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

Prayer - Mayor Bill Deter

- 1. Open the Meeting
- 2. Pledge of Allegiance
- 3. Determination of Quorum

PUBLIC ADDRESS TO THE COUNCIL

Any individual or group who wishes to address the council may do so at this time. Each speaker will have three (3) minutes to make their remarks and shall obey reasonable standards of courtesy in their remarks. Typically, this is a time for the Mayor and Council to hear from the public and not respond. If questions are raised, a member of the Town Council or Staff may contact the individual after the meeting to help address issues raised. If the item you wish to speak about is a Public Hearing item, address your concerns during that time and not under the Public Comment period.

- 4. Public Comments
- 5. Additions, Deletions and/or Adoption of the Agenda
- 6. Approval of Minutes
 - A. August 28, 2014 Special Town Council Retreat Minutes
 - B. September 8, 2014 Regular Town Council Meeting Minutes
 - C. October 6, 2014 Special Town Council Meeting Minutes

Consent Agenda. The council may designate a part of the agenda as the "consent agenda." Items placed on the consent agenda are judged to be non-controversial and routine. Any member of the council may remove an item from the consent agenda and place it on the regular agenda while the agenda is being discussed and revised prior to its adoption at the beginning of the meeting. All items on the consent agenda shall be voted on and adopted by a single motion, with the minutes reflecting the motion and vote on each item.

- 7. Consent Agenda (Public Hearings to be held November 10, 2014 at 7:00 p.m. the Weddington Town Hall)
 - A. Call for Public Hearing to Review and Consider Proposed Text Amendments Temporary Use Permit (Section 58-13 (3) b) – Referencing Checklist/Application and Updating Checklist to Include Emergency Services
 - B. Call for Public Hearing to Review and Consider Proposed Text Amendments Drainfields (Section 46-40 (a) (1) i) Ensuring that Only One Septic Drain Field and Repair Area can be Located on Each Lot
 - C. Consideration of Authorization to Charge Off Taxes over 10-Year Limitation
 - D. Consideration of Proclamation October 2014 as Domestic Violence Awareness Month

PUBLIC HEARINGS

The Public must sign up before the beginning of the meeting to speak on an item under Public Hearings. The Mayor will recognize speakers in the order in which their names appear on the sign-up sheet. The Council sets the rules for the Public Hearing The rules may include, but are not limited, to rules fixing the maximum time allotted to each speaker; providing for the designation of spokespersons for groups of persons supporting or

opposing the same positions; providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the hall; and for providing for the maintenance of order and decorum in the conduct of the hearing.

Each speaker must address the Council from the lectern and begin their remarks by giving their name and address. Each speaker will have three (3) minutes to make remarks. A speaker may not yield any of his or her time to another speaker. Speakers must be courteous in their language and presentation. Personal attacks on the Council or members of the public will not be tolerated.

The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and shall rule on objections from other members of the Council on discourteous behavior. A majority vote of the Council may overrule the Mayor's ruling on standards of courtesy. Speakers may leave written comments and/or supporting documents, if any, with the Town Clerk to the Council.

- 8. Public Hearing and Consideration of Public Hearing
 - A. Public Hearing to Review and Consider Proposed Text Amendments to Sections 58-232, 58-233, 58-234, 58-235, 58-236 and 58-237 Board of Adjustment
 - B. Consideration of Ordinance Adopting Text Amendments to Sections 58-232, 58-233, 58-234, 58-235, 58-236 and 58-237 Board of Adjustment
- 9. Old Business
 - A. Review and Consideration of the Preliminary Plat for Tuscan Ridge
- 10. New Business
 - A. Review and Consideration of Quotes/Proposals for Asphalt and Painting Work to be Completed at Providence VFD
 - B. Consideration of Releasing Bond Money Sanctuary at Weddington
 - C. Consideration of Authorizing Use of Transportation Engineer for Text Amendments Associated with Traffic Impact Analysis
- 11. Update from Town Planner
- 12. Update from Town Administrator
- 13. Public Safety Report
- 14. Update from Finance Officer and Tax Collector
- 15. Transportation Report
- 16. Council Comments
- 17. Adjournment

TOWN OF WEDDINGTON SPECIAL TOWN COUNCIL MEETING 2014 BOARD RETREAT AUGUST 28, 2014 – 9:00 A.M. MINUTES

The Town Council of the Town of Weddington, North Carolina, met in a Special Meeting/Retreat at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela Hadley and Barbara Harrison, Planning Board Chairman Dorine Sharp, Vice-Chairman Rob Dow, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Julian Burton and Town Administrator Amy S. McCollum

Visitors: Robert Phillips and Charlie Conner.

Item No. 1. Open the Meeting. Mayor Bill Deter opened the meeting at 9:11 a.m. There was a quorum.

Item No. 2. Presentation by Town Engineer on Proposed Storm Water and Road Text <u>Amendments.</u> The Town Council received a letter dated August 12, 2014 from Town Engineer Bonnie Fisher regarding proposed storm water policies and received a copy of the proposed storm water ordinance.

Town Engineer Fisher reviewed proposed road and storm water amendments with the Town Council. The following items were discussed:

Roads

- How does the Town stay current with NCDOT's regulations if they change? Make sure wording says roads shall be built consistent with NCDOT standards instead of stating specific standards in the Town's ordinances.
- Next step for proposed road amendments is to go to the Planning Board after review by the Town Attorney.
- Language in the ordinance states that the Town shall maintain in the office of the Clerk design regulations as referenced herein that may be updated from time to time. Council asked that these regulations show the date of the standards.

Stormwater

- Ms. Fisher discussed Charlotte-Mecklenburg's Stormwater Manual and advised that a lot of neighboring towns have adopted the manual.
- How will the Town know if the manual has changed? The Council will adopt the manual as of a certain date and USI will notify the Town when there are changes.
- Ms. Fisher shared a worksheet showing neighboring communities' thresholds before they require stormwater detention.
- Chairman Sharp felt that the Town should make an exception for minor subdivisions.
- Town could do a percentage or square footage to trigger requiring a detention pond.
- Plan would show that the post construction development for stormwater is lower than the preconstruction.
- It is up to the subdivision whether dry ponds are fenced.
- Homeowners Associations maintain the detention ponds.
- How is the Town going to make sure that the ponds are maintained?
- Consider incentives for doing wet ponds.
- Do we encourage rain gardens? Ms. Fisher advised that they do not provide a lot of detention and require a lot of maintenance.

- Do we want to require a maintenance bond for the detention pond?
- Can we have flexibility on a case-by-case basis?
- Town's Engineer would advise applicant of what they have to do and then the developer would come back and show if there needs to be a deviation.
- Council agreed to exempt minor subdivisions and to keep the 100 year flood in the amendments.
- Council and engineer to decide whether to define detention ponds as open space or not.
- Consider overlay small area plan exemption to allow for shared detention ponds.
- Consider HOA covenant change.
- Town Engineer Fisher will revise the text based on comments made by the Town Council and then give to staff and the Town Attorney for review.

Item No. 3. Update and Discussion from February 2014 Retreat Action Items.

<u>A. Public Safety Retreat Action Items.</u> The Town Council received the following worksheet showing the status of Public Safety Retreat Action Items:

ACTION ITEMS	CONTACT	STATUS	Comments/Results of
FROM 2014	PERSON(S)		investigation
RETREAT			June 10, 2014
CERT – send out another notice and reach out to neighboring towns to see if there is an interest to work together	Melchior	 Chairman Melchior reported that this item had been discussed before and there was not a lot of interest from the public. Have information table at Weddington Festival in September to try to sign up individuals interested in serving on a CERT Team. Identify and engage other CERT Teams in the area. CERT sponsor would help direct the CERT Team and advise where help is needed. 	 I call Lancaster Cty CERT contact. They do not have an official CERT Team. They do offer training for the Citizens but do not have a TEAM that they can activate. He did suggest another contact that I could speak with at another county in SC that has a very active CERT program but that is a countywide program with county funding and county management. We do not have this commitment in Union County. He asked about how involved our citizens will be, I mentioned we were going to gauge interest at the Town Fair. He thought that was a good idea and if the interest was there to start a team, I could make contact to get helping starting a team. The PSC will have a table in the Sept Town Fair to see if there is any interest in a CERT team.
Research appropriate lighting around the roundabout and work with NCDOT on	Melchior	 Chairman Melchior reported that it gets very dark around the roundabout. See if NCDOT would be 	• I contacted NCDOT and they feel the lighting is adequate for this roundabout. If the Town would like to add more lights, they can go thru the

regulations		 interested in adding additional lighting. Investigate installing additional lighting on the nearby power poles. 	 same process as they did with adding Street Lights and get the same approvals and quotes in adding lights. It might not be much work required to extend the existing street lights up to and past the roundabout if that is all that is required to add some additional lighting. I can work with the Planning person at Town Hall to see what we can do, if they Council would with the same additional to see what we can do, if they Council would to see what we can
Work with NCDOT on additional signage at the roundabout	Melchior	• Chairman Melchior will contact NCDOT to see if additional signage at the roundabout can be added or is needed.	 like. I contacted NCDOT and they feel the signage is adequate. If fact, they said they added more signs than normal. I would like to see if the article in the Town Newsletter helped clear up some confusion on how to drive a roundabout before we see if we need to fight this with NCDOT.
Have NCDOT review the 35 MPH speed limit on Providence Road	Melchior	 Chairman Melchior will contact NCDOT on this issue. There was discussion that this item had already been researched in the past by the Committee and NCDOT. 	 I contacted NCDOT and they agreed that due to the road widening, a new study should be conducted to see if the speed limit should be increased. They completed the study and support an increase in the speed limit. If the town would like the limit increased, all they need do is ask. I have already submitted the official information from NCDOT to Amy for submission to the next Town Council meeting so they can review.
Investigate fire whistle as early warning signal	Wescott	 Fire Whistle alerts residents of public safety warnings in the area. Where to locate, how many would be needed in Town and what would they be used for? Typically residents do not like them. 	• No Update for the June meeting. Needed more definition of requirement. Will continue to work on this item.
Note certain areas in the Town that	PS Committee	• Complete	Chairman Melchior advised that Union Power

may need a street light and the policy from the electric company on costs and installation			 will install a light but the ongoing cost is approximately \$9.00 a month. Installation of additional lighting is at the discretion of the Town Council since there are monthly costs involved. Sets precedent and could get expensive. Discussed areas in the Town that could benefit from additional lighting such as Twelve Mile Creek Road and Beulah Church Road.
Contribute newsletter stories each quarter	PS Committee	Complete	 Chairman Melchior wrote a story to be in the May newsletter regarding how to drive in the roundabout. Next story – CERT Team for Weddington
Volunteer at Town Events	PS Committee	• Complete	 Public Safety Committee plans to volunteer at the Weddington Festival in September. August meeting will finalize plans for PSC Table
Work with deputies on radar schedule	Maxson	• Work with deputies on radar schedule.	 No update at this time. Will work with Councilman Smith to coordinate Town use of RADAR and Citizen requests.
Research metrics (response times/times of calls) to evaluate if schedule changes or additional staff is needed.	Maxson	 Research metrics and response time of calls to evaluate deputies schedules. Are deputies covering the times with the highest volume of calls? 	• No update at this time.

B. Discussion of Implementing Recommendations of Public Safety Action Items. Councilwoman Harrison discussed the need for more lighting at the roundabout. Council decided to add the discussion of adding street lighting as a budget request for next year.

Councilwoman Harrison also discussed whether the speed limit on Providence Road should be increased from 35 mph to 45 mph. The Public Safety Committee reviewed this item and discussed with NCDOT. NCDOT advised that they would increase the speed limit at the request of the Town Council. Town Administrator McCollum informed the Council that the Committee had concerns with raising the speed limit. Council asked that this item be placed on a future agenda for discussion.

Councilmember Smith advised that he will be meeting with the deputies to work on a radar schedule for the trailer and radar sign.

Staff advised that they will forward to the Council information gathered by Public Safety Member Timothy Wescott regarding an early warning system.

<u>C. Planning Board Retreat Action Items.</u> Planning Board Vice-Chairman Rob Dow reviewed the following Traffic Impact Analysis Proposal with the Town Council. He advised that TIA's are currently only required in MX and CZ development and there are no set criteria, requirements or methodology. He informed Council that he contacted the Town's Traffic Engineer to work on this item.

Purpose:

- 1. Continue to require TIA's for all MX and CZ development
- 2. Set threshold for the requirement of TIA's in subdivisions
- 3. Standardize criteria, requirements, and methodology for TIA reports
- 4. Add requirements of TIA's in subdivisions to development procedure checklist

Actions:

- 1. Develop TIA pamphlet with procedures and requirements
- 2. Add statement to application meeting that the Zoning Administrator will determine the need for a TIA
- 3. Require a preliminary TIA at sketch plan phase
- 4. Add final TIA to the preliminary plat checklist

Mr. Dow informed the Council that he would like to set up a meeting with Mr. Carroll, Town Planner Burton, NCDOT Representative John Underwood and Planning Board Chairman Dorine Sharp to discuss proposed text changes. He stated, "We do not maintain roads. We need to use the same criteria as NCDOT. I should have language by the next Planning Board Meeting."

The group discussed the timing of the TIA and when the Town would require it be completed. Attorney Fox shared his concerns of reviewing the TIA early in the development process. Chairman Sharp voiced concerns with waiting until the Final Plat to review the TIA because at that point the developer has done a lot of work with regards to the roads for the subdivision. It was discussed that a lot of the major decisions are made during the preliminary plat approval process.

Council advised that a major question relative to this item is at what stage does the Town want the TIA provided and reviewed? Mr. Dow mentioned that Huntersville has a different term for their first submission of the TIA and it does not have the same meaning as the one submitted later on in the process.

Chairman Sharp discussed that Ms. Jennifer Romaine is working on the buffering agenda item from the retreat. She stated, "It is very complex. She is reviewing ordinances from other municipalities. Waxhaw has a formula that they use. John Giattino and Bruce Klink are getting together to try to come up with some type of formula. The question is how much can we actually require? Do you want to take topography and vegetation into account? We will need to account for future road improvements as well. Marvin's buffering requirements are aggressive. We will come up with a formula based on road frontage and number of lots."

Council asked that the Planning Board work on the following items in this order: Buffering Language, Permitted Uses in Residential Zoning and TIAs.

Chairman Sharp reviewed the following items being worked on by Mr. Jeff Perryman:

Permitted Uses and Residential Zoning

Mr. Perryman took away from last meeting that the Planning Board is to judge any application or idea without initial fundamental criteria.

Vice Chairman Dow thinks the Council wants the Planning Board to go through the list and determine what should stay and what should go.

The Planning Board discussed the following:

- A. Churches and affiliated uses Chairman Sharp suggested a query be sent to Town Administrator McCollum and Attorney Fox about what towns can and can't do with regards to regulating churches and the affiliated uses.
- B. Public and Private Schools serving all grades including preschool facilities (leave as is)
- C. Golf Courses, parks, playgrounds and community recreation centers both public and private (leave as is)
- D. Country Clubs, fraternal social and other civic organizations (cross off fraternal, social and other civic organizations)
- E. Emergency Governmental Service Facilities including police, fire and rescue (leave as is)
- F. Cemeteries (leave as is)
- G. Essential Services Classes 2 & 3 (leave as is)

Item No. 4. Planning Discussions.

A. Overlay/Small Area Plan. Town Planner Burton reviewed the following information with the Town Council:

Small Area Plan/New Policy for Town Center

Timeline

- 1. Development pressure
 - Get ahead (barely) of any actual development, and try and ensure that it's done in a way that creates an attractive, accessible, and unified Town Center area designated future business on land use plan (map)
- 2. Discussions with various council and planning board members
 - Decided that we needed new policy to address:
 - Connectivity
 - Design
 - Infrastructure
 - Open Space
- 3. Urgency
 - Planning Board worked on several MX policy amendments to get something in place quickly
 - However, received confirmation that we could legally turn down new commercial development applications if we were formally working on a plan
 - Council formed a committee to better protect us against any impending development and give us a little more time to make sure we get it done the way we want to

Committee/Going Forward

- 1. Understand that we can't take years to make this plan.
- 2. Put together a short document with formalized policy recommendations
 - a. Present to Planning Board in 1-2 months
- Propose policy text amendments to reflect all policy recommendations

 a. 3-4months out
 - a. 3-4months out
- 4. Hold public hearing to implement text amendments 6-8 months

Town Planner Burton is working on this plan with three Planning Board Members and will reach out to the stakeholders and include them in the process. He will also get with NCDOT to discuss proposed road improvements in the area. He advised that this was not an expansion of the commercial area but controlling what is already defined as business on the Future Land Use Map.

B. Payment of Fees in Lieu of Dedication. Councilwoman Pamela Hadley reviewed Stallings and Mineral Springs' ordinances regarding payment of fees in lieu of dedication. The Town Council also received the Town of Mineral Springs' Ordinance regarding Dedication of Land and/or Fees in Lieu of for Park, Recreation, and Open Space Purposes.

Council discussed the following:

- Councilwoman Hadley's interpretation of the language was that it is in addition to the Town's open space requirements.
- Councilwoman Hadley also discussed the Antioch Church Road cross walk and that fees could have been used for installing this item.
- Fees in lieu can go into a fund to help develop parks in the future.
- Town does not want to reduce buffering requirements or open space.
- Does the Town want the money or flexibility?
- Council discussed considering adding a fee to the Subdivision Fees Schedule for this.

C. Managing Growth: APFO, Traffic, Roads, Expansion of Water, Sewer, Fire Hydrants. Mayor Deter advised that he has developed a schedule for the radar trailer and sign. He explained that the schedule is based on placing the sign on key arterial roads for 10 - 14 days at a time to help build up a database on traffic counts.

Council discussed the training needs for the deputies in relation to the radar equipment and what the Town is going to do with the data collected. Mayor Deter felt that the information could be used to show where traffic is increasing or decreasing. Information could also be given to the Union County School Board and the Department of Transportation. Council advised that this could be given to Public Safety Chairman Gene Melchior to assist the deputies in the best way to collect the data.

Mayor Deter informed the Council that Town Planner Burton had developed a water and sewer map for their review. He asked if the Town can help support getting Weddington residents at the top of the list for water and sewer. Members discussed that a lot of residents do not want to pay for water or sewer.

Items discussed:

- Will the Town force residents to hook on to water and sewer if the lines are run?
- Councilmembers discussed other places that they lived where they were required to hook on.
- What can the Town Council control?
- Special Assessments
- Are there any ordinance changes that need to be made to help new developments hook on to water and sewer?
- Change covenants and restrictions for subdivisions to require that residents in the neighborhood hook up to water once it is available or when house is sold as part of the closing.
- Councilwoman Hadley and possibly Planning Board Member Bruce Klink will work as liaisons to Union County on this item and set up a meeting with County Manager Cindy Coto to discuss how to speed up the process of getting water and sewer to Weddington.
- Councilwoman Harrison asked that an item be placed on every agenda going forward giving an update from the Public Works Liaison.

Item No. 5. Discussion of New/Expanded Ordinances.

A. Enforcement and Changes Needed for Reoccurring Offenses. Councilmember Smith advised that there have been issues in the Town where items in the Town's ordinance are not enforceable and with

reoccurring violations. Chairman Sharp and Councilmember Smith will look at the ordinances to see if any ordinances are not enforceable and to recommend necessary text amendments. Staff will also draft language to be considered by the Planning Board and Town Council dealing with reoccurring violations. Attorney Fox advised that he has seen ordinances where if a violation occurs again within 30 days or whatever amount the Council deems appropriate then it is a continuation of the first violation.

B. Septic Line Encroachments for New Construction. Councilmember Smith discussed the incident that occurred in the Atherton Estates Subdivision with the septic line encroachment to a neighboring property owner. Chairman Sharp explained what occurred with this item. Chairman Sharp will develop text stating that septic fields must be on the lot that it serves or on a non-buildable lot at the discretion of the Zoning Administrator.

<u>C. House Numbers for New Construction Due to New Postal Requirements.</u> Town Planner Burton advised that he has spoken with 911 regarding this item. Union County is working on how they want to handle. He stated, "We put a condition on the approval of the Graham Hall Subdivision that addressing must meet Union County's requirements."

D. Noise Ordinance Enforcement and Purchase of a Decibel Reader. The Town Council received the Town's Noise Regulations, Nuisance Ordinance for Union County and the City of Charlotte Noise Ordinance. Councilmember Smith discussed that there have been some issues with events that have been approved through the temporary use permit process and that there was a misconception that the deputies have a decibel reader to deal with noise complaints. Councilmember Smith questioned whether the Town needed to purchase a decibel meter and wanted conditions/ordinance that were enforceable. The group discussed the pros and cons of having the language too vague or with set standards. Chairman Sharp felt the key was allowing no amplification after a certain hour for the event. Mr. Dow felt that concerns could be handled through appropriate conditions through the temporary use permit process.

E. Temporary Use Permits for Large Event Gatherings. The Town Council received a copy of Section 58-13. Temporary Structures and Uses from the Town's Ordinances. Councilmember Smith explained that he was concerned about events approved under the temporary use permit process and what would trigger dedicated ambulance service and the appropriate amount of police personnel for the event. Council questioned what the threshold should be to require dedicated emergency personnel.

F. Home Occupations and Parking of Commercial Vehicles. The Town Council received a copy of Section 58-7. Customary Home Occupations and Section 58-175. Off-Street Parking from the Town's Ordinances. The group discussed issues in the Town dealing with parking of company vehicles, abandoned vehicles and home occupations. Vice-Chairman Rob Dow advised that he would research how the Town has dealt with some of the issues in the past and that requiring tags on vehicles could be a possibility.

Item No. 6. Budget Discussions.

A. Videoing Council Meetings. The Town Council received a copy of a quote from Analog Digital Solutions for videoing of Council meetings. Town Administrator McCollum gave updated pricing to the Town Council. This item may be considered for next budget year.

B. Painting Town Hall. Councilwoman Harrison provided a letter to the Town from a consultant from Sherwin Williams regarding the condition of the paint at the Town Hall. She explained that underneath each piece of siding it is caulked which is retaining water. The Town can remove the caulking, scrape and repaint or be prepared to paint the Town Hall more frequently. The group discussed that the house is a locally designated historic property and caulking adds a level of attractiveness to the building. Councilwoman Hadley will look into getting someone to test the air quality in the Town due to concerns with mold and mildew and will price different options on painting the house.

<u>C. Alarm System Upgrade.</u> Councilmember Smith discussed getting pricing for a possible upgrade to the Town's security system. Council advised that Councilmember Smith could get pricing and a list of the updated features to be considered for next budget year.

Item No. 7. Miscellaneous.

<u>A. Historic Update.</u> Councilwoman Harrison advised that the Historic Intern has gone back to college. She updated Council on items that he worked on during the summer. Councilwoman Harrison will check to see if there are any students in the History Honor Society at Weddington High School who are interested in volunteering.

B. Council Communication. Councilmember Smith advised that he would like to see the Council work better as a team and do a better job of communicating with each other on items that they are working on so items are not being duplicated.

C. Discussion of Statement to be Read at the Start of Council Meetings Regarding Procedures, <u>Public Comments, etc.</u> Councilwoman Harrison requested that staff and Town Attorney Fox draft a simple statement to be read before the meeting to help explain Town procedures for citizens that have not attended a meeting before. Attorney Fox mentioned that he would work with staff to develop statements to be added to the agenda to help explain certain agenda items.

D. Attorney Communication by Council or Public. The Town Council received a copy of the policy regarding utilizing the Town Attorney. Councilwoman Harrison felt that the Mayor and Council should funnel as many questions as possible through staff to the attorney versus each council person calling the Town Attorney. She felt this would help reduce attorney costs. Attorney Fox also advised that from time to time he has received calls from citizens or past elected officials asking to discuss different Town issues. He informed the Council that this does not happen often and he tries to manage it so it does not become excessive.

Item No. 8. Adjournment. Councilmember Smith moved to adjourn the August 28, 2014 Special Town Council Meeting. All were in favor, with votes recorded as follows:

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

The meeting adjourned at 4:00 p.m.

Bill Deter, Mayor

Amy S. McCollum, Town Clerk

TOWN OF WEDDINGTON REGULAR TOWN COUNCIL MEETING MONDAY, SEPTEMBER 8, 2014 - 7:00 P.M. MINUTES

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on September 8, 2014, with Mayor Bill Deter presiding.

- Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela Hadley and Barbara Harrison, Attorney Anthony Fox, Town Planner Julian Burton and Town Administrator Amy McCollum
- Absent: None
- Visitors: Lynda Paxton, Cheryl Sain, Jim Lineberger, Marian Ingram, Melissa Williams, Phil Fankhauser, Dave Dilworth, Rich Heareth, Nancy Anderson, Sidney White, Shirley White, Craig Horn, Steven R. Carow, John Houston, Jim Vivian, Andy Stallings, Peggy Stallings, Mark Boyce, David Maisel, Tony Jones, Dr. Jeff Gardner, Lynne Kiser, Tracy Kiser, Steve Groves, Richard Wilson, Tracy Stone, Hy Nguyen, Eric Sowers and Ron Futerman.

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

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

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

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

Item No. 4. Presentation/Special Recognition.

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

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

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

B. Ms. Lynda Paxton – Presentation on the Status, Need and Impact of Active Adult Senior Housing Options. Ms. Lynda Paxton - I have been a broker since 1993 and I am here tonight in that capacity. There has been a lot of change in the real estate profession since 1993. Twenty years ago there was not much talk about 55 and older housing. Housing for Older Persons Act was not even passed until 1995. But if you are familiar with the Council on Aging Report from 2009 you know that we are facing a demographic change that is like none we have ever seen before. The senior population of Union County is expected to more than double the 2008 figures to more than 50,000 by 2020. We know that a huge majority of the seniors own their own homes and about 87% want to stay in their own homes and communities as they age. Most do want to downsize and decrease their responsibility for home maintenance as they age. The Tax Administrator for Union County tells me that the average home in Weddington is 3,536 square feet and over half the homes in Weddington are more than 3.200 square feet. Where will Weddington seniors go when they want to downsize? Union County has very few options for seniors. The County Board made it a top priority several years ago; even when there was no water and sewer capacity for other development, age restricted communities got approval. Why is it a top priority? Decision makers have a social and moral duty to adopt policies to serve the needs of their constituents. But it also is a priority because these residents make significant contributions to the community. They are intelligent, civic minded, they serve on Town Boards and they volunteer in their communities. They also have disposable income to support and sustain the community. While I was Mayor of the Town of Stallings, we approved three age restricted projects and there are a handful of other neighborhoods for seniors across the county but it does not begin to fill the need. We are losing residents everyday to Mecklenburg County and to South Carolina and other states because we really have nothing to offer them here. You will hear now from Philip Fankhauser who is a principal with Epcon Communities. He has spent more than 29 years advocating for seniors.

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

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

I. <u>INTRODUCTION AND UNION COUNTY PERSPECTIVE</u> – By: Lynda Paxton

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

II. <u>PRESENTATION</u> - By: Philip Fankhauser, Principal, Epcon Communities

Member of the Urban Land Institute's (ULI) Seniors Housing Council Home Builder for 42 Years specializing in active, seniors housing for 29 years

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

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

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

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

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

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

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

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

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

There are many positive effects.

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

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

VI. <u>IS A SENIORS TARGETED COMMUNITY RIGHT FOR THE TOWN OF WEDDINGTON?</u> The numbers tell a story.

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

VII. <u>SUMMARY</u>

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

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

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

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

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

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

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

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

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

Item No. 7. Approval of Minutes.

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

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

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

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

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

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

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

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

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

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

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

CONSTITUTION WEEK

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

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this $\underline{8}^{\text{th}}$ day of September, 2014.

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

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

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

North Carolina

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

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

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

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

Adopted this <u>8th</u> day of <u>September</u>, 2014.

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

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

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

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

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

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

Application Information

Date of Application: June 24th 2014 Applicant Name: Threshold Church Owner Name: David Dillworth Parcel ID#: 06-090-011C Property Location: 3501 Antioch Church Rd. Existing Zoning: RCD Proposed Zoning: RCD (CZ) Existing Use: Single Family Residential Proposed Use(s): Daily ministry activities for 10-15 people, gravel parking for 75 cars, and quarterly church events (outdoor for 150 people). Parcel Size: 9.8 acres

General Information

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

Proposed Uses on Site Plan:

- Gravel Driveway
 - a. Altered from the original driveway
- II. <u>Parking Lot</u>

I.

a. 75 gravel parking spaces

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

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

Access and Parking:

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

Screening and Landscaping:

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

Additional Information:

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

Recommended Conditions of Approval:

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

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

Planning Board Action: July 28th, 2014

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

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

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

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

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

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

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

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

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

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

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

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

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

Councilwoman Hadley – Would Good Friday fall into a weekday?

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

Councilwoman Hadley – So holiday weekend events would be allowed.

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

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

Mr. Wilson showed the plan to the Council.

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

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

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

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

All were in favor, with votes recorded as follows:

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

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

Item No. 11. New Business.

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

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

Application Information:

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

Project Information:

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

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

Background Information:

- Public Involvement Meetings were held on Tuesday, July 15th on-site from 9:00am-11:00am and Wednesday, July 16th at Town Hall from 5:00pm-7:00pm.
- The Zoning Administrator approved the Sketch Plan on July 28th, 2014.

Preliminary Plat Information:

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

RCD and R-40 Minimum Yard Regulations:

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

Additional Information:

- The Council previously approved a modification from the subdivision ordinance to allow an extension to the length of the existing cul-de-sac, Shagbark Lane. At the meeting, councilmembers voiced concerns about an increase in impervious development in relation to the existing topography, and explained that stormwater runoff would be a concern when reviewing the preliminary plat.
- Following approval of the Preliminary Plat, the applicant will have two years to apply for the Final 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) is reviewing the erosion and sedimentation control plan.

Recommended Conditions of Approval

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

Planning Board Action: August 25th, 2014

Recommend Approval with above-listed conditions (UNANIMOUS)

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

Town Planner Burton - I communicated with the applicant after speaking with our engineer and suggested that they provide calculations and numbers to show the stormwater impact on adjacent parcels to provide to the Town Council. The applicant did provide calculations for the existing pipes where some of the stormwater would be directed to. I provided you with a letter that was given to me today from our engineer after she was able to look at the preliminary plat. If you look at the first page under General it states the following: It appears that development of some of the lots would have minimal impact on downstream owners whereas other lots may increase stormwater runoff to adjacent development parcels. Per direction of Town staff, provide additional information for pre and post developed conditions for stormwater runoff, provide an analysis of the proposed development and describe what impacts, increase in runoff if any will be made to downstream owners.

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

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

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

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

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

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

Mayor Deter – What did DENR approve?

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

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

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

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

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

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

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

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

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

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

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

Mr. Lineberger – Is this in the current ordinance?

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

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

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

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

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

Mr. Lineberger – I disagree with you.

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

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

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

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

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

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

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

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

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

All were in favor, with votes recorded as follows:

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

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

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

Application Information:

Subdivision Name: Graham HallDate of Application: May 20th, 2014Applicant/Developer Name: Aiden PropertiesOwner Name: Aiden PropertiesParcel ID#: 06-117-005 and 06-117-005AProperty Location: Weddington-Matthews RoadExisting Zoning: R-40Proposed Zoning: R-40Existing Land Use: Traditional ResidentialProposed Land Use: Traditional ResidentialExisting Use: Vacant LandProposed Use: Single Family Residential SubdivisionParcel Size: 6.90 acres

Plat Information:

- The entire site is 6.90 acres and is comprised of two parcels. A total 0.88 acres are being dedicated to NCDOT per the *Weddington Subdivision Ordinance*.
- The smallest lot is Lot 1 at 40,005 square feet.
- The applicant is not required open space as this subdivision is being developed as a by-right R-40 conventional subdivision. However, the applicant has provided a 36 foot required road buffer along Weddington-Matthews Road.

- The area in the road buffer will be maintained by the HOA. The applicant also proposes supplemental landscaping in the buffer area. This landscaping will be in accordance with *Section 46-76* of the *Weddington Subdivision Ordinance*.
- A 498 foot cul-de-sac road (Graham Hall Court) will be constructed.
- All six lots will utilize Union County water and sewer.
- The property does not lie within a special flood hazard area.
- The existing structures on the property will be removed.
- US Infrastructure provided approval for all construction documents and bond estimates.
- NCDOT provided staff with an approval letter for entrance off of Weddington-Matthews Road.

Recommended Conditions of Approval:

- 1. Performance and Maintenance Bonds to be approved by the Town Council.
- 2. Approval of CCR's by Town Attorney.
- 3. Each remaining lot to be recorded in the Graham Hall subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Graham Hall Homeowners Association or its Developer.
- 4. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
- 5. Road name to be approved by Union County.
- 6. Development subject to review and approval/permitting of construction documents by Union County Public Works.
- 7. Plans for subdivision entry monument to be approved by the Planning Board.

Planning Board Action - August 25th, 2014

Recommended Approval with above-listed conditions (UNANIMOUS)

The Town Council also received the Final Plat.

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

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

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

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

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

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

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

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

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

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

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

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

Newsletter will be mailed out to residents this week.

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

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

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

Upcoming Dates:

September 20 - Weddington Country Festival (Volunteers Needed)

September 22 - Planning Board Meeting at 7:00 p.m.

Item No. 14. Public Safety Report.

Weddington Deputies – 891 Calls

PROVIDENCE VFD – AUGUST 2014

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

Ken Schott Chief, Providence VFD

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

Stallings VFD – 2 Calls

Wesley Chapel VFD – 15 Calls

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adopted this $\underline{8^{th}}$ day of <u>September</u>, 2014.

All were in favor, with votes recorded as follows:

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

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

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

The meeting adjourned at 8:53 p.m.

Bill Deter, Mayor

Amy S. McCollum, Town Clerk

TOWN OF WEDDINGTON SPECIAL TOWN COUNCIL MEETING MONDAY, OCTOBER 6, 2014 - 6:00 P.M. MINUTES

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on October 6, 2014, with Mayor Bill Deter presiding.

- Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela Hadley and Barbara Harrison, Finance Officer Leslie Gaylord and Town Administrator Amy McCollum
- Absent: None
- Visitors: Jack Parks, Judy Johnston, Steve Carow, Kenny Schott, John Houston, Scott Robinson, Andy Stallings, Peggy Stallings, Steven McLendon, Chuck Rohland, Erik Blowers, Tracy Stone and Walker Davidson.

Item No. 1. Open the Meeting. Mayor Bill Deter opened the October 6, 2014 Special Town Council Meeting at 6:05 p.m. There was a quorum.

Item No. 2. Line Item Review of the 2014-2015 Budget for Providence VFD. Mayor Deter reviewed the documents that were given to the group. He advised that the first worksheet was a summary of the Town's budget. The next document was put together by Finance Officer Leslie Gaylord and shows the financial analysis of Providence VFD from 2010 to present. Mayor Deter advised that at the Council retreat in February Mr. Scott Robinson requested \$630,613 from the Town and the Town approved \$579,825 in June. Mayor Deter stated, "We need to find a way to reduce Providence's requested budget by \$50,788."

The Council and Providence VFD went through their budget line by line. Mayor Deter discussed questions he had regarding certain line items.

Items discussed:

- Mr. Jack Parks advised that they had been successful in getting subsidy in the amount of \$24,165 from Union County.
- Mecklenburg Revenue is subject to change every fiscal year.
- Discussion of how the audit has been paid in the past. Finance Officer Gaylord advised that it was Providence VFD's audit and they have a contract with Tinsley and Terry so the expense should run through their budget.
- Mecklenburg County Radio Subsidy of \$15,608 is part of the \$48,000 received from Mecklenburg County.
- Fireman's Relief Fund Money is restricted for certain uses and cannot be used for day-to-day operations.
- Union County Fire Fees is for unincorporated areas of Union County that Providence services.
- Council questioned if some expenses were higher due to the renovations to the fire station.
- Mayor Deter questioned why legal fees were budgeted so high. Mr. Parks advised that they have had legal fees as high as \$15,000 and felt that \$5,000 was an appropriate amount to have budgeted.
- Providence's Accountant charges \$450.00 per month and approximately \$1,000 to help with the audit. Mayor Deter questioned how often they go out for bid for accounting services. Providence advised that the accountant also handles all payroll and accounts payable functions. Finance Officer Gaylord felt that \$450.00 per month was reasonable but felt that the extra \$1,000 for audit assistance seemed high. Council increased the audit line item to \$12,500.

- Computer upgrades is for ER software for instant reporting and a new computer to be placed on one of the engines. Providence discussed the benefits of the software upgrade.
- Newsletter Providence advised that they would like to keep what is listed in the budget to be able to send an envelope with the newsletter. Last year they received \$7,000 in donations from that mailing. They also mentioned that they wanted to do a post-event postcard to be sent out.
- Increase Workman's Comp to \$14,440 and the Commercial Packet to \$19,008.
- Security monitoring can be reduced from \$600 to \$300.
- Furniture expenses can be reduced by \$1,000.
- How often does lawn care go out for bid? Providence advised that they use who the Town uses.
- Radios/Pagers Increase to \$5,000.
- 60th Anniversary for Providence VFD this year.
- Sales Tax Refund should increase. Providence to check with Accountant to see what the formula is for what they should get back. Council increased Sales Tax Refund to \$8,000.
- Training officer to give justification for how training budget was determined.
- Personal Protective Equipment costs \$3,000 per firefighter and the life of the equipment is 10 years. Providence would like to replace 6 to 7 every year.
- Compensation Providence discussed how training bonuses were given. Councilmember Smith questioned why they would not do longevity pay instead of a training bonus. Council questioned how they determined putting in 4% for the increase. Mr. Parks advised that it has been between 5 to 7 years since the last increase for the firefighters. He advised that the increase was only for the hourly employees and it was going to be a bucket of money that the leadership would determine where merit raises were appropriate. Volunteers receive a stipend of between \$30 to \$60 depending on certifications. Council reduced the compensation line item to \$10,000.
- Grants are usually for larger ticket items and not for smaller items such as pagers. Councilwoman Hadley advised that to get grants you have to be in debt, have a certain size territory, so many calls per year and you have to have the need for the equipment and the demographics to show the need.
- Are other fire department's budgets increasing?

Mayor Deter went through the changes that Providence and the Council determined could be made to the budget. He advised that Providence and the Town still needed to increase income or reduce expenses by \$38,989.

Council took a brief recess.

Council came back into session and discussed the following options:

- Task Providence to go back and try to find \$39,000. Items for possible savings: Donations from newsletter mailout, training budget, Sales Tax Refund and personal protective equipment
- Consider a Budget Amendment to cover the shortfall
- Councilwoman Hadley discussed the idea of having a fundraising event for Providence

Item No. 3. Continuation. Mayor Pro Tem Titherington moved to continue the meeting until November 10, 2014 at 5:00 p.m. to allow time for Providence to see if additional savings could be found. All were in favor, with votes recorded as follows:

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

The meeting ended at 8:52 p.m.

Bill Deter, Mayor

Amy S. McCollum, Town Clerk

Sec. 58-13. Temporary structures and uses.

Temporary structures and uses, when in compliance with all applicable provisions of this chapter and all ordinances of the town, shall be approved by the zoning administrator, who shall issue a permit for such approval. The following temporary structures and uses shall be permitted:

(1)

In the event of a disaster, the result of which would require the rebuilding of a dwelling, the owner and his family may occupy a mobile home on the property. The permit shall be issued for a six-month period and may be renewed by the town council, provided construction has proceeded in a diligent manner.

(2)

Mobile homes, construction trailers and temporary buildings not for residential purposes, when used by a contractor for field offices and storage during the building of structures on the same site, are permitted. The permit shall be issued for a six-month period and may be renewed by the town council, provided the construction has proceeded in a diligent manner.

(3)

Any use of a temporary nature (i.e., less than 45 days in duration and held no more than four times per year at any particular location) which would not otherwise be permitted in a particular zoning district and which will materially affect normal activities (i.e., increased traffic, noise, etc.) may be issued a temporary use permit as herein provided. The applicant shall complete and submit an application and a fee, in accordance with a fee schedule adopted by the town council.

a.

The zoning administrator may grant a temporary use permit for the following temporary uses: Sales for civic, charitable and nonprofit organizations, i.e., Christmas tree sales. The permit shall be valid for a specified period only, not to exceed 45 days in duration.

b.

The planning board may issue a temporary use permit for all other temporary uses including public events such as festivals, concerts, carnivals, circuses, etc., only after the applicant has submitted a completed application, as required in Section 58-13 (3), providing all information listed in the application checklist, and only after a public hearing has been conducted as follows,:

Notices shall be sent by the town by first class mail to the applicant and to owners of all contiguous pieces of property and to all other property owners whose properties lie within 200 feet of any portion of the property in question at least ten days prior to the public hearing. The notice shall indicate the nature of the public hearing and the date, time and place at which it is to occur. The applicant shall provide the town with a list of all affected property owners.

2.

Notice shall also be posted by the town clerk in a conspicuous location at the town hall at least ten days prior to the public hearing. Said notice shall indicate the nature of the public hearing and the date, time and place at which it is to occur.

3.

A sign shall also be placed by the town in a conspicuous location on the subject properties indicating the nature of the public hearing and date, time and place at which it is to occur. Said sign shall be placed on the properties in question at least ten days prior to the public hearing.

4.

Before issuing any temporary use permit, the zoning administrator and/or planning board shall make the following determinations:

(i)

That the proposed temporary use will not materially endanger the public health, welfare and safety;

(ii)

That the proposed temporary use will not have a substantial negative effect on adjoining properties;

(iii)

That the proposed temporary use is in harmony with the general purpose and intent of this chapter and preserves its spirit; and

(iv)

The proposed temporary use is held no more than four times per year at any particular location.

In addition, the planning board may authorize conditions regarding duration of the use, hours of operation, signage, lighting, temporary structures, emergency services, etc., and such conditions shall be made part of the temporary use permit issued. Violations of such conditions shall be considered a violation of this chapter.

c.

The decision of the planning board may be appealed by the applicant to the town council. The decision of the zoning administrator may be appealed by the applicant to the board of adjustment pursuant to article VIII of this chapter. A written application for town council review shall be submitted to the zoning administrator within seven days of the planning board decision.

(4)

Structures, whether temporary or permanent, located in a subdivision, and used as sales offices for the subdivision development are permitted only with a permit granted pursuant to this section. The zoning administrator shall issue such permit for a period of one year. An extension of up to one additional year may be granted by the zoning administrator, provided that the development is being actively marketed and three or more residential lots within the subdivision remain to be sold by the developer. Following this initial extension period, the permit may be extended only within the discretion of the town council and only for a period of time the town council deems appropriate, provided the subdivision is being actively marketed and three or more residential lots within the subdivision remain to be sold by the developer. After the developer sells all lots within the subdivision, or after any permit granted under this section expires, whichever occurs first, the temporary structures shall be removed, and any permanent structures temporarily used as a sales office shall be used only for a purpose otherwise permitted in that district. After a permit issued under this section expires, no other permits under this section may be issued for that same subdivision unless approved by the town council. For purposes of this section, having a sales office within a subdivision, by itself, shall not constitute "actively marketing" the subdivision.

(Ord. No. 87-04-08, § 4.7, 4-8-1987; Ord. No. O-2003-18, 10-13-2003; Ord. No. O-2003-08, 3-10-2003; Ord. No. O-2007-08, 9-10-2007; Ord. No. O-2010-12, 8-9-2010)

Temporary Use Permit Application Checklist: For Applicant under Section 58-13

Narrative Including:

- Nature of use
- Duration of use
- Hours of operation
- Lighting
- Temporary structures
- Site plans
- Public health and safety
- Signage

List of all adjoining property owners and all properties within 200' of Temporary Use Location

Provide:

- Projected attendance
- Proof of adequate insurance to cover the event
- Certification of review from Union County Sherriff's Department or NC Highway Patrol regarding traffic and crowd control
- Union County mass gathering permit (required if event charges admission, is located mostly outdoors, and has greater than 200 attendees)
- Certification of review from Union County Health Department
- Department of Revenue Weekend Temporary Sales and Use ID # for retail sales
- Copy of previous TUP issued within 12 months
- Description of waste/trash disposal
- Confirmation that emergency services will be located on-site for the duration of the event for events with over 200 attendees.

Submit application and fee at least 15 days prior to next Planning Board Meeting

Findings of Fact:

- The proposed temporary use will not materially endanger the public health, welfare, and safety; and

Yes 🔲 No 🗌

 The proposed temporary use will not have substantial negative effect on adjoining properties; and

Yes 🔲 No 🔲

The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit; and
 Yes No

The proposed temporary use is held no more than three (3) times per year at any particular location
 Yes No

In addition, the Planning Board may authorize conditions regarding duration of the use, hours of operation, signage, lighting, temporary structures, **emergency services**, etc. and such conditions shall be made part of the temporary use permit issued. Violations of such conditions shall be considered a violation of this Ordinance.

Appeal Process

The decision of the Planning Board or Zoning Administrator may be appealed by the applicant to the Weddington Town Council. A written application for Town Council review shall be submitted to the Zoning Administrator within seven (7) days of the Planning Board decision.

Sec. 46-40. Procedure for review of minor subdivisions.

- (a) Preliminary plat review for minor subdivisions.
 - (1) Prior to submission of a final plat, the subdivider shall submit to the subdivision administrator three copies of a preliminary plat of the proposed subdivision, containing the information shown below:
 - a. A sketch vicinity map including north arrow showing the location of the subdivision in relation to neighboring tracts, subdivisions, roads, and waterways.
 - b. The boundaries of the tracts.
 - c. The total acreage to be subdivided.
 - d. The existing and proposed uses of the land within the subdivision and the existing uses of land adjoining it.
 - e. The name, address and telephone number of the property owner.
 - f. The name of the proposed subdivision.
 - g. Streets and lots of adjacent developed or platted properties.
 - h. The zoning classification of the tract and of adjacent properties.
 - i. With subdivisions where individual septic tanks are the proposed method for wastewater treatment, the preliminary plat shall be based on the physical characteristics of the site. The applicant shall conduct at least two soil core borings for every one acre of land in the tract to be subdivided and the borings shall be an average of at least four feet in depth. Each boring shall be assigned a separate number and the report shall present the findings of each boring. The subdivider shall show the location of each boring, by number assigned, on the preliminary plat. The report shall contain a written finding stating that each lot contains, separate from an adequate building site meeting all setbacks required by the town, a septic tank drain field, drainfield repair area, and area for well site, all meeting state regulations. The septic tank drainfield and repair area must be located on the same lot as the principal residence for which it is designed. The report shall contain a map of the subdivision showing the following:
 - 1. All streets and property lines;
 - 2. Proposed building area for each lot;
 - 3. Septic tank and drainfield;
 - 4. Site and repair area for each lot;
 - 5. Proposed area for well site for each lot; and
 - 6. A separate map drawn at the same scale as the final plat showing streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator contour intervals of five feet may be required), and an accurate mapping of all soil classifications found on the site and general depths thereof.
 - (2) The report shall be prepared by a qualified soil scientist and the qualifications and references of the soil scientist shall be documented in the report. Lots to be served by public water shall not be subject to the well site area requirements and lots to be served by public sewer shall not be subject to the septic tank drainfield designation requirements. Approval of the proposed lots by the county health department for septic tanks shall be acceptable in lieu of the soils test requirement.

- (3) The above preliminary plat shall be prepared by a registered land surveyor currently licensed by the state by the state board of registration for professional engineers and land surveyors.
- (4) The preliminary plat shall be submitted to the subdivision administrator along with a fee in accordance with a fee schedule adopted by the town council. No application shall be considered complete or processed by the subdivision administrator unless accompanied by said fee. In addition, the town shall be reimbursed by the subdivider for all costs associated with the town's engineering and/or consulting services with respect to review of the preliminary plat prior to preliminary plat approval. The subdivision administrator shall review the preliminary plat within ten days of its submission for general compliance with the requirements of this chapter and chapter 58, and shall advise the subdivider or his authorized agent of the regulations pertaining to the proposed subdivision and the procedures to be followed in the preparation and submission of the final plat, and shall approve, approve based on certain conditions, or disapprove the preliminary plat.
- (5) One copy of the preliminary plat along with the subdivision administrator's comments, recommendations and/or conditions shall be returned to the subdivider and one copy of the same shall be retained by the subdivision administrator.
- (6) In the event the subdivider disagrees with the written comments and/or recommendations of the subdivision administrator, he may appeal the subdivision administrator's decision to the planning board.
- (7) In the event of an appeal of the subdivision administrator's decision, one copy of the preliminary plat along with the subdivision administrator's comments, recommendations, and his reasons for disapproval shall be forwarded to the planning board. In the event of an appeal of the subdivision administrator's decision, the planning board shall review and approve or disapprove the preliminary plat at its next regular meeting that follows at least 15 days after the subdivision administrator's recommendation regarding the preliminary plat, or at such other meeting as may be called by the planning board to consider same.
- (8) If the preliminary plat is not approved by the planning board, a written statement of the reasons for denial shall be provided to the subdivider, with a copy being returned to the subdivision administrator within seven days of disapproval. Upon making necessary changes, but not later that 180 days from receipt of the disapproved plat by the subdivider, the subdivider may resubmit the preliminary plat to the planning board for approval.
- (9) Preliminary plat approval of a minor subdivision shall constitute a vested right, as defined in G.S. 160A-385.1.

Sec. 46-43. Major subdivision preliminary plat submission and review.

- (a) Applicability. These requirements shall pertain to major conventional subdivisions only. The submission procedure and content requirements for preliminary plats for conservation subdivisions is outlined in section 46-44
- (b) Submission procedure.
 - (1) Following receipt of recommendations by the subdivision administrator, the subdivider shall submit a preliminary plat which shall first be submitted to the subdivision administrator. The number of lots on the preliminary plat may not exceed by five percent the number of lots on the sketch plan. Should they exceed five percent, a new sketch plan shall be filed with the subdivision administrator.
 - (2) At least 14 copies of the preliminary plat shall be submitted to the subdivision administrator. The subdivider shall also submit a fee in accordance with a fee schedule adopted by the town council. No application shall be complete or processed by the subdivision administrator unless accompanied by said fee. In addition, the town shall be reimbursed by the subdivider for all costs associated with the town's engineering and/or consulting services with respect to review of the preliminary plat prior to preliminary plat approval. One copy of the preliminary plat shall be on reproducible mylar material.
 - (3) The preliminary plat shall be of a size suitable for recording with the appropriate county register of deeds and shall be at a scale of not less than one inch equals 200 feet. The preliminary plat shall be prepared by a registered land surveyor currently licensed and registered by the state board for professional engineers and land surveyors. Maps may be placed on more than one sheet with appropriate match lines.
 - (4) Preliminary plats shall meet the specifications in section 46-46
 - (5) With subdivisions where individual septic tanks are the proposed method for wastewater treatment, the preliminary plat shall be accompanied by a report of site suitability for individual wells and septic tanks and soil suitability for septic tank drainfields. The report shall contain all of the information required in section 46-42(d) with respect to soil suitability for septic tank drainfields including findings of any subsequent borings made. The report shall contain a written finding stating that each lot contains, separate from an adequate building site (meeting all setbacks required by the town), a septic tank drainfield, drainfield repair area, and well site all meeting state regulations. The septic tank drainfield and drainfield repair area must be located either on the same lot as the principal residence for which it is designed, or on a lot designated as a non-buildable septic lot, or in common open space, or within conservation land. Where a non-buildable lot is used, the lot shall contain at least one vacant septic tank field in the result of a septic tank failure. The septic lot will be clearly noted as non-buildable until all septic drainfield repair areas are no longer in use, such as when the homes have connected to a public water sewer system. The report shall contain a map of the subdivision showing the following:
 - a. All streets and property lines;
 - b. Proposed building area for each lot;
 - c. Septic tank drainfield;
 - d. Site and drainfield repair area for each lot; and
 - e. Proposed well site for each lot.
 - (6) The report shall be prepared by a qualified soil scientist and the qualifications of the soil scientist shall be documented in the report. The report shall include the description of soils in accordance with N.C. Admin Code, title 10, chapter 10, subchapter 10A, and the U. S. Department of Agriculture Handbook Number 18, Soil Survey Manual.

- (7) The report shall include a description of soil color, using the Munsell Soil Color Charts, published by Munsell Color, Macbeth Division of Kollmorgen Corporation.
- (8) The report shall draw conclusions as to the suitability of septic systems as derived from the testing, color and type of soil for each sample of soil taken.
- (9) Approval of the proposed lots for septic tanks by the county health department shall be acceptable in lieu of the soils test requirement.
- (10) The subdivision administrator shall review the preliminary plat to ensure it is complete and will notify the subdivider if it is incomplete in any respect. If the subdivision administrator notifies the subdivider that the preliminary plat is incomplete, the subdivider must complete the preliminary plat before any further review will occur.

TO:	Mayor and Town Council				
FROM:	Kim H. Woods, Tax Collector				
DATE:	October 13, 2014				
SUBJECT:	Charge Off of 2002, 2003 & 2004 Property Taxes				

North Carolina General Statute 105-378(a) establishes a continuing ten year statute of limitations against enforcement remedies provided by law for the collection of taxes or the enforcement of any liens. The ten year period is measured from the September 1^{st} due date.

In accordance with General Statutes 105.378(a), I am hereby requesting authorization to charge off 2002, 2003 and 2004 personal property taxes. The balances are as follows:

2002 \$82.07 2003 \$129.05 2004 \$122.90

Respectfully submitted,

Kim H. Woods Town of Weddington Tax Collector

Witness my hand and official seal this 13th day of October, 2014.

Bill Deter, Mayor

Attest:

Amy S. McCollum, Town Clerk

TOWN OF WEDDINGTON PROCLAMATION DOMESTIC VIOLENCE AWARENESS MONTH P-2014-07

WHEREAS, domestic violence affects all Union County residents, and far too many people suffer abuse at the hands of a spouse, partner, parent, child, or sibling; these victims can be of any age, race, religion, or economic status and the resulting damage is inflicted not only on the victims, but their children, families, and communities; and

WHEREAS, domestic violence includes not only physical but also mental abuse, emotional abuse, financial abuse, sexual abuse, and isolation; and

WHEREAS, domestic violence is widespread, including one in three Americans who have witnessed an incident of domestic violence with an annual cost to US companies of \$3.5 billion in lost work time, increased health care costs, higher turnover, and lower productivity; and

WHEREAS, according to the North Carolina Coalition Against Domestic Violence, there have been 819 women, men, and children murdered as a result of domestic violence since January 1, 2002 in North Carolina; and

WHEREAS, according to the North Carolina Council for Women, domestic violence programs across the state responded to over 114,034 crisis calls and provided services to over 57,000 victims last year; and

WHEREAS, the key to prevention is education, community awareness, having zero tolerance for domestic vioence, and requiring accountability by the abuser; and

WHEREAS, Union County recognizes the importance of having collaborations by multiple partners to promote social norms, policies and laws that support gender equity and foster intimate partnerships based on mutual respect, equality, and trust; and

NOW, THEREFORE, be it resolved that I, Bill Deter, Mayor of the Town of Wedddington, do hereby proclaim October 2014 as Domestic Violence Awareness Month and urge all citizens to support this observance. I further urge our citizens to increase their awareness and education of this destructive force which deeply affects a large number of families in Union County each year and to become part of the efforts to stop violence in families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this the 13^{th} day of <u>October</u>, 2014.

Bill Deter, Mayor

Attest:

Amy S. McCollum, Town Clerk

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

- 1. 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. 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.

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

(2)

That the variance is in harmony with the general purpose and intent of this chapter and preserves its spirit.

(3)

That in the granting of the variance, the public safety and welfare have been assured and substantial justice has been done.

(4)

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:

(1)

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. 0-2010-08, 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 subpoena 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)

AN ORDINANCE TO AMEND SECTIONS 58-232, 58-233, 58-234, 58-235, 58-236 AND 58-237 OF THE CODE OF ORDINANCES OF THE TOWN OF WEDDINGTON O-2014-10

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 58-232, 58-233, 58-234, 58-235, 58-236 AND 58-237 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-232. Administrative appeal.

The board of adjustment shall hear and decide appeals <u>decisions</u> 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 <u>and may hear appeals</u> <u>arising out of any other ordinance that regulates land use or development</u>, and apply such interpretation to the particular fact situations. <u>The board of adjustment shall follow quasi-judicial procedures when deciding administrative appeals</u>.

(1)

A written appeal may be taken by any person who has first requested and received a ruling from the zoning administrator. An appeal to the board of adjustment shall be made within ten days of receipt by the applicant of the written decision made by the zoning administrator.<u>Any person who has</u> <u>standing under G.S. 160A-393(d) or the town may appeal a decision to the</u> <u>board of adjustment. An appeal is taken by filing a notice of appeal with the</u> town clerk. The notice of appeal shall state the grounds for the appeal.

(2)

A written appeal may be taken by any person aggrieved or by an officer, department, or board of the town, within ten days of a written decision made by the zoning administrator. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of adjustment, after notice of appeal has been filed with him, that because of facts stated in the certificate, a stay would, in his opinion, 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 the ordinance. In that case 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 officer from whom the appeal is taken and on due cause shown.

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)

A duplicate written application for an appeal, specifying the grounds thereof, shall be filed with the zoning administrator and with the town clerk on behalf of the board of adjustment. The town clerk shall immediately transmit all papers constituting the record to the board of adjustment, said record to include the application, the zoning administrator's decisions, and the written application for appeal.

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)

The board of adjustment must review the appeal of the zoning administrator's decision within 40 days of receipt of the notice of appeal and any required fees, except with consent by the appellant for additional time.

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 <u>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. given to the applicant and the zoning administrator by first class mail, which mailing must be made at least seven days prior to the date of the hearing.</u>
- (7) <u>Subject to the provisions of section (5), the board of adjustment shall hear</u> 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) <u>The parties to an appeal that has been made under this section may agree to</u> 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. The board of adjustment may reverse or affirm, wholly or partly, or may modify

the order, requirement, decision or determination with reference to the appeal.

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.

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)

That there are practical difficulties or uUnnecessary hardship would result from the strict application of the ordinance. s in the way of carrying out the strict letter of this chapter. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property 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:

If the property owner complies with the provisions of this chapter, he can secure no reasonable return from, or make any reasonable use of his property;

a .

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.)** is suffered by the applicant's property;

с.

The hardship is not the result of <u>actions taken by the applicant or the</u> 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.) the applicant's own action; and

The hardship is peculiar to the applicant's property.

(2)

That the variance is in harmony with the general purpose and intent of this chapter and preserves its spirit.

(3)

That in the granting of the variance, the public safety and welfare have been assured and substantial justice has been done.

(4)

(b)

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:

(1)

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)

(4)

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.

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. parties to the hearing and to all property owners contiguous or adjacent to the property. Said notices shall be mailed at least seven days prior to the public hearing. In addition, a clearly visible sign shall be placed in a conspicuous location on subject properties indicating the nature of the public hearing and date, time and place at which it is to occur. Said sign shall be placed on the properties at least seven days prior to the public hearing and shall remain standing until the board of adjustment has reached its final decision.

(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.
- 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)

(6)

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(8)</u>, 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 reverse any order, requirement, decision or determination of the zoning administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter or to grant any variance from the provisions of this chapter. <u>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.</u> 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 supermajority 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 All decisions of the board of adjustment shall be made within 30 days of the hearing, unless consented to by the applicant. Every quasi-judicial 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 <u>sent</u> <u>delivered by personal delivery, electronic mail, or by</u> <u>first-class mail</u> to the applicant, property owner, and to any person who has <u>submitted a written request for a copy, prior to the date the decision becomes</u> <u>effective. The person required to provide notice shall certify that proper notice has</u> <u>been made.by certified mail, return receipt requested, or hand delivered within 14 days</u> following the decision.

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 **<u>quasi-judicial</u>** decision of the board of adjustment shall <u>decision shall</u> 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.

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

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

The board of adjustment through the chair, or in the chair's absence anyone acting as chair, may subpoena 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.

Adopted this <u>13th</u> day of <u>October</u>, 2014.

Bill Deter, Mayor

Attest:

Amy S. McCollum, Town Clerk

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

MEMORANDUM

SUBJECT:	Tuscan Ridge Conventional Subdivision Preliminary Plat
DATE:	October 13 th , 2014
FROM:	Julian Burton, Zoning Administrator/Planner
CC:	Amy McCollum, Town Clerk
TO:	Mayor Deter; Town Council

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.

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.
- On September 8th, the Council tabled the preliminary plat application requesting additional information on the subdivision's stormwater impact on adjoining development. The applicant coordinated with USI, and submitted a document providing additional stormwater information to Bonnie Fisher and to Town Staff (Included in the Council Packet.) Bonnie Fisher reviewed the document, and concluded that the stormwater impact and stormwater management plan were acceptable (Included in the Council Packet.)
- 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

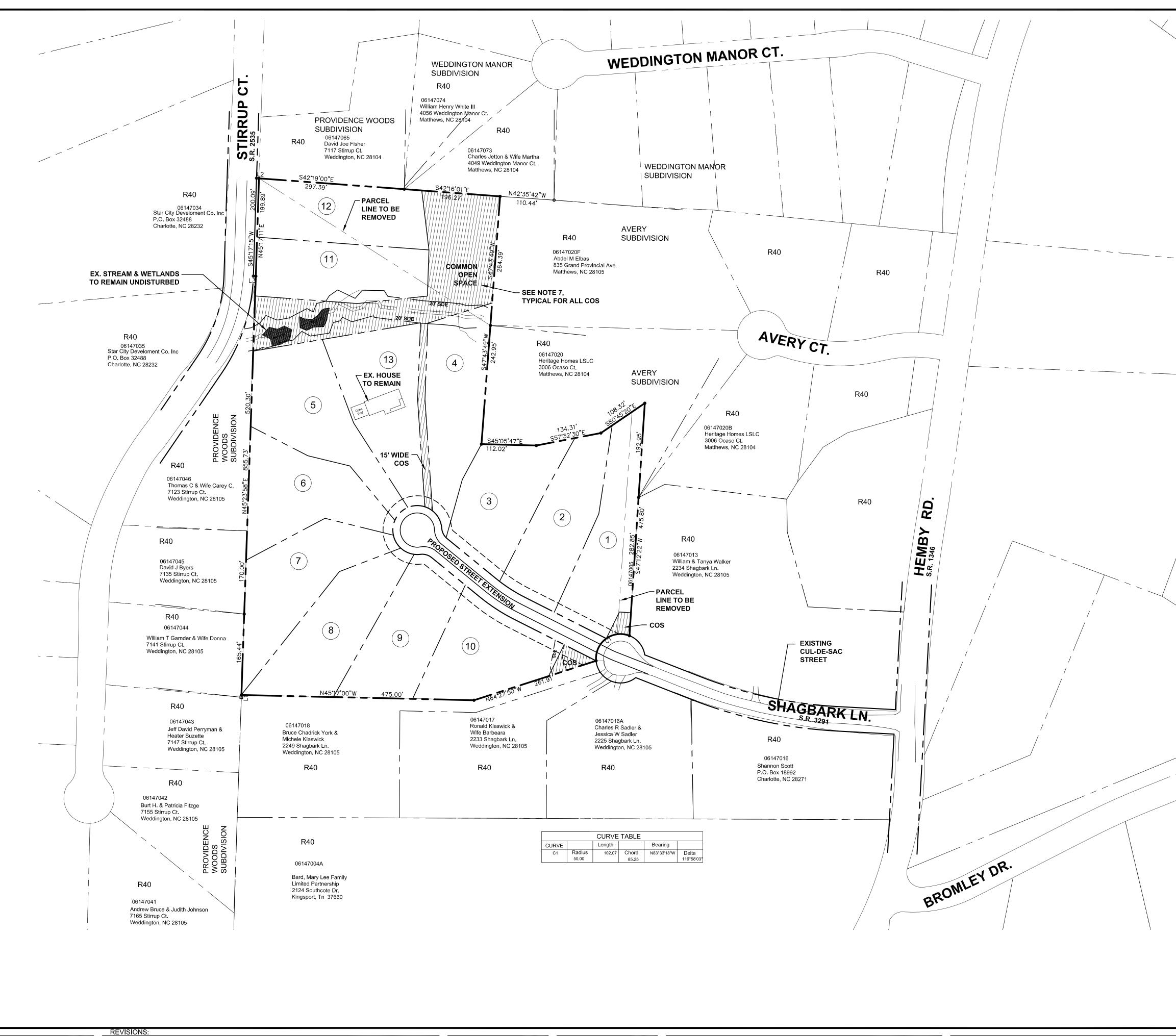
- 1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
- 2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
- 3. Development subject to review and approval/permitting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

Town Council Action: September 8th, 2014

Council tabled the preliminary plat application, requesting additional information on the subdivision's stormwater impact on adjoining properties.



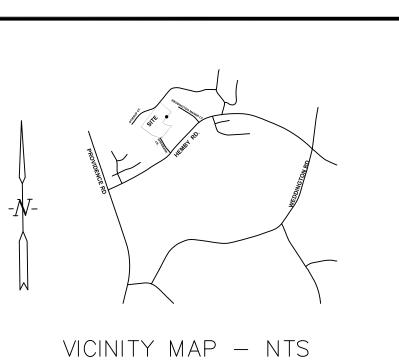
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SHEET SCHEDULE :

COVER PLAN	
EXISTING CONDITION & DEMOLITION PLAN	L-2
SITE PLAN	L-3
GRADING AND DRAINAGE PLAN	L-4
EROSION CONTROL PLAN - INITIAL PHASE	L-5
EROSION CONTROL PLAN - FINAL PHASE	L-6
STREET PROFILE & DETAILS	L-7
SITE DETAILS	L-8
SITE DETAILS	L-9



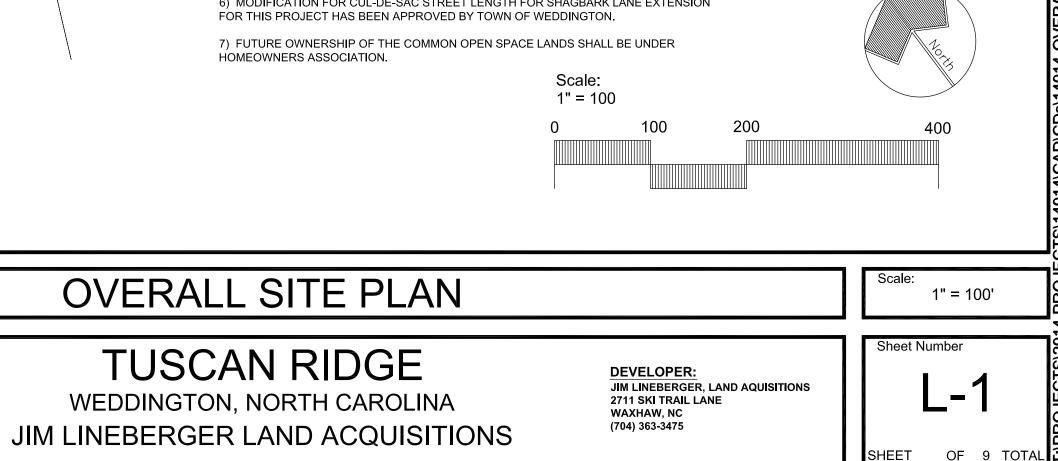
SITE DATA SUMMARY DEVELOPER: LOCATION: JIM LINEBERGER, LAND AQUISITIONS TOWN OF WEDDINGTON, UNION COUNTY NORTH CONTACT: CAROLINA, SANDY RIDGE TOWNSHIP MR. JIM LINEBERGER PARCELS ID NUMBERS: plar@windstream.net 061-47-020G, 061-47-019B, 061-47-005 (UNION COUNTY) ADDRESS : 2711 SKI TRAIL LN WATERSHED BASIN: WAXHAW, NC SIX MILE CREEK (704) 363-3475 SITE SUMMARY: TOTAL SITE AREA: +/- 14.98 AC **PROPERTY OWNER:** LOT SUMMARY: William Bryant and Katheryne Gruhn PROPOSED RESIDENTIAL LOTS: ____ ——13 LOTS ADDRESS : LOTS #1 - #13 (40,000 SF MIN PER LOT) 2266 Shagbark Lane PROPOSED COS LOTS ____ — 3 LOTS Matthews, NC 28105 LOTS #14 - #16 (65,279 SF / 1.498 AC) (704) 441-2255 (NON-RESIDENTIAL / NON-BUILDABLE LOTS) TOTAL NUMBER OF LOTS CREATED: 16 LOTS **USE SUMMARY:** DESIGN COMPANY: RESIDENTIAL EXISTING USE: PREPARED BY: DPR ASSOCIATES, INC. RESIDENTIAL PROPOSED USE: CONTACT: MR. HY NGUYEN, PE EXISTING ZONING: ____ _ R40 HNGUYEN@DPRASSOCIATES.NET PROPOSED ZONING: _____ R40 ADDRESS: 420 HAWTHORNE LANE REQUIRED COMMON OPEN SPACE: 10% OF SITE CHARLOTTE, NC 28204 (10% x 14.98 = 1.498 AC.) PHONE: 704-332-1204 FAX:704-332-1210 PROVIDED COMMON OPEN SPACE: 1.62 AC. (10.83% OF SITE LAND SURVEYOR: LOT STANDARDS PREPARED BY: FRONTIER LAND SURVEYING CONTACT: MIN. LOT AREA: _____ 40,000 SF MR. JEFF GORDON, NC PLS MIN. LOT WIDTH: _____ 120 FT frontiersurvey@carolina.rr.com (MEASURED AT SETBACK) ADDRESS: FRONT SETBACK: _____ 50 FT MIN. (MEASURED FROM R/W) 1394-B WALKUP AVE. MONROE, NC 28110 (704) 283-9726 SIDEYARD: ____ 15 FT. CORNER YARD: _____ 25 FT. REARYARD: _ 40 FT. PHASING AND CONSTRUCTION SCHEDULE ANTICIPATED CONSTRUCTION PHASING PHASE1 / SINGLE PHASE TO COMPLETE CONSTRUCTION ANTICIPATED CONSTRUCTION DURATION START OCT. 2014 - ENDS NOV. 2015 NOTES: 1) BOUNDARY AND ABOVE GROUND PHYSICAL SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY FRONTIER LAND SURVEYING, (704) 283-9726 DATED MAY 29, 2014 2) PER FLOOD INSURANCE RATE MAP FOR UNION COUNTY NORTH CAROLINA, COMMUNITY PANEL NUMBER 3710447700K, DATED MARCH 2, 2009 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. 3) THE FINAL SUBDIVISION PLANS / PRELIMINARY PLAT FOR THE PROPOSED RESIDENTIAL

SUBDIVISION WILL COMPLY WITH THE TOWN OF WEDDINGTON ZONING ORDINANCE, ARTICLE XIII, 'FLOOD DAMAGE PROTECTION, DRAINAGE, STORMWATER MANAGEMENT AND WETLAND PROTECTION AS DESCRIBED IN THE CURRENT ZONING ORDINANCE AS OF DECEMBER 2013.

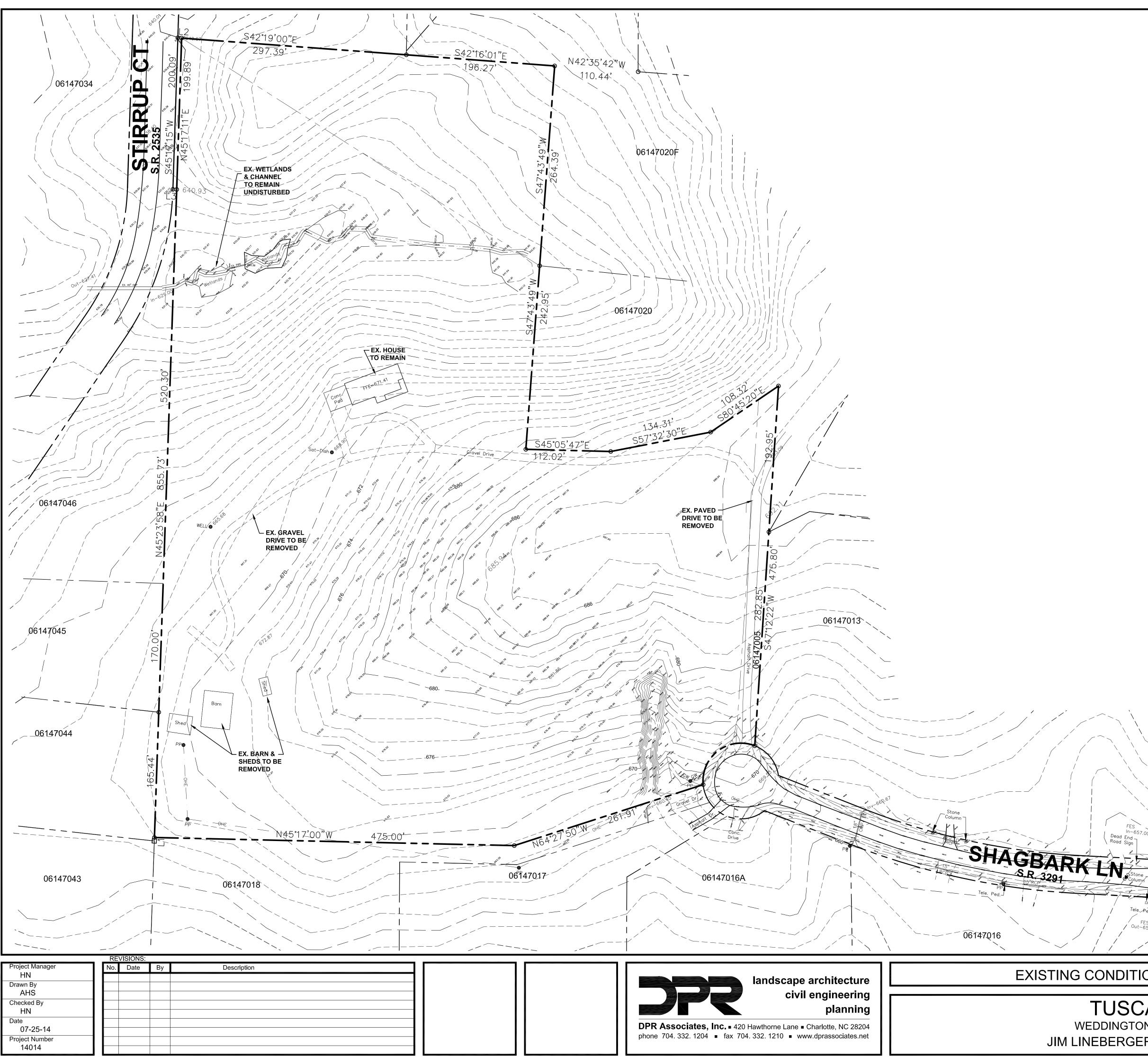
4) THE PROPOSED SEWER UTILITY DESIGN FOR LOTS #1-I3 ARE INTENDED TO TIE INTO PRIVATE ON-SITE SEPTIC SYSTEMS.

5) THE PROPOSED WATER UTILITY DESIGN IS INTENDED TO THE INTO THE COUNTY'S PUBLIC WATER SYSTEM, THERE IS PUBLIC WATER AVAILABLE WITHIN HEMBY ROAD R.O.W. AND THE WATER SUPPLY IS WITHIN 1 MILE OF THE SITE.

6) MODIFICATION FOR CUL-DE-SAC STREET LENGTH FOR SHAGBARK LANE EXTENSION FOR THIS PROJECT HAS BEEN APPROVED BY TOWN OF WEDDINGTON.



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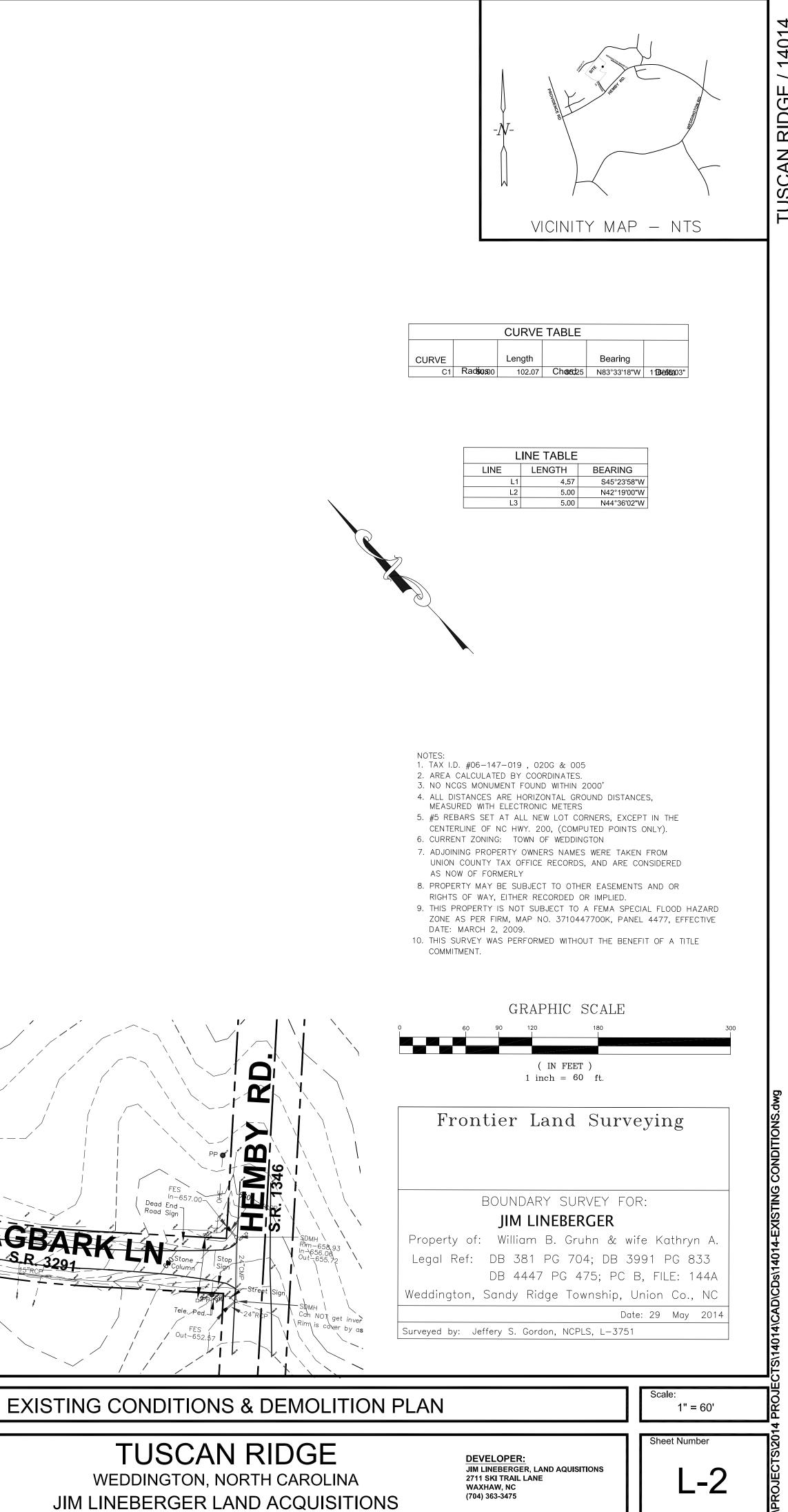
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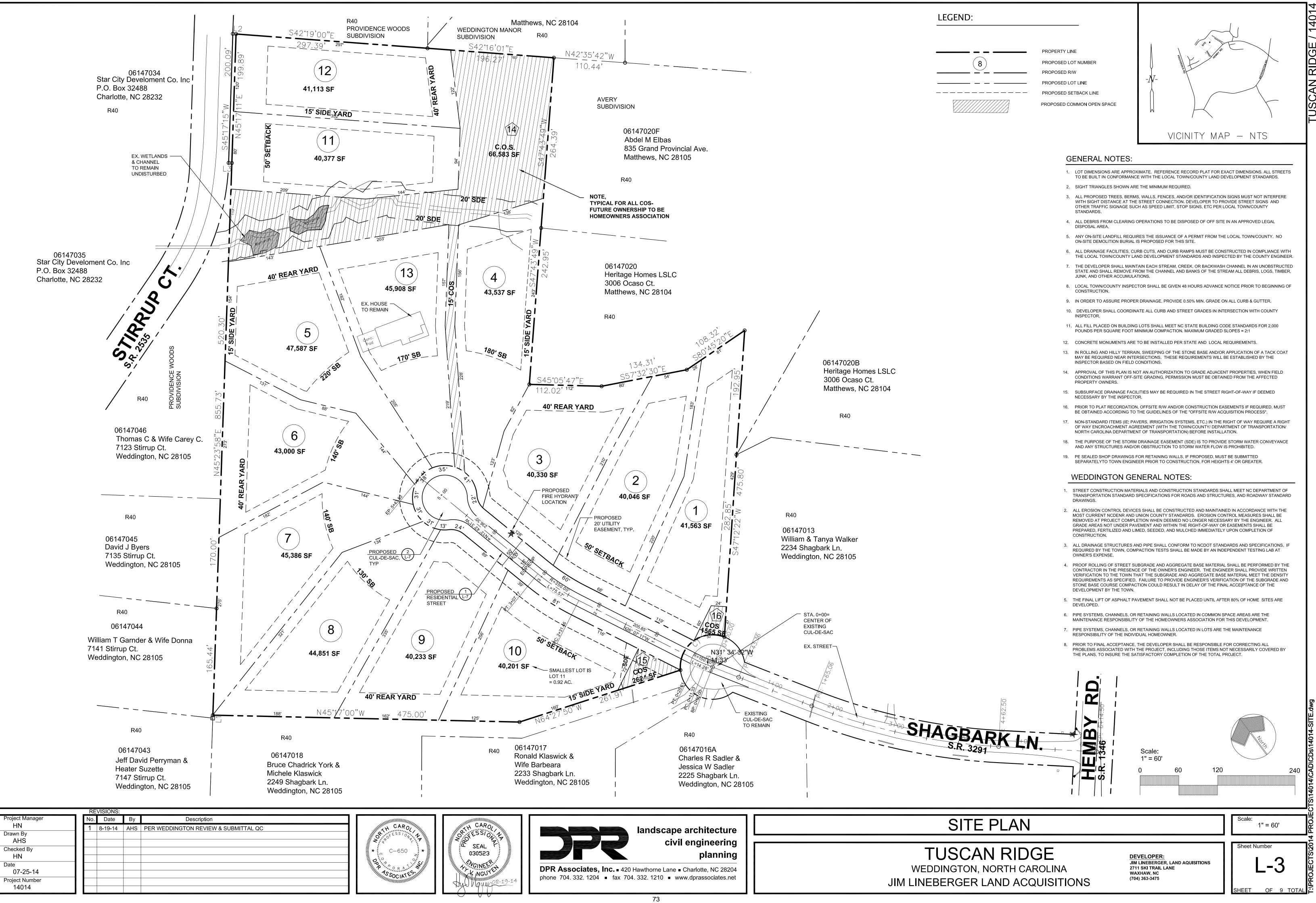
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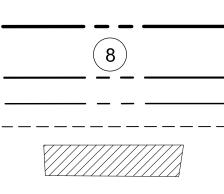


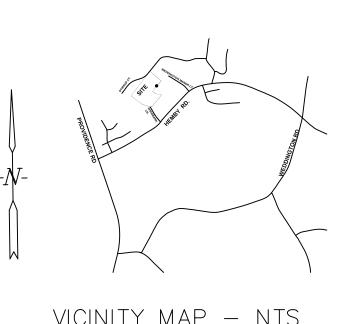
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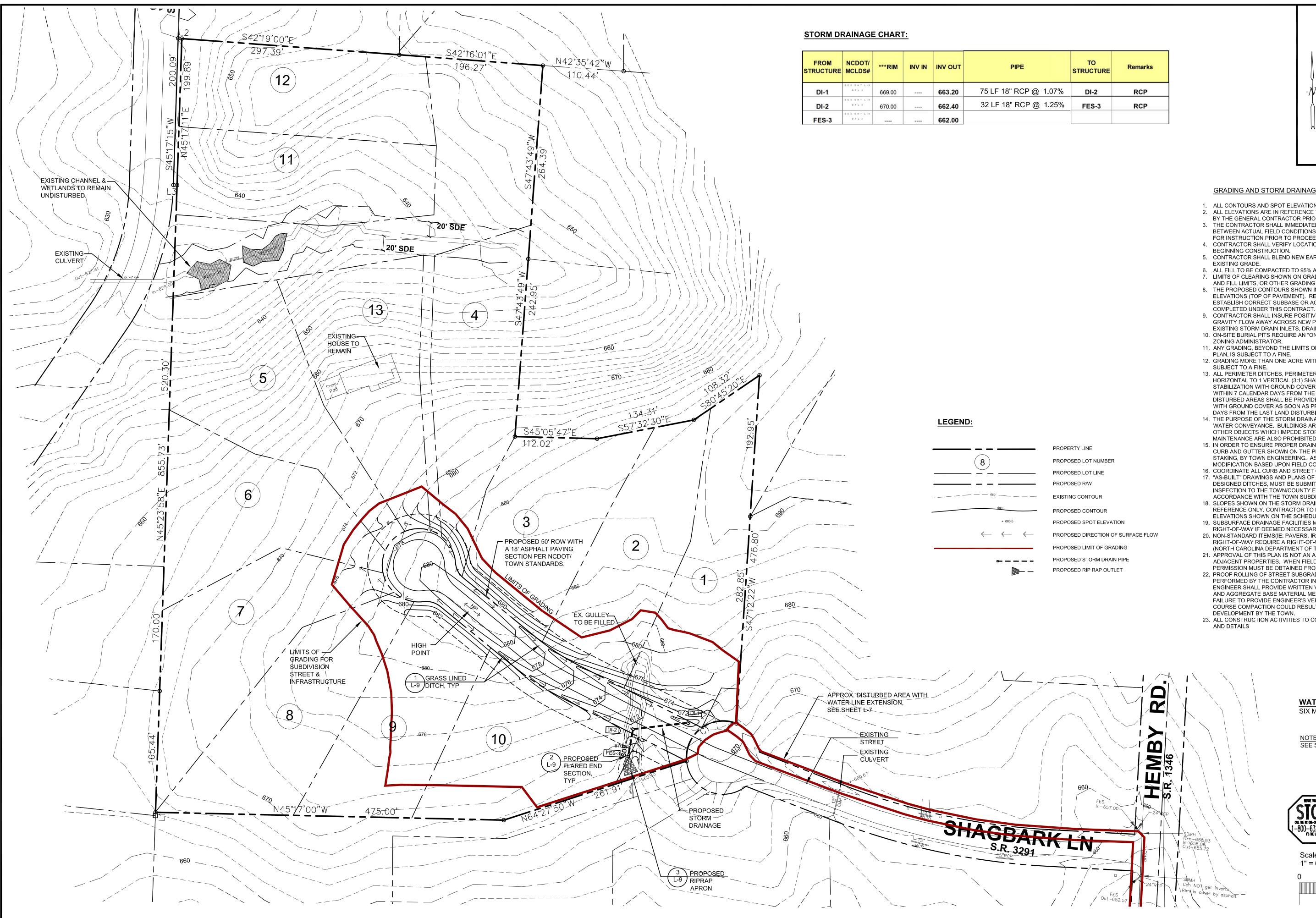
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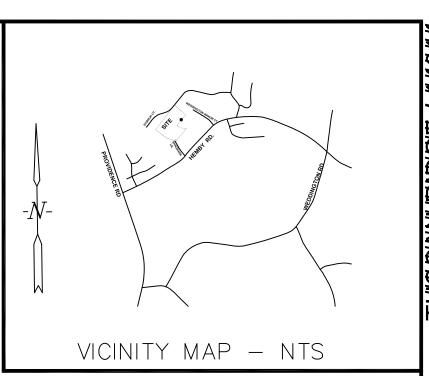
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landscape architecture civil engineering planning

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

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GRADING AND STORM DRAINAGE NOTES:

- 1. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
- 2. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING. 3. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND
- BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING. 4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD BEFORE
- 5. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO
- 6. ALL FILL TO BE COMPACTED TO 95% A.A.S.H.T.O. STANDARD COMPACTION. 7. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT
- AND FILL LIMITS, OR OTHER GRADING REQUIREMENTS. 8. THE PROPOSED CONTOURS SHOWN IN STREETS, DRIVES, AND WALKS ARE TO FINISHED ELEVATIONS (TOP OF PAVEMENT). REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE
- 9. CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW AWAY ACROSS NEW PAVEMENT AND/OR LANDSCAPE AREAS TO NEW OR EXISTING STORM DRAIN INLETS, DRAINAGE SWALES, OR OVERLAND SHEET FLOW. 10. ON-SITE BURIAL PITS REQUIRE AN "ON-SITE DEMOLITION LANDFILL PERMIT" FROM THE
- ZONING ADMINISTRATOR. 11. ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING
- PLAN, IS SUBJECT TO A FINE. 12. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO A FINE.
- 13. ALL PERIMETER DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY.
- 14. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED
- 15. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB. CURB AND GUTTER SHOWN ON THE PLANS MAY BE ADJUSTED, BASED UPON FIELD STAKING, BY TOWN ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- 16. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR. 17. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE TOWN/COUNTY ENGINEERING DEPARTMENT IN
- ACCORDANCE WITH THE TOWN SUBDIVISION ORDINANCE. 18. SLOPES SHOWN ON THE STORM DRAINAGE SCHEDULE ARE FOR CONTRACTOR'S REFERENCE ONLY. CONTRACTOR TO BUILD STORM DRAINAGE SYSTEM TO THE
- ELEVATIONS SHOWN ON THE SCHEDULE. 19. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- 20. NON-STANDARD ITEMS(IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THI RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION. 21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE
- ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS. 22. PROOF ROLLING OF STREET SUBGRADE AND AGGREGATE BASE MATERIAL SHALL BI
- 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 SUBGRADE AND STONE BASE COURSE COMPACTION COULD RESULT IN DELAY OF FINAL ACCEPTANCE OF THE DEVELOPMENT BY THE TOWN.
- 23. ALL CONSTRUCTION ACTIVITIES TO CONFORM WITH NCDOT STANDARD SPECIFICATIONS

WATERSHED BASIN:

NOTE: SEE SHEET L-7 FOR DRAINAGE AREA MAPS.

SIX MILE CREEK

BEFORE YOU DIG

CILL INE IN COLE-COLL COMER AT 1-8000-632-4949 INS HE LAT

Scale: 1" = 60

GRADING AND DRAINAGE PLAN

TUSCAN RIDGE WEDDINGTON, NORTH CAROLINA JIM LINEBERGER LAND ACQUISITIONS

DEVELOPER: JIM LINEBERGER, LAND AQUISITIONS 2711 SKI TRAIL LANE WAXHAW, NC (704) 363-3475

60

Scale:

1" = 60

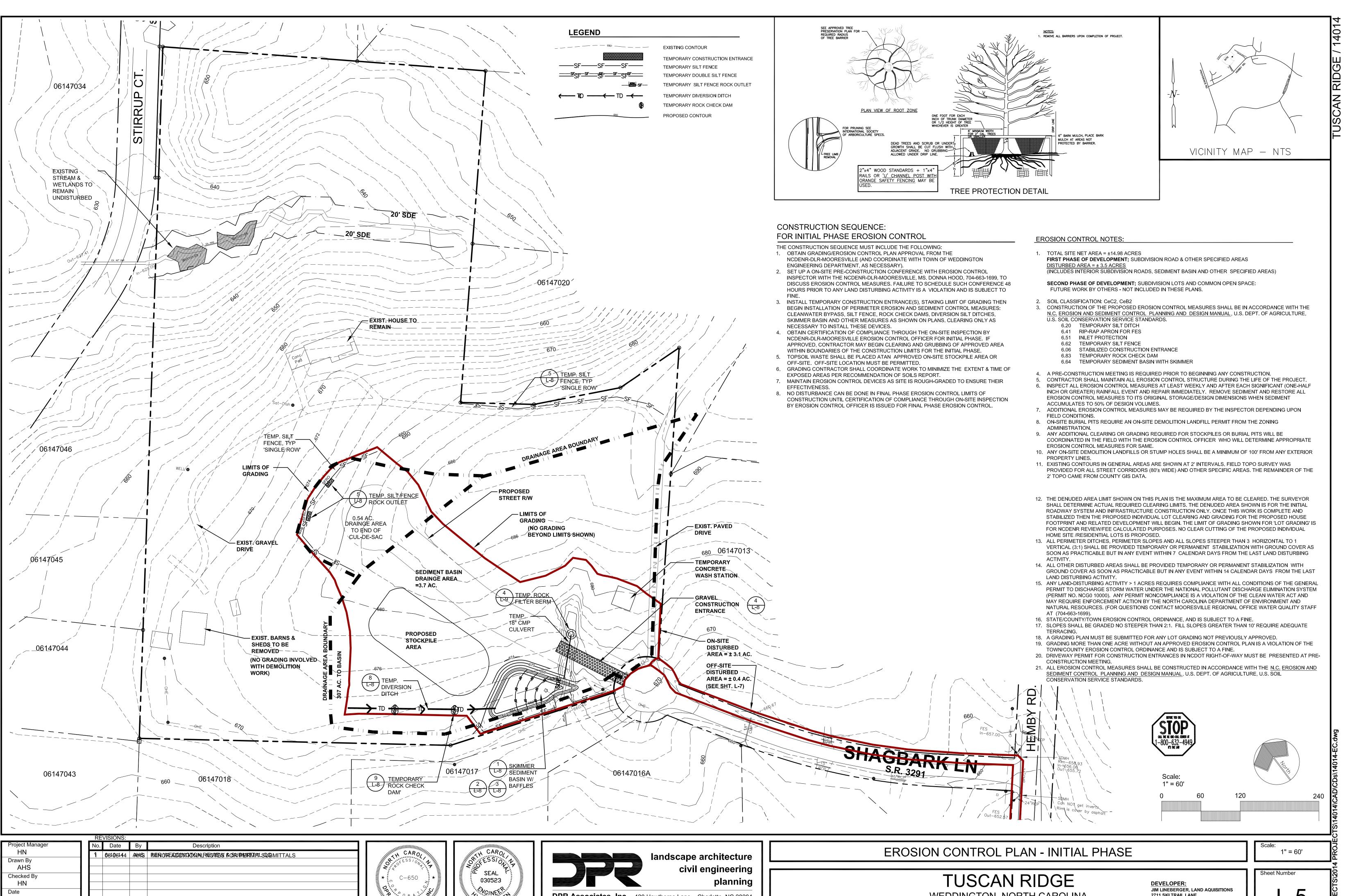
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OF 9 TO

Sheet Number

120

240



Project Manager	No.	Date	By	Description	
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Date 07-25-14					
Project Number 14014					

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

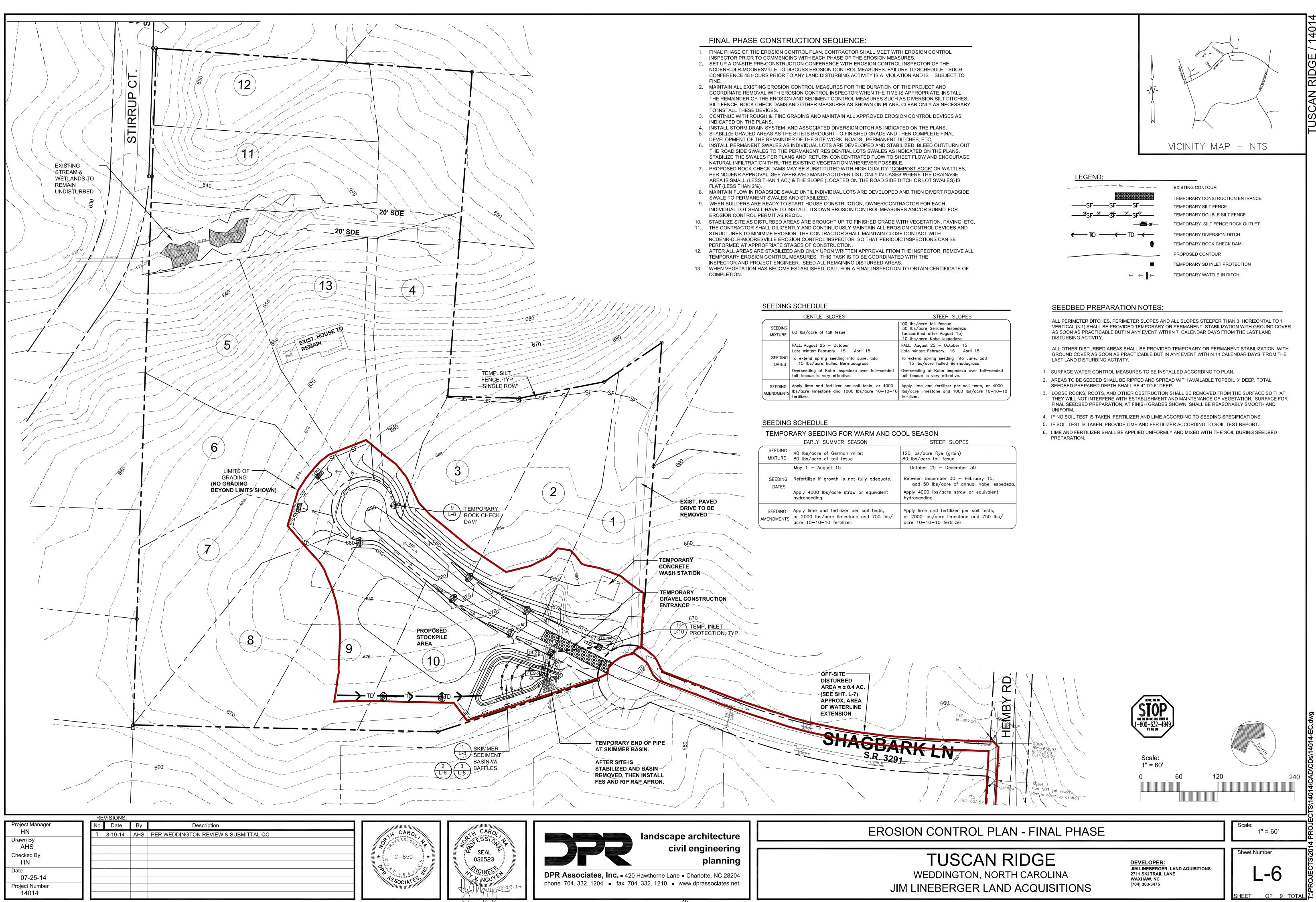
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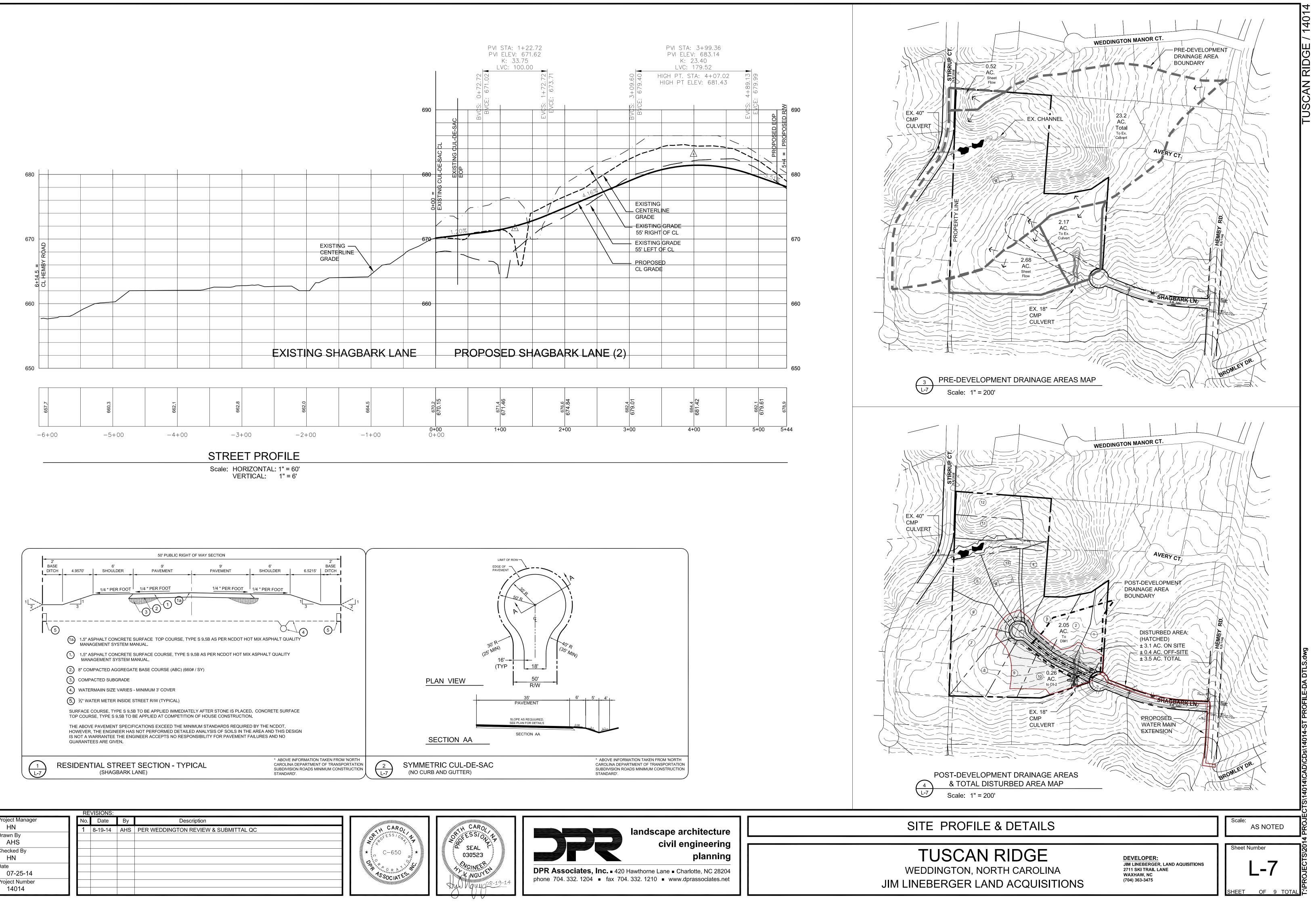
WEDDINGTON, NORTH CAROLINA JIM LINEBERGER LAND ACQUISITIONS

JIM LINEBERGER, LAND AQUISITIONS 2711 SKI TRAIL LANE WAXHAW, NC (704) 363-3475

_-5 OF 9 TOTA SHEET

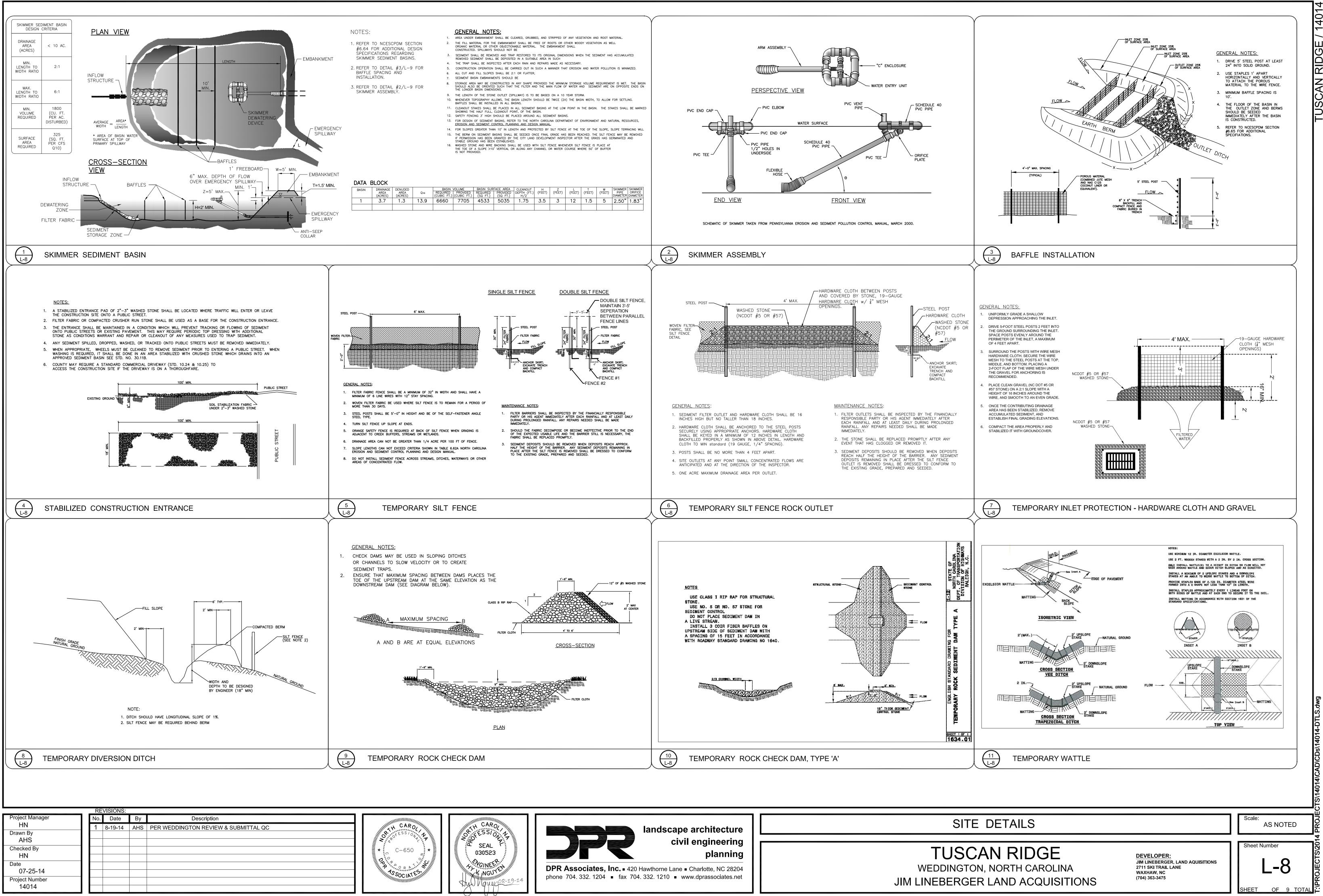


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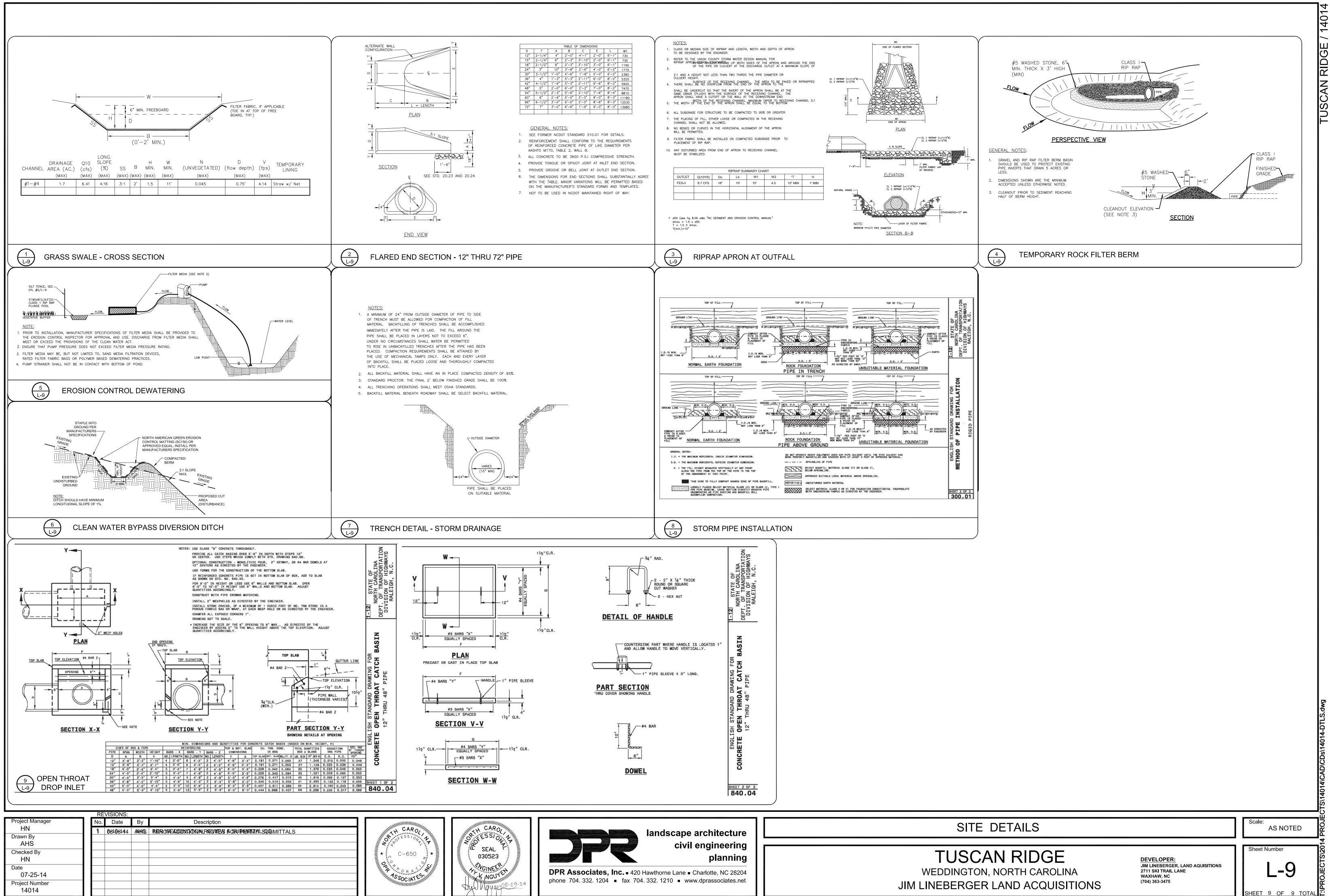
Project Manager	No.	Date	Ву	Description		
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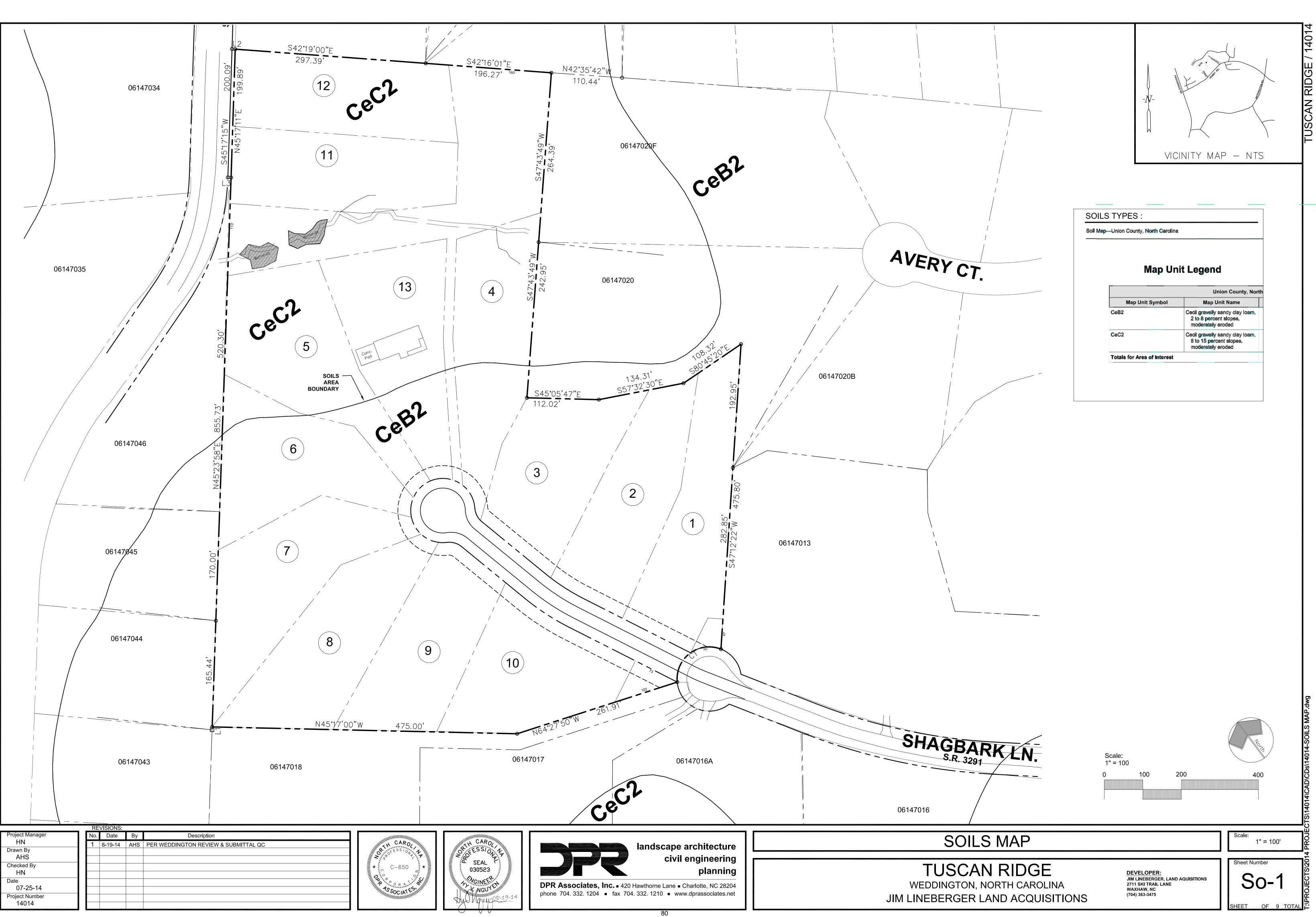


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STORM DRAINAGE & EROSION CONTROL & OVERALL STORM ANALYSIS

TUSCAN RIDGE

Town of Weddington, Union Co., North Carolina

Prepared for:

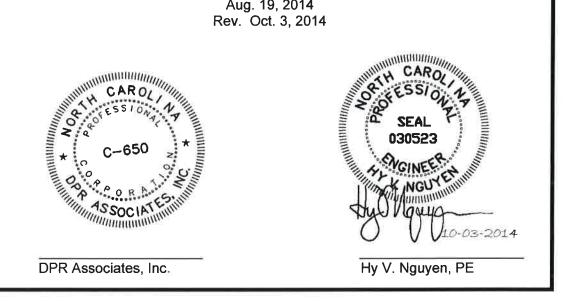
Jim Lineberger, Land Aquisitions 2711 Ski Trail Lane Waxhaw, NC P: 704-363-3475 plar@windstream.net

Prepared by:

DPR Associates, Inc. 420 Hawthorne Lane Charlotte, NC 28204 P. 704-332-1204 F. 704-332-1210 www.dprassociates.net

DPR Project No.: 14014

Aug. 19, 2014 Rev. Oct. 3, 2014



TUSCAN RIDGE

Weddington, NC, Union County

STORMWATER IMPACT ANALYSIS NARRATIVE

DPR Project No. 14014 October 3, 2014

The Project site, located at 2266 Shagbark Lane (SR 3291) off Hemby Road (SR # 1346). Hemby Rd intersects with Providence Road-SR#16, south of Highway 485 and a short distance north of Weddington Town Center. At the intersection of Hemby Road and Providence Road head east for approximately 2530 lf; Shagbark is located to the left. The site is at the end of the existing cul-de-sac. It is comprised of 14.98 acres.

The existing condition consists of rolling topography, pasture lands and woods with one established single family home, barn, and associated driveway. A ridgeline bisects the site so that drainage sheet flows predominately to the north, west, and south sides. The entire tract eventually flows into Six Mile Creek (located to the southwest), which is in the Catawba River Basin. Our understanding is the local community does not require storm water detention and the state requirements for Sixmile Creek (Goose Creek Watershed/Management Plan) does not have a Low Density/High Density threshold within the Stormwater Management Plan guidelines. However, the intent of the proposed storm water design is to exercise low impact development techniques by retaining undeveloped open space, maintaining a low build upon area (BUA), reducing the volume of concentrated flow, managing smaller drainage areas with sheet flow that is captured by grass swales and then returned to overland flow and its natural drainage course.

The proposed residential subdivion consists of 13 lots with a minimum of 40,000 SF per lot., one of which is the existing home to remain. The residential road that is 'curb less' <u>without</u> an extensive conventional storm water piping system. Likewise, the street section offers a grass shoulder with grass side swales along the streets to promote natural storm water infiltration, grass swales between many of the lots to minimize the larger flow volumes and provide overland flow/disperse runoff through the lawn & wooded areas to resume the storm water to its natural drainage system. The site preparation & grading plan will <u>not</u> include clear cutting of all the natural vegetation and mass grading the entire site. The grading plan minimizes the earth moving activities and proposes to lay the subdivision road and building pads as close as possible to existing grade. This will be beneficial in maintaining the natural drainage system as well as retaining the existing vegetation where possible. This 'Low Impact Development' (LID) appproach along with minimizing the volume of flow and dispersing/encouaging overland flow via the lawn areas to resume the storm drainage to it's natural 'base flow' as it does today. We also proposed "no" impact to existing wetlands and have provided undisturbed buffer for the existing drainage ditch onsite.

Lots will be served by septic systems which must be at undisturbed grades, thus there will be no mass grading. DPR has analyzed the two predominate drainage areas on site, Drainage Areas 1 & 2, respectively.

Drainage Area #1 (DA-1A)

This area is located at the north side of the site. Drainge area #1 total area is 23.2 acres that drains to the existing 40" culvert at Stirrup Ct; of this total approximately 10 acres are on the project site. This subarea, referred to as DA-1A, drains to a small channel/wetland area which will remain undisturbed and then to an existing 40" culvert under Stirrup Court. Much of this area will remain wooded and undisturbed.

Rational method was used to calculate the peak flows for the 25-year storm event Weddington rainfall intensity in inches per hour. (NCDOT Standard Chart C 200.3 was used also as an alternative method.) Topographic maps and field observations were used to delineate the watershed basins and hydraulic path feeding into the study conveyance system. Targeted field survey information was also obtained. With this information, hydraulic length, time of concentration (TOC), and basin slope were determined for the pre-developed condition and post-developed condition. The composite curve number (CN) was calculated based on the hydrologic soil types and groups from the U.S. Department of Agriculture, Union County for the pre-developed and post-developed conditions. Pre-Development CN was calculated to be 65.2, and Post Development CN was 68.0. The increase is 4.29%.

The HW/D monograph method was used to determine the headwater with inlet control for the existing 40" culvert at Stirrup Ct. The existing culvert appears to adequately convey the proposed development total runoff for required 25-yr storm. 100-yr storm evaluation was analyzed as well at the inlet location to help establishing the flood protection elevation for immediate adjacent lots.

See enclosed calculations, maps, and exhibits.

Drainage Area #2 (DA-2)

This area is located on the southeast corner of the site just off existing Shagbark Lane. Approximately 2.7 acres of this area sheet flows to the south and southwest. Approximately 2.31 acres of DA-2 drains to the south toward an existing 18" culvert under an adjacent driveway; this 2.31 ac. subarea will be referred to as DA-2A in calculations/analysis.

Same as DA #1, rational method was used to calculate the peak flows. Topographic maps and field observations were used to delineate the watershed basins and hydraulic path feeding into the study conveyance system. Targeted field survey information was also obtained. With this information, hydraulic length, time of concentration (TOC), and basin slope were determined for the pre-developed condition and post-developed condition. The composite curve number (CN) was calculated based on the hydrologic soil types and groups from the U.S. Department of Agriculture, Union County for the pre-developed and post-developed conditions. Pre-Development CN was calculated to be 65.0, and Post Development CN was 68.0. The increase is 4.62%.

DA-2A (2.31 Acres)

The proposed onsite storm drain system under Shagbark Lane extension will have an open headwall structure on uphill side (HW#1). The proposed 15" SD system is designed for a 10 year storm. The new road extension will act as a dam in larger storms. The storm system from HW #1 to DI #2 will provide the inlet control condition. The uphill road side ditch and swale between Lots #1 and 2 will provide some storage for larger storms. Lot pads for Lots #1 and #2 are outside of storm backup limit.

To help alleviate impact to the downstream driveway drain pipe, we have proposed the following additional measures:

- Minimizing the grading and disturbed area by proposing a series of smaller sediment traps upstream instead of a more centralized skimmer basin at the outlet of HW-4.
- At the outlet end of the SD system, we proposed a headwall instead of a traditional FES to shorten the storm pipe. The last pipe section slope was also reduced to the minimum. A measured plunge pool will be provided as well at outlet HW-4 riprap apron. This pool will help dissipating the energy and velocity.
- Providing an undisturbed 25' wide x 181' long vegetative buffer at the property line (immediately upstream from the adjacent existing 18" culvert). This buffer will serve to filter runoff from the development. This buffer will be recorded on the final record plat.

The HW/D monograph method was used to determine the headwater with inlet control for the existing driveway 18" pipe. The existing pipe appears to convey the proposed development total runoff for the 10-yr storm, with approximately 0.3' freeboard. For checking purposes, we also looked at the 25-yr storm for this driveway pipe, and it appears to be able to handle it with minimal freeboard (0.18').

See enclosed calculations, maps, and exhibits.

Project: Tuscan Ridge DPR Job No.: 14014 Location: Town of Weddington, NC Storm: 10yr.

DPR ASSOCIATES, INC STORM DRAINAGE DESIGN

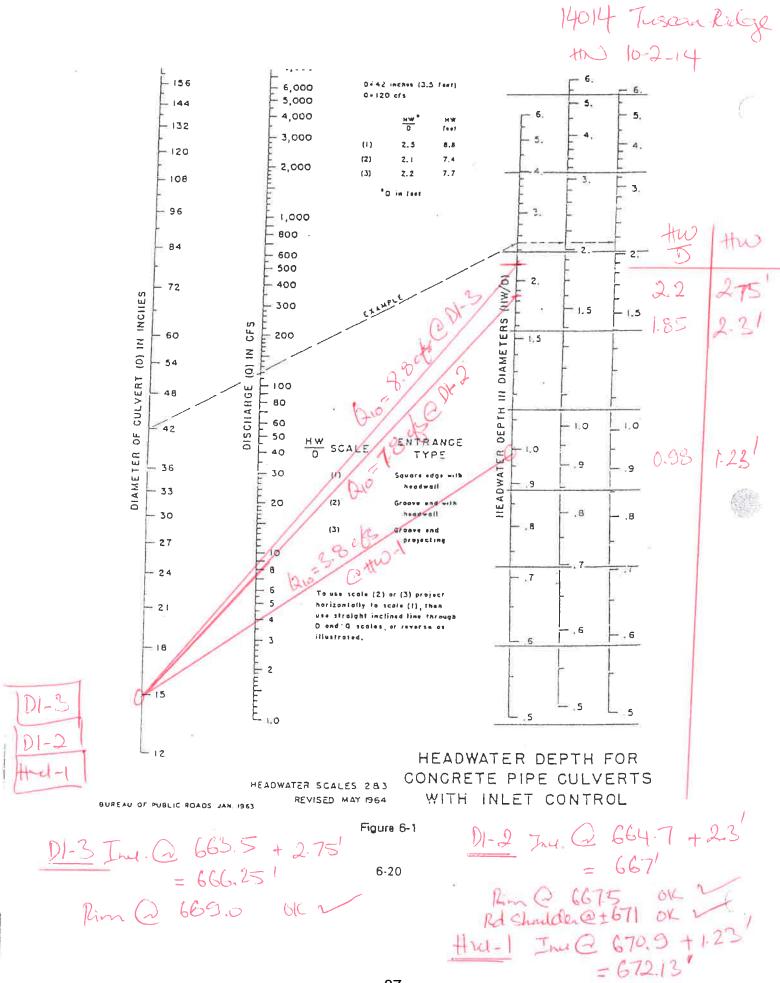
Prepared by: AHS Checked by: HN Date: 09-12-14 Rev: 10-03-14

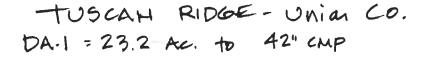
STF	RUCTURES					DRAI	N ARE	A		RUN-OFF				PIPE					
from Structure	NCDOT#	Rim*** (ft)	Invert In (ft)	Invert Out (ft)	Area (ac.)	l (in/hr)	R-off Coef. C	To Structure	Q Over- land (cfs)	Q from System (cfs)	Total Q (cfs)	Pipe Coeff n	Pipe Size (in.)	Length (ft)	Drop (ft.)	Stope	Allow.Q (cfs)	Vel Full (fps)	Remarks
HW-1	838.80		1222	670,90	1.00	7.54	0.50	DI-2	3.8	0.0	3,8	0.012	15	35	6,20	17.71%	29.5	24.0	RCP
DI-2	840.14	667.50	664,70	664.50	1.05	7.54	0.50	DI-3	4.0	3,8	7.8	0.012	15	55	1.00	1.82%	9.5	7.7	RCP
DI-3	840.14	669,00	663,50	661,90	0.26	7.54	0.50	HW-4	1.0	7.8	8.8	0.012	15	15	0.10	0.67%	8.8	7.2	RCP
HW-4	838.80			661.80	0_00														
In-40" CMP		****	3145	629,00	23.20	4.83	0.50	Out-40" CMP	56.0	0.0	56.0	0.024	40	99	1.59	1.61%	60.8	7.0	25 YR, 22 MIN, TOC
Out-40" CMP			(access)	627.41															Ex. Culvert to remain
In-40" CMP				629.00	23.20	5.58	0.50	Out-40" CMP	80.9	0,0	80,9	0.024	40	99	1.59	1.61%	60,8	7.0	100 YR, 22 MIN, TOC
Out-40" CMP		-	-	627,41															Ex. Culvert to remain
In-18" CMP			10000	660.45	2.31	5_08	0.50	Out-18" CMP	5.9	0,0	5,9	0.024	18	41	1,14	2.78%	9 5	5.4	10 YR, 15 MIN_TOC
Out-18" CMP		-		659.31															Ex. Culvert to remain
In-18" CMP		1000		660,45	2.31	5.60	0.50	Out-18" CMP	6.5	0.0	6.5	0.024	18	41	1:14	2.78%	9.5	5.4	25 YR, 15 MIN. TOC
Out-18" CMP			2002	659,31			<u></u>												Ex. Culvert to remain

Project: Tuscan Ridge Job #: 14014 Location: Weddington, NC Storm Frequency: 25yr.

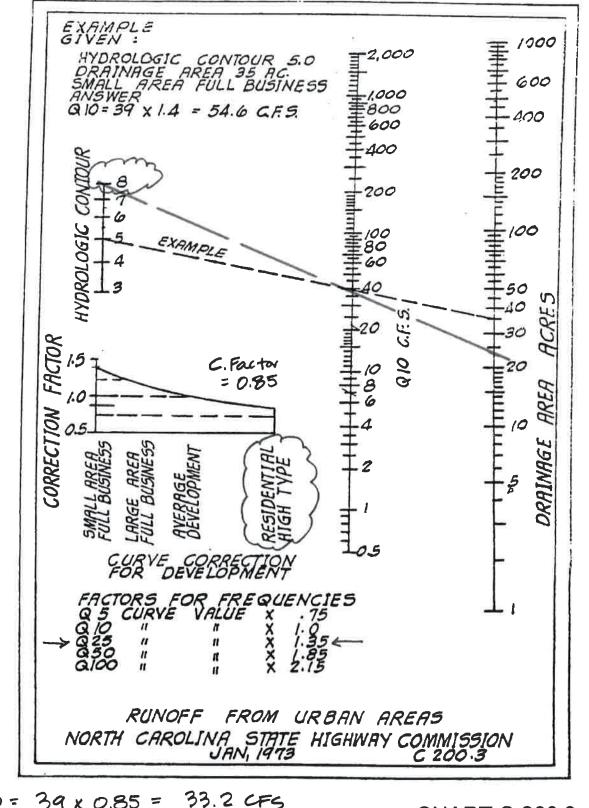
DPR ASSOCIATES Grate Drop Inlet Calculations NCDOT 840.16 Computed by: RIT Checked by: HY Date: 9-29-2013 Rev:

				Wair Flow			Orifice Flow					1			
Drainage Area (ac)	Runoff Coefficient	Reinfell Intensity (In/hr)	Q25 (cfb) UNLESS NOTED	Weir Coefficient (Cw):	Length of Weir (ft)	Height of Water Bulldup (ft):		Grate Slot Length (in):	Grete Slot Width (in)	Grate Slot Number	Area of Flow (ef)	Height of Water Buildup (ft):	Maximum Height of Water Buildup =	YEAR STORM	NCDOT #
		1													-
1.05	0.5	8.33	4.81	3	12	0.26	0.6	33	2	8	3.67	0.07	0.26 (fl)	25 yr. 5 min,	840 16
0.26	0.5	8.33	1 19	3	12	0.10	0.6	22			2.67				840 16
	Area (ac)	Area (ac) Coefficient	Dreinage Runoff Intensity Area (ac) Coefficient (in/hr) 1.05 0.5 8.33	Dreinage Runoff Intensity UNLESS Area (ac) Coefficient (in/hrt) NOTED	Drainage Area (ac) Runoff Coefficient Rainfeil Intensity (In/hr) Q25 (cfb) UNLESS NOTED Weir Coefficient (Cw): 1.05 0.5 8.33 4.81 3	Drainage Area (ac) Runoff Coefficient Reinfail Intenally (In/hr) Q25 (cfe) UNLESS NOTED Weir Coefficient (Gw): Length of Weir (ft) 1.05 0.5 8.33 4.81 3 12	Drainage Nrea (ac) Runoff Coefficient Reinfail Intenalty (In/hr) Q25 (cfe) UNLESS NOTED Weir Coefficient (CW): Length of Weir (ft) Height of Water Buildup (ft): 1.05 0.5 8.33 4.81 3 12 0.26	Drainage Runoff Coefficient Intensity UNLESS NOTED Cefficient (GW): Length of Height of Water Buildup Cefficient of Unitensity (Cd): 1.05 0.5 8.33 4.81 3 12 0.26 0.6	Drainage Nee (ec) Runoff Coefficient Reinfall Intensity (in/hr) Q25 (cfs) UNLESS NOTED Weir Coefficient (Cw): Length of Weir (ft) Height of Water Buildup (ft); Coefficient of Discharge (Cd): Coefficient of Length (in): 1.05 0.5 8.33 4.81 3 12 0.26 0.6 33	Drainage Nee (ec) Runoff Coefficient Reinfeil Intensity (in/hr) Q25 (cfs) UNLESS NOTED Weir Coefficient (Cw): Length of Weir (ft) Height of Water Buildup (ft): Coefficient of Discharge (Cd): Grate Slot Wdfh (in) 1.05 0.5 8.33 4.81 3 12 0.26 0.6 33 2	Drainage Nee (sc) Runoff Coefficient Rainfall Intensity Q25 (cfs) UNLESS NOTED Weir Coefficient (CW): Length of Weir (ft) Height of Water Buildup (ft): Coefficient of Discharge (CC): Grate Slot Length (in): Grate Slot Width (in) Grate Slot Number 1.05 0.5 8.33 4.81 3 12 0.26 0.6 33 2 8	Drainage Runoff Reinfall O25 (cfb) UNLESS NOTED Certificant (Cw): Length of Weir (ft) Height of Weter Buildup Certificant (Cc): Cort Certificant (Internality (Infinity) NOTED Certificant (Cw): 1.05 0.5 8.33 4.81 3 12 0.26 0.6 33 2 8 3.67	Drainage Nee (ac) Runoff Coefficient Rainfail Intensity Q25 (cfb) UNLESS NOTED Weir Coefficient (CW): Length of Weir (ft) Height of Water Buildup (ft): Coefficient of Discharge (CC): Grate Slot Length (in): Grate Slot Units Grate Slot Flow (eff) Area of Buildup (ft): 1.05 0.5 8.33 4.81 3 12 0.26 0.6 33 2 8 3.67 0.07	Drainage Nere (ce) Reinfell Coefficient (n/m) Q25 (cfs) (n/m) Weir UNLESS NOTED Weir Coefficient (CW): Height of Weir (ft) Grate Buildup (ft): Grate Slot Length (n): Grate Slot Length (n): Grate Slot Mutch (in) Area of Flow (eft) Height of Weir Height of Weir Flow (eft) Maximum Height of Weir Buildup in 1.05 0.5 8.33 4.81 3 12 0.26 0.6 33 2 8 3.67 0.07 0.26 (ft)	Drainage Net (ec) Runoff Coefficient Rainfall Intensity (In/m) Q25 (cfs) UNLESS NOTED Weir Coefficient Length of Weir (CW): Height of Water Buildup (ft): Coefficient Discharge (fC): Grate Slot (CG): Grate Slot (Length (in): Grate Slot Number Area of Flow (ef) Height of Weir Buildup (ft): Maximum Height of Weir Buildup 1.05 0.5 8.33 4.81 3 12 0.26 0.6 33 2 8 3.67 0.07 0.26 (ft) 25 yr. 5 min.





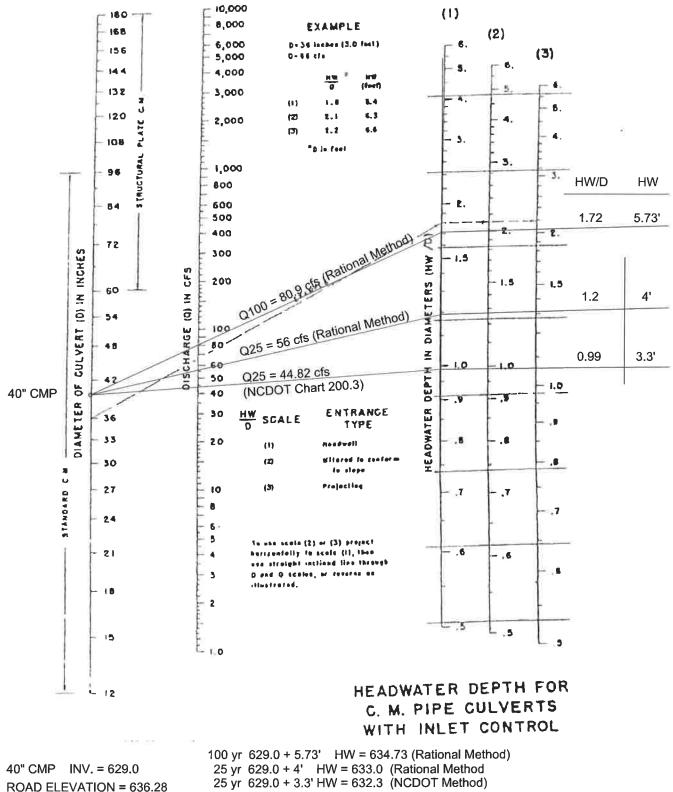
9-23-14 AHS DPR # 14014 APPENDIX C SHEET 3 OF 8



 $Q_{10} = 39 \times 0.85 = 33.2 \text{ CFS}$ $Q_{25} = 33.2 \times 1.35 = 44.82 \text{ CFS}$

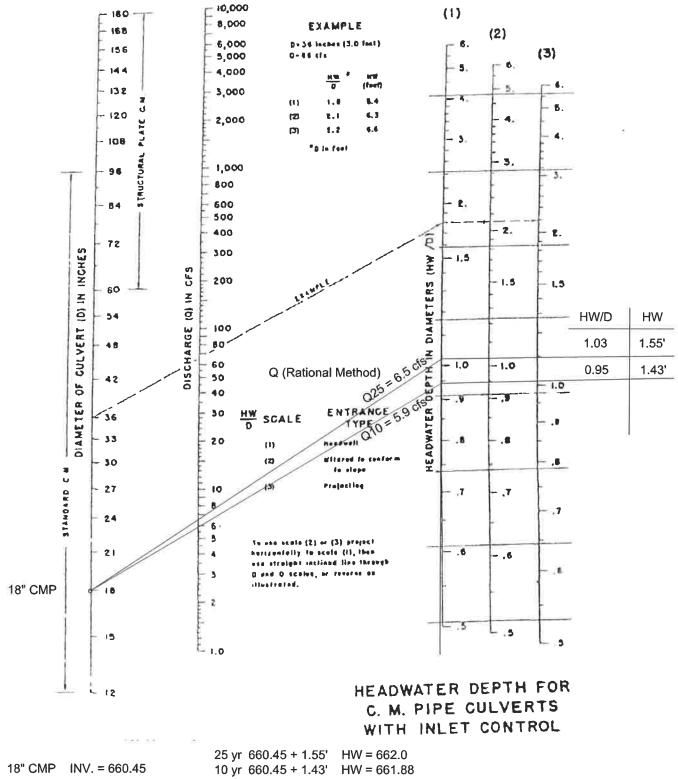
CHART C 200.3

HW/D 40" CMP CULVERT AT STIRRUP COURT



OK HW Less than Road Elev. - EITHER METHOD

HW/D 18" CMP CULVERT AT ADJACENT DRIVEWAY



ROAD ELEVATION = 662.18

OK HW Less than Road Elev.





Tensar International Corporation 5401 St. Wendel-Cynthiana Road Poseyville, Indiana 47633 Tel. 800.772.2040 Fax 812.867.0247 www.nagreen.com

Erosion Control Materials Design Software Version 5.0

Project Name: Tuscan Ridge Project Number: 53474 Project Location: Charlotte, NC Channel Name: Channel 1

Discharge	6
Peak Flow Period	1
Channel Slope	0.05
Channel Bottom Width	2
Left Side Slope	3
Right Side Slope	3
Low Flow Liner	
Retardance Class	D
Vegtation Type	
Vegetation Density	Good 75-95%
Soil Type	Clay Loam

S150BN

Phase	Reach	Discharge	Velocity	Normal Depth	Mannings N	Permissible Shear Stress	Calculated Shear Stress	Safety Factor	Remarks	Staple Pattern
S150BN Unvegetated	Straight	6 cfs	2.88 ft/s	0.56 ft	0.06	1.85 lbs/ft2	1.76 lbs/ft2	1.05	STABLE	D

SC250

Phase	Reach	Discharge	Velocity	Normal Depth	Mannings N	Permissible Shear Stress	Calculated Shear Stress	Safety Factor	Remarks	Staple Pattern
SC250 Unvegetated	Straight	6 cfs	2.88 ft/s	0.56 ft	0.06	3 lbs/ft2	1.76 lbs/ft2	1.7	STABLE	Е
SC250 Reinforced Vegetation	Straight	6 cfs	2.88 ft/s	0.56 ft	0.06	10 lbs/ft2	1.76 lbs/ft2	5.68	STABLE	E
Underlying Substrate	Straight	6 cfs	2.88 ft/s	0.56 ft	22	0.8 lbs/ft2	0.735 lbs/ft2	1.09	STABLE	

C125BN

Phase	Reach	Discharge	Velocity	Normal Depth	Mannings N	Permissible Shear Stress	Calculated Shear Stress	Safety Factor	Remarks	Staple Pattern
C125BN Unvegetated	Straight	6 cfs	2.88 ft/s	0.56 ft	0.06	2.35 lbs/ft2	1.76 lbs/ft2	1.33	STABLE	D





Tensar International Corporation 5401 St. Wendel-Cynthiana Road Poseyville, Indiana 47633 Tel. 800.772.2040 Fax 812.867.0247 www.nagreen.com

Erosion Control Materials Design Software Version 5.0

Channel Computations

Project Parame	ters
Specify Manning's n:	0.06
Discharge:	6
Peak Flow Period:	1
Channel Slope:	0.05
Bottom Width:	2
Left Side Slope:	3
Right Side Slope:	3
Existing Channel Bend:	0
Bend Coefficient (Kb):	1.00
Channel Lining	Options
Protection Type	Temporary

Matting Type	S150BN
Manning's N value for selected Product	0.06
Cross-Sectional Area (A)	
A = AL + AB + AR =	2.09
AL = (1/2) * Depth2 * ZL =	0.48
AB = Bottom Width * Depth =	1.13
AR = (1/2) * Depth2 * ZR =	0.48
Wetted Perimeter (P)	
P = PL + PB + PR =	5.57
PL = Depth * (ZL2 + 1)0.5 =	1.79
PB = Channel Bottom Width =	2
PR = Depth * (ZR2 + 1)0.5	1.79
Hydraulic Radius (R)	
R = A / P =	0.37
Flow (Q)	
Q = 1.486 / n * A * R2/3 * S1/2 =	6
Velocity (V)	
V = Q / A =	2.88
Channel Shear Stress (Te)	
Td = 62.4 * Depth * Slope =	1.76
Channel Safety Factor = (Tp / Td)	1.05
Conclusion: Stability of Mat	STABLE

Material Type	
Matting Type	SC250
Manning's N value for selected Product	0.06

Cross-Sectional Area (A)	
A = AL + AB + AR =	2.09
AL = (1/2) * Depth2 * ZL =	0.48
AB = Bottom Width * Depth = $AR = (1/2) * Depth2 * ZR =$	0.48
Wetted Perimeter (P)	1 0.40
P = PL + PB + PR =	5.57
PL = Depth * (ZL2 + 1)0.5 =	1.79
PB = Channel Bottom Width =	2
PR = Depth * (ZR2 + 1)0.5	1.79
Hydraulic Radius (R)	
R = A / P =	0.37
Flow (Q)	
Q = 1.486 / n * A * R2/3 * S1/2 =	6
Velocity (V)	
V = Q / A =	2.88
Channel Shear Stress (Te)	
Td = 62.4 * Depth * Slope =	1.76
Channel Safety Factor = (Tp / Td)	1.7
Conclusion: Stability of Mat Conclusion: Stability of Underlying soil	STABLE STABLE
Conclusion: Stability of Onderlying son	STADLE
Material Type	
Matting Type	SC250
Manning's N value for selected Product	0.06
Cross-Sectional Area (A)	
A = AL + AB + AR =	2.09
AL = (1/2) * Depth2 * ZL =	0.48
AB = Bottom Width * Depth =	1.13
AR = (1/2) * Depth2 * ZR =	0.48
Wetted Perimeter (P)	
P = PL + PB + PR =	5.57
PL = Depth * (ZL2 + 1)0.5 =	1.79
PB = Channel Bottom Width =	2
PR = Depth * (ZR2 + 1)0.5	1.79
TR Depiti (Exter 1)00	

 P = PL + PB + PR =
 5.57

 PL = Depth * (ZL2 + 1)0.5 =
 1.79

 PB = Channel Bottom Width =
 2

 PR = Depth * (ZR2 + 1)0.5
 1.79

 Hydraulic Radius (R)
 1.79

 R = A / P =
 0.37

 Flow (Q)
 0.37

 Velocity (V)
 6

 V = Q / A =
 2.88

 Channel Shear Stress (Te)
 1.76

 Td = 62.4 * Depth * Slope =
 1.76

 Channel Safety Factor = (Tp / Td)
 5.68

 Conclusion: Stability of Mat
 STABLE

 Conclusion: Stability of Underlying soil
 STABLE

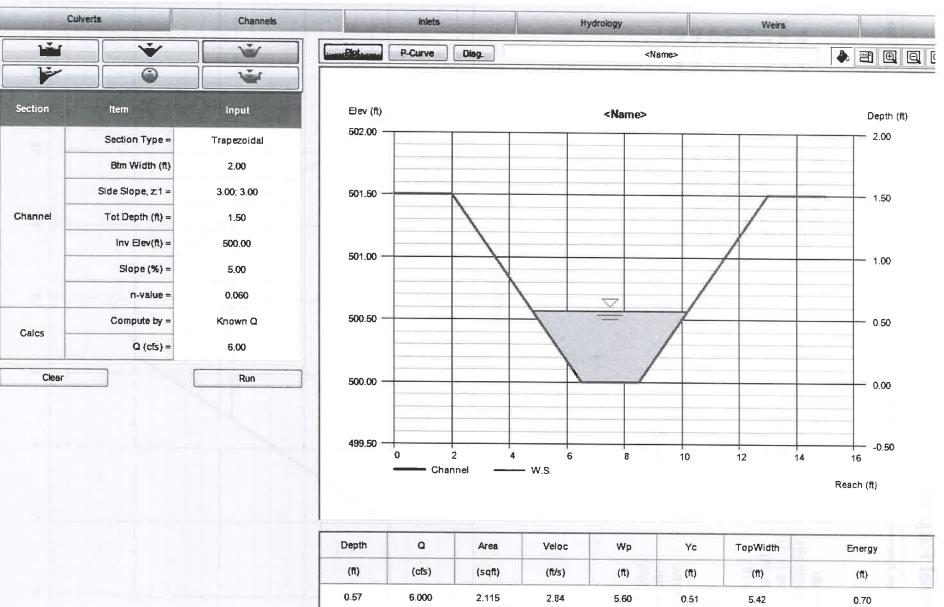
Material Type	
Matting Type	C125BN
Manning's N value for selected Product	0.06

Cross-Sectional Area (A)	
A = AL + AB + AR =	2.09
AL = (1/2) * Depth2 * ZL =	0.48
AB = Bottom Width * Depth =	1.13
AR = (1/2) * Depth2 * ZR =	0.48
Wetted Perimeter (P)	
P = PL + PB + PR =	5.57
PL = Depth * (ZL2 + 1)0.5 =	1.79
PB = Channel Bottom Width =	2
PR = Depth * (ZR2 + 1)0.5	1.79
Hydraulic Radius (R)	
$\mathbf{R} = \mathbf{A} / \mathbf{P} =$	0.37
Flow (Q)	
Q = 1.486 / n * A * R2/3 * S1/2 =	6
Velocity (V)	
V = Q / A =	2.88
Channel Shear Stress (Te)	
Td = 62.4 * Depth * Slope =	1.76
Channel Safety Factor = (Tp / Td)	1.33
Conclusion: Stability of Mat	STABLE

Side Slope Liner Results

94

14014 – Tuscan Ridge Drainage Channel Calculation

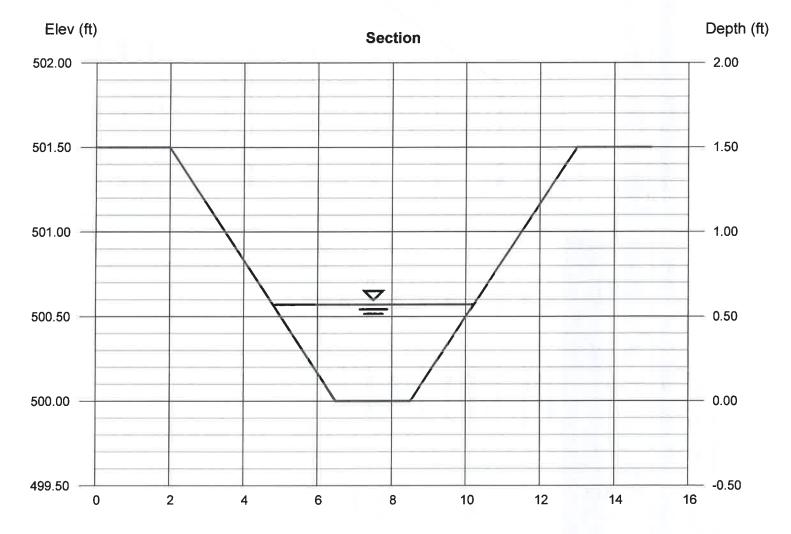


Channel Report

Hydraflow Express Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc.

<Name>

Trapezoidal		Highlighted	
Bottom Width (ft)	= 2.00	Depth (ft)	= 0.57
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 6.000
Total Depth (ft)	= 1.50	Area (sqft)	= 2.11
Invert Elev (ft)	= 500.00	Velocity (ft/s)	= 2.84
Slope (%)	= 5.00	Wetted Perim (ft)	= 5.60
N-Value	= 0.060	Crit Depth, Yc (ft)	= 0.51
		Top Width (ft)	= 5.42
Calculations		EGL (ft)	= 0.70
Compute by:	Known Q		
Known Q (cfs)	= 6.00		



Reach (ft) 96

Friday, Oct 3 2014

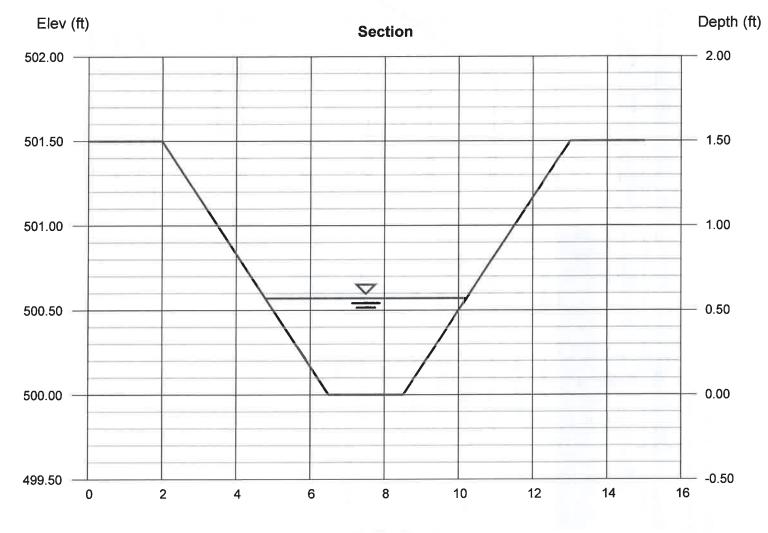
Channel Report

Hydraflow Express Extension for AutoCAD® Civil 3D® 2011 by Autodesk, Inc.

Friday, Oct 3 2014

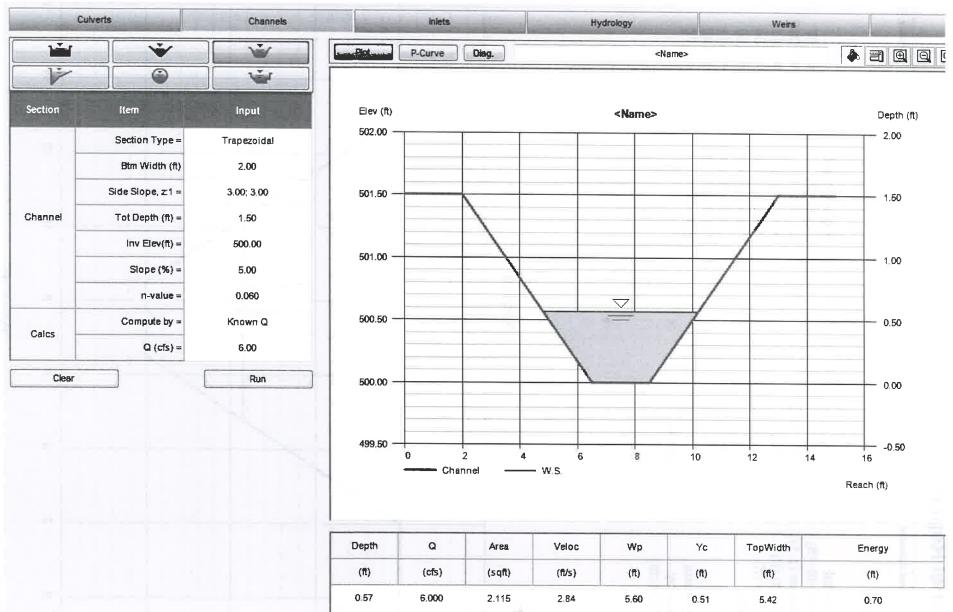
<Name>

	Highlighted	
= 2.00	Depth (ft)	= 0.57
= 3.00, 3.00	Q (cfs)	= 6.000
= 1.50	Area (sqft)	= 2.11
= 500.00	Velocity (ft/s)	= 2.84
= 5.00	Wetted Perim (ft)	= 5.60
= 0.060	Crit Depth, Yc (ft)	= 0.51
	Top Width (ft)	= 5.42
	EGL (ft)	= 0.70
Known Q		
= 6.00		
	= 3.00, 3.00 = 1.50 = 500.00 = 5.00 = 0.060 Known Q	= 2.00 Depth (ft) = 3.00, 3.00 Q (cfs) = 1.50 Area (sqft) = 500.00 Velocity (ft/s) = 5.00 Wetted Perim (ft) = 0.060 Crit Depth, Yc (ft) Top Width (ft) EGL (ft) Known Q EGL (ft)



Reach (ft) 97

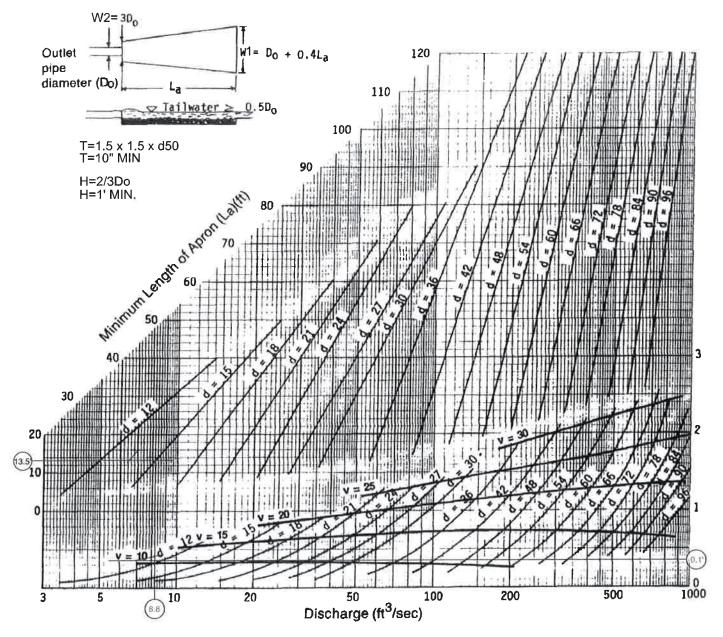
14014 – Tuscan Ridge Drainage Channel Calculation



TUSCAN RIDGE DPR JOB No. 14014 TOWN OF WEDDINGTON

PREPARED BY AHS CHECKED BY HVN DATE 8-07-14 Rev: 10-03-14

RIPRAP MAXIMUM TAILWATER CONDITION



Curves may not be extrapolated.

RIPRAP SUMMARY CHART									
OUTLET Q(10YR) Do La W1 W2 *T H									
HW-4	8.8 CFS	15"	15'	10' MIN	4.5'	10" MIN	1' MIN		

Project: TUSCAN RIDGE DPR Job No.: 14014 Location: Weddington, NC

DPR ASSOCIATES Sediment Trap Design Worksheet

Prepared by: AHS Checked by: HVN Date: 9-15-14

Temporary Sediment Trap #	1		(NCDENR- Erosion Control # 6.60
Pre-Development			
Drainage Area "A" (ac) =	0.50		
Runoff Coefficient, Pre Dev "C" =	0.3		
Rainfall Intensity "I" (in/hr) =	7.54		(for 5 min time of concentration)
Flow "Q10" =	1.1 cfs		(Q10=C*I*A)
Post-Development			
Drainage Area "A" (ac) =	0.50		
Disturbed Area (ac) =	0.25		
Runoff Coefficient, Post Dev "C" =	0.5		
Rainfall Intensity "I" (in/hr) =	7.54		(for 5 min time of concentration)
Flow "Q10" =	1.9 cfs		(Q10=C*I*A)
Г		Use the larger to	
Designed Flow "Q10" =	1.9 cfs	the two conditions	
Storage Required (cf) =	1,800 cf		(V = 3,600 cf per acre of drainage areas)
Storage Provided =	1,944 cf	669.0	(measured @ storage depth)
Surface Area Required (sf) =	820 sf		(435 sf per cfs)
Surface Area Provided =	948 sf	669.5	(measure @ spillway)
Storage Dimensions:		Elevation	
Basin Side Slopes (<u>x</u> :1) =	2.0	Liovation	
Storage Depth "Z" (ft) =	3.5		
Bottom Dimension =	380 S.F	667.0	
Sediment Storage Dimension at "Z" =	200 011	670.5	
Top of Dam Dimension =		671.6	

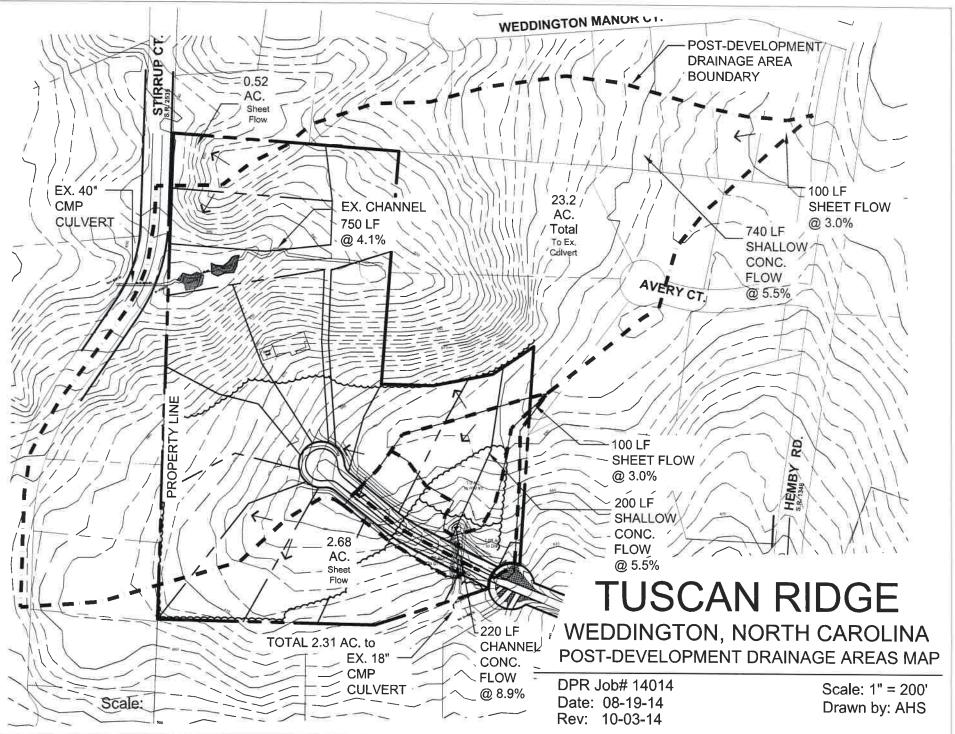
100

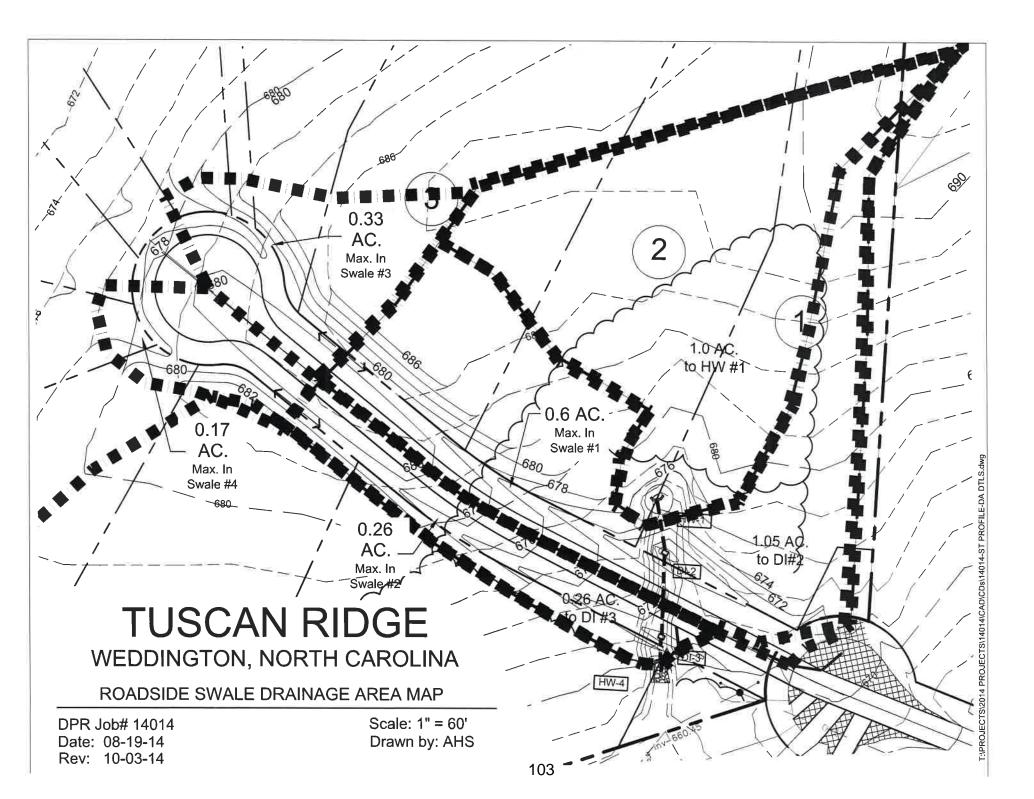
Project: TUSCAN RIDGE DPR Job No.: 14014 Location: Weddington, NC

DPR ASSOCIATES Sediment Trap Design Worksheet

Prepared by: AHS Checked by: HVN Date: 9-15-14

Temporary Sediment Trap #	2&3		(NCDENR- Erosion Control # 6.60
Pre-Development			
Drainage Area "A" (ac) =	0.35		
Runoff Coefficient, Pre Dev "C" =	0.3		
Rainfall Intensity "I" (in/hr) =	7.54		(for 5 min time of concentration)
Flow "Q10" =	0.8 cfs		(Q10=C*I*A)
Post-Development			
Drainage Area "A" (ac) =	0.35		
Disturbed Area (ac) =	0.35		
Runoff Coefficient, Post Dev "C" =	0.5		
Rainfall Intensity "I" (in/hr) =	7.54		(for 5 min time of concentration)
Flow "Q10" =	1.3 cfs		(Q10=C*/*A)
Γ		Use the larger to	
Designed Flow "Q10" =	1.3 cfs	the two conditions	
Storage Required (cf) =	1,260 cf		(V = 3,600 cf per acre of drainage areas)
Storage Provided =	1,788 cf	671.5	(measured @ storage depth)
Surface Area Required (sf) =	574 sf		(435 sf per cfs)
Surface Area Provided =	705 sf	671.5	(measure @ spillway)
Storage Dimensions:		Elevation	
Basin Side Slopes (<u>x</u> :1) =	2.0		
Storage Depth "Z" (ft) =	3,5		
Bottom Dimension =	230 S.F.	668.0	
Sediment Storage Dimension at "Z" =		671.5	
Top of Dam Dimension =		672.6	





DPR ASSOCIATES

TIME OF CONCENTRATION (BASIN 1)	TO 40" CULVERT A	T STIRRUP COURT
SHEET FLOW: Surface Description = Manning's Roughness (n) = Flow Length (ft) = Slope (%) = P-2yr (in.) = T(t) (min.) =	Wooded 0.24 100 7.0 3.53 8.2	(CMSWDM # 3.17)
SHALLOW CONCENTRATED FLOW: Surface Description Flow Length (ft) = Water Course Slope (%) = Average Velocity (fps) = T(t) (min.) =	unpaved 320 12.50 5.70 0.9	(CMSWDM # 3.23 & 3.24)
PIPE FLOW: Pipe Size (in.) = Pipe Area (sq.ft.) = Hydraulic Radius = Flow Length (ft) = Pipe Slope (%) = Manning's Coefficient (n) = Velocity (fps) = T(t) (min.) =	24 (average) 3.14 0.5 0 4.0 (average) 0.012 15.64 0.0	
CHANNEL FLOW: Average Channel Area (sf) = Hydraulic Radius = Flow Length (ft) = Channel Slope (%) = Manning's Coefficient (n) = Velocity (fps) = T(t) (min.) =	21.25 1.448 400 4.1 0.048 8.04 0.8	Bottom Width (ft) = 3.5 Side Slope (X:1) = 2 Depth (ft) = 2.5 (CMSWDM # 3.25)
Γ(t) Sum of Travel Time (min)= 10.0	Time = Hydraulio Basin Slo	10 (min.) c Length = 820 ft pe = 7.7

DPR ASSOCIATES

TIME OF CONCENTRATION (DA-2) TO	18" CULVERT AT AD	DJACENT DRIVE	
SHEET FLOW: Surface Description = Manning's Roughness (n) = Flow Length (ft) = Slope (%) = P-2yr (in.) = T(t) (min.) =	grass 0.24 100 2.0 3.53 13.6	24 HR, 2 YR (CMSWDM # 3.17)	
SHALLOW CONCENTRATED FLOW: Surface Description Flow Length (ft) = Water Course Slope (%) = Average Velocity (fps) = T(t) (min.) =	unpaved 295 5.50 6.40 0.8	(CMSWDM # 3.23 & 3.24	9
CHANNEL FLOW: Average Channel Area (sf) = Hydraulic Radius = Flow Length (ft) = Channel Slope (%) = Manning's Coefficient (n) = Velocity (fps) = T(t) (min.) =	23.75 1.333 95 2.1 0.048 5.45 0.3	Bottom Width (ft) = Side Slope (X:1) = Depth (ft) = (CMSWDM # 3.25)	2 3 2.5
PIPE FLOW: Pipe Size (in.) = Pipe Area (sq.ft.) = Hydraulic Radius = Flow Length (ft) = Pipe Slope (%) = Manning's Coefficient (n) = Velocity (fps) = T(t) (min.) =	18 (average) 1.77 0.375 107 1.1 0.012 6.83 0.3 0.3		
T(t) Sum of Travel Time (min)= 14.9	Time = Hydraulic Basin Slop	15 (min.) 2 Length = 597 ft 3.6	

DPR ASSOCIATES

SHEET FLOW: Surface Description = Manning's Roughness (n) = Flow Length (ft) = Slope (%) = P-2yr (in.) = T(t) (min.) =	grass 0.24 100 2.0 3.53 13.6	24 HR, 2 YR (CMSWDM # 3.17)	
SHALLOW CONCENTRATED FLOW: Surface Description Flow Length (ft) = Water Course Slope (%) = Average Velocity (fps) = T(t) (min.) =	unpaved 225 5.20 6.40 0.6	(CMSWDM # 3.23 & 3.	24)
CHANNEL FLOW: Average Channel Area (sf) = Hydraulic Radius = Flow Length (ft) = Channel Slope (%) = Manning's Coefficient (n) = Velocity (fps) = T(t) (min.) =	23.75 1.333 35 15 0.048 14.56 0.0	Bottom Width (ft) = Side Slope (X:1) = Depth (ft) = (CMSWDM # 3.25)	2 3 2.5
PIPE FLOW: Pipe Size (in.) = Pipe Area (sq.ft.) = Hydraulic Radius = Flow Length (ft) = Pipe Slope (%) = Manning's Coefficient (n) = Velocity (fps) = T(t) (min.) =	15 (average) 1.23 0.3125 0 1.1 (average) 0.012 6.05 0.0		
T(t) Sum of Travel Time (min)= 14.2	 Time =	14 (min.) ic Length = 360 ft ope = 5.3	

Pre-Develope	ed CN for	Total Site (14	1.98Ac.)					
Total Site Area (Ac.)	14.98							
<u>Site Soil Type</u>	<u>Soil Group</u>			Percentage of Basin				
CeC2, CeB2	В			100%				
Hydrologic Soil Group Used								
Land Use	<u>No. Acres</u>	Percent of Drainage Area	<u>CN for</u> Group B	<u>Weighted</u> <u>CN</u>	<u>CN</u> Group C	<u>Weighted</u> <u>CN</u>	<u>Total</u> Weighted CN	<u>Weighted</u> <u>CN %</u>
Grass land (Fair Cond.)	6.36	42.5%	69	69.0	74	0.0	69.0	29.3
Wood (Fair Cond.)	8.10	54.1%	60	60.0	70	0.0	60.0	32,4
Existing Impervious	0.52	3.5%	98	98.0	98	0.0	98.0	3.4
<u>Total</u>	14.98	100%						65.1
Composite Curve Number (CN):	65.1							

Project: Tuscan Ridge DPR Job No.: 14014 Location: Weddington, NC

DPR ASSOCIATES, INC RUN-OFF CURVE NUMBER (Charlotte-Meck Storm Water Design Manual

Prepared by: AHS Checked by: HN Date: 09-12-2014

DA-1A

Pre-D	eveloped	CN for DA-1	A					
Total Site Area (Ac.)	10.0							
<u>Site Soil Type</u>	Soil Group			Percentage of Basin				
CeC2, CeB2	В			100%				
Hydrologic Soil Group Used		Percent of	CN for	Weighted	<u>CN</u>	Weighted	<u>Total</u>	<u>Weighted</u>
Land Use	<u>No. Acres</u>	<u>Drainage Area</u>	<u>Group B</u>	<u>CN</u>	<u>Group</u> C	CN	Weighted CN	<u>CN %</u>
Grass land (Fair Cond.)	3.58	35.8%	69	69.0	74	0.0	69.0	24.7
Wood (Fair Cond.)	5.90	59.0%	60	60.0	70	0.0	60.0	35.4
Existing Impervious	0.52	5.2%	98	98.0	98	0.0	98.0	5.1
<u>Total</u>	10.00	100%						65.2
Composite Curve Number (CN):	65.2							

DPR ASSOCIATES, INC RUN-OFF CURVE NUMBER (Charlotte-Meck Storm Water Design Manual

Prepared by: AHS Checked by: HN Date: 09-12-2014

Pre-D	eveloped	CN for DA-2						
<u>Total Site Area (Ac.)</u>	4.98							
<u>Site Soil Type</u> CeC2, CeB2	<u>Soil Group</u> B			Percentage of Basin 100%				
Hydrologic Soil Group Used								
Land Use	<u>No. Acres</u>	<u>Percent of</u> <u>Drainage Area</u>	<u>CN for</u> <u>Group B</u>	<u>Weighted</u> <u>CN</u>	<u>CN</u> <u>Group C</u>	<u>Weighted</u> <u>CN</u>	<u>Total</u> Weighted CN	<u>Weighted</u> <u>CN %</u>
Grass land (Fair Cond.)	2.90	58.2%	69	69.0	74	0.0	69.0	40.2
Wood (Fair Cond.)	2.08	41.8%	60	60.0	70	0.0	60.0	25.1
Existing Impervious	0	0.0%	98	98.0	98	0.0	98.0	0.0
<u>Total</u>	4.98	100%						65.2
Composite Curve Number (CN):	65.2							

Pre-Develo	ped CN fo	r DA-2A (to I	HW-1)					
<u>Total Site Area (Ac.)</u>	1.00							
<u>Site Soil Type</u>	<u>Soil Group</u>			Percentage of Basin				
CeC2, CeB2	В			100%				
Hydrologic Soil Group Used								
Land Use	<u>No. Acres</u>	<u>Percent of</u> <u>Drainage Area</u>	<u>CN for</u> Group B	<u>Weighted</u> <u>CN</u>	<u>CN</u> <u>Group C</u>	<u>Weighted</u> <u>CN</u>	<u>Total</u> Weighted CN	<u>Weighted</u> <u>CN %</u>
Grass land (Fair Cond.)	0.55	55.0%	69	69.0	74	0.0	69.0	38.0
Wood (Fair Cond.)	0.45	45.0%	60	60.0	70	0.0	60.0	27.0
Existing Impervious	0	0.0%	98	98.0	98	0.0	98.0	0.0
<u>Total</u>	1.00	100%						65.0
Composite Curve Number (CN):	65.0							

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Post-Develop	ed CN for	Total Site (1	4.98Ac.)					
Total Site Area (Ac.)	14.98							
<u>Site Soil Type</u>	<u>Soil Group</u>			Percentage of Basin				
CeC2, CeB2	В			100%				
<u>Hydrologic Soil Group Used</u>	<u>No. Acres</u>	<u>Percent of</u> <u>Drainage Area</u>	<u>CN for</u> <u>Group B</u>	<u>Weighted</u> <u>CN</u>	<u>CN</u> <u>Group C</u>	<u>Weighted</u> <u>CN</u>	<u>Total</u> Weighted CN	<u>Weighted</u> <u>CN %</u>
Residential 1 ac lot	14.98	100.0%	68	68.0	79	0.0	68.0	68.0
Total	14.98	100%						68.0
Composite Curve Number (CN):	68.0							

111

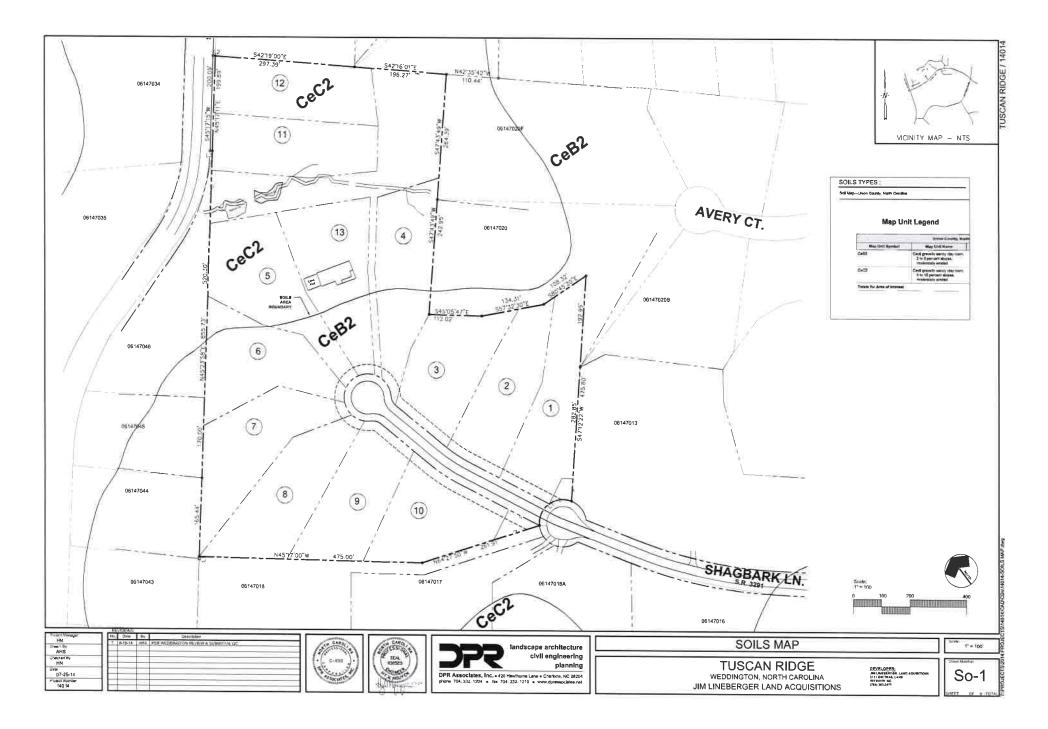


Table 3-11

Runoff Curve Numbers¹

Cover Description			Curve Numbers for Hydrologic Soil Groups				
Cover Type and Hydrologic Condition	Average Percent Impervious Area ²	A	В	С	D		
Fully Developed Urban Areas (vegetation esta	blished)						
Open space (lawns, parks, cemeteries, etc.) ^a							
Poor condition (grass cover $<$ 50%)		68	79.	86.	89		
Fair condition (grass cover 50% to 75	i%)	49	69	79	84		
Good condition (grass cover > 75%)		39	61	74	80		
mpervious areas:							
Paved parking lots, roofs, driveways,	etc.	98	98	98	98		
Paved streets and roads	-	98	98	98	98		
Paved; open ditches (including right-or	f-way)	83	89	92	93		
Gravel (including right-of-way)		76	85	89	91		
Dirt (including right-of-way)		72	82	87	89		
Urban districts:							
Commercial and business	85	89	92	94	95		
Industrial	72	81	88	91	93		
Residential district by average lot size:							
1/8 acre or less (town houses)	65	77	85	90	92		
1/4 acre	38	61	75	83	87		
1/3 acre	30	57	72	81	86		
1/2 acre	25	54	70	80	85		
1 acre	20	51	68	79	84		
2 acres	12	46	65	77	82		
Agricultural Lands							
Pasture, grassland, or range (continuous forag	e for grazing) ⁴						
Poor hydrologic condition		- 68	79	86	89		
Fair hydrologic condition		.49	69	79	84		
Good hydrologic condition		.39	61	74	80		
leadow (continuous grass, protected from gr	azing and generally	30	58	71	78		
nowed for hay)							
Voods ⁶							
Poor hydrologic condition		45	66	77	83		
Fair hydrologic condition		36	60	73	79		
Good hydrologic condition		30	55	70	77		
eveloping Urban Areas							
lewly graded areas (pervious areas							
nly, no vegetation)		77	86	91	94		

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Project: Tuscan Ridge Project No.: 14014 Location:

DPR ASSOCIATES CHANNEL DESIGN (NCDEHNR Design Manual)

Prepared by: AHS Checked by: HN Date: 10-03-14

Side Slope (x to 1) =	3	Drainage Area (ac) =	23.2
Bottom Width (ft) =	3	Runoff Coefficient 'c' =	0.50
Slope (%) =	4,10%	Rainfall Intensity (100 year) =	5.58
Manning (n) Permanent =	0.048	Rainfall Intensity (2 year) =	
		Q100 (cfs) =	80.9
		Q2 (cfs) =	0.00
Flow Depth (ft) = Wetted Perimeter (ft) = Flow Area (st) =	1.70 13.752 13.770		
Wetted Perimeter (ft) = Flow Area (sf) =	13.752 13.770		
Wetted Perimeter (ft) = Flow Area (sf) = Hydraulic Radius =	13.752 13.770 1.001		
Wetted Perimeter (ft) = Flow Area (sf) = Hydraulic Radius = Channel Flow (gpd) =	13.752 13.770		
Wetted Perimeter (ft) = Flow Area (sf) = Hydraulic Radius =	13.752 13.770 1.001 55,987,253		

For 100 Year Flood Protection Purposes, Water Depth = 1.7'

Use 5.73' water depth (head) @ existing 40" culvert @ Stirrup Court

MFPE = 629.0 (invert) + 5.7 +1' freeboard = 635.8 elevation



US INFRASTRUCTURE OF CAROLINA, INC. CONSULTING ENGINEERS

October 8, 2014

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

SUBJECT: Tuscan Ridge Subdivision – 2nd Plan Review USI Project No. 140209 -04

Dear Julian:

We have reviewed the Tuscan Ridge Subdivision plans with regard to applicable sections of the Town of Weddington's subdivision ordinance for major subdivisions and the North Carolina Division of Highways "Subdivision Roads Minimum Construction Standards" for street design. Below are comments that should also be addressed by the designer:

<u>General</u>

- Provide NCDOT approval for internal roadway improvements.
- Provide copy of approved Erosion control permit.

Sheet L-1

• Show and label undisturbed buffer at Lot 10.

Sheet L-3

- Where lots are upstream from street culvert crossings, verify that the proposed flood protection elevations (FPE) for Lots 1, 2, 5, 11, and 13 are at least two feet above the lowest elevation of the road (Zoning Ordinance Sec. 58-520 Setbacks from streams). Verify that FPE's are shown on the plat.
- Correct the spelling of "undisturbed".

Sheet L-4

• Revise invert in for DI-2 to be 664.70 to match calculations.

As requested in the previous review, the designer provided an analysis of potential stormwater runoff impacts to downstream owners, described in the attached narrative. The property is being developed with "Low Impact Development" (LID) methods which include conveying drainage by roadside ditches in lieu of curb/gutter and piping. Overall increase in stormwater runoff, as evaluated by composite curve numbers analysis, was estimated at 4.5%. Composite curve numbers are based on existing soil types and changes in imperious area from the pre-developed to post developed conditions within the proposed site. The existing downstream culverts at Stirrup Court and the private offsite driveway to the south were found to be sufficient to carry the 25-year storm (NCDOT design standard for roads) at full watershed build-out. To minimize

impacts at the offsite driveway pipe, the designer has proposed several measures described on page 3 of the narrative, including a stilling pool at the proposed outlet pipe and preserving a natural undisturbed buffer along the property line downstream from the outlet pipe. Based on the analysis of stormwater impacts and the proposed mitigation measures, we found the proposed stormwater management plan to be acceptable.

If you have any questions, please contact us at 704-342-3007.

Sincerely,

USInfrastructure of Carolina, Inc.

mi Ista

Bonnie A. Fisher, P.E. Senior Engineer

Attachment

cc: John Underwood, NCDOT Hy Nguyen, DPR Associates



STORM DRAINAGE & EROSION CONTROL & OVERALL STORM ANALYSIS

TUSCAN RIDGE

Town of Weddington, Union Co., North Carolina

Prepared for:

Jim Lineberger, Land Aquisitions 2711 Ski Trail Lane Waxhaw, NC P: 704-363-3475 plar@windstream.net

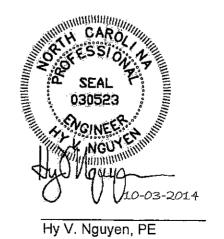
Prepared by:

DPR Associates, Inc. 420 Hawthorne Lane Charlotte, NC 28204 P. 704-332-1204 F. 704-332-1210 www.dprassociates.net

DPR Project No.: 14014

Aug. 19, 2014 Rev. Oct. 3, 2014





TUSCAN RIDGE Weddington, NC, Union County

К

STORMWATER IMPACT ANALYSIS NARRATIVE

DPR Project No. 14014 October 3, 2014

The Project site, located at 2266 Shagbark Lane (SR 3291) off Hemby Road (SR # 1346). Hemby Rd intersects with Providence Road-SR#16, south of Highway 485 and a short distance north of Weddington Town Center. At the intersection of Hemby Road and Providence Road head east for approximately 2530 lf; Shagbark is located to the left. The site is at the end of the existing cul-de-sac. It is comprised of 14.98 acres.

The existing condition consists of rolling topography, pasture lands and woods with one established single family home, barn, and associated driveway. A ridgeline bisects the site so that drainage sheet flows predominately to the north, west, and south sides. The entire tract eventually flows into Six Mile Creek (located to the southwest), which is in the Catawba River Basin. Our understanding is the local community does not require storm water detention and the state requirements for Sixmile Creek (Goose Creek Watershed/Management Plan) does not have a Low Density/High Density threshold within the Stormwater Management Plan guidelines. However, the intent of the proposed storm water design is to exercise low impact development techniques by retaining undeveloped open space, maintaining a low build upon area (BUA), reducing the volume of concentrated flow, managing smaller drainage areas with sheet flow that is captured by grass swales and then returned to overland flow and its natural drainage course.

The proposed residential subdivion consists of 13 lots with a minimum of 40,000 SF per lot., one of which is the existing home to remain. The residential road that is 'curb less' <u>without</u> an extensive conventional storm water piping system. Likewise, the street section offers a grass shoulder with grass side swales along the streets to promote natural storm water infiltration, grass swales between many of the lots to minimize the larger flow volumes and provide overland flow/disperse runoff through the lawn & wooded areas to resume the storm water to its natural drainage system. The site preparation & grading plan will <u>not</u> include clear cutting of all the natural vegetation and mass grading the entire site. The grading plan minimizes the earth moving activities and proposes to lay the subdivision road and building pads as close as possible to existing grade. This will be beneficial in maintaining the natural drainage system as well as retaining the existing vegetation where possible. This 'Low Impact Development' (LID) appproach along with minimizing the volume of flow and dispersing/encouaging overland flow via the lawn areas to resume the storm drainage to it's natural 'base flow' as it does today. We also proposed "no" impact to existing wetlands and have provided undisturbed buffer for the existing drainage ditch onsite.

Lots will be served by septic systems which must be at undisturbed grades, thus there will be no mass grading. DPR has analyzed the two predominate drainage areas on site, Drainage Areas 1 & 2, respectively.

Drainage Area #1 (DA-1A)

This area is located at the north side of the site. Drainge area #1 total area is 23.2 acres that drains to the existing 40" culvert at Stirrup Ct; of this total approximately 10 acres are on the project site. This subarea, referred to as DA-1A, drains to a small channel/wetland area which will remain undisturbed and then to an existing 40" culvert under Stirrup Court. Much of this area will remain wooded and undisturbed.

Rational method was used to calculate the peak flows for the 25-year storm event Weddington rainfall intensity in inches per hour. (NCDOT Standard Chart C 200.3 was used also as an alternative method.) Topographic maps and field observations were used to delineate the watershed basins and hydraulic path feeding into the study conveyance system. Targeted field survey information was also obtained. With this information, hydraulic length, time of concentration (TOC), and basin slope were determined for the pre-developed condition. The composite curve number (CN) was calculated based on the hydrologic soil types and groups from the U.S. Department of Agriculture, Union County for the pre-developed and post-developed conditions. Pre-Development CN was calculated to be 65.2, and Post Development CN was 68.0. The increase is 4.29%.

The HW/D monograph method was used to determine the headwater with inlet control for the existing 40" culvert at Stirrup Ct. The existing culvert appears to adequately convey the proposed development total runoff for required 25-yr storm. 100-yr storm evaluation was analyzed as well at the inlet location to help establishing the flood protection elevation for immediate adjacent lots.

See enclosed calculations, maps, and exhibits.

Drainage Area #2 (DA-2)

This area is located on the southeast corner of the site just off existing Shagbark Lane. Approximately 2.7 acres of this area sheet flows to the south and southwest. Approximately 2.31 acres of DA-2 drains to the south toward an existing 18" culvert under an adjacent driveway; this 2.31 ac. subarea will be referred to as DA-2A in calculations/analysis.

Same as DA #1, rational method was used to calculate the peak flows. Topographic maps and field observations were used to delineate the watershed basins and hydraulic path feeding into the study conveyance system. Targeted field survey information was also obtained. With this information, hydraulic length, time of concentration (TOC), and basin slope were determined for the pre-developed condition and post-developed condition. The composite curve number (CN) was calculated based on the hydrologic soil types and groups from the U.S. Department of Agriculture, Union County for the pre-developed and post-developed conditions. Pre-Development CN was calculated to be 65.0, and Post Development CN was 68.0. The increase is 4.62%.

DA-2A (2.31 Acres)

The proposed onsite storm drain system under Shagbark Lane extension will have an open headwall structure on uphill side (HW#1). The proposed 15" SD system is designed for a 10 year storm. The new road extension will act as a dam in larger storms. The storm system from HW #1 to DI #2 will provide the inlet control condition. The uphill road side ditch and swale between Lots #1 and 2 will provide some storage for larger storms. Lot pads for Lots #1 and #2 are outside of storm backup limit.

2 ¹¹⁹

To help alleviate impact to the downstream driveway drain pipe, we have proposed the following additional measures:

- Minimizing the grading and disturbed area by proposing a series of smaller sediment traps
 upstream instead of a more centralized skimmer basin at the outlet of HW-4.
- At the outlet end of the SD system, we proposed a headwall instead of a traditional FES to shorten the storm pipe. The last pipe section slope was also reduced to the minimum. A measured plunge pool will be provided as well at outlet HW-4 riprap apron. This pool will help dissipating the energy and velocity.
- Providing an undisturbed 25' wide x 181' long vegetative buffer at the property line (immediately upstream from the adjacent existing 18" culvert). This buffer will serve to filter runoff from the development. This buffer will be recorded on the final record plat.

The HW/D monograph method was used to determine the headwater with inlet control for the existing driveway 18" pipe. The existing pipe appears to convey the proposed development total runoff for the 10-yr storm, with approximately 0.3' freeboard. For checking purposes, we also looked at the 25-yr storm for this driveway pipe, and it appears to be able to handle it with minimal freeboard (0.18').

See enclosed calculations, maps, and exhibits.

Subject: Re: Estimate for Painting

From: "Advance Painting & Roofing Contractors Office" < office@advancecontractorsnc.com>

Sent: 9/29/2014 8:08:26 PM

To: "Jack Parks" <jparks@providencevfd.com>

4r. Parks,

7

can get this down to a total of \$16,500 for all three structures. Please let me know if you have puestions. DISCOUNTED FROM TOTALOF

Thank you,

1itchell

On Mon, Sep 29, 2014 at 4:39 PM, Jack Parks <<u>jparks@providencevfd.com</u>> wrote: Mitchell,

Thank you for getting your quote to me so quickly. Will there be any additional discounts if w the approval to paint all three structures; the station, rear building and storage container? Ple know what the total price will be for all three structures.

Thanks,

Jack Parks, President Providence VFD 5025 Hemby Rd. Weddington, NC 28104 704-846-1111 www.providencevfd.com

----- Original Message -----From: "Advance Painting & Roofing Contractors Office" <<u>office@advancecontractorsnc.com</u>> To: <u>jparks@providencevfd.com</u> Sent: 9/29/2014 4:03:34 PM Subject: Estimate for Painting

Mr. Parks,

Mitchell Fogel, General Manager Mobile: 704 622 7907

4

Advance Contracting Group, LLC Office: 704 529 8405 Fax: 704 910 0690 www.advancecontractorsnc.com

Index Contracting Group, LLCOffice: 704 529 8405Image: Total State S



This guarantee covers all painted/stained surfaces against peeling, cracking, or blistering of materials applied by Advance Painting Contractors, LLC. Coverage under this guarantee is effective up to 5 years from the date of completion and does not apply to: decks, flooring, stained or natural finished doors, any accidental or intentional damage caused by the use of chemicals such as: bleach, insecticides, etc., or deteriorating materials not originally replaced or installed by Advance Painting Contractors, LLC.

Date	of Completion:	_/	_/
Dun	of comparion	/	_/

Name:	Tel#:	
Address:		
City:	State:	_ Zip:
Authorizing Agent of APC: _		*
Date://		

The customer is responsible for intermittently checking the condition of the work performed and reporting any needed touch-ups immediately. Advance Painting Contractors, LLC is not responsible for damage caused by prolonged neglect.

ANGIE'S LIST SUPER SERVACE AWARDY ANDIE SERVACE AWARDY	VD. CHARLOTTE, NC 28217 Member Southern Diadmont
SUBMITTED TO: Rowichne VFD- Backs NAME: STREET: 5025 Hamby Rd	CITY: STATE; ZIP:
CITUDOLLINGTON STATE: NC ZIP 28104 PHONE: 246-1111 CELL: STANDARD EXT	ADVERTISEMENT TYPE: ATOMAL APPT. DATE: 121.14 ESTIMATOR:

First, the house will be pressure washed using a solution of water, bleach, and mildew inhibitors. This is to remove mold and mildew spores from the home. Before work begins, drop cloths will be spread. Deteriorated, cracking and peeling areas will be scraped and sanded. Open cracks and joints will be filled with an acrylic siliconized caulk. Raw wood and deteriorated areas that have been scraped to expose raw wood will be primed with one coat and painted with two finish coats of premium paint. Now that the preparation is completed premium paint will be applied.

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Advance Painting Contractors

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The above work will be performed in accordance to the measurements and specifications submitted with this proposal and will be completed in a timely manner and to prevailing workmanship standards for the sum of \$15512," to be paid*** upon completion of the work. ANY ADDITIONAL WORK NOT SPECIFIED ABOVE WILL BE CHARGED ACCORDINGLY. The customer will be notified before the initial work or any additional work is started.

definal Offer building \$3 -152# 13185* @ Container # 778;

Date:

By signing below, the above price, specifications, and conditions are hereby accepted and Advance Contracting Group, LLC is authorized to perform the work specified. Payment will be made as outlined above. \$16,984

Signature:_

* signature required for any discounts to be applicable

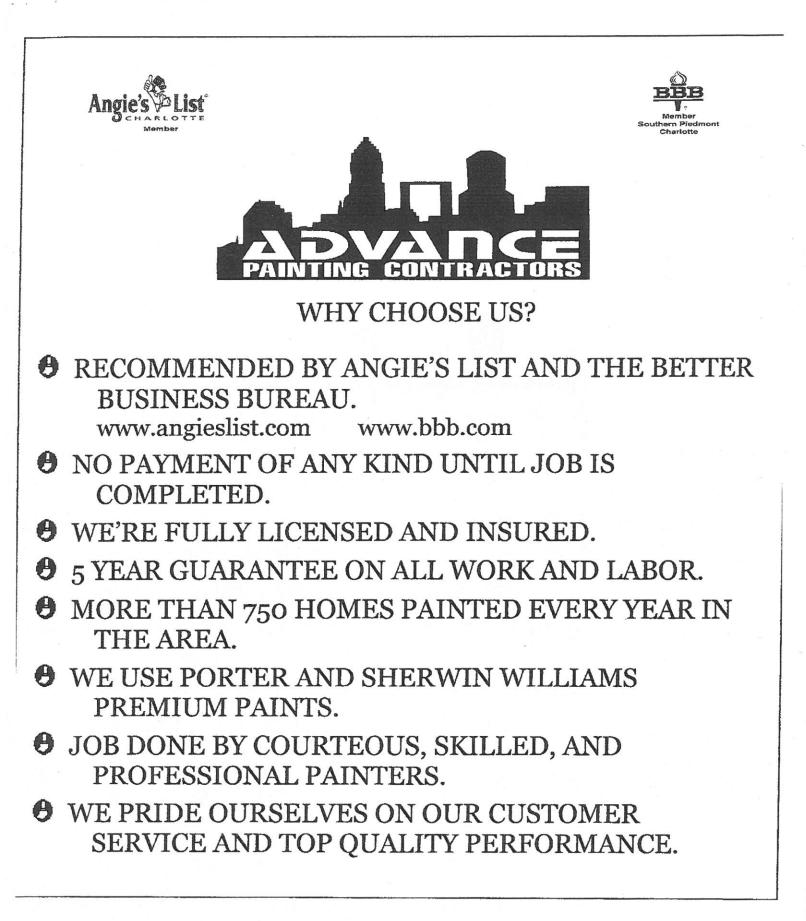
Requested Start Date:

** Check, money order, or cash is accepted. There is a 2.5% surcharge for credit card payments. Make all checks payable to Advance. It totals are after discourt of 12500 to the same spees.

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Providence VFD Mail - Estimate from Clean Cut Construction, Inc.



Jack Parks <jparks@providencevfd.com>

Estimate from Clean Cut Construction, Inc.

1 message

Jim Reichenbach <cleancutjim@carolina.rr.com> To: jparks@providencevfd.com

Jack:

Here you go. If I need to make any adjustments please let me know I have a commercial painting crew that will be preforming project and is well known by Sherwin Williams to do things the right way and not cut corners

Over half the costs are materials.

Please review the attached estimate. Feel free to contact us if you have any questions.

We look forward to working with you.

Sincerely,

Clean Cut Construction, Inc. Jim Reichenbach 704-506-4406

Est_638_from_Clean_Cut_Cons.pdf

\$ 19,385.00

Sun, Oct 5, 2014 at 4:40 PM

CLEAN CUT CONSTRUCTION, INC. Jim Reichenbach 11035 Golf Links Drive, #78673 Charlotte, NC 28277 Office (704) 321-9385 / Fax (704) 321-0932 Email: cleancutjim@carolina.rr.com

Estimate

Date	Estimate #
10/2/2014	638

Name / Address

work has started.

Providence Vol. Fire Dept. 5025 Hemby Rd Matthews NC 28104

Description	Total
EXTERIOR PAINTING ESTIMATE	
MAIN BUILDING Pressure wash exterior of building	
Brush scrub metal siding with TSP solution	
Paint brick, 2 coats with Loxon XP	
Paint metal garage doors (Interior) bronze color and (Exterior) red 2 coats each side. Sher Cryl Acrylic Gloss	
Replace missing mortar around garage door jambs and missing vertical wall surfaces	
Prime and paint Red coping and BACKSIDE addition boxing. DPM bonding primer (One coat) and Sher Cryl Acrylic Gloss - 2 coats	
Paint metal siding - 2 coats of Bond Plex	
Paint downspouts around building	
Paint stucco area - 1 coat Loxon Xp same color	
Secure 6 front downspouts to building	
Replace some missing screws in siding	
Cover red stripe in brick while painting	
Cover windows, front doors, any items that do not get painted	
All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner. Any alterations or deviation from above specifications involving extra costs will become an extra charge over & above the estimate. This is to include, but not limited to, hidden damages that are uncovered during the course of the job & additional work required by local building inspectors. The estimate doesn't include material price increases, or additional labor & materials which may be required should unforeseen problems arise after the	

Signature

CLEAN CUT CONSTRUCTION, INC. Jim Reichenbach 11035 Golf Links Drive, #78673 Charlotte, NC 28277 Office (704) 321-9385 / Fax (704) 321-0932 Email: cleancutjim@carolina.rr.com

E	S	ti	n	a	te

 Date
 Estimate #

 10/2/2014
 638

Name / Address

Providence Vol. Fire Dept. 5025 Hemby Rd Matthews NC 28104

Description	Total
Price includes labor and materials	13,835.00
BACK BUILDING Pressure wash building	
Paint siding - 2 coats of Bond Plex	
Paint coping around the top - 1 coat DTM primer and 2 coats Sher Cryl Gloss Red	3,700.00
	5,700.00
STORAGE CONTAINER Pressure wash and brush scrub exterior of container	
	1,850.00
Paint container walls and roof same color as buildings - 2 coats of Bond Plex	1,850.00
All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner. Any alterations or deviation from above specifications	\$19,385.00
involving extra costs will become an extra charge over & above the estimate. This is to include, but not limited to, hidden damages that are uncovered during	
the course of the job & additional work required by local building inspectors. The estimate doesn't include material price increases, or additional labor &	
materials which may be required should unforeseen problems arise after the	
work has started. Signature	

Providence VFD Mail - 360 Painting Proposal

Jack Parks <jparks@providencevfd.com>

GMail by Google

360 Painting Proposal

1 message

shirese@360painting.com <shirese@360painting.com> To: Jack Parks <jparks@providencevfd.com> Sun, Oct 5, 2014 at 2:32 PM

Mr. Parks,

I have attached the proposals for the painting for Providence VFD. We have abided strictly by the specs you sent us. If you need or wish to have any other details stated on the proposals, please contact us and we will be happy to take care of anything else you need.

We very much appreciate the opportunity to turn in a proposal and would be honored to have your business. We look forward to hearing from you and hopefully completing this project for you. Thank you.

Sincerely, Dean and Shirese Palmieri 360 Painting office: 704-668-3603 Dean's cell 704-607-4555 Shirese's cell 704-607-4632

3 attachments

B	Providence V.F.D-main.pdf 39K	\$ 13,799.00
B	39K	\$ 3,959.00
Þ	Providence V.F.D-storage.pdf 39K	\$ 1969.00



JOB NO. 410041- Main **DATE:** October 04, 2014

704-668-3603

www.matthews.360painting.com

PROPOSAL and SERVICE AGREEMENT

.

CUSTOMER: Providence V.F.D. 5025 Hemby Road Weddington, NC 28104 360° REPRESENTATIVE: Dean Palmieri PHONE: 704-668-3603

TWO YEAR WRITTEN WARRANTY OF QUALITY

\$2,000,000 LIABILITY INSURANCE COVERAGE

FULL WORKER'S COMPENSATION COVERAGE

Project Specifications for: Main Building at 5025 Hemby Road, Weddington, NC

INCLUDES: Preparation and painting per Sherwin-Williams and customer-provided specifications.

EXCLUDES: Any items not noted on specifications including rear stairs, other than touch-up

COST:

All of the above work to be completed in a workmanlike manner for the sum of:

Exterior Painting

\$13,799.00*

*Cost includes applicable taxes.

Payment:

Payment- 20% after 20%

- 70% after completion of the work
- 10% 14 days after completion

Acceptance:

The undersigned proposes to furnish materials and labor to complete the work mentioned above, for the amount in said proposal, and according to the terms thereof:

Dean Palmieri (Project Estimator):

Date: October 04, 2014

I acknowledge and accept the terms and conditions of this proposal.

VFD Providence (Client):

Dated and Signed: _____



JOB NO. 410041- Rear **DATE:** October 04, 2014

704-668-3603

www.matthews.360painting.com

PROPOSAL and SERVICE AGREEMENT

CUSTOMER: Providence V.F.D. 5025 Hemby Road Weddington, NC 28104 360° REPRESENTATIVE: Dean Palmieri PHONE: 704-668-3603

TWO YEAR WRITTEN WARRANTY OF QUALITY

\$2,000,000 LIABILITY INSURANCE COVERAGE

FULL WORKER'S COMPENSATION COVERAGE

Project Specifications for: Rear Building at 5025 Hemby Road, Weddington, NC

INCLUDES: Preparation and painting per Sherwin-Williams and customer-provided specifications

EXCLUDES: Any items not noted on specifications

COST:

All of the above work to be completed in a workmanlike manner for the sum of:

Exterior Painting

\$3,999.00*

*Cost includes applicable taxes.

Payment:

Payment- 20% after 20%

- 70% after completion of the work
- 10% 14 days after completion

Acceptance:

The undersigned proposes to furnish materials and labor to complete the work mentioned above, for the amount in said proposal, and according to the terms thereof:

Dean Palmieri (Project Estimator):

Date: October 04, 2014

I acknowledge and accept the terms and conditions of this proposal.

VFD Providence (Client): _____

Dated and Signed: _____



ЈОВ NO. 410041- Storage

DATE: October 04, 2014

704-668-3603

www.matthews.360painting.com

PROPOSAL and SERVICE AGREEMENT

CUSTOMER: Providence V.F.D. 5025 Hemby Road Weddington, NC 28104

360° REPRESENTATIVE: Dean Palmieri PHONE: 704-668-3603

TWO YEAR WRITTEN WARRANTY OF QUALITY

• \$2,000,000 LIABILITY INSURANCE COVERAGE

FULL WORKER'S COMPENSATION COVERAGE

Project Specifications for: Rear Building at 5025 Hemby Road, Weddington, NC

INCLUDES: Preparation and painting per Sherwin-Williams and customer-provided specifications

EXCLUDES: Any items not noted on specifications

COST:

All of the above work to be completed in a workmanlike manner for the sum of:

Exterior Painting

\$1,969.00*

*Cost includes applicable taxes.

Payment:

Payment- 100% on completion

Acceptance:

The undersigned proposes to furnish materials and labor to complete the work mentioned above, for the amount in said proposal, and according to the terms thereof:

Dean Palmieri (Project Estimator):

Date: October 04, 2014

I acknowledge and accept the terms and conditions of this proposal.

VFD Providence (Client): _____

Dated and Signed: _____

September 2014

Provide a quote for painting three structures located at 5025 Hemby Rd. in Weddington, NC for Providence VFD and the Town of Weddington. The three structures consist of the main station at the front of the property, a metal building at the rear of the property and a storage container located in the rear parking lot. The quote should provide itemized pricing for each structure.

All work shall be done in accordance with the following specifications and specifications provided by Sherwin Williams.

- 1. Pressure wash or hand clean with brush all surfaces to be painted removing all existing dirt and oxidation.
- 2. Repair all voids in mortar prior to painting.
- 3. Caulk all voids around windows, doors and metal siding prior to painting.
- 4. Re-strap all gutter downspouts prior to painting.
- 5. Replace and paint any missing downspouts.
- 6. Protect all light fixtures, awnings, motion detectors and special equipment with plastic and/or tape prior to painting. Owner will meet with contractor to approve what fixtures attached to building can be painted or should be protected.
- 7. All surfaces shall receive at least two coats.
- 8. Existing red glazed brick shall be left as is and protected during painting.
- 9. Bay doors grid moldings around glass shall be painted on all exterior and interior surfaces. Exterior shall be painted red and interior shall be painted dark bronze to match existing interior finish.
- 10. Exterior personnel doors shall be painted red. Existing anodized exterior doors shall only be cleaned.
- 11. Roof coping and/or gutters shall be painted red on both main station and rear building.
- 12. Rear stairs on main station do not need to be painted but shall be retouched if any nicks or scratches exist. Owner has matching paint on site for this task.
- 13. All window glass is to be cleaned upon completion of painting.
- 14. All contractor activities must be coordinated with and approved by firefighting staff to prevent blocking of apparatus needed for an emergency.

H&S Paving LLC PO Box 766 Marshville, NC 28103 (704) 624-3393 Fax (704) 624-3033 Proposal

Date: 10-3-2014

To: Providence VFD Attn: Jack Parks

We propose to furnish all the necessary supervision, labor, equipment and materials to complete the following work listed below.

Job Description: Pave Area, (Approx. 18'x215')

- Excavate area to a depth of 5 inches.
- Haul off all debris.
- Pave with 3 inches of Type I 19.0 B Asphalt Mix.
- Pave with 2 inches of Type RS 9.5 B Asphalt Mix.

Price: \$ 16,800.00

****All Work Guaranteed for 1 Year****

Accepted as Contract: Providence VFD

H&S Paving LLC

By:			

By:_____

Title:	_ Title:			
Date:	Date:			



GMail

nd S Paving

1 message

hspaving2@windstream.net <hspaving2@windstream.net> To: jparks@providencevfd.com Sun, Oct 5, 2014 at 1:58 PM

3 References

J.B. Preslar Grading-J.B. Preslar (704) 634-0931 DOING BAKERS VED NOW, WILL NOT USE ANYONE ELSE.

Town of Marshville-- Bivens Steele (704) 226-6655 10/6/14 LM DOES ALL WORK FOR TOWN, GREAT COMPANY

Town of Waxhaw--Todd Mattews (704) 622-7055 ALIGHLY RECOMMEND, GREAT SERVICE. YOU CAN TAKE WHAT JODY TELLS YOU TO THE BANK.

H&S Proposal 2.docx 20K



ASPHALT PAVING PROPOSAL

DATE:	October 4, 2014
PROPOSAL TO:	Jack Parks
SENT BY:	Adam Snelson
PROJECT:	Providence VFD
LOCATION:	5025 Hemby Rd. Weddington, NC 28104
ATTENTION:	Jack Parks

We are pleased to offer our proposal for construction services and materials on the above referenced project.

The work as outlined below is subject to terms and conditions stated below and incorporated as a part of this proposal. Pricing is based upon the most recent DOT asphalt cement index.

I. Mobilizations

Unit Price:	\$2,550.00	Per LS	Total:	\$2,550.00
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II. Heavy Duty Asphalt Paving 8" B25.0B + 2" S9.5B (Approximately 420 SY)

Place and compact a B25.0B asphalt base course to a thickness of 2- 4" inches, which yields 200 tons of material. Place and compact a S9.5B asphalt surface course to a thickness of 2 inches, which yields 50 tons of material.

Unit Price:	\$66.14	Per SY	Total:	\$27,778.80	
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III. Milling Existing Conditions

Mill existing conditions to a depth of 10" for new asphalt to be placed.

Unit Price:	\$5,950.00	Per LS	Total:	\$5,950.00
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IV. Traffic Control

2 flagmen, sign, cones for one day

Unit Price:	\$1,000.00	Per LS	Total:	\$1,000.00	
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Total Lump Sum:

\$37,278.80

Note:

Above quotation includes one (1) mobilization for the paving crew, and one (1) mobilization for the milling crew. Prices are valid for 30 days and each additional mobilization will be charged at \$1,200.00 each. Undercuts that are performed by Blythe Construction, Inc. and replaced with asphalt will be billed at \$125.00 per ton. Undercuts that are performed by Blythe Construction, Inc. and replaced with aggregate base course will be billed at \$65.00 per ton.

Blythe Construction does not claim to be engineers nor are we engineers. The structure proposed in the above scope of work is based off previous jobs. I recommend having an engineering firm look at the soils and bore holes to determine a structure for this site. Blythe will perform a proof roll with a loaded dump truck before paving, should any additional undercuts need to be done to the subgrade the prices are listed above. Blythe will warranty the materials and workmanship of this site for one year. If you have failing asphalt due to subgrade issues any repairs will be at additional cost.

Exclusions: Price excludes prime, utility adjustments, field testing, bonds, permits, fees, excavation, engineering, layout, pavement washing, lime stabilization for paving subgrade, Subgrade adjustment along DOT right away, Patching, Expansion and Sealant, concrete pads, concrete sidewalks, curb & gutter, trenching and backfill, fencing, and any work not stated herein.

While all materials meet DOT Specifications, and/or local standards, the above prices do include plant QC testing but not roadway QC testing services. This service is available upon request.

TERMS: This quotation will expire in thirty (30) days from the above referenced date. The net amount of each billing is due in full by 10th of the following month. The purchaser is liable for all attorneys and collection fees. Blythe must be notified, in writing, of any disputed amounts within 10 days of the date of the invoice, otherwise the invoice will be considered acceptable by the client and must be paid in full in a timely manner.

We look forward to serving you and your firm on this project. If you have any questions or concerns, please contact me at your earliest convenience (704) 805-6310 or e-mail me at adam.snelson@blytheconstruction.com.

SUBMITTED BY: BLYTHE CONSTRUCTION, INC. ACCEPTED BY:

Adam Snelson, Estimator

DATE: _____

DATE:

ACCEPTED AS A CONTRACT: BLYTHE CONSTRUCTION, INC.

DATE:

PAVEMENT SERVICES, INC PO Box 49094 Charlotte, NC 28277

Estimate

Date	Estimate #	
9/24/2014	13180	

Phone #	Fax #
704-622-1300	704 541-8645
 704-622-1300	704 541-

Providence Volunteer Fire Department Jack Parks 5025 Hemby Rd Weddington NC 28104

Name / Address

P.O. No. Terms Rep Project 13180 Asph Repair Net 30 Days RAM 13180 Asph Patching - Providence VFD Description Total Mill and Remove 6" of Earth and Subgrade - under asphalt - install 142 tons ABC and compact 11.076.00 Driveway Road Repair - 215'x18' up to 8" full depth - 430 sqyds (190 tons) 29,644.20 1) Saw cut asphalt 2) Haul off asphalt & stone 3) Install Tack to area 4) Install asphalt and compact Note: Any increase in the NCDOT Asphalt Binder Index after the date of this quotation (\$630.00 per ton) will necessitate an additional charge for the Asphalt Binder Note: Any additional asphalt required will be billed at \$156 per ton extra Note: Any additional stone required will be billed at \$78 per ton extra Note: If actual depth of repair is more than proposed - than there will be additional cost at per ton rate. Providence Volunteer Fire Department 5025 Hemby Rd Weddington, NC 28104 RAM Pavement is a certified SBE Organization #21031 Total \$40,720.20 NC General Contractors License - Highway #65332

If you accept this quote, please sign, date, and return it to RAM Pavement. This quote is valid for 30 days. After such time, this quote is void and unenforceable against RAM Pavement.

Payment is due 30 days after receipt of an invoice. If you fail to make such payment, interest shall accrue at a rate of 1 1/2% per month. You shall be liable for all costs of collection of past due amounts owed, including without limitation, reasonable attorneys' fees and costs.

Signature, Title and Date _____



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

MEMORANDUM

TO: Mayor and Town Council
FROM: Amy S. McCollum, Town Administrator
DATE: October 9, 2014
SUBJECT: Sanctuary at Weddington

The Town is holding a Letter of Credit in the amount of \$12,500.00 for road maintenance for the Sanctuary at Weddington Subdivision. The Town approved Resolution R-2014-02 on June 10, 2014 for Eliah Drive and Park Rose Lane to be added to the State Maintained Secondary Road System. On September 11, 2014 the Town received a letter from NCDOT advising that these roads were added to the State Maintenance System by the Board of Transportation on September 4, 2014.

Please vote to release the Letter of Credit back to The Lovett Companies. Thank you.

Village of Wesley Chapel Zoning Ordinance

Notification of Action Mailed to Applicant on:

6.13 Transportation Impact Analysis

6.13.1 Applicability

The development of a Transportation Impact Analysis (TIA) is required for applicable development projects in order to maintain the capacity, function, safety and level of service for the transportation systems related to those proposed developments. Vehicular, bicycle, pedestrian, mass transit and other modes of transportation are to be considered when preparing a TIA. Terms utilized in this section are taken from the Institute of Transportation Engineers trip generation manual.

a. Transportation Impact Analysis (TIA) is required for all development or redevelopment projects requiring a Conditional Use Permit not having a residential component and anticipated to generate more than one hundred (100) AM or PM peak hour vehicular trips.

b. Transportation Impact Analysis (TIA) is also required for all development or redevelopment projects requiring a Conditional Use Permit having a residential component and anticipated to generate more than fifty (50) AM or PM peak hour vehicular trips.

c. Transportation Impact Analysis (TIA) is also required for all Major Subdivisions that are anticipated to generate more than fifty (50) AM or PM peak hour vehicular trips.

d. The fifty (50) peak hour vehicular trip and one hundred (100) peak hour vehicular trip threshold shall also apply towards multi-phased development projects where each phase may not exceed the threshold, however, cumulative trips for all phases would. In this case, the TIA would be prepared for the entire project, yet provide transportation improvement requirements to be implemented in accordance with the timing of each phase.

6.13.2 Procedure

a. The TIA shall be submitted along with applications for Preliminary Plat or Conditional Use Permit. Cost of the TIA shall be the responsibility of the applicant.

Nov. 22, 2011

6-17

Article 6

b. The TIA shall be reviewed by the Zoning Administrator and any Transportation Engineer contracted by the Village of Wesley Chapel on an as-needed basis. The Zoning Administrator and Transportation Engineer shall review study area, trip distribution, traffic counts, approved developments in the area, pass-by and internal capture percentages and any other issues related to the TIA. The applicant shall be required to modify the TIA in response to review comments. Reimbursement of cost for any contracted Transportation Engineer shall be the responsibility of the applicant.

c. The TIA shall, at a minimum:

i. Estimate the Traffic Generated Estimate the peak hour traffic that will be generated as a result of the proposed development. Trips should be estimated for all uses located within the development using the standard Institute of Transportation Engineer's Trip Generation Manual, including pass-by trips, internal trip assumptions, and trip distribution assumptions;

ii. Evaluate Site Access

Evaluate site access, site distance, parking and internal circulation;

iii. Evaluate Existing Capacity Evaluate the ability of the street network to support the proposed development;

iv. Identify Specific Improvements

Identify specific improvements to the street network that are necessary in order to support the traffic anticipated to be generated by the proposed development and any adjacent areas being analyzed, including intersection improvements, signalization, and turning lanes;

v. Identify Non-Automobile Modes

Identify specific improvements or facilities provided for bicyclists and pedestrians to support non-vehicular access and access to and within the proposed project, including sidewalks, street crossings, and multi-use paths; and

vi. Improvements Implementation Program

Include a program for proposed transportation improvements necessary to accommodate each phase of development and to maintain existing levels of service, safety and access. Identified transportation improvements should include a timeline, funding sources – including public and private matching funds, and responsible parties.

Article 6



Traffic Impact Analysis (TIA) Process and Procedures Manual

July 2009

Introduction

The purpose of this manual is to guide implementation of Article 14, "Traffic Impact Analysis (TIA) Ordinance", of the Town Of Huntersville Zoning Ordinance. This manual contains processes, procedures, design requirements, and guidelines for the preparation of TIAs. This manual also details the interaction between Town staff, the applicant, traffic consultants, and the requirements for the certification and re-certification of qualified traffic consultants who prepare TIAs, as required, for development proposals in the Town of Huntersville.

<u>Index</u>

- I. <u>TIA Preparation and Process</u>
- II. <u>TIA Analysis Guidelines and Standards</u>
- III. <u>TIA Report Requirements</u>
- IV. Consultant Pre-qualification and Re-qualification Process

I. TIA Preparation and Process

The TIA ordinance is administered by the Town of Huntersville Planning Department, in coordination with the Department of Engineering & Public Works and Transportation Planning staff. The Town may coordinate with NCDOT or other governmental agencies or Town hired consultants as needed in this process. The TIA prepared is intended to satisfy the requirements of the Town's TIA Ordinance. Additional traffic studies may be required by NCDOT or other governmental agencies. It is recommended that the applicant contact NCDOT, Town of Cornelius, Town of Davidson, or City of Charlotte if the development has a site access that would fall within one of these jurisdictions.

It is recommended that the TIA consultant be present at the TIA scoping meeting, Public Hearing, Planning Board Meeting, Town Board decision meeting should questions about the study arise.

The TIA preparation and review process is outlined below:

Step 1. Determination of Need for TIA

Based upon the proposed land use and development intensity information provided by the applicant, Town staff will determine whether the proposed development is expected to generate enough peak hour trips (50 or more), or daily trips (500 or more) to require a TIA. The Town will notify the applicant if a TIA will be needed.

The point of contact for coordination of need for a TIA and administration shall be the Planning Department TIA Administrator. The point of contact on all technical matters related to TIAs shall be the Town's Transportation Engineer.

Additional information regarding TIA is located in the Town of Huntersville Zoning Ordinance Article 14.

Step 2. Applicant Selection and Retaining of TIA Consultant

Should a TIA be required, the Applicant shall select and retain the services of a qualified TIA consultant. The TIA consultant shall be a licensed professional engineer in the state of North Carolina. The Town shall maintain a list of prequalified traffic consultants that perform TIAs. Upon the request of the Applicant, the Town will provide a list of Consultants that are currently prequalified to submit TIA's to the Town. Should the applicant desire to retain a consultant not on the current prequalified list, the applicant's consultant should contact Town staff regarding qualification requirements/submission package needs. Consultants will need to complete a recertification process at the beginning of each calendar year. The applicant shall notify the Town of the name of the selected TIA consultant, in writing.

Step 3. TIA Pre-Scoping Package and Scoping Meeting

A TIA pre-scoping package and scoping meeting shall be completed prior to the preparation of a draft TIA. The TIA consultant shall contact Town staff to request a date/time for a TIA scoping meeting.

The TIA consultant shall assemble the following information (pre-scoping package) and submit it to the Town a minimum of 5 business days prior to the scheduled TIA scoping meeting.

- 1) Site Plan (to scale)
- 2) Vicinity map
- 3) Draft trip generation table for the proposed land uses and intensities including internal capture, transit capture (if any), and pass-by calculations
- 4) Draft trip distribution and assignment (separate trip distributions are needed for residential, retail, and office land uses.)
- 5) Proposed historical growth rate
- 6) Proposed build year
- 7) Phasing plan (if phasing of the analysis is desired. This can be added after the full build analysis is completed if desired.)
- 8) List/Map of study area intersections in accordance with Article 14.4 of the TIA Ordinance

The Town shall provide the list of approved developments and any approved but not yet constructed transportation facility projects to be included in the study.

Upon completion of a scoping meeting, Town staff will notify the applicant and TIA consultant in writing if additional information is needed to complete the TIA scoping process or if the TIA scoping process is complete. Town will forward the meeting date, time, and location to NCDOT, should they want to attend.

Once TIA scoping is complete, preparation of the draft TIA can begin. The TIA shall be completed in accordance with this TIA Manual.

Step 4. Submission and Review of Draft TIA

Upon submission of a draft TIA (2 hard copies, 1 electronic (PDF) copy) by the consultant to the Town Planning Department, Town staff (Planning & Engineering) will review the TIA within 30 days of submission. Comments (if any) shall be forwarded to the consultant and the applicant for discussion. If no comments are forwarded by the Town within 30 days of submission, the TIA is deemed acceptable and consultant shall submit final sealed copies to the Town. Revised draft TIA's may be needed depending on the level of comments submitted by the Town. The Town will notify the consultant if a revised draft TIA will be needed.

TIA Process & Procedures Manual July 2009 Page 5 of 12 A meeting between Town staff, the applicant, and the TIA consultant may be needed or requested by the applicant to discuss the draft TIA.

Step 5. Final TIA

Once all comments by the Town have been addressed by the consultant and applicant, copies of the final sealed TIA (2 hard copies and 1 electronic (PDF) copy) shall be submitted to the Town. Based on the final TIA, a list of required transportation mitigation improvements shall be prepared and included as part of any approved development plans.

May want to change to use same

methodology that NCDOT uses.

II. TIA Analysis Guidelines and Standards

Analysis Methodology

The TIA shall be completed using the latest Intersection Capacity Utilization (ICU) Methodology.

Trip Generation

- The trip generation for the site shall utilize the equation for the land use if available unless otherwise approved by the Town Transportation Engineer.
- Internal capture trip reductions should be limited to mixed use sites. Mixed use sites contain two of the following land use types (residential, office, retail)
- Internal capture trip reductions shall be applied before the pass-by trip reduction is taken.
- Transit capture trip reductions if applicable should be based on ITE's most recent Trip Generation Handbook and approved by the Town Transportation Engineer.
- Transit capture trip reductions shall be applied before the pass-by trip reduction is taken.
- Pass-by percentages should only be applied to land uses with an ITE land use code in the 800's or 900's
- Pass-by trip reductions will be limited to 10 percent of the adjacent street traffic unless otherwise approved by the Town Transportation Engineer.
- Pass-by percentages should come from the ITE Trip Generation Handbook.

Signalized Intersections

Coordinated signals

- If the signal plan or Town Transportation Engineer indicates that the traffic signal is coordinated, the traffic analysis shall utilize coordinated signal timings.

- Cycle lengths for coordinated signals should be equal with justification needed for half or double cycle lengths.

Signal timing/phasing

- If protected only left turn phasing is indicated on the signal plan or exists in the field, protected only phasing should be used. Use protected only left turn lane phasing when dual left-turn lanes are present or when left turn lanes are crossing 3 or more opposing through lanes of traffic.
- When analyzing future improvements, it is recommended that protected only phasing be utilized with the addition of a new exclusive left-turn lane.
- When analyzing existing signalized intersections, only use leading left-turn phasing for protective/permitted phasing.
- Total lost time should equal 5.0 seconds. Use of longer lost times may be needed at large intersections or single point urban interchanges (SPUI).
- If existing signal timings cannot be obtained from field measurements or signal plans, utilize 4 seconds of yellow time and 2 seconds of red time for existing conditions and 5 seconds of yellow and 2 seconds of all red for all future conditions. Clearance times utilizing the criteria in the North Carolina Department of Transportation (NCDOT) Traffic Management & Signal Systems Unit Design Manual may also be utilized. If clearance times are calculated, the calculations shall be included in the Appendix of the TIA.
- The minimum initial green time for side street through and major street left-turn movements should be 7 seconds.
- The minimum initial green time for major street through movements should be based on the speed limit. If the speed limit is 35 mph or less use 10 seconds; for 36-45 mph use 12 seconds; for greater than 45 mph use 14 seconds.
- All cycle lengths should be in increments of 5 seconds.
- For future background and future build conditions, cycle lengths and splits should be optimized. See below table for recommended minimum cycle lengths by phase for guidance in minimum cycle lengths.
- Phasing shall remain constant for all time periods for each intersection.
 Leading/lagging left-turn phasing is allowable for protected only left-turn movements.
- The below table provides recommendations for minimum cycle lengths by number of phases.

Recommended Minimum Cycle Lengths by Phase					
Number of Phases	Minimum Recommended				
Number of Phases	(seconds)				
2	60				
3 or 4	90				
5 or 6	110				
8 140					
Note: Maximum recommended cycle length is 180.					

Turn Lane Storage Lengths

- Determination of turn lane storage lengths for signalized intersections shall be based on the Synchro 95th percentile queue lengths.
- Determination of turn lane storage lengths for unsignalized intersections shall be based on the Warrant for Left and Right-Turn lanes graph published by the North Carolina Department of Transportation (graph attached).
- Recommended storage lengths should be rounded to the nearest 25 feet with a minimum of 100 feet for a right- or left-turn lane.

Other Guidelines

- A peak hour factor of 0.88 should be used unless traffic count data indicate that the peak hour factor is higher.
- When analyzing school traffic, a peak hour factor of 0.50 should be used on intersection approaches where 50 percent or more of the traffic on the approach is attributable to school traffic.
- It is recommended that peak hour factors be calculated by approach.
- Ideal saturation flow rate shall equal 1900 vphpl.
- Traffic volumes along corridors should be balanced up to account for variations in the counts. Balancing should be balanced with no loss of volume between intersections which have no driveways between them and within 5 percent where a sufficient number/type of driveways exist between the study intersections.
- The AM Peak (7-9) and the PM Peak (4-6) periods will be included for all studies unless otherwise specified by the Town Transportation Engineer. Count times for school developments will be based on the proposed school hours.
- Traffic analysis should be completed using Synchro 7 software. Roundabout analysis should be competed using aaSidra software.
- A SimTraffic simulation should be completed at a minimum when 95th percentile queues indicate that traffic will spill over across adjacent public street intersections (in or out of the study area). The simulation should be seeded long enough so that traffic can traverse through the entire network (a minimum of 10 minutes is recommended). The simulation should record for an entire 60 minute period.

TIA Process & Procedures Manual July 2009 Page 8 of 12

- Existing lane widths shall be noted in the field notes and included in the traffic analysis.
- Preparation of a signal warrant analysis will be needed for all proposed signalized intersections.
 could be re-worded to

accomodate NCDOT's

Analysis of New Intersections (new site access drive or new pumethodology

- The baseline for unsignalized intersection ICU at build-out shall be the same as the baseline for the zoning district as listed in section 14.3.1.
- Unsignalized Access locations at project build-out shall be mitigated (if needed) to obtain the baseline for the zoning district as listed in section 14.3.1. If the proposed access intersection fails with the addition of a right-turn lane, a left-turn lane, and a through lane in each direction, a review of restriction of access shall be completed.
- Recommendation of turn lanes at unsignalized intersections shall be based on the thresholds depicted in the Warrant for Left and Right-Turn lanes graph published by the North Carolina Department of Transportation (graph attached).
- Preparation of a signal warrant analysis will be needed for all proposed signalized intersections.

III. TIA Report Requirements

Report Content

- The Synchro Lanes, Volumes, Timings reports shall be provided for all analysis scenarios for all intersections.
- All figures shall be numbered.
- Existing laneage and Recommended laneage figures shall:
 - Show a separate arrow for each exclusive lane
 - Existing laneage shall be shown as a different arrow type than proposed lanes
 - o Show the distance between existing and proposed intersections
 - o Show existing and/or proposed storage lengths
 - Unsignalized intersections shall indicate which approaches are stop or yield controlled
 - Signalized intersections shall be indicated
 - Identify all streets by name. Also include a route number if street is a US or NC route.
 - Include a north arrow
 - o Include a legend
 - The site location shall be generally indicated

TIA Process & Procedures Manual July 2009 Page 9 of 12

- The following traffic volume figures shall be included at a minimum:
 - Existing traffic volumes: AM(PM)
 - Future Background AM traffic volumes: existing AM(historical growth){approved development volumes}[AM Total]
 - Future Background PM traffic volumes: existing PM(historical growth traffic){approved development volumes}[PM total]
 - Future Build-out AM traffic volumes: background AM total(net new site traffic){pass-by}[AM total]
 - Future Build-out PM traffic volumes: background PM total(net new site traffic){pass-by}[PM total]
- Figures depicting each of the approved developments site trip assignment shall be included in the Appendix.
- Field notes shall be included in the Appendix.
- Study scoping documents shall be included in the Appendix.
- Synchro reports shall be organized in the Appendix by analysis scenario then by peak period. For Example the 2011 Background AM Peak analysis for all intersections should be grouped separate from the 2011 Background PM Peak analysis.
- Signal timing plans (if available) should be included in the Appendix.
- Internal capture calculations shall be included in the Appendix.
- Traffic count data shall be included in the Appendix of the report and provided in electronic Excel format.
- Photos of the intersections from the site visit may be included.
- A table of contents, list of figures, and list of tables shall be included in the front of the report.
- The name of the development shall be included in the header or footer of each page of the report.
- Existing study intersections shall be called out in the report as signalized or unsignalized.
- Analysis results (ICU% with corresponding LOS grade) shall be summarized in table format by intersection. Level-of-Service results for existing, future background, future build-out, and future build-out mitigated (if needed) shall be included in one table. A summary table listing all intersections may be included as well.

Report Outline

- 1. Executive Summary
 - Site location
 - Development description
 - o Recommendations

TIA Process & Procedures Manual July 2009 Page 10 of 12



- 2. Introduction
 - o Site location
 - Development description
 - Type of studies undertaken (impacts, signal warrant, sight distance, etc.)
- 3. Existing Conditions
 - Study area intersections
 - Description of roads
 - Traffic counts including location, date, and time of counts (including figure)
 - o Existing land uses for site and adjacent area
 - Site location figure and vicinity map figure
- 4. Future Conditions
 - Historical growth rate
 - Description of proposed public projects (figure may be needed)
 - Description of proposed private development and associated improvements (figure may be needed)
 - Future background traffic volumes (including figures)
- 5. Proposed Site
 - Description of development
 - o Site plan figure
 - Trip generation discussion including table
 - Trip distribution and assignment discussion (including figure)
 - Proposed site access
 - Phasing (if applicable)
 - Future build-out traffic volumes
- 6. Capacity Analysis
 - Methodology discussion including
 - Listing of Town level-of-service (LOS) and intersection capacity utilization (ICU) guidelines for determination of mitigation thresholds.
 - Discussion of storage length determination methodology.
 - o Analysis results by intersection
 - Table of results are to show the LOS and ICU for each study intersection for all scenarios. For example, the 2009 existing, 2014 background, 2014 build-out, and 2014 build-out improved (if needed) would all be in the same table.
 - Listing and/or discussion of the recommended improvements including storage lengths.
- 7. <u>Recommendations</u>
 - List of recommended improvements
 - o Recommended laneage figure

TIA Process & Procedures Manual July 2009 Page 11 of 12

IV. Consultant Pre-qualification and Re-qualification Process

Pre-qualification Process

The following is a list of qualifications needed for a consultant that is not pre-qualified or has let their re-qualification lapse to submit a TIA to the Town of Huntersville for review. A lapse in re-qualification is defined as one who has not submitted their re-qualification information between January 1 and February 15 of each calendar year.

- TIA consultant needs to be a licensed professional engineer in the state of North Carolina.
- TIA consultant needs to submit the following:
 - A statement of qualifications listing experience including recent or past TIAs or traffic studies completed.
 - A list of staff to be utilized/available for TIA preparation including their previous TIA experience. Should the lead licensed professional engineer (sealer of the TIA) change, the consultant shall notify the Town in writing. If the licensed professional engineer is not on the prequalified list, the licensed professional engineer will need to submit qualifications to the Town.
 - Staff/office location
 - 2 recently prepared/supervised TIAs or TIAs in which the consultant was extensively involved.

Additional information may be requested by the Town Transportation Engineer if consultant has not prepared a TIA in North Carolina or South Carolina or if the experience in TIA preparation is less than 2 years.

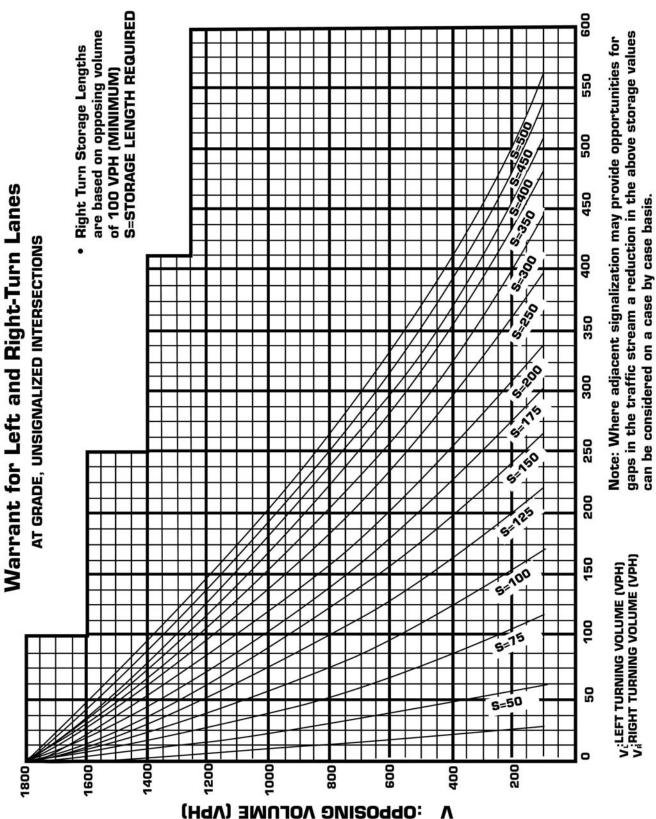
Re-qualification Process

A consultant who is currently pre-qualified who desires to remain qualified needs to submit the following information between January 1 and February 15 to remain pre-qualified to submit TIAs to the Town of Huntersville:

- An update of qualifications listing experience and recent or past studies completed. Updates to these qualifications statements should include only that information which has changed since the last submission. If there have been no changes to the information contained in the most recently submitted TIA qualifications statement, a statement attesting to this shall be submitted to the Town.
- A list of staff to be utilized/available for TIA preparation including their previous TIA experience. Should the lead licensed professional engineer (sealer of the TIA) change, the consultant shall notify the Town in writing. If the licensed professional engineer is not on the prequalified list, the licensed professional engineer will need to submit qualifications to the Town.

TIA Process & Procedures Manual July 2009 Page 12 of 12

This is a good idea, however requires some leg work for the Town to keep straight.



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

MEMORANDUM

TO:	Mayor Deter; Town Council
CC:	Amy McCollum, Town Clerk
FROM:	Rob Dow, Planning Board Vice-Chairman
DATE:	October 13 th , 2014
SUBJECT:	Consideration of update to Traffic Impact Analysis and use of transportation engineer

The Council and Planning Board have shown an interest in updating the Traffic Impact Analysis (TIA) requirements in the Town Ordinances. Recently, a subset of the Planning Board and the Town Planner have researched examples of TIAs from other municipalities and met with Justin Carroll and John Underwood for feedback on their preferences regarding TIA process and implementation. The examples outlined below provide three different options to help guide the Council in recommending any changes to the TIA requirements in Weddington.

Three Levels Scope

Option 1) Clarify TIA requirements, and ensure that the TIA process starts at the Sketch Plan phase

- A. Add trigger level to Preliminary Sketch Phase for all development, both Conditional Use and Subdivision
- B. Adopt requirements and standards for a TIA using a Dated Bulletin
- C. Add TIA to Preliminary Plat checklist

Option 2) Wesley Chapel Model – More requirements, but little detail on how to perform TIA (Lots of room for interpretation and flexibility)

- A. all of the above from Option 1
- B. Maintain capacity, function and safety levels of surrounding areas
- C. Modify TIA in response to Town review comments
- D. Identify funding, timeline and responsible parties

Option 3) Huntersville Model – Greater detail regarding TIA requirements and timeline

- A. all of the above from Option 1 and 2
- B. Details trigger, Ownership and Phasing
- C. Specific timeline for Scoping meetings with other regulatory bodies and deadlines for submission
- D. Specific process to identify impact areas. Sets Levels of Service (LOS) which trigger off site improvements
- E. Specifies procedure and timeline for coordination with other development and DOT for those off site improvements
- F. Specifies responsibility and procedures for funding



DATE:	10/13/14
DAIL.	10/15/14

- TO: MAYOR AND THE TOWN COUNCIL
- **CC:** AMY MCCOLLUM, TOWN CLERK
- **FROM:** JULIAN BURTON, ZONING ADMINISTRATOR/PLANNER

RE: UPDATE FROM PLANNING/ZONING OFFICE

- On September 22nd, the Planning Board acted on the following items:
 - Recommended approval of Proposed Text Amendment Temporary Use Permit (Section 58-13 (3) b) - Referencing Checklist/Application and Updating Checklist to Include Emergency Services
 - Recommended approval of Proposed Text Amendment Drainfields (Section 46-40 (a) (1) i) Ensuring that Only One Septic Drain Field and Repair Area can be Located on Each Lot
- On October 27th, the Planning Board will review the following items:
 - Falls at Weddington Preliminary Plat
 - Weddington Preserve Preliminary Plat
 - West Property (Laurel Grove Ln.) Preliminary Plat
 - o Stormwater Ordinance and Construction Document Plan Guidelines
 - o Threshold Church Construction Documents



TOWN OF WEDDINGTON MEMORANDUM

RE:	<u>UPDATE</u>
FROM:	AMY S. MCCOLLUM, TOWN ADMINISTRATOR
TO:	MAYOR AND TOWN COUNCIL
DATE:	10/9/14

- Consultants for the Fire Study will be back at the Town Hall on Tuesday, October 14, 2014 for their final meeting before finalizing their report. Please let me know if you would like to meet with them.
- Fall Litter Sweep is scheduled for Saturday, October 11, 2014 at 9:00 a.m. at the Weddington Town Hall.
- New Deputies Louie Rodriguez and Chris Black have started working for the Town.
- Rob Dow and Jim Vivian's Terms on the Planning Board are due to expire in December. They have asked to be reappointed. We also have approximately 4 to 5 applications on file as well.

Upcoming Dates:

October 27, 2014	-	Planning Board Meeting/Historic Preservation Commission Meeting
December 5, 2014	-	Christmas Tree Lighting



Union County Sheriff's Office Events By Nature

Date of Report

10/2/2014 1:43:25PM

For the Month of: September 2014

Event Type	<u>Total</u>
911 HANG UP	30
911 MISDIAL	4
ABANDONED VEHICLE	1
ACCIDENT EMD	3
ACCIDENT HITRUN PD LAW	2
ACCIDENT PD COUNTY NO EMD	16
ALARMS LAW	43
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
ATTEMPT TO LOCATE	2
BARKING DOG	1
BOLO	14
BURGLARY HOME OTHER NONBUSNESS	4
BURGLARY VEHICLE	2
BUSINESS CHECK	63
CALL BY PHONE	14
DISCHARGE OF FIREARM	2
DISTURBANCE OR NUISANCE	1
DOMESTIC DISTURBANCE	3
DRUG ACTIVITY IN PROGRESS	2
DRUG INFORMATION NOT IN PROGR	1
DRUG POSSESSION SCHEDULE	1
FIREWORKS VIOLATION REPORT	1
FOLLOW UP INVESTIGATION	1
FOOT PATROL	3

Event Tune	Total
Event Type FRAUD DECEPTION FORGERY	<u>Total</u> 1
FUNERAL ESCORT	1
IMPROPERLY PARKED VEHICLE	1
INFORMATION PAGING OR BROADCAS	1
INVESTIGATION	3
JURISDICTION CONFIRMATION LAW	4
LARCENY THEFT	6
LIVE STOCK ON HIGHWAY	1
MEET REQUEST NO REFERENCE GIVN	3
MISCELLANEOUS CALL LAW	1
MISSING PERSON	2
MOTORIST ASSIST	5
NC DOT MISCELLANEOUS	2
NOISE COMPLAINT	3
OVERDOSE POISONING EMD	2
PREVENTATIVE PATROL	344
PROP DAMAGE VANDALISM MISCHIEF	1
PSYCHIATRIC PATIENT EMD	1
PUBLIC SERVICE	6
RADAR PATROL INCLUDING TRAINIG	9
REPOSESSION OF PROPERTY	1
RESIDENTIAL CHECK	3
SEARCH CONDUCTED BY LAW AGNCY	5
SPEEDING VEHICLE COMPLAINT	1
SUSPICIOUS CIRCUMSTANCES	5
SUSPICIOUS PERSON	10
SUSPICIOUS VEHICLE	9
TRAFFIC DIRECT CONTROL	1
TRAFFIC HAZARD	1
TRAFFIC STOP	20
TRAFFIC VIOLATION COMPLAINT	1
TRESPASSING UNWANTED SUBJ	3

Event Type	<u>Total</u>
UNCONSCIOUS FAINTING	1
WELL BEING CHECK	2

Total Calls for Month:

PROVIDENCE VFD

The September 2014 incident numbers are listed below.

UNION Fire - 27 EMS - 18

MECKLENBURG Fire - 3

EMS - 1

TOTAL CALLS - 49

Kenny Schott Chief, Providence VFD 2:05 PM 10/06/14 Cash Basis

Providence Volunteer Fire Department Income & Expense Budget Performance September 2014

112 · Union County 2,373.75 6,501.25 13.7 rown of Weddington 48,318.75 52,551.09 -4,232.34 144,956.25 157,653.26 -12,697.01 630,613.00 Total 110 · Subsidies 50,692.50 66,551.09 -6,858.59 163,824.49 169,653.26 -6,828.77 678,613.00 118 · VFIS - Insurance Payment #32 0.00 19,712.60 100.000 2,606.74 -2,606.74 10,427.00 120 · Dues & Fees 0.00 868.91 -868.91 5.00 2,606.74 -2,601.74 10,427.00 130 · Vol Donations 130. vol Donations - Other 100.00 100.00 10.427.00 1,249.98 -509.98 5,000.00 130 · Vol Donations - Other 100.00 10.000 10.000.0 10.000.0 10.000.0 1.249.98 -509.98 5,000.00 131 · Vol Donations - Other 100.00 10.000 70,838.62 141.99 -1,249.99 -2,200.1 41.99.98 5,000.00 142 · Fire Fighters' Relief Fund 0.00 3,34 -333.34 0.00 1,000.01 -1,000.01 <td< th=""><th>_</th><th></th><th></th><th>-</th><th></th><th></th><th></th><th></th></td<>	_			-				
Income 110: Subsidies 111: Macklenburg Cty 0.00 40.00.00 12.366.39 12.00.00 366.39 48.000.00 112: Union County 2.373.75 6.501.25 137.050.26 12.697.01 630.613.00 113: Versionia 48.318.75 52.551.09 4.232.34 144.966.25 157.653.26 12.697.01 630.613.00 118: VFIS - Insurance Payment 32: 0.00 566.51.09 -588.51 10.00 2.606.74 -2.606.74 10.427.00 120: Dues & Fees 0.00 868.91 -868.91 5.00 2.606.74 -2.601.74 10.427.00 130: Vol Donations 124.01 0.00 1246.86 -280.68 840.00 1.249.98 -409.38 5.000.00 130: Vol Donations 120.00 416.66 -296.66 840.00 1.249.98 -409.38 5.000.00 130: Vol Donations 120.00 416.66 -296.66 840.00 1.249.98 -409.38 5.000.00	_	Sep 14	Budget	\$ Over Budget	Jul - Sep 14	YTD Budget \$	Over Budge	Annual Budget
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Total 110 - Subsidies 50,682.50 56,551.09 -5,858.59 163,824.49 169,653.26 -5,828.77 678,613.00 118 - VFIS - Insurance Payment #32: 0.00 19,712.60 19,712.60 19,712.60 120 - Dues & Fees 0.00 868.91 -868.91 0.00 2,606.74 -2,606.74 10,427.00 130 - Vol Donations 130 - Vol Donations 130 - Vol Donations 100.00 120.00 416.66 -396.66 740.00 1,249.98 -569.98 5,000.00 130 - Vol Donations 120.00 416.66 -396.66 740.00 1,249.98 -409.98 5,000.00 130 - Vol Donations 120.00 416.66 -296.66 840.00 1,249.98 -409.98 5,000.00 135 - Revenue from Closing 8/2014 0.00 70.938.62 100.00 100.00 100.00 100.00 144 - Stars Refund 0.00 33.34 -209.11 41.99 1,200.00 144 - Stars Refund 0.00 104.166 1.041.66 0.00 1,500.00 4.000.00 1.60.00 1.60.00 <td< td=""><td>112 · Union County</td><td>2,373.75</td><td></td><td></td><td>6,501.25</td><td></td><td></td><td></td></td<>	112 · Union County	2,373.75			6,501.25			
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Total 120 - Dues & Fees 0.00 868.91 -868.91 5.00 2,606.74 -2,601.74 10,427.00 130 - Vol Donations 134 - Other 20.00 416.66 -396.66 740.00 1,249.98 -509.98 5,000.00 130 - Vol Donations - Other 100.00 100.00 100.00 100.00 100.00 1249.98 -509.98 5,000.00 135 - Revenue from Closing 8/2014 0.00 70,838.62 140 Other 100.00 1,249.98 -409.98 5,000.00 143 - Fuel Tax Refund 291.91 83.34 208.57 291.91 250.01 41.90 1,000.00 144 - Sales Tax Refund 0.00 33.34 -333.34 0.00 3,124.99 -3,124.99 12,500.00 145 - Interest 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 146 - Firemen Relief Interest 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 150 - Uncategorized Income 51,109.41 59,846.66	121 · Union County Fire Fees	0.00	868.91	-868.91	0.00	2,606.74	-2,606.74	10,427.00
130 · Vol Donations 134 · Other 20.00 416.66 -396.66 740.00 1.249.98 -509.98 5,000.00 130 · Vol Donations - Other 100.00 100.00 100.00 1.249.98 -409.98 5,000.00 130 · Vol Donations 120.00 416.66 -296.66 840.00 1.249.98 -409.98 5,000.00 135 · Revenue from Closing 8/2014 0.00 70,838.62 - - 100.00 1.249.98 -409.98 5,000.00 142 · Fire Fighters' Relief Fund 0.00 3,854.59 - 1.000.01 41,000.00 1,000.01 4,000.00 140.00.00 144.56 - 291.91 250.01 41.99 1,000.00 144 · Sales Tax Refund 0.00 51.66 -51.66 2.09 154.99 -152.90 620.00 145 · Firemen Relief Interest 0.00 500.00 -0.00 1,444 155 -51.109.41 59.846.66 -8,737.25 259,375.74 179.539.98 79.835.76 718,160.00 150 · Uncategorized Income 50.0	120 · Dues & Fees - Other	0.00			5.00			
134 - Other 20.00 416.66 -396.66 740.00 1,249.98 -509.98 5,000.00 130 - Vol Donations - Other 100.00 140.00.00 3.854.59 143.5 143.5 143.5 143.5 144.5 3.854.59 143.00 1,000.01 4,000.00 1,000.00 1,000.00 1,000.00 1,000.00 1,000.00 1,000.00 145.5 1155.5 1147. Medic-EMS Reimbursement 0.00 500.00 0.00 1,500.00 -1,500.00 6,000.00 1,040.00 146.60 1.000 1,879.97 24,120.00 147 Medic-EMS Reimbursement 10.00 10.01 10.0	Total 120 · Dues & Fees	0.00	868.91	-868.91	5.00	2,606.74	-2,601.74	10,427.00
130 · Vol Donations - Other 100.00 100.00 Total 130 · Vol Donations 120.00 416.66 -296.66 840.00 1,249.98 -409.98 5,000.00 135 · Revenue from Closing 8/2014 0.00 70,838.62 - <t< td=""><td>130 · Vol Donations</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	130 · Vol Donations							
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135 · Revenue from Closing 8/2014 0.00 70,838.62 140 · Other Income 142 · Fire Fighters' Relief Fund 0.00 3,854.59 143 · Fuel Tax Refund 291.91 83.34 208.57 291.91 250.01 41.90 1,000.00 144 · Sales Tax Refund 0.00 333.34 -033.33.40 0.00 1,000.01 +0,000.01 4,000.00 145 · Interest 0.00 51.66 -51.66 2.09 154.99 -152.90 620.00 147 · Medic-EMS Reimbursement 0.00 1,041.66 -1,041.66 0.00 3,124.99 -3,124.99 12,500.00 148 · Firemen Relief Interest 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 Total 140 · Other Income 5.00 5.00 - 5.00 - Total Income 5.00 - 718,160.00 120 · Uncategorized Income 5.00 5.00 - 117.100 1,249.99 10,467.01 5,000.00 204 · Ladder Shed Upgrade Fees 9,629.00 416.66 -11	130 · Vol Donations - Other	100.00			100.00			
140 · Other Income 3,854.59 142 · Fire Fighters' Relief Fund 0.00 3,854.59 143 · Fuel Tax Refund 291.91 83.34 208.57 291.91 250.01 41.90 1,000.00 144 · Sales Tax Refund 0.00 333.34 -333.34 0.00 1,000.01 -1,000.01 4,000.00 145 · Interest 0.00 51.66 -51.66 2.09 154.99 -152.90 620.00 147 · Medic-EMS Reimbursement 0.00 1,041.66 -1,041.66 0.00 3,124.99 -3,124.99 12,500.00 148 · Firemen Relief Interest 0.00 - 1,44 -<	Total 130 · Vol Donations	120.00	416.66	-296.66	840.00	1,249.98	-409.98	5,000.00
142 - Fire Fighters' Relief Fund 0.00 3,854.59 143 - Fuel Tax Refund 291.91 83.34 208.57 291.91 250.01 41.90 1,000.00 144 - Sales Tax Refund 0.00 333.34 -333.34 0.00 1,000.01 -1,000.01 4,000.00 145 - Interest 0.00 51.66 -51.66 2.09 154.99 -152.90 620.00 147 - Medic-EMS Reimbursement 0.00 1,041.66 -1,041.66 0.00 3,124.99 -3,124.99 12,500.00 148 - Firemen Relief Interest 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 150 - Uncategorized Income 5.00 5.00 5.00 -1 718,160.00 150 - Logal Fees 9,629.00 416.66 -8,737.25 259,375.74 179,539.98 79,835.76 718,160.00 200 - Administration - - - 192.95 - - - - - - - - 5,00.00 - - - 179,539.98 79,835.76 718,160.00 - - -	135 · Revenue from Closing 8/2014	0.00			70,838.62			
143 - Fuel Tax Refund 291.91 83.34 208.57 291.91 250.01 41.90 1,000.00 144 - Sales Tax Refund 0.00 333.34 -333.34 0.00 1,000.01 -1,000.01 4,000.00 145 - Interest 0.00 51.66 -51.66 2.09 154.99 -152.90 620.00 147 - Medic-EMS Reimbursement 0.00 1,041.66 -1,041.66 0.00 3,124.99 -3,124.99 12,500.00 148 - Firemen Relief Interest 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 Total 140 - Other Income 291.91 2,010.00 -1,718.09 4,150.03 6,030.00 -1,879.97 24,120.00 150 - Uncategorized Income 5.00 5.00 5.00 5.00 718,160.00 Expense 200 - Administration 202 - Legal Fees 9,629.00 416.66 -8,737.25 259,375.74 179,539.98 79,835.76 718,160.00 204 - Ladder Shed Upgrade Fees 0.00 146.66 -117.56 89.86 499.99 -410.13 2,000.00 210 - Fire Chief Discretionary <	140 · Other Income							
144 · Sales Tax Refund 0.00 333.34 -333.34 0.00 1,000.01 -1,000.01 4,000.00 145 · Interest 0.00 51.66 -51.66 2.09 154.99 -152.90 620.00 147 · Medic-EMS Reimbursement 0.00 1,041.66 0.00 3,124.99 -3,124.99 12,500.00 148 · Firemen Relief Interest 0.00 500.00 -500.00 0.00 1,500.00 -1,000.00 6,000.00 Total 140 · Other Income 291.91 2,010.00 -1,718.09 4,150.03 6,030.00 -1,879.97 24,120.00 150 · Uncategorized Income 5.00 5.00 - 5.00 - 718,160.00 Expense 200 · Administration 202 · Legal Fees 9,629.00 416.66 -416.66 0.00 1,249.99 10,467.01 5,000.00 204 · Ladder Shed Upgrade Fees 0.00 416.66 -117.56 88.86 499.99 -410.13 2,000.00 210 · Fire Chief Discretionary 49.10 166.66 -117.56 88.86 499.99	142 · Fire Fighters' Relief Fund	0.00			3,854.59			
145 · Interest 0.00 51.66 -51.66 2.09 154.99 -152.90 620.00 147 · Medic-EMS Reimbursement 0.00 1,041.66 -1,041.66 0.00 3,124.99 -3,124.99 12,500.00 148 · Firemen Relief Interest 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 Total 140 · Other Income 291.91 2,010.00 -1,718.09 4,150.03 6,030.00 -1,879.97 24,120.00 150 · Uncategorized Income 5.00 5.00 5.00 - - 718,160.00 Expense 200 · Administration 202 · Legal Fees 9,629.00 416.66 9,212.34 11,717.00 1,249.99 10,467.01 5,000.00 204 · Ladder Shed Upgrade Fees 0.00 192.95 - <	143 · Fuel Tax Refund	291.91	83.34	208.57	291.91	250.01	41.90	1,000.00
147 · Medic-EMS Reimbursement 0.00 1,041.66 -1,041.66 0.00 3,124.99 -3,124.99 12,500.00 148 · Firemen Relief Interest 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 Total 140 · Other Income 291.91 2,010.00 -1,718.09 4,150.03 6,030.00 -1,879.97 24,120.00 150 · Uncategorized Income 5.00 5.00 - <t< td=""><td>144 · Sales Tax Refund</td><td>0.00</td><td>333.34</td><td>-333.34</td><td>0.00</td><td>1,000.01</td><td>-1,000.01</td><td>4,000.00</td></t<>	144 · Sales Tax Refund	0.00	333.34	-333.34	0.00	1,000.01	-1,000.01	4,000.00
148 - Firemen Relief Interest 0.00 1.44 155 - Christmas Fundraising Incorr 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 Total 140 - Other Income 291.91 2,010.00 -1,718.09 4,150.03 6,030.00 -1,879.97 24,120.00 150 - Uncategorized Income 5.00.00 5.00.00	145 · Interest	0.00	51.66	-51.66	2.09	154.99	-152.90	620.00
155 · Christmas Fundraising Incorr 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 Total 140 · Other Income 291.91 2,010.00 -1,718.09 4,150.03 6,030.00 -1,879.97 24,120.00 150 · Uncategorized Income 5.00	147 · Medic-EMS Reimbursement	0.00	1,041.66	-1,041.66	0.00	3,124.99	-3,124.99	12,500.00
Total 140 · Other Income 291.91 2,010.00 -1,718.09 4,150.03 6,030.00 -1,879.97 24,120.00 150 · Uncategorized Income 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 718,160.00 Total Income 51,109.41 59,846.66 -8,737.25 259,375.74 179,539.98 79,835.76 718,160.00 Expense 200 · Administration 202 · Legal Fees 9,629.00 416.66 9,212.34 11,717.00 1,249.99 10,467.01 5,000.00 204 · Ladder Shed Upgrade Fees 0.00 416.66 -416.66 0.00 1,249.99 -1,249.99 5,000.00 210 · Fire Chief Discretionary 49.10 166.66 -117.56 89.86 499.99 -410.13 2,000.00 211 · Bank Charges & Credit Card I 0.00 33.34 -33.34 31.00 100.01 -69.01 400.00 212 · Prof Fees 450.00 708.34 -258.34 1,350.00 2,125.01 -775.01 8,500.00 6,000.00 214 · Of	148 · Firemen Relief Interest	0.00			1.44			
150 · Uncategorized Income 5.0 5.00 Total Income 51,109.41 59,846.66 -8,737.25 259,375.74 179,539.98 79,835.76 718,160.00 Expense 200 · Administration 202 · Legal Fees 9,629.00 416.66 9,212.34 11,717.00 1,249.99 10,467.01 5,000.00 209 · Annual Dinner/Award 0.00 416.66 -416.66 0.00 1,249.99 -1,249.99 5,000.00 210 · Fire Chief Discretionary 49.10 166.66 -117.56 89.86 499.99 -410.13 2,000.00 211 · Bank Charges & Credit Card I 0.00 33.34 -33.34 31.00 100.01 -69.01 400.00 213 · Computer Upgrades 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 214 · Off Supplies 453.53 166.66 286.87 485.48 499.99 -14.51 2,000.00 215 · Printing/Newsletter 0.00 250.00 -250.00 0.00 750.00 -305.98 1,500.00 <t< td=""><td>155 · Christmas Fundraising Incom</td><td>0.00</td><td>500.00</td><td>-500.00</td><td>0.00</td><td>1,500.00</td><td>-1,500.00</td><td>6,000.00</td></t<>	155 · Christmas Fundraising Incom	0.00	500.00	-500.00	0.00	1,500.00	-1,500.00	6,000.00
Total Income 51,109.41 59,846.66 -8,737.25 259,375.74 179,539.98 79,835.76 718,160.00 Expense 200 - Administration 202 - Legal Fees 9,629.00 416.66 9,212.34 11,717.00 1,249.99 10,467.01 5,000.00 204 - Ladder Shed Upgrade Fees 0.00 416.66 -416.66 0.00 1,249.99 -1,249.99 5,000.00 210 - Fire Chief Discretionary 49.10 166.66 -117.56 89.86 499.99 -410.13 2,000.00 211 - Bank Charges & Credit Card I 0.00 33.34 -33.34 31.00 100.01 -69.01 400.00 212 - Prof Fees 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 213 - Computer Upgrades 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 214 - Off Supplies 453.53 166.66 286.87 485.48 499.99 -14.51 2,000.00 215 - Printing/Newsletter 0.00 250.00 -25	Total 140 · Other Income	291.91	2,010.00	-1,718.09	4,150.03	6,030.00	-1,879.97	24,120.00
Expense 200 · Administration 202 · Legal Fees 9,629.00 416.66 9,212.34 11,717.00 1,249.99 10,467.01 5,000.00 204 · Ladder Shed Upgrade Fees 0.00 192.95 10,467.01 5,000.00 209 · Annual Dinner/Award 0.00 416.66 -416.66 0.00 1,249.99 -1,249.99 5,000.00 210 · Fire Chief Discretionary 49.10 166.66 -117.56 89.86 499.99 -410.13 2,000.00 211 · Bank Charges & Credit Card I 0.00 33.34 -33.34 31.00 100.01 -69.01 400.00 212 · Prof Fees 450.00 708.34 -258.34 1,350.00 2,125.01 -775.01 8,500.00 213 · Computer Upgrades 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 214 · Off Supplies 453.53 166.66 286.87 485.48 499.99 -14.51 2,000.00 215 · Printing/Newsletter 0.00 250.00 -250.00 0.00 750.00	150 · Uncategorized Income	5.00			5.00			
200 · Administration 202 · Legal Fees 9,629.00 416.66 9,212.34 11,717.00 1,249.99 10,467.01 5,000.00 204 · Ladder Shed Upgrade Fees 0.00 192.95 192.95 10,467.01 5,000.00 209 · Annual Dinner/Award 0.00 416.66 -416.66 0.00 1,249.99 -1,249.99 5,000.00 210 · Fire Chief Discretionary 49.10 166.66 -117.56 89.86 499.99 -410.13 2,000.00 211 · Bank Charges & Credit Card I 0.00 33.34 -33.34 31.00 100.01 -69.01 400.00 212 · Prof Fees 450.00 708.34 -258.34 1,350.00 2,125.01 -775.01 8,500.00 213 · Computer Upgrades 0.00 500.00 -500.00 0.00 1,500.00 -14.51 2,000.00 214 · Off Supplies 453.53 166.66 286.87 485.48 499.99 -14.51 2,000.00 215 · Printing/Newsletter 0.00 250.00 -250.00 0.00 750.00	Total Income	51,109.41	59,846.66	-8,737.25	259,375.74	179,539.98	79,835.76	718,160.00
202 · Legal Fees 9,629.00 416.66 9,212.34 11,717.00 1,249.99 10,467.01 5,000.00 204 · Ladder Shed Upgrade Fees 0.00 416.66 -192.95 -1249.99 5,000.00 209 · Annual Dinner/Award 0.00 416.66 -416.66 0.00 1,249.99 -1,249.99 5,000.00 210 · Fire Chief Discretionary 49.10 166.66 -117.56 89.86 499.99 -410.13 2,000.00 211 · Bank Charges & Credit Card I 0.00 33.34 -33.34 31.00 100.01 -69.01 400.00 212 · Prof Fees 450.00 708.34 -258.34 1,350.00 2,125.01 -775.01 8,500.00 213 · Computer Upgrades 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 214 · Off Supplies 453.53 166.66 286.87 485.48 499.99 -14.51 2,000.00 215 · Printing/Newsletter 0.00 250.00 -250.00 0.00 750.00 -305.98 1,500.00 <td>Expense</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Expense							
204 · Ladder Shed Upgrade Fees 0.00 192.95 209 · Annual Dinner/Award 0.00 416.66 -416.66 0.00 1,249.99 -1,249.99 5,000.00 210 · Fire Chief Discretionary 49.10 166.66 -117.56 89.86 499.99 -410.13 2,000.00 211 · Bank Charges & Credit Card 0.00 33.34 -33.34 31.00 100.01 -69.01 400.00 212 · Prof Fees 450.00 708.34 -258.34 1,350.00 2,125.01 -775.01 8,500.00 213 · Computer Upgrades 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 214 · Off Supplies 453.53 166.66 286.87 485.48 499.99 -14.51 2,000.00 215 · Printing/Newsletter 0.00 250.00 -250.00 0.00 750.00 3,000.00 216 · Postage 31.78 125.00 -93.22 69.02 375.00 -305.98 1,500.00 217 · Dues, Subscriptions, & Intern 0.00 41.66 <	200 · Administration							
209 · Annual Dinner/Award0.00416.66-416.660.001,249.99-1,249.995,000.00210 · Fire Chief Discretionary49.10166.66-117.5689.86499.99-410.132,000.00211 · Bank Charges & Credit Card I0.0033.34-33.3431.00100.01-69.01400.00212 · Prof Fees450.00708.34-258.341,350.002,125.01-775.018,500.00213 · Computer Upgrades0.00500.00-500.000.001,500.00-1,500.006,000.00214 · Off Supplies453.53166.66286.87485.48499.99-14.512,000.00215 · Printing/Newsletter0.00250.00-250.000.00750.00-750.003,000.00216 · Postage31.78125.00-93.2269.02375.00-305.981,500.00217 · Dues, Subscriptions, & Intern0.0041.66-41.66239.40124.99114.41500.00	202 · Legal Fees	9,629.00	416.66	9,212.34	11,717.00	1,249.99	10,467.01	5,000.00
210 · Fire Chief Discretionary 49.10 166.66 -117.56 89.86 499.99 -410.13 2,000.00 211 · Bank Charges & Credit Card I 0.00 33.34 -33.34 31.00 100.01 -69.01 400.00 212 · Prof Fees 450.00 708.34 -258.34 1,350.00 2,125.01 -775.01 8,500.00 213 · Computer Upgrades 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 214 · Off Supplies 453.53 166.66 286.87 485.48 499.99 -14.51 2,000.00 215 · Printing/Newsletter 0.00 250.00 -250.00 0.00 750.00 3,000.00 216 · Postage 31.78 125.00 -93.22 69.02 375.00 -305.98 1,500.00 217 · Dues, Subscriptions, & Intern 0.00 41.66 -41.66 239.40 124.99 114.41 500.00	204 · Ladder Shed Upgrade Fees	0.00			192.95			
211 · Bank Charges & Credit Card I0.0033.34-33.3431.00100.01-69.01400.00212 · Prof Fees450.00708.34-258.341,350.002,125.01-775.018,500.00213 · Computer Upgrades0.00500.00-500.000.001,500.00-1,500.006,000.00214 · Off Supplies453.53166.66286.87485.48499.99-14.512,000.00215 · Printing/Newsletter0.00250.00-250.000.00750.00-750.003,000.00216 · Postage31.78125.00-93.2269.02375.00-305.981,500.00217 · Dues, Subscriptions, & Intern0.0041.66-41.66239.40124.99114.41500.00	209 · Annual Dinner/Award	0.00	416.66	-416.66	0.00	1,249.99	-1,249.99	5,000.00
212 · Prof Fees450.00708.34-258.341,350.002,125.01-775.018,500.00213 · Computer Upgrades0.00500.00-500.000.001,500.00-1,500.006,000.00214 · Off Supplies453.53166.66286.87485.48499.99-14.512,000.00215 · Printing/Newsletter0.00250.00-250.000.00750.00-750.003,000.00216 · Postage31.78125.00-93.2269.02375.00-305.981,500.00217 · Dues, Subscriptions, & Intern0.0041.66-41.66239.40124.99114.41500.00	210 · Fire Chief Discretionary	49.10	166.66	-117.56	89.86	499.99	-410.13	2,000.00
213 · Computer Upgrades 0.00 500.00 -500.00 0.00 1,500.00 -1,500.00 6,000.00 214 · Off Supplies 453.53 166.66 286.87 485.48 499.99 -14.51 2,000.00 215 · Printing/Newsletter 0.00 250.00 -250.00 0.00 750.00 -750.00 3,000.00 216 · Postage 31.78 125.00 -93.22 69.02 375.00 -305.98 1,500.00 217 · Dues, Subscriptions, & Intern 0.00 41.66 239.40 124.99 114.41 500.00	211 · Bank Charges & Credit Card	0.00	33.34	-33.34	31.00	100.01	-69.01	400.00
214 · Off Supplies 453.53 166.66 286.87 485.48 499.99 -14.51 2,000.00 215 · Printing/Newsletter 0.00 250.00 -250.00 0.00 750.00 -750.00 3,000.00 216 · Postage 31.78 125.00 -93.22 69.02 375.00 -305.98 1,500.00 217 · Dues, Subscriptions, & Intern 0.00 41.66 -41.66 239.40 124.99 114.41 500.00	212 · Prof Fees	450.00	708.34	-258.34	1,350.00	2,125.01	-775.01	8,500.00
215 · Printing/Newsletter 0.00 250.00 -250.00 0.00 750.00 -750.00 3,000.00 216 · Postage 31.78 125.00 -93.22 69.02 375.00 -305.98 1,500.00 217 · Dues, Subscriptions, & Intern 0.00 41.66 -41.66 239.40 124.99 114.41 500.00	213 · Computer Upgrades	0.00	500.00	-500.00	0.00	1,500.00	-1,500.00	6,000.00
216 · Postage 31.78 125.00 -93.22 69.02 375.00 -305.98 1,500.00 217 · Dues, Subscriptions, & Intern 0.00 41.66 -41.66 239.40 124.99 114.41 500.00	214 · Off Supplies	453.53	166.66	286.87	485.48	499.99	-14.51	2,000.00
217 · Dues, Subscriptions, & Intern 0.00 41.66 -41.66 239.40 124.99 114.41 500.00	215 · Printing/Newsletter	0.00	250.00	-250.00	0.00	750.00	-750.00	3,000.00
	216 · Postage	31.78	125.00	-93.22	69.02	375.00	-305.98	1,500.00
218 · Fire Fighters' Association 0.00 83.34 170 -83.34 0.00 250.01 -250.01 1,∂73990	217 · Dues, Subscriptions, & Intern	0.00	41.66		239.40	124.99	114.41	500.00
	218 · Fire Fighters' Association	0.00	83.34	170 ^{-83.34}	0.00	250.01	-250.01	1, 6399 0

Providence Volunteer Fire Department Income & Expense Budget Performance September 2014

-	Sep 14	Budget	\$ Over Budget	Jul - Sep 14	YTD Budget \$	Over Budge	Annual Budget
219 · Miscellaneous	616.90	166.66	450.24	954.63	499.99	454.64	2,000.00
Total 200 · Administration	11,230.31	3,074.98	8,155.33	15,129.34	9,224.97	5,904.37	36,900.00
220 · Insurance							
223 · Vol. Fire Fighters' Workers C	0.00	916.66	-916.66	0.00	2,749.99	-2,749.99	11,000.00
224 · Commercial Package	0.00	1,500.00	-1,500.00	0.00	4,500.00	-4,500.00	18,000.00
220 · Insurance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 220 · Insurance	0.00	2,416.66	-2,416.66	0.00	7,249.99	-7,249.99	29,000.00
225 · Drug Testing/Physical Exams	0.00	416.66	-416.66	95.00	1,249.99	-1,154.99	5,000.00
230 · Taxes							
231 · Sales Taxes							
232 · Meck CO.	366.05	666.66	-300.61	1,100.26	1,999.99	-899.73	8,000.00
233 · Union County	2,497.97	166.66	2,331.31	2,497.97	499.99	1,997.98	2,000.00
238 · NC Sales & Use Qualifying	0.00			5.46			
231 · Sales Taxes - Other	178.49			302.30			
Total 231 · Sales Taxes	3,042.51	833.32	2,209.19	3,905.99	2,499.98	1,406.01	10,000.00
236 · Property Tax	0.00	8.34	-8.34	0.00	25.01	-25.01	100.00
237 · Freight	36.71	41.66	-4.95	92.04	124.99	-32.95	500.00
Total 230 · Taxes	3,079.22	883.32	2,195.90	3,998.03	2,649.98	1,348.05	10,600.00
240 · Interest Expense	0.00			2.44			
300 · Build Maintenance							
370 · Security Monitoring	0.00	50.00	-50.00	186.00	150.00	36.00	600.00
320 · Landscaping & Lawn Care	175.00	250.00	-75.00	485.00	750.00	-265.00	3,000.00
330 · Trash and Landfill	50.00	50.00	0.00	150.00	150.00	0.00	600.00
340 · Pest Control	0.00	41.66	-41.66	100.00	124.99	-24.99	500.00
350 · Maintenance Supplies	955.53	416.66	538.87	1,818.40	1,249.99	568.41	5,000.00
351 · Furniture	0.00	166.66	-166.66	61.80	499.99	-438.19	2,000.00
360 · Repairs	1,365.00	666.66	698.34	1,365.00	1,999.99	-634.99	8,000.00
300 · Build Maintenance - Other	19.51			19.51			
Total 300 · Build Maintenance	2,565.04	1,641.64	923.40	4,185.71	4,924.96	-739.25	19,700.00
400 · Utilities							
410 · Electric	951.48	833.34	118.14	2,709.79	2,500.01	209.78	10,000.00
420 · Natural Gas	69.02	250.00	-180.98	102.61	750.00	-647.39	3,000.00
430 · Telephone	952.70	375.00	577.70	1,515.18	1,125.00	390.18	4,500.00
440 · Water	125.10	66.66	58.44	182.20	199.99	-17.79	800.00
Total 400 · Utilities	2,098.30	1,525.00	573.30	4,509.78	4,575.00	-65.22	18,300.00
500 · Fire Fighters' Equip/Training							
510 · Clothing							
512 · Dress Uniforms	0.00	166.66	-166.66	190.94	499.99	-309.05	2,000.00
513 · Clothing - Other	0.00	333.34	-333.34	0.00	1,000.01	-1,000.01	4,000.00
Total 510 · Clothing	0.00	500.00	-500.00	190.94	1,500.00	-1,309.06	6,000.00
520 · Equipment							
521 · Radios\ Pagers - New	0.00	250.00	-250.00	480.00	750.00	-270.00	3,000.00
522 · Radios\ Pagers - Maintenar	177.00	83.34	93.66	177.00	250.01	-73.01	1,000.00
523 · Equipment - New	331.95	750.00	-418.05	1,528.42	2,250.00	-721.58	9,000.00
524 · Equipment - Maintenance	1,710.80	833.34	877.46	1,710.80	2,500.01	-789.21	10,000.00 Page 2

2:05 PM 10/06/14 **Cash Basis**

Providence Volunteer Fire Department Income & Expense Budget Performance Sontombor 2014

September 2014							
-	Sep 14	Budget	\$ Over Budget	Jul - Sep 14	YTD Budget\$	Over Budge	Annual Budget
525 · Firefighting Supplies	0.00	125.00	-125.00	0.00	375.00	-375.00	1,500.00
528 · Mecklenburg Radio Contra	9,152.88	833.34	8,319.54	9,152.88	2,500.01	6,652.87	10,000.00
Total 520 · Equipment	11,372.63	2,875.02	8,497.61	13,049.10	8,625.03	4,424.07	34,500.00
529 · PPE (Personal Protective Equ	350.00	2,083.34	-1,733.34	1,475.00	6,250.01	-4,775.01	25,000.00
530 · Medical							
532 · Supplies	154.37	333.34	-178.97	471.48	1,000.01	-528.53	4,000.00
533 · Waste	279.28	208.34	70.94	837.84	625.01	212.83	2,500.00
Total 530 · Medical	433.65	541.68	-108.03	1,309.32	1,625.02	-315.70	6,500.00
540 · Training							
541 · Seminars	149.92	750.00	-600.08	196.30	2,250.00	-2,053.70	9,000.00
542 · Books	0.00	125.00	-125.00	0.00	375.00	-375.00	1,500.00
543 · PR Literature	0.00	83.34	-83.34	0.00	250.01	-250.01	1,000.00
544 · Other - Training Bonus	0.00	1,250.00	-1,250.00	0.00	3,750.00	-3,750.00	15,000.00
540 · Training - Other	0.00			32.00			
Total 540 · Training	149.92	2,208.34	-2,058.42	228.30	6,625.01	-6,396.71	26,500.00
Total 500 · Fire Fighters' Equip/Train	12,306.20	8,208.38	4,097.82	16,252.66	24,625.07	-8,372.41	98,500.00
600 · Fire Engines							
620 · '99 Southern Coach Eng #322	0.00	1,250.00	-1,250.00	2,974.01	3,750.00	-775.99	15,000.00
635 · '93 KME Engine #323	8,116.30	1,250.00	6,866.30	16,051.04	3,750.00	12,301.04	15,000.00
640 · '03 Red Diamond #324	0.00	500.00	-500.00	1,428.31	1,500.00	-71.69	6,000.00
650 · '02 Ford Quesco Brush #326	0.00	166.66	-166.66	0.00	499.99	-499.99	2,000.00
660 · '95 Intern\Hackney Squad #32	0.00	416.66	-416.66	1,042.83	1,249.99	-207.16	5,000.00
680 · '06 KME Pumper #321	1,500.60	1,333.34	167.26	1,500.60	4,000.01	-2,499.41	16,000.00
681 · Diesel Fuel	1,577.90	1,458.34	119.56	4,737.83	4,375.01	362.82	17,500.00
682 · Gasoline	73.66	16.66	57.00	73.66	49.99	23.67	200.00
683 · Cleaning Supplies	0.00	41.66	-41.66	0.00	124.99	-124.99	500.00
684 · Miscellaneous Parts	2.06	83.34	-81.28	160.14	250.01	-89.87	1,000.00
685 · Fire Engines - Other	0.00	250.00	-250.00	323.60	750.00	-426.40	3,000.00
Total 600 · Fire Engines	11,270.52	6,766.66	4,503.86	28,292.02	20,299.99	7,992.03	81,200.00
800 · Firefighters Payroll							
801 · Payroll - Day Shift (Hourly)	13,062.00	16,666.66	-3,604.66	38,984.00	49,999.99	-11,015.99	200,000.00
809 · Payroll - Day Shift (Stipend)	3,000.00	2,083.34	916.66	7,680.00	6,250.01	1,429.99	25,000.00
802 · Payroll - Night Shift (Hourly)	8,940.00	9,666.66	-726.66	29,343.00	28,999.99	343.01	116,000.00
810 · Payroll - Night Shift (Stipend)	2,505.00	2,166.66	338.34	7,370.00	6,499.99	870.01	26,000.00
808 · Payroll Expenses							
FICA	2,122.65	2,250.00	-127.35	6,433.45	6,750.00	-316.55	27,000.00
SUTA	446.15	291.66	154.49	1,352.25	874.99	477.26	3,500.00
808 · Payroll Expenses - Other	386.90	1,455.00	-1,068.10	1,051.40	4,365.00	-3,313.60	17,460.00
Total 808 · Payroll Expenses	2,955.70	3,996.66	-1,040.96	8,837.10	11,989.99	-3,152.89	47,960.00
Total 800 · Firefighters Payroll	30,462.70	34,579.98	-4,117.28	92,214.10	103,739.97	-11,525.87	414,960.00
850 · Christmas Fundraising Expen	0.00	333.33	-333.33	0.00	999.99	-999.99	4,000.00
Total Expense	73,012.29	59,846.61	13,165.68	164,679.08	179,539.91	-14,860.83	718,160.00

Total Expense Net Ordinary Income Net Income

0.00

0.00

-21,902.93

-21,902.93

94,696.66

94,696.66

0.07

0.07

94,696.59

94,696.59

0.05

0.05

-21,902.88

-21,902.88

Providence Volunteer Fire Department Balance Sheet

As of September 30, 2014 Sep 30, 14

ASSETS

ASSETS	
Current Assets	
Checking/Savings	
Checking Accounts	
1656 · BB&T Construction AcctLOAN	221,839.83
BB&T Checking-5119	185,157.37
BOA Payroll-7449	12,615.32
Total Checking Accounts	419,612.52
Firemen Relief-BOA-8254	44,664.38
Total Checking/Savings	464,276.90
Other Current Assets	
Accounts Receivable Auditor	72,584.93
Total Other Current Assets	72,584.93
Total Current Assets	536,861.83
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	1,815,950.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
BB&T CIP Loan	800,000.00
Accounts Payable Auditor	105,267.00
2100 Boyroll Lightlitics	10 000 07

2100 · Payroll Liabilities

2110 · Direct Deposit Liabilities

10,232.37

-11,438.33

Providence Volunteer Fire Department Balance Sheet As of September 30, 2014

	As of September 30, 201 Sep 30, 14
Total Other Current Liabilities	904,061.04
Total Current Liabilities	904,061.04
Total Liabilities	904,061.04
Equity	
3900 · Retained Earnings	817,192.40
Net Income	94,696.66
Total Equity	911,889.06
TOTAL LIABILITIES & EQUITY	1,815,950.10

Town of Weddington September, 2014

Stallings Fire Department Responses

Fire Districts PV1

INCIDENT TYPE	TOTAL CALLS
ACCIDENT EMD	1
FIRE ALARM	1
OVERDOSE POISONING EMD	1
FALLS EMD	1

TOTAL

Town of Weddington *September, 2014*

Wesley Chapel Fire Department Responses

Fire Districts PV4, PV5, PV7 and PV8

INCIDENT TYPE	TOTAL CALLS
BREATHING PROBLEMS EMD	2
CHEST PAIN EMD	1
FIRE ALARMS	1
FIRE STANDBY	2
OUTSIDE FIRE EFD NONBRUSH	1
PREGNANCY EMD	1
PSYCHIATRIC PATIENT EMD	1
PUBLIC SERVICE DETAIL	1
SICK PERSON EMD	1
TRAUMATIC INJURIES EMD	1
UNCONSCIOUS FAINTING EMD	3

Total

15

Wesley Chapel VFD responded to 20 total incidents in the Town of Weddington in September. There were 3 fire alarms for mutual aid, one public service detail and one electrical hazard .

Incident List by Alarm Date/Time

Alarm Date Between {09/01/2014} And {09/30/2014}

Incident-Exp#	Alm Date		Location	Incident Type
14-1403502-000			320 DEERWOOD CT	700 False alarm or false call, O
14-1403504-000			9200 SPRATT LN	321 EMS call, excluding vehicle
14-1403505-000			406 COTTONFIELD CIR /WEDD	700 False alarm or false call, O
14-1403506-000	09/01/2014	11:21:54	1106 DEEP HOLLOW CT /WESL	541 Animal problem
14-1403508-000	09/01/2014	15 : 27 : 37	9000 LONGVIEW CLUB DR	311 Medical assist, assist EMS c
14-1403514-000	09/02/2014	07:42:07	S PROVIDENCE RD & AVANTI	324 Motor Vehicle Accident with
14-1403518-000	09/02/2014	11:48:51	1402 GRAYSCROFT DR	611 Dispatched & cancelled en ro
14-1403524-000	09/02/2014	17:42:32	2510 CREEK MANOR DR	160 Special outside fire, Other
14-1403528-000	09/03/2014	09:00:28	4899 WINDING LN /WESLEY C	500 Service Call, other
14-1403529-000	09/03/2014	10:12:35	9909 POTTER RD /WESLEY CH	321 EMS call, excluding vehicle
14-1403534-000	09/03/2014	16:40:02	8708 WILLOW CREEK CT	321 EMS call, excluding vehicle
14-1403537-000	09/03/2014	18:59:24	668 COTTONFIELD CIR /Wedd	321 EMS call, excluding vehicle
14-1403541-000	09/04/2014	10:14:46	2036 CLOVER HILL RD /INDI	321 EMS call, excluding vehicle
14-1403547-000	09/04/2014	15:02:32	6114 LOWERGATE DR /WESLEY	113 Cooking fire, confined to co
14-1403548-000	09/04/2014	15:30:50	S PROVIDENCE RD & GRAY BY	321 EMS call, excluding vehicle
14-1403556-000	09/05/2014	10:02:09	700 HOWIE MINE RD	611 Dispatched & cancelled en ro
14-1403558-000	09/05/2014	10:26:28	9206 SHREWSBURY DR	321 EMS call, excluding vehicle
14-1403559-000		11:36:57	9917 REA RD	311 Medical assist, assist EMS c
14-1403567-000			209 KINDLING WOOD LN /MAR	
14-1403568-000			601 SHERMAN PL	700 False alarm or false call, O
14-1403572-000			5211 WEDDINGTON RD /Weddi	321 EMS call, excluding vehicle
14-1403577-000			2825 CRANE RD	500 Service Call, other
14-1403576-000			1400 CUTHBERTSON RD	381 Rescue or EMS standby
14-1403579-000			1317 LOOK OUT CIR	142 Brush or brush-and-grass mix
14-1403583-000			625 PACER LN /MARVIN, NC	743 Smoke detector activation, n
14-1403585-000			5820 SILVER CREEK DR	553 Public service
14-1403587-000			2013 OAKMERE RD	611 Dispatched & cancelled en ro
14-1403592-000			1261 FIRETHORNE CLUB DR /	745 Alarm system activation, no
14-1403593-000				321 EMS call, excluding vehicle
			6010 NEW TOWN RD /WESLEY	311 Medical assist, assist EMS c
14-1403597-000			8925 WHITTINGHAM DR	311 Medical assist, assist EMS c
				531 Smoke or odor removal
14-1403599-000			2101 ASHLEY RIVER RD	
14-1403606-000				611 Dispatched & cancelled en ro 611 Dispatched & cancelled en ro
			LESTER DAVIS RD & IVY HIL	-
14-1403607-000			823 S POTTER RD /MONROE,	321 EMS call, excluding vehicle
14-1403608-000			604 WHITE TAIL TER /MARVI	700 False alarm or false call, O
14-1403611-000			8903 HAMMERSLEY DR	321 EMS call, excluding vehicle
14-1403612-000			1405 WHISPERING OAKS LN /	611 Dispatched & cancelled en ro
14-1403615-000			8912 KENTUCKY DERBY DR	744 Detector activation, no fire
14-1403621-000			6624 WEDDINGTON RD /Wesle	100 Fire, Other
14-1403624-000			505 DEERCROSS LN	311 Medical assist, assist EMS c
14-1403625-000			6301 WEDDINGTON RD /WESLE	321 EMS call, excluding vehicle
14-1403628-000			7922 NEW TOWN RD	140 Natural vegetation fire, Oth
14-1403635-000			4823 WAXHAW INDIAN TRAIL	412 Gas leak (natural gas or LPG
14-1403639-000			1216 APPLEGATE /WESLEY CH	321 EMS call, excluding vehicle
14-1403640-000	09/10/2014	19:46:40	211 S POTTER RD /MONROE,	631 Authorized controlled burnin

Incident List by Alarm Date/Time

Alarm Date Between {09/01/2014} And {09/30/2014}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1403644-000	09/11/2014	01:32:11	315 WAXHAW INDIAN TRAIL R	700 False alarm or false call, O
14-1403654-000	09/11/2014	11:22:43	8311 PRINCE VALIANT DR /M	700 False alarm or false call, O
14-1403659-000	09/11/2014	16:03:29	9917 REA RD	700 False alarm or false call, O
14-1403661-000	09/11/2014	20:29:26	2702 S PROVIDENCE RD	745 Alarm system activation, no
14-1403662-000	09/11/2014	21:52:27	3314 BANYAN WAY /MARVIN,	745 Alarm system activation, no
14-1403667-000	09/12/2014	07:08:49	CRANE RD & UNBRIDLE LN	142 Brush or brush-and-grass mix
14-1403673-000	09/12/2014	15:48:12	1803 BEULAH CHURCH RD /MA	631 Authorized controlled burnin
14-1403677-000	09/12/2014	19:14:36	8901 RICHARDSON KING RD	111 Building fire
14-1403676-000	09/12/2014	19:27:59	E NORTH MAIN ST & N BROOM	322 Motor vehicle accident with
14-1403678-000	09/12/2014	19:38:52	3500 WAXHAW	571 Cover assignment, standby, m
14-1403682-000	09/13/2014	11:03:17	9704 REA RD	735 Alarm system sounded due to
14-1403691-000	09/13/2014	14:50:31	5903 DEAL RD /Weddington,	381 Rescue or EMS standby
14-1403687-000	09/13/2014	17:09:42	9301 SHREWSBURY DR	700 False alarm or false call, O
14-1403690-000	09/13/2014	19:39:32	BEULAH CHURCH RD & WAXHAW	
14-1403703-000			5801 POTTERS TRC /Wesley	321 EMS call, excluding vehicle
14-1403706-000	09/14/2014		1001 POTTERS BLUFF RD /We	321 EMS call, excluding vehicle
14-1403709-000	09/14/2014	23:25:08	1169 WOODWINDS DR /Wesley	113 Cooking fire, confined to co
14-1403710-000	09/15/2014		1011 MEADOW VISTA DR /MAR	700 False alarm or false call, O
14-1403712-000	09/15/2014		1535 MILLBRIDGE	735 Alarm system sounded due to
14-1403717-000	09/15/2014	16:22:43	207 S POTTER RD /MONROE,	321 EMS call, excluding vehicle
14-1403719-000			417 OAKMONT LN	321 EMS call, excluding vehicle
14-1403722-000			4901 WEDDINGTON RD /WEDDI	381 Rescue or EMS standby
14-1403726-000			NEW TOWN RD & MARVIN RD /	-
14-1403730-000				700 False alarm or false call, O
14-1403733-000			8708 WILLOW CREEK CT	311 Medical assist, assist EMS c
14-1403732-000	09/16/2014	17:06:50	8201 WINGARD RD	611 Dispatched & cancelled en ro
14-1403737-000			REA RD & CREEKSTONE RD	324 Motor Vehicle Accident with
14-1403740-000			1217 CHANDLERS FIELD DR /	
14-1403742-000			3006 SANDBOX CIR /INDIAN	730 System malfunction, Other
			DEAL RD & WEDDINGTON RD /	100 Fire, Other
			NEW TOWN RD & WHITE POND	500 Service Call, other
14-1403744-000	09/17/2014	01:29:18	3999 FINCHER RD /INDIAN T	700 False alarm or false call, O
14-1403750-000				311 Medical assist, assist EMS c
14-1403752-000			9105 CLERKENWELL DR	700 False alarm or false call, O
14-1403755-000			2225 LEGACY OAK DR	321 EMS call, excluding vehicle
14-1403756-000				321 EMS call, excluding vehicle
14-1403767-000			1807 ROSEBAY WAY	311 Medical assist, assist EMS c
14-1403773-000			8821 NEW TOWN RD /WEDDING	311 Medical assist, assist EMS c
14-1403775-000			505 VALLEY RUN DR /WEDDIN	700 False alarm or false call, O
14-1403778-000			304 IVY SPRINGS CT	311 Medical assist, assist EMS c
14-1403780-000			3609 FOREST LAWN DR /WEDD	311 Medical assist, assist EMS c
14-1403784-000			7106 YELLOWHORN	745 Alarm system activation, no
14-1403785-000			2012 S PROVIDENCE RD /MAR	311 Medical assist, assist EMS c
14-1403788-000			1176 WOODWINDS DR /WESLEY	611 Dispatched & cancelled en ro
14-1403796-000			1924 WEDDINGTON RD /WEDDI	321 EMS call, excluding vehicle
14-1403791-000			506 AMERSHAM LN	311 Medical assist, assist EMS c
	55,20,2014	10.20.21		off montoff approc, approc Hild C

Incident List by Alarm Date/Time

Alarm Date Between {09/01/2014} And {09/30/2014}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1403798-000	09/20/2014	12:56:13	4901 WEDDINGTON RD /Weddi	381 Rescue or EMS standby
14-1403793-000	09/20/2014	14:05:08	5903 DEAL RD /Matthews, N	321 EMS call, excluding vehicle
14-1403802-000	09/20/2014	20:32:25	8801 LONGVIEW CLUB DR	553 Public service
14-1403804-000	09/21/2014	00:37:31	1828 FUNNY CIDE DR	311 Medical assist, assist EMS c
14-1403806-000	09/21/2014	07:23:31	5208 GOLDMINE RD /Wesley	321 EMS call, excluding vehicle
14-1403808-000	09/21/2014		4821 WAXHAW INDIAN TRAIL	311 Medical assist, assist EMS c
14-1403811-000	09/21/2014	16:55:14	4502 LOCKLYN RD	111 Building fire
14-1403813-000			2004 PTARMIGAN CT /MARVIN	311 Medical assist, assist EMS c
14-1403815-000			2004 BROOK VALLEY RUN /IN	735 Alarm system sounded due to
14-1403818-000			800 WANDERING WAY WAY /MA	311 Medical assist, assist EMS c
14-1403824-000			110 S POTTER RD /WESLEY C	321 EMS call, excluding vehicle
14-1403825-000			1408 SECRETARIAT LN	700 False alarm or false call, O
14-1403832-000			8416 ROYSTER RUN /MARVIN,	700 False alarm or false call, O
14-1403832-000			802 SPRINGWOOD DR	321 EMS call, excluding vehicle
14-1403834-000			S PROVIDENCE RD & AVANTI	324 Motor Vehicle Accident with
14-1403839-000			7601 BERRYFIELD CT	311 Medical assist, assist EMS c
14-1403843-000				
			2406 BALTHAZAR WAY	321 EMS call, excluding vehicle
14-1403856-000			8910 BRACKENHOUSE LN	311 Medical assist, assist EMS c
14-1403855-000			WAXHAW INDIAN TRAIL RD &	611 Dispatched & cancelled en ro
14-1403857-000			4309 OXFORD MILL RD	700 False alarm or false call, O
14-1403858-000			2249 WEDGEWOOD DR /Weddin	L L
14-1403859-000			1516 CRANE RD	311 Medical assist, assist EMS c
14-1403861-000			8916 CUMBERLAND CT	321 EMS call, excluding vehicle
			8012 STONEHAVEN DR /MARVI	321 EMS call, excluding vehicle
14-1403862-000			816 BEAUHAVEN LN	500 Service Call, other
14-1403863-000	09/25/2014	12 : 53 : 51	1708 HICKORY RIDGE DR /MA	321 EMS call, excluding vehicle
14-1403865-000	09/25/2014	13:40:57	2012 SANDY POND LN	733 Smoke detector activation du
14-1403867-000	09/25/2014	21 : 17 : 49	8907 SNAPFINGER CT	321 EMS call, excluding vehicle
14-1403868-000	09/25/2014	22:08:20	N TWELVE MILE CREEK RD &	460 Accident, potential accident
14-1403871-000	09/26/2014	11:08:46	8916 CUMBERLAND CT	321 EMS call, excluding vehicle
14-1403875-000	09/26/2014	18:24:13	716 WILD BERRY CT /MARVIN	311 Medical assist, assist EMS c
14-1403877-000	09/26/2014	18:55:38	1012 TOLKA RD /INDIAN TRA	412 Gas leak (natural gas or LPG
14-1403878-000	09/26/2014	20:11:02	1007 GARDEN ROSE CT /Wedd	321 EMS call, excluding vehicle
14-1403879-000	09/26/2014	22 : 47 : 48	1018 WOODLAND FOREST DR /	311 Medical assist, assist EMS c
14-1403886-000	09/27/2014	10:38:39	2825 CRANE RD	500 Service Call, other
14-1403883-000	09/27/2014	10:44:02	100 NAVAJO /INDIAN TRAIL,	381 Rescue or EMS standby
14-1403887-000	09/27/2014	21:04:56	1006 GLYNWATER LN	311 Medical assist, assist EMS c
14-1403889-000	09/27/2014	22:45:05	7226 COBBLECREEK DR /WEDD	321 EMS call, excluding vehicle
14-1403890-000		23:04:51	8708 WILLOW CREEK CT	311 Medical assist, assist EMS c
14-1403896-000			1007 LOST COVE RD /Weddin	
14-1403897-000			3017 SEWEE LN	735 Alarm system sounded due to
14-1403899-000			6154 HIGHVIEW RD /Wedding	321 EMS call, excluding vehicle
14-1403901-000			9009 MAN OF WAR DR	500 Service Call, other
14-1403905-000			8905 MAN OF WAR DR	700 False alarm or false call, O
14-1403908-000				321 EMS call, excluding vehicle
			9312 CLERKENWELL DR	733 Smoke detector activation du
T- T-0000TT-000	07/27/2014	12.04.10	JJIZ CHERRENWELL DR	, 55 Smoke detector activation du

Wesley Chapel Volunteer Fire Department

Incident List by Alarm Date/Time

Alarm Date Between {09/01/2014} And {09/30/2014}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1403912-000	09/29/2014	13:56:39	1402 GRAYSCROFT DR	311 Medical assist, assist EMS c
14-1403913-000	09/29/2014	14:10:20	860 ELSTEAD CIR /WEDDINGT	745 Alarm system activation, no
14-1403914-000	09/29/2014	14:50:44	1307 LANGDON TERRACE DR /	746 Carbon monoxide detector act
14-1403915-000	09/29/2014	14:52:19	2819 JULIAN GLEN CIR	511 Lock-out
14-1403919-000	09/29/2014	17:25:53	5517 NEW TOWN RD /WESLEY	322 Motor vehicle accident with
14-1403920-000	09/29/2014	19:10:51	6390 WEDDINGTON RD /WESLE	600 Good intent call, Other
14-1403921-000	09/29/2014	22 : 16 : 15	7301 PINEWOOD FOREST DR /	320 Emergency medical service, o
14-1403922-000	09/29/2014	22:49:23	1402 GRAYSCROFT DR	311 Medical assist, assist EMS c
14-1403924-000	09/30/2014	09:43:31	106 BELVEDERE LN	311 Medical assist, assist EMS c
14-1403926-000	09/30/2014	12:25:27	NEW TOWN RD & CROOKED RIV	510 Person in distress, Other
14-1403927-000	09/30/2014	14:55:33	9806 JOE KERR RD /MARVIN,	321 EMS call, excluding vehicle

Total Incident Count 149

TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2014-2015

FY 2014-2015				
	09/01/2014 TO 09/30			
	CURRENT PERIOD	YEAR-TO-DATE	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	63,625.79	126,786.64	990,000.00	87
10-3102-110 AD VALOREM TAX - 1ST PRIOR		946.31	7,000.00	86
10-3103-110 AD VALOREM TAX - NEXT 8 YR		994.87	2,000.00	50
10-3110-121 AD VALOREM TAX - MOTOR VE	,	12,556.47	54,000.00	77
10-3115-180 TAX INTEREST	0.00	139.36	2,250.00	94
10-3231-220 LOCAL OPTION SALES TAX REV		27,764.80	275,000.00	90
10-3322-220 BEER & WINE TAX	0.00	0.00	38,750.00	100
10-3324-220 UTILITY FRANCHISE TAX	93,129.08	93,129.08	400,000.00	77
10-3340-400 ZONING & PERMIT FEES	10,170.00	17,820.00	25,000.00	29
10-3350-400 SUBDIVISION FEES	64,125.00	70,675.00	77,500.00	9
10-3830-891 MISCELLANEOUS REVENUES	200.00	260.00	1,500.00	83
10-3831-491 INVESTMENT INCOME	5.60	496.83	7,500.00	93
TOTAL REVENUE	265,676.95	351,569.36	1,880,500.00	81
AFTER TRANSFERS	265,676.95	351,569.36	1,880,500.00	
4110 GENERAL GOVERNMENT	203,070.75	551,507.50	1,000,000.00	
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	62,718.75	188,156.25	752,625.00	75
10-4110-127 FIRE DEPARTMENT GRANT	-26,000.00	669,795.28	712,975.00	6
10-4110-127 PINE DEPARTMENT ON INT	0.00	60,557.25	243,850.00	75
10-4110-192 ATTORNEY FEES - GENERAL	0.00	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	2,663.15	2,663.15	9,000.00	70
10-4110-341 WEDDINGTON FESTIVAL	3,056.94	-3,842.29	5,000.00	177
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	0.00	6,500.00	100
10-4110-343 EASTER EGG HUNT	0.00	0.00	500.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	0.00	750.00	100
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,800.00	100
TOTAL EXPENDITURE	42,438.84	927,818.32	1,865,000.00	50
BEFORE TRANSFERS	-42,438.84	-927,818.32	-1,865,000.00	
	,	,	, ,	
AFTER TRANSFERS	-42,438.84	-927,818.32	-1,865,000.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	6,048.45	17,975.45	72,500.00	75
10-4120-123 SALARIES - TAX COLLECTOR	3,455.97	9,820.37	43,500.00	77
10-4120-124 SALARIES - FINANCE OFFICER	1,444.01	2,326.97	11,525.00	80
10-4120-125 SALARIES - MAYOR & TOWN CO	,	6,300.00	25,200.00	75
10-4120-181 FICA EXPENSE	994.34	2,774.75	12,250.00	77
10-4120-182 EMPLOYEE RETIREMENT	1,439.91	4,211.04	18,150.00	77
10-4120-183 EMPLOYEE INSURANCE	1,985.51	5,956.76	23,275.00	74
10-4120-184 EMPLOYEE LIFE INSURANCE	29.68	89.04	375.00	76
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	72.00	300.00	76
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	1,297.60	1,924.23	25,500.00	92
10-4120-210 PLANNING CONFERENCE	186.51	186.51	2,500.00	93
10-4120-321 TELEPHONE - ADMIN	289.80	575.27	4,000.00	86
10-4120-325 POSTAGE - ADMIN	753.00	745.50	4,200.00	82
10-4120-331 UTILITIES - ADMIN	69.13	541.35	4,725.00	89

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TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2014-2015

FY 2014-2015				
C	09/01/2014 TO 09/30	/2014		
<u>CL</u>	JRRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
10-4120-351 REPAIRS & MAINTENANCE - BUIL	0.00	195.00	20,000.00	99
10-4120-352 REPAIRS & MAINTENANCE - EQU	17,947.79	29,333.45	58,000.00	49
10-4120-354 REPAIRS & MAINTENANCE - GRO	3,700.00	7,035.00	52,950.00	87
10-4120-355 REPAIRS & MAINTENANCE - PES	0.00	0.00	1,000.00	100
10-4120-356 REPAIRS & MAINTENANCE - CUS	400.00	900.00	6,250.00	86
10-4120-370 ADVERTISING - ADMIN	219.30	404.60	1,000.00	60
10-4120-397 TAX LISTING & TAX COLLECTION	50.15	40.42	1,000.00	96
10-4120-400 ADMINISTRATIVE:TRAINING	0.00	0.00	4,100.00	100
10-4120-410 ADMINISTRATIVE:TRAVEL	367.57	594.76	6,500.00	91
10-4120-450 INSURANCE	2,500.00	16,128.94	12,000.00	-34
10-4120-491 DUES & SUBSCRIPTIONS	0.00	13,216.81	18,000.00	27
10-4120-498 GIFTS & AWARDS	0.00	0.00	1,500.00	100
10-4120-499 MISCELLANEOUS	637.00	866.36	5,000.00	83
TOTAL EXPENDITURE	45,939.72	122,214.58	466,800.00	74
	13,737.12	122,211.30	100,000.00	, ,
BEFORE TRANSFERS	-45,939.72	-122,214.58	-466,800.00	
AFTER TRANSFERS	-45,939.72	-122,214.58	-466,800.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTR	4,502.56	13,507.68	55,350.00	76
10-4130-122 SALARIES - ASST ZONING ADMIN	238.68	556.92	2,250.00	75
10-4130-123 SALARIES - RECEPTIONIST	1,677.60	4,944.26	24,150.00	80
10-4130-124 SALARIES - PLANNING BOARD	325.00	1,125.00	5,200.00	78
10-4130-125 SALARIES - SIGN REMOVAL	238.65	771.64	5,000.00	85
10-4130-181 FICA EXPENSE - P&Z	534.18	1,599.32	9,100.00	82
10-4130-182 EMPLOYEE RETIREMENT - P&Z	936.28	2,795.47	12,000.00	77
10-4130-183 EMPLOYEE INSURANCE	1,985.50	5,956.50	25,000.00	76
10-4130-184 EMPLOYEE LIFE INSURANCE	20.44	61.32	300.00	80
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	36.00	150.00	76
10-4130-193 CONSULTING	-2,887.47	-2,721.70	10,000.00	127
10-4130-194 CONSULTING - COG	0.00	0.00	14,250.00	100
10-4130-200 OFFICE SUPPLIES - PLANNING &	1,219.21	2,086.41	5,000.00	58
10-4130-201 ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	217.02	717.02	3,000.00	76
10-4130-321 TELEPHONE - PLANNING & ZONI	289.80	575.27	4,000.00	86
10-4130-325 POSTAGE - PLANNING & ZONING	753.00	-764.50	4,200.00	118
10-4130-331 UTILITIES - PLANNING & ZONING	69.14	541.37	4,725.00	89
10-4130-370 ADVERTISING - PLANNING & ZON	219.30	192.10	1,000.00	81
TOTAL EXPENDITURE	10,350.89	31,980.08	187,175.00	83
	10,000.00	51,700.00	107,172.00	00
BEFORE TRANSFERS	-10,350.89	-31,980.08	-187,175.00	
AFTER TRANSFERS	-10,350.89	-31,980.08	-187,175.00	
GRAND TOTAL	166,947.50	-730,443.62	-638,475.00	

TOWN OF WEDDINGTON **BALANCE SHEET**

FY 2014-2015

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PERIOD ENDING: 09/30/2014

ASSETS	
ASSETS 10-1120-000 TRINITY CHECKING ACCOUNT	512,556.57
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	904,200.57
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	8,402.80
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	15,264.84
10-1232-000 SALES TAX RECEIVABLE	607.31
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	828,793.42
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	23,513.12
10-1610-003 FIXED ASSETS - EQUIPMENT	125,355.42
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS	5 4,077,787.10
LIABILITIES & EQUITY	
LIABILITIES 10-2120-000 BOND DEPOSIT PAYABLE	223,158.65
10-2620-000 DEFERRED REVENUE - DELQ TAXES	8,402.80
10-2625-000 DEFERRED REVENUE - CURR YR TAX	904,200.57
10-2630-000 DEFERRED REVENUE-NEXT 8	15,264.84
TOTAL LIABILITIES	5 1,151,026.86
EQUITY	
10-2620-001 FUND BALANCE - UNASSIGNED	1,893,586.77
10-2620-003 FUND BALANCE-ASSIGNED	568,000.00

10-2620-003 FUND BALANCE-ASSIGNED 568,000.00 10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS 1,004,512.97 10-2620-005 CURRENT YEAR EQUITY YTD 200,044.32 CURRENT FUND BALANCE - YTD NET REV -730,443.62 TOTAL EQUITY 2,935,700.44 10/06/2014 12:35:09PM

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TOWN OF WEDDINGTON BALANCE SHEET

FY 2014-2015

PERIOD ENDING: 09/30/2014

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TOTAL LIABILITIES & FUND EQUITY 4,086,727.30

FY 2014-2015

PERIOD ENDING: 09/30/2014

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

MEMORANDUM

TO:	Mayor and	Town	Council
101	intagor ana	10,011	counten

- FROM: Kim Woods, Tax Collector
- **DATE:** October 13, 2014

SUBJECT: <u>Monthly Report – September 2014</u>

Transactions:	
Overpayments	\$(45.90)
Releases	\$(246.92)
Discoveries	\$41.24
Convenience Fees	\$19.80
Adjustments <5.00	\$(1.55)
Refunds	\$36.00
Penalty & Interest Payments	\$(31.38)
Taxes Collected:	
2014	\$(71823.70)
As of September 30, 2014; the f	•
Outstanding:	onowing taxes remain
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	\$1681.91
2011	\$2667.62
2012	\$7332.33
2013	\$8402.80
2014	
2014	\$904200.57