

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 8, 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 September 8, 2014, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela Hadley and Barbara Harrison, Attorney Anthony Fox, Town Planner Julian Burton and Town Administrator Amy McCollum

Absent: None

Visitors: Lynda Paxton, Cheryl Sain, Jim Lineberger, Marian Ingram, Melissa Williams, Phil Fankhauser, Dave Dilworth, Rich Hearth, Nancy Anderson, Sidney White, Shirley White, Craig Horn, Steven R. Carow, John Houston, Jim Vivian, Andy Stallings, Peggy Stallings, Mark Boyce, David Maisel, Tony Jones, Dr. Jeff Gardner, Lynne Kiser, Tracy Kiser, Steve Groves, Richard Wilson, Tracy Stone, Hy Nguyen, Eric Sowers and Ron Futerman.

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

Item No. 1. Open the Meeting. Mayor Deter called the September 8, 2014 Regular Town Council Meeting to order at 7:01 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/Special Recognition.

A. Special Recognition – Outgoing Chief Joshua Dye for Providence VFD. Councilwoman Pamela Hadley stated, “For those of you that don't know of or haven't met Joshua Dye, he has been with the Providence VFD for 17 years and has served as Chief for the past three years. Their bylaws mandate a three year term limit as Chief so he will now be able to take a much needed and well deserved break. In the past three years there has been a lot of change that affected Providence VFD. The Town moved to a Municipal Fire Service District that places them as our primary fire department. The station was extensively renovated to bring it up to code. And just last month, Providence VFD went through an inspection by the North Carolina Office of the State Fire Marshall. Each of those projects, on their own, are very labor intensive, time consuming and took months to prepare for and they all were accomplished under Chief Dye's watch. Josh, I would like to take this opportunity to personally thank you. Thank you not only for your service as Chief of Providence VFD but also for all the assistance you provided me the past three years. Your dedication to the department and to the Town is exemplary. You are a public servant in the truest sense of the word - caring first and foremost for the citizens' well being. It is a privilege to call you my friend. It is my honor, on behalf of the Town of Weddington, to present you with a small token of recognition and thank you for your service as Chief. We are honored to have with us tonight our very own NC House Representative, Craig Horn, who would also like to say a few words.”

Representative Craig Horn – Josh, congratulations and thank you very much for your service to our community. Winston Churchill has said that you make a living by what you get but you make a life by what you give. You have given of yourself, your family has given of themselves and it is greatly appreciated. On behalf of the State of North Carolina we greatly appreciate it and we have a certificate signed by the Governor for you. Your service has been key to the Providence VFD.

Mr. Dye thanked the Town and the Providence VFD Board of Directors for their support.

B. Ms. Lynda Paxton – Presentation on the Status, Need and Impact of Active Adult Senior Housing Options. Ms. Lynda Paxton - I have been a broker since 1993 and I am here tonight in that capacity. There has been a lot of change in the real estate profession since 1993. Twenty years ago there was not much talk about 55 and older housing. The Housing for Older Persons Act was not even passed until 1995. But if you are familiar with the Council on Aging Report from 2009 you know that we are facing a demographic change that is like none we have ever seen before. The senior population of Union County is expected to more than double the 2008 figures to more than 50,000 by 2020. We know that a huge majority of the seniors own their own homes and about 87% want to stay in their own homes and communities as they age. Most do want to downsize and decrease their responsibility for home maintenance as they age. The Tax Administrator for Union County tells me that the average home in Weddington is 3,536 square feet and over half the homes in Weddington are more than 3,200 square feet. Where will Weddington seniors go when they want to downsize? Union County has very few options for seniors. The County Board made it a top priority several years ago; even when there was no water and sewer capacity for other development, age restricted communities got approval. Why is it a top priority? Decision makers have a social and moral duty to adopt policies to serve the needs of their constituents. But it also is a priority because these residents make significant contributions to the community. They are intelligent, civic minded, they serve on Town Boards and they volunteer in their communities. They also have disposable income to support and sustain the community. While I was Mayor of the Town of Stallings, we approved three age restricted projects and there are a handful of other neighborhoods for seniors across the county but it does not begin to fill the need. We are losing residents everyday to Mecklenburg County and to South Carolina and other states because we really have nothing to offer them here. You will hear now from Philip Fankhauser who is a principal with Epcon Communities. He has spent more than 29 years advocating for seniors.

Mr. Fankhauser gave the following presentation to the Town Council:

“A Presentation Concerning Active, Independent Senior’s Housing”

I. INTRODUCTION AND UNION COUNTY PERSPECTIVE – By: Lynda Paxton

Union County resident, Realtor and former Mayor for the Town of Stallings, NC

II. PRESENTATION - By: Philip Fankhauser, Principal, Epcon Communities

Member of the Urban Land Institute’s (ULI) Seniors Housing Council

Home Builder for 42 Years specializing in active, seniors housing for 29 years

III. THE EVOLUTION OF SENIOR’S HOUSING
30 years of radical change

Presentation will focus on the active, independent living sector of the seniors housing market (defined as those age 55 plus in age and living independently). Over the past 30 years, active seniors housing has changed radically from the Eisenhower generation to today’s “Baby Boomers”. Just 30 years ago, the Eisenhower generation wanted life simple including buying a smaller more manageable home for their active senior years. Their simpler life also meant a simpler choice in housing. Yes, they wanted no steps and no mower but they also wanted a simple home with uncomplicated choices. They were happy with just a choice in carpet color (from multiple earth tones) and a choice in appliance colors (Avocado or Harvest Gold). Today’s 55+ are in record numbers and the trend will continue for years to come in virtually every town in America – including Weddington.

IV. WHAT DO TODAY'S ACTIVE SENIORS WANT IN A NEW HOME? The top 10 design and lifestyle preferences.

A recent "Better Homes and Garden" study gives us a peak at some key, current senior's attitudes.

1. Today's Baby Boomers don't consider old age to begin until 80. Good News!
2. Baby Boomers are planning to stay active in their communities, volunteering in charitable and civic work - Lending the asset of experience to their towns.
3. The most important consideration for where to retire today is no longer climate - Cost of living and healthcare have moved to #1.
4. **57%** want to move out of their current home and 70% believe the home they retire in will be their best home ever.

To learn what today's senior buyers want in their last home, Epcon engaged one of the top Housing research firms in America. The strategy involved interviews with 6,000 age 55+ home buying prospects. Here are the **TOP ANSWERS**, for some of the most important design and lifestyle FEATURES:

1. **NO STEPS** - Single story living. No steps are easier for young seniors and extends the years of independence for older seniors.
2. **NO MOWER** - For many seniors, years of maintaining a big home on a big lot has lost its appeal and is becoming increasingly impractical with each passing year. A "right sized" home with a maintenance free lifestyle is a top priority.
3. **QUALITY** - Quality comes in different forms and sizes but it remains important to active seniors.
4. **KITCHEN** - The kitchen remains the single most important room in the home. No surprise when we understand that women make 90+% of the home buying decisions. Today's buyers want an island and a pantry and multiple choices in cabinetry and other finish details - not a standard kitchen package.
5. **OPEN, INTEGRATED, LIGHT FILLED LIVING AREA** - No more individual rooms. Today's buyers want spaces that look large and live large due to their open, light filled designs. Epcon's "Courtyard Homes" do exactly that.
6. **OPTIONS CREATING A SEMI CUSTOM INTERIOR** - Today's buyers are the opposite of the Eisenhower generation. Lots of choices are a must to create unique, individualized home interiors.
7. **NO BIG YARD, BUT** - A private outdoor garden patio is a must, contributing to the popular trend of "outdoor rooms". A private space for "fun gardening" and a beautiful view, but never a burden.
8. **ENERGY EFFICIENT** - Not necessarily green yet but energy smart with a focus on return on investment.
9. **LOTS OF STORAGE** - This must be a focus of the design. While most seniors dispose of many of life's accumulations as part of their right sizing, there remains some "old stuff" they simply cannot part with. Handy storage is very important.
10. **LIFESTYLE IS PART OF HOME-STYLE FOR ACTIVE SENIORS** - With more free time comes more my time and more fun time, so "lifestyle amenities" beyond the home are important. At Epcon, a clubhouse serves as a gathering place for neighborhood activities and community events. A pool and fitness center becomes part of a regular wellness routine. Sidewalks and pathways provide for the number one desired senior's exercise - walking.

Time doesn't permit sharing other expectations by today's buyers but I'm pleased to share that every Epcon Courtyard home meets all of these desired features. Epcon's homes range from about 1,500 S.F. (designed especially for a widow or other single senior) up to 3,200 S.F. (designed for a young, Boomer couple). The larger home is perfect for entertaining with space for a grand piano and dining for up to 20. Other models are tailored to the expectations of other 55+ sub markets. Epcon's homes are designed to enable people to live independently later in life.

V. HOW AN ACTIVE SENIOR'S PROPERTY IMPACTS A COMMUNITY

There are many positive effects.

Just as there are multiple forms of active seniors housing, there are differing community impacts. Twenty-nine years of observing and measuring various impacts enables me to share some important facts.

1. HOUSING STYLES can vary and should be adapted to fit into the "flavor" unique to a town. Compatibility should be a goal.
2. LAND USE may vary especially when considering density or homes per acre. With high-rise or mid-rise design, very high density may be achieved. Epcon's single story homes typically are planned with an abundance of open green space which allows a density of between 3 to 4 homes per acre.
3. Dependent on the home style and density the additional tax base may vary substantially. An Epcon community with 3.5 homes per acre and an average home value of \$375,000 will create a tax base of \$1,312,500 per acre.
4. Public Services Impact is based substantially on household population. Typical population for an Epcon home is 1.6 residents with a mean age of about 66 years. Use of public sewer and water are proportionally less than a typical residence.
5. Traffic Impact for an active 55+ community is significantly less per home than traditional single family neighborhoods. A typical Epcon home will have about 1.35 vehicles versus 2.2 in a normal single family home. The Institute of Traffic Engineers states the trips per day in a 55+ community is 54% less than a normal home.
6. Public schools are big winners when an active senior's community is present with millions of dollars in new homes generating significant school tax dollars but with little or no added burden to the school system.
7. Adding diversity to the housing stock of a community can enhance the value of all homes by avoiding an oversupply of any one style or price point.
8. A 55+ targeted community can help retain some of a town's most respected and valued citizens. Seniors are a very giving class both with their time and with their financial resources. Many towns view seniors housing as a moral obligation for longtime residents and longtime supporters to maintain their connection to friends, church, doctors and community while aging in place.

VI. IS A SENIORS TARGETED COMMUNITY RIGHT FOR THE TOWN OF WEDDINGTON?

The numbers tell a story.

As they say, "the numbers tell a story". To better understand, we studied current demographics for Weddington provided by Claritas, a leading national demographer. Let's look at what's happening in your town over the next 4 - 5 years. The projected 2019 population for ages 35 to 44 is 693, down about 40% from today. For those ages 45 to 54 it's about 1,959, down about 7%. For those ages 55+ it's approximately 3,732, up nearly 34% and reaching a point where they represent almost 33% of your total population. You need not abandon your current zoning code in order to respond to your need for active senior's housing.

VII. SUMMARY

A "conditional zoning" can provide for standards such as;

- Age restricted
- Condominium maintenance services versus fee simple
- Must include lifestyle amenities
- And architectural standards all unique to a one time, one location approval

Similar to what has been approved in other Charlotte towns such as Mooresville, Huntersville, Cornelius, Stallings and your neighbors in Marvin. You say Weddington is "a great place to live". That's precisely why

active seniors who have lived here for years and love this town want to continue to call this home. But in growing numbers their needs are changing to a different home that meets their needs as an active 55+ adult. Leaders lead and you may be called on to lead your town in a new direction knowing it's the right thing to do for a large number of your citizens and right for the well-being of your town. Since being invited to meet before you tonight my company has placed a piece of land in Weddington under contract. I share that fact with you wanting to be completely transparent. I intended to make the same presentation to you with or without that contract.

Item No. 5. Public Comments. Ms. Marian Ingram – I am a Senior's Real Estate Specialist for 37 years. I have sold in several states and I have been in Charlotte for nine years and I have specialized in the 55 and over active adult market. What you have heard tonight is so true. I have people to ask me why does North Carolina not have more communities for the 55 and over. I know there are a lot of people in the community that would love to downsize and stay in North Carolina.

Ms. Nancy Anderson – I would like to speak on the subject of the active adult living. I was born and raised here. The people from my parents' generation never upsized - they are still in their ranch houses that do not have steps but they do have big yards. The reason that I feel that this is so important to consider this type of housing product is that in order to have a community you must have the past, present and the future. Unfortunately I am rapidly becoming the past. I have to take care of 50 acres so I would not be a customer or client of this type of housing. When people came here in the 70s, they raised their families, they built the church, the ballpark and they have done all of this and I do not want them to go away. I want them to have a place in Weddington where they can stay. I would prefer that it would be close in so that they can really walk to where they need to go. It extends their independence on average five years because they do not need their car. The walk extends their life by five years as well because they are healthier. I know we are all about the one acre lot but we are changing.

Mr. Eric Sowers – We have been here 13 years. We have raised our kids. Our oldest son graduated from Weddington High School. I have known Epcon because I have friends that live at the Polo Club on Weddington Road. I thought do I want that in my neighborhood? Don't get me wrong - I like the fact that we have big yards. We bought our house with a first floor master for good reason because I wanted to age in place. I also hire a lawn service out at the tune of \$300 a month because I just don't want to do that anymore and I am only 57 years old. I do not want any vinyl sided neighborhoods encroaching all over the place because that is the only thing you can build on these lots and still make it economically feasible. I begin to look at the product and the lifestyle and the fact that a lot of our friends are going to be leaving the area and I thought it is time to start thinking a little different. I think there is a lot of leadership in this community and I have always admired the fact that we have taken stands and I think that is important because we want to preserve who we are, what we are and where we are going. I do think that it is time to really start to seriously look at how we are going to accommodate folks like me whose kids are gone, we are going to leave this Town and find something nicer that is accommodating to us or we are going to have something where we want to stay that is going to accommodate us going forward. When I knew that Epcon was going to be here I said it was time to show up because I do not want to leave Weddington.

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

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

Item No. 7. Approval of Minutes.

A. August 11, 2014 Regular Town Council Meeting Minutes. Councilwoman Barbara Harrison moved to approve the August 11, 2014 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

Item No. 8. Consent Agenda (Public Hearing to be held October 13, 2014 at 7:00 p.m. the Weddington Town Hall).

A. Consideration of Proclamation – Constitution Week. The Town Council received a letter dated August 6, 2014 from Elizabeth R. Gibson of the John Foster Chapter of the North Carolina Society Daughters of the American Revolution and the History of Constitution Week.

Mayor Pro Tem Don Titherington moved to approve Proclamation P-2014-06:

**TOWN OF WEDDINGTON
PROCLAMATION PROCLAIMING
SEPTEMBER 17 THROUGH 23 AS
CONSTITUTION WEEK
P-2014-06**

WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2014, marks the two hundred twenty-seventh anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Bill Deter, by virtue of the authority vested in me as Mayor of the Town of Weddington do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 8th day of September, 2014.

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

B. Consideration of NCDOT SR-2 Resolution for Twin Lakes Drive, Fir Place Court and Sugar Plum Court in the Lake Forest Preserve Subdivision to be added to the State Maintained Secondary Road System. Mayor Pro Tem Titherington moved to approve Resolution R-2014-04:

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM
TOWN OF WEDDINGTON, NORTH CAROLINA
R-2014-04**

North Carolina

County of Union

Road Description: Twin Lakes Drive, Fir Place Court and Sugar Plum Court in the Lake Forest Preserve Subdivision in the Town of Weddington, North Carolina

WHEREAS, the attached petition has been filed with the Town Council of the Town of Weddington, Union County, requesting that the above described roads, the location of which has been indicated in red on the attached map, be added to the Secondary Road System; and,

WHEREAS, the Town of Weddington is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.

NOW, THEREFORE, be it resolved by the Town of Weddington of the County of Union that the Division of Highways is hereby requested to review the above-described roads, and to take over the roads for maintenance if it meets established standards and criteria.

Adopted this 8th day of September, 2014.

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

NAYS: None

C. Call for Public Hearing to Review and Consider Proposed Text Amendments to Sections 58-232, 58-233, 58-234, 58-235, 58-236 and 58-237 – Board of Adjustment. The Town Council received a copy of the proposed text amendment. Mayor Pro Tem Titherington moved to call for a public hearing to review and consider proposed text amendments to Sections 58-232, 58-233, 58-234, 58-235, 58-236 and 58-237 – Board of Adjustment. The public hearing is proposed to be held October 13, 2014 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

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

NAYS: None

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

A. Public Hearing – Review of Conditional Rezoning Application for Threshold Church. Mayor Deter opened the public hearing. The Town Council received the following memo from Town Planner Julian Burton:

Threshold Church requests a conditional zoning (CZ) rezoning for Threshold Church located off Antioch Church Rd. The submitted plan is Phase 1 of a multiphase plan, and includes parking and a new driveway. The church plans to propose a primary assembly building (2-3 years), a youth building (3-5 years), and a chapel (indefinite) in future phases.

Application Information

Date of Application: June 24th 2014

Applicant Name: Threshold Church

Owner Name: David Dillworth

Parcel ID#: 06-090-011C

Property Location: 3501 Antioch Church Rd.

Existing Zoning: RCD

Proposed Zoning: RCD (CZ)

Existing Use: Single Family Residential

Proposed Use(s): Daily ministry activities for 10-15 people, gravel parking for 75 cars, and quarterly church events (outdoor for 150 people).

Parcel Size: 9.8 acres

General Information

- The applicant proposes a Church and its customary related accessory uses in accordance with *Section 58-58 (2)a* of the *Weddington Zoning Ordinance*.
- The required Public Involvement Meetings for this project were held on July 23rd and July 24th, 2014. The meeting on July 23rd was held at Town Hall from 5:00-7:00 pm. The meeting on July 24th was held on-site from 9:00-11:00 AM.
- The *Weddington Zoning Ordinance* requires that all CZ Applications go through the Construction Document process per *Section 58-271*.

Proposed Uses on Site Plan:

- I. Gravel Driveway
 - a. Altered from the original driveway
- II. Parking Lot
 - a. 75 gravel parking spaces

Development Standards (for a Church in the RCD zoning district):

- Minimum Lot Area-3 acres
- Front Setback-75 feet
- Rear Setback-40 feet
- Side Setbacks-50 feet
- Maximum Building Height - 35 feet except as permitted in *Section 58-15*

Access and Parking:

- The site will be accessed by one gravel driveway off of Antioch Church Rd.
- The applicant is required to submit a Traffic Impact Analysis as part of this application. The traffic engineer deemed that a plan consisting of parking and daily events for only 15 people would not require a TIA. Also the traffic engineer took into consideration that the quarterly events would be held on the weekends and still deemed that a TIA would be unnecessary. A letter from the engineer is included in your packet.

Screening and Landscaping:

- The applicant has provided screening and landscaping by using existing vegetation in addition to new landscaping.
- The applicant has proposed a 48 foot buffer between the church property and adjoining residential properties, as required in Section 58-8. The plan shows that the buffer will remain undisturbed, utilizing the existing trees as a natural screen to the adjoining properties.
- All trees included in screening and landscaping are listed in the Town of Weddington Approved Plant Species List. Other proposed trees can be approved by the Zoning Administrator as stated in Section 58-8 (6).

Additional Information:

- This site is not within a regulatory flood plain.
- A lighting plan is not part of this submittal and is addressed in the conditions.
- Staff received confirmation from Union County that the existing septic system can accommodate the proposed use of the property.

Recommended Conditions of Approval:

1. Any engineering must be approved by Town Engineer, Bonnie Fisher with USI;
2. Water and sewer/septic plans to be approved by Union County Public Works and Environmental Health;
3. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances*;

4. Any future proposed Lighting Plan must be approved by the Town Council and shall comply with Town Lighting Ordinance;
5. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i) of the Weddington Zoning Ordinance*;
6. Prior to commencement of construction, Construction Documents shall be approved by the Weddington Town Council in accordance with Section 58-271 of the *Weddington Code of Ordinances*.

Planning Board Action: July 28th, 2014

Recommend approval with above-listed conditions (6-1)

The Town Council also received the TIA Letter dated July 17, 2014 from Transportation Engineer Justin T. Carroll, PE and the Sketch Plan, Phase 1 for Threshold Church.

Town Planner Burton - In addition to the screening and landscaping discussed in the memo, the applicant has made me aware that he would be willing to do additional landscaping above what the ordinance requires in certain areas between the church and an adjoining property on the south side. The applicant has that plan with him today if we wanted to see that detail. Also in talking with a Councilperson earlier today additional conditions for the Council to consider would be to tie the landscaping to a specific timeline to ensure that events are not being held prior to landscaping or screening being in place and to ensure that quarterly events would be held to weekend times. Those are two potential additional conditions for the Council to consider.

Mr. Richard Wilson – I am the Executive Pastor of Threshold Church. We have been in existence for about 12 years. We started in September 2002. We are a church plant out of Forest Hill Church in Charlotte on Park Road. Our lead pastor is here. Jeff Gardner and I were the co-church planters of the church. We have three full-time staff. We have been together for 12 years. We have four part-time staff; all except for one have been with us for more than five years. I hope that communicates some stability. We have been worshipping at the Siskey Y on Sunday mornings since our inception. We are a portable church – church in a box. We thought we would always stay there but a few years ago our elders felt like it was time for us to start looking for property so that we could become more fully who we already were. We are a very civic minded church. We do a lot of work within the community. We also do work in domestic partnerships and in impoverished regions in Kentucky. We have a partnership in Costa Rica where we send a couple of teams several times a year for youth and children's ministry but also to upfit houses and neighborhoods. We really take seriously our call to be good citizens and neighbors. When we were reading through your planning documents we saw the value you place on the rural nature of your community, the value you place on the historic buildings and the value you place on open space. When we found these 10 acres on Antioch Church Road we felt that we could embrace those values and build something that would work for us while maintaining all the values that you hold. We are working with an architect on plans that would align with those values. We have concept drawings. What we are looking for right now is the approval for Phase I. We have written on the plan about tying the landscaping on the southern side of the property with our Phase I development. We are looking at changing the driveway, adding a 75 space parking lot and planting all of the borders at the same time.

Mr. Ron Futerman – I have been a tax payer for 17 years and I have lived here for seven years. My property is along the south border of the Threshold Church project. When I moved to Weddington I moved here so I would not have to oppose anybody or to tell them what they could or could not do with their land as it particularly pertains to a church. Richard Wilson and Jeff Gardner called me and told me they wanted to build this church. We met at the property. They were really honest with me on what they wanted to build and the whole scope of the project and their 10 to 15 year plan. We had a good meeting. I met with my landscape architect. He came up with a plan that he thought would mitigate the impact of the project. I know things are going to be developed. I sent the plan with Richard and he reviewed with the church. I met with the Town Planner and through the whole process the church has been very open and very sincere. Richard has been great to work with. He understands the concerns of us and our neighbors. It has been an honest dialogue. I assume it will continue through the many years that we are involved with this. My involvement has been positive and I wish them luck.

Town Planner Burton – What you are seeing here is what was presented to the Planning Board. That does not show the over and above landscaping.

Councilwoman Hadley asked that they describe the over and above landscaping plan.

Mr. Wilson – It is planting a row of giant green arborvitae along the southern border interspersed with a couple of other trees. We are going to do some planting on the Futerman's property to create a double border which will help with noise and to maintain their quality of life on their side of the property.

Councilwoman Hadley – As I understand it the southern most part behind the house is staying as is at least during this first phase.

Mr. Wilson – At this point yes. We intend to maintain that as undisturbed. It is a beautiful hardwood forest with a gently rolling slope. There is actually a place for a natural amphitheater out there that we would love to explore non amplified musical events during the day on the weekend at some point. It is a beautiful area. Even in our 2nd, 3rd, and 4th phases we would hope to maintain most of the woods on the back of the property.

Councilwoman Hadley – Would it be a hardship or would you be opposed to the events being held on the weekends?

Mr. Wilson – The kinds of events that we are thinking about are church picnics, Good Friday services, Easter Egg Hunts and possibly an Easter Sunrise Service. All of the events that we have envisioned would be weekend events. We are not talking about any lighting of the parking lot at this point. We are really looking at this first phase as a time where we can have quarterly gathering events for our church during the day on the weekends. We do not anticipate any large gatherings at night. Yes we would absolutely subscribe to that.

Mayor Pro Tem Titherington – I think the concern was with you not having to do the Traffic Impact Study based off of it was not going to be during primary hours.

Councilwoman Hadley – Would Good Friday fall into a weekday?

It was advised that schools are out during Good Friday so traffic would not be a problem.

Councilwoman Hadley – So holiday and weekend events would be allowed.

Attorney Fox - I did hear a willingness and agreement to do greater buffering so I wonder if the site plan should be revised to reflect the additional buffering and screening. You could approve it conditioned upon a revised plan being submitted showing the additional screening.

Mr. Wilson – I could show you the plan tonight. Julian has reviewed and Mr. Futerman has looked at it and it was his landscape architect who developed it.

Mr. Wilson showed the plan to the Council.

Attorney Fox advised that the revised landscaping plan could be submitted as an addendum to the application.

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

B. Consideration of Conditional Rezoning Application for Threshold Church. Mayor Pro Tem Titherington moved to approve the Conditional Rezoning Application for Threshold Church with the conditions noted in the Town Planner's memo along with the following conditions:

- Tie landscaping to a specific timeline to ensure that events are not being held prior to landscaping or screening being in place
- Quarterly events to be held to weekend times and holidays
- Amended landscaping plan for church property and Futerman Property to be added as an addendum

All were in favor, with votes recorded as follows:

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

Item No. 10. Old Business. There was no Old Business.

Item No. 11. New Business.

A. Review and Consideration of the Preliminary Plat for Tuscan Ridge. The Town Council received the following memo from Town Planner Burton:

Jim Lineberger Land Acquisitions submits a subdivision preliminary plat application for a 13 lot Conventional Subdivision on 15 acres located off Shagbark Lane. Two lots will be accessed off Stirrup Court.

Application Information:

Subdivision Name: Tuscan Ridge
 Date of Application: July 25th, 2014
 Applicant/Developer Name: Jim Lineberger Land Acquisitions
 Owner Name: William and Kathryn Gruhn
 Parcels 061-47-005, 061-47-019, 061-47-020G
 Property Location: Shagbark Lane
 Existing Zoning: R-40
 Proposed Zoning: R-40
 Existing Land Use: Traditional Residential (no change required)
 Existing Use: Single Family Residential; Vacant
 Proposed Use: Single Family Residential Subdivision
 Parcel Size: 14.98 acres

Project Information:

The Tuscan Ridge Subdivision is a proposed 13 lot subdivision on 15 acres comprised of three parcels. 11 lots are located on and accessed by Shagbark Lane (2 accessed by Stirrup Court), and is being proposed as a conventional subdivision.

A conventional subdivision is permitted by right in the R-40 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, July 15th on-site from 9:00am-11:00am and Wednesday, July 16th at Town Hall from 5:00pm-7:00pm.
- The Zoning Administrator approved the Sketch Plan on July 28th, 2014.

Preliminary Plat Information:

- The minimum lot size is 40,000 square feet. The smallest lot proposed is lot 10 at 40,201 square feet.
- The applicant is required 10% or 1.498 acres of open space. The applicant has provided 10.83% or 1.62 acres of open space. The 15 foot strip between lots 4 and 13 will provide a walking path connecting lots 11 and 12 to Shagbark Lane.
- The existing stream and wetlands located at the rear of lots 5, 13, and 4 will remain undisturbed.

RCD and R-40 Minimum Yard Regulations:

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

Additional Information:

- The Council previously approved a modification from the subdivision ordinance to allow an extension to the length of the existing cul-de-sac, Shagbark Lane. At the meeting, councilmembers voiced concerns about an increase in impervious development in relation to the existing topography, and explained that stormwater runoff would be a concern when reviewing the preliminary plat.
- 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.
- Tuscan Ridge is to be served by Union County Public Water, and individual septic systems. Except Lots 11-12 will be served by Union County wells and septic systems. Union County is currently processing final permits and septic locations for the subdivision.
- The existing house (Lot 13) will switch from well to Union County public water.
- The water line extension up Shagbark Lane from Hemby Road will contain capacity for all existing residents living on Shagbark Lane.
- Both hydrants shown on the preliminary plat are proposed hydrants.
- NCDOT is currently reviewing the roadway plan.
- The North Carolina Department of Environment and Natural Resources (NCDENR) is reviewing the erosion and sedimentation control plan.

Recommended Conditions of Approval

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. Development subject to review of erosion and sedimentation control plan by NCDENR.
5. Covenants, Conditions and Restrictions (CCRs) and Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
6. Plans for any subdivision entry monument to be approved by the Planning Board;

Planning Board Action: August 25th, 2014

Recommend Approval with above-listed conditions (UNANIMOUS)

The Town Council also received the Overall Site Plan, Existing Conditions and Demolition Plan, Site Plan, Grading and Drainage Plan, Erosion Control Plan – Initial Phase and Final Phase, Site Profile and Details, Site Details and Soils Map.

Town Planner Burton - I communicated with the applicant after speaking with our engineer and suggested that they provide calculations and numbers to show the stormwater impact on adjacent parcels to provide to the Town Council. The applicant did provide calculations for the existing pipes where some of the stormwater would be directed to. I provided you with a letter that was given to me today from our engineer after she was able to look at the preliminary plat. If you look at the first page under General it states the following: It appears that development of some of the lots would have minimal impact on downstream owners whereas other lots may

increase stormwater runoff to adjacent development parcels. Per direction of Town staff, provide additional information for pre and post developed conditions for stormwater runoff, provide an analysis of the proposed development and describe what impacts, increase in runoff if any will be made to downstream owners.

Mayor Deter – It appears that there is not a major issue but water runoff to adjacent developed parcels could increase.

Town Planner Burton – I think what she is indicating is that she does not know. I do know that she has indicated that there is not anything dramatic but she does not know. She has requested additional information. The applicant has met the requirements of the ordinance as they are now but obviously the Council is moving towards improving or making stricter regulations. When the Council approved the cul-de-sac extension, there were concerns about runoff at that time. I will leave it up to the Council as how you want you want to navigate that in terms of requirements or conditions or additional information.

Attorney Fox – In light of the letter you received from USI is that not an additional condition to be added to the conditions of approval?

Town Planner Burton – I would imagine that the Council would likely make that a condition.

Councilwoman Harrison – My concern is we do not have the numbers for the water run off. Do we put it as a condition or wait and get this item under General done before considering?

Mr. Jim Lineberger – We received great feedback on the subdivision during the Public Involvement Meetings. We did not have any negative comments whatsoever. It has been very successful. There is some talk about the stormwater. I am not sure if Julian got our letter from NCDENR. They have already approved the stormwater and we have the permit.

Mayor Deter – What did DENR approve?

Town Planner Burton - They approved the stormwater as of the State regulations.

Mr. Lineberger – Thank you for allowing for the modification because that actually cuts down on the stormwater run off because it creates less asphalt.

Mayor Deter – I think the Council is concerned with what is less? My understanding is some of the calculations and information that our engineer is looking for will help determine the amount of runoff outside of the parcel.

Mr. Lineberger – I believe that we have met the requirements of the Town.

Mayor Deter – It sounds like our engineer is looking for more information. Have you talked with our engineer?

Town Planner Burton – She is looking for more information based on the direction the Council would want to go.

Mayor Deter – I think the Council approved the cul-de-sac extension based upon the stormwater being addressed. We said we would go ahead and approve the cul-de-sac extension with the expectation that we would have an answer to the stormwater runoff and that is the answer that we are waiting to get.

Mr. Lineberger – That is what we have done. We have approval from the State and we are in compliance with your ordinance. We have met your requirements that you have asked in the previous extension of the cul-de-sac.

Mayor Deter – If our engineer was sitting here would she say she is comfortable? I have a feeling when I read this that she would say she needs more information to say that.

Staff gave Mr. Lineberger a copy of the engineer's letter.

Mayor Deter – It looks like our engineer is looking for more calculations.

Mr. Lineberger – Is this in the current ordinance?

Mayor Deter – It is not in the current ordinance but it was the expectation that was made by Mayor Pro Tem Titherington twice and you said you would be addressing that so we said we would extend the cul-de-sac.

Mr. Hy Nguyen - We are the consulting engineers for the property. We understand the letter that your engineer sent out on the typical review and comments process. Those minor items will be addressed. The one main item that Jim is trying to clarify is on the first page under the General Comments. In our opinion, that is not the typical requirement for this type of development. I have gone through this with you guys on other projects and we have not been requested to do the downstream analysis for a single residential development.

Mayor Pro Tem Titherington – Jim, you committed to it. You can go back and read the minutes. The concern was that this is a different property. You have a double fall in there to the front and back. You stated in those comments that the elevation falls 35 to 40 feet. The two lots that you are going to develop in the back are completely wooded now so the minute you start cutting those trees down and putting yards in, etc. you create more drainage issues. We were very clear to you guys up front that if you wanted to extend the road which was required to make it a viable opportunity for you that work needed to be done to make sure that you do not impact current existing citizens. That is a black and white issue for me. You committed to it.

Mr. Nguyen - We have done the analysis that was sent to your engineer.

Mayor Pro Tem Titherington - We appreciate that but there were some other questions she had in here which was part of the dialogue. My expectation is that you live up to what the commitment was back in the spring when you came forth and gave it to our engineer and then we can move the process through.

Mr. Lineberger – I disagree with you.

Attorney Fox – This letter was just received today in regards to your application. This letter raises some concerns by the expert that this Council has retained to advise them on stormwater issues. The Council needs clarity on whether or not this expert is comfortable with the performance of this project with regards to stormwater regulations. Our expert needs to look at the permit from DENR in light of her concerns as well and to advise this Council appropriately of whether or not the concerns have been addressed with regards to runoff from this project. That is information that I am hearing this Council is going to need before they make a final decision on this application.

Mr. Lineberger – So what you are saying is they are requesting more information than what the State is requiring and what the current ordinance is.

Attorney Fox – They have more history than the State does on this site with regards to your application and their concerns regarding abutting property owners.

Mayor Deter – The key sentence is that our engineer says that other lots may increase stormwater runoff to adjacent developed parcels. She does not have enough information to make that determination.

Attorney Fox – Get with the Town's engineer to clarify and work through these issues and get her the additional information so she can formalize her opinion about whether or not adjacent properties are going to be impacted.

Mayor Pro Tem Titherington – I would like to see that information before we make a decision and not a condition of approval. We can table this until next month to wait to get the data.

Mr. Lineberger – If you would, go ahead and approve with the condition. We have put a lot of time and money and you are asking us to do an additional expense to have this study that was not required by law or North Carolina. It is an additional requirement that you are putting on us that is not in the ordinance.

Attorney Fox – This Council has certain discretion and in order to decide on a matter it can require additional information to make sure that public health, safety and welfare is addressed notwithstanding that you just presented to this Council the State approval. The Council just got that today. I think it is well within their authority to say to their contract specialists in this area to go and provide and review this new information and get the additional information so that they can make the best decision that they can for the citizens of this community.

Councilwoman Harrison moved to table consideration of this item until the October Town Council Meeting to allow the applicant to work with the Town's engineer.

All were in favor, with votes recorded as follows:

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

B. Review and Consideration of the Final Plat for Graham Hall. The Town Council received the following memo from Town Planner Burton:

Aiden Properties submits a final plat application for a conventional subdivision consisting of 6 lots accessed off Weddington-Matthews Road.

Application Information:

Subdivision Name: Graham Hall
Date of Application: May 20th, 2014
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

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 1 at 40,005 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 the 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.
- US Infrastructure provided approval for all construction documents and bond estimates.
- NCDOT provided staff with an approval letter for entrance off of Weddington-Matthews Road.

Recommended Conditions of Approval:

1. Performance and Maintenance Bonds to be approved by the Town Council.
2. Approval of CCR's by Town Attorney.
3. Each remaining 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.
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. Road name to be approved by Union County.
6. Development subject to review and approval/permitting of construction documents by Union County Public Works.
7. Plans for subdivision entry monument to be approved by the Planning Board.

Planning Board Action – August 25th, 2014

Recommended Approval with above-listed conditions (UNANIMOUS)

The Town Council also received the Final Plat.

Mayor Pro Tem Titherington moved to approve the Final Plat for Graham Hall with the conditions listed in Town Planner Burton's memo. All were in favor, with votes recorded as follows:

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

C. Discussion and Consideration of Scheduling 3 to 5 Year Planning Sessions with Fire Departments.

Mayor Pro Tem Titherington advised that one of the items that the Council discussed at the retreat was doing a line item review and 3 to 5 year planning session with Providence VFD once the closing occurred. He stated, "I recommend that we start with Providence because they are our biggest spend and then we go to Wesley Chapel VFD and then Stallings VFD. I would like to do on different nights and request that staff work on getting dates and agendas set for that initial meeting."

Council discussed that the budget review and 3 to 5 year planning session should probably be scheduled for two different nights.

Town Administrator McCollum gave an update on the fire study and advised that the consultants are waiting to receive the documents they requested.

It was determined that Monday nights would probably work well for both the Town and Providence. Town Administrator McCollum will begin scheduling the meeting.

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

- On August 25th, the Planning Board acted on the following items:
 - Graham Hall Final Plat (recommended approval with conditions)
 - Tuscan Ridge Preliminary Plat (recommended approval with conditions)
- Staff has received preliminary plat applications for two major conservation subdivisions:
 - Weddington Preserve (Formerly the Haven)
 - The Falls at Weddington

Item No. 13. Update from Town Administrator. The Town Council received the following update memo from Town Administrator Amy McCollum:

The auditors will be at the Town Hall on Thursday, September 11.

Consultants for the Fire Study have sent out their data request to the Town and all three fire departments. They plan to be back in Town the middle to end of September.

Newsletter will be mailed out to residents this week.

Planning Board Chairman Dorine Sharp has assisted staff in finalizing the NCDOT Roads Worksheet. A copy will be sent to the Town Council and John Underwood next week.

A representative from Senator Robert Pittenger's office uses the Town Hall Conference Room every Wednesday from 9:30 to 12 to meet with concerned citizens.

Work will begin this month in upgrading the Town's telephone system.

Upcoming Dates:

September 20 - Weddington Country Festival (Volunteers Needed)
September 22 - Planning Board Meeting at 7:00 p.m.

Item No. 14. Public Safety Report.

Weddington Deputies – 891 Calls

PROVIDENCE VFD – AUGUST 2014

Union - Fire: 16
Union - EMS: 12
Mecklenburg - Fire: 1
Mecklenburg - EMS: 1
Total Fire & EMS: 30 (both counties)

Ken Schott
Chief, Providence VFD

The Town Council also received the Income and Expense Budget Performance and Balance Sheet as of August 31, 2014.

Stallings VFD – 2 Calls

Wesley Chapel VFD – 15 Calls

Item No. 15. Update from Finance Officer and Tax Collector.

A. Finance Officer's Report. The Town Council received the Revenue and Expenditure Statement by Department and the Balance Sheet for August 1, 2014 to August 31, 2014.

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

Transactions:	
2014 Tax Charge	\$1,156,718.00
2014 Tax Exemptions	\$(55,478.59)
2014 Tax Deferments	\$(65,700.94)
2014 Tax Write-offs <\$5.00	\$(826.85)
Late List Penalties	\$179.10
Adjustments <\$5.00	\$(7.16)
Refunds	\$3,613.61
Penalty & Interest Payments	\$(126.07)
Taxes Collected:	
2008	\$(109.95)
2009	\$(109.95)
2010	\$(109.95)
2011	\$(109.95)
2012	\$(345.99)
2013	\$(973.07)
2014	\$(62,313.36)
As of August 31, 2014; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$56.80
2007	\$144.42
2008	\$1,330.77
2009	\$1,464.23
2010	\$1,690.64
2011	\$2,676.42
2012	\$7,362.61
2013	\$8,417.72
2014	\$976,190.25
Total Outstanding:	\$999,920.62

Item No. 16. Transportation Report. Councilwoman Harrison gave a brief transportation update to the Town Council.

Item No. 17. Council Comments. Councilwoman Harrison advised that she has purchased and installed new shelving in the garage.

Mayor Deter discussed that a noise ordinance has been discussed recently and he noticed in the Deputies Report that they had only received one noise complaint out of 900 total calls. Councilmember Smith mentioned that the noise issues were dealing with Temporary Use Permits.

Item No. 18. Closed Session to Approve Closed Session Minutes and to Consider Unsealing of Closed Session Minutes. Mayor Pro Tem Titherington moved to go into Closed Session. All were in favor, with votes recorded as follows:

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

Item No. 19. Consideration of Resolution to Open Closed Session Minutes or Portions Thereof. Councilwoman Harrison moved to approve Resolution R-2014-05.

**TOWN OF WEDDINGTON
RESOLUTION
TO OPEN CLOSED SESSION MINUTES
OR PORTIONS THEREOF
R-2014-05**

BE IT RESOLVED that the Town Council opens the following Closed Session Minutes or portions thereof:

<u>Date of Closed Session Minutes</u>	<u>Item Number</u>	<u>Item Entitled</u>
May 14, 2012	1	Open the Meeting
	2	Consideration of Approval of Minutes
	4	Fire Contracts
	6	Adjournment
June 10, 2013	1	Open the Meeting
	3	Adjournment
January 13, 2014	1	Open the Meeting
	2	Pursuant to NCGS 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged (Linda Ann Watt, Ellen Moelis, and Scott Riback, et. al. versus Town of Weddington, Town of Weddington Planning Board and Union County)
	5	Adjournment
February 10, 2014	1	Open the Meeting
	2	Pursuant to NCGS 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged (Linda Ann Watt, Ellen Moelis, and Scott Riback, et. al. versus Town of Weddington, Town of Weddington Planning Board and Union County)
	3	Approval of Minutes
	4	Adjournment

March 28, 2014	1	Open the Meeting
	2	Pursuant to NCGS 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged (Linda Ann Watt, Ellen Moelis, and Scott Riback, et. al. versus Town of Weddington, Town of Weddington Planning Board and Union County)
April 14, 2014	3	Adjournment
	1	Open the Meeting
	2	Pursuant to the NCGS 143-318.11(a)(3) to consult with an attorney employed and retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which period is hereby acknowledged in reference to the matter captioned <i>Linda Ann Watt, et. al., v. Town of Weddington, et. al.</i>
May 12, 2014	3	Adjournment
	1	Open the Meeting
	2	Providence VFD
June 9, 2014	3	Adjournment
	1	Open the Meeting
	2	Providence VFD
	4	Adjournment

Adopted this 8th day of September, 2014.

All were in favor, with votes recorded as follows:

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

Item No. 20. Adjournment. Councilmember Smith moved to adjourn the September 8, 2014 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

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

The meeting adjourned at 8:53 p.m.

Bill Deter, Mayor

Amy S. McCollum, Town Clerk