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TOWN OF WEDDINGTON REGULAR TOWN COUNCIL MEETING MONDAY, SEPTEMBER 8, 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. Presentation/Special Recognition
 - A. Special Recognition Outgoing Chief Joshua Dye for Providence VFD
 - B. Ms. Lynda Paxton Presentation on the Status, Need and Impact of Active Adult Senior Housing Options
- 5. Public Comments
- 6. Additions, Deletions and/or Adoption of the Agenda
- 7. Approval of Minutes
 - A. August 11, 2014 Regular Town Council Meeting Minutes
- 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
 - 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
 - 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
- 9. Public Hearing and Consideration of Public Hearing
 - A. Public Hearing Review of Conditional Rezoning Application for Threshold Church
 - B. Consideration of Conditional Rezoning Application for Threshold Church
- 10. Old Business
- 11. New Business
 - A. Review and Consideration of the Preliminary Plat for Tuscan Ridge
 - B. Review and Consideration of the Final Plat for Graham Hall
 - C. Discussion and Consideration of Scheduling 3 to 5 Year Planning Sessions with Fire Departments
- 12. Update from Town Planner
- 13. Update from Town Administrator
- 14. Public Safety Report
- 15. Update from Finance Officer and Tax Collector

- 16. Transportation Report
- 17. Council Comments
- 18. Closed Session to Approve Closed Session Minutes and to Consider Unsealing of Closed Session Minutes
- 19. Consideration of Resolution to Open Closed Session Minutes or Portions Thereof
- 20. Adjournment



Where Life Comes Together®

The Town of Weddington, N.C. <u>"OUTLINE"</u>

"A Presentation Concerning Active, Independent Senior's Housing"

- I. INTRODUCTION AND UNION COUNTY PERSPECTIVE By: Lynda Paxton
- II. PRESENTATION By: Philip Fankhauser, Principal, Epcon Communities
- III. THE EVOLUTION OF SENIOR'S HOUSING

30 years of radical change

- IV. WHAT DO TODAY'S ACTIVE SENIORS WANT IN A NEW HOME?
 The top 10 design and lifestyle preferences.
- V. HOW AN ACTIVE SENIOR'S PROPERTY IMPACTS A COMMUNITY
 There are many positive effects.
- VI. <u>IS A SENIORS TARGETED COMMUNITY RIGHT FOR THE TOWN OF WEDDINGTON?</u>

The numbers tell a story.

- VII. <u>SUMMARY</u>
- VIII. QUESTIONS

TOWN OF WEDDINGTON REGULAR TOWN COUNCIL MEETING MONDAY, AUGUST 11, 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 August 11, 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, Finance Officer Leslie Gaylord, Town

Planner Julian Burton and Town Administrator Amy McCollum

Absent: None

Visitors: Judy Johnston, Bill Price, Walter Staton, John Brunner, Chase Kerley, Jim Vivian, Craig

Hazeltine, Andy Stallings, Cathy Killough Brown, McKinley Pollock, Karen Pollock and

Patrick Harrison.

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

<u>Item No. 1. Open the Meeting.</u> Mayor Deter called the August 11, 2014 Regular Town Council Meeting to order at 7:05 p.m.

<u>Item No. 2. Pledge of Allegiance.</u> Mayor Deter led in the Pledge of Allegiance.

<u>Item No. 3. Determination of Quorum.</u> There was a quorum.

Item No. 4. Presentation.

A. Mr. Bill Whitley – Union County Parks and Recreation. Mr. Bill Whitley, Director for Union County Parks and Recreation, advised the Town Council that Union County is in the process of developing a Comprehensive Parks and Recreation Master Plan to be presented to the County Commissioners by March 2015. He stated, "It will take about 10 months to gather this information. Recreation can be a 4th of July Event, Summer Concert, 5k run, taking a walk through the woods or just sitting on a bench and reading a book. Recreation is very important and it takes place in almost every aspect of our life. It is very important that we understand that we need recreation. As I get older I realize that recreation is important for a good body, mind, soul and spirit. Some ask why we are doing this master plan. It is very important to know what the citizens want and to identify where we fall short in areas based on national standards. We can only do that by starting the process. The first part of the process was a stakeholders meeting to gain input from citizens. We are trying to get everyone involved. We have placed a survey on your website that is available until the end of September. We also sent the survey out in the County's water bill. This plan will serve Union County for 10 years. We are looking at public input and national standards. We want our plan to have a great health background to it. Recreation is very important to a person's health."

Council invited Mr. Whitley to attend the Festival to hand out information regarding the study and survey.

<u>Item No. 5. Public Comments.</u> Mr. Walter Staton - Weddington is the nicest town in Union County. I want to say the Council and Staff is some of the best I know. I am real happy that we have good builders here that are building nice houses. It is an honor to live here in Weddington.

<u>Item No. 6.</u> Additions, <u>Deletions and/or Adoption of the Agenda.</u> Town Planner Julian Burton asked that the following item be added to the agenda:

• Consideration of Forming a Committee to Look Into Creating a Plan and or Policy Recommendations for the Area Designated Future Business in the Land Use Plan

Mayor Pro Tem Don Titherington moved to approve the agenda with the one addition. All were in favor, with votes recorded as follows:

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

NAYS: None

Item No. 7. Approval of Minutes.

A. July 14, 2014 Regular Town Council Meeting Minutes. Councilwoman Pamela Hadley noted one correction to the minutes and moved to approve the July 14, 2014 Regular Town Council Meeting minutes with the one correction. All were in favor, with votes recorded as follows:

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

NAYS: None

<u>Item No. 8. Consent Agenda (Public Hearing to be held September 8, 2014 at 7:00 p.m. the Weddington Town Hall).</u>

A. Call for Public Hearing – Review and Consideration of Conditional Rezoning Application for Threshold Church.

The Town Council received a copy of the Conditional Zoning Application. Councilwoman Hadley moved to call for a public hearing to review and consider the conditional rezoning application for Threshold Church. The public hearing is scheduled for September 8, 2014 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

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

NAYS: None

B. Review and Consideration of Authorizing the Tax Collector to Collect the 2014 Real Property Taxes for the Town of Weddington. The Town Council received the following authorization from Tax Collector Kim Woods for approval:

In accordance with General Statutes 105.321, I am hereby requesting authorization to collect the 2014 Real Property Taxes for the Town of Weddington.

State of North Carolina Town of Weddington

To the Tax Collector of the Town of Weddington:

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the Town of Weddington Collections Department and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Weddington, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with the law.

Witness my hand and official seal this 11th day of August, 2014.

Councilwoman Hadley moved to authorize the Tax Collector to collect the 2014 Real Property Taxes for the Town of Weddington. All were in favor, with votes recorded as follows:

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

NAYS: None

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

<u>A. Public Hearing – Review and Consideration of Proposed Text Amendments to Section 46-76.</u> Mayor Deter opened the public hearing. The Town Council received a copy of the proposed text amendment.

Town Planner Burton - This is a text amendment proposed by our engineer. Recently NCDOT changed their minimum subdivision road standards from 20 feet to 18 feet. We want our ordinance to line up with NCDOT requirements.

Mayor Deter closed the public hearing.

B. Consideration of Ordinance Adopting Proposed Text Amendments to Section 46-76. Mayor Pro Tem Titherington moved to adopt Ordinance O-2014-09:

AN ORDINANCE TO AMEND SECTION 46-76 OF THE CODE OF ORDINANCES OF THE TOWN OF WEDDINGTON O-2014-09

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 46-76 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

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 the design criteria and construction standards of the state department of transportation and the Town for subdivision roads. Streets which are not eligible to be put on the state department of transportation system because there are too few lots or residences 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 maintenance of the street until it is accepted as part of the state system shall be included in the final plat.
 - (2) Exceptions to the public road frontage requirements shall be as follows: Any lot or tract shall be allowed to have easement lots created for construction of single-family dwellings as the principal use. Creation of such lots is made necessary by virtue of the fact that development of said property by conventional means (i.e., extension of public street) is impractical due to the disproportionate costs of required improvements as compared to the relative value of lots created and is within the spirit and intent of this chapter. These lots shall be created as follows:
 - a. The applicant shall submit an application to the planning board with a sketch plat showing the proposed easement lots for approval to proceed further as specified in this section.
 - b. All access easements shall be at least 45 feet in width and shall meet or exceed the state department of transportation minimum standards for subdivision road width where possible. The travel surface of said easement shall be at least 16 feet in width. The travel surface need not be paved. The easement shall be

maintained at all times in a condition that is passable for service and emergency vehicles.

- c. The creation of easement lots shall follow the procedures of a minor subdivision as outlined in section 46-40. In addition, a statement shall be placed on the subdivision plat acknowledging that said lots were being created upon a privately maintained and recorded easement, and a statement indicating the parties responsible for maintaining the easement.
- d. Creation of such easement lots and access easements shall not impair future extension of an adequate system of public streets to serve such lots.
- e. Easement lots shall not be further subdivided unless the newly created lots abut a public road. Any additional subdivision of easement lots shall be a major subdivision and shall be reviewed using the major subdivision plat approval process.
- f. If public road access becomes available to easement lots, all affected lot owners shall have the easement terminated of record.

Adopted this 11th day of August, 2014.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith 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 Final Plat for Atherton Estates, Map 1. The Town Council received the following memo from Town Planner Julian Burton:

Shea Homes submits a final plat application for 12 lots of the approved 130 lot Conventional Subdivision on 170.81 acres located on Weddington Road.

Application Information:

Subdivision Name: Atherton Estates Date of Application: May 14th, 2014

Applicant/Developer Name: Shea Homes, Chase Kerley

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

Weddington Road, Weddington-Matthews Road and Cox Road

Existing Zoning: RCD and R-40

Proposed Zoning: R-40

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

Existing Use: Vacant Land

Proposed Use: Single Family Residential Subdivision

Parcel Size: An assemblage of 170.81 acres (Map 1 is 15.81 acres).

Project Information:

The Atherton Estates Subdivision is a proposed 130 lot subdivision on 170.81 acres comprised of six parcels. The subdivision is located on and accessed by Weddington Road, Weddington-Matthews Road and Cox Road and is being developed by Shea Homes as a conventional subdivision.

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

Background Information:

- A pre-sketch conference was held January 3, 2013.
- Public Involvement Meetings were held on Tuesday, November 19th on-site from 12:00pm-2:00pm and Thursday, November 21st at Town Hall from 4:30-6:30pm.
- The Zoning Administrator approved the Sketch Plan on October 30, 2013.
- The Town Council approved the Preliminary Plat on January 13th, 2014.

Map 1 Information:

- Map 1 is 12 lots and 15.81 acres.
- The applicant is required 10% or 16.53 acres of open space after dedicating 4.45 acres of right-of-way to NCDOT and one acre for the future amenity area. 1.58 acres of open space is included in Map 1.
- Development standards are as follows:
 - o Minimum lot size- 40,000 sq. feet
 - o Minimum lot width- 120 feet
 - o Minimum front yard setback- 50 feet
 - o Minimum rear yard setback 40 feet
 - o Minimum side vard setback 15 feet
 - o Minimum corner side yard setback 25 feet
- Lot 20 is the smallest lot within Map 1 at 40,082 square
- Bond estimates for both water and infrastructure have been reviewed and approved by USI.
- Declared Covenants, Conditions and Restrictions (CCR's) for Atherton have been approved by the Town Attorney.
- The applicant has septic approval from Union County for lots 20-24, and is waiting on approval for lots 25-31. (See conditions)
- DOT has approved the connection at Weddington Road. Approval for connections for Cox Rd. and Weddington-Matthews Road will be necessary for future final map approvals.
- The plan has received approval from DENR for the erosion and sedimentation control plan, and for water quality II.
- The proposed lots of Phase 1 are located in a separate drainage basin from the two ponds being evaluated by Dam Safety. Future phases will require approval from the State Dam Safety Engineer for the two bond embankments.
- USI has provided engineering approval for Phase 1 of the Atherton Estates subdivision preliminary plat. Phase I is located in a separate drainage basin from the two ponds that are still being evaluated by Dam Safety. Future phases will require approval from the State Dam Safety Engineer for the two bond embankments, and approval of connections at both Cox Road and Weddington-Matthews Road.
- The Lighting Plan was approved by the Planning Board on July 28th, 2014.

Planning Board Review and Recommendation; July 28th 2014

The Planning Board reviewed Atherton Estates Final Plat Map 1 on July 28th, 2014, and recommended approval (unanimous). During the review, the Planning Board recommended that the applicant consider changing the septic field easement on Lot 29 to Common Open Space, so that the future owner of the lot would not be burdened with a septic field serving more than one lot. The applicant agreed to look into it, and has since made the change on the plat in response to the Planning Board recommendation.

Recommended Conditions of Approval:

- 1. Performance and Maintenance Bonds to be approved by the Town Council.
- 2. Each remaining lot to be recorded in the Atherton 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 Atherton Homeowners Association or its Developer.
- 3. 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.
- 4. Proof of approval of the septic systems from Union County for all of the lots included in Map 1.

Town Council Action:

Approve/Approve with Conditions/Deny

The Town Council also received the Final Record Plat for Atherton Estates, Map 1.

Town Planner Burton - Initially when the Planning Board was reviewing the map on July 28 they recommended that the applicant consider changing the septic field easement on Lot 29 to common open space so that the future owner of the lot would not be burdened with a septic field serving more than one lot. In response to that the applicant made the area at the back of Lot 29 open space and then extended Lot 29 into the open space next to it to make sure that it is over an acre in size. Late last week an adjoining property owner met with a representative of Union County Environmental Health regarding a well's proximity to the sewer easement that is at the back of Lot 29 and extends all the way up to Lot 35. It was found that the well was too close to that sewer easement and in response to that the applicant has removed that sewer easement. The drain field was found to be far enough from the well and still remains at the back of the common open space behind Lot 29. It was going to be used to serve Lot 35 which is not a part of Map 1 and the applicant is going to have to look for another way to serve Lot 35's septic needs. Lot 35 is not part of the submission today. There are a couple of questions regarding the bond amounts. I would ask the Council to consider the bond amounts and documents a condition of approval contingent upon on Attorney and Engineer's review.

Councilwoman Hadley - I wanted you to be aware that a problem exists throughout Weddington where our road shoulders are in bad shape. I have noticed with developments that are putting in acceleration or turn lanes in that they are grading it and some parts are level to the road and other parts are not. There does not seem to be any consideration for compacting of the soil on the shoulders of these roads.

Mr. Chase Kerley – The entrances to our subdivision will be maintained by our HOA and based on our advertised pricing that is going to be a very well manicured feature.

Councilwoman Hadley – I have seen some very nice subdivisions too and the entrances and exits are lacking. I just wanted you to be aware that Council is aware of the condition of the shoulders of the road and for you to make sure that there is not a huge shoulder that drops off in any of your cuts. You are going to have three different entrances on major thoroughfares.

Mr. Kerley – We will make sure to pay attention on this item.

Councilwoman Hadley – The other consideration we have is regarding the cluster mailboxes. We are trying to determine exactly what the parameters are for cluster mailboxes. I was wondering what you are doing about it.

Mr. Kerley – We got the memo regarding this. We have submitted a plan to NCDOT to review and then we will take to the United States Post Office. We will be happy to provide a copy to the Town as well.

Councilwoman Hadley – My biggest concern is that the mailboxes are not serviced on the main thoroughfare.

Mr. Kerley – The cluster mailboxes are not that large. In our minds it is not much different than a traditional mailbox. We are not putting it near intersections but we are also mindful that we do not want to place the mailbox a mile down the street. It will be within the development.

Mayor Deter – Another issue is since these homes will not have a mailbox they will not have a house number and a lot of these subdivisions do not have curbs. It is an issue that we need to address for public safety.

Town Planner Burton - I have already asked emergency services and they have not gotten back with me. They were thinking about what they would prefer.

Councilmember Smith moved to approve the Final Plat for Atherton Estates, Map 1 with the conditions noted in Town Planner Burton's memo along with a condition that the bond document and amounts be approved by the Attorney and Engineer. All were in favor, with votes recorded as follows:

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

NAYS: None

B. Review and Consideration of Amended Lease Agreement with Providence VFD. The Town Council received a copy of the proposed amended Lease Agreement.

Attorney Fox - On August 7 I notified the Attorney for Providence VFD and provided to them a proposed draft lease that was not subject to further revisions that pointed out what I heard the Council to suggest is their unwillingness to record a Memorandum of Lease as well as the requirement that there be some indication of approval with Exhibit B to the lease which was the reference to the agreement of furnishings that will remain with the property if the lease were to terminate. I also advised them of the Town's desire to proceed with the closing of the property by August 15. I received a letter from the Attorney for Providence VFD taking an issue with the points that we raised in our letter but nonetheless indicating that he was still desirous and he would advise Providence that a Memorandum of Lease was necessary and appropriate but he would not block any decision by Providence with regards to the approval of the Town's lease and also acknowledges that Exhibit B would be acceptable. At that point he was advising that Providence was going to meet on Sunday and make a decision. I think this Council has heard from Providence and the decision that Providence has made was that they were willing to go forward with the lease and they reiterated their desire for a Memorandum of Lease but would not stand in the way and would still proceed to closing if that was not included and they also referenced their acceptance of Exhibit B. What was provided to Providence in the form lease was somewhat incomplete because there were some Exhibits and dates to put in there. I have gone through that and there are some editorial things that need to occur if the Council was to go forward in approving the lease. If the Council's intent is still not to do a Memorandum of Lease then Paragraph 28 is inconsistent with that because it is an indication that a short form lease would be recorded. That language has been in the document for all this time. The issue of recording a Memorandum of Lease was raised by the Attorney for Providence and notwithstanding the language was already in there. That raised the question and put to the Council as to whether that was their desire and the direction I received from Council was that was not their desire.

Attorney Fox reviewed the Lease document with the Council and public.

Mayor Pro Tem Titherington – A short form lease filing just says this is the lease on record and has to be attached in case of a sale.

Attorney Fox - It is the same thing as a Memorandum of Lease. It puts on the record with the Register of Deeds Office for someone who is interested and should acquire the property. It provides notice to them that there is a lease on the property for 10 years. If you acquire the property you have to recognize the lease. The fire department is asking whether the Town will consent to a recordation of the lease. The Town indicated through my communication that that is not something the Town is willing to do. The language was always in there that there would be a recordation of the lease but the issue was raised by their Attorney and it allowed the Town to revisit whether or not that was its intent. A Memorandum of Lease limits what that person can do relative to that tenant which is already in the lease as well.

Councilwoman Harrison – What does it mean if we keep it in or not? What are the pros and cons?

Attorney Fox - The position that I understood the Council to take previously was not to do a Memorandum of Lease. That was based on not restricting a third party or the Council on the transferability of the property and whether or not if it were to transfer your market of potential people that it could go to would be lessened because they have to recognize and honor that lease for a10-year period. If you do not plan to do anything with the property for the next 10 years you have a fire department operating there then we are spending a lot of time on a very insignificant thing. It does not limit the Town because the Town has a 10-year agreement. It limits a third party if the Town were to transfer the property.

Councilwoman Harrison - I don't want Providence to have the worry that we are going to sell it and get out. There is no way to break that lease without some ramifications beneficial to Providence.

Attorney Fox - Assume the language in #28 is removed. You still have the language in #37 which talks about non disturbance. It would be hard for a third party to say that they did not know there was a fire station there and they are not going to recognize that lease. Legally they may have an argument and that is what this is all about.

Councilwoman Hadley - I thought that upon any such transfer that landlord shall provide tenant with a subordination, attornment and non-disturbance agreement so I did not see an issue with recording it. If the lease did not survive a sale I think probably that the recording might have more of a meaning to it. I am of the opinion what difference does it make because it survives the sale anyway so what is the harm in recording it. It is on public record. It is obvious to anyone that was interested in the property that the fire department sits on it and they would assume it is owned by the Town and that there would be a lease.

Mayor Deter – You could also argue that there is no reason for it so why add to the complexity.

Councilwoman Hadley - In light of #28, I would say that if we had any type of changes that it would have to go back to Providence VFD again.

Mayor Deter – The direction we gave Anthony and the discussion that Anthony had with their Attorney was the Town was not open to a recording a Memorandum of Lease and it just happens to be now as we look at the lease that there is a paragraph in there that should have been deleted. The Council set out direction and we gave to Anthony and that is what Anthony has pursued and my understanding is that is what Providence accepted.

Attorney Fox – I specifically sent in my letter to their Attorney which I assumed was communicated to Providence that I was writing to respond to his most recent request regarding the Memorandum of Lease and whether the Town could consent to a recorded Memorandum of Lease. I advised him that the Town will not agree to a Memorandum of Lease and I explained why. To his defense he takes a stand as a Real Estate Lawyer that he has a tough time advising his client to move forward with a transaction where there is not a Memorandum of Lease recorded because of that it may impact their tenancy in the property and the long term right to utilize the property. He feels the absence of such a recorded Memorandum of Lease for a 10-year term would allow a future owner to disregard the lease and that is the risk and concern that he has. The message that we received from Providence is that they would still prefer a Memorandum of Lease to be recorded and they indicated that they would proceed to close on August 18 and the lack of a Memorandum of Lease will not prevent them from closing. Removing Paragraph 28 is consistent with the communications that we have put out there.

Mayor Deter – The correspondence that has gone back and forth between you, their Attorney, Providence VFD and the Council would tie up to all those exchanges if it was deleted. What I interpret in all the letters is that they would proceed to close anyway.

Attorney Fox - This language has been in here since the early drafts. As I went through this document this afternoon I saw that this language was inconsistent with the direction and felt duty bound to bring to the Council's attention.

Mayor Deter – Then we make it in sync with the correspondence and documents.

Attorney Fox – That action would suggest that Council is not interested in recording it but based on #37 recognizes that it cannot transfer the property without getting a third party to agree to an non-disturbance agreement and it would require the Town to have the fire department review the non-disturbance language and to make sure that it meets their satisfaction. It gives Providence some comfort level that a transfer is not complete until Providence has reviewed and consented to a non-disturbance agreement.

Mayor Pro Tem Titherington - When the Fire Suppression Agreement was approved, a lease was to be attached which it was not. I think the intent was to keep it simple and concise. It is very important that Providence has the protection of #37. In #37 I think it is very clear that the transfer cannot occur without a subordination, attornment and non-disturbance agreement. The positive intent was to say that the Providence has the protection which is important and we have the agreement between all different parties to add another change at this point complicates things. I think Anthony what you are talking about is staying consistent with the communications that have been occurring the last week is to strike #28 because those protections are in #37.

Attorney Fox - It is a policy decision. If that is the motion I would also ask that the Council allow me to present the document with the proposed changes with some slight editorial amendments such as dates, etc.

Councilwoman Hadley - If we make any changes to this lease then we are not negotiating in good faith. We sent it to them and they went out on a limb and extended their good will to go against the advice of their Attorney by asking for consideration of recording without making it a prerequisite of approval. They have in my opinion extended their good will and if we make any changes other than to insert dates then in my opinion we are not negotiating in good faith and we are doing what we asked them not to do. If no one saw this, then shame on whomever.

Mayor Deter – Then if the lease document said that we are going to lease it to them for \$1.00 a year and it was typed up wrong and it said \$100,000 a year what would we do? We had said that we would not do a Memorandum of Lease, we are correcting that error to match up with the policy direction that was given to Anthony and the discussion Anthony had with their Attorney and the response we got back from Providence.

Attorney Fox - As I review this document Paragraph 28 is inconsistent with the positions taken by the parties relative to the Memorandum of Lease and Recordation. Their attorney raised the question, Council responded, I communicated that response. They indicated they would still desire a Memorandum of Lease but would be willing to proceed to closing without it. With that language in there that requires the Council to do a Memorandum of Lease which was inconsistent with the conversations with what they understood our position to be, inconsistent with their response and inquiry about a Memorandum of Lease.

Councilmember Hadley - What is the downside to the Town?

Attorney Fox - The only issue with regards to the Memorandum of Lease is that a third party acquiring the property would have to recognize the lease that is in place and for its terms and conditions without any further action of the Town. Without the agreement then Providence's interests would rely upon the language in Paragraph 37 which would mean that the Town would have to before transfer was complete obtain a non disturbance agreement from the purchaser to the satisfaction of Providence. That agreement by its term would recognize that Providence's tenure and tenancy could not be disturbed by the transfer to a third party.

Mayor Pro Tem Titherington – What is the difference between those two processes?

Attorney Fox - From a perspective of the law a recordation says that they have a legal right to the tenancy for a 10-year term because if it is recorded then you have to recognize the lease whether you knew of its existence or not and you cannot disturb their tenancy as a matter of law for the 10-year term provided that they are in compliance with the terms of the lease. Without a recordation the Town would be obligated through the transfer to do the non disturbance agreement.

Councilmember Smith – I think that #37 provides the protection for Providence VFD which is important. I would like to make a motion to strike #28 which would be consistent with the communication that we have sent them recently and to accept the Lease Agreement and to allow the Attorney to make small editorial changes.

Mayor Pro Tem Titherington asked to take a brief recess.

Councilmember Smith – I would like to amend my motion. In trying to have a good partnership with Providence VFD, I move that we accept the Lease Agreement as it stands with some minor clerical changes by the Town Attorney. All were in favor, with votes recorded as follows:

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

NAYS: None

C. To Consider Forming a Committee to Look Into Creating a Plan and or Policy Recommendations for the Area Designated Future Business in the Land Use Plan. Town Planner Burton - I have been working on some initial ideas for a small area plan for the Town Center. The Town Center is defined as the area designated as future business in the Land Use Plan and consists of Weddington Corners and the Matthews Property and the Spittle Property both located off of Weddington-Matthews Road. Staff proposes that the Council appoint a Committee charged with executing the vision of the citizens and looking into producing a small area plan in order to contain all commercial development within this designated area and to create additional policies to encourage an attractive accessible and unified Town Center.

Mayor Deter - I think what you are saying is that you would like to get a few people from the Planning Board to work as a group with you to come up with a small area plan specific to this area.

Mayor Pro Tem Titherington moved to authorize staff to form a committee to look into creating a plan and policy recommendations for the area designated future business in the Land Use Plan. All were in favor, with votes recorded as follows:

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

NAYS: None

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

Staff has received a Preliminary Plat application for the Tuscan Ridge major subdivision, located off of Shagbark Lane.

- On July 28th, the Planning Board acted on the following items:
 - o TUP for Weddington Country Festival (approved with conditions)
 - o CZ for Threshold Church (Recommended approval with conditions)
 - o Atherton Estates Final Plat Map 1 (Recommended approval with conditions)
 - o Text Amendment Revisions to MX Zoning District (discussion; no action)
- The following items will be on the August 25th Planning Board agenda for discussion:
 - o Graham Hall Final Plat
 - o Tuscan Ridge Preliminary Plat
 - o Text Amendment Revisions to MX Zoning District

Staff, in coordination with Bonnie Fisher of USI, is in the process of reviewing and revising construction plan guidelines, roadway standards, and the stormwater ordinance. Ms. Fisher has already proposed draft versions of both construction plan guidelines and roadway standards, and will propose revised stormwater policies to planning staff in August.

<u>Item No. 13. Update from Town Administrator.</u> 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 will be at the Town Hall on Tuesday, August 12 and Wednesday, August 13 conducting interviews.
- The Town Council Retreat is scheduled for Thursday, August 28 here at the Town Hall. An agenda is being prepared and will be sent out for the Council's review.
- Town Planner Julian Burton will start reviewing the Town's Voting Districts to make sure that they are balanced.
- 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 in the next month of upgrading the Town's telephone system.

Upcoming Dates:

August 25 - Planning Board Meeting

August 26 - Public Safety Advisory Committee Meeting

August 28 - Retreat

September 1 - Closed for Labor Day

September 20 - Weddington Country Festival

Item No. 14. Public Safety Report.

PROVIDENCE VFD

Union Fire	32
Union EMS	14
Mecklenburg EMS	0
Mecklenburg Fire	5
Total	51

Training:

163 in house training

38 hours out of house training

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

Wesley Chapel VFD – 11 Calls.

Stallings VFD – 2 Calls.

Weddington Deputies – 786 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 Balance Sheet for 7/1/2014 to 7/31/2014.

B. Tax Collector's Report.

Monthly Report – July 2014

Transactions:	
Adjustments <\$5.00	\$(8.36)
Advertising Charges	\$187.50
Overpayments	\$(2.50)
Penalty and Interest Payments	\$(75.40)
Taxes Collected:	
2010	\$(84.11)
2011	\$(124.97)
2012	\$(70.83)
2013	\$(745.02)
As of July 31, 2014; the following ta	xes remain
Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$56.80
2007	\$144.42
2008	\$1,456.08
2009	\$1,586.05
2010	\$1,811.84
2011	\$2,799.51
2012	\$7,734.61
2013	\$9,445.67
Total Outstanding:	\$25,621.74

<u>Item No. 16. Transportation Report.</u> Councilwoman Harrison gave a brief transportation report and updated the Council on Prioritization 3 for Horizon Year 2025. She also discussed the ethics requirements for the MUMPO Alternate and Delegate.

<u>Item No. 17. Council Comments.</u> Councilwoman Harrison advised that she attended the opening of the Dogwood Park in Wesley Chapel and that it is available for use by residents outside of Wesley Chapel.

Item No. 18. Closed Session 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 and Consideration of Approval of Minutes. Council determined that a Closed Session was not needed.

<u>Item No. 19. Adjournment.</u> Councilwoman Hadley moved to adjourn the August 11, 2014 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

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

NAYS: None

The meeting adjourned at 8:37 p.m.

	Bill Deter, Mayor
Amy S. McCollum, Town Clerk	



Elizabeth R. Gibson

Past Vice President General National Society Daughters of the American Revolution 1300 West Franklin Street, Monroe, NC 28112-4506 (704) 283-4791 elizabeth gibson@msn.com

August 6, 2014

Town of Weddington Mayor Bill Deter 1924 Weddington Road Weddington, NC 28104

Dear Mayor Deter,

The John Foster Chapter Daughters of the American Revolution, Monroe, North Carolina works to promote patriotism in our community. The week of September 17-23 is designated as Constitution Week by Public Law 915 which was signed by President Dwight D. Eisenhower on August 2, 1956. Therefore every year we want to bring to the attention of our citizens this anniversary of the signing of the Constitution of the United States of America. I am sending everything by e-mail again this year and have included a sample proclamation that I hope you will complete, sign, and impress with the Seal of the Town of Weddington. After the proclamation has been signed, we encourage you to add it to your Home Page or perhaps add just a simple statement that says "Celebrate Constitution Week Sept. 17-23". Your town hall is an excellent place to display this document for visitors to see, and I know that Weddington has been faithful in doing that.

I have included with this proclamation a short history of the origin of Constitution Week for you to read. I hope you enjoy it.

The John Foster Chapter is most appreciative of your cooperation as we work to remind the public of the importance of this document.

Sincerely, Elizabeth R. Gibson John Foster Chapter Monroe, NC NCSDAR

HISTORY OF CONSTITUTION WEEK

Miss Gertrude S. Carraway, while President General of the National Society Daughters of the American Revolution, was responsible for the annual designation of September 17-23 as Constitution Week. The DAR made its own resolution for Constitution Week which was adopted April 21, 1955.

Members of the United States Congress received the DAR resolution and on June 7, 1955, the resolution was discussed in the Senate. The first resolution to observe Constitution Week was made June 14, 1955, by Senator William F. Knowland of California. Following passage of the resolution by both Houses of Congress, President Eisenhower issued his proclamation on August 19, 1955.

The first observance of Constitution Week was so successful that on January 5, 1956, Senator Knowland introduced a Senate Joint Resolution to have the President designate September 17-23 annually as Constitution Week. The resolution was adopted on July 23 and signed into Public law 915 on August 2, 1956.

For his patriotic aid and interest, Senator Knowland received an Award of Commendation from the NSDAR Continental Congress in April of 1956.

North Carolina has a special interest in the story of how Constitution Week came to be signed into law because Miss Gertrude S. Carraway is the only North Carolinian ever to be elected to the position of President General of the National Society Daughters of the American Revolution. She served from 1953-1956. She was a lifelong resident of New Bern, North Carolina.

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 8^{th} day of September, 2014.

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

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: <u>Twin Lakes Drive</u>, <u>Fir Place Court and Sugar Plum Court in the Lake Forest Preserve Subdivision in the Town of Weddington</u>, <u>North Carolina</u>

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 8^{th} day of September, 2014.	
	Bill Deter, Mayor
Attest:	
Amy S. McCollum, Town Clerk	



STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

Pat McCrory GOVERNOR DIVISION OF HIGHWAYS August 6, 2014 Anthony J. Tata Secretary

Ms. Amy McCollum Town Of Weddington 1924 Weddington Road Weddington, N.C. 28105

Subject: Request for SR-2 Resolution for Twin Lakes Drive, Fir Place Court and Sugar Plum Court in Lake Forest Preserve Subdivision.

Dear Ms. McCollum

We have been petitioned to add the subject roads to the State Maintained Road System. These roads can be recommended for addition upon receipt of a resolution, from the Town of Weddington, approving the addition.

Therefore, our office requests your assistance in obtaining a resolution (SR-2). Please provide an approved Form SR-2 if this request is acceptable to the Town.

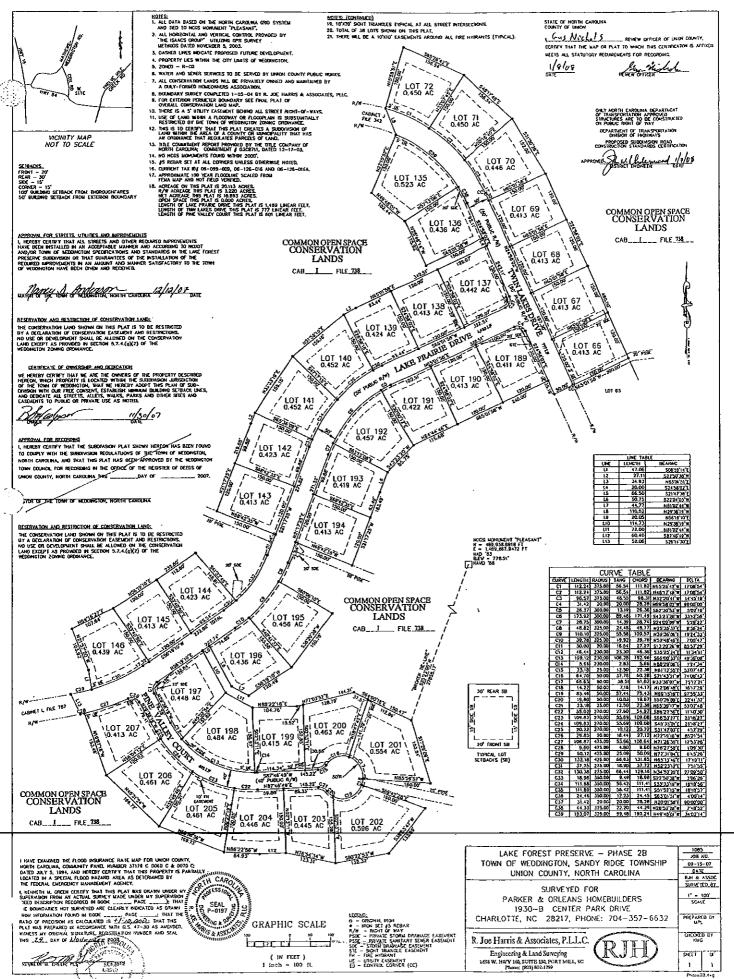
Thank you for your prompt attention to this matter. If you have any questions, please feel free to call me at 704-289-1397.

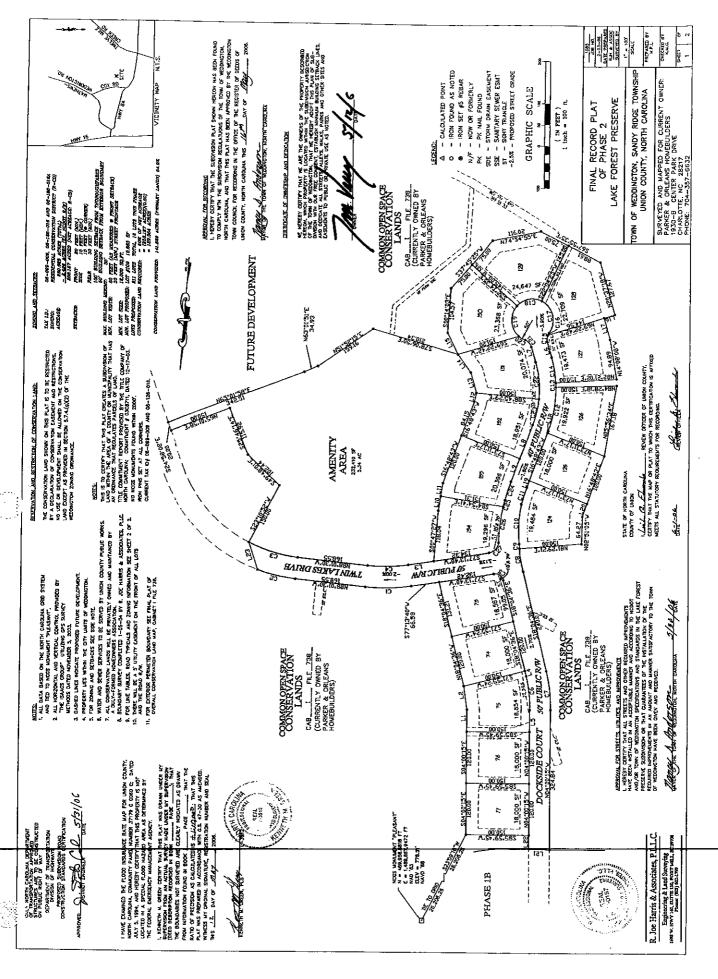
Sincerely,

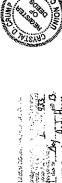
Mac Outen Engineering Tech

JWU/amo cc: File

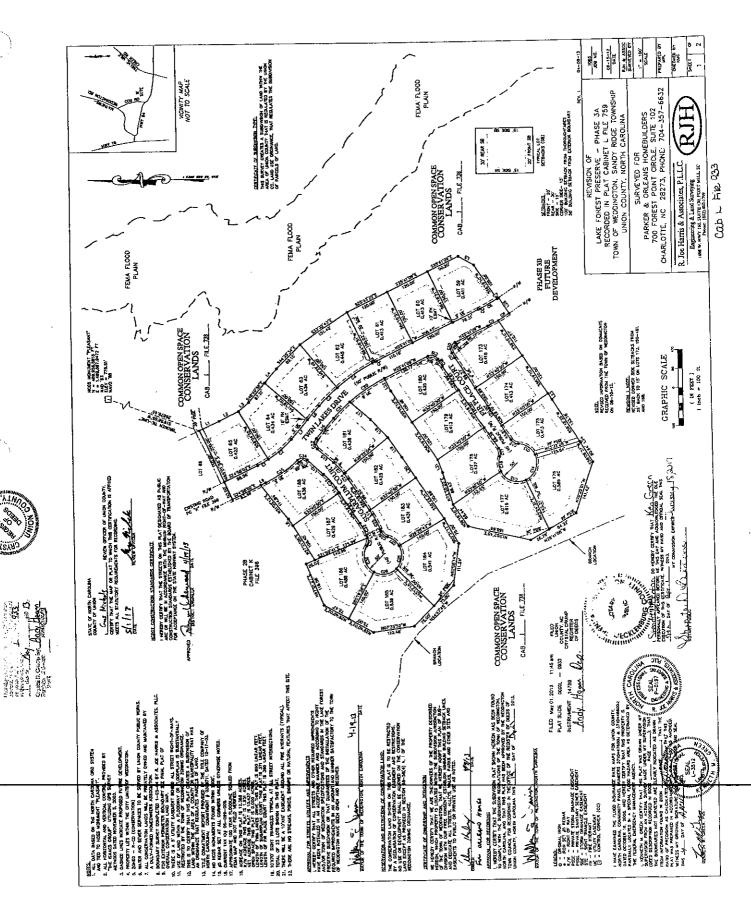












-27

North Carolina Department of Division of High Petition for Road A	
DOADIMAY INCODMATION.	JUL 2 2 2014 on back
ROADWAY INFORMATION: (Please Print/Type)	/
County: Union Road Name: Sugar (Please list ad	Plum Cowt ditional street names and lengths on the back of this form.)
Subdivision Name: Lake Forest	Length (miles): _ • 07 miles
Number of occupied homes having street frontage:	7 Located (miles):
miles N S E W of the intersection of Route	
We, the undersigned, being property owners and/or development	opers of Lake Forest in
County, do hereby request the Division of	of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: At	In Kerley			Phone Numb	er: 704-97/-8	3857
Street Address:	1410 W.	Morehead	Street	, 5-100	, Charlotte, NC	28208
Mailing Address:	: Same					

PROPERTY OWNERS

Telephone

<u>Name</u>		Mailing A	<u>ddress</u>	<u>Telephone</u> 709-971-8855		
Parker + Orleans	Homebuilders	Inc.	Sare	704-971-8857		

INSTRUCTIONS FOR COMPLETING PETITION: Complete Information Section Identify Contact Person (This person serves as spokesperson for petitioner(s)). Attach four (4) copies of recorded subdivision plat or property deeds, which refer to candidate road. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time. Submit to District Engineer's Office.

FOR NCDOT U	SE ONLY: Please check the appropriate block	
Rural Road	☐ Subdivision platted prior to October 1, 1975	☑ Subdivision platted after September 30, 1975

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-or-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 (see page 29 for Statute) states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

ROAD NAME	<u>HOMES</u>	<u>LENGTH</u>	ROAD NAME	<u>HOMES</u>	<u>LENGTH</u>
Sugar Plum Con	t 8	371			
Fir Place Cou	vt 8	385		4	
Sugar Plum Con Fir Place Cou Twin Lakes Drive	18	2 ,250			
		1-			

No changes have been made to 58-231, 58-238, 58-239

- The revision to notices has been added two places, under administrative appeal and variances.
- 2. Special and conditional uses are not something that the board of adjustment decides so changes to the general statutes in that area do not apply.
- 3. Appeals are also referenced in Section 58-484 dealing with floodplains and Section 14-55 under enforcement of minimum housing standards. Are any changes required to these sections?

Sec. 58-232. Administrative appeal.



The board of adjustment shall hear and decide appeals decisions from and review any order, requirement, decision, citations (with or without civil penalties), or determination made by an administrative official charged with the enforcement of this chapter and may hear appeals arising out of any other ordinance that regulates land use or development, and apply such interpretation to the particular fact situations. The board of adjustment shall follow quasi-judicial procedures when deciding administrative appeals.

(1)

Any person who has standing under G.S. 160A-393(d) or the town may appeal a decision to the board of adjustment. An appeal is taken by filing a notice of appeal with the town clerk. The notice of appeal shall state the grounds for the appeal.

(2)

The official who made the decision shall give written notice to the owner of the property that is the subject of the decision and to the party who sought the decision, if different from the owner. The written notice shall be delivered by personal delivery, electronic mail, or by first-class mail.

(3)

The owner or other party shall have 30 days from the receipt of the written notice within which to file an appeal. Any other person with standing to appeal shall have 30 days from receipt from any source of actual or constructive notice of the decision within which to file an appeal.

(4)

It shall be conclusively presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least 10 days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Absent an ordinance provision to the contrary, posting of signs shall not be required.

(5) The official who made the decision shall transmit to the board all documents and exhibits constituting the record upon which the action appealed from is taken. The official shall also provide a copy of the record to the appellant and to the owner of the property that is the subject of the appeal if the applicant is not the owner. An appeal of a notice of violation or other enforcement order stays enforcement of the action appealed from unless the official who made the decision certifies to the board of adjustment after notice of appeal has been filed that because of the facts stated in an affidavit, a stay would cause imminent peril to life or property or because the violation is transitory in nature, a stay would seriously interfere with enforcement of the ordinance. In that case, enforcement proceedings shall not be stayed except by a restraining order, which may be granted by a court. If enforcement proceedings are not stayed are not stayed, the appellant may file with the official a request for an expedited hearing of the appeal, and the board of adjustment shall meet to hear the appeal within 15 days after such a request is filed. Notwithstanding the foregoing, appeals of decisions granting a permit or otherwise

affirming that a proposed use of property is consistent with the ordinance shall not stay the further review of an application for permits or permissions to use such property; in these situations the appellant may request and the board may grant a stay of a final decision of permit applications or building permits affected by the issue being appealed.

- (6) Notice of the proposed hearing of the appeal shall be mailed to the person or entity whose appeal is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by the zoning ordinance. In the absence of evidence to the contrary, the town may rely on the county tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least 10 days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the town shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of way.
- (7) Subject to the provisions of section (5), the board of adjustment shall hear and decide the appeal within 30 days of the hearing, except with consent by the appellant for additional time. The official who made the decision shall be present at the hearing as a witness. The appellant shall not be limited at the hearing to matters stated in the notice of appeal. If any party or the town would be unduly prejudiced by the presentation of matters not presented in the notice of appeal the board shall continue the hearing. The board of adjustment may reverse or affirm, wholly or partly, or may modify the decision, or determination that ought to be made. The board shall have all the powers of the official who made the decision.
- (8) When hearing an appeal pursuant to G.S. 160A-400.9(e) or any other appeal in the nature of certiorari, the hearing shall be based on the record below and the scope of review shall be as provided in G.S. 160S-393(k).

- (9) The parties to an appeal that has been made under this section may agree to mediation or other forms of alternative dispute resolution.
- (10) The decision of the board of adjustment shall be in writing and shall be mailed by certified mail or hand delivered to the appellant, with a copy delivered to the zoning administrator or secretary of the board to be placed in the zoning files.

(Ord. No. O-2010-08, 6-14-2010)

Sec. 58-233. Variances.

(a)

Under no circumstances shall the board of adjustment grant a variance to allow a use of land or structures not permitted under the terms of this chapter in the district involved or for a use expressly, or by inference, prohibited in said district. No variances shall be granted by the board of adjustment for the following:

(1)

Setbacks for signs and areas and/or height of signs.

(2)

Setbacks for essential services, class III.

(3)

To change the uses that are permitted on the property in question.

No variance for setbacks shall be granted which allows the applicant to reduce the applicable setback by more than 50 percent.

(b)

The board of adjustment shall follow quasi-judicial procedures when deciding requests for variances., The board of adjustment, before granting a variance, shall make the following findings based on substantial, competent and material evidence in the record before them:

(1)

Unnecessary hardship would result from the strict application of the ordinance. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This shall be construed to mean:

а.

The hardship results from the application of this chapter;

b.

The hardship results from the conditions that are peculiar to the property, such as location, size, or topography. (Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.)

С.

(4)

(1)

The hardship is not the result of actions taken by the applicant or the property owner. (The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.) and

- That the variance is in harmony with the general purpose and intent of this chapter and preserves its spirit.
- That in the granting of the variance, the public safety and welfare have been assured and substantial justice has been done.
- That the reasons set forth in the application and the hearing justify the granting of a variance, and that the variance is a minimum one that will make possible the reasonable use of land or structures.
- (c)

 Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.
- (d)

 Any order of the board of adjustment in granting a variance shall expire if a zoning permit, or certificate of occupancy for such use if a zoning permit is not required, has not been obtained within one year from the date of the decision.

Sec. 58-234. Variance application procedure.

The following regulations apply to all applications submitted to the board of adjustment:

Before a petition for an interpretation, appeal, or variance shall be considered, a completed application of a form provided by the town, accompanied by a fee (as established by the town council), shall be

submitted to the zoning administrator. No application shall be considered complete or processed by the zoning administrator unless accompanied by said fee; provided, however, that the fee shall be waived for any petition initiated by the zoning administrator. The application shall contain the name, address and telephone number of the applicant, and property owner (if different from applicant), and a description of the subject property with reference to the deed book and page. The application shall also contain a list of names and addresses of adjoining and contiguous property owners on all sides and across any street and public right-of-way from the subject property. This information shall be based upon the current year Union County and Mecklenburg County tax records. The application shall be accompanied by a map clearly showing the subject property and all contiguous property on either side and all property across any street or public right-of-way from the subject property.

(2)

The filing of any application stays all proceedings unless the zoning administrator certifies to the board of adjustment that a stay in his opinion will cause imminent peril to life or property, or that because the violation charged is transitory in nature a stay would seriously interfere with enforcement of this chapter. In that event, proceedings shall not be stayed, except by a restraining order, which may be granted by the board of adjustment, or by a court of record, on application, on notice to the zoning administrator, and on due cause shown.

(3)

The board of adjustment shall hold a hearing on all complete applications no later than 40 days after the application has been filed with the zoning administrator unless consented to by the applicant.

(4)

Before the board of adjustment holds a public hearing with regards to a variance, the board of adjustment shall give notice of the public hearing by sending notices by first class mail to the person or entity whose appeal is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by the zoning ordinance. In the absence of evidence to the contrary, the town may rely on the county tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail

at least 10 days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the town shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of way.

(5)

A written application for a variance must also demonstrate in detail, the following:

a.

That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.

b.

That a literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.

C.

That said circumstances do not result from the actions of the applicant.

d.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district.

e.

That no nonconforming use of neighboring land, structures or buildings in the same district and no permitted use of land, structures or buildings in other districts will be considered grounds for the issuance of a variance.

(6)

In all matters before the board of adjustment, the applicant shall have the burden of providing substantial, competent and material evidence in support of the application.

(7)

The board of adjustment shall have no authority to issue a variance for a waiver of a setback or bulk requirement for a building or structure if the applicant had not first submitted a foundation survey, in accordance with subsection <u>58-208</u>(8), subsequent to the

construction of the foundation and prior to the application for a certificate of compliance.

Sec. 58-235. Board of adjustment action.

(a)

The concurrent vote of four-fifths of the members of the board of adjustment, not otherwise vacant or excused, shall be necessary to grant any variance from the provisions of this chapter. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. At least one of the sitting members shall be the chairman or the vice chairman. For the purposes of this subsection, vacant positions on the board and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

(b)

Any member of the board who declares that a potential conflict of interest may exist with respect to any petition or application before the board may be excused and replaced by an alternate. Impermissible conflicts include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection. In the event fewer than three members remain, no reversal of any prior decision may be made.

(c)

The board shall determine contested facts and make its decision within 30 days of the hearing, unless consented to by the applicant. Every quasijudicial decision shall be based upon competent, material, and substantial evidence in the record. Each quasi-judicial decision shall be reduced to writing and reflect the board's determination of contested facts and their application to the applicable standards. The written decision shall be signed by the chair or other duly authorized member of the board. A quasi-judicial decision is effective upon filing the written decision with the clerk to the board or such other office or official as the ordinance specifies.

(d)

All decisions of the board of adjustment shall be filed with the zoning administrator and a written copy thereof shall be delivered by personal delivery, electronic mail, or by first-class mail to the applicant, property owner, and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective. The person required to provide notice shall certify that proper notice has been made

(Ord. No. O-2010-08, 6-14-2010)

Sec. 58-236. Appealing of decision by board of adjustment.



(a)

A written application for a rehearing shall be made in the same manner as provided for an original hearing within a period of 15 days after the date of the written decision of denial of the original application. In addition, specific information to enable the board of adjustment to determine whether or not there has been a substantial change in fact, evidence, or conditions in the case, shall be presented in writing, or graphically. A rehearing shall be denied by the board, if, in its judgment, such change in facts, evidence, or conditions has not been proven. In the event that the board finds that a rehearing is warranted, it shall thereupon proceed in the same manner as prescribed for in the original hearing.

- (b)
 - Upon the denial of the original application, or upon the denial of an application for which a rehearing has been conducted, a similar application may not be filed for a period of one year after the date of denial of the final application.
- (c)

Every quasi-judicial decision shall be subject to review by the superior court division of the general courts of justice of the state by proceedings in the nature of certiorari. Any petition for review by the superior court shall be duly verified and filed with the clerk of superior court within 30 days after the decision of the board is filed with the secretary of the board, or after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the secretary or chairman of the board of adjustment at the time of its hearing of the case, whichever is later. The decision of the board of adjustment shall be delivered to the aggrieved party either by personal service or by certified mail, return receipt requested.

(Ord. No. O-2010-08, 6-14-2010)

Sec. 58-237. Administration of oaths to witnesses and Subpoenas.



The chairman of the board of adjustment, the town clerk or any member temporarily acting as chairman is authorized in his official capacity to administer oaths to witnesses in any matter coming before the board. Any person who, while under oath during a proceeding before the board of adjustment, willfully swears falsely is guilty of a Class 1 misdemeanor.

The board of adjustment through the chair, or in the chair's absence anyone acting as chair, may subpoen witnesses and compel the production of evidence. To request issuance of a subpoena, persons with standing under G.S. 160A-393(d) may make a written request to the chair explaining why it is necessary for certain witnesses or evidence to be compelled. The chair shall issue requested subpoenas he or she determines to be relevant, reasonable in nature and scope, and not oppressive. The chair shall rule on any motion to quash or modify a subpoena. Decisions regarding subpoenas made by the chair may be appealed to the full board of adjustment. If a person fails or refuses to obey a subpoena issued pursuant to this subsection, the board of adjustment or the party seeking the subpoena may apply to the General Court of Justice for an order requiring that its subpoena be obeyed, and the court shall have jurisdiction to issue these orders after notice to all proper parties.

(Ord. No. O-2010-08, 6-14-2010)

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor Deter; Town Council

CC: Amy McCollum, Town Clerk

FROM: Julian Burton, Zoning Administrator/Planner

DATE: September 8th, 2014

SUBJECT: Threshold Church CZ Rezoning Request

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. <u>Gravel Driveway</u>
 - 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. 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 within 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)

Justin T. Carroll, PE 7997 Cotton St Harrisburg, NC 28075 Phone: 980-721-8234

E-Mail: carrollengineering@windstream.net

July 17, 2014

Julian Burton Town Planner/Zoning Administrator Town of Weddington, NC 1924 Weddington Road Weddington, NC 28104

Dear Julian:

On July 1^{st} of 2014 I was contacted by the Town to comment on the need for a Traffic Impact Analysis (TIA) of a Conditional Zoning (CZ) plan for Threshold Church Phase 1.

Phase 1 includes:

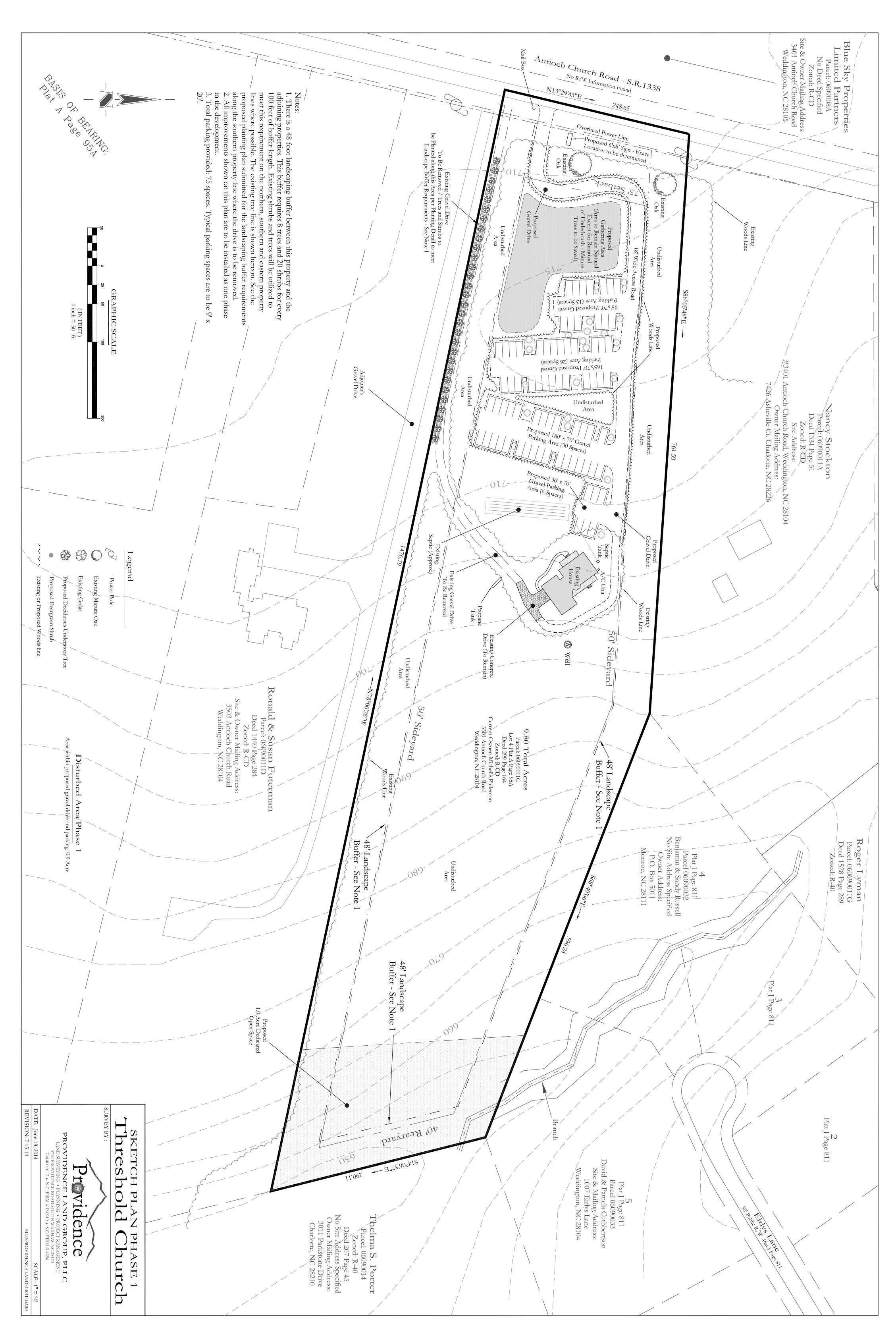
Use of Existing Structure (Residential Home)
Construction of Driveway and Parking Lot (75 spaces)
15 Maximum Daily Visitors
150 Visitors for Quarterly Activities (primarily weekends)

Based off the Phase 1 expansion numbers above, a Traffic Impact Analysis (TIA) is not required due to the minimum expected vehicle trips this site would produce primarily during off-peak travel times. Since there will be an intensification of use and improvements to the existing driveway on Antioch Church Road (SR 1338), a driveway permit will be required by NCDOT (with local sign-off).

It has been determined that any future phase that includes an intensification of use will allow the Town to reexamine the need for a TIA.

Sincerely,

Justin T. Carroll, PE Transportation Engineer



TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor Deter; Town Council

CC: Amy McCollum, Town Clerk

FROM: Julian Burton, Zoning Administrator/Planner

DATE: September 8th, 2014

SUBJECT: Tuscan Ridge Conventional Subdivision Preliminary Plat

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:

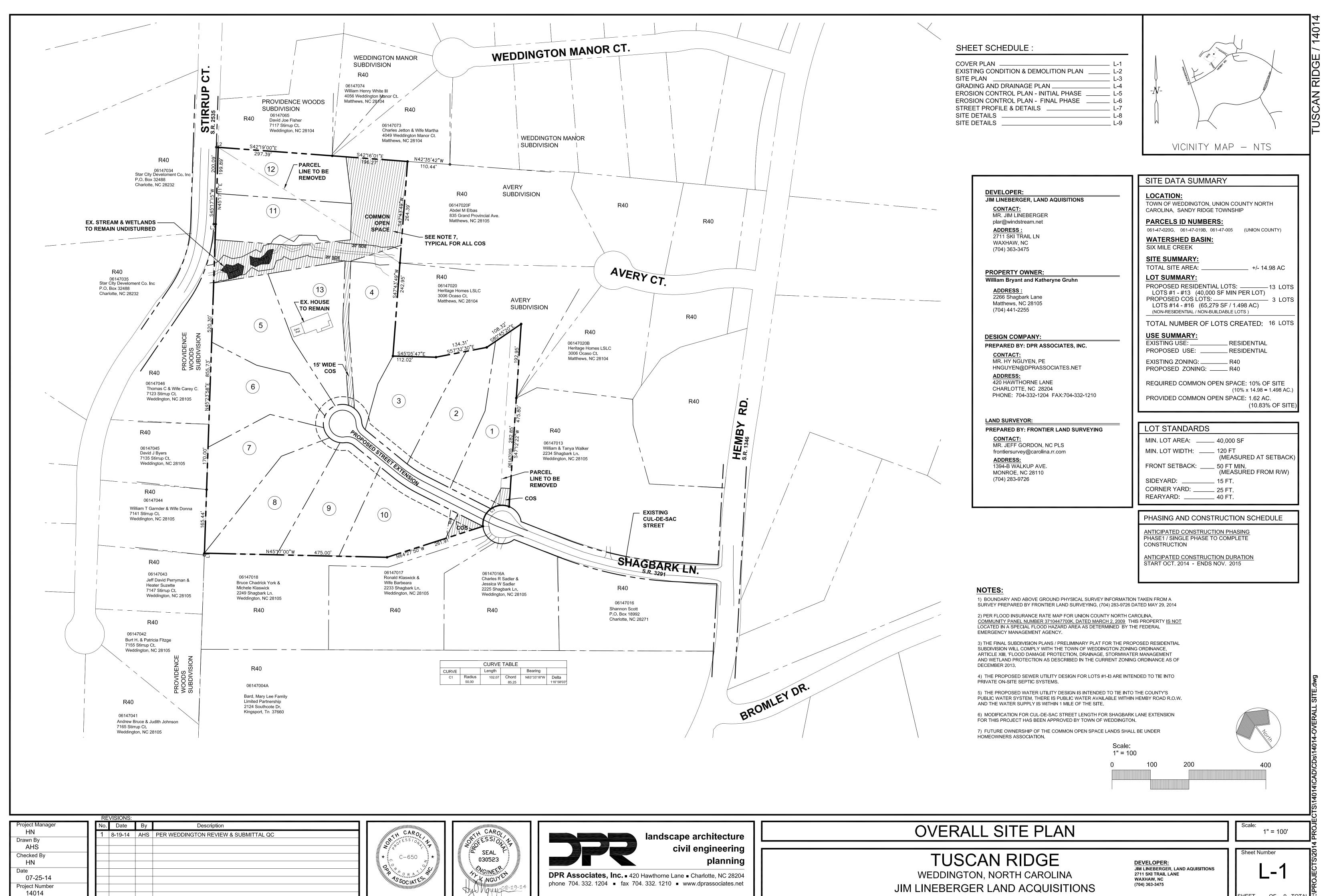
- The Council previously approved a modification from the subdivision ordinance to allow an extension to the length of the existing culs-de-sac, Shagbark Lane. At the meeting, councilmembers voiced concerns about an increase in impervious development in relation to the existing topography, and explained 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 Pat. 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) are reviewing the erosion and sedimentation control plan.

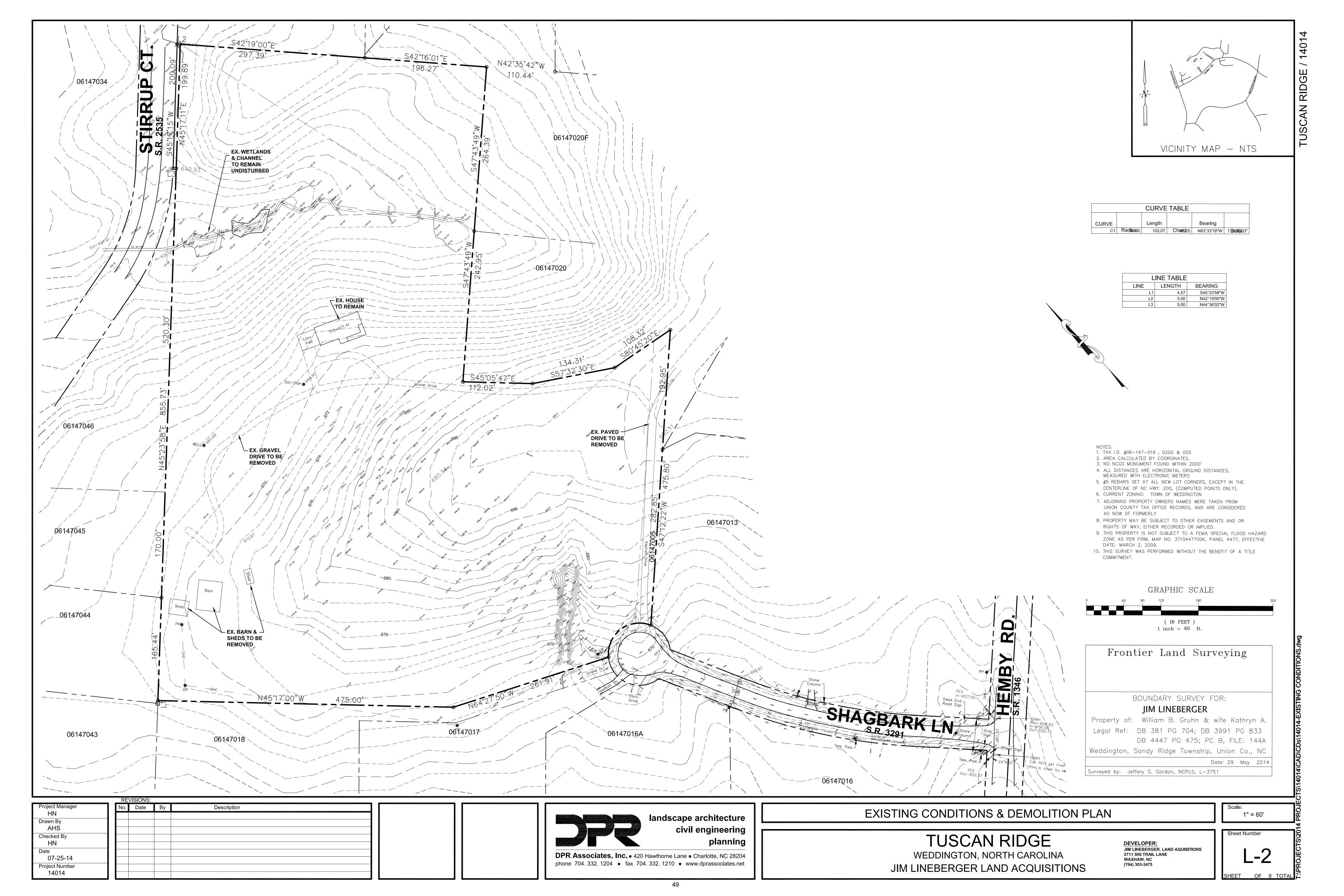
Recommended Conditions of Approval

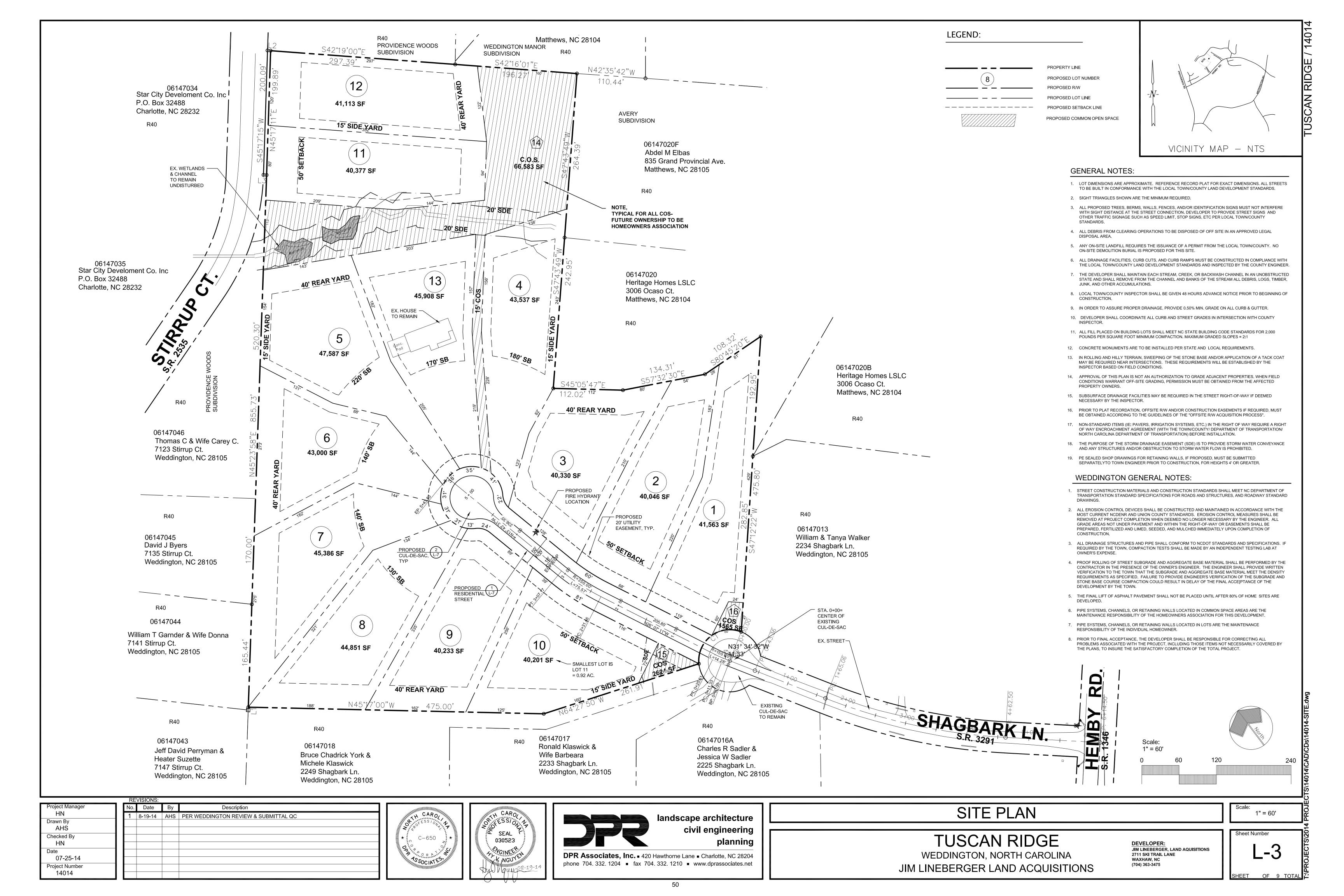
- 1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
- 2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
- 3. Development subject to review and approval/permitting 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;

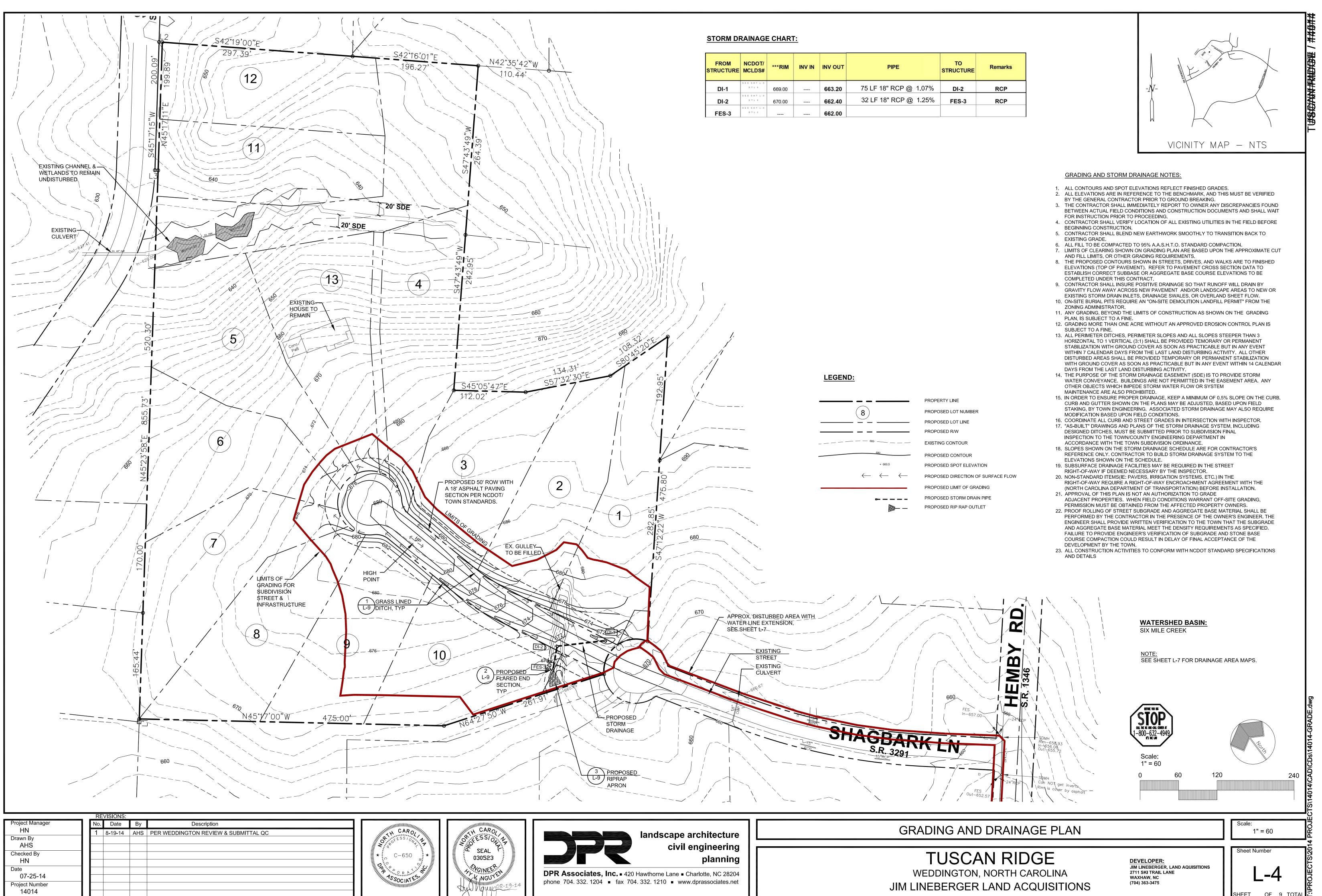
Planning Board Action: August 25th, 2014

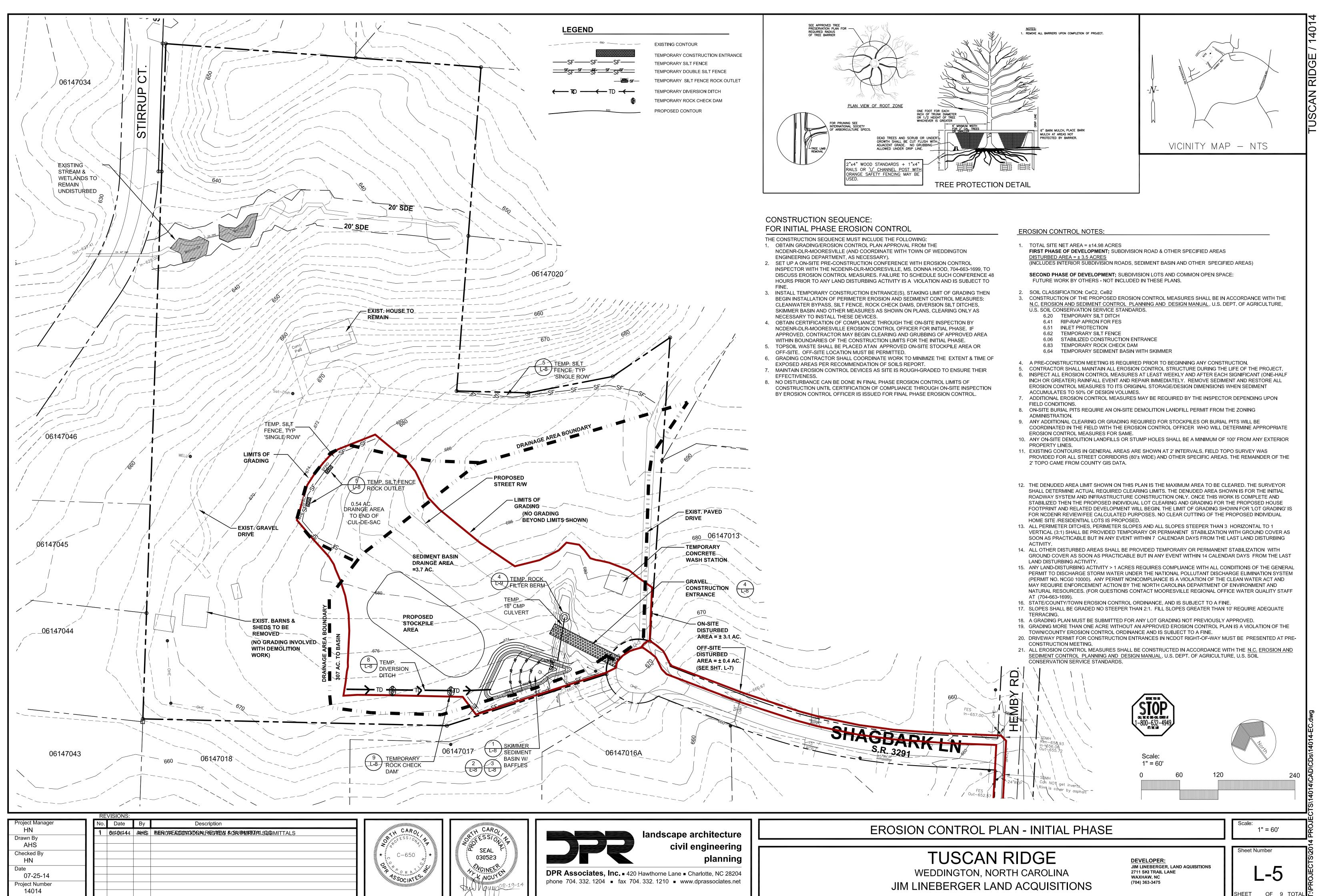
Recommend Approval with above-listed conditions (UNANIMOUS)

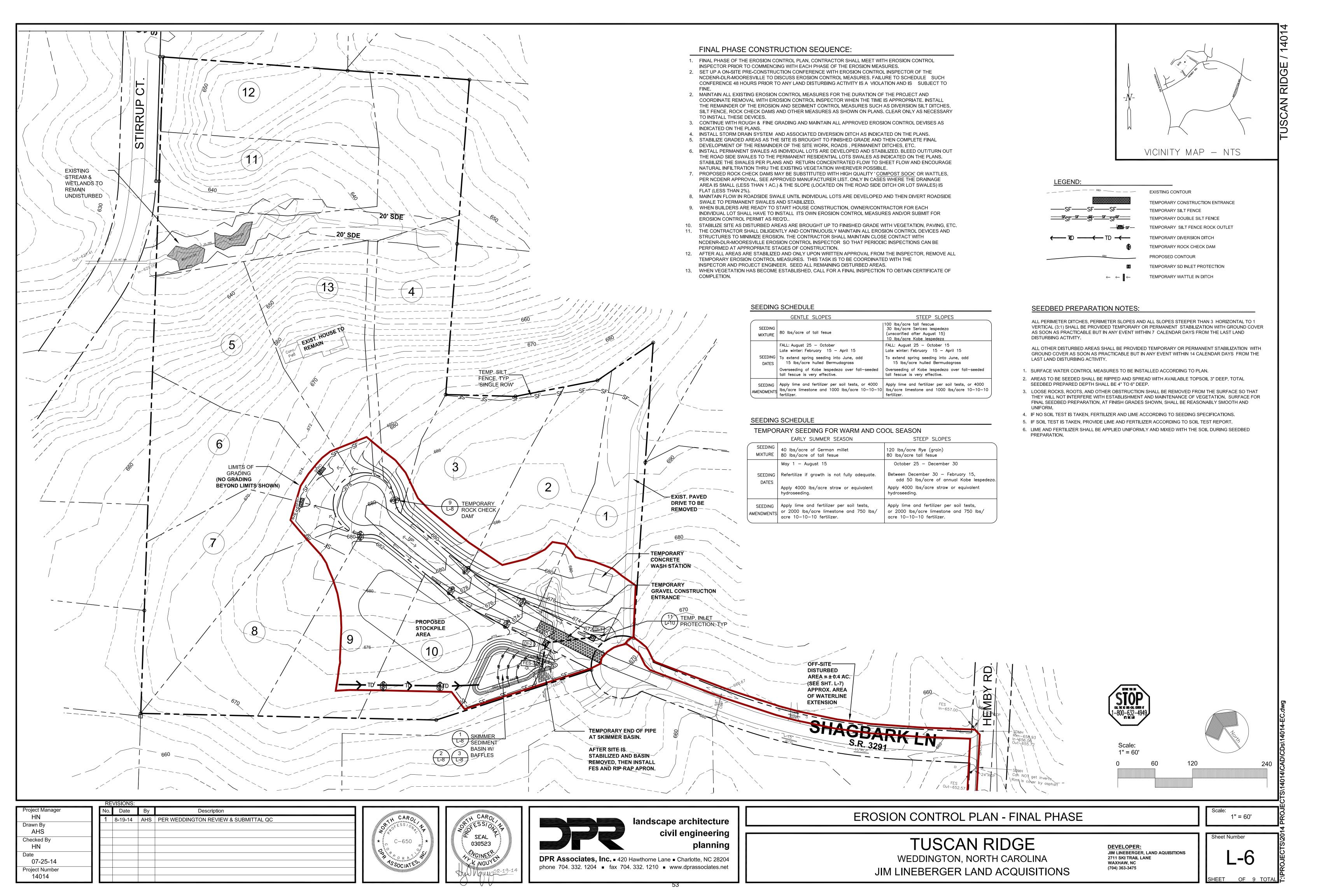


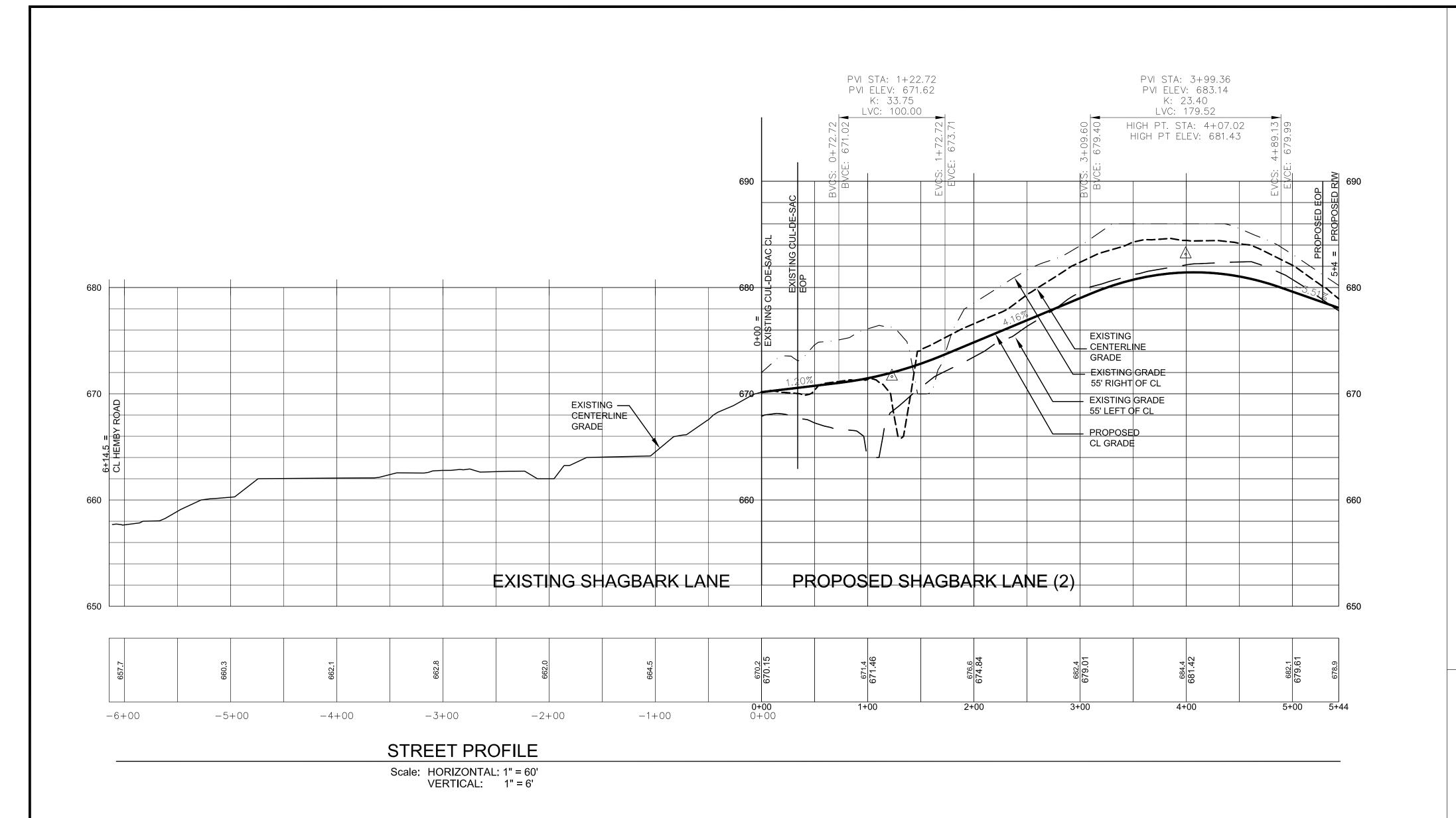


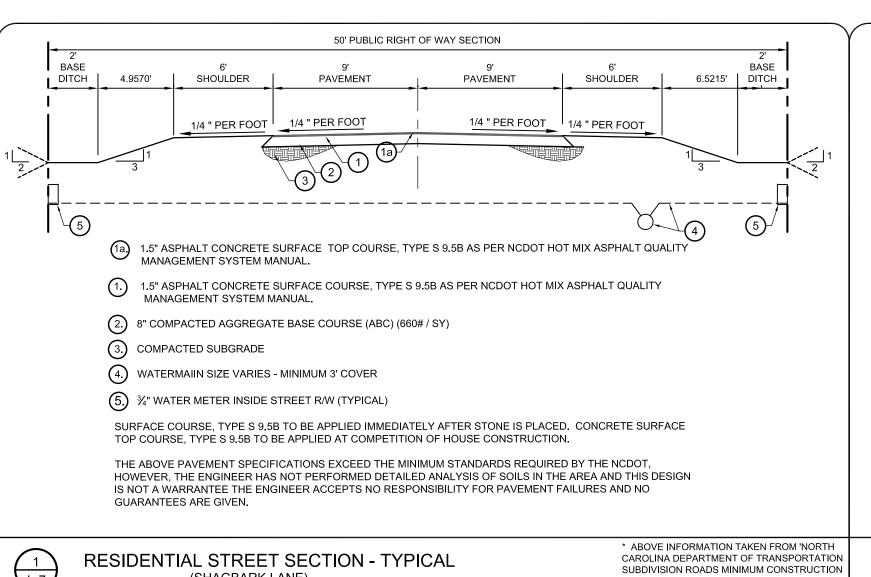


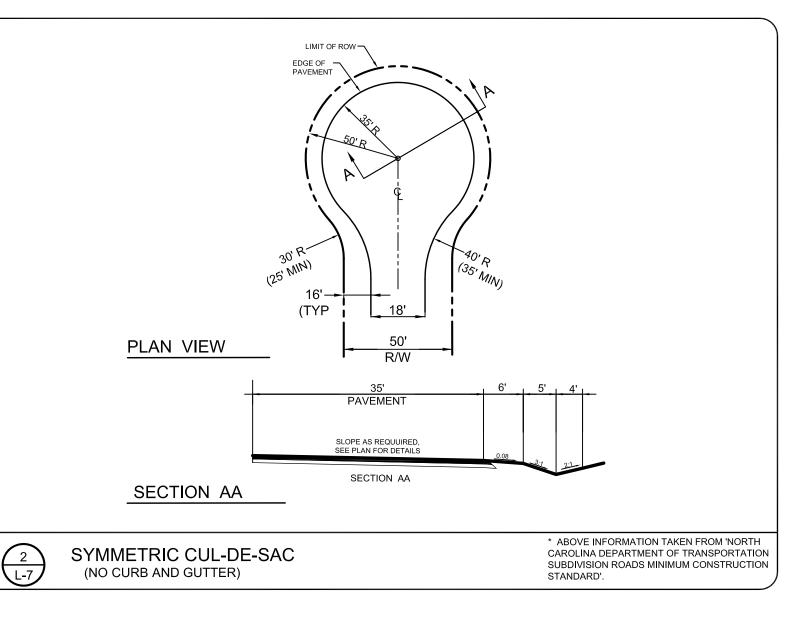


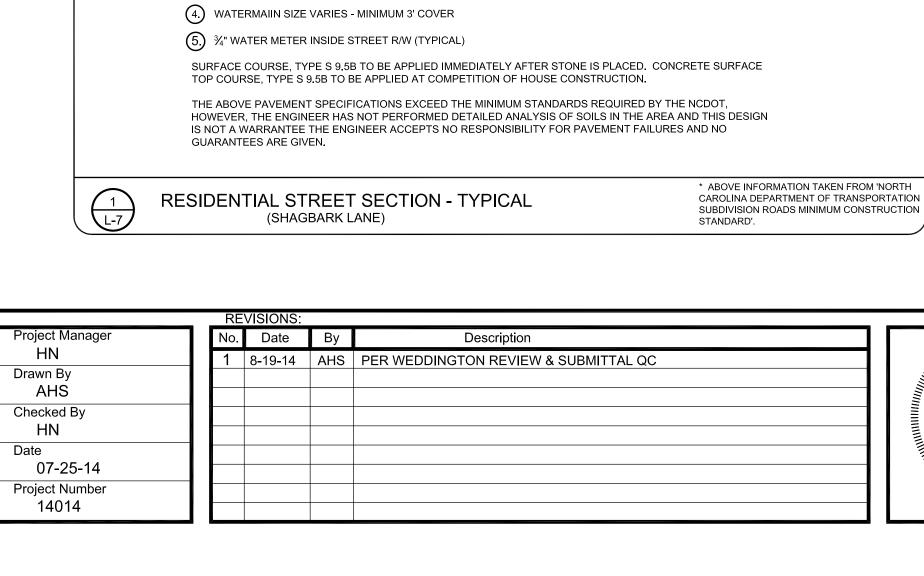


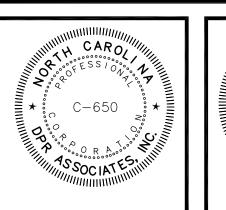








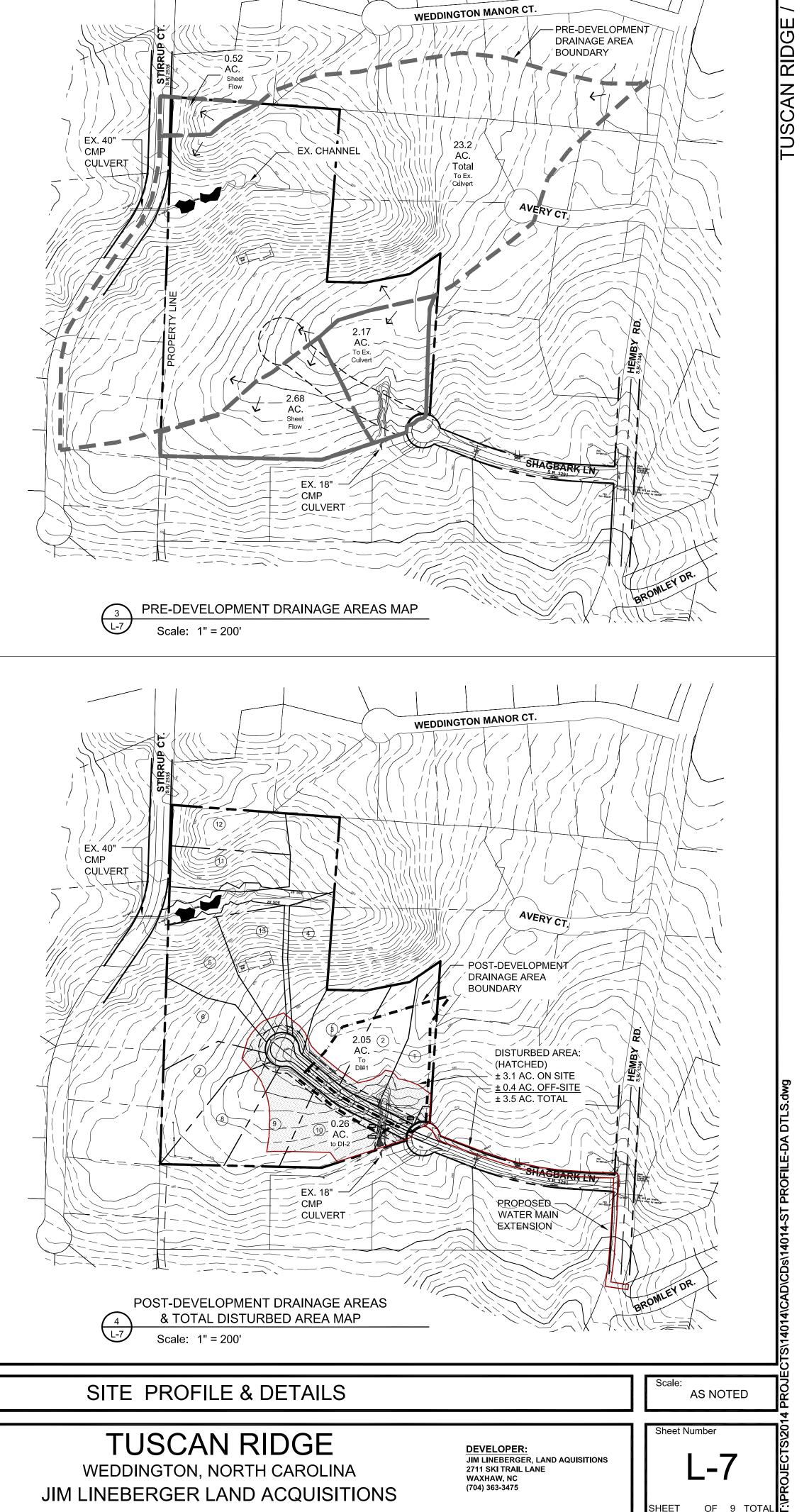


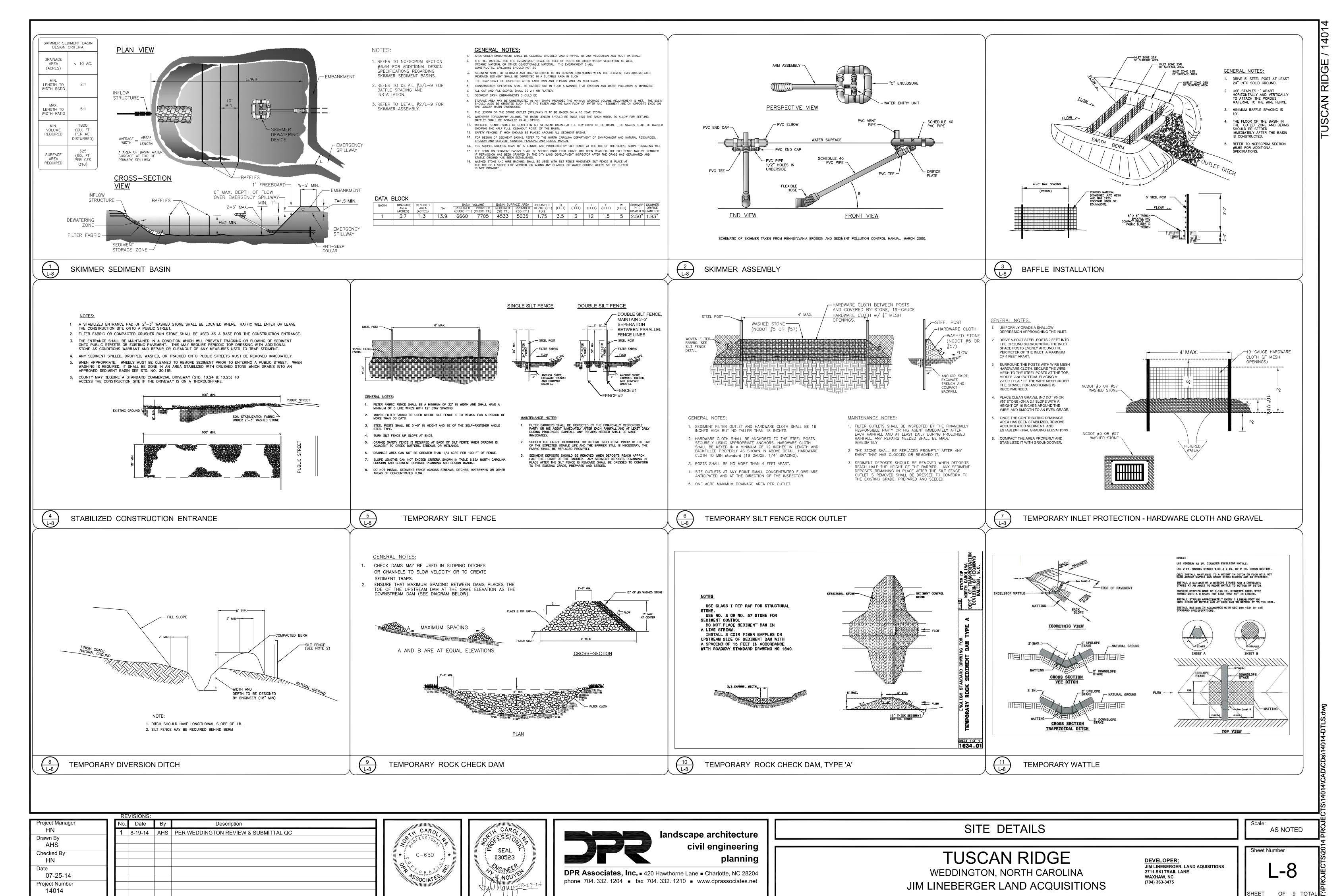


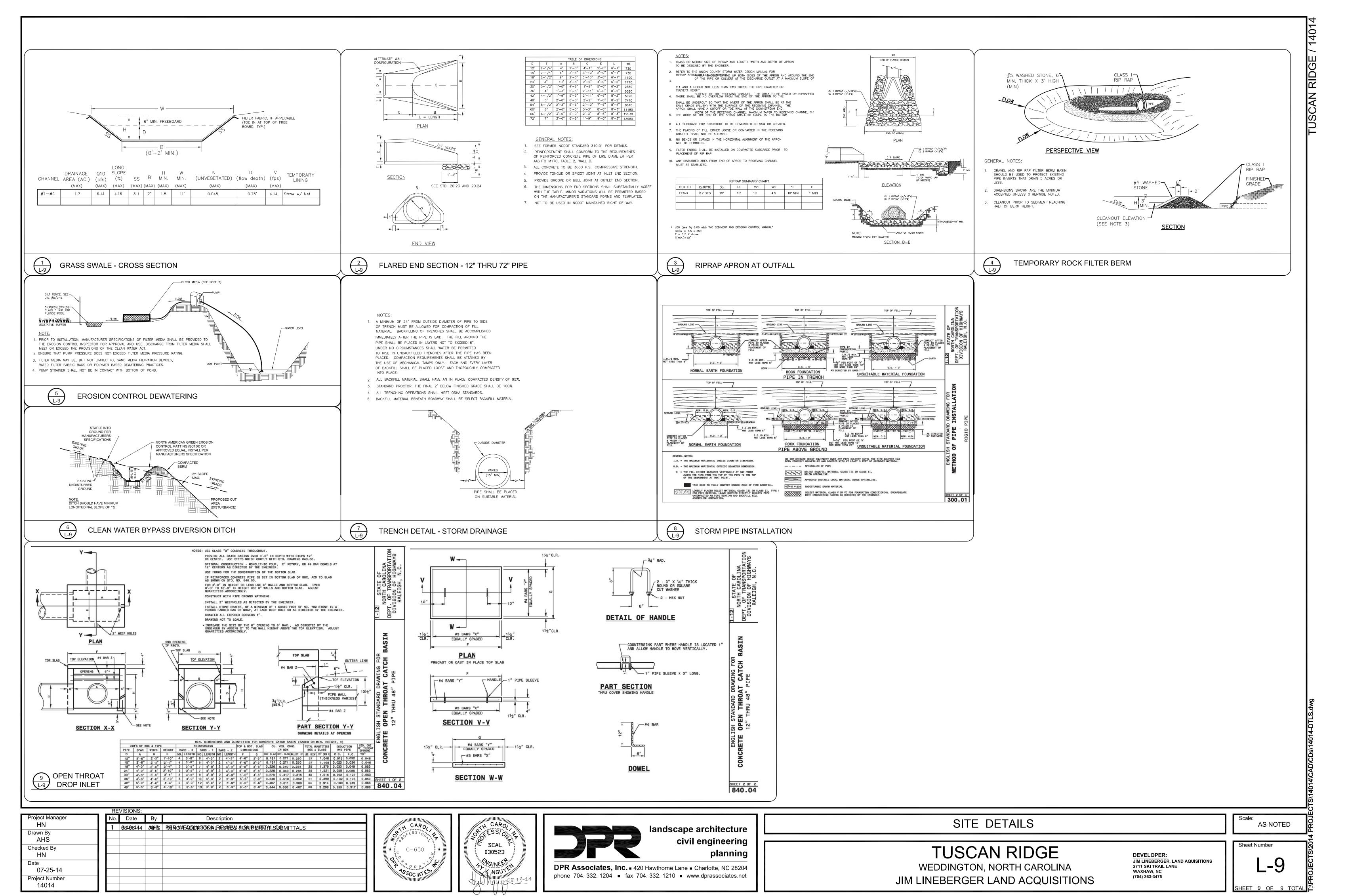


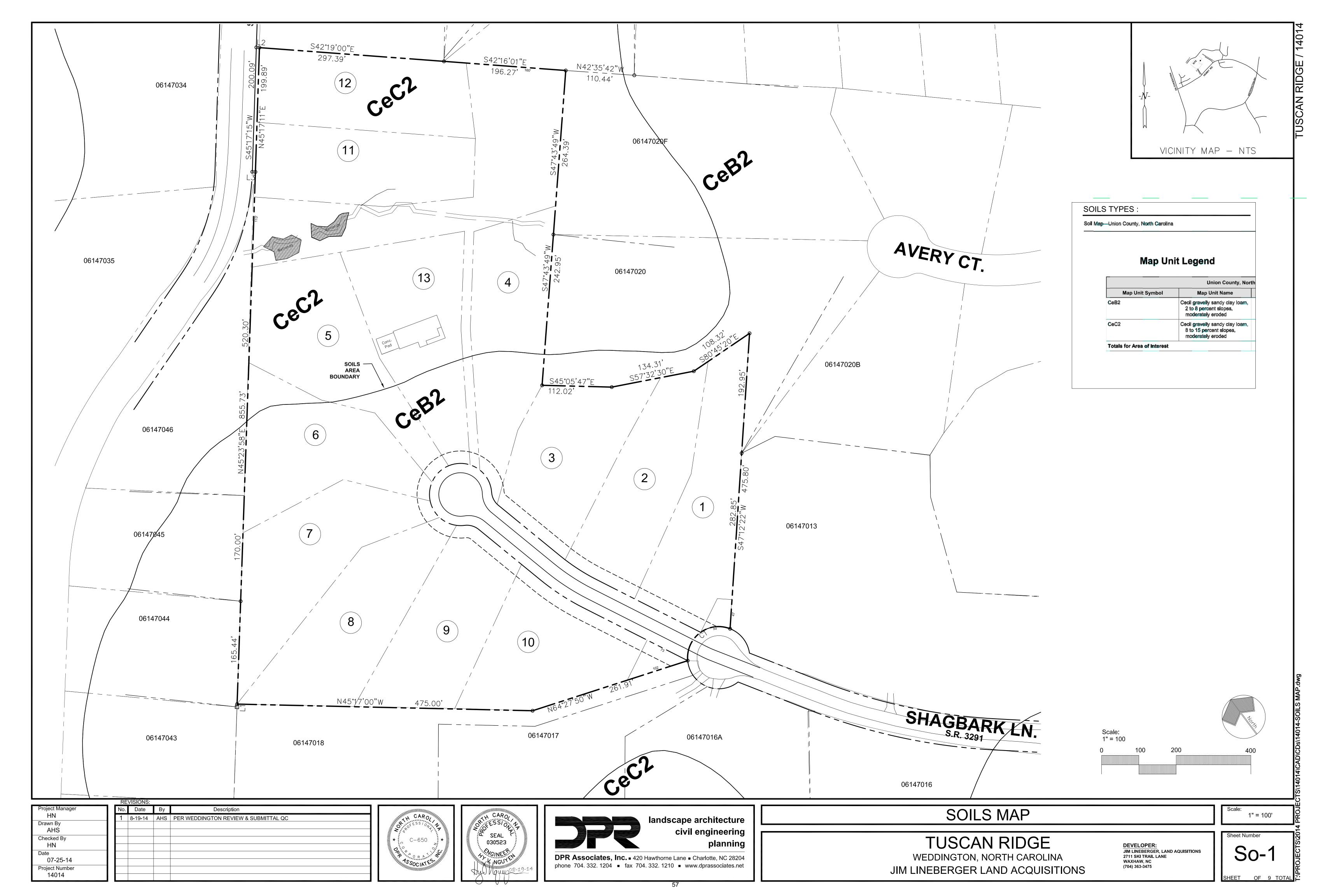
landscape architecture civil engineering planning

DPR Associates, Inc. ■ 420 Hawthorne Lane ■ Charlotte, NC 28204 phone 704. 332. 1204 ■ fax 704. 332. 1210 ■ www.dprassociates.net









TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor Deter; Town Council

CC: Amy McCollum, Town Clerk

FROM: Julian Burton, Zoning Administrator/Planner

DATE: September 8th, 2014

SUBJECT: <u>Graham Hall Conventional Subdivision Final Plat</u>

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:

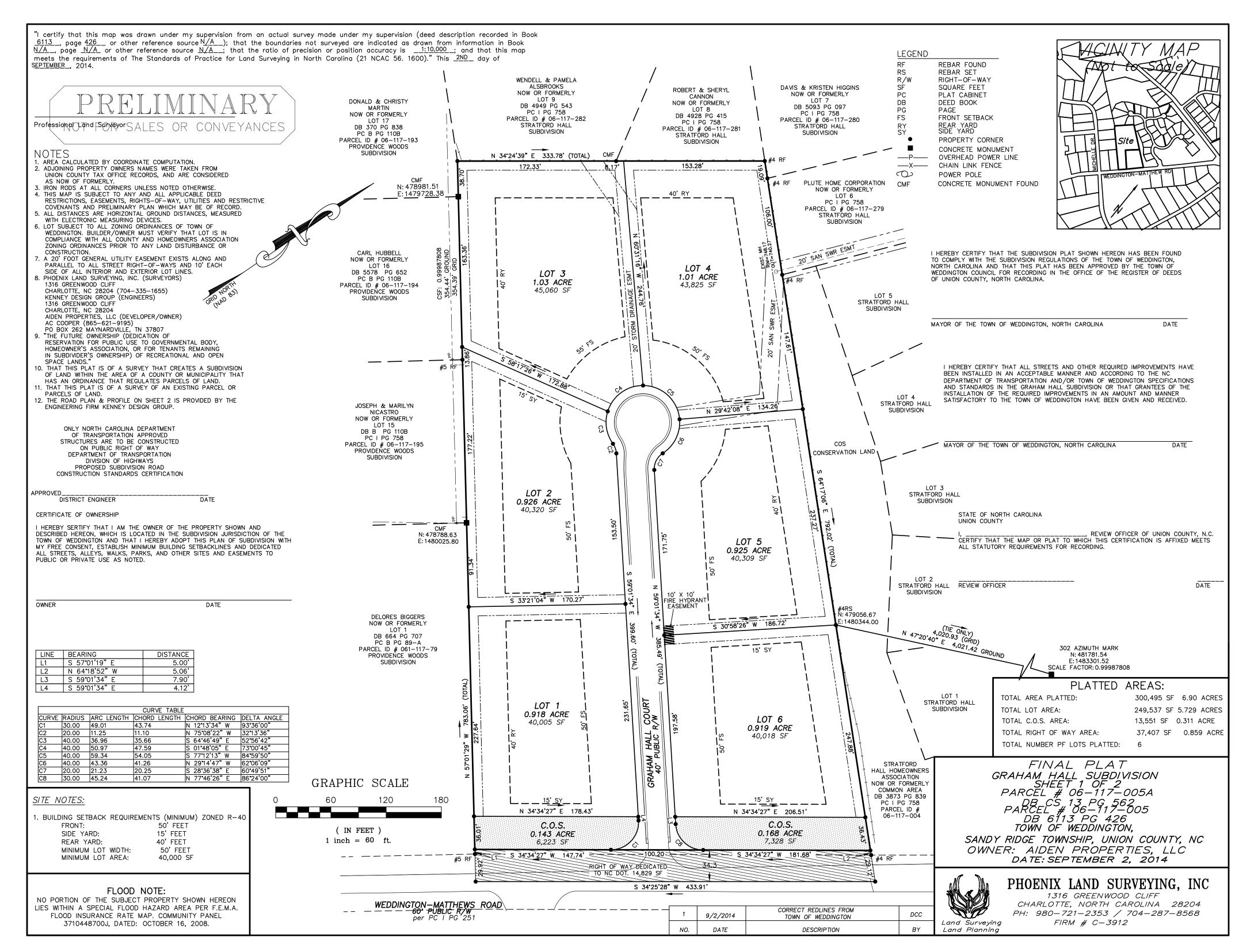
- The entire site is 6.90 acres and is comprised of two parcels. A total 0.88 acres are being dedicated to NCDOT per the *Weddington Subdivision Ordinance*.
- The smallest lot is Lot 1 at 40,005 square feet.
- The applicant is not required open space as this subdivision is being developed as a by-right 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.

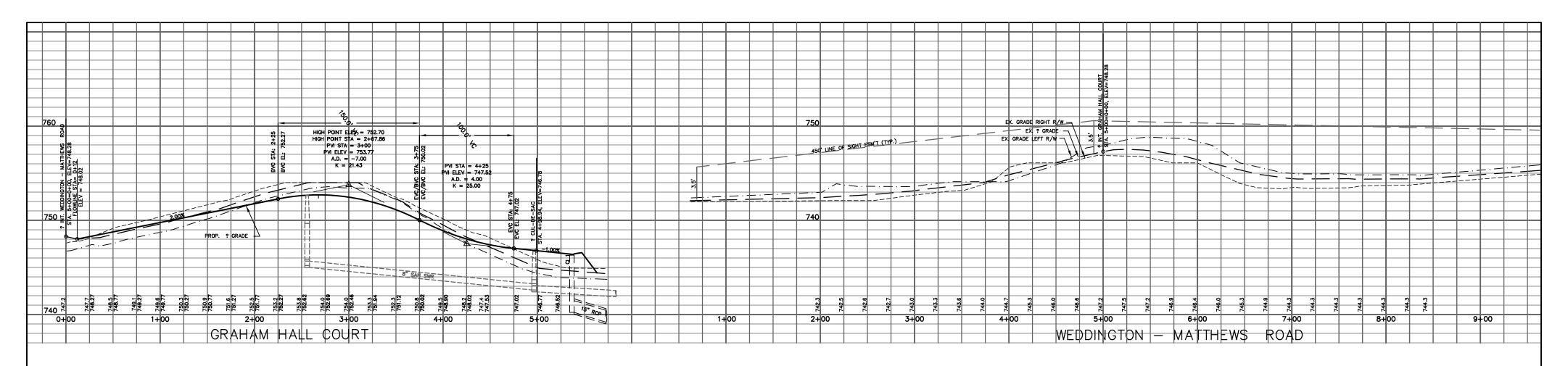
Recommended Conditions of Approval:

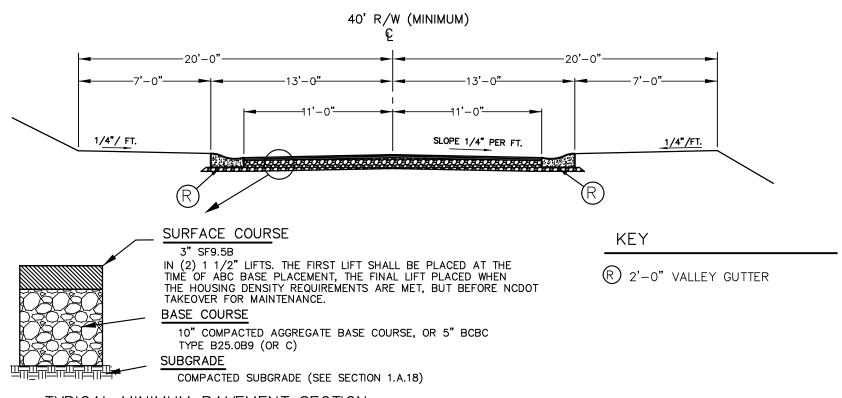
- 1. Performance and Maintenance Bonds to be approved by the Town Council.
- 2. Approval of CCR's by Town Attorney.
- 3. Each remaining lot to be recorded in the Graham Hall subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private 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.

<u>Planning Board Action – August 25th, 2014</u>

Recommended Approval with above-listed conditions (UNANIMOUS)







TYPICAL MINIMUM PAVEMENT SECTION

"PROOF ROLLING OF STREET SUB GRADE AND AGGREGATE BASE MATERIAL SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER'S ENGINEER. THE ENGINEER SHALL PROVIDE WRITTEN VERIFICATION TO THE TOWN THAT THE SUBGRADE AND AGGREGATE BASE MATERIAL MEET THE DENSITY REQUIREMENTS AS SPECIFIED. FAILURE TO PROVIDE ENGINEER'S VERIFICATION OF THE SUBGRADE AND STONE BASE COURSE COMPACTION COULD RESULT IN

DELAY OF FINAL ACCEPTANCE OF THE DEVELOPMENT BY THE TOWN. RESIDENTIAL LOCAL SUBDIVISION ROAD

1. AREA CALCULATED BY COORDINATE COMPUTATION. 2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED

AS NOW OF FORMERLY. 3. IRON RODS AT ALL CORNERS UNLESS NOTED OTHERWISE. 4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.

5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED

WITH ELECTRONIC MEASURING DEVICES. 6. LOT SUBJECT TO ALL ZONING ORDINANCES OF TOWN OF

WEDDINGTON. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.

7. A 20' FOOT GENERAL UTILITY EASEMENT EXISTS ALONG AND PARALLEL TO ALL STREET RIGHT-OF-WAYS AND 10' EACH SIDE OF ALL INTERIOR AND EXTERIOR LOT LINES.

8. PHOENIX LAND SURVEYING, INC. (SURVEYORS)

1316 GREENWOOD CLIFF CHARLOTTE, NC 28204 (704-335-1655) KENNEY DESIGN GROUP (ENGINEERS)

AC COOPER (865-621-9195)

1316 GREENWOOD CLIFF CHARLOTTE, NC 28204 AIDEN PROPERTIES, LLC (DEVELOPER/OWNER)

ENIGINEERING FIRM KENNEY DESIGN GROUP.

PO BOX 262 MAYNARDVILLE, TN 37807 "THE FUTURE OWNERSHIP (DEDICATION OF RESERVATION FOR PUBLIC USE TO GOVERNMENTAL BODY. HOMEOWNER'S ASSOCIATION, OR FOR TENANTS REMAINING IN SUBDIVIDER'S OWNERSHIP) OF RECREATIONAL AND OPEN

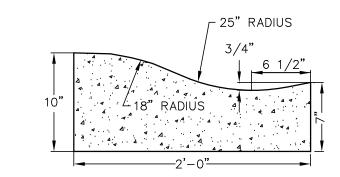
SPACE LANDS. 10. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALLTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

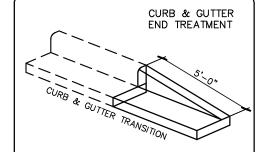
11. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND. 12. THE ROAD PLAN & PROFILE ON SHEET 2 IS PROVIDED BY THE

2' VALLEY GUTTER -29' PAVEMEN. -RIGHT-OF-WAY LINE 30' R 20' R --40' 1. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.

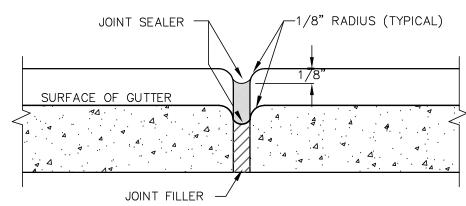
STANDARD CUL-DE-SAC

RESIDENTIAL CUL-DE-SAC





2'-0" VALLEY GUTTER



TRANSVERSE EXPANSION JOINT

NOTES:

- 1. CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. FOR VALLEY GUTTER, A 10-FOOT SPACING MAY BE USED WHEN A MACHINE IS USED.
- 2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
- 3. ALL EXPANSION JOINTS SHALL BE SPACED AT 90-FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
- 4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
- 5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
- 6. TOP 6" OF SUBGRADE BENEATH THE CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.

CURB AND GUTTER

FINAL PLAT GRAHAM HALL SUBDIVISION SHEET 1 OF 2 PARCEL # 06-117-005A DB CS 13 PG 562 PARCEL # 06-117-005 DB 6113 PG 426 TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP, UNION COUNTY, NC OWNER: AIDEN PROPERTIES, LLC DATE: SEPTEMBER 2, 2014

Land Surveying

Land Planning

PHOENIX LAND SURVEYING, INC

1316 GREENWOOD CLIFF CHARLOTTE, NORTH CAROLINA 28204 PH: 980-721-2353 / 704-287-8568 FIRM # C-3912



TOWN OF WEDDINGTON MEMORANDUM

DATE: 9/8/14

TO: MAYOR AND THE TOWN COUNCIL

CC: AMY MCCOLLUM, TOWN CLERK

FROM: JULIAN BURTON, ZONING ADMINISTRATOR/PLANNER

RE: UPDATE FROM PLANNING/ZONING OFFICE

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



TOWN OF WEDDINGTON MEMORANDUM

DATE: 9/4/14

TO: MAYOR AND TOWN COUNCIL

FROM: AMY S. MCCOLLUM, TOWN ADMINISTRATOR

RE: UPDATE

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.



Union County Sheriff's Office Events By Nature

9/2/2014 2:16:34PM

For the Month of: August 2014

Event Type	<u>Total</u>
911 HANG UP	56
911 MISDIAL	3
911 TEST CALL	3
ACCIDENT EMD	2
ACCIDENT HITRUN PD LAW	5
ACCIDENT PD COUNTY NO EMD	16
ACCIDENT PININ EMD	1
ALARMS LAW	59
ANIMAL BITE FOLLOW UP	1
ANIMAL BITE REPORT LAW	1
ANIMAL COMP SERVICE CALL LAW	7
ASSAULT SIMPLE LAW	1
ASSIST DSS ONSITE OR IN OFFICE	1
ASSIST EMS OR FIRE	1
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	7
BOLO	17
BURGLARY COMMERCIAL BUSINESS	1
BURGLARY HOME OTHER NONBUSNESS	6
BURGLARY VEHICLE	2
BUSINESS CHECK	101
CALL BY PHONE	11
CARDIAC RESPIRTY ARREST EMD	1
DELIVER MESSAGE	1
DISCHARGE OF FIREARM	1
DISTURBANCE OR NUISANCE	1
DOMESTIC DISTURBANCE	5
DOMESTIC VIOL ORD VIOLATION	1

Event Type	<u>Total</u>
DRUG ACTIVITY IN PROGRESS	1
FOLLOW UP INVESTIGATION	8
FOOT PATROL	1
FRAUD DECEPTION FORGERY	7
FUNERAL ESCORT	2
HARASSMENT STALKING THREATS	2
ILLEGAL DUMPING LITTERING	1
IMPROPERLY PARKED VEHICLE	3
INVESTIGATION	2
JURISDICTION CONFIRMATION LAW	5
LARCENY THEFT	2
LIVE STOCK ON HIGHWAY	2
LOST OR FOUND PROPERTY	1
MEET REQUEST NO REFERENCE GIVN	9
MENTAL DISORDER LAW	1
MOTORIST ASSIST	5
NOISE COMPLAINT	1
PREVENTATIVE PATROL	435
PROP DAMAGE VANDALISM MISCHIEF	3
PUBLIC SERVICE	3
RADAR PATROL INCLUDING TRAINIG	12
RESIDENTIAL CHECK	7
SERVE CIVIL PAPER	1
SERVE EVICTION NOTICE	1
SERVE WARRANT	1
STRUCTURE FIRE EFD	1
SUICIDAL THREAT EPD	1
SUICIDE ATTEMPT EMD	2
SUSPICIOUS CIRCUMSTANCES	4
SUSPICIOUS PERSON	10
SUSPICIOUS VEHICLE	10
TEST PLEASE LIMIT THESE	1

Event Type	<u>Total</u>
TRAFFIC DIRECT CONTROL	1
TRAFFIC HAZARD	2
TRAFFIC STOP	23
TRESPASSING UNWANTED SUBJ	3
UNDERAGE DRINKING ABC VIOL	2
WANTED PERSON	1
WELL BEING CHECK	1

Total Calls for Month: 891

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

Providence Volunteer Fire Department Income & Expense Budget Performance August 2014

_							
-	Aug 14	Budget	Over Budge	Jul - Aug 14	YTD Budget	Over Budge	Annual Budget
Ordinary Income/Expense							
Income							
110 · Subsidies							
111 · Mecklenburg Cty	4,122.33	4,000.00	122.33	8,244.66	8,000.00	244.66	48,000.00
112 · Union County	2,113.75			4,127.50			
113 · Town of Weddington	48,318.75	52,551.09	-4,232.34	96,637.50	105,102.17	-8,464.67	630,613.00
Total 110 · Subsidies	54,554.83	56,551.09	-1,996.26	109,009.66	113,102.17	-4,092.51	678,613.00
118 · VFIS - Insurance Payment #3	0.00			19,712.60			
120 · Dues & Fees							
121 · Union County Fire Fees	0.00	868.91	-868.91	0.00	1,737.83	-1,737.83	10,427.00
120 · Dues & Fees - Other	5.00			5.00			
Total 120 · Dues & Fees	5.00	868.91	-863.91	5.00	1,737.83	-1,732.83	10,427.00
130 · Vol Donations							
134 · Other	220.00	416.66	-196.66	720.00	833.32	-113.32	5,000.00
Total 130 · Vol Donations	220.00	416.66	-196.66	720.00	833.32	-113.32	5,000.00
135 · Revenue from Closing 8/2014	70,838.62			70,838.62			
140 · Other Income							
142 · Fire Fighters' Relief Fund	0.00			3,854.59			
143 · Fuel Tax Refund	0.00	83.34	-83.34	0.00	166.67	-166.67	1,000.00
144 · Sales Tax Refund	0.00	333.34	-333.34	0.00	666.67	-666.67	4,000.00
145 · Interest	0.00	51.66	-51.66	0.88	103.33	-102.45	620.00
147 · Medic-EMS Reimbursement	0.00	1,041.66	-1,041.66	0.00	2,083.33	-2,083.33	12,500.00
148 · Firemen Relief Interest	0.00			0.68			
155 · Christmas Fundraising Inco	0.00	500.00	-500.00	0.00	1,000.00	-1,000.00	6,000.00
Total 140 · Other Income	0.00	2,010.00	-2,010.00	3,856.15	4,020.00	-163.85	24,120.00
Total Income	125,618.45	59,846.66	65,771.79	204.142.03	119,693.32	84.448.71	718,160.00
Expense	-,	,.	,	,	-,	, -	-,
200 · Administration							
202 · Legal Fees	0.00	416.66	-416.66	2,088.00	833.33	1,254.67	5,000.00
204 · Ladder Shed Upgrade Fees	0.00			192.95		•	•
209 · Annual Dinner/Award	0.00	416.66	-416.66	0.00	833.33	-833.33	5,000.00
210 · Fire Chief Discretionary	40.76	166.66		40.76	333.33	-292.57	2,000.00
211 · Bank Charges & Credit Card	0.00	33.34		28.00		-38.67	400.00
212 · Prof Fees	450.00	708.34		900.00		-516.67	8,500.00
213 · Computer Upgrades	0.00	500.00		0.00	· ·	-1,000.00	6,000.00
214 · Off Supplies	31.95	166.66		31.95	,	-301.38	2,000.00
215 · Printing/Newsletter	0.00	250.00		0.00		-500.00	3,000.00
216 · Postage	37.24	125.00		37.24		-212.76	1,500.00
217 · Dues, Subscriptions, & Inter	239.40	41.66		239.40		156.07	500.00
218 · Fire Fighters' Association	0.00	83.34		0.00		-166.67	1,000.00
219 · Miscellaneous	116.42	166.66		337.73	333.33	4.40	2,000.00
Total 200 · Administration	915.77	3,074.98		3,896.03		-2,253.96	36,900.00
220 · Insurance	0.0.11	3,07 4.00	_, 100.21	0,000.00	3,1 10.00	_,_00.00	33,300.00
223 · Vol. Fire Fighters' Workers (0.00	916.66	-916.66	0.00	1,833.33	-1,833.33	11,000.00
224 · Commercial Package	0.00	1,500.00		0.00	•	-3,000.00	18,000.00
220 · Insurance - Other	0.00	0.00	•	0.00	· ·	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Page 1 of 5

Providence Volunteer Fire Department Income & Expense Budget Performance August 2014

-							
_	Aug 14	Budget	Over Budge	Jul - Aug 14	YTD Budgeti	Over Budge	Annual Budget
Total 220 · Insurance	0.00	2,416.66	-2,416.66	0.00	4,833.33	-4,833.33	29,000.00
225 · Drug Testing/Physical Exams	95.00	416.66	-321.66	95.00	833.33	-738.33	5,000.00
230 · Taxes							
231 · Sales Taxes							
232 · Meck CO.	297.11	666.66	-369.55	734.21	1,333.33	-599.12	8,000.00
233 - Union County	0.00	166.66	-166.66	0.00	333.33	-333.33	2,000.00
238 · NC Sales & Use Qualifying	5.46			5.46			
231 · Sales Taxes - Other	10.43			123.81			
Total 231 · Sales Taxes	313.00	833.32	-520.32	863.48	1,666.66	-803.18	10,000.00
236 · Property Tax	0.00	8.34	-8.34	0.00	16.67	-16.67	100.00
237 · Freight	16.99	41.66	-24.67	55.33	83.33	-28.00	500.00
Total 230 · Taxes	329.99	883.32	-553.33	918.81	1,766.66	-847.85	10,600.00
240 · Interest Expense	0.00			2.44			
300 · Build Maintenance							
370 · Security Monitoring	0.00	50.00	-50.00	186.00	100.00	86.00	600.00
320 · Landscaping & Lawn Care	165.00	250.00	-85.00	310.00	500.00	-190.00	3,000.00
330 · Trash and Landfill	50.00	50.00	0.00	100.00	100.00	0.00	600.00
340 · Pest Control	100.00	41.66	58.34	100.00	83.33	16.67	500.00
350 · Maintenance Supplies	123.22	416.66	-293.44	862.87	833.33	29.54	5,000.00
351 · Furniture	61.80	166.66	-104.86	61.80	333.33	-271.53	2,000.00
360 · Repairs	0.00	666.66	-666.66	0.00	1,333.33	-1,333.33	8,000.00
Total 300 · Build Maintenance	500.02	1,641.64	-1,141.62	1,620.67	3,283.32	-1,662.65	19,700.00
400 · Utilities							
410 - Electric	903.51	833.34	70.17	1,758.31	1,666.67	91.64	10,000.00
420 · Natural Gas	0.00	250.00	-250.00	33.59	500.00	-466.41	3,000.00
430 · Telephone	442.46	375.00	67.46	562.48	750.00	-187.52	4,500.00
440 · Water	0.00	66.66	-66.66	57.10	133.33	-76.23	800.00
Total 400 · Utilities	1,345.97	1,525.00	-179.03	2,411.48	3,050.00	-638.52	18,300.00
500 · Fire Fighters' Equip/Training							
510 · Clothing							
512 · Dress Uniforms	82.95	166.66	-83.71	190.94	333.33	-142.39	2,000.00
513 · Clothing - Other	0.00	333.34	-333.34	0.00	666.67	-666.67	4,000.00
Total 510 · Clothing	82.95	500.00	-417.05	190.94	1,000.00	-809.06	6,000.00
520 · Equipment							
521 · Radios\ Pagers - New	0.00	250.00	-250.00	480.00	500.00	-20.00	3,000.00
522 · Radios\ Pagers - Maintena	0.00	83.34	-83.34	0.00	166.67	-166.67	1,000.00
523 · Equipment - New	1,141.47	750.00	391.47	1,196.47	1,500.00	-303.53	9,000.00
524 · Equipment - Maintenance	0.00	833.34	-833.34	0.00	1,666.67	-1,666.67	10,000.00
525 · Firefighting Supplies	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500.00
528 · Mecklenburg Radio Contra	0.00	833.34	-833.34	0.00	1,666.67	-1,666.67	10,000.00
Total 520 · Equipment	1,141.47	2,875.02	-1,733.55	1,676.47	5,750.01	-4,073.54	34,500.00
529 · PPE (Personal Protective Ec	1,125.00	2,083.34	-958.34	1,125.00	4,166.67	-3,041.67	25,000.00
530 · Medical							
532 · Supplies	154.37	333.34	-178.97	317.11	666.67	-349.56	4,000.00
533 · Waste	279.28	208.34	70.94	558.56	416.67	141.89	2,500.00
Total 530 · Medical	433.65	541.68	-108.03	875.67	1,083.34	-207.67	6,500.00 Pag

Providence Volunteer Fire Department Income & Expense Budget Performance August 2014

	Aug 14	Budget	Over Budge	Jul - Aug 14	YTD Budget	Over Budge	Annual Budget
540 · Training							
541 · Seminars	0.00	750.00	-750.00	46.38	1,500.00	-1,453.62	9,000.00
542 · Books	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500.00
543 · PR Literature	0.00	83.34	-83.34	0.00	166.67	-166.67	1,000.00
544 · Other - Training Bonus	0.00	1,250.00	-1,250.00	0.00	2,500.00	-2,500.00	15,000.00
540 · Training - Other	0.00			32.00			
Total 540 · Training	0.00	2,208.34	-2,208.34	78.38	4,416.67	-4,338.29	26,500.00
Total 500 · Fire Fighters' Equip/Tra	2,783.07	8,208.38	-5,425.31	3,946.46	16,416.69	-12,470.23	98,500.00
600 · Fire Engines							
620 · '99 Southern Coach Eng #32	2,974.01	1,250.00	1,724.01	2,974.01	2,500.00	474.01	15,000.00
635 · '93 KME Engine #323	0.00	1,250.00	-1,250.00	7,934.74	2,500.00	5,434.74	15,000.00
640 · '03 Red Diamond #324	1,428.31	500.00	928.31	1,428.31	1,000.00	428.31	6,000.00
650 · '02 Ford Quesco Brush #326	0.00	166.66	-166.66	0.00	333.33	-333.33	2,000.00
660 · '95 Intern\Hackney Squad #3	1,042.83	416.66	626.17	1,042.83	833.33	209.50	5,000.00
680 · '06 KME Pumper #321	0.00	1,333.34	-1,333.34	0.00	2,666.67	-2,666.67	16,000.00
681 · Diesel Fuel	1,349.10	1,458.34	-109.24	3,159.93	2,916.67	243.26	17,500.00
682 · Gasoline	0.00	16.66	-16.66	0.00	33.33	-33.33	200.00
683 · Cleaning Supplies	0.00	41.66	-41.66	0.00	83.33	-83.33	500.00
684 · Miscellaneous Parts	0.00	83.34	-83.34	158.08	166.67	-8.59	1,000.00
685 · Fire Engines - Other	323.60	250.00	73.60	323.60	500.00	-176.40	3,000.00
Total 600 · Fire Engines	7,117.85	6,766.66	351.19	17,021.50	13,533.33	3,488.17	81,200.00
800 · Firefighters Payroll							
801 · Payroll - Day Shift (Hourly)	12,969.50	16,666.66	-3,697.16	25,922.00	33,333.33	-7,411.33	200,000.00
809 · Payroll - Day Shift (Stipend)	2,160.00	2,083.34	76.66	4,680.00	4,166.67	513.33	25,000.00
802 · Payroll - Night Shift (Hourly)	10,554.00	9,666.66	887.34	20,403.00	19,333.33	1,069.67	116,000.00
810 · Payroll - Night Shift (Stipenc	2,295.00	2,166.66	128.34	4,865.00	4,333.33	531.67	26,000.00
808 · Payroll Expenses							
FICA	2,158.74	2,250.00	-91.26	4,310.80	4,500.00	-189.20	27,000.00
SUTA	453.73	291.66	162.07	906.10	583.33	322.77	3,500.00
808 · Payroll Expenses - Other	336.00	1,455.00	-1,119.00	664.50	2,910.00	-2,245.50	17,460.00
Total 808 · Payroll Expenses	2,948.47	3,996.66	-1,048.19	5,881.40	7,993.33	-2,111.93	47,960.00
Total 800 · Firefighters Payroll	30,926.97	34,579.98	-3,653.01	61,751.40	69,159.99	-7,408.59	414,960.00
850 · Christmas Fundraising Expe	0.00	333.33	-333.33	0.00	666.66	-666.66	4,000.00
Total Expense	44,014.64	59,846.61	-15,831.97	91,663.79	119,693.30	-28,029.51	718,160.00
et Ordinary Income	81,603.81	0.05	81,603.76	112,478.24	0.02	112,478.22	0.00
Income	81,603.81	0.05	81,603.76	112,478.24	0.02	112,478.22	0.00

2:10 PM 09/02/14 Cash Basis

Providence Volunteer Fire Department Balance Sheet

As of August 31, 2014 Aug 31, 14

ASSETS

ASSETS	
Current Assets	
Checking/Savings	
Checking Accounts	
1656 · BB&T Construction AcctLOAN	221,839.83
BB&T Checking-5119	202,477.01
BOA Payroll-7449	24,217.96
Total Checking Accounts	448,534.80
CD - BBT - 0094 (02/10/14)	-218.70
Firemen Relief-BOA-8254	44,663.62
Total Checking/Savings	492,979.72
Other Current Assets	
Accounts Receivable Auditor	72,584.93
Total Other Current Assets	72,584.93
Total Current Assets	565,564.65
Fixed Assets	
CIP - Firehouse Construction	831,020.46
Air Packs	73,087.70
Bauer Vertecon Air Compressor	40,000.00
Commercial Protector System	2,112.50
Dexter T-400 Washer\Extractor	3,611.00
Fire Fighter Main Equipment	2,448.00
Groban Electric Generator	5,000.00
Ladder Truck Building	32,452.08
Total Fixed Assets	989,731.74
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	-1,233,145.00
Total Other Assets	289,356.53
TOTAL ASSETS	1,844,652.92

2:10 PM 09/02/14 Cash Basis

Providence Volunteer Fire Department Balance Sheet

As of August 31, 2014 Aug 31, 14

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

 BB&T CIP Loan
 800,000.00

 Accounts Payable Auditor
 105,267.00

 2100 · Payroll Liabilities
 9,933.98

 Total Other Current Liabilities
 915,200.98

Total Other Current Liabilities 919,200.96

Total Current Liabilities 915,200.98

Total Liabilities 915,200.98

Equity

 3900 · Retained Earnings
 816,973.70

 Net Income
 112,478.24

 Total Equity
 929,451.94

TOTAL LIABILITIES & EQUITY 1,844,652.92

Town of Weddington

June, 2014

Stallings Fire Department Responses

Fire Districts PV1

INCIDENT TYPE	TOTAL CALLS
SICK PERSON EMD	1
CHOKING EMD	1
TOTAL	2

Town of Weddington

August, 2014

Wesley Chapel Fire Department Responses

Fire Districts PV4, PV5, PV7 and PV8

INCIDENT TYPE	TOTAL CALLS
ACCIDENT EMD	1
ALLERGIES ENVENOMATIONS EMD	1
CHEST PAIN EMD	1
FALLS EMD	2
FIRE ALARM NONCOMMERICAL EFD	1
FIRE STANDBY	1
SICK PERSON EMD	2
SUICIDE ATTEMPT EMD	1
UNCONSCIOUS FAINTING EMD	4
WALK IN PATIENT CARE	1
	15

Wesley Chapel VFD responded to 17 total incidents in the Town of Weddington in August. There were 2 fire alarms for mutual aid.

Wesley Chapel Volunteer Fire Department

Incident List by Alarm Date/Time

Alarm Date Between $\left\{08/01/2014\right\}$ And $\left\{08/31/2014\right\}$

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1403089-000	08/01/2014	07:02:21	824 UNDERWOOD RD /WESLEY	321 EMS call, excluding vehicle
14-1403093-000	08/01/2014	08:45:14	9801 STRIKE THE GOLD LN	736 CO detector activation due t
14-1403094-000	08/01/2014	09:21:34	205 BLACKHEATH CT	700 False alarm or false call, O
14-1403100-000	08/01/2014	10:35:25	8141 SHANNON WOODS LN /WE	321 EMS call, excluding vehicle
14-1403099-000	08/01/2014	11:01:43	8834 WINGARD RD	321 EMS call, excluding vehicle
14-1403105-000	08/01/2014	15:43:28	LESTER DAVIS RD & NEW TOW	
14-1403107-000			1008 FOXFIELD RD	311 Medical assist, assist EMS c
14-1403114-000			7412 NEW TOWN RD	311 Medical assist, assist EMS c
14-1403117-000	08/02/2014		9006 CHILTHORNE CT	321 EMS call, excluding vehicle
14-1403139-000	08/04/2014		1008 WOODHURST DR /Wesley	510 Person in distress, Other
14-1403141-000			MARVIN RD & WOODCLIFF CT	700 False alarm or false call, 0
			9800 MARVIN SCHOOL RD /MA	142 Brush or brush-and-grass mix
14-1403144-000			1401 MILLBRIDGE	700 False alarm or false call, O
14-1403146-000			4902 HUDSON CHURCH RD /IN	311 Medical assist, assist EMS c
			1308 SCREECH OWL RD	745 Alarm system activation, no
14-1403152-000			8909 NEW TOWN RD	553 Public service
14-1403154-000	08/05/2014		6350 WEDDINGTON RD	900 Special type of incident, Ot
14-1403157-000			2713 SOUTHERN TRACE DR	700 False alarm or false call, O
			5203 CONSTANCE CT	733 Smoke detector activation du
14-1403161-000			457 S PROVIDENCE RD /Marv	321 EMS call, excluding vehicle
			11006 MAGNA LN /INDIAN TR	321 EMS call, excluding vehicle
14-1403162-000			·	
			2713 SOUTHERN TRACE DR	700 False alarm or false call, O
			1105 FIRETHORNE CLUB DR /	520 Water problem, Other
14-1403173-000			6010 NEW TOWN RD	622 No Incident found on arrival
14-1403189-000			909 MARVIN RD /MARVIN, NC	321 EMS call, excluding vehicle
14-1403190-000			1807 ROSEBAY WAY	740 Unintentional transmission o
			116 STEEPLE CHASE CIR /WE	113 Cooking fire, confined to co
14-1403195-000	08/09/2014			311 Medical assist, assist EMS c
14-1403203-000	, -, -		1018 OLEANDER LN	321 EMS call, excluding vehicle
			2201 HIGHLAND FOREST DR /	
				745 Alarm system activation, no
				311 Medical assist, assist EMS c
			8233 VICTORIA LAKE DR	311 Medical assist, assist EMS c
			5903 DEAL RD /Weddington,	321 EMS call, excluding vehicle
14-1403218-000			7105 NEW TOWN RD	321 EMS call, excluding vehicle
14-1403221-000			2309 HIGHLAND FOREST DR /	311 Medical assist, assist EMS c
14-1403222-000	08/12/2014	10:33:12	5816 CAMDEN DR /Weddingto	321 EMS call, excluding vehicle
14-1403223-000	08/12/2014	12:42:29	7618 WESTMONT WAY /MARVIN	311 Medical assist, assist EMS c
14-1403227-000	08/12/2014	19:07:35	1102 BARON RD /WEDDINGTON	700 False alarm or false call, O
14-1403229-000	08/12/2014	22:59:26	2710 WAXHAW MARVIN RD	154 Dumpster or other outside tr
14-1403231-000	08/13/2014		5708 ANTIOCH CHURCH RD /M	321 EMS call, excluding vehicle
14-1403233-000	08/13/2014	11:22:02	4901 WEDDINGTON RD /Weddi	311 Medical assist, assist EMS c
14-1403235-000	08/13/2014	13:31:10	1609 SEATTLE SLEW CT	311 Medical assist, assist EMS c
14-1403236-000	08/13/2014	14:05:50	208 RUNNING HORSE LN /MAR	321 EMS call, excluding vehicle
14-1403237-000	08/13/2014	14:39:31	208 RUNNING HORSE LN /MAR	311 Medical assist, assist EMS c
14-1403240-000	08/13/2014	19:51:00	9812 SEDGEFIELD DR	700 False alarm or false call, O

Wesley Chapel Volunteer Fire Department

Incident List by Alarm Date/Time

Alarm Date Between $\left\{08/01/2014\right\}$ And $\left\{08/31/2014\right\}$

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1403241-000	08/13/2014	19:57:52	4308 WEDDINGTON RD /Monro	151 Outside rubbish, trash or wa
14-1403251-000	08/14/2014	15:10:18	9503 DOVEWOOD PL /MARVIN,	611 Dispatched & cancelled en ro
14-1403254-000	08/14/2014	18:39:33	5211 WEDDINGTON RD /WEDDI	321 EMS call, excluding vehicle
14-1403255-000	08/14/2014	19:09:33	7803 AVANTI DR /MARVIN, N	700 False alarm or false call, O
14-1403258-000	08/14/2014	20:13:43	5903 DEAL RD /WEDDINGTON,	321 EMS call, excluding vehicle
14-1403257-000	08/14/2014	20:17:56	1652 RIDGEHAVEN RD	611 Dispatched & cancelled en ro
14-1403266-000	08/15/2014	15:13:52	11006 MAGNA LN /INDIAN TR	321 EMS call, excluding vehicle
14-1403272-000	08/15/2014	22:08:29	WAXHAW INDIAN TRAIL RD &	463 Vehicle accident, general cl
14-1403276-000	08/16/2014	08:39:08	2825 CRANE RD	553 Public service
14-1403277-000	08/16/2014	08:52:50	4901 WEDDINGTON RD /WEDDI	381 Rescue or EMS standby
14-1403280-000	08/16/2014	12:44:19	1400 CUTHBERTSON RD	381 Rescue or EMS standby
14-1403278-000	08/16/2014	13:15:58	1906 CRESTGATE DR /WESLEY	412 Gas leak (natural gas or LPG
14-1403282-000		15:50:43	5020 SYMPHONY LN /INDIAN	311 Medical assist, assist EMS c
14-1403285-000		18:16:16	705 PILGRIM FOREST DR /WE	321 EMS call, excluding vehicle
14-1403286-000	08/16/2014		315 RANELAGH DR	113 Cooking fire, confined to co
14-1403287-000	08/16/2014		9812 SADDLE /MARVIN, NC 2	311 Medical assist, assist EMS c
14-1403289-000	08/16/2014		7016 WEDDINGTON BROOK DR	321 EMS call, excluding vehicle
14-1403295-000	08/17/2014		6005 MAGNA LN /INDIAN TRA	311 Medical assist, assist EMS c
14-1403297-000			1257 FIRETHORNE CLUB DR /	321 EMS call, excluding vehicle
14-1403302-000	08/17/2014		5400 GOLDMINE RD /WESLEY	600 Good intent call, Other
14-1403303-000			9715 ROYAL COLONY DR	321 EMS call, excluding vehicle
14-1403309-000	08/18/2014		5307 GOLDMINE RD /WESLEY	321 EMS call, excluding vehicle
14-1403312-000			ENNIS RD & NEW TOWN RD	324 Motor Vehicle Accident with
14-1403316-000	08/19/2014		8821 NEW TOWN RD /WEDDING	321 Hotor veniore modrache with
14-1403323-000	08/19/2014		7404 SPICE BUSH CT	736 CO detector activation due t
14-1403324-000	08/20/2014		1503 NIALL LN	700 False alarm or false call, O
			502 COTTONFIELD CIR /WEDD	321 EMS call, excluding vehicle
14-1403335-000	08/20/2014		CRANE RD & NEW TOWN RD	551 Assist police or other gover
14-1403344-000			1400 CUTHBERTSON RD	321 EMS call, excluding vehicle
14-1403349-000			7412 NEW TOWN RD /Wesley	321 EMS call, excluding vehicle
14-1403353-000			9700 MARVIN SCHOOL RD /MA	700 False alarm or false call, 0
14-1403355-000			2066 APPLEBROOK DR /WESLE	321 EMS call, excluding vehicle
			NEW TOWN RD & WHITE POND	324 Motor Vehicle Accident with
			6608 BLACKWOOD LN	735 Alarm system sounded due to
14-1403375-000				553 Public service
14-1403373 000				321 EMS call, excluding vehicle
14-1403374-000				600 Good intent call, Other
			1991 TRACE CREEK DR	611 Dispatched & cancelled en ro
				611 Dispatched & cancelled en ro
			1800 MILL CHASE LN	-
			8705 BEAMINSTER PL	321 EMS call, excluding vehicle
				321 EMS call, excluding vehicle
14-1403388-000				531 Smoke or odor removal
				321 EMS call, excluding vehicle
				311 Medical assist, assist EMS c
			8903 HAMMERSLEY DR	311 Medical assist, assist EMS c
14-1403396-000	08/24/2014	Z1.33.2/	20/0 KINGS MANUK DK / Wedd	700 False alarm or false call, O

Wesley Chapel Volunteer Fire Department

Incident List by Alarm Date/Time

Alarm Date Between $\left\{08/01/2014\right\}$ And $\left\{08/31/2014\right\}$

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1403398-000	08/25/2014	06:23:04	1041 SPYGLASS LN /MARVIN,	745 Alarm system activation, no
14-1403399-000	08/25/2014	07:33:00	800 CUTHBERTSON RD & NEW	324 Motor Vehicle Accident with
14-1403402-000	08/25/2014	10:56:07	100 STONEHURST LN /MARVIN	440 Electrical wiring/equipment
14-1403407-000	08/25/2014	12:00:04	699 WEDDINGTON RD & N TWE	322 Motor vehicle accident with
14-1403405-000	08/25/2014	12:12:09	3008 AUTUMN BLOSSOM LN /M	746 Carbon monoxide detector act
14-1403412-000	08/25/2014	20:48:40	4708 WAXHAW INDIAN TRAIL	311 Medical assist, assist EMS c
14-1403415-000	08/26/2014	11:20:24	4818 SANDTYN DR	311 Medical assist, assist EMS c
14-1403417-000	08/26/2014	15:40:12	4998 WAXHAW INDIAN TRAIL	322 Motor vehicle accident with
14-1403420-000	08/26/2014	16:55:39	2710 CRANE RD	321 EMS call, excluding vehicle
14-1403425-000	08/27/2014	06:56:21	999 MARVIN RD & NEW TOWN	324 Motor Vehicle Accident with
14-1403430-000	08/27/2014	13:48:17	1020 OLEANDER LN	511 Lock-out
14-1403433-000	08/27/2014	15:05:41	1142 BARON RD /Weddington	311 Medical assist, assist EMS c
14-1403435-000	08/27/2014	17:18:29	3004 BRIDGEWICK RD	
14-1403439-000	08/28/2014	09:33:22	1520 CUTHBERTSON RD	321 EMS call, excluding vehicle
14-1403440-000	08/28/2014	09:59:09	309 KINDLING WOOD LN /MAR	162 Outside equipment fire
14-1403441-000	08/28/2014	10:51:49	2121 TRADING FORD DR	611 Dispatched & cancelled en ro
14-1403451-000	08/28/2014	21:34:08	1005 BRANDON CT /Monroe,	321 EMS call, excluding vehicle
14-1403457-000	08/29/2014	07:51:33	1031 BROOK VALLEY RUN /IN	445 Arcing, shorted electrical e
14-1403460-000	08/29/2014	10:49:47	504 WINGFOOT DR /MARVIN,	321 EMS call, excluding vehicle
14-1403464-000	08/29/2014	13:27:01	300 ROYAL CRESCENT LN	321 EMS call, excluding vehicle
14-1403466-000	08/29/2014	17:40:02	2212 HIGHLAND FOREST DR	700 False alarm or false call, O
14-1403470-000	08/29/2014	22:49:50	8801 LONGVIEW CLUB DR	321 EMS call, excluding vehicle
14-1403477-000	08/30/2014	14:05:05	3 BRIGADOON LN /Weddingto	611 Dispatched & cancelled en ro
14-1403483-000	08/30/2014	21:01:10	400 COTTONWOOD CIR /WESLE	611 Dispatched & cancelled en ro
14-1403490-000	08/31/2014	12:12:55	1520 CUTHBERTSON RD	311 Medical assist, assist EMS c
14-1403495-000	08/31/2014	22:34:43	1201 FOXFIELD RD	311 Medical assist, assist EMS c
14-1403497-000	08/31/2014	23:10:51	WESLEY CHAPEL RD & FULTON	322 Motor vehicle accident with

Total Incident Count 119

TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2014-2015

08/01/2014 TO 08/31/2014 CURRENT PERIOD YEA

	CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
DEVENIUS				
REVENUE:	62 412 14	62.160.05	000 000 00	0.4
10-3101-110 AD VALOREM TAX - CURRENT 10-3102-110 AD VALOREM TAX - 1ST PRIOR	62,412.14 Y 875.48	63,160.85 946.31	990,000.00 7,000.00	94 86
10-3102-110 AD VALOREM TAX - 131 PRIOR 10-3103-110 AD VALOREM TAX - NEXT 8 YRS		994.87	2,000.00	50
10-3110-121 AD VALOREM TAX - NEXT 8 TK		5,900.29	54,000.00	89
10-3115-180 TAX INTEREST	89.30	139.36	2,250.00	94
10-3231-220 LOCAL OPTION SALES TAX REV		-0.50	275,000.00	100
10-3322-220 BEER & WINE TAX	0.00	0.00	38,750.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	0.00	400,000.00	100
10-3340-400 ZONING & PERMIT FEES	4,202.50	7,650.00	25,000.00	69
10-3350-400 SUBDIVISION FEES	3,300.00	6,550.00	77,500.00	92
10-3830-891 MISCELLANEOUS REVENUES	60.00	60.00	1,500.00	96
10-3831-491 INVESTMENT INCOME	486.94	491.23	7,500.00	93
TOTAL REVENUE	78,120.28	85,892.41	1,880,500.00	95
AFTER TRANSFERS	78,120.28	85,892.41	1,880,500.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	62,718.75	125,437.50	752,625.00	83
10-4110-127 FIRE DEPARTMENT GRANT	695,795.28	695,795.28	712,975.00	2
10-4110-128 POLICE PROTECTION	0.00	60,557.25	243,850.00	75
10-4110-192 ATTORNEY FEES - GENERAL	10,488.68	10,488.68	125,000.00	92
10-4110-195 ELECTION EXPENSE	0.00	0.00	5,000.00	100
10-4110-340 EVENTS & PUBLICATIONS	0.00	0.00	9,000.00	100
10-4110-341 WEDDINGTON FESTIVAL	-7,199.23	-6,899.23	5,000.00	238
10-4110-342 HOLIDAY/TREE LIGHTING 10-4110-343 EASTER EGG HUNT	0.00 0.00	0.00 0.00	6,500.00	100
10-4110-343 EASTER EGG HUNT 10-4110-344 OTHER COMMUNITY EVENTS	0.00	0.00	500.00 750.00	100 100
10-4110-344 OTHER COMMUNITY EVENTS 10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,800.00	100
TOTAL EXPENDITURE	761,803.48	885,379.48	1,865,000.00	53
BEFORE TRANSFERS	-761,803.48	-885,379.48	-1,865,000.00	
AFTER TRANSFERS	-761,803.48	-885,379.48	-1,865,000.00	
4120 ADMINISTRATIVE				
EXPENDITURE:		44.0==00		
10-4120-121 SALARIES - CLERK	5,734.14	11,927.00	72,500.00	84
10-4120-123 SALARIES - TAX COLLECTOR	3,002.63	6,364.40	43,500.00	85
10-4120-124 SALARIES - FINANCE OFFICER	0.00	882.96	11,525.00	92
10-4120-125 SALARIES - MAYOR & TOWN CO	OU 2,100.00 825.13	4,200.00	25,200.00	83 85
10-4120-181 FICA EXPENSE 10-4120-182 EMPLOYEE RETIREMENT	1,323.61	1,780.41 2,771.13	12,250.00 18,150.00	85 85
10-4120-182 EMPLOYEE RETREMENT 10-4120-183 EMPLOYEE INSURANCE	1,985.50	3,971.25	23,275.00	83
10-4120-183 EMPLOYEE LIFE INSURANCE	29.68	59.36	375.00	84
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	48.00	300.00	84
10-4120-191 AUDIT FEES	0.00	0.00	8,500.00	100
10-4120-193 CONTRACT LABOR	0.00	0.00	23,000.00	100
10-4120-200 OFFICE SUPPLIES - ADMIN	97.67	626.63	25,500.00	98
10-4120-210 PLANNING CONFERENCE	0.00	0.00	2,500.00	100
10-4120-321 TELEPHONE - ADMIN	285.47	285.47	4,000.00	93
10-4120-325 POSTAGE - ADMIN	0.00	-7.50	4,200.00	100
10-4120-331 UTILITIES - ADMIN	208.52	472.22	4,725.00	90
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TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2014-2015

11 2014-2013				
	08/01/2014 TO 08/31			
	CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
10-4120-351 REPAIRS & MAINTENANCE - BUI		195.00	20,000.00	99
10-4120-352 REPAIRS & MAINTENANCE - EQU		11,385.66	58,000.00	80
10-4120-354 REPAIRS & MAINTENANCE - GRO	· · · · · · · · · · · · · · · · · · ·	3,335.00	52,950.00	94
10-4120-355 REPAIRS & MAINTENANCE - PES		0.00	1,000.00	100
10-4120-356 REPAIRS & MAINTENANCE - CUS		500.00	6,250.00	92
10-4120-370 ADVERTISING - ADMIN	185.30	185.30	1,000.00	81
10-4120-397 TAX LISTING & TAX COLLECTIO 10-4120-400 ADMINISTRATIVE:TRAINING		-9.73	1,000.00	101
	0.00	0.00	4,100.00	100
10-4120-410 ADMINISTRATIVE:TRAVEL	0.00	227.19	6,500.00	97
10-4120-450 INSURANCE	571.92	13,628.94	12,000.00	-14
10-4120-491 DUES & SUBSCRIPTIONS	66.00	13,216.81	18,000.00	27
10-4120-498 GIFTS & AWARDS	0.00	0.00	1,500.00	100
10-4120-499 MISCELLANEOUS	16.37	229.36	5,000.00	95
TOTAL EXPENDITURE	21,547.96	76,274.86	466,800.00	84
BEFORE TRANSFERS	-21,547.96	-76,274.86	-466,800.00	
AFTER TRANSFERS	-21,547.96	-76,274.86	-466,800.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTR		9,005.12	55,350.00	84
10-4130-122 SALARIES - ASST ZONING ADMI		318.24	2,250.00	86
10-4130-123 SALARIES - RECEPTIONIST	1,607.70	3,266.66	24,150.00	86
10-4130-124 SALARIES - PLANNING BOARD	375.00	800.00	5,200.00	85
10-4130-125 SALARIES - SIGN REMOVAL	290.36	532.99	5,000.00	89
10-4130-181 FICA EXPENSE - P&Z	529.52	1,065.14	9,100.00	88
10-4130-182 EMPLOYEE RETIREMENT - P&Z	925.71	1,859.19	12,000.00	85
10-4130-183 EMPLOYEE INSURANCE	1,985.50	3,971.00	25,000.00	84
10-4130-184 EMPLOYEE LIFE INSURANCE	20.44	40.88	300.00	86
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	24.00	150.00	84
10-4130-193 CONSULTING	1,045.77	165.77	10,000.00	98
10-4130-194 CONSULTING - COG	0.00	0.00	14,250.00	100
10-4130-200 OFFICE SUPPLIES - PLANNING &		867.20	5,000.00	83
10-4130-201 ZONING SPECIFIC OFFICE SUPPL		0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	500.00	500.00	3,000.00	83
10-4130-321 TELEPHONE - PLANNING & ZON		285.47	4,000.00	93
10-4130-325 POSTAGE - PLANNING & ZONING		-1,517.50	4,200.00	136
10-4130-331 UTILITIES - PLANNING & ZONING		472.23	4,725.00	90
10-4130-370 ADVERTISING - PLANNING & ZO		-27.20	1,000.00	103
TOTAL EXPENDITURE	11,173.29	21,629.19	187,175.00	88
BEFORE TRANSFERS	-11,173.29	-21,629.19	-187,175.00	
AFTER TRANSFERS	-11,173.29	-21,629.19	-187,175.00	
GRAND TOTAL	-716,404.45	-897,391.12	-638,475.00	

NOTE: Final entries for purchase of PVFD fire station still to be reviewed and approved by auditors prior to posting. Balances above reflect only wire transfer of funds at closing.

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TOWN OF WEDDINGTON BALANCE SHEET

FY 2014-2015 PERIOD ENDING: 08/31/2014

10

10	ASSET	<u>ΓS</u>		
ASSETS 10-1120-000	TRINITY CHECKING ACCOUNT		344,872.88	
10-1120-001	TRINITY MONEY MARKET		1,102,132.65	
10-1170-000	NC CASH MGMT TRUST		530,109.39	
10-1211-001	A/R PROPERTY TAX		1,040,583.49	
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR		6,822.15	
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS		7,601.12	
10-1232-000	SALES TAX RECEIVABLE		518.50	
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	
	ר	TOTAL ASSETS	4,030,835.01	
LIADH ITIEC	LIABILITIES &	& EQUITY		
LIABILITIES 10-2120-000	BOND DEPOSIT PAYABLE		222,333.65	
10-2620-000	DEFERRED REVENUE - DELQ TAXES		6,822.15	
10-2625-000	DEFERRED REVENUE - CURR YR TAX		1,040,583.49	
10-2630-000	DEFERRED REVENUE-NEXT 8		7,601.12	
EQUITY	TOTA	AL LIABILITIES	1,277,340.41	
	FUND BALANCE - UNASSIGNED		1,893,586.77	
10-2620-003	FUND BALANCE-ASSIGNED		568,000.00	
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS		998,194.83	
10-2620-005	CURRENT YEAR EQUITY YTD		200,044.32	
CURRENT	FUND BALANCE - YTD NET REV		-897,391.12	
	Т	TOTAL EQUITY	2,762,434.80	

NOTE: Balances above reflect only transfer of closing funds related to purchase of PVFD fire station. Fixed asset entries still need to be approved by auditors prior to posting.

TOTAL LIABILITIES & FUND EQUITY

4,039,775.21

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TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: September 8, 2014

SUBJECT: 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	\$3613.61			
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	\$(62313.36)			
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	\$1330.77			
2009	\$1464.23			
2010	\$1690.64			

2011	\$2676.42
2012	\$7362.61
2013	\$8417.72
2014	\$976190.25
Total Outstanding:	\$999920.62