIC UTILITY EASEMENT  
C.P. - COMPUTED POINT  
E.C.M. - EXISTING CONCRETE MONUMENT  
E.P.K. - EXISTING P.K. NAIL

TAX PID - 06-120-021  
OWNER(S) - PATRICIA A. NEAL & LINDA K. GOODMAN (NOW OR FORMERLY)  
ZONED: R-40

### MISCELLANEOUS NOTES

NO USGS MONUMENTATION WITHIN 200' OF SITE GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEOCENTRIC SURVEY VRS NETWORK ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2007.

DEED REFERENCE: AS SHOWN.

1/2" IRON REBARS AT ALL CORNERS UNLESS OTHERWISE NOTED

ALL ADJONER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

AREAS COMPUTED USING COORDINATE GEOMETRY.

THIS MAP REFLECTS A SUBDIVISION OF LAND IN A MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

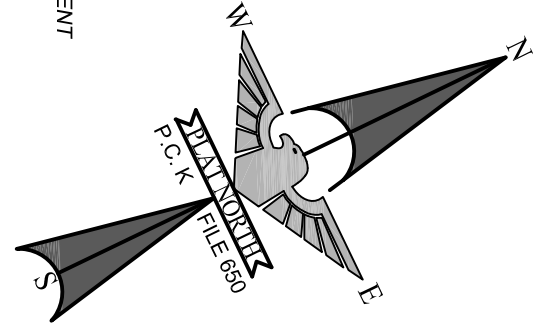
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710447700K, EFFECTIVE DATE MARCH 2, 2009.

BEULAH ACRES WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC.

THE PRIVATE ACCESS EASEMENT WILL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).

- ✓ A) THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B) THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- D) THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E) THIS INFORMATION AVAILABLE TO THE SURVEY IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

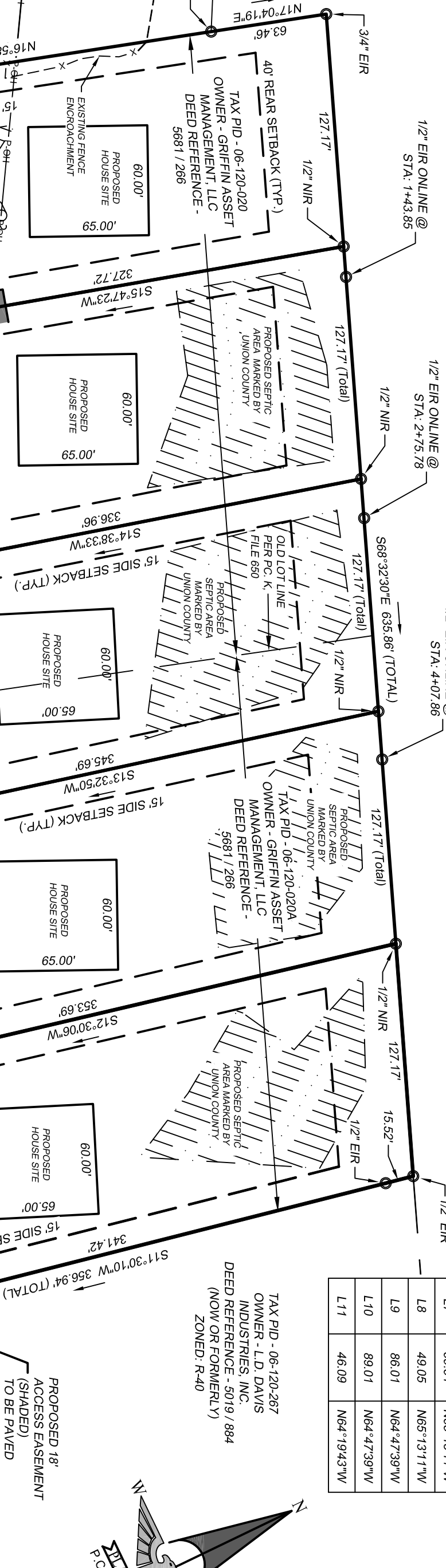
LINE TABLE			LOT TABLE		
LINE #	LENGTH	DIRECTION	LOT #	SQ. FT.	ACRES
L1	12.91	N71°36'47"W	LOT 1	42,011	0.964
L2	84.47	N67°49'18"W	LOT 2	43,132	0.960
L3	36.51	N65°41'22"W	LOT 3	44,160	1.014
L4	102.49	N65°41'22"W	LOT 4	45,117	1.036
L5	32.34	N65°13'11"W	LOT 5	45,793	1.051
L6	65.34	N65°13'11"W			
L7	69.64	N65°13'11"W			
L8	49.05	N65°13'11"W			
L9	86.01	N64°47'39"W			
L10	89.01	N64°47'39"W			
L11	46.09	N64°19'43"W			



I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE WEDDINGTON TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, NORTH CAROLINA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

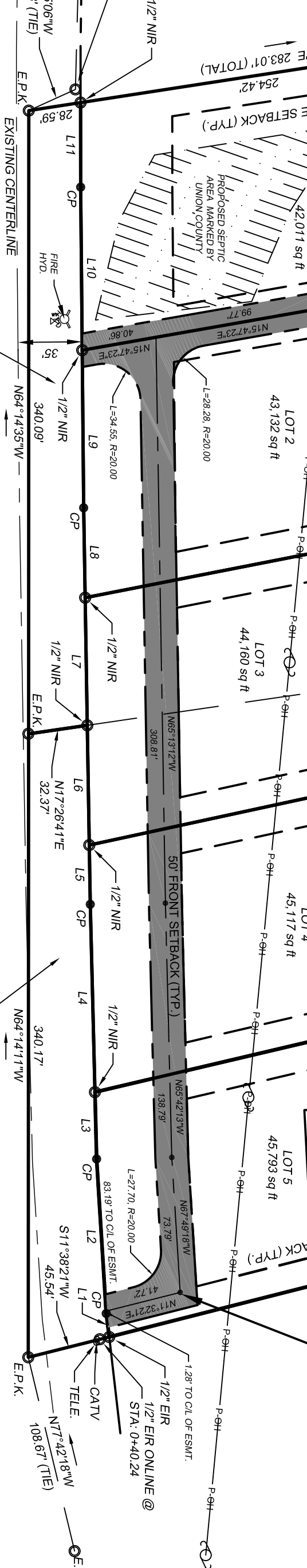
MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_



I HEREBY CERTIFY THAT ALL STREETS AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO N.C. DEPARTMENT OF TRANSPORTATION AND/OR TOWN OF WEDDINGTON SPECIFICATIONS AND STANDARDS IN THE BEULAH ACRES SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF WEDDINGTON HAVE BEEN GIVEN AND RECEIVED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_



### CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEDDINGTON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITE AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

### NOTARY CERTIFICATE

I, \_\_\_\_\_ A NOTARY PUBLIC OF \_\_\_\_\_ COUNTY, NORTH CAROLINA,

DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY \_\_\_\_\_

### BEULAH CHURCH ROAD

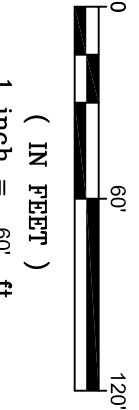
PROPOSED FUTURE R/W  
AREA WITHIN RIGHT OF WAY  
DEDICATED TO NC DOT  
101.101 sq ft  
0.23 ac

PROPOSED PUBLIC R/W 35' FROM CENTERLINE  
(S.R. 2114)  
MINOR THOROUGHFARE AS SHOWN ON THE  
MECKLENBURG-UNION THOROUGHFARE PLAN OF 2004

TAX PID - 06-120-017A  
OWNER(S) - ROBERT W. & JOYCE L. HARKEY  
DEED REFERENCE - 242 / 684  
(NOW OR FORMERLY)  
ZONED: R-40

TAX PID - 06-120-017E  
OWNER - TINA L. HARKEY  
DEED REFERENCE - 1343 / 283  
(NOW OR FORMERLY)  
ZONED: R-40

### GRAPHIC SCALE



### NOTARY CERTIFICATE

I, \_\_\_\_\_ A NOTARY PUBLIC OF \_\_\_\_\_ COUNTY, NORTH CAROLINA,

DO HEREBY CERTIFY THAT RUSSELL L. WHITEHURST PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY \_\_\_\_\_

STATE OF NORTH CAROLINA  
UNION COUNTY

TAX PID - 06-120-018  
OWNER(S) - KENT L. & MARY G.L. HAYES  
DEED REFERENCE - 1383 / 526  
(NOW OR FORMERLY)  
ZONED: R-40

I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A TRACT OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK (SEE NOTES) PG(S)E NOTES), AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 20th DAY OF MARCH, 2014.

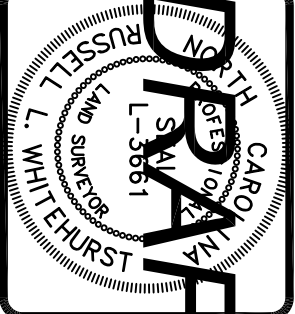
RUSSELL L. WHITEHURST  
PROFESSIONAL LAND SURVEYOR  
NO. L-3661



NO.	DATE	BY	REVISION
1	5/14/13	DCG	UPDATED SEPTIC AREAS
2	6/3/13	RLW	REVISED PER TOWN OF WEDDINGTON COMMENTS
3	9/4/13	RLW	REVISED TO SHOW PROPOSED 18' ACCESS EASEMENT.
4	9/26/13	RLW	REVISED PROPOSED 18' ACCESS EASEMENT.
5	2/14/14	RLW	UPDATED PROPOSED SEPTIC AREAS.
6	3/20/14	DCG	PER REVIEW COMMENTS

**BEULAH ACRES**  
TOWN OF WEDDINGTON, SANDY RIDGE TWSP.,  
UNION COUNTY, NC  
**OWNER(S):**  
**GRIFFIN ASSET MANAGEMENT, LLC**  
**P.O. BOX 1561**  
**MONROE, N.C. 28111**  
**(704) 289-3135**

MAJOR SUBDIVISION FINAL PLAT 5.57 ACRES TOTAL			
DESIGNED BY	n/a	DRAWN BY	JLR
CHECKED BY	RLW	JOB NUMBER	4800-S
DATE	01/31/2013	Scale	1" = 60'



Beulah Acres



This map is prepared for the inventory of real property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map.

Grid based on the North Carolina State Plane Coordinate System  
All dimensions in feet



# ***Union County Environmental Health***

***500 N. Main St. – Suite 47  
Monroe, NC 28112***

*A Division of the Union County Health Department  
Phone: (704) 283-3553 Fax: (704) 283-3825*

January 28, 2014

Griffin Asset Management, LLC  
c/o Isaac Marrow  
PO Box 1561  
Monroe, NC 28111

Dear Mr. Marrow:

This letter is in reference to the property located on Beulah Church Road, Lot 1 (Tax Code #06-120-020). On January 27, 2014, the proposed drainfield area was relocated to the back of the property due to the driveway right of way. The existing Improvement Permit is for a 4 bedroom residence only.

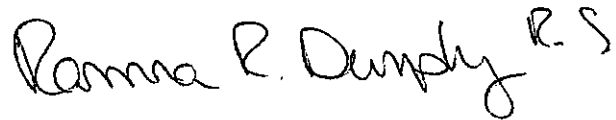
In order to proceed with construction, a Construction Authorization (CA) Permit must be issued. Prior to issuance of a CA, it will be necessary to submit to our office a final copy of either a plat or a site plan. The plat or site plan will need to show the property boundaries and proposed property lines with dimensions, the location and dimensions of the final house site (house site to be 10 ft off of flagged area), location and dimensions of the proposed on-site wastewater system (6 pink flags marking location of the proposed drainfield areas), appurtenances (such as any existing wells, underground storage tanks, such as fuel oil tanks or propane gas tanks, existing buildings, driveways, porches, decks, right-of-ways, pools, etc.) and location of water supplies and surface waters. A north arrow and road name(s) location will give reference points for the site. The CA shall be valid for a period equal to the period of validity of the IP, not to exceed 60 months, regardless of when the IP does (or doesn't) expire. The CA will need to be issued before a building permit may be obtained (application for CA enclosed).

The third permit to be issued is the Operations Permit (OP). Upon determining that the system is properly installed and that the system is capable of being operated in accordance with the conditions of the Improvement Permit (IP) and the Construction Authorization Permit (CA) will the OP be issued. The OP shall specify the system type and shall include conditions for system performance, operation, maintenance, monitoring and reporting. North Carolina regulations require that this permit be issued before Building Inspections is permitted to issue a release for final power.

Should this residence require a well for its water source, a separate well application with a detailed site plan will need to be submitted. The site plan should include all easements, including utility easements, all structures or proposed structures, including but not limited to a residence, decks, porches, pools, driveways, out building, existing or proposed wastewater systems, existing or proposed wells, springs, or water lines, any surface waters or designated wetlands, chemical or petroleum storage tanks above or below ground.

If I may be of further assistance or if you have any questions, please feel free to contact me at 704-292-2574 or email me at [ramonadunphy@co.union.nc.us](mailto:ramonadunphy@co.union.nc.us). I can generally be reached between the hours of 8:00 a.m. and 9:00 a.m., Monday through Friday.

Sincerely,

A handwritten signature in black ink that reads "Ramona R. Dunphy R.S." The signature is written in a cursive style with a large, stylized 'R' at the beginning and a small 'S' at the end.

Ramona R. Dunphy, R.E.H.S.  
Registered Environmental Health Specialist  
Environmental Health Division

# Union County Health Department

## On-Site Wastewater Treatment & Disposal System Improvement Permit

Tax Code: 06.200.020

Date: 12/19/12

Permit Number: 00567

This On-Site Wastewater Treatment & Disposal System Improvement Permit is issued in accordance with Article 11 of Chapter 130A of the General Statutes of North Carolina and the Rules adopted pursuant to this article. This On-Site Wastewater Treatment & Disposal System Improvement Permit shall expire on 12/19/12 12/19/12

Owner: Griffin Asset Management, LLC

Mailing Address: PO Box 1561 Monroe NC 28111

Phone: (704) 289-2325

Property Location: Road / Street: Birchch Rd

Subdivision: Bethan Ave Phase: — Section: — Lot #: 1

Directions:  Hwy 24 @ Cox Rd @ Birchch Church Rd Property

Type of System: ☒ New ☐ Addition ☐ Replacement

Design Flow: 120 Gallons Per Day (GPD)

Type of Facility: Residential

# of Bedrooms: 4

# of Employees: —

# of Seats: —

System Type (s) : prompt 25% reduction

Issued By: Ronnie R. Dwyer ES. (CSN)

Title: REHS

Date: 12/11/12

Issued To: Griffin Asset Management

Date: 12-19-12

This On-Site Wastewater Treatment and Disposal System Improvement Permit (IP) is issued for the system to serve the specific use as stated on the application for the site evaluation. This permit is subject to revocation if the site plan, plat, or the intended use changes. The Improvement Permit shall not be affected by a change in ownership of the site. Any unauthorized modification of the site or change of the proposed use shall void the Improvement Permit.

A building permit cannot be issued with only an Improvement Permit, it requires a Construction Authorization Permit.

To obtain a Construction Authorization (CA) Permit, the following conditions must be met:

- ⇒ Submit an application for a Construction Authorization Permit.
- ⇒ For an IP with a 5-year expiration date, submit a site plan, hand-drawn or survey, preferably to scale. Include dimensions of the property, the house site, the flagged wastewater system area, the location of driveways, underground storage tanks such as fuel oil tanks or propane gas tanks, existing wells, creeks, ponds, any public water lines, and right-of-ways for public utilities or highway expansions, decks or porches. The distances shall be measured and written on the site plan for the above-mentioned items.
- ⇒ For an IP without an expiration date, submit a recorded plat drawn to a scale of no more than one inch equals sixty feet. The plat shall also include the specific location of the proposed facility and appurtenances, the site for the proposed wastewater system, and the location of water supplies and surface waters.
- ⇒ If a well is needed, a well application with a detailed site plan will need to be submitted. The well application is not required for the issuance of a Construction Authorization permit.
- ⇒ Contact EHS at 704.281.2574 for further assistance.

\* Soil evaluation(s) with diagram is available in our office, upon request.

Comments: any modification to lot will void permit

**UNION COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH DIVISION**

Tax Code: 06-120-020  
 EH Specialist: Ramona R. Dunphy  
 Owner: Griffin Asset Management, LLC  
 Address: PO Box 1561  
Montroe, NC 28111  
 Phone #: (h) 704-821-1271 (Issac) (w) 704-289-3135

Date: 11/16/12  
 Property Location: \_\_\_\_\_  
 Road/Street: Beulah Church Road  
 Subdivision: \_\_\_\_\_  
 Phase: \_\_\_\_\_ Lot Number: 1

**I. Topography & Landscape Position**

- ☒ Upland ☒ Uniform Slope under 15%  
☐ Terrace ☐ Uniform Slope between 15-30%  
☐ Depressional ☐ Slope exceeding 30%  
☐ Alluvial Flood Plain ☐ Complex Slope Pattern  
☐ Slope dissected by gullies or ravines

**II. Soil Depth**

Depth of soil to rock or weathered rock: 40"

**III. Soil Wetness Conditions**

Depth to Munsell Chroma 1 or 2 color/mottles none  
 Soil color (Munsell) # \_\_\_\_\_ Description \_\_\_\_\_

**IV. Application Rate 0.3 per sq. ft./day**

Soil Group IV Soil type Clay

**V. Available Space**

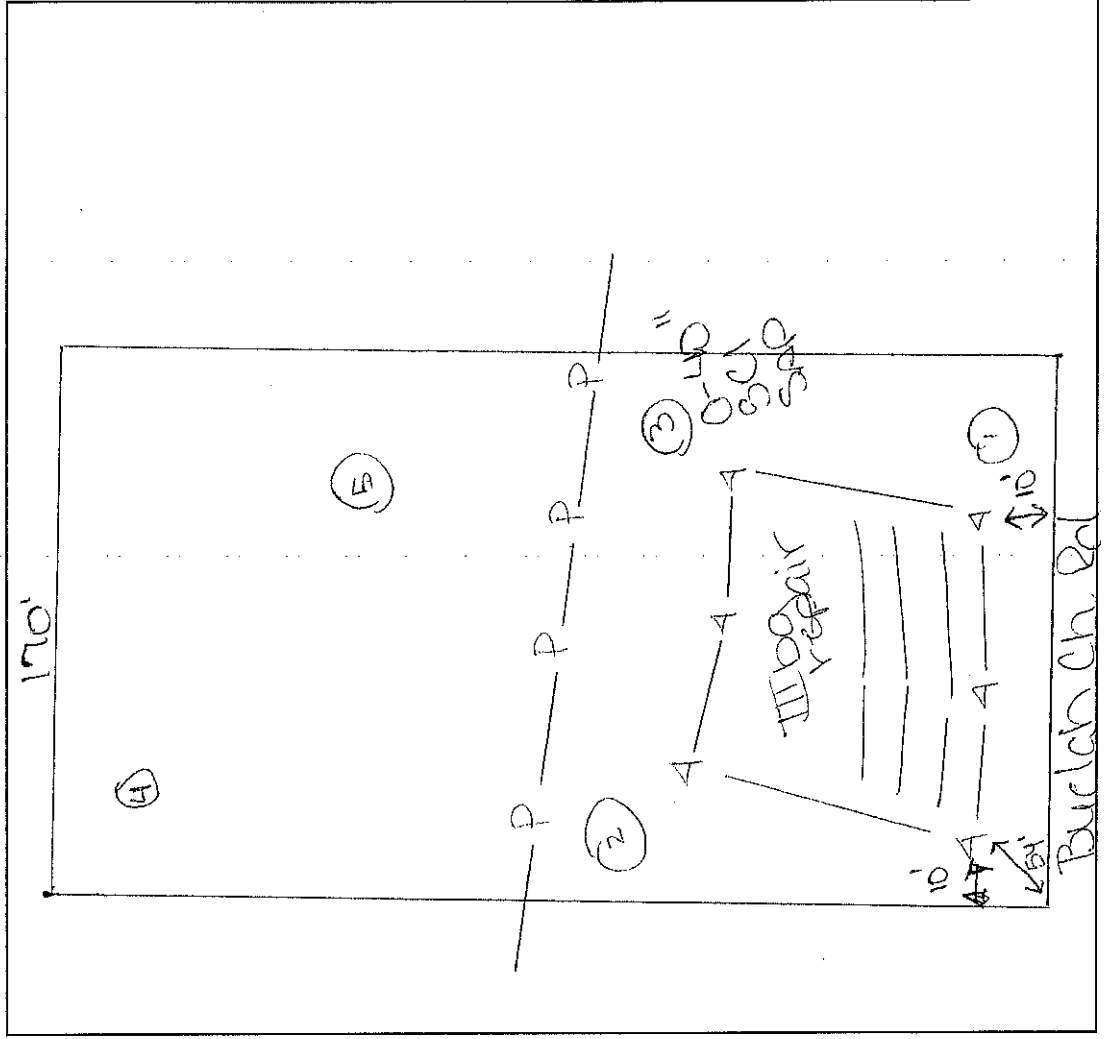
☐ (S) ☒ (PS) ☐ (U)  
 Well site and/or other restraints 100 ft. away

**VI. Overall Rating**

☐ (S) ☒ (PS) ☐ (U)

**Reasons:** 11/16/12 Flagged for 4 bedroom residence.  
IIIbg initial & repair. if gravity achieved pump not required.

*\* Have site not marked at time of evaluation.*  
*4/13/13 reflopped for 4 bedroom lot*



# **Union County Environmental Health On-Site Wastewater Residential Construction Authorization Permit Application**

## **Property Owner:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone: home: ( ) \_\_\_\_\_  
 Work: ( ) \_\_\_\_\_

**Applicant:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone: home: ( ) \_\_\_\_\_  
 Work: ( ) \_\_\_\_\_

## **Property Location:**

Tax Code: \_\_\_\_\_

Street/Road Name: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Phase/Section: \_\_\_\_\_ Lot #: \_\_\_\_\_

Lot Size: \_\_\_\_\_

Directions To Property: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## **Terms & Conditions:**

.. This application must be accompanied by a plat or site plan of the property that includes the existing and proposed property lines with dimensions, the specific location of the proposed facility and appurtenances including the driveway, the site identified and flagged for the proposed wastewater system and future standby repair area, and the location of any existing water supplies, water lines, and any surface waters.

..The applicant shall notify the Environmental Health Division of the Union County Health Department.

..Of the existence of any previously identified jurisdictional wetlands.

..If any wastewater other than domestic sewage is to be generated.

..If the site is subject to the approval by other public agencies.

..The construction authorization permit is issued based on the information contained in this application. Any change to the site or soil conditions, the property lines, the proposed use, the proposed design waste flow or characteristics shall be cause to revoke the construction authorization permit.

..By signing this application the applicant signifies the information contained in this application is accurate and true and that they understand the terms and conditions and that they give permission for Environmental Health representatives to perform necessary field evaluations, investigations, and procedures as necessary in order to determine suitability of site for use with an on-site wastewater treatment and disposal system.

(Application Must be Signed by Property Owner or Owner's Legal Representative)

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

## **Water Supply (circle one):**

Public Individual Well Community Well

## **Proposed Residential Use:**

House: \_\_\_\_\_ # Bedrooms: 2 3 4 5  
 If more than 5, specify: \_\_\_\_\_

Square Feet: \_\_\_\_\_ Basement: Yes No  
 Basement Plumbing Fixtures: Yes No

Mobile Home: \_\_\_\_\_ # Bedrooms: 2 3 4 5  
 If more than 5, specify: \_\_\_\_\_

Other: \_\_\_\_\_

Garbage Grinder: Yes \_\_\_\_\_ No \_\_\_\_\_

## **Addition:**

Existing # Bedrooms: \_\_\_\_\_

# Bedrooms to be added: \_\_\_\_\_

Total # of Bedrooms: \_\_\_\_\_

Please Indicate Desired System Type:  
 (Systems can be ranked in order of your preference as approved on your Improvement Permit)

\_\_\_\_\_ Conventional \_\_\_\_\_ Modified \_\_\_\_\_ LPP

\_\_\_\_\_ Mound \_\_\_\_\_ Innovative \_\_\_\_\_ Engineered

Other (specify): \_\_\_\_\_



# ***Union County Environmental Health***

***500 N. Main St. – Suite 47  
Monroe, NC 28112***

*A Division of the Union County Health Department*  
Phone: (704) 283-3553 Fax: (704) 283-3825

January 28, 2014

Griffin Asset Management, LLC  
c/o Isaac Marrow  
PO Box 1561  
Monroe, NC 28111

Dear Mr. Marrow:

This letter is in reference to the property located on Beulah Church Road, Lot 2 (Tax Code #06-120-020). On January 27, 2014, the proposed drainfield area was relocated due to the driveway right of way. The existing Improvement Permit is for a 4 bedroom residence only.

In order to proceed with construction, a Construction Authorization (CA) Permit must be issued. Prior to issuance of a CA, it will be necessary to submit to our office a final copy of either a plat or a site plan. The plat or site plan will need to show the property boundaries and proposed property lines with dimensions, the location and dimensions of the final house site (house site to be 10 ft off of flagged area), location and dimensions of the proposed on-site wastewater system (6 pink flags marking location of the proposed drainfield areas), appurtenances (such as any existing wells, underground storage tanks, such as fuel oil tanks or propane gas tanks, existing buildings, driveways, porches, decks, right-of-ways, pools, etc.) and location of water supplies and surface waters. A north arrow and road name(s) location will give reference points for the site. The CA shall be valid for a period equal to the period of validity of the IP, not to exceed 60 months, regardless of when the IP does (or doesn't) expire. The CA will need to be issued before a building permit may be obtained (application for CA enclosed).

The third permit to be issued is the Operations Permit (OP). Upon determining that the system is properly installed and that the system is capable of being operated in accordance with the conditions of the Improvement Permit (IP) and the Construction Authorization Permit (CA) will the OP be issued. The OP shall specify the system type and shall include conditions for system performance, operation, maintenance, monitoring and reporting. North Carolina regulations require that this permit be issued before Building Inspections is permitted to issue a release for final power.

# Union County Health Department

## On-Site Wastewater Treatment & Disposal System Improvement Permit

Tax Code: 00000-000

Date: 12/19/12

Permit Number: 0558

This On-Site Wastewater Treatment & Disposal System Improvement Permit is issued in accordance with Article 11 of Chapter 130A of the General Statutes of North Carolina and the Rules adopted pursuant to this article. This On-Site Wastewater Treatment & Disposal System Improvement Permit shall expire on 4/30/18

Owner: Griffin Asset Management LLC  
 Mailing Address: PO Box 1511 Monroe, NC 28111  
 Phone: (704) 289-3325  
 Property Location: Road / Street: Buchanan Ch. Rd  
 Subdivision: BUCHANAN CH. RD Phase: — Section: — Lot #: 2  
 Directions: From 84 (R) Cox Rd (B) Buchanan  
Church Rd. Property 200

Type of System: ☒ New ☐ Addition ☐ Replacement

Design Flow: 480 Gallons Per Day (GPD)

Type of Facility: Residence

# of Bedrooms 4

# of Employees: —

# of Seats: —

System Type (s): pump to 2500 reduction  
(11113)

Issued By: Lawrence R. Dampney, Esq. (CS)

Title: RETS

Date: 12/11/12

Issued To: Edmund Williams

Date: 12-19-12

This On-Site Wastewater Treatment and Disposal System Improvement Permit (IP) is issued for the system to serve the specific use as stated on the application for the site evaluation. This permit is subject to revocation if the site plan, plat, or the intended use changes. The Improvement Permit shall not be affected by a change in ownership of the site. Any unauthorized modification of the site or change of the proposed use shall void the Improvement Permit.

A building permit cannot be issued with only an Improvement Permit, it requires a Construction Authorization Permit.

To obtain a Construction Authorization (CA) Permit, the following conditions must be met:

- ⇒ Submit an application for a Construction Authorization Permit.
- ⇒ For an IP with a 5-year expiration date, submit a site plan, hand-drawn or survey, preferably to scale. Include dimensions of the property, the house site, the flagged wastewater system area, the location of driveways, underground storage tanks such as fuel oil tanks or propane gas tanks, existing wells, creeks, ponds, any public water lines, and right-of-ways for public utilities or highway expansions, decks or porches. The distances shall be measured and written on the site plan for the above-mentioned items.
- ⇒ For an IP without an expiration date, submit a recorded plat drawn to a scale of no more than one inch equals sixty feet. The plat shall also include the specific location of the proposed facility and appurtenances, the site for the proposed wastewater system, and the location of water supplies and surface waters.
- ⇒ If a well is needed, a well application with a detailed site plan will need to be submitted. The well application is not required for the issuance of a Construction Authorization permit.
- ⇒ Contact EHS at 704-289-2574 for further assistance.

\*Soil evaluation(s) with diagram is available in our office, upon request.

Comments: Any modification to lot will void permit.

**UNION COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH DIVISION**

Tax Code: 06-120-020

EH Specialist: Ramona R. Dunphy

Owner: Griffin Asset Management, LLC

Address: PO Box 1561

**Monroe, NC 28111**

Phone #: (h) 704-821-1271 (Issac)(w) 704-289-3135

## I. Topography & Landscape Position

- ☒ Upland  
☐ Terrace  
☐ Depressional  
☐ Alluvial Flood Plain  
☐ Slope dissected by gullies or ravines  
☒ Uniform Slope under 15%  
☐ Uniform Slope between 15-30%  
☐ Slope exceeding 30%  
☐ Complex Slope Pattern

## II. Soil Depth

**Depth of soil to rock or weathered rock: 38" - 40"**

### III. Soil Wetness Conditions

Depth to Munsell Chroma 1 or 2 color/mottles none

Description	
Soil color (Munsell) #	

**IV. Application Rate 0.3 per sq. ft./day**

Soil Group IV Soil type ClaySoil type Clay

## V. Available Space



☒ (PS)

50

Well site and/or other restraints 100 ft. away

## VI. Overall Rating

5

☒ (PS)

**Reasons: 11/16/12 Flagged for 4 bedroom residence.**

IIIbg initial & repair. if gravity achieved pump not required.

Just site marked at time

evolution

$\frac{1}{\sqrt{2}} \begin{pmatrix} 1 & i \\ 0 & 1 \end{pmatrix}$

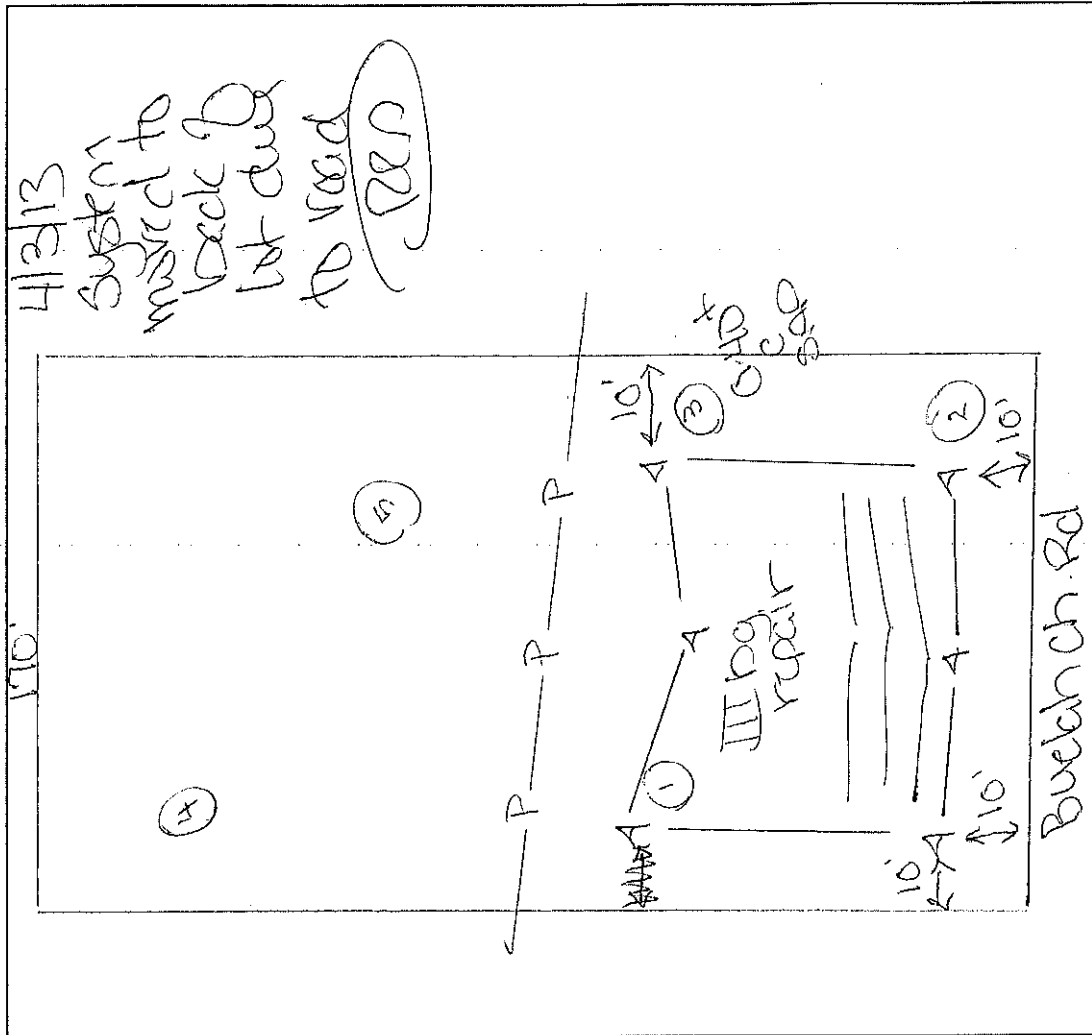
Date: 11/16/12

Property Location:

**Road/Street:** Beulah Church Road

**Subdivision:**

Phase: \_\_\_\_\_ Lot Number: 2



# **Union County Environmental Health On-Site Wastewater Residential Construction Authorization Permit Application**

**Property Owner:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone: home: ( ) \_\_\_\_\_  
 Work: ( ) \_\_\_\_\_

**Applicant:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone: home: ( ) \_\_\_\_\_  
 Work: ( ) \_\_\_\_\_

**Property Location:**

Tax Code: \_\_\_\_\_

Street/Road Name: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Phase/Section: \_\_\_\_\_ Lot #: \_\_\_\_\_

Lot Size: \_\_\_\_\_

Directions To Property: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Water Supply (circle one):**

Public Individual Well Community Well

**Proposed Residential Use:**

House: \_\_\_\_\_ # Bedrooms: 2 3 4 5  
 If more than 5, specify: \_\_\_\_\_

Square Feet: \_\_\_\_\_ Basement: Yes No  
 Basement Plumbing Fixtures: Yes No

Mobile Home: \_\_\_\_\_ # Bedrooms: 2 3 4 5  
 If more than 5, specify: \_\_\_\_\_

Other: \_\_\_\_\_

Garbage Grinder: Yes \_\_\_\_\_ No \_\_\_\_\_

**Addition:**

Existing # Bedrooms: \_\_\_\_\_

# Bedrooms to be added: \_\_\_\_\_

Total # of Bedrooms: \_\_\_\_\_

**Please Indicate Desired System Type:**  
 (Systems can be ranked in order of your preference as  
 approved on your Improvement Permit)

Conventional \_\_\_\_\_ Modified \_\_\_\_\_ LPP \_\_\_\_\_

Mound \_\_\_\_\_ Innovative \_\_\_\_\_ Engineered \_\_\_\_\_

Other (specify): \_\_\_\_\_

**Terms & Conditions:**

.. This application must be accompanied by a plat or site plan of the property that includes the existing and proposed property lines with dimensions, the specific location of the proposed facility and appurtenances including the driveway, the site identified and flagged for the proposed wastewater system and future standby repair area, and the location of any existing water supplies, water lines, and any surface waters.

..The applicant shall notify the Environmental Health Division of the Union County Health Department:

..Of the existence of any previously identified jurisdictional wetlands.

..If any wastewater other than domestic sewage is to be generated.

..If the site is subject to the approval by other public agencies.

..The construction authorization permit is issued based on the information contained in this application. Any change to the site or soil conditions, the property lines, the proposed use, the proposed design waste flow or characteristics shall be cause to revoke the construction authorization permit.

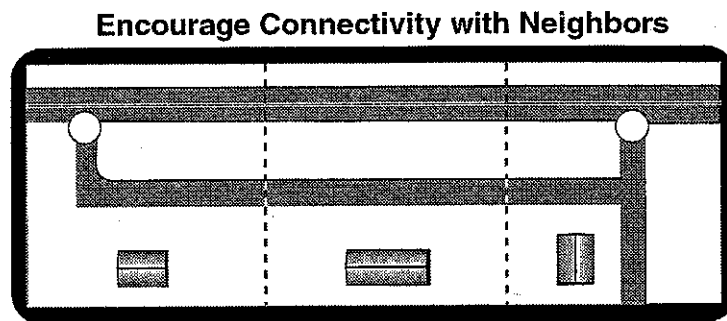
..By signing this application the applicant signifies the information contained in this application is accurate and true and that they understand the terms and conditions and that they give permission for Environmental Health representatives to perform necessary field evaluations, investigations, and procedures as necessary in order to determine suitability of site for use with an on-site wastewater treatment and disposal system.  
 (Application Must be Signed by Property Owner or Owner's Legal Representative)

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**Circulation Pattern** - The geometrics of the internal circulation pattern should allow all desirable maneuvers to be made with ease including service, delivery, and emergency vehicle movements. For residential subdivisions, internal circulation shall be directed to one or more collector streets within the subdivision, and not access the State System road directly. Only the collector streets should intersect the State System road.

The NCDOT may require cross access (connectivity) between adjacent properties, if it is determined to be in the best interest of public safety or when repetitive vehicle trips to and from the adjacent public road can be reduced. Improved connectivity can also enhance the emergency services and public transit access between sites.



The NCDOT may deny access to the adjacent public roadway from "out lots" or "out parcels" of a larger development where reasonable access can be provided via the larger development's internal circulation system.

The NCDOT may require construction of an internal street system or service road to eliminate or reduce multiple lot access connections directly to the adjacent public roadway system.

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** April 10, 2014

**SUBJECT:** Williamsburg Subdivision

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The Town is holding road maintenance money in the amount of \$29,040.00 for Phase II of the Williamsburg Subdivision. The Town received this money from the bankruptcy trustee for the developer of the Williamsburg Subdivision.

The Town received in July 2007 a request from NCDOT for the Town to adopt an SR-2 Resolution for James Madison Drive, Thomas Payne Alley and Gloucester Street in Phase I of the Williamsburg Subdivision to be added to the State Maintained Road System. The Town adopted the Resolution in August 2007. After conversations with NCDOT they could not find paperwork for the subdivision and advised that the roads were never taken over because there was not enough density at the time, the condition of the roads was not acceptable and the punch list was never completed by the developer.

Since that time, NCDOT has completed a new punch list for the entire subdivision and the Property Management Company has received two bids for the work to be completed. I have received a proposal from our engineer US Infrastructure in the amount of \$4,000 to administer the work on this project. The scope of work is as follows:

- Inspect the site and verify bid quantities shown in the received bids
- Contact the two bidders to resolve bid quantity discrepancies.
- Evaluate the two received bids; Make bid award recommendation to Town.
- Prepare contracts and coordinate contract execution between Bidder and Town
- Coordinate with NCDOT for project preconstruction meeting (NCDOT has confirmed they will inspect the work).
- Check shop drawings
- Process contractor invoice (assume one)
- Coordinate project close-out with DOT inspector, contractor and Town

I am requesting that the Council approve the Scope of Services with US Infrastructure in an amount not to exceed \$4,000.

Two quotes were received by the Williamsburg Subdivision HOA on the subject project, with the results as follows:

<u>Bidder</u>	<u>Total Quote</u>
RAM Pavement Services, Inc.	\$21,815.00
Turner Construction	\$23,873.00

USI reviewed the two quotes and recommended the project be awarded to the lowest responsive bidder, RAM Pavement Services. They have checked the current licensing of the company, required completion of a company questionnaire, and contacted references. A review of these items indicated that the quality of work and responsiveness of this company has been satisfactory.

USI recommend that a 15% contingency item be added to the total quote. This item would be used only in the event that unforeseen circumstances arise during construction, and only if approved in writing by NCDOT during that time. Therefore, USI recommends acceptance of RAM's quote in the amount of  $\$21,815.00 \times 1.15 = \underline{\$25,087.25}$ .

The bond money being held for the Town will pay for US Infrastructure's costs along with the cost to complete the punch list so that NCDOT will take over maintenance of the streets in Williamsburg.



## **EXHIBIT C**

### **Initial Statement of Work**

#### **Town of Weddington Code Enforcement Services**

This Statement of Work ("SOW"), dated as of the \_\_\_\_\_ day of \_\_\_\_\_, 2014 (the "Effective Date"), is by and between CENTRALINA COUNCIL OF GOVERNMENTS, a North Carolina regional council of governments pursuant to Chapter 160A, Article 20, Part 2 of the General Statutes of North Carolina and having a principal place of business at 525 North Tryon Street, 12<sup>th</sup> Floor, Charlotte, North Carolina 28202 ("CCOG"), and the Town of Weddington, a local government member of provider having a principal place of business at 1924 Weddington Road, Weddington, NC 28104 ("Member"), pursuant to which CCOG will provide to Member planning and/or management services (the "Services"). CCOG and Member have simultaneously entered into a Services Agreement (the "Agreement"). The Agreement is incorporated into this SOW by this reference. In the event of any conflicting or additional terms between this SOW and the Agreement, the Agreement will govern, except with respect to price and scope of work or other items expressly permitted by the Agreement.

#### **I. Introduction**

This document outlines the services, which Centralina (or "we") shall perform under the contract to provide code enforcement compliance services for the Town of Weddington. It is very difficult to estimate the amount of time it will take to bring a property into compliance; therefore we will address as many structures as possible within the allotted dollar amount specified in this Statement of Work.

#### **II. Code Compliance Services**

Centralina will perform the following activities:

1. Investigate/ inspect substandard building, housing, zoning and nuisance complaints and notify owners of violations.
2. Prepare case files, take photographs of violations, remove signs.
3. Prepare, post and mail notices of violations and/or condemnations, and notifications of hearings.
4. Schedule, coordinate, and attend fact-finding hearings and condemnation hearings.
5. Perform routine follow-up investigation to ensure compliance and notifies concerned parties of action(s) taken.
6. Advise property owner(s) on the appropriate actions necessary to bring property into compliance.

7. Coordinate activities as needed with staff and local government attorney.
8. Attend local government meetings as requested to address code enforcement and/or condemnation cases, and answer questions from the local government Council/Commission, property owner(s) and from the general public.

**III. Compensation**

Centralina staff will perform the tasks identified in this SOW and as detailed herein for a sum of \$11,240.

**IV. Terms of Compensation**

Notwithstanding any prior estimate or communication given, the Town of Weddington hereby agrees to pay the full contract costs outlined by CCOG in this Statement of Work attached as an exhibit to the Services contract. In order to retain Code Enforcement services the local government will be billed a 50% retainer fee at the execution of this SOW, and 25% of the entire contract amount upon expiration of half of the contract term, and the remaining 25% of the entire contract upon CCOG's completion of the SOW. It is expressly agreed and understood that the total amount to be paid by the Town of Weddington under this SOW shall not exceed \$11,240.

If total of requested work approaches 90% of the full contract amount prior to the full term period of contract, CCOG will notify the Town's project manager prior to performing any services in excess of the contract amount. The local government may then choose to approve the additional services cost or reduce the scope of work as they may choose. The additional services if approved will be billed at a fixed rate per hour for the personnel performing the services.

**V. Time of Performance**

The SOW service of Centralina provided for the FY 13-14 Code Enforcement Services shall start on May 1, 2014 and end on June 30, 2015.

[Signatures on following page.]

This Agreement has been executed by each Party's duly authorized representative as of the date below such Party's signature.

**TOWN OF WEDDINGTON**

By: \_\_\_\_\_

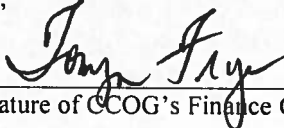
Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**CENTRALINA COUNCIL OF GOVERNMENTS**By:  \_\_\_\_\_Name: Jim ProsserTitle: Executive DirectorDate: 3-27-14

"This instrument has been pre-audited in the manner required by the North Carolina Local Government Finance Act."

  
\_\_\_\_\_  
Signature of CCOG's Finance Officer

"This instrument has been approved as to form as required by CCOG Bylaws and by the Attorney for Centralina: William H. McNair."



# *TOWN OF WEDDINGTON MEMORANDUM*

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**DATE:** 4/14/14  
**TO:** MAYOR AND THE TOWN COUNCIL  
**CC:** AMY MCCOLLUM, TOWN CLERK  
**FROM:** JULIAN BURTON, ZONING ADMINISTRATOR/PLANNER  
**RE:** UPDATE FROM PLANNING/ZONING OFFICE

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- The following items were on the March 24th Planning Board agenda:
  - Reconsideration of the Preliminary Plat for the Graham Hall Subdivision
  - Weddington United Methodist Church CZ Application (Tabled)
  - Beulah Acres Conventional Subdivision Final Plat
  - Bromley Map 8 Final Plat
  - Bromley Map 9 Final Plat
  - Conservation Subdivision Setback Text Amendment (Tabled)
- The following items will be on the April 28th Planning Board agenda for discussion:
  - TUP: Drumstrong
  - Weddington United Methodist Church CZ Application
  - Bard Property Subdivision Preliminary Plat
  - Conservation Subdivision Sideyard Setback Text Amendment
- The following items may be on the May 12th Town Council agenda:
  - Bard Property Subdivision Preliminary Plat

# Town of Weddington

*March, 2014*

## Wesley Chapel Fire Department Responses

Fire Districts PV4, PV5, PV7 and PV8

<b>INCIDENT TYPE</b>	<b>TOTAL CALLS</b>
ABDOMINAL PAIN PROBLEMS EMD	1
ACCIDENT PD COUNTY NO EMD	2
ALLERGIES ENVENOMATIONS EMD	1
BREATHING PROBLEMS EMD	2
BRUSH FIRE EFD	1
CHEST PAIN EMD	1
FALLS EMD	3
FIRE ALARMS	1
GAS LEAK EFD	1
HEMORRHAGE LACERATION EMD	1
OUTSIDE FIRE	1
OUTSIDE FIRE EFD NONBRUSH	1
SICK PERSON EMD	1
TRAUMATIC INJURIES EMD	1
UNKNOWN PROBLEM EMD	2
 TOTAL	 20

Wesley Chapel VFD responded to 23 total incidents in the Town of Weddington in March.  
There was one fire alarm, one outside non-brush fire and one brush fire for mutual aid.

# Wesley Chapel Volunteer Fire Department

## Incident List by Alarm Date/Time

**Alarm Date Between {03/01/2014} And {03/31/2014}**

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1400922-000	03/01/2014	07:28:35	8208 WHITEHAWK HILL RD	733 Smoke detector activation du
14-1400923-000	03/01/2014	10:39:12	8903 HAMMERSLEY DR	321 EMS call, excluding vehicle
14-1400925-000	03/01/2014	12:40:53	2825 CRANE RD	381 Rescue or EMS standby
14-1400927-000	03/01/2014	19:11:18	3707 WILSHIRE LN	111 Building fire
14-1400935-000	03/02/2014	06:36:05	1217 FARM CREEK RD	321 EMS call, excluding vehicle
14-1400939-000	03/02/2014	09:08:00	2001 CHANNELSTONE WAY /MA	321 EMS call, excluding vehicle
14-1400950-000	03/03/2014	08:34:49	8145 KENSINGTON DR	700 False alarm or false call, O
14-1400952-000	03/03/2014	11:01:12	307 FOXWOOD LN	321 EMS call, excluding vehicle
14-1400955-000	03/03/2014	17:27:07	MARVIN RD & JOE KERR RD /	322 Motor vehicle accident with
14-1400956-000	03/03/2014	20:40:38	5607 WEDDINGTON RD /MATTH	700 False alarm or false call, O
14-1400958-000	03/03/2014	21:30:17	1315 DOBSON DR /Weddingto	424 Carbon monoxide incident
14-1400961-000	03/04/2014	08:43:09	1899 CRANE RD & MAN OF WA	324 Motor Vehicle Accident with
14-1400969-000	03/05/2014	06:58:14	229 HORN TASSEL CT /WESLE	611 Dispatched & cancelled en ro
14-1400971-000	03/05/2014	14:29:21	5919 WAXHAW INDIAN TRAIL	322 Motor vehicle accident with
14-1400974-000	03/05/2014	15:55:30	5599 WEDDINGTON RD & LEST	322 Motor vehicle accident with
14-1400975-000	03/05/2014	16:49:26	1400 CUTHBERTSON RD	571 Cover assignment, standby, m
14-1400976-000	03/05/2014	21:07:44	3103 S POTTER RD	
14-1400977-000	03/05/2014	22:17:36	9704 SADDLE /MARVIN, NC 2	322 Motor vehicle accident with
14-1400983-000	03/06/2014	14:00:40	1005 BRANDON CT /Wesley C	
14-1400992-000	03/06/2014	20:33:05	1003 COULWOOD LN /INDIAN	611 Dispatched & cancelled en ro
14-1400996-000	03/07/2014	19:11:48	1216 APPLGATE PKY /Weddi	321 EMS call, excluding vehicle
14-1400998-000	03/07/2014	19:57:11	9200 SPRATT LN	321 EMS call, excluding vehicle
14-1400999-000	03/07/2014	21:15:37	300 MONTROSE DR	700 False alarm or false call, O
14-1401001-000	03/08/2014	00:00:41	6029 OXFORDSHIRE RD /WEDD	321 EMS call, excluding vehicle
14-1401012-000	03/09/2014	00:27:07	7226 COBBLECREEK DR /WEDD	321 EMS call, excluding vehicle
14-1401017-000	03/09/2014	11:09:16	305 BELVEDERE LN	
14-1401021-000	03/09/2014	14:56:52	9825 SADDLE /MARVIN, NC 2	320 Emergency medical service, o
14-1401024-000	03/09/2014	18:13:26	2106 WEDGEWOOD DR /Matthe	631 Authorized controlled burnin
14-1401032-000	03/10/2014	07:41:29	13899 TOM SHORT RD & REA	
14-1401034-000	03/10/2014	11:41:10	5020 SYMPHONY LN /INDIAN	321 EMS call, excluding vehicle
14-1401039-000	03/10/2014	15:40:36	617 CIRCLE TRACE RD /WESL	321 EMS call, excluding vehicle
14-1401043-000	03/10/2014	16:26:25	4901 WEDDINGTON RD /WEDDI	571 Cover assignment, standby, m
14-1401045-000	03/10/2014	20:29:43	8422 PRINCE VALIANT DR /M	
14-1401046-000	03/10/2014	21:47:38	1312 LOOK OUT CIR	
14-1401047-000	03/11/2014	00:17:42	1039 ARROYO VISTA /MATTHE	321 EMS call, excluding vehicle
14-1401053-000	03/11/2014	12:46:28	8058 WEDDINGTON DOWNS DR	
14-1401057-000	03/11/2014	15:48:46	8715 REA RD	700 False alarm or false call, O
14-1401062-000	03/11/2014	20:12:26	8607 MOSSINGTON LN	
14-1401065-000	03/12/2014	06:41:42	1206 CHURCHILL DOWNS DR	321 EMS call, excluding vehicle
14-1401066-000	03/12/2014	08:54:12	1901 OAK SHADOW WAY /MARV	311 Medical assist, assist EMS c
14-1401069-000	03/12/2014	15:42:08	105 LANDAU RD	700 False alarm or false call, O
14-1401074-000	03/12/2014	17:18:59	1520 CUTHBERTSON RD	571 Cover assignment, standby, m
14-1401072-000	03/12/2014	17:29:05	540 S PROVIDENCE RD /Matt	321 EMS call, excluding vehicle
14-1401078-000	03/12/2014	23:50:40	2003 SECRET GARDEN CT /IN	111 Building fire
14-1401080-000	03/13/2014	10:20:26	1926 CHICKANCE LN	735 Alarm system sounded due to
14-1401082-000	03/13/2014	17:25:11	1705 HICKORY RIDGE DR /MA	

# Wesley Chapel Volunteer Fire Department

## Incident List by Alarm Date/Time

**Alarm Date Between {03/01/2014} And {03/31/2014}**

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1401084-000	03/13/2014	20:07:25	303 CALEDONIA WAY /WEDDIN	
14-1401086-000	03/13/2014	22:23:58	2018 MAGNA LN /INDIAN TRA	311 Medical assist, assist EMS c
14-1401087-000	03/14/2014	01:42:21	1307 GRAYSCROFT DR	
14-1401088-000	03/14/2014	11:33:20	4008 THORNDALE RD /INDIAN	142 Brush or brush-and-grass mix
14-1401089-000	03/14/2014	11:44:00	8311 PRINCE VALIANT DR /M	311 Medical assist, assist EMS c
14-1401091-000	03/14/2014	17:50:21	5939 WEDDINGTON RD /Weddi	321 EMS call, excluding vehicle
14-1401093-000	03/14/2014	19:05:44	454 COTTONFIELD CIR /WEDD	
14-1401097-000	03/14/2014	21:47:03	POTTER RD & WESLEY CHAPEL	700 False alarm or false call, O
14-1401100-000	03/15/2014	02:39:35	422 BELVEDERE LN	746 Carbon monoxide detector act
14-1401105-000	03/15/2014	10:30:08	1400 CUTHBERTSON RD	
14-1401108-000	03/15/2014	13:09:11	228 MAYWOOD PATH	611 Dispatched & cancelled en ro
14-1401110-000	03/15/2014	14:10:03	4401 HARTIS GROVE CHURCH	143 Grass fire
14-1401111-000	03/15/2014	15:02:53	4700 WEDDINGTON RD /Matth	321 EMS call, excluding vehicle
14-1401112-000	03/15/2014	16:01:19	4008 THORNDALE RD /INDIAN	150 Outside rubbish fire, Other
14-1401113-000	03/15/2014	16:06:02	1520 CUTHBERTSON RD	321 EMS call, excluding vehicle
14-1401115-000	03/15/2014	18:44:42	160 STEEPLE CHASE CIR & V	151 Outside rubbish, trash or wa
14-1401119-000	03/15/2014	23:01:59	6228 PUMPERNICKEL LN /WES	321 EMS call, excluding vehicle
14-1401120-000	03/15/2014	23:26:52	1002 CABRA CT /INDIAN TRA	320 Emergency medical service, o
14-1401121-000	03/16/2014	00:11:10	6000 CASSWELL CIR /WESLEY	321 EMS call, excluding vehicle
14-1401123-000	03/16/2014	03:03:08	1907 GRIGG LN /MARVIN, NC	
14-1401126-000	03/16/2014	09:49:48	1 BRIGADOON LN	321 EMS call, excluding vehicle
14-1401128-000	03/16/2014	12:54:38	8811 WINGARD RD	321 EMS call, excluding vehicle
14-1401131-000	03/16/2014	18:45:10	108 WADE HAMPTON DR /WESL	
14-1401133-000	03/16/2014	20:52:12	108 WADE HAMPTON DR /Matt	900 Special type of incident, Ot
14-1401137-000	03/17/2014	04:45:57	1699 BEULAH CHURCH RD & W	322 Motor vehicle accident with
14-1401138-000	03/17/2014	09:54:35	8145 KENSINGTON DR	700 False alarm or false call, O
14-1401140-000	03/17/2014	14:40:51	5004 SYMPHONY LN /INDIAN	311 Medical assist, assist EMS c
14-1401142-000	03/17/2014	17:56:06	4010 PERRAULT CIR /MONROE	
14-1401147-000	03/17/2014	20:24:09	9903 HERITAGE OAKS LN /MA	321 EMS call, excluding vehicle
14-1401149-000	03/17/2014	20:35:40	1721 ICEMORLEE ST /B/MONR	
14-1401154-000	03/18/2014	16:23:54	3017 ROCK RIDGE PASS /WED	
14-1401163-000	03/19/2014	11:34:57	4901 WEDDINGTON RD /WEDDI	
14-1401165-000	03/19/2014	15:01:53	320 REID DAIRY RD	
14-1401168-000	03/19/2014	17:21:18	1520 CUTHBERTSON RD	
14-1401170-000	03/20/2014	06:44:06	300 OAKMONT LN	311 Medical assist, assist EMS c
14-1401172-000	03/20/2014	09:05:26	5799 NEW TOWN RD & WAXHAW	
14-1401178-000	03/20/2014	17:49:21	2825 CRANE RD	
14-1401179-000	03/20/2014	17:58:14	1213 SCREECH OWL RD	735 Alarm system sounded due to
14-1401180-000	03/20/2014	18:11:44	1400 CUTHBERTSON RD	321 EMS call, excluding vehicle
14-1401183-000	03/20/2014	22:02:42	2825 CRANE RD	
14-1401185-000	03/21/2014	00:49:56	5009 CEDAR PARK CT /WESLE	
14-1401194-000	03/22/2014	10:26:44	1103 REAL QUIET LN	321 EMS call, excluding vehicle
14-1401202-000	03/23/2014	05:29:53	6719 NEW TOWN RD /Wesley	745 Alarm system activation, no
14-1401203-000	03/23/2014	07:18:40	5101 GOLDMINE RD /WESLEY	321 EMS call, excluding vehicle
14-1401205-000	03/23/2014	09:25:43	4708 WAXHAW INDIAN TRAIL	311 Medical assist, assist EMS c
14-1401206-000	03/23/2014	11:42:36	9200 SHREWSBURY DR	321 EMS call, excluding vehicle

# Wesley Chapel Volunteer Fire Department

## Incident List by Alarm Date/Time

**Alarm Date Between {03/01/2014} And {03/31/2014}**

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1401207-000	03/23/2014	13:29:07	4501 PEARMAIN DR	611 Dispatched & cancelled en ro
14-1401209-000	03/23/2014	16:47:29	5807 POTTERS TRC /WESLEY	735 Alarm system sounded due to
14-1401212-000	03/23/2014	20:42:48	7304 IVY HILL LN /WESLEY	
14-1401214-000	03/23/2014	21:52:58	4708 WAXHAW INDIAN TRAIL	
14-1401215-000	03/23/2014	22:35:52	6203 LOWERGATE DR /WESLEY	
14-1401221-000	03/24/2014	16:31:42	5211 WEDDINGTON RD /WEDDI	
14-1401222-000	03/24/2014	17:41:22	4708 WAXHAW INDIAN TRAIL	
14-1401223-000	03/24/2014	18:02:35	8705 GOOSE POND CV	311 Medical assist, assist EMS c
14-1401225-000	03/24/2014	19:55:28	5817 WAXHAW INDIAN TRAIL	631 Authorized controlled burnin
14-1401231-000	03/25/2014	01:35:26	5300 WOODRIDGE DR /Indian	321 EMS call, excluding vehicle
14-1401236-000	03/25/2014	11:42:02	7135 FOREST RIDGE RD /WED	311 Medical assist, assist EMS c
14-1401234-000	03/25/2014	11:48:56	304 IVY SPRINGS CT	321 EMS call, excluding vehicle
14-1401237-000	03/25/2014	12:14:00	8801 LONGVIEW CLUB DR /C	553 Public service
14-1401241-000	03/25/2014	20:11:02	420 S PROVIDENCE RD /WEDD	700 False alarm or false call, O
14-1401249-000	03/26/2014	14:06:43	516 PACER LN /MARVIN, NC	321 EMS call, excluding vehicle
14-1401251-000	03/26/2014	14:44:15	1012 WAYLAND CT /INDIAN T	
14-1401258-000	03/26/2014	18:30:30	4901 WEDDINGTON RD /Weddi	571 Cover assignment, standby, m
14-1401257-000	03/26/2014	19:27:46	11015 ROYAL COLONY DR	700 False alarm or false call, O
14-1401263-000	03/27/2014	07:44:10	MARVIN SCHOOL RD & JOE KE	322 Motor vehicle accident with
14-1401265-000	03/27/2014	11:18:42	912 WANDERING WAY WAY /MA	500 Service Call, other
14-1401266-000	03/27/2014	11:54:33	5903 DEAL RD /WEDDINGTON,	321 EMS call, excluding vehicle
14-1401268-000	03/27/2014	13:48:15	1915 FUNNY CIDE DR	424 Carbon monoxide incident
14-1401269-000	03/27/2014	15:19:41	5099 WEDDINGTON RD & DEAL	322 Motor vehicle accident with
14-1401272-000	03/27/2014	19:50:12	4820 WINDING LN /WESLEY C	321 EMS call, excluding vehicle
14-1401278-000	03/28/2014	07:27:46	1604 CHURCHILL DOWNS DR	311 Medical assist, assist EMS c
14-1401279-000	03/28/2014	10:03:16	700 HOWIE MINE RD	611 Dispatched & cancelled en ro
14-1401281-000	03/28/2014	10:28:33	420 S PROVIDENCE RD /Wedd	321 EMS call, excluding vehicle
14-1401285-000	03/28/2014	16:39:40	1010 THORNDALE RD /INDIAN	321 EMS call, excluding vehicle
14-1401299-000	03/29/2014	12:44:28	1007 DEERCROSS LN	311 Medical assist, assist EMS c
14-1401300-000	03/29/2014	16:04:07	BILLY HOWEY RD & WAXHAW I	322 Motor vehicle accident with
14-1401307-000	03/30/2014	11:48:29	120 S POTTER RD /WESLEY C	321 EMS call, excluding vehicle
14-1401308-000	03/30/2014	12:12:55	5037 GROVES EDGE LN /MARV	746 Carbon monoxide detector act
14-1401316-000	03/31/2014	04:36:06	2018 MAGNA LN /INDIAN TRA	311 Medical assist, assist EMS c
14-1401319-000	03/31/2014	08:35:00	7618 WESTMONT WAY /MARVIN	321 EMS call, excluding vehicle
14-1401325-000	03/31/2014	13:29:44	4708 WAXHAW MARVIN RD	700 False alarm or false call, O
14-1401327-000	03/31/2014	13:38:35	3201 SANDALWOOD DR /MARVI	142 Brush or brush-and-grass mix
14-1401333-000	03/31/2014	20:35:30	8613 MOSSINGTON LN	311 Medical assist, assist EMS c

**Total Incident Count    129**

# Town of Weddington

*March, 2014*

## Stallings Fire Department Responses

Fire Districts PV1

<b>INCIDENT TYPE</b>	<b>TOTAL CALLS</b>
TRAUMATIC INJURIES EMD	1
TOTAL	1

Stallings VFD responded to 1 incident in the Town of Weddington in March.



# Union County Sheriff's Office

## Events By Nature

For the Month of: March 2014

Date of Report

4/2/2014

10:14:39AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	18
911 MISDIAL	3
911 TEST CALL	2
ABANDONED VEHICLE	2
ACCIDENT EMD	3
ACCIDENT HITRUN PD LAW	1
ACCIDENT PD COUNTY NO EMD	15
ACCIDENT PD MUNICIPAL	2
ALARMS LAW	44
ANIMAL BITE REPORT LAW	2
ANIMAL COMP SERVICE CALL LAW	18
ANIMAL LOST STRAY UNWNTD LAW	1
ASSIST EMS OR FIRE	4
ATTEMPT TO LOCATE	4
BOLO	13
BURGLARY HOME OTHER NONBUSNESS	1
BUSINESS CHECK	89
CALL BY PHONE	14
CARDIAC RESPIRATORY ECHO	2
DELIVER MESSAGE	1
DISCHARGE OF FIREARM	1
DISTURBANCE OR NUISANCE	5
DOMESTIC DISTURBANCE	5
DRUG ACTIVITY IN PROGRESS	1
ESCORT	1
FOLLOW UP INVESTIGATION	3
FRAUD DECEPTION FORGERY	9
FUNERAL ESCORT	1
HARASSMENT STALKING THREATS	1

<u>Event Type</u>	<u>Total</u>
IMPROPERLY PARKED VEHICLE	2
INTOXICATED DRIVER	1
INVESTIGATION	3
JURISDICTION CONFIRMATION LAW	2
JUVENILE COMPLAINT	3
LARCENY THEFT	4
LIVE STOCK ON HIGHWAY	1
MEET REQUEST NO REFERENCE GIVN	1
MISSING PERSON	1
MOTORIST ASSIST	5
NC DOT MISCELLANEOUS	3
PREVENTATIVE PATROL	341
PROP DAMAGE VANDALISM MISCHIEF	4
PUBLIC SERVICE	9
RADAR PATROL INCLUDING TRAINIG	4
REFERAL OR INFORMATION CALL	1
REPOSESSION OF PROPERTY	1
RESIDENTIAL CHECK	17
SEARCH CONDUCTED BY LAW AGNCY	1
SERVE CIVIL PAPER	6
SERVE DOMESTIC VIOL ORDER	1
SERVE WARRANT	8
SUSPICIOUS CIRCUMSTANCES	2
SUSPICIOUS PERSON	7
SUSPICIOUS VEHICLE	8
TRAFFIC STOP	23
TRAFFIC VIOLATION COMPLAINT	1
TRESPASSING UNWANTED SUBJ	2
UNDERAGE DRINKING ABC VIOL	1
WELL BEING CHECK	3

***Total Calls for Month:***

**732**

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

### March 2014

	Mar 14	Budget	\$ Over Budget	Jul '13 - Mar 14	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>110 - Subsidies</b>							
111 - Mecklenburg Cty	1,027.50	5,416.66	-4,389.16	39,197.07	48,750.02	-9,552.95	65,000.00
112 - Union County	0.00			3,785.00			
113 - Town of Weddington	54,168.75	45,500.00	8,668.75	440,718.75	409,500.00	31,218.75	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	11,706.02	-11,706.02	15,608.00
<b>Total 110 - Subsidies</b>	<b>55,196.25</b>	<b>52,217.32</b>	<b>2,978.93</b>	<b>555,130.23</b>	<b>469,956.04</b>	<b>85,174.19</b>	<b>626,608.00</b>
<b>120 - Dues &amp; Fees</b>							
121 - Union County Fire Fees	0.00	833.33	-833.33	7,717.00	7,500.01	216.99	10,000.00
<b>Total 120 - Dues &amp; Fees</b>	<b>0.00</b>	<b>833.33</b>	<b>-833.33</b>	<b>7,717.00</b>	<b>7,500.01</b>	<b>216.99</b>	<b>10,000.00</b>
<b>130 - Vol Donations</b>							
131 - Memorials	0.00	41.66	-41.66	0.00	375.02	-375.02	500.00
132 - Grants	0.00			325.00			
134 - Other	673.00	250.00	423.00	6,831.58	2,250.00	4,581.58	3,000.00
130 - Vol Donations - Other	0.00			1,196.70			
<b>Total 130 - Vol Donations</b>	<b>673.00</b>	<b>291.66</b>	<b>381.34</b>	<b>8,353.28</b>	<b>2,625.02</b>	<b>5,728.26</b>	<b>3,500.00</b>
<b>140 - Other Income</b>							
142 - Fire Fighters' Relief Fund	0.00	416.66	-416.66	1,047.59	3,750.02	-2,702.43	5,000.00
143 - Fuel Tax Refund	0.00	83.33	-83.33	0.00	750.01	-750.01	1,000.00
144 - Sales Tax Refund	0.00	250.00	-250.00	0.00	2,250.00	-2,250.00	3,000.00
145 - Interest	0.00	250.00	-250.00	158.54	2,250.00	-2,091.46	3,000.00
147 - Medic-EMS Reimbursement	0.00	1,000.00	-1,000.00	7,274.70	9,000.00	-1,725.30	12,000.00
148 - Firemen Relief Interest	0.00			5.31			
155 - Christmas Fundraising Income	0.00			6,603.00	5,000.00	1,603.00	5,000.00
156 - Newsletter Income	0.00			0.00	7,500.00	-7,500.00	7,500.00
<b>Total 140 - Other Income</b>	<b>0.00</b>	<b>1,999.99</b>	<b>-1,999.99</b>	<b>15,089.14</b>	<b>30,500.03</b>	<b>-15,410.89</b>	<b>36,500.00</b>
	55,869.25	55,342.30	526.95	586,289.65	510,581.10	75,708.55	676,608.00
<b>200 - Administration</b>							
202 - Legal Fees	0.00	416.66	-416.66	546.50	3,750.02	-3,203.52	5,000.00
203 - Building Upgrade Fees	22,559.78			52,057.89			
204 - Ladder Shed Upgrade Fees	0.00			79,666.38			
209 - Annual Dinner/Award	0.00			4,319.00	4,000.00	319.00	4,000.00
210 - Fire Chief Discretionary	77.10	166.66	-89.56	2,068.71	1,500.02	568.69	2,000.00
211 - Bank Charges & Credit Card Fee	0.00	20.83	-20.83	162.54	187.51	-24.97	250.00
212 - Prof Fees	450.00	458.33	-8.33	10,900.00	4,125.01	6,774.99	5,500.00
213 - Computer Upgrades	0.00	166.66	-166.66	2,990.00	1,500.02	1,489.98	2,000.00
214 - Off Supplies	1,040.83	208.33	832.50	2,245.95	1,875.01	370.94	2,500.00
215 - Printing/Newsletter	0.00			1,280.00	3,000.00	-1,720.00	3,000.00
216 - Postage	2.94	125.00	-122.06	1,202.97	1,125.00	77.97	1,500.00
217 - Dues, Subscriptions, & Internet	1,180.90	62.50	1,118.40	1,450.40	562.50	887.90	750.00
218 - Fire Fighters' Association	20.00			420.00	500.00	-80.00	500.00
219 - Miscellaneous	164.63	166.66	-2.03	2,538.33	1,500.02	1,038.31	2,000.00
<b>Total 200 - Administration</b>	<b>25,496.18</b>	<b>1,791.63</b>	<b>23,704.55</b>	<b>161,848.67</b>	<b>23,625.11</b>	<b>138,223.56</b>	<b>29,000.00</b>
<b>220 - Insurance</b>							
221 - Business Auto	0.00			8,727.00			

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

### March 2014

	Mar 14	Budget	\$ Over Budget	Jul '13 - Mar 14	YTD Budget	\$ Over Budget	Annual Budget
223 · Vol. Fire Fighters' Workers Com	0.00			0.00			8,000.00
224 · Commercial Package	0.00	1,666.67	-1,666.67	15,537.00	14,999.99	537.01	20,000.00
226 · Accident & Sickness Policy	0.00			1,910.00			
<b>Total 220 · Insurance</b>	0.00	1,666.67	-1,666.67	26,174.00	14,999.99	11,174.01	28,000.00
225 · Drug Testing/Physical Exams	45.00	416.66	-371.66	1,990.00	3,750.02	-1,760.02	5,000.00
<b>230 · Taxes</b>							
231 · Sales Taxes							
232 · Meck CO.	1,491.84	125.00	1,366.84	6,569.40	1,125.00	5,444.40	1,500.00
233 · Union County	23.16	33.33	-10.17	1,460.85	300.01	1,160.84	400.00
<b>Total 231 · Sales Taxes</b>	1,515.00	158.33	1,356.67	8,030.25	1,425.01	6,605.24	1,900.00
236 · Property Tax	0.00	8.33	-8.33	0.00	75.01	-75.01	100.00
237 · Freight	855.32	8.33	846.99	1,455.86	75.01	1,380.85	100.00
<b>Total 230 · Taxes</b>	2,370.32	174.99	2,195.33	9,486.11	1,575.03	7,911.08	2,100.00
<b>300 · Build Maintenance</b>							
370 · Security Monitoring	0.00			261.00			
310 · Cleaning	0.00	125.00	-125.00	0.00	375.00	-375.00	500.00
320 · Landscaping & Lawn Care	125.00	208.33	-83.33	3,045.00	1,875.01	1,169.99	2,500.00
330 · Trash and Landfill	50.00	41.66	8.34	450.00	375.02	74.98	500.00
340 · Pest Control	100.00			585.00	500.00	85.00	500.00
350 · Maintenance Supplies	202.35	416.66	-214.31	7,211.82	3,750.02	3,461.80	5,000.00
351 · Furniture	608.00	166.66	441.34	1,308.00	1,500.02	-192.02	2,000.00
360 · Repairs	683.82	833.33	-149.51	3,733.42	7,500.01	-3,766.59	10,000.00
<b>Total 300 · Build Maintenance</b>	1,769.17	1,791.64	-22.47	16,594.24	15,875.08	719.16	21,000.00
<b>400 · Utilities</b>							
410 · Electric	617.90	833.33	-215.43	6,249.78	7,500.01	-1,250.23	10,000.00
420 · Natural Gas	1,192.47	291.66	900.81	2,687.26	2,625.02	62.24	3,500.00
430 · Telephone	746.56	291.66	454.90	4,250.69	2,625.02	1,625.67	3,500.00
440 · Water	97.39	41.66	55.73	596.37	375.02	221.35	500.00
<b>Total 400 · Utilities</b>	2,654.32	1,458.31	1,196.01	13,784.10	13,125.07	659.03	17,500.00
<b>500 · Fire Fighters' Equip/Training</b>							
510 · Clothing							
512 · Dress Uniforms	192.00	166.66	25.34	337.00	1,500.02	-1,163.02	2,000.00
513 · Clothing - Other	0.00	416.66	-416.66	1,540.71	3,750.02	-2,209.31	5,000.00
<b>Total 510 · Clothing</b>	192.00	583.32	-391.32	1,877.71	5,250.04	-3,372.33	7,000.00
520 · Equipment							
521 · Radios\ Pagers - New	0.00	250.00	-250.00	2,700.00	2,250.00	450.00	3,000.00
522 · Radios\ Pagers - Maintenance	0.00	83.33	-83.33	3,420.50	750.01	2,670.49	1,000.00
523 · Equipment - New	0.00	750.00	-750.00	14,160.75	6,750.00	7,410.75	9,000.00
524 · Equipment - Maintenance	2,924.82	416.66	2,508.16	14,063.41	3,750.02	10,313.39	5,000.00
525 · Firefighting Supplies	265.50	416.66	-151.16	1,079.05	3,750.02	-2,670.97	5,000.00
528 · Mecklenburg Radio Contract	0.00	1,300.66	-1,300.66	9,916.68	11,706.02	-1,789.34	15,608.00
<b>Total 520 · Equipment</b>	3,190.32	3,217.31	-26.99	45,340.39	28,956.07	16,384.32	38,608.00
529 · PPE (Personal Protective Equip)	935.00	2,916.66	-1,981.66	15,840.32	26,250.02	-10,409.70	35,000.00
<b>530 · Medical</b>							
531 · Equipment	0.00			3,007.00			
532 · Supplies	1,920.30	208.33	1,711.97	3,722.61	1,875.01	1,847.60	2,500.00
533 · Waste	279.28	125.00	154.28	2,100.52	1,125.00	975.52	1,500.00
<b>Total 530 · Medical</b>	2,199.58	333.33	1,866.25	8,830.13	3,000.01	5,830.12	4,000.00
<b>540 · Training</b>							

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

### March 2014

	Mar 14	Budget	\$ Over Budget	Jul '13 - Mar 14	YTD Budget	\$ Over Budget	Annual Budget
541 • Seminars	400.00	1,075.00	-675.00	2,357.64	9,675.00	-7,317.36	12,900.00
542 • Books	0.00	125.00	-125.00	2,445.17	1,125.00	1,320.17	1,500.00
543 • PR Literature	0.00	125.00	-125.00	0.00	1,125.00	-1,125.00	1,500.00
544 • Other - Training Bonus	0.00	1,958.33	-1,958.33	4,085.63	17,625.01	-13,539.38	23,500.00
540 • Training - Other	401.40			486.40			
<b>Total 540 • Training</b>	<b>801.40</b>	<b>3,283.33</b>	<b>-2,481.93</b>	<b>9,374.84</b>	<b>29,550.01</b>	<b>-20,175.17</b>	<b>39,400.00</b>
<b>Total 500 • Fire Fighters' Equip/Training</b>	<b>7,318.30</b>	<b>10,333.95</b>	<b>-3,015.65</b>	<b>81,263.39</b>	<b>93,006.15</b>	<b>-11,742.76</b>	<b>124,008.00</b>
<b>600 • Fire Engines</b>							
620 • '99 Southern Coach Eng #322	100.00	1,250.00	-1,150.00	26,463.97	11,250.00	15,213.97	15,000.00
635 • '93 KME Engine #323	7,179.93	833.33	6,346.60	21,420.88	7,500.01	13,920.87	10,000.00
640 • '03 Red Diamond #324	0.00	500.00	-500.00	1,237.70	4,500.00	-3,262.30	6,000.00
650 • '02 Ford Quesco Brush #326	0.00	166.66	-166.66	510.11	1,500.02	-989.91	2,000.00
660 • '95 Intern\Hackney Squad #32	0.00	416.66	-416.66	586.02	3,750.02	-3,164.00	5,000.00
680 • '06 KME Pumper #321	0.00	1,333.33	-1,333.33	11,636.71	12,000.01	-363.30	16,000.00
681 • Diesel Fuel	995.34	1,583.33	-587.99	13,365.78	14,250.01	-884.23	19,000.00
682 • Gasoline	0.00	16.66	-16.66	96.15	150.02	-53.87	200.00
683 • Cleaning Supplies	0.00	83.33	-83.33	0.00	750.01	-750.01	1,000.00
684 • Miscellaneous Parts	7.34	83.33	-75.99	521.66	750.01	-228.35	1,000.00
685 • Fire Engines - Other	0.00	500.00	-500.00	0.00	4,500.00	-4,500.00	6,000.00
<b>Total 600 • Fire Engines</b>	<b>8,282.61</b>	<b>6,766.63</b>	<b>1,515.98</b>	<b>75,838.98</b>	<b>60,900.11</b>	<b>14,938.87</b>	<b>81,200.00</b>
<b>800 • Firefighters Payroll</b>							
801 • Payroll - Day Shift (Hourly)	16,168.00	17,480.00	-1,312.00	140,084.75	157,320.00	-17,235.25	209,760.00
809 • Payroll - Day Shift (Stipend)	1,200.00	1,500.00	-300.00	16,440.00	13,500.00	2,940.00	18,000.00
802 • Payroll - Night Shift (Hourly)	8,151.50	9,490.00	-1,338.50	83,093.50	85,410.00	-2,316.50	113,880.00
810 • Payroll - Night Shift (Stipend)	2,270.00	1,825.00	445.00	19,990.00	16,425.00	3,565.00	21,900.00
<b>808 • Payroll Expenses</b>							
FICA	2,144.25	1,798.58	345.67	19,887.60	16,187.26	3,700.34	21,583.00
SUTA	450.72	500.00	-49.28	3,086.55	4,500.00	-1,413.45	6,000.00
808 • Payroll Expenses - Other	339.00	125.00	214.00	1,217.20	1,125.00	92.20	1,500.00
<b>Total 808 • Payroll Expenses</b>	<b>2,933.97</b>	<b>2,423.58</b>	<b>510.39</b>	<b>24,191.35</b>	<b>21,812.26</b>	<b>2,379.09</b>	<b>29,083.00</b>
<b>Total 800 • Firefighters Payroll</b>	<b>30,723.47</b>	<b>32,718.58</b>	<b>-1,995.11</b>	<b>283,799.60</b>	<b>294,467.26</b>	<b>-10,667.66</b>	<b>392,623.00</b>
850 • Christmas Fundraising Expense	0.00			3,712.55	4,000.00	-287.45	4,000.00
	<b>78,659.37</b>	<b>57,119.06</b>	<b>21,540.31</b>	<b>674,491.64</b>	<b>525,323.82</b>	<b>149,167.82</b>	<b>704,431.00</b>
<b>Net Ordinary Income</b>	<b>-22,790.12</b>	<b>-1,776.76</b>	<b>-21,013.36</b>	<b>-88,201.99</b>	<b>-14,742.72</b>	<b>-73,459.27</b>	<b>-27,823.00</b>
<b>Net Income</b>	<b>-22,790.12</b>	<b>-1,776.76</b>	<b>-21,013.36</b>	<b>-88,201.99</b>	<b>-14,742.72</b>	<b>-73,459.27</b>	<b>-27,823.00</b>

# Providence Volunteer Fire Department

## Balance Sheet

As of March 31, 2014

Mar 31, 14

### ASSETS

#### Current Assets

##### Checking/Savings

##### Checking Accounts

6542-BB&T Constr. - Checking -37,846.87

1656 - BB&T Construction Acct.-LOAN 315,634.42

BB&T Checking-5119 139,510.31

BOA Payroll-7449 14,173.98

Total Checking Accounts 431,471.84

CD - BBT - 0094 (02/10/14) -218.70

Firemen Relief-BOA-8254 39,758.10

Total Checking/Savings 471,011.24

##### Other Current Assets

Accounts Receivable Auditor 45,839.41

Total Other Current Assets 45,839.41

Total Current Assets 516,850.65

#### Fixed Assets

CIP - Firehouse Construction 947,726.06

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 -13,323.29

Groban Electric Generator 5,000.00

Ladder Truck Building 32,452.08

Total Fixed Assets 1,090,666.05

#### 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 34,615.27

Land 12,590.00

X Accum Depr -1,124,128.71

Total Other Assets 398,372.82

**TOTAL ASSETS 2,005,889.52**

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Other Current Liabilities

BB&T CIP Loan 800,000.00

Accounts Payable Auditor 56,483.07

2100 - Payroll Liabilities 10,370.84

Total Other Current Liabilities 866,853.91

Total Current Liabilities 866,853.91

Total Liabilities 866,853.91

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04/04/14  
Cash Basis

## Providence Volunteer Fire Department

### Balance Sheet

As of March 31, 2014

	<u>Mar 31, 14</u>
Equity	
3900 - Retained Earnings	1,227,237.60
Net Income	<u>-88,201.99</u>
Total Equity	<u>1,139,035.61</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,005,889.52</u></u>

# TOWN OF WEDDINGTON

## REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2013-2014

	03/01/2014 TO 03/31/2014			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
<b>REVENUE:</b>				
10-3101-110 AD VALOREM TAX - CURRENT	5,420.39	948,975.95	980,000.00	3
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	0.00	6,966.92	7,000.00	0
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	0.00	3,920.76	4,000.00	2
10-3110-121 AD VALOREM TAX - MOTOR VEH	4,449.83	60,547.14	60,000.00	-1
10-3115-180 TAX INTEREST	0.00	632.27	2,250.00	72
10-3231-220 LOCAL OPTION SALES TAX REV -	25,284.66	161,490.58	250,000.00	35
10-3322-220 BEER & WINE TAX	0.00	0.00	38,750.00	100
10-3324-220 UTILITY FRANCHISE TAX	95,005.52	300,581.74	400,000.00	25
10-3340-400 ZONING & PERMIT FEES	3,775.00	25,517.50	25,000.00	-2
10-3350-400 SUBDIVISION FEES	3,200.00	61,600.00	58,750.00	-5
10-3830-891 MISCELLANEOUS REVENUES	300.00	3,325.00	1,500.00	-55
10-3831-491 INVESTMENT INCOME	412.64	3,324.71	7,000.00	53
TOTAL REVENUE	137,848.04	1,575,882.57	1,834,250.00	14
AFTER TRANSFERS	137,848.04	1,575,882.57	1,834,250.00	
<b>4110 GENERAL GOVERNMENT</b>				
<b>EXPENDITURE:</b>				
10-4110-126 FIRE DEPT SUBSIDIES	62,718.75	570,318.75	752,625.00	24
10-4110-127 FIRE DEPARTMENT GRANT	0.00	0.00	815,000.00	100
10-4110-128 POLICE PROTECTION	0.00	242,888.00	243,500.00	0
10-4110-192 ATTORNEY FEES - GENERAL	29,756.74	78,094.99	130,000.00	40
10-4110-193 ATTORNEY FEES - LITIGATION	4,070.99	4,070.99	0.00	0
10-4110-195 ELECTION EXPENSE	0.00	7,673.21	8,500.00	10
10-4110-340 EVENTS & PUBLICATIONS	0.00	4,664.17	6,500.00	28
10-4110-341 WEDDINGTON FESTIVAL	0.00	29.60	4,000.00	99
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	4,262.57	5,240.00	19
10-4110-343 EASTER EGG HUNT	25.00	161.49	500.00	68
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	96,571.48	912,163.77	1,969,975.00	54
BEFORE TRANSFERS	-96,571.48	-912,163.77	-1,969,975.00	
AFTER TRANSFERS	-96,571.48	-912,163.77	-1,969,975.00	
<b>4120 ADMINISTRATIVE</b>				
<b>EXPENDITURE:</b>				
10-4120-121 SALARIES - CLERK	5,859.00	56,147.00	73,500.00	24
10-4120-123 SALARIES - TAX COLLECTOR	3,132.00	30,269.29	43,500.00	30
10-4120-124 SALARIES - FINANCE OFFICER	616.25	9,960.65	13,000.00	23
10-4120-125 SALARIES - MAYOR & TOWN COU	2,100.00	17,150.00	25,200.00	32
10-4120-181 FICA EXPENSE	891.75	8,629.37	13,000.00	34
10-4120-182 EMPLOYEE RETIREMENT	1,362.15	13,098.89	16,500.00	21
10-4120-183 EMPLOYEE INSURANCE	1,763.00	15,867.00	21,000.00	24
10-4120-184 EMPLOYEE LIFE INSURANCE	29.68	268.24	400.00	33
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	216.00	325.00	34
10-4120-191 AUDIT FEES	0.00	8,000.00	8,000.00	0
10-4120-193 CONTRACT LABOR	0.00	1,105.00	3,500.00	68
10-4120-200 OFFICE SUPPLIES - ADMIN	138.00	5,378.02	22,000.00	76
10-4120-210 PLANNING CONFERENCE	1,200.00	2,029.46	2,000.00	-1
10-4120-321 TELEPHONE - ADMIN	304.77	2,100.15	4,000.00	47
10-4120-325 POSTAGE - ADMIN	150.00	1,502.73	4,200.00	64

**TOWN OF WEDDINGTON**  
**REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2013-2014

		03/01/2014 TO 03/31/2014		BUDGETED	% BUDGET REM
		CURRENT PERIOD	YEAR-TO-DATE		
10-4120-331	UTILITIES - ADMIN	634.69	2,426.44	4,725.00	49
10-4120-351	REPAIRS & MAINTENANCE - BUIL	6,446.47	17,213.67	34,500.00	50
10-4120-352	REPAIRS & MAINTENANCE - EQU	5,928.35	49,569.18	55,000.00	10
10-4120-354	REPAIRS & MAINTENANCE - GRO	9,895.00	39,579.80	53,000.00	25
10-4120-355	REPAIRS & MAINTENANCE - PES	0.00	330.00	1,250.00	74
10-4120-356	REPAIRS & MAINTENANCE - CUS	300.00	3,200.00	6,250.00	49
10-4120-370	ADVERTISING - ADMIN	87.85	840.49	1,000.00	16
10-4120-397	TAX LISTING & TAX COLLECTION	75.00	232.62	1,000.00	77
10-4120-400	ADMINISTRATIVE:TRAINING	0.00	3,182.00	4,100.00	22
10-4120-410	ADMINISTRATIVE:TRAVEL	1,300.64	6,772.81	6,500.00	-4
10-4120-450	INSURANCE	0.00	11,521.38	11,500.00	0
10-4120-491	DUES & SUBSCRIPTIONS	50.00	12,755.00	21,000.00	39
10-4120-498	GIFTS & AWARDS	0.00	364.23	1,500.00	76
10-4120-499	MISCELLANEOUS	17.24	3,525.89	5,000.00	29
	TOTAL EXPENDITURE	42,305.84	323,235.31	456,450.00	29
	BEFORE TRANSFERS	-42,305.84	-323,235.31	-456,450.00	
	AFTER TRANSFERS	-42,305.84	-323,235.31	-456,450.00	
<b>4130 PLANNING &amp; ZONING</b>					
EXPENDITURE:					
10-4130-121	SALARIES - ZONING ADMINISTR	5,157.41	43,841.88	60,000.00	27
10-4130-122	SALARIES - ASST ZONING ADMIN	417.69	1,953.33	3,500.00	44
10-4130-123	SALARIES - RECEPTIONIST	1,597.32	15,085.22	21,500.00	30
10-4130-124	SALARIES - PLANNING BOARD	1,450.00	12,250.00	16,500.00	26
10-4130-125	SALARIES - SIGN REMOVAL	401.73	3,734.89	5,000.00	25
10-4130-181	FICA EXPENSE - P&Z	690.35	5,880.16	10,660.00	45
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,023.33	8,936.17	12,700.00	30
10-4130-183	EMPLOYEE INSURANCE	2,644.50	17,362.37	22,500.00	23
10-4130-184	EMPLOYEE LIFE INSURANCE	23.24	208.04	325.00	36
10-4130-185	EMPLOYEE S-T DISABILITY	12.00	84.00	215.00	61
10-4130-193	CONSULTING	756.50	3,847.90	12,500.00	69
10-4130-194	CONSULTING - COG	450.00	1,350.00	2,500.00	46
10-4130-200	OFFICE SUPPLIES - PLANNING &	130.07	3,679.56	7,000.00	47
10-4130-201	ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	9,000.00	100
10-4130-215	HISTORIC PRESERVATION	0.00	0.00	1,000.00	100
10-4130-220	TRANSPORTATION & IMPROVEM	9,000.00	9,000.00	9,000.00	0
10-4130-321	TELEPHONE - PLANNING & ZONI	304.76	2,100.22	4,000.00	47
10-4130-325	POSTAGE - PLANNING & ZONING	51.10	1,407.44	4,200.00	66
10-4130-331	UTILITIES - PLANNING & ZONING	634.69	2,451.60	4,725.00	48
10-4130-370	ADVERTISING - PLANNING & ZON	-11.35	531.91	1,000.00	47
	TOTAL EXPENDITURE	24,733.34	133,704.69	207,825.00	36
	BEFORE TRANSFERS	-24,733.34	-133,704.69	-207,825.00	
	AFTER TRANSFERS	-24,733.34	-133,704.69	-207,825.00	
	GRAND TOTAL	-25,762.62	206,778.80	-800,000.00	

# TOWN OF WEDDINGTON BALANCE SHEET

FY 2013-2014

PERIOD ENDING: 03/31/2014

10

## ASSETS

### ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	1,084,669.21
10-1120-001 TRINITY MONEY MARKET	783,764.90
10-1120-002 CITIZENS SOUTH CD'S	514,703.59
10-1170-000 NC CASH MGMT TRUST	530,087.17
10-1211-001 A/R PROPERTY TAX	63,086.93
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	9,178.47
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	8,998.69
10-1232-000 SALES TAX RECEIVABLE	489.90
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
<b>TOTAL ASSETS</b>	<b>3,993,173.69</b>

## LIABILITIES & EQUITY

### LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	248,202.40
10-2154-001 NC RETIREMENT PAYABLE	-107.82
10-2155-000 HEALTH INSURANCE PAYABLE	-2,718.50
10-2156-000 LIFE INSURANCE PAYABLE	-26.88
10-2620-000 DEFERRED REVENUE - DELQ TAXES	9,178.47
10-2625-000 DEFERRED REVENUE - CURR YR TAX	63,086.93
10-2630-000 DEFERRED REVENUE-NEXT 8	8,998.69
<b>TOTAL LIABILITIES</b>	<b>326,613.29</b>

### EQUITY

10-2620-001 FUND BALANCE - UNASSIGNED	1,893,586.77
10-2620-003 FUND BALANCE-ASSIGNED	568,000.00

TOWN OF WEDDINGTON  
BALANCE SHEET

FY 2013-2014

PERIOD ENDING: 03/31/2014

10

10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	998,194.83
10-2620-005 CURRENT YEAR EQUITY YTD	8,940.20
CURRENT FUND BALANCE - YTD NET REV	206,778.80
TOTAL EQUITY	3,675,500.60
TOTAL LIABILITIES & FUND EQUITY	4,002,113.89

TOWN OF WEDDINGTON  
BALANCE SHEET

FY 2013-2014

PERIOD ENDING: 03/31/2014

10

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** April 14, 2014

**SUBJECT:** Monthly Report –March 2014

<b>Transactions:</b>	
Adjustments <5.00	\$(9.29)
Refunds	\$18.31
Releases	\$(39.36)
<b>Taxes Collected:</b>	
2013	\$(4798.35)
<b>As of March 31, 2014; the following taxes remain Outstanding:</b>	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$56.80
2007	\$144.42
2008	\$1456.08
2009	\$1586.05
2010	\$1905.68
2011	\$3262.90
2012	\$9178.47
2013	\$63086.93
<b>Total Outstanding:</b>	<b>\$81264.09</b>