

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, JANUARY 14, 2013 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
AGENDA**

Prayer – Mayor Walker F. Davidson

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum
4. Public Comments
5. Additions, Deletions and/or Adoption of the Agenda
6. Approval of Minutes
  - A. November 13, 2012 Regular Town Council Meeting Minutes
7. Consent Agenda (Public Hearings to be held February 11, 2013 at the Weddington Town Hall at 7:00 p.m.)
  - A. Call for Public Hearing to Review and Consider - Proposed Text Amendment to Section 58-9-Entry Monuments
  - B. Call for Public Hearing to Review and Consider - Proposed Text Amendment to Section 58-152-Subdivision Identification Signs
  - C. Call for Public Hearing to Review and Consider - Proposed Text Amendment - Appendix 1-List of Acceptable Plant Species
  - D. Review and Consideration of Renewing the Waybridge Construction Trailer Permit
8. Old Business
  - A. Review, Discussion and Acceptance of the Land Use Plan Survey Results along with Discussion and Consensus of Land Use Plan Amendment Process Moving Forward – Councilmember Werner Thomisser
  - B. Review and Consideration of Participating in the Monroe/Union County Economic Development Program – Staff
  - C. Update on Water Tower Location – Mayor Walker F. Davidson
9. New Business
  - A. Review and Consideration of Amendments to the Town Council Rules of Procedures – Item 3 (d) – Work Sessions and Committee Meetings (Councilwoman Pamela Hadley)
10. Update from Town Planner
11. Update from Town Administrator
12. Public Safety Report

13. Update from Finance Officer and Tax Collector
14. Transportation Report
15. Council Comments
16. Closed Session – Consideration of Approval of Closed Session Minutes and Pursuant to NCGS 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged and (6) Personnel
17. Review and Consideration of Amending the Interlocal Agreement/Reimbursement Agreement – WCWAA
18. Consideration of Resolution to Open Closed Session Minutes or Portions Thereof
19. Adjournment

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
TUESDAY, NOVEMBER 13, 2012 - 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 November 13, 2012, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Attorney Anthony Fox, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: None

Visitors: Janice Propst, Ms. Lynch, Providence VFD Chief Joshua Dye, Laura Carver, Dot Cooper, Richard Larko, Vinnie Larko, John Temple, Stephen Overcash, Leslie Barry, Jim Rushton, Monica Rushton, Mike Simon, Nancy Anderson, Elizabeth Propst, Judy Johnston, Richard Sahlie, Genny Reid, Richard Natale, Ruth Pagano, Laurie Williamson, Robert Lockerman, Robert Wadsworth, Elsie Bent, Larry Cravens, John Underwood, Jerry Fitzgerald, Jeff Gross, Richard C. Smith, Bill Forsyth, Jim Reichenbach, Anthony Burman, Chris Rea, Jan Rea, Annette Baker, Rhonda Byrum, Sandra B. Hall, Mike Smith, Denise Castano, Tracy Kuehler, Lin Celoni, Steve Esposito, Mickey Key, Pat Harrison, Ken Evans, Robert Dow, Jennifer Romaine, Dexter Martini, Ann Guerin, Brad Guerin, Monica Snider, Bill Snider, Jane Duckwall, Carole McLeod, MC Sorrell, Karen Jones and Don Titherington

Mayor Walker F. Davidson offered the Invocation prior to the opening of the meeting.

**Item No. 1. Call to Order.** Mayor Walker F. Davidson called the November 13, 2012 Regular Town Council Meeting to order at 7:01 p.m.

**Item No. 2. Pledge of Allegiance.** Mayor Davidson led in the Pledge of Allegiance.

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

**Item No. 4. Public Comments.**

Mr. Chris Rea – I understand that part of this meeting is to talk about changes to the Town Council Rules of Procedures. I did look through the agenda package for this meeting. A lot of the material is underlined which I am assuming is still there but it is underlined to be emphasized. There are some other things that are stricken out. For example, in Rule 12 “The Mayor shall preside at meetings of the Council unless he or she becomes actively engaged in debate on a particular proposal in which case he or she will designate...” the word designate is scratched out and request is there. I would be interested in hearing the reasoning behind that. Also the individual that wishes to address the Council (this is also underlined) may do so but you have to sign in. I am assuming that is already part of the regular rules but may not have been strictly enforced. I am just interested in what you have to say about that.

Ms. Nancy Anderson – I wanted to comment about the following item - Review and Consideration of Instructing the Town Clerk to only record votes in the minutes. I am not sure what the driving factor behind this is. Having served on this Council for eight years, it is extremely helpful and invaluable to be able to go back and have that historical record. Amy keeps minutes like a court stenographer. I know that

she spends a huge amount of time on the minutes but they have technology now where you can just talk into the microphone and it types it out for you. I think it would be terrible for us to lose that historical record. It is very important for us to know what the Councilmembers thought process was and how they arrived at that decision so that we can have a better understanding of what your position is and why you voted that way. I would hate to see any changes with that.

Mr. Rob Dow – Having been on the Planning Board for several years I know through experience how valuable the detailed minutes can be. Several times we have been able to go back through and find out information we had not thought about that were in the detailed minutes. These are particularly important with new members to the Planning Board and the Town Council. Reviewing previous discussions saves time and it introduces ideas and unintended consequences that may not be thought of in the spur of the moment during the meeting. Secondly, it adds to the transparency and accountability of government. Comments become public record and citizens and future councils know why people voted as they did.

**Item No. 5. Additions, Deletions and/or Adoption of the Agenda.** Councilmember Werner Thomisser - I have received a lot of communication from the citizens of Weddington concerning the Land Use Survey and the Land Use Plan. I would like to make a motion to postpone the following items until after the survey is completed and the Land Use Plan is written:

- Public Hearing - Polivka Mixed Use Conditional Zoning Rezoning Application for a 15,000 Square Foot Office Building Located at 13700 Providence Road – Parcel Number 06-150-045 (5.06 Acres)
- Consideration of Public Hearing – Polivka Mixed Use Conditional Zoning Rezoning Application

Mayor Davidson - Anthony, how do we handle this?

Attorney Fox - At this point you are dealing with additions, deletions and adoption of your agenda. I would interpret that as a motion to delete that item from the agenda with the proviso that it be brought back up or postponed to – did you have a date certain?

Councilmember Thomisser - The date when the survey is completed and a new Land Use Plan is written. At the present time, we do not have a specific date.

Attorney Fox - If it is a motion to defer consideration then your rules provide that you may defer a substantive motion for later consideration at an unspecific time. Rule #10 provides that you may postpone to a certain time and day. I interpreted that you are asking to delete it from the agenda which you do have the ability to delete something from the agenda. When will it come back up and that being unspecified is a little bit of a deviation from your Rules of Procedures from that point. It would require a majority vote of the Town Council.

Mayor Pro Tem Barry - The deferral is a majority but by deleting something is it a simple majority under the agenda rules or is it a unanimous decision?

Attorney Fox - Council may by majority vote subtract items from the proposed agenda.

The vote on the motion by Councilmember Thomisser is as follows:

AYES:	Councilmember Thomisser
NAYS:	Councilmembers Harrison and Hadley and Mayor Pro Tem Barry

Councilwoman Harrison - I would like to delete the following item from the agenda - Review and Consideration of instructing the Town Clerk to only record votes in minutes. That was a discussion that I wanted to have but based on everything else that is going on that can be deferred to a later date. The vote on the motion is as follows:

AYES: Councilmembers Thomisser, Harrison, Hadley and Mayor Pro Tem Barry  
NAYS: None

Mayor Pro Tem Barry – I move to suspend the rules in order to reorder the agenda so that New Business would come before the public hearing.

Mayor Davidson - If we move New Business up will these new rules if approved apply to the remainder of our meeting or do they begin at our next meeting?

Attorney Fox - They would apply to the remainder of the meeting.

The vote on Mayor Pro Tem Barry's motion is as follows:

AYES: Councilmembers Harrison, Hadley and Mayor Pro Tem Barry  
NAYS: Councilmember Thomisser

Councilmember Thomisser moved to delete all of New Business. "I question the motivation for doing all of this and also at this stage the country needs less government and fewer restrictions and therefore we have 20+ pages of Rules of Procedures and we do not need more restrictions and more government."

The vote on his motion is as follows:

AYES: Councilmember Thomisser  
NAYS: Councilmembers Hadley and Harrison and Mayor Pro Tem Barry

Mayor Pro Tem Barry moved to adopt the agenda as presented. The vote on the motion is as follows:

AYES: Councilmembers Hadley and Harrison and Mayor Pro Tem Barry  
NAYS: Councilmember Thomisser

**Item No. 6. Approval of Minutes.**

**A. September 10, 2012 Special Town Council Meeting.** Councilmember Thomisser moved to approve the September 10, 2012 Special Town Council Meeting Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry  
NAYS: None

**B. October 8, 2012 Regular Town Council Meeting.** Councilmember Thomisser moved to approve the October 8, 2012 Regular Town Council Meeting Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry  
NAYS: None

**C. October 11, 2012 Special Town Council Meeting.** Councilmember Thomisser moved to approve the October 11, 2012 Special Town Council Meeting Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry  
NAYS: None

**Item No. 7. New Business.**

**A. Review and Consideration of Amendments to the Town Council Rules of Procedures and Policies.** Mayor Pro Tem Barry - This was my agenda item. When reviewing the Rules of Procedures during the two subsequent administrations, we had two exercises where we went through the rules to try to provide greater clarity on the roles and responsibilities and specifically the way to conduct meetings and hearings not in an effort to curtail debate but to make sure that there is no bias in debate and there is order.

Mayor Pro Tem Barry reviewed the following proposed change:

**1. Town Council Rules of Procedures.** The Town Council received a copy of the proposed amendments to the Town Council Rules of Procedures.

**(d) Work Sessions and Committee Meetings**

The Town Council may schedule work sessions, committee meetings, or other informal meetings of the board or of a majority of its members at such times and concerning such subjects as may be established by resolution or order of the Council. A schedule of any such meetings held regularly shall be held in the same place and manner as the schedule of regular meetings. Work sessions and other informal official meetings not held regularly are subject to the same notice requirements as special Council meetings. **Town Council Work Sessions will follow the same Rules of Procedures as a regular Town Council Meeting with the exception that the Council may elect to include the public in the discussion. This will be established at the beginning of each work session.**

**COMMENT:** The open meetings law requires that any “official meeting” where a majority of the Town Council deliberates on public business must be open to the public and notice must be given. The last sentence of this rule embodies that principle. The rule goes beyond the open meetings law in requiring a published schedule of work sessions or committee meetings held regularly.

G.S. 143-318.13 (a) provides that if the Town Council holds any regular, special, emergency, or other official meeting by conference telephone or other electronic means, the clerk shall provide a location and method whereby the public may listen to the meeting and notice of the meeting shall specify that location.

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Mayor Pro Tem Barry - We held two Land Use Plan meetings and in one of the meetings the public was allowed to participate and in the other meeting they were not allowed to participate. We just need to provide clarity in the rule. When we start the meeting, work sessions in particular, this is important because that is when we want to get more data and gather more information that we declare when the meeting starts is this open or is just the elected body going to participate in the debate and discussion.

Councilmember Thomisser - A work session in my opinion is designed for the Council to work out items to expedite the next Town Council Meeting. The citizens of Weddington have every opportunity at a Town Council Meeting during public comments to give their input or during a public hearing to give input. I think it is not necessary. We have a work session to work and not to sit and listen to the members of the

Town because they have the opportunity to do that via email to each Town Councilmember prior to a work session and during a Town Council Meeting.

Councilwoman Harrison - I was adamant that this be put in. We had work sessions for the Land Use Plan and the Land Use Plan survey where we did not take input from the citizens and yet our Land Use Plan says that we should take input from our citizens and what better time to do it than when people are sitting here versus emails. We had one session where I watched everybody get up and leave when they realized that they could not contribute to the meeting. We give ourselves the ability to decide for that meeting if we are going to receive input from the public. If it is a special one where we were working on the Land Use Plan, I think we should be able to ask our citizens to give us input.

Councilmember Thomisser - What we were talking about was the design of the survey. The citizens will have the opportunity to input when they fill out the survey and mail it into the Town Hall. What we were doing at the time that you referred to was we were developing questions for the survey.

Councilwoman Harrison - I think it was important that we took information from our citizens.

Councilwoman Hadley – I think you both can have your way with the wording that it will be established at the beginning of each work session. That gives us the flexibility if we are doing business and if we are trying to get extra work done before the Council meeting then we will just make that decision at the beginning of that one but it gives us the opportunity to do otherwise as well.

Mayor Pro Tem Barry – My position on this is we need to have the flexibility and this provides that flexibility and you make it on a case by case basis for each meeting.

Councilmember Thomisser - Then you are referring to the words “may elect” which means at the beginning of each work session we may determine whether we entertain public comment or we will not. What is going to happen is what Councilwoman Harrison said is a bunch of people are going to show up and then they are going to find out that we do not want them to talk and they are going to get up and leave. People ought to know before they come in.

Mayor Pro Tem Barry - I think that is a practical or administrative issue where we say it is a public involvement meeting or a work session.

Mayor Pro Tem Barry reviewed the following proposed amendment:

## **RULE 7. AGENDA**

(a) **Proposed Agenda.** The Town Clerk shall prepare a proposed agenda for each meeting. A request to have an item of business placed on the agenda must be received at least ~~two~~ **five** working days before the meeting. Any council member may, by a timely request, have an item placed on the proposed agenda. A copy of all proposed ordinances shall be attached to the proposed agenda. **Material to be presented under Agenda Item for Special Recognition/Presentation must be included in the agenda packet. Failure to have this material included in the agenda packet for review by the Council in advance will have the item deleted from the agenda automatically.** An agenda package shall be prepared that includes, for each item of business placed on the proposed agenda, as much background information on the subject as is available and feasible to reproduce. Each council member shall receive a copy of the proposed agenda and the agenda package and they shall be available for public inspection and distribution or copying when they are distributed to the council members.

The Council may by majority vote add items to the proposed agenda for discussion purposes only. Council may add and consider staff-initiated items by unanimous consent. The Council may by majority

vote subtract items from the proposed agenda, except that (a) the council may not subtract items from the proposed agenda stated in the notice of a special meeting called by the mayor, mayor pro tempore, or two council members, unless those calling the meeting consent to the deletion, (b) the council may not add items to the proposed agenda stated in the notice of a special meeting called by the mayor, mayor pro tempore, or two council members, unless all members are present, or those who are absent sign a written waiver of notice, and (c) only business connected with the emergency may be considered at an emergency meeting. ~~The council may add items to the proposed agenda of a special meeting only if it determines in good faith at the meeting that it is essential to discuss or act on the item immediately.~~

The Council may designate certain agenda items "for discussion and possible action." Such designation means that the council intends to discuss the general subject area of that agenda item before making any motion concerning that item.

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Mayor Pro Tem Barry - In this we removed the word "two" and added the word "five" in the second sentence. We are pushing that date back to give the Clerk more time to prepare the agenda and for the Council to receive the agenda in advance giving us a couple of days where we have access to staff before the meeting on Monday. The language that is underlined is added. If it is going to be a formal presentation then the material that is going to be presented be included in the agenda packet and that if the organization has failed to provide that information to the Council in advance that item will be deleted from the agenda automatically. There have been circumstances in the past where we have stuff coming at us and we had no idea where it is coming from and we need to have an opportunity to look at it and spend some time reviewing it as we get prepared for the Council Meeting.

Councilmember Thomisser - We had two instances during the fire department issue where the Providence VFD did a presentation and I believe that Wesley Chapel VFD and another individual wanted to present the pros and cons of a municipal fire district so they put presentations together. Why does it have to be included in the packet? They are presenting to the Council for information purposes and not to vote on.

Mayor Pro Tem Barry - Do you not want to review that information in advance so that you can ask questions?

Councilmember Thomisser - In the case of presentations or recognitions we are not voting on them. We are just getting information. If they want to leave a hard copy behind then after the Town Council Meeting we can review it. I do not understand the need to put it in the packet because it puts an extra strain on our Town staff to get it into the packet. That is my opinion.

Mayor Pro Tem Barry discussed the section of the amendments that was stricken. My purpose for deleting that is if you call a special meeting and you get the Council together and they are meeting without you that gives the ability for the Town Council to put something on the agenda and vote on it. That removes that ability to do that. You have to meet specifically for the called purpose of the hearing.

Mayor Pro Tem Barry discussed the following amendment:

## **RULE 8. PUBLIC ADDRESS TO THE COUNCIL**

Any individual or group who wishes to address the council may do so at the time designated for public comment at each regularly scheduled meeting. **Each member of the public wishing to address the Council must sign in prior to the meeting. The public will be recognized to speak in the order they signed in.**



The council reserves the right to limit each person wishing to make a comment to three minutes should it appear that there are a large number of persons desiring to make public comments.

When publicly addressing the governing body, the public shall obey reasonable standards of courtesy in their remarks. The Mayor ~~has the authority to~~ **must** maintain order and decorum in the conduct of the hearing. The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks ~~may~~ **must** entertain and rule on objections from other members of the Council on this ground.

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Councilmember Thomisser - I am very familiar with this. I go down to the Union County Board of Commissioners Meeting and they put out a sign up sheet out at the back door. That sign up sheet is out there at 6:30 and taken back up at 6:50. There have been instances where the Union County Clerk is late bringing the sheet out and people are getting off of work at 5:00 and trying to get to Monroe to sign up. If they do not show up before the meeting starts and they are not on the sheet then they cannot address the Council. I believe that every citizen of Weddington should have the opportunity during a Town Council Meeting to address the Town Council and if they happen to show up 10 minutes late and we have not gotten into public comment then they are okay. I do not understand why we have to sign everyone up and put subject matter. What purpose does that serve?

Mayor Pro Tem Barry - It does not require subject matter.

Councilmember Thomisser - In the past when Mayor Anderson was Mayor I believe that she started at the front row and went row by row. We are adding more restrictions and I would like to know for what reason.

Mayor Pro Tem Barry - The Chair can go around the room and manipulate who presents when so that the individual supportive of their specific agenda item goes last. This creates a system of order that removes that from the process. If you want to speak to the Town Council come and speak to the Town Council and sign in. The subject matter is immaterial to me. Sign in and you are called in the order you signed in. It creates some level of order for the process.

Councilmember Thomisser - Why can we not go by row like we have done in the past?

Mayor Pro Tem Barry - If you want to make an amendment to this to go by row order then make an amendment. Most deliberative bodies that I am familiar with use some form of sign in and follow some procedure.

Councilmember Thomisser – I would like to amend to include that the public will be recognized to speak in the order that they are seated by row.

Attorney Fox - There is not a motion on the floor yet.

Mayor Pro Tem Barry - I move that we accept the amended proposed Rules of Procedures and I will accept Councilmember Thomisser's friendly amendment to Rule No. 8.

Attorney Fox - Are you recommending the whole of the rules as amended?

Mayor Pro Tem Barry - That is the motion that I just made and accept amendments to items as we go through it.

Attorney Fox - Do you want to accept the amendments or vote on the amendments to see if the body accepts the amendment?

Mayor Pro Tem Barry - I made the motion and I accepted his amendment. There will not be a sign up sheet for public comments and the Mayor will go by row in the order of seating. The next change in that section deals with the Mayor must maintain order and decorum in the conduct of the hearing and must entertain and rule on objections from other members of the public on this ground.

Councilmember Thomisser - If someone in the audience is not courteous, can a Councilmember say, "point of order" and everything stops and it is ruled on?

Attorney Fox - Point of order is for debate and discussion. Are you asking if there is disorderly conduct in the room who has the authority to require that person to become orderly?

Councilmember Thomisser - If disorderly conduct is directed to one councilmember.

Attorney Fox – Your Mayor generally has that authority.

Councilmember Thomisser - If the Mayor fails to do it can the individual on the Town Council who is being criticized say "point of order" and everything stops and you rule?

Attorney Fox – Yes, what effect that would have though is going to be the issue and the Mayor is your Chief Administrative Officer that is authorized to evoke the law enforcement authority.

Mayor Pro Tem Barry - The way that our rules are written later in here it talks specifically about if the Mayor makes a ruling that ruling can be overridden by the majority of the Council. We have been in a hearing where you and I have been shellacked. If it is out of order and if the Mayor does not call the speaker down, you can rise to a point of order and say, "I object." Then there has to be a vote if the Mayor has not ruled on that, then the Council can overrule him and say this is out of order.

Councilmember Thomisser – Does the Council rule or Attorney Fox?

Attorney Fox – The Council rules. Your Mayor has the parliamentary obligations under your rules and the Council is a backdrop to the call of the Mayor. If the Mayor makes a call that the Council does not agree with the majority of the Council has the ability under your rules to decide a different course.

Mayor Pro Tem Barry - In Rule 10 (b) the Mayor has the authority to determine whether the speaker has gone beyond reasonable standards of courtesy. Council may by majority vote of the Council overturn a rule by the Mayor. If the Mayor determines that it is within the bounds of courtesy and we do not agree with it then if the majority of the Council does not agree with it then we can vote on it.

Councilmember Thomisser - If we have that in Rule 10 why are we changing Rule 8? Isn't it the same thing?

Mayor Pro Tem Barry - In Rule 8 it says that the Mayor may or may not. It does not require him to do it. We are changing it to be a requirement.

Mayor Pro Tem Barry reviewed the following amendment:

## **RULE 12. PRESIDING OFFICER WHEN THE MAYOR IS IN ACTIVE DEBATE**

The mayor shall preside at meetings of the council unless he or she becomes actively engaged in debate on a particular proposal, in which case he or she will designate **request for** another council member to preside over the debate. **The Councilmember agreeing to preside must not have entered into the debate prior to accepting the gavel and thus biasing the process. There is no requirement that a Councilmember be compelled to take the gavel.** The mayor shall resume presiding as soon as action on the matter is concluded.

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Mayor Pro Tem Barry - In two or three pieces of data that I have researched on this, the key is whoever is leading the discussion is supposed to be exempted from biasing the process by having participated in it. He or she instead of designate will request for another Councilmember to preside over the debate. The reason here is that the way it read originally was it could require. Those of us on the Council may not be willing to serve in that role if you want to participate in the debate because if you take the gavel then you are no longer participating in the debate. It is about creating transparency. There is no requirement that a Councilmember be compelled to take the gavel and conduct the debate either on the hearing or the motion in front of the Council.

Councilmember Thomisser - The assumption is we are limiting a Councilmember's ability to debate an issue. If every member of this Council debated an issue and then the Mayor wanted to get involved then the Mayor would pass the gavel to a Councilmember. We are all professional; why would a Councilmember be biased one way or another? It is just a matter of procedure. That Councilmember would show respect to the rest of the Council and the Mayor. Give me an example of bias.

Mayor Pro Tem Barry - I would not want to support your burning amendments. So say the Mayor was a fanatic about wanting to support it but I was anti. I could through recognition of members of the Council skew the entertainment of motions or the entertainment of people participating in the conversation. If I came out and said before the Mayor passed the gavel that if I wanted to burn leaves every Sunday I should be able to. Then the Mayor says, "I have an opinion; take the gavel". Then I have already declared to everybody where I am on this. Then you have biased the process. You have eliminated the ability to have an absolute pure conversation. We all come to every discussion usually with some level of bias.

Councilmember Thomisser - In this particular situation as Mayor Pro Tem Barry described after a Town Councilmember has participated in debate and gets the gavel would that Town Council member have the ability to vote on the motion?

Attorney Fox - Probably so because each of you is required to vote on all matters unless you have a financial interest in the outcome. The purpose of this rule is if you look at the comment there it speaks to trying to give a particular point of view an unfair advantage. That is what the rule and the comment section provides for.

Councilmember Thomisser - If Councilmember Harrison is opposed and if I have the gavel I call on her and then I am supposed to call on someone who has an opposite opinion and then you go back and forth. I do not understand the bias. You are just the presiding officer at that stage. You can't stop someone from talking. If one of the Councilmembers wants to be recognized then you have to call on them. Someone opposed to the issue gets a chance to talk and someone that is for the issue gets a chance. I have a problem understanding the bias in this event.

Councilwoman Hadley - I had a hard time understanding and trying to come to a conclusion for myself. Under the Suggested Rules of Procedures for a City Council by Fleming Bell there is a little bit more in the comments there than is what is in our comment section in our Rules of Procedures. It says this rule is designed to ensure even handed treatment to both sides during a heated debate. Planning Board Chairman

Dorine Sharp said that it is her job as chair to remain impartial and she is very proud of the fact that no one knows what side she is on and she plays devil's advocate for both sides. She explained to me that was her role as chair. I think the same thing applies to the Mayor. I think the Mayor needs to be unbiased – obviously he has a vote in a tie. We need to have someone unbiased that is running the meeting. That has been explained to us time and time again in Essentials of Government and supported by the Rules of Procedures.

Councilmember Thomisser - Mayor Pro Tem Barry's example here is that the gavel is no longer with the Mayor and it has been passed to a Town Councilmember and the Rules of Procedures state that other Town Councilmembers can discuss and debate an issue and that the Town Councilmember with the gavel has to call on the first person that is either for or against it and then has to pick another Councilmember that has an opposing view. There is no bias regardless of how the person that has the gavel feels; they are obligated to let a Councilmember that is for the issue speak and then the next person with an opposing view to speak. So where is the bias?

Mayor Pro Tem Barry - The bias exists within the interpretation of the rules and the process of implementing the rules. That is where the bias is.

Mayor Davidson - What is the urgency of our issue here? Has the last year that we have been doing work been unbiased? Is that what we are saying?

Mayor Pro Tem Barry - I do not know if the last Council meetings have been biased or unbiased. In my effort to review the Rules of Procedures for tonight's meeting I noticed that there were an awful lot of vague areas in here that would create challenges for this body to get through and they needed to be addressed.

Mayor Davidson - So they need to be addressed prior to this public hearing?

Mayor Pro Tem Barry - They needed to be addressed period.

Mayor Davidson - Tell me why there is urgency. Tell me why you put it where you did in the agenda tonight.

Mayor Pro Tem Barry - I put it in the agenda tonight so that we had clarity when we got to the public hearing.

Councilwoman Harrison - Point of order – are you arguing?

Mayor Davidson - I am asking a question.

Councilmember Thomisser - This document was formed in 1983 and it has served us well. At the beginning of my talk on these issues I questioned what is the motivation for all of this? Why are we doing it now and are we doing all of these changes at one time?

Mayor Pro Tem Barry - We potentially have a very heated item that requires clarity and purity in the interpretation of the rules and this is our opportunity to deal with that and set the table for the future. There were errors in the process that took place before in the first committee that rewrote these and there were two areas that were omitted and in the process these others popped up and I think that they need to be addressed.

Councilmember Thomisser - We have had some very contentious issues – the fire issue was one and this document served us well during that.

Mayor Pro Tem Barry reviewed this change with the Council:

### **RULE 30. PUBLIC HEARINGS**

Public Hearings required by law or deemed advisable by the council shall be organized by a special order, adopted by a majority vote, that sets forth the subject, date, place, and time of the hearing as well as any rules regarding the length of time for each speaker, and other pertinent matters. The rules may include, but are not limited, to rules

- (a) fixing the maximum time allotted to each speaker;
- (b) providing for the designation of spokespersons for groups of persons supporting or opposing the same positions;
- (c) 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
- (d) Providing for the maintenance of order and decorum in the conduct of the hearing.

All notice and other requirements of the open meetings law applicable to council meetings shall also apply to public hearings at which a majority of the council is present. A public hearing for which any notices required by the open meetings law or other provisions of law have been given may be continued to a time and place certain without further advertisement. The requirements of Rule 3 (c) shall be followed in continuing a hearing at which a majority of the council is present.

At the time appointed for the hearing, the mayor or his or her designee shall call the hearing to order and then preside over it. When the allotted time expires or when no one wishes to speak who has not done so, the presiding officer shall declare the hearing ended.

**Any individual or group who wishes to address the Council may do so. Each member of the public wishing to address the Council during the public hearing must sign in prior to the meeting. The public will be recognized to speak in the order they signed in.**

**The Council reserves the right to limit each person wishing to make a comment to three minutes should it appear that there are a large number of persons desiring to make public comments.**

**When publicly addressing the governing body, the public shall obey reasonable standards of courtesy in their remarks. The Mayor must maintain order and decorum in the conduct of the hearing. The Mayor must determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks must entertain and rule on objections from other members of the Council on this ground. The Mayor may be over ruled by a majority vote by the Town Council.**

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Mayor Pro Tem Barry - We added the language from Public Address to Council under this section as well. If you want to address us during a public hearing sign in and be recognized and recognize that there is a certain level of decency and decorum that is anticipated when you participate in a public hearing in addressing a public body.

Councilmember Thomisser - We are back to signing up again. Tell me what the benefit of signing in is.

Mayor Pro Tem Barry - It creates a consistent method of order in the process so you know when you get

here when you are going to speak. If some member in the audience I know supports me I can call on them last and that is the last impression that you have from the public. This is to prevent that from happening. That is why other elected bodies use it. Is it flawless? No, but it is a better tool than what we have.

Councilmember Thomisser – The question is this: which has more impact the first speaker or the last speaker or the speaker in the middle? I do not believe it is a question of order; it is a question of what they say. The quality of what they say impresses the Town Council not how they are lined up to speak.

Mayor Pro Tem Barry - The broader question for me is that we are limiting the time to three minutes. I think we need to have a conversation about that and how to address that. Some individuals will come with substantive material to add to the process and others who say ditto.

Councilwoman Harrison - Prior to being on this Town Council I had spoken to previous Councils regarding this. At the public hearing for the water tower, prior to the hearing I emailed the Town Clerk and I asked for the ability to have more than three minutes if I was representing a group of people. Apparently I was the first person that asked that question. I actually had one Councilmember say in order to speak more than three minutes you have to have other people in your development give their three minutes to you. I ended up having to go and get 60 signatures which I handed to the Clerk then I was told you have 20 minutes but  $60 \times 3$  is three hours. Another Councilmember said “no way, I do not care if you are representing an entire development all you get is 10 minutes”. It is very confusing. I had someone ask me for more than three minutes and I told him we would vote on that because if it is in a public hearing and they are representing a group of people we have to come up with some kind of consistent way of handling that. If everybody wants to speak on their own behalf, then it should be three minutes but if they really want to represent a development or a group of people such as the Friends of Weddington then it should be a different process that we go through.

Councilmember Thomisser - The way that Mayor Pro Tem Barry is suggesting is that each person is limited to three minutes. How do we develop a formula in your case when you give more than three minutes?

Mayor Pro Tem Barry - I will accept an amendment to this section that says with a majority vote of the Council to extend on an individual basis based on their facts and circumstances.

Mayor Davidson - Does that not have bias in that?

Mayor Pro Tem Barry - It is hard to have bias when you have three people. Do you want to make it a majority?

Mayor Davidson - But you get to choose who gets more and who does not.

Mayor Pro Tem Barry - That is why I said based on their facts and circumstances.

Attorney Fox - The current language says the Council reserves the right to limit to three minutes but it does not say that each speaker is limited to three minutes.

Councilmember Thomisser - What I am trying to eliminate is what Councilwoman Harrison had to do to run around and get 60 people's signature and then present a petition. We should have an ability to say I am representing my HOA and I need 45 minutes and I am the only one that is going to speak from my neighborhood.

Mayor Pro Tem Barry - I have no problem with that. It is having an elected spokesperson and having

some formal way of doing that. I will accept that if somebody steps up and says that I represent this group and they ask for a specific time and we grant that request. That also means that group has to support that because the next person that comes up needs to be honorable and say they have already covered my time.

Councilmember Thomisser - If people in that neighborhood want one person to speak for 45 minutes it does not trump the ability of 10 other people wanting to speak about the issue. They should be able to express themselves on how they feel.

Mayor Pro Tem Barry - So you want to just remove the three minutes.

Councilmember Thomisser - Let them talk.

Attorney Fox - What some boards do is the Council has a rule of generally the assumption of three minutes unless there is a group and the Council reserves the right for members of a group to pool their time and then sometimes it can even limit the amount regardless not to exceed "X" amount.

Mayor Pro Tem Barry - Not to exceed how much time? 30 minutes?

Councilmember Thomisser - That seems reasonable.

Attorney Fox - Do you want some indication that they actually represent a group?

Mayor Pro Tem Barry - They would have to do that. Not all subdivisions have an HOA.

Councilwoman Harrison - I do not want people to do what I had to do.

Mayor Pro Tem Barry - They have to be present to give you their time.

Attorney Fox – Council will allow people present to cede time up to 30 minutes to a spokesman for the group.

Councilmember Thomisser - Would you accept a friendly amendment also instead of individuals signing up to speak that you call on individuals on a row by row basis.

Mayor Pro Tem Barry accepted the amendments to call on individuals row by row and that Council will allow people present to cede time up to 30 minutes to a spokesman for the group.

The vote on Mayor Pro Tem Barry's motion to approve the Rules of Procedures with the changes noted during the discussion is as follows:

AYES:	Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry
NAYS:	None

**2. Policy Regarding Invitations to Address the Public.** Mayor Pro Tem Barry - There are from time to time members of the Council, Mayor and Staff are requested to show up and address other governing bodies or the general public. We are trying to have some consistency in the message here that elected officials are free to go meet with groups but they need to make sure they are expressing when speaking on behalf of the Town the Town's consensus and any personal opinion is disclosed or expressed as their own and not that of the elected body. I did find one error in here in the 3<sup>rd</sup> paragraph - change to District Councilmember.

Councilmember Thomisser - When we get into districts it gets confusing. Citizens of Weddington who do not work with this every day think that they can only vote for a member in their district when in fact every citizen in Weddington can vote at large. This may be confusing.

Mayor Pro Tem Barry - The intent here was to create some level of engagement by the whole Council. If you want to say pick another person just to make sure you have more than one person that went I am fine with that. The reason that I came up with district frankly is that the Mayor and I were invited to go to a Homeowners Association Meeting and after I accepted it Pam and I were on the phone and the neighborhood was next door to Pam and she said to me that she should go because she is in that same geography and nominated out of that district. I had already accepted and had done it for three or four earlier years so I went ahead and went and that is why we made that addition.

Councilmember Thomisser - Do you have to live next to the neighborhood? Each Town Councilmember is familiar with the issues. Why would you need someone that who lives right next to the neighborhood?

Mayor Pro Tem Barry - It was a way of dividing up responsibilities. This just formalizes the process so that there is an actual protocol on how that is being done.

Councilmember Thomisser - I have gone to the Union County Board of Commissioners and talked as a citizen. Every single time I went I made it a point to say that I am a member of the Weddington Town Council but I am here as a citizen and these are my own views. Would you accept a friendly amendment requiring every Town Councilmember to say that?

Mayor Pro Tem Barry - It kind of does say that in the last sentence.

Councilmember Thomisser - If you are going to an HOA meeting and you are answering questions what this says is that you need the approval of the Town Council in order to answer these questions. You do not know what the questions are going to be.

Mayor Pro Tem Barry - I will use an example in where the Mayor and I were at an HOA Meeting recently and we got asked a lot of questions about stuff that was going on. Some of the items we agreed on and some we did not. There was no consensus or agreement. It was here is the stuff that is happening. What we are trying to make sure is that when any one of us is communicating to the public representing the government of the Town of Weddington that we are very clear that this is Dan Barry's opinion and not the opinion of the Town Council unless the Town Council has delivered an opinion or some form of consensus.

Mayor Pro Tem Barry moved to approve this Policy Regarding Invitations to Address the Public with the one change to add District which is shown in bold and underlined below. The vote on the motion is as follows:

AYES:	Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry
NAYS:	None

### **Policy Regarding Invitations to Address the Public**

This purpose of this policy is to define who represents the Town of Weddington at the request of other governing bodies or the general public.

The Mayor, Town Council, and staff receive requests for elected officials to meet with groups and other elected bodies regarding current issues and developments in the Town of Weddington. If the Mayor or



Councilmember receives the request directly, it must be forwarded to the Town Clerk within three (3) business days.

For Homeowner Associations and smaller groups, the Mayor and the **District** Councilmember representing the district will present. If the Councilmember is unavailable, another Councilmember may appear in their place with general consent of the full Council.

For broader groups and other elected bodies, the Mayor and a member of the Council will present. The Councilmember will be determined through general consent of the Town Council.

The opinions expressed must be the general consensus of the Council or the opinion expressed must be disclosed as their own and not that of the elected body.

**3. Policy Regarding Request for Support.** Mayor Pro Tem Barry - In previous administrations when letters requesting the support of the Town of Weddington or the Mayor's office, the mayor would email out and get consensus on what the response should be and if it was contentious then we would make it an agenda item on an upcoming agenda and vote on it and the Council would respond. What we are suggesting is that when those requests come in that the Mayor or the Mayor's office or Town Council deliver those to the Clerk to make sure they are passed out to the body to try to figure out if there is some consensus on how to respond and then respond. If there is not a consensus then make it an agenda item and get the Council engaged and have some type of agenda item on it.

Mayor Pro Tem Barry moved to approve the Policy – Request for Support. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry
NAYS:	None

### **Request for Support**

The purpose of this policy is to assure the entire Council is included in consideration of letters of support.

The Mayor, Town Council, and staff receive requests for support of funding and special projects from other organizations and elected bodies. If the request is made directly to the Mayor's office, the Mayor must consult the Council and seek approval prior to responding.

In the event of a difference of opinion between the Council and the Mayor, the consensus of the Council will stand. In this case the response will come from the Town Council.

**4. Policy Regarding Staff Utilization.** Mayor Pro Tem Barry – I move that we approve the Policy Regarding Staff Utilization as presented in your packet. We have had consistent challenges on how do we allocate time and direction to the Town Attorney. Similarly we have had challenges with staff. It recently uncovered all these projects are going on that do not have anything to do with pushing the agenda of the Council forward. Any councilmember can engage directly with our staff as long as staff is not going to allocate more than three hours to the project. If it is going to take more than three hours of their time then the Council needs to direct them to do that instead of just an individual Council person. That is consistent with the allocation process with our Town Attorney.

Councilmember Thomisser - How do we know it is going to be three hours?

Mayor Pro Tem Barry - We really are talking about Jordan and Amy and they should be able to estimate how much time that they are going to need to deal with whatever the issue is.

Councilmember Thomisser - Would you accept a friendly amendment of five hours?

Mayor Pro Tem Barry - I will take five hours. I think we need to make sure we are not sending people on wild goose chases and that is what I am afraid of.

Councilmember Thomisser – Five hours would put enough time in there to cover any situation.

Mayor Pro Tem Barry - I will accept five hours. To continue on, under no circumstances should the assumption of confidentiality of work product be considered as its public employees and is subject to public record.

Councilmember Thomisser - At the conclusion of that project are you suggesting that we put it in the packet and make everyone aware of it?

Mayor Pro Tem Barry - There is not a requirement that it be made available but it can be made available. The staff needs to stay out of politics and they need to be involved in getting their job done. If I ask them to do something that is fine as long as it does not take five hours but there should not be the burden on Jordan that he has to feel compelled that this is a special project for Dan and not everyone else.

The vote on this policy is as follows with the amendment from Councilmember Thomisser. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry
NAYS:	None

### **Staff Utilization Policy**

This purpose of this policy is to define the access to Town resources by the Mayor and Town Council.

The Mayor and Town Council may use staff resources from time to time on projects in the citizens' interest. If the scope of the work will require more than ~~3~~ **5** hours of combined staff time and resources then the Town Council must provide direction to staff by approving the project with a duly made and passed motion by the Weddington Town Council.

Under no circumstances should there be an assumption of confidentiality. All work product will be distributed to the entire Council and made available to the general public.

### **B. Review and Consideration of Instructing Town Clerk to Only Record Votes in Minutes.**

This item was removed from the agenda.

### **Item No. 8. Consent Agenda (Public Hearings to be Held December 10, 2012 at 7:00 p.m. at the Weddington Town Hall).**

**A. Call for Public Hearing to Review and Consider Proposed Text Amendment – Section 46-46 (Fire Hydrants).** The Town Council received a copy of the proposed text amendment. Councilmember Thomisser moved to call for a public hearing to review and consider a proposed text amendment to Section 46-46. The public hearing is to be held December 10, 2012 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry  
NAYS: None

**B. Call for Public Hearing to Review and Consider Proposed Text Amendment – Section 58-60 (Mixed Use Conditional District).** The Town Council received a copy of the proposed text amendment. Councilmember Thomisser moved to call for a public hearing to review and consider a proposed text amendment to Section 58-60. The public hearing is to be held December 10, 2012 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry  
NAYS: None

**C. Call for Public Hearing to Review and Consider Land Use Plan Text Amendments – Changes to Pages 24 and 25.** The Town Council received a copy of the proposed text amendment. Councilmember Thomisser moved to call for a public hearing to review and consider a proposed text amendment to pages 24 and 25 of the Land Use Plan. The public hearing is to be held December 10, 2012 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry  
NAYS: None

**D. Consideration of Resolution Adopting the Union County, North Carolina Multi-Jurisdictional Hazard Mitigation Plan.** The Town Council received the following overview of the Union County Multi-jurisdictional Hazard Mitigation Plan Update and a copy of a letter dated February 1, 2012 to Mr. Chris Crew (State Hazard Mitigation Officer) with the NC Division of Emergency Management from Mr. Robert E. Lowe (Chief) with the U.S. Department of Homeland Security - FEMA:

**Union County Multi-jurisdictional Hazard Mitigation Plan Update Overview**

Union County is vulnerable to a wide range of natural hazards, including flooding, tornadoes, tropical storms and hurricanes, winter storms and earthquakes. These hazards threaten the life and safety of county residents, and have the potential to damage or destroy both public and private property and disrupt the local economy and overall quality of life. While the threat from hazardous events may never be fully eliminated, there is much we can do to lessen their potential impact upon our community and our citizens. By minimizing the impact of hazards upon our built environment, we can prevent such events from resulting in disasters. The concept and practice of reducing risks to people and property from known hazards is generally referred to as hazard mitigation.

The original Union County Multi-jurisdictional Hazard Mitigation Plan was adopted in 2004. The plan is multi-jurisdictional and includes the participation of Union County and all of its incorporated municipalities. Each of these jurisdictions are continuing participants of Union County's original Hazard Mitigation Plan.

The update of the plan began with the Mitigation Advisory Committee's meeting on December 4, 2009. The Committee reviewed the process specified in the Maintenance Section of the previously approved plan for monitoring, evaluating and updating the plan, and discussed the goals and methods to be used in the plan update. The Committee decided that Union County Emergency Management would spearhead the effort and coordinate with local leaders to review risks, capabilities, and mitigation strategies in each jurisdiction.

A final meeting of the Mitigation Advisory Committee was held on September 22, 2011. The meeting was open to public comment, and legal notices were placed in local newspapers, directing the public to the

online draft for review. No members of the public attended the meeting. During the meeting, the committee reviewed the changes to the plan and suggested minor revisions to a handful of mitigation actions. It was agreed that after these changes were made, the plan was recommended for submittal to state and federal officials.

The plan was submitted to the North Carolina Division of Emergency Management, Hazard Mitigation Planning Section for review, and returned with recommendations for minor revisions. These changes were made and the plan was then sent to FEMA for review. FEMA returned the plan with recommendations for minor revisions. These changes were made as well and FEMA approved the plan on February 01, 2012.

Section 9 of the plan contains the mitigation actions that have been developed for the next plan period. Plan requirements are that there must be a mitigation action to address each hazard that is identified in Section 4 of the plan; Hazard Analysis section. These are the Mitigation Actions for the Town of Weddington.

- 1. Continue actively participating in the National Flood Insurance program.**
- 2. Regularly calculate / document the amount of flood prone property preserved as open space.**
- 3. Seek and encourage continued training for first responders by coordinating with local fire department.**
- 4. Educate the public about potential natural hazards and safety measures that can be taken.**
- 5. Continue to coordinate with NCEM and FEMA to update the local Flood Insurance Rate Maps through the North Carolina Floodplain Mapping Program.**

Together we will work toward accomplishing these mitigation actions over the next five years. It is our intent for the Mitigation Advisory Committee to meet annually to review each mitigation action listed in the plan and to evaluate each action on its progress and its continued applicability.

Councilmember Thomisser moved to adopt Resolution R-2012-09:

**TOWN OF WEDDINGTON  
RESOLUTION TO ADOPT THE UNION COUNTY NORTH CAROLINA MULTI-  
JURISDICTIONAL HAZARD MITIGATION PLAN  
R-2012-09**

**WHEREAS**, the citizens and property within the Town of Weddington are subject to the effects of an array of natural hazards that can cause loss of life and damages to public and private property; and

**WHEREAS**, the Town of Weddington desires to seek ways to mitigate the impact of such hazard risks; and

**WHEREAS**, it is the intent of the Weddington Town Council to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

**WHEREAS**, N.C. Gen. Stat. § 166A-6.01(b)(2)(a)(3) states: “For a state of disaster proclaimed pursuant to G.S. 166A-6(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act;” and

**WHEREAS**, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation

Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

**WHEREAS**, it is the intent of the Weddington Town Council to fulfill its obligation under the aforementioned laws in order that the Town of Weddington will remain eligible to receive state and federal assistance in the event of a declared disaster affecting the Town of Weddington; and

**WHEREAS**, Union County and the other jurisdictions included in the Plan have performed a comprehensive review and evaluation of each section of the Multi-Jurisdictional Hazard Mitigation Plan approved by the County in 2004, and have updated the plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

**NOW, THEREFORE, BE IT RESOLVED** that the Weddington Town Council hereby:

1. Adopts the updated Union County North Carolina Multi-Jurisdictional Hazard Mitigation Plan (the "Plan"), which plan shall supersede the Multi-Jurisdictional Hazard Plan adopted by Weddington in 2004; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Adopted on the 13<sup>th</sup> day of November, 2012.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry  
NAYS: None

**E. Consideration of Municipal Speed Limit Ordinances.** The Town Council received a copy of a letter dated October 25, 2012 from Mr. Louis L. Mitchell, P.E., Division Engineer, with NCDOT requesting the appropriate Municipal Speed Limit Ordinances for enacting speed limit zones for the below mentioned areas:

Councilmember Thomisser moved to adopt Ordinance O-2012-14:

**TOWN OF WEDDINGTON  
MUNICIPAL DECLARATION TO ENACT SPEED LIMITS  
AND REQUEST FOR CONCURRENCE  
O-2012-14**

**BE IT ORDAINED** by the Town of Weddington Town Council that the speed limit modification on the following described portion of the State Highway System Street be adopted:

<b>SPEED LIMIT</b>	<b>ROUTE AND DESCRIPTION</b>
45	SR 1358 (Forest Lawn Drive) from SR 1357 (Potter Road) NW to SR 1338 (Antioch Church Road)
45	SR 1358 (Forest Lawn Drive) from SR 1357 (Potters Road) NW to SR 1344 (Weddington-Matthews Road)

Adopted this 13<sup>th</sup> day of November, 2012.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Thomisser and Mayor Pro Tem Barry  
NAYS: None

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

**A. Public Hearing - Polivka Mixed Use Conditional Zoning Rezoning Application for a 15,000 Square Foot Office Building Located at 13700 Providence Road – Parcel Number 06-150-045 (5.06 Acres).** Mayor Davidson opened the public hearing to review the Polivka Mixed Use Conditional Zoning Rezoning Application. The Town Council received the following memo from Town Planner Jordan Cook:

Polivka International Company, Inc. requests a MX (Mixed Use) Conditional Zoning Rezoning for a 15,000 square foot office building located at 13700 Providence Road, Weddington, NC.

**Application Information**

Date of Application: April 24, 2012  
Applicant Name: Polivka International Company, Inc.  
Owner Name: Polivka Parking Solutions LLC  
Parcel ID#: 06-150-045  
Property Location: 13700 Providence Road (Highway 16)  
Existing Land Use: Business  
Existing Zoning: R-40  
Proposed Zoning: MX  
Existing Use: Vacant House  
Proposed Use: 15,000 square foot office building  
Parcel Size: 5.06 Acres

**General Information-MX Rezoning**

- The applicant proposes a 15,000 square foot, two-story brick office building on Providence Road.
- The office building will be accessed by two driveways along Providence Road. The required Public Involvement Meetings for this project were held on July 25<sup>th</sup> and August 16<sup>th</sup>, 2012. The meeting on July 25<sup>th</sup> was held on site at 13700 Providence Road. The meeting on August 16<sup>th</sup> was held at Weddington Town Hall.

**Minimum Standards for Office Uses in the MX Zoning District:**

- Minimum Front Yard Setback-25 feet from any public road right-of-way
- Minimum Side Yard Setbacks-28 foot buffer is required, not a setback
- Minimum Rear Yard Setback-28 foot buffer is required, not a setback
  - Applicant has met these buffer and setback requirements.

**Access and Parking:**

- The site will be accessed by two driveways from Providence Road. Both driveways will have 18 foot travel lanes with a ten foot landscaped median.
- The southern entrance will serve as the main entrance to the site. A left turn lane, from Providence Road is being proposed at the northern entrance. NCDOT has provided feedback on the proposed plan and Traffic Impact Analysis. NCDOT has stated that the proposal will have no significant impact on surrounding roads and/or intersections. However, Town Transportation Engineer Justin Carroll does not see a need for a left turn lane at the northern driveway.
- The applicant is required 50 parking spaces for the 15,000 square feet of office space (1 space per employee during the shift with greater employment plus 1 space for each 300 square feet of gross

floor area.). The applicant has provided 70 parking spaces, therefore complying with *Section 58-175 of the Weddington Zoning Ordinance*.

- Parking spaces and loading zones meet the minimum size standards set in *Section 58-175 and 58-176 of the Weddington Zoning Ordinance*.
- A Traffic Impact Analysis was submitted on August 9, 2012 and has been reviewed by the Town Traffic Engineer and NCDOT. The applicant and the Town's Transportation Engineer have exchanged comments and continue to work through the Traffic Impact Analysis. All transportation documents are included in your packet.

#### **Screening and Landscaping:**

- Screening and landscaping will be provided by using several types of trees and shrubs. The applicant is required a 28-foot buffer around the perimeter of the property per *Section 58-8 of the Weddington Zoning Ordinance*. The applicant has provided a 28-foot buffer around the perimeter of the property. The applicant will also provide internal landscaping within parking areas and islands.
- The proposed landscaping plan does comply with *Section 58-8 of the Weddington Zoning Ordinance*. All proposed plants are permitted in *Section 58-384 of the Weddington Zoning Ordinance*.
- The MX zoning district requires 10% of the gross acreage of the project to be open space. The applicant is required 21,041 square feet of open space and has provided 66,443 square feet of open space in the form of Village Greens, therefore complying with *Section 58-60 (2) n of the Weddington Zoning Ordinance*.

#### **Elevations:**

- Elevations of all buildings have been provided. Materials on the building include: hardi-plank siding, brick veneer, fiberglass columns and fiberglass shingles. At the Planning Board Meeting, they did state that 95% of the building would be brick.
- The proposed building is within scale and has similar physical relationships as abutting properties as required in *Section 58-271 of the Weddington Zoning Ordinance*. Proposed building height also complies with *Section 58-60 (2) f of the Weddington Zoning Ordinance*.
- The Planning Board will serve as the Design Review Board for this project.

#### **Additional Information:**

- Adjacent Property Uses are as follows:
  - North: Parcels containing single family house and farmland (The Hunter Farm)
  - South: Weddington United Methodist Church
  - East: Providence Road (four lane highway with concrete median)
  - West: Parcels containing single family house and farmland (The Hunter Farm)
- A lighting plan has been submitted and will be reviewed by the Town's Lighting Engineer (plans included).
- Water to be provided by Union County Public Works once rezoning is approved by the Town Council.
- Sewer to be provided by septic tank approved by Union County Health Department (Approvals Included).
- Stormwater management to be handled by sand filter/detention pond in accordance with *Weddington Zoning Ordinance* and NCDENR (Plans and Approvals Included).

#### **Conditions of Approval:**

1. Water Plans and Allocation must be approved by Union County Public Works;
2. Lighting Plan must be approved by Town Lighting Engineer;

3. All engineering must be approved by Town Engineer - ***Stormwater Management Plan and Calculations have been approved by Town Engineer;***
4. NCDOT driveway permit must be approved by NCDOT;
5. Traffic Impact Analysis must be approved by Town Traffic Engineer - ***Town Traffic Engineer recommendations included in packet;***
6. All signage must comply with *Chapter 58, Article 5* of the *Weddington Zoning Ordinance*;
7. Prior to the commencement of any construction, the Town Council must approve Construction Documents in accordance with *Section 58-271 (h)* of the *Weddington Zoning Ordinance*;
8. Applicant must provide detention volume controls for a 25 year storm. Our ordinance requires detention volumes for a 5 or 10 year storm. The applicant has gone above and beyond. This was requested by our Town Engineer and they have done that. - ***Applicant has provided detention volume controls for a 25 year storm;***
9. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*.
10. Save the large tree near the house if at all possible, if not possible provide Zoning Administrator written documentation of why tree cannot be saved;
11. Any future sewer connection must be made at Providence Road (Highway 16);
12. Pedestrian crosswalks to be added to two driveway entrances along Providence Road - ***Crosswalks have been added to site plan (sheet RZ 1);***
13. Security lights in the parking lot can be on one hour after the last business closes until one hour before the first business opens.

In addition to the aforementioned conditions, the Planning Board expressed concerns about the following items:

1. Two driveway cuts along recently widened Providence Road;
2. Negative impact of left turn lane into site.

The Planning Board gave the proposed MX Rezoning a favorable recommendation with a 5-1 vote. The Planning Board added conditions 10-13 in the above written conditions. The ordinance states that the Planning Board must provide a written report to the Town Council. This memo plus their minutes shall serve as that.

Staff has reviewed the application and submitted documents and finds that the MX Rezoning Application is in compliance with the *Town of Weddington Zoning Ordinance* with the aforementioned Conditions of Approval.

The Town Council also received the following:

- Conditional Zoning Application dated April 24, 2012
- Aerial Image
- Zoning Map
- Land Use Map
- Illustrative Plan and Notes
- Illustrative Elevations
- Open Space Plan
- Landscaping Plan
- Stormwater BMP Details and Drainage Map
- Grading, Storm Drainage and Stormwater BMP Plan
- Electrical Site Plan
- 8/9/12 Traffic Impact Analysis – Stantec Consulting Services Inc.



- 8/22/12 – Independent Review of the Traffic Impact Analysis – Justin T. Carroll, P.E.
- Letter dated August 22, 2012 from J.W. Underwood, District Engineer with NCDOT
- Letter dated September 13, 2012 from Christa A. Greene, P.E. with Stantec Consulting Services, Inc. – Response to the Independent Review of the Traffic Impact Analysis
- Email from Trisha L. Hartzell, P.E. with NCDOT dated 9/24/12
- Letter dated September 20, 2012 from Mike Garbark, CIP Program Manager, with Union County Public Works advising that County water is accessible along Providence Road; however County sewer is not accessible.
- Union County Health Department On-Site Wastewater Treatment and Disposal System Improvement Permit
- Letter dated 10/30/2012 from Bonnie Fisher, P.E. with US Infrastructure regarding the Stormwater Management Plan Review for the Application
- 9/24/12 Planning Board Minutes

Mayor Davidson - I want to point out three things. Conditional zoning district decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional zoning district decisions shall be made in consideration of identified relevant adopted Land Use Plans for the area and other adopted land use policy documents and our ordinances. From the public hearing that we are having, the Town Council has the authority to a) approve the application as submitted, b) deny approval of the application and c) approve the application with modifications agreed to by the applicant and d) submit the application back to the Planning Board for further study. The last thing is you reviewed the statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application for rezoning to a conditional district. There will be a motion and a statement of reasonableness along with that motion.

Town Planner Cook - Correct.

Mayor Davidson – Will you talk about the protest petition that we received?

Attorney Fox - There was a protest petition received for the property. The petition was received within the time period as provided by the statute. The protest petition was evaluated by our office and it was determined that it was a valid protest petition. Under the protest petition, once you have a valid protest it changes the vote from a simple majority to a super majority which is three-fourths of the Council members have to vote in order to approve the item. The Mayor is not included in that calculation.

Mr. John Temple – I represent Polivka International. Beyond that I represent the gentleman who owns the property and his name is Basil Polivka. The intent of our zoning application is to build a two-story 15,000 square foot office facility that will primarily house our corporate office. Polivka International has offices in Charlotte, Ohio, Texas and soon to be Montreal, Canada. What Polivka International does is we are a corporation/company that builds railroads. We do site development. We design and build railroad systems. We do not really own any equipment. We lease all of the equipment that we use on projects. We have approximately 100 people that work for us. This office would be our corporate office which would house between 9 to 12 employees. The process has been a long but good process. We have been listening as we have been working through this process and I believe we have met every requirement along the different steps and we appreciate the opportunity for this Council to consider our application.

Councilmember Thomisser - If you are going north on Highway 16 will you have a left turn going into your property?

Mr. Temple – According to the plans that we have submitted, we have shown a left-hand turn into the property if you are coming from the south.

Councilmember Thomisser - There are two lanes of traffic coming south on Providence Road and in order to make a left turn into your property they will have to cross two lanes.

Mr. Temple – That is correct.

Councilmember Thomisser – Do you feel that is a safe maneuver?

Mr. Temple – In our opinion we are just simply asking for it for the convenience of our operation. NCDOT can probably answer that better than I could.

Councilmember Thomisser – If my memory serves me correctly, former Mayor Anderson requested a left turn into the Hunter Farms when they were widening Providence Road and NCDOT stated that it was an unsafe maneuver.

Mr. Temple – I cannot answer that. I did not have anything to do with that particular conversation.

Councilmember Thomisser – Trying to make that left turn into your property, do you feel with a light being at the church that this is going to create a lot more congestion?

Mr. Temple – I would defer that question to NCDOT. What I understand is that they have studied that and they do not see any issues there whatsoever.

Councilmember Thomisser – I think common sense would say that would create a safety hazard and increase congestion.

Mr. Temple – I would request when you come back to that that you would ask the representative from NCDOT.

Mr. John Underwood – I am the District Engineer for Union County. I am in attendance this evening to answer questions for NCDOT. This site has been looked at and was originally brought to my attention when NC 16 was under construction. We sent it to Raleigh to be looked at because we were also looking at would there be any impacts to the NC 16 and 84 interchange. Currently you have two 600 foot left-turn lanes that serve NC 84 if you are headed southbound on NC 16. That is really based on the movement that is there today and exceeds much more than what is needed for that function. Based on the analysis that Stantec did (the Traffic Impact Analysis) and our review, we see no impacts in allowing the left over into this site. It will not impact NC 84 and it will not impact the main line of traffic on NC 16. You brought up will that left over be an unsafe movement. Currently the Harris Teeter has a left over serving their property. That left over is already built into the typical section of the roadway. It lends itself well to build a left over into this property. From a traffic engineering standpoint, we can approve as submitted. They have two points of access right in and right out and a left over. This is a protected movement. To say that we are not allowing a full movement access would concern me more along the NC 16 corridor. You cannot leave the property and make a left out which is where you have the most severe crashes.

Councilmember Thomisser – Leaving the property at 5:00 p.m. if you want to make a left hand turn onto Highway 84 and you have the light and traffic backed up you are going to have to go over two lanes of traffic in order to get into the turn lane.

Mr. Underwood– That is correct.

Councilmember Thomisser – Do you think that is safe?

Mr. Underwood – There is an acceptable distance there as far as our standards go to be able to merge into traffic and make those two lane transitions and get into the turn lane that serves NC 84. I do not see that being an issue.

Councilmember Thomisser – During the construction of the widening of Providence Road, there was an attempt to put a traffic light at the Activity Center, NCDOT told us that you have to have 1,000 feet between traffic lights.

Mr. Underwood – That is a general standard but that is two separate issues in my opinion. A controlled signal would be much more guarded. We do not want to introduce signals onto a strategic corridor.

Councilmember Thomisser – From a congestion standpoint, you do not see a problem.

Mr. Underwood – I do not. We would approve this. Everyone needs to understand that we still need to go through the access permitting process. The applicant has to submit to NCDOT, we submit to the Town for approval and we will go through those steps. This is just saying that NCDOT can approve this site and points of access that are being requested based on the TIA and everything that we have looked up. We have always been in support of this type of access for this parcel.

Mayor Pro Tem Barry - In the process of widening Highway 84 and 16, we discussed two or three times different left overs and consequences of that into and out of the Athletic Center, the shopping center, left over northbound into the Hunter Farm and we were getting “No’s” with the exception of the one leftover into the shopping center at the northbound entrance. Has there been a change in the NCDOT policy that validates this decision?

Mr. Underwood – Let’s start with NC 84. The proximity to the NC 16 intersection and the traffic generation that you have from this side (again I would really want to sit down and look at the numbers and the traffic generated from the site) to me that would cause functional issues for that intersection. The Hunter Farm location, the way I understand that was requested was - Can you build a left over into my parcel as you are building this construction project? Generally the way our process would work is you have to come to us with a development and show a need for traffic generation. I am not saying that was not followed but I would have to look at the layout and how it were to impact the left over that currently serves the Harris Teeter. If those were conflicting movements, then I would have to give the left over that serves the Harris Teeter. I am not sure what the spacing is there.

Mayor Pro Tem Barry - This approval just surprised me given the very consistent conversations we had during the design phase of Providence Road and the adamancy against these left turns to keep traffic moving.

Mr. Underwood – These left overs provided the right amount of storage should not impact thru traffic at all. It is better than a median break. This channelizes traffic and forces that traffic into the parcel. There was no policy change that would have prevented that to go in and allowed them to go in. Just a different case and situation.

Councilmember Thomisser - The distance between the Polivka left over and Hunter Farm is like 100 yards. If it was not good for Hunter Farm why is it good for Polivka?

Mr. Underwood – I would love to look at an aerial because I do not think you can serve the Harris Teeter development and serve the Hunter Farm property because your movements would be conflicting. You

cannot have competing movements. There is a left turn dedicated into this property and there is no way to provide for that left turn into the other property without having a dual left turn lane.

Councilmember Thomisser - Mr. Temple, I reviewed the packet and the plan says that you are going to have 70 parking spaces in addition to the roof of a 15,000 SF building. Can you help me understand the impact of the storm water runoff?

Mr. Stephen Overcash – The civil engineering has been reviewed and approved by the Town's engineer. Everything goes into the retention pond which is designed to a much stricter condition as requested and is required by law. It will have to be reviewed by NCDENR in Raleigh. Everything that goes into the pond should be the same amount or less run-off on the property after we get through than there is today.

Councilmember Thomisser - Will your retention pond have a fence around it?

Mr. Overcash – Ours is a dry pond. We are going to landscape it along Providence Road. It will not have a fence.

Councilmember Thomisser - Is there a safety consideration for a child possibly drowning in the pond?

Mr. Overcash – It is a dry pond. There will not be water in it. In a gully washer, there will be a little water that will be immediately dissolved from the pond. No different than if you had a ditch in your yard that might fill up with water. A child could fall into your ditch. It is not a safety concern and we will have landscaping around it.

Councilmember Thomisser - Your property has heritage trees. I know that the one directly behind that ranch house was there when Thomas Jefferson and George Washington walked the earth. What plans do you have to save that tree? Not far from that one is another heritage tree which is not as big or old but those trees are extremely large and very old and I know Waxhaw has had some problems with heritage trees being cut down.

Mr. Temple – We just received a report on that today.

Mr. Overcash – We did not receive the report. We did have an arborist (Cadieu Tree Experts) go out and take a look at it. It was not there when George Washington walked the earth. It is approximately 100 years old. That species of tree typically only has about 10 more years under the best circumstances if you went up there and trimmed it and fertilized it and you did no construction. The report is going to say that we have about 10 years of lifespan on that tree. I have walked all the buffers myself and our intent there is to put up silt fencing and to keep grading only about five feet in and we are going to save as many in the buffer as we can. I have been back on Nancy's property. You can hardly see through those trees because they are so thick. Our intent is to save as many of those buffers as we can because that will save us from having to replant. We will follow up but unfortunately the gentleman that went out today did not get me the report but as it says in our write up we will submit that to the Town.

Councilmember Thomisser - So you are committing to saving those trees?

Mr. Overcash – The ones in the buffer and not within a 10-year lifespan of dying. We want to save as many as we can in the buffer.

Councilmember Thomisser - Help me understand the septic system.

Mr. Overcash – It is a private system. We are going to pay to have it engineered. It has schematically been approved by Union County Environmental Health. We still have to go in there and do all the engineering and all of the design but it is designed to accommodate us. We have letters from the owners that they are going to maintain the BMP and the septic system.

Councilmember Thomisser - Suppose part of that septic system fails, is there a backup?

Mr. Overcash – You would call someone to come out and fix it. We will have a maintenance program. Anything can happen. A public system could back up and you would call an expert and have it fixed.

Councilmember Thomisser - You said there are going to be about 10 to 12 people from your company for the 15,000 SF office building so obviously there are going to be other people in that building that are not affiliated with Polivka. Do you have any commitments from any tenants or what kind of tenants are you looking for?

Mr. Temple – On the top portion of the property of the building would be the Polivka International Corporate Office. On the bottom level it will be a little over 7,000 square feet that will house professional space for others. We are in contact with some physicians and some physicians have contacted us that are interested in moving to Weddington. We have had some other professionals that have shown some interest in leasing some space on the bottom half of that building.

Councilmember Thomisser - We recently had a gynecologist that moved from the Weddington Corners Shopping Center down to the Arboretum office complex. I am wondering why your location with the difficulty getting in and out would be more desirable for a physician than Weddington Corners. I believe that there are some vacancies in the building here as well.

Mr. Temple – I cannot speak to any vacancies. I can tell you that the product that we are going to produce is a very high professional level and you have to ask other doctors why they moved from here to there.

Councilmember Thomisser - Do you have any interest in other retail development on your property?

Mr. Temple – No sir.

Councilmember Thomisser – Did you say at the present time?

Mr. Temple – No sir there is not going to be any at any time.

Mr. Overcash – We would have to come back before the Town Council for any other use other than office.

Mayor Pro Tem Barry - The dry pond - the 25 year perimeter you used when you schematically built this in a normal 5-year, 10-year kind of event I am assuming it would be half-full and have one-third of the leached out issues in the creek.

Mr. Overcash – Theoretically. You cannot say that a 25 flood happens twice as much as a 50. It really does not work that way.

Mayor Pro Tem Barry - But the event is the same. A flood is a flood.

Mr. Overcash – Yes.

Mayor Pro Tem Barry - When the event occurs, the volume downstream is going to be the same volume. Earlier in your presentation you said the runoff from the development will be equivalent to or less than is currently coming off.

Mr. Overcash – It is at a slower rate because we are holding it and releasing it at a much slower rate.

Mayor Pro Tem Barry - Releasing it to where?

Mr. Overcash – The same pattern that it has been. Wherever it is going right now, it will still be going in that direction but at a slower rate.

Councilmember Thomisser - In addition to it going down Providence Road and into Six Mile Creek and across the Hunter Farm into their irrigation ponds, in a very hard rain there is a possibility that water would end up in the Highgate subdivision. Is that correct?

Mr. Overcash – At a much less rate than currently exists today.

Councilmember Thomisser – But it will drain into the Highgate Subdivision.

Mr. Overcash – There is nothing holding it now. It is running off. We will be holding for a much bigger event than is required.

Councilmember Thomisser - You are aware that the residents of Highgate are suffering from storm water runoff at the present time. With a two to three day rain the rain is coming over the banks of Six Mile Creek and half way up to the fence line of some property owners. Were you aware of that?

Mr. Overcash – (Not audible)

Councilwoman Hadley – I would like to ask Chief Dye to come up to answer some questions. I know there was some discussion regarding the left over and about the two driveways. I looked at it from a public safety point of view. When I heard the discussion about only having one driveway and/or without the left over all I could think of was having an in and out access for public safety vehicles. I went and interviewed Chief Dye and I met with Chief McClendon from the Wesley Chapel VFD. I think both chiefs said that if we did not do anything else keep both driveways and the left over and getting us a fire hydrant out back would be nice.

Councilmember Thomisser - EMS would be coming north on Highway 16. Responding for a fire obviously would be rather easy for Providence VFD to get to the property because all they would have to do is make a left hand turn at the Hemby Road light. Did you have an opportunity to interview the Fire Chief of the Wesley Chapel VFD because they would be coming up Highway 84?

Councilwoman Hadley – Actually he is the one that said if you do not get anything else for this you get both those driveways and you get that left over. Those were his words which was supported by Chief Dye. Chief Dye will tell you that the only one coming south will be Providence VFD. All the other ones coming from Wesley Chapel, Carolina and Waxhaw will all be coming north.

Chief Joshua Dye – If they turned at the intersection of Hemby and Providence they could do it with a two or three point turn. It is crucial for us for a structure that big that our ladder is going to be coming from Station 26 and additional manpower is coming from Wesley Chapel Stations 26 and 31. Waxhaw and Carolina are coming from the south and that also includes your ambulances. Having the left-hand turn would speed things up and get our trucks in there a lot quicker.

Councilmember Thomisser - You could make a left-hand turn at the Highgate emergency entrance?

Chief Dye – There is a sign that says no u-turns for trucks.

Councilmember Thomisser - Emergency vehicles as well? A fire truck is a pretty big vehicle and I see them in the Weddington Corners Shopping Center. With your fire trucks coming from Hemby Road do you have any difficulty getting into the Weddington Corners Shopping Center?

Chief Dye – We do not come that way. We come down Weddington-Matthews Road and come through the back entrance because it is a shorter route.

Ms. Nancy Anderson – I am a little confused because the rules got changed in the beginning. I called today and asked what the time limit was and I was told there was not a time limit. If I am only allowed three minutes I would ask that I be allowed more time. I will be speaking on behalf of all of the visitors that come to the farm.

Mayor Davidson asked how much time she would like.

Nancy Anderson – I will be as brief as I can.

Mayor Pro Tem Barry moved to give Ms. Anderson 10 minutes and more if she needs it at the end specifically because she is the adjoining property owner. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Harrison, Hadley and Mayor Pro Tem Barry
NAYS:	None

Ms. Anderson – I did serve as the Mayor from 2003 to 2011. I am owner of the Hunter Farm and the current custodian. I am the adjoining property owner and the one most affected. I filed the protest petition but it appears now that even though it is a valid petition it really will not apply very much to a five member council. My only purpose for filing that petition was to hit the reset button. It was not in any way, shape or form to try to stop the development at all. Somehow I did not manage to work within the rules that were happening. I have had many conversations with Jordan over the last couple of months on how to apply for a conditional use permit for the farm because we are operating without one. We were grandfathered in. We do not have a permit to be an agritourism business. I think it is important to get one. We want to add to our program. So he advised me that the Land Use Plan is being reviewed and the survey is being done and do it that way. My real goal was to incorporate the project with the whole west Providence Road corridor. I believe that we have an awesome opportunity here today to be the shining star and an example of how we can incorporate commercial, institutional, conservation land, agricultural land and residential. Not just to coexist but to thrive. We can knit this together in such a way that it will enhance our community and be what everyone should aspire to. The timing is off. They put their application in. It was considered prior to the Land Use Plan being finished. I am not asking you to hold up their process only by 30 days. I am not here to talk about runoff, traffic congestion or median cuts. What I am here to talk with you about is something more important. I am not here to talk about whether we should develop this property. I am here to talk to you about how we should develop this property. Since 2001 the Hunter Farm was put into the conservation easement which made it undevelopable. There will be no houses or anything there. It has presented a great challenge to this Town. What to do with the Polivka property? What is appropriate there? Daniel, in our many conversations about this you have already said I just want to get the dialogue going. I think you have succeeded. Since you and I have known each other the very first time I met you, you told me that any time someone presents a reasonable,

thoughtful suggestion or proposal that you will listen to it with an open mind. I trust that you are going to do that today. I do have some ideas that I would like to share with the Town Council. I want to tell you the basic concepts. I see this as a great opportunity to really do something beautiful here. We can knit it together very well or it could turn out like one of the sweaters my grandmother used to make. She was getting old and she would run out of yarn and she would start with another color. One of the sleeves would be too long and one too short. The buttons would not match. We had to wear it or it would hurt her feelings if we did not. I do not want us to have a ragged looking sweater. I want it to be a beautiful quilt all knitted together. We can do that. Before I show you the basic concept I want to address a few issues that have come up during all the public meetings and that is that all landowners are created equal. I have sat at this podium and said that it does not matter if they have owned it for two hours, two years or 200 years that landowners have property rights but that is not always exactly the case. The Hunter Farm is special. I tell the children that come out to the farm that the Hunter Farm will be a farm forever. It is a forever farm and our family is the current custodian of what many describe as the crown jewel of Weddington. It is what most of the residents love about our community. Besides preserving it we share it with you. Thousands of people come to our farm every year and most would agree that it adds value to the community and we exemplify that Weddington brand. I know that there are members on the Council that have studied this for months and they are sick of it. I know that there is very little that can be said tonight that is going to change your mind. I commend you for all the hard work you have done. But I do want to ask you if you have talked with anyone from the Catawba Lands Conservancy or the Ag Extension because what we are talking about here is a century old farm. Many of the regulations and ordinances that we have in this Town do not apply well to agricultural uses and the buffer one being the most glaring one. Twenty-five feet is not enough. You need a 50 foot buffer if you are going to be organic. You cannot even spray roundup. We are not doing that now but we are certainly looking into it. It is a three year process. A person should have the right to develop their property. Agreed. As a family that has owned over 500 acres here at one time I would never deny that to anyone but you are not allowed to develop your property at the expense of someone else's and I think that is what we are looking at. There is another statement that I have heard and that is that it has been eight months since they applied and they deserve an answer and we cannot put this off any longer. Ladies – you carried your children for longer than eight months and I know during that last trimester you wanted that delivery date to come. Asphalt is the last crop you will ever plant. Once you do this it is forever. Eight months in those kind of terms is really not that long and another 30 days should not be considered that long either. I have heard that Mr. Polivka is a very patient man. Another comment that I have heard many times is I am getting tired of getting beat up over this with all these awful emails. I will say to you stop beating them up over this. Stop being part of the problem and be a part of the solution. Stop posting videos on YouTube saying derogatory things. This is a very hard job. I did it for eight years and it is not easy. Many times when I was on this side of the table, Barbara Harrison hardly ever missed a meeting and got up to speak many times and never once do I ever remember her being disrespectful or unprofessional. Please follow her example. Some of you have made careers out of complaining. Be grownups about this. I do have some visual aids. The whole point of this conversation is that you need to preserve the viewshed, the beautiful vista from the farm's side. All of you have been there and seeing it in the summertime and fall are beautiful. You need to look at it when the leaves are off the trees. This is a view that you have seen. This was done by Jean Lee Pirkey and it struck her as one of the most beautiful scenes on the farm of looking up on that hill. I am just giving you my ideas. The simple and quick solution for the Polivkas. This is what you have seen. This is a blow up of what the plat looks like. In my mind a very simple solution here would be simply to extend these buffers and take this whole thing just as it is and pull it down the hill. It would take 10 minutes on a CAD system. Bring it down and extend the buffers. That alleviates a lot of concerns over what is going to happen next. It would help save the tree but apparently they do not want to save the tree or it can't be saved. I have had many conversations with the CLC. We can have a mini trail there. We could incorporate it into the Hunter Farm and even extend to the Polivka property if they would like by footpath only. Along the sidewalk we could connect with the Carolina Thread Trail. If someone would like to ask me a question about the NCDOT thing I will answer it. The topography at this level makes it conducive



and the scale would work to have three stories showing on the front and two in the back. If this messes up the drainage on your maps you can see that we have more than ample drainage receptacles.

The Town Council took a brief recess.

Mayor Pro Tem Barry - On December 10 we have a Town Council Meeting. I would like to make a motion to recess this public hearing to be reconvened at the Town Council Meeting on December 10 to provide for further consideration of Ms. Anderson's option and for another discussion with Polivka regarding the ingress and egress for their property. In our Rules of Procedures we can recess a hearing and reconvene additional public hearings in the process to gather more information. I would rather us have all the information and have a complete design on this project rather than riding this all the way down and end up in a four-hour conversation about a left over on Providence Road.

Councilwoman Harrison - Why is it going to take to December 10? If we are going to do this, do it in a couple of weeks. Why do we not do it on the day before Thanksgiving? There is a process in place. I am going to look at that process and say the former Mayor had the ability in two different meetings to be able to come up to Polivka and say I want to talk to you about this. Over the course of how many months and she did not do so and now all of a sudden we are supposed to bend the rules for that. If we are going to do it let's have another meeting and have it in a couple of days just like they did with the Woods hearings where it was every couple of days.

Mayor Pro Tem Barry - I would be happy to accept an amendment. I just picked it because it was the next stated meeting knowing that we were going to have at least a meeting between the affected parties and probably have to call a special meeting in the interim before we get there. I am not going anywhere for Thanksgiving so Friday works. If the Mayor is going to be out of Town, part of it was in consideration of his schedule. I respect your concern. Everybody knows I have been in favor of this project from the very beginning. It is a matter of seeing if we can create some cohesive nature in this and lower the tenor of rhetoric so that we can create a win-win situation.

Councilwoman Harrison - I do not think that will ever happen. I have spent almost my entire Veteran's Day reading minutes from 2003 to 2012. There are some statements but nowhere do I see what we are going to do with that property. Nowhere do I see what you would do if Mr. Polivka were to build four houses because he would not have to come in here and he would not have to follow any of those buffer guidelines except what he already has in place. I am feeling right now like we are railroading an applicant and have to understand why we are doing that when we have a process in place. Everybody had the ability and I understand that there were people that were very verbal in some of those meetings about what they thought. We have a process in place and we are going to delay it. If we are going to do this let's get it done quicker and not 30 days.

Mayor Pro Tem Barry - I respect you and I understand exactly the position that you are staking out. I agree that we have rules and policies. One of the policies that we have gives us the ability to defer and stop and take our breath. It is courage to stop and self evaluate exactly where you are. I am convinced and no one has given me any information yet as to where we are as to why not make this change. If we can broaden the scope and we can correct or tweak a couple of things and make a lot more people happy than are happy right now then I think it is in all of our best interests as leaders to stop and take a deep breath and to figure out what the exit strategy is recognizing someone is going to have to fight hard to change my mind on the project but I believe if we can include more, then we have a more defensible position.

Councilwoman Harrison - There were a whole lot of emails but if all you are going to say is what a terrible person I am that does not give me any reason I should not go forward with this. The other thing is that I keep hearing about how the Land Use Survey must be completed and a new plan put in place when in fact

we have a plan that goes to 2012 that has statements on 15 different pages about something like that. I am not understanding about the survey. I do not understand why people were told that you have to wait because this survey will change the Land Use Plan. We as a board have not said we are going to get rid of anything that we do not like because of the survey. I will tell you if you go back and look at the surveys that we have done in the past, 69% of the people said we do not want street lights and we do not want banners or monuments and yet prior Councils spent \$197,000 of tax payer money and did it anyway. In the Land Use Plan it clearly states that this is a guide. We have ordinances that allow us to vote. Are we going to give the impression to the people that are sitting there to please do the survey which we already know is tainted. Please do that survey because once we get the survey then we are going to vote no for Mr. Polivka. That is the impression that I get from the emails. What is going to change by delaying that? Is the rhetoric going to go away from whoever is telling people that. I do not think so.

Mayor Pro Tem Barry - Shame on me if it does not. If there is one person at the table that has a right to be upset about the nature of the communication and emails it is me because I have gotten the brunt of it for four months. I stopped today two or three times and this weekend and said am I making this decision and reacting because I am angry or am I making this decision because it is right. I am convinced that we are moving in the correct direction. I am not sure we are moving in the right direction in the correct way. If it means that it costs us 30 days then I think it is worth taking 30 days to close all of the lingering details and put the shrink wrap around this. If I get one more email I can call a special meeting for Thanksgiving Day and we can have a public hearing.

Councilwoman Harrison - I think we should do it before 30 days.

Mayor Pro Tem Barry - You and Pam can call a meeting. All you need is 48 hours.

Councilmember Thomisser - I have read all of the emails you are referring to. I think the people of Weddington are really saying that they want to see this survey to see if anything has changed since it was done the last time. I think that is a positive thing. You talk about the Land Use Plan as a guide. The survey and the Land Use Plan is what the people of Weddington want their town to be. It is not what I want it to be or what any Town Councilmember wants it to be. It is not my vision and it is not anyone on this Town Council's vision. It is the people's vision. I think the emails that you are getting are people that are saying that we are willing to accept it if something has changed. This whole process is a rush to judgment. We have a current Land Use Plan and 70% of people said that they did not want any more commercial.

Councilwoman Harrison - Would you want me to read from the Land Use Plan?

Mayor Davidson - I think the 30 days and a meeting in between will help us tighten up the Land Use Plan along with the project so that we are not vulnerable. There are things that this project is inconsistent with in the LUP and we can address those between now and the December meeting. The Town is going to be better off because I am telling you that I know that people want different things but there is something that everybody in this Town does not want. If we weaken the Land Use Plan, we can be challenged. I would like to see us to do at least that during these next 30 days. Some of the language is pretty black and white and let's take it out so this project will fit.

Councilwoman Harrison - I am going to read a section from Page 47 of the Land Use Plan. The survey showed a preference for innovative commercial uses that blend in rather than are differentiated from adjacent residential areas. Such land uses such as limited retail and office if properly designed can be both appealing and harmonious with the adjacent land uses. A two-story brick building that looks like a colonial building next to a brick church is very harmonious. Are you suggesting that piece of statement gets taken out of the Land Use Plan? Everyone knows that a property owner was willing to give 50 acres

for a park and a library and in return 250 acres was going to be voted to be commercial. Will that still be the case?

Mayor Davidson - There is the northeast quadrant language that is in there and if we want to move forward let's address that whether we take it out or we move the lines. There are plenty of churches in Town where you probably do not want retail next to it and so this is the kind of discussion that we need to have before we move forward with this because it is a significant change.

Councilwoman Harrison - It is not going to be in 30 days. You and I both know that and on top of that we have a survey that you can take multiple times.

Mayor Davidson - Let me address that because we have the minutes for that. We sat here and we stopped and we paused and we said are we concerned about this survey being manipulated and I suggested about doing the paper copies that could not be copied. We talked about ID numbers. We talked about all of these things and this council said no we are not worried about it. Let it go and so I am confused to hear now that it is tainted when we literally stopped and asked if everybody was good with it.

Councilwoman Harrison - When I get approached and I am told that someone took it multiple times because they wanted to make sure you cannot bring in commercial then it is tainted.

Mayor Davidson - I know. We knew that and we had a discussion about that.

Councilwoman Harrison – I asked for a control number.

Mayor Davidson - But we voted on it.

Mayor Pro Tem Barry - I am all for taking it again saying we did not do this right and we need to start over. It is already built; all we have to do is put the field in and re-mail the card. I want to be clear to you and the audience unless someone gives me a real reason not to support it that is the direction I am going and my commitment to you is if the emails do not stop I will call the special meeting and we will reconvene the public hearing.

Councilwoman Harrison - I understand what you are saying and I heard what the Mayor says. The Mayor has a different agenda. He is saying I want to take this and I want to rewrite this before we make any discussion. It will not happen in 30 days.

Mayor Davidson - I am not saying that we rewrite it. I am saying that we take this project and we go through the Land Use Plan and we fix the language so the Land Use Plan is consistent with the project so when the next guy comes in he cannot say you overrode language here. It has got to be consistent. That is all I am asking for at this point.

Councilwoman Hadley - And we have not done that the last 30 days why?

Mayor Davidson - I have tried to get us to talk about it multiple times.

Councilwoman Hadley - Point of order. My phone has not rung.

Mayor Davidson - What was the presentation?

The Council discussed different dates to recess to.

Mr. Temple – I cannot do the 28<sup>th</sup> because I am in Texas. I would ask to speak sometime before the decision is made. This has implications to us financially.

Mayor Pro Tem Barry amended his motion to recess the public hearing until November 27 at 7:00 p.m. I will commit to you, John, if we know in advance that the meeting is not going to occur we will let you know so that you are not wasting a trip to Town. I also understand what this means to you.

Mr. Temple - It violates your own rules. I understand exactly what you are talking about and here is my concern. A week ago I received a call from Nancy Anderson. I agreed to come to Charlotte to meet with you and I made myself available but that opportunity was not taken. Now I am sitting here tonight \$100,000 into this process and we have followed every single rule. When we made the application in April no one came to me and said we are going to do a Land Use Plan review. What you did was took our money. We did the engineering studies and we did all these things you asked us to do. Now Nancy comes tonight and she says why don't you pull this down here? That means we will have to start all over again through the Planning Board because we were told that once you submit where the building is going to be that is where it has to be. I am going to have to go through the whole process again and redo the calculations and we have to do all the engineering studies over again. She comes tonight and says why can't we all get along together? How is this fair to the landowner at this point? I do not know if I can be here in two weeks. I am going to have to look at my schedule too. I want to know what will be accomplished in 30 days. Is she is going to ask us to pull this building down, Jordan, will I have to go through the whole process again?

Town Planner Cook – No, you will not. The project has not been approved. Once a conditional zoning permit is approved is what you see is what you get. The Planning Board made a recommendation based on this site plan. Now the Town Council does have the discretion to take many different options.

Mr. Temple - It changes the engineering. I do not know how that is fair to us.

Mayor Pro Tem Barry - I understand.

Councilmember Thomisser - I understand what Mr. Temple is saying but I also understand what is fair to the people of Weddington. I tried earlier in the motion to postpone this until after we rewrote the Land Use Plan and survey but Councilwoman Harrison says that we cannot do it in 30 days. If we cannot do in 30 days then why do we not postpone this thing until the second Monday in January?

Mayor Pro Tem Barry - There is no way I am doing that to them. I completely understand what you are saying John. I am not convinced that is the right answer but there is another answer out there.

The vote on Mayor Pro Tem Barry's motion is as follows:

AYES:	Mayor Pro Tem Barry
NAYS:	Councilmembers Hadley, Harrison and Thomisser

Before Chris Rea began a woman in the audience advised that he could have her three minutes.

Chris Rea - I live in the Steeplechase neighborhood. My wife Jan and I have lived in Weddington for 18 years. I am a native of Charlotte and we moved here back in 1994. In 2007 Mr. Basil Polivka with Polivka International bought a five-acre piece of property with a single-family home on it across the street from our little business center. This 5-acre property that he knew he overpaid for was zoned R-40 but he was and is still arrogant enough to figure that he could roll over whatever local politicians he had to to get the property rezoned and easily get his way. But he was wrong. The Town Council at the time turned him

down. And when the Town Council did not give him the answer he was looking for he waited patiently until 2011 when a Council more favorable to his position was elected by trusting citizens but he was wrong again. The Council that was elected at that time campaigned on promises that they would never agree to do the bidding of some developer or so we were led to believe. Somehow this developer was able to change enough Councilmembers' minds that some of them completely reversed the positions that they campaigned on and now there are enough votes on the Town Council to push this rezoning through. Assuming that the Council votes to approve the zoning, they will have succeeded in opening the door to something that virtually no citizen of Weddington is in favor of – a 15,000 SF office building. During the Planning Board meeting on September 24 one of my neighbors in Steeplechase spoke. I will read the brief exchange between him and some members of the Planning Board. He is not identified by name here only by gentleman. This is on page 130 of the agenda packet for tonight's meeting. He says, "I live in the Steeplechase subdivision. Originally there was a sewer line that was going to go through Hunter Farms down through my back yard. Can you make a condition so that in the future that would never happen? A condition that says that they must tap in at Providence Road." Chairman Sharp responds, "A condition that any sewer connection in the future must be in front of the property." Ms. Propst said, "How would that ever happen any way?" The gentleman says, "If they come to you guys and want expansion of the property and no longer can use the existing septic system and now we have to revisit going through Steeplechase to tie in at Highgate." Chairman Sharp says, "Any future sewer connections to a sewer system must be through the front of the property. You can't cut across Hunter Farms and go to Steeplechase over to Kings Manor." Again reading from the minutes of the September Planning Board Meeting on Page 135 of your agenda packet it says, "Any future sewer connections must occur along Providence Road." Here is what is interesting that also in the packet is a letter addressed to Jordan Cook from Mike Garbark from the Union County Department of Public Works and he writes the following: "The above mentioned site plan for 13700 Providence Road has been reviewed by Union County Public Works. County water is accessible along Providence Road but County sewer is not accessible." It appears that an issue that my neighbors thought had been settled has not been. If the building of the Polivka property is expanded at some point in the future beyond what they are telling us now something that is likely to happen in my opinion this developer will be in my back yard and my neighbor's back yard and we will be fighting the sewer thing all over again. Even aside from the sewer issue regarding the larger issue of commercial development in Weddington generally I fail to understand why we need any more commercial development than we already have. It would be different if Weddington were stuck out in the middle of nowhere when you have to plan a day trip and pack up the car and stock up on supplies. The fact is that you can drive 5 or 10 minutes in any direction and find whatever you are looking for at any number of humdrum cookie cutter businesses. From a few minutes drive from here is the Arboretum, Rea Village, Providence Commons, the Promenade, and Village Commons in Wesley Chapel - there are no shortages of places to shop nearby. It is not a rare thing. You know what is rare – a tranquil quiet place with a small town feel – Weddington, our Town, that is what is rare. Someone speaking in favor of bringing commercial development to Weddington mentioned how nice it would be to have a coffee shop where you could sit down with a friend, relax and have a cup of coffee. Some of you may remember that we had such a shop right there in Weddington Corners and it went out of business and now it is a karate school. Why is Mr. Polivka the only one that is exempt from the Land Use plan as it exists now? Why is it so urgent to vote on this tonight? The deadline for the residents of Weddington that have completed the new survey is November 19 – six days from now. Can this not be delayed until after the land use is collected and published? What made some of you change your minds after you promised to preserve the things that made our Town so special? The simple fact is that the overwhelming majority of Weddington residents state that they do not want any further commercial development. One of you stated for the public record the following: "Basil is a very good friend of mine and he supported my campaign and so for transparency and disclosure purposes I wanted to make sure everybody in the audience and for the record and were aware of that. It is public record and you can go to the fec.gov website and punch in my name and see all 375 people that gave me money a lot of whom are real estate developers here in Weddington."

Ms. Lib Propst – I live at 601 Weddington Road. My family has been in this community for over 150 years so none of you have anything on me. I want to apologize to the Polivkas for the way that they have been treated by the community. Nancy did the same. I do not understand why you do not want anything in this community. I loved it when we had the country stores. I do not understand it at all. This would be a beautiful asset to our community. My dear friends Bobby and Lucy Helms owned that five acres and they fought to have something nice there. Their children were mistreated. They will not even come to this community any more. Bobby and Lucy are dead but their memory could live on in a beautiful complex like they wanted to build on that hill. I see so much selfishness in this room it is pitiful and I grew up here. These people have rights too. I do not want anyone telling me what to do with my land and you do not either. I do not come to any of your homes and tell you how to mow your yard and how to plant shrubs or what to do. I do not want you telling me and you should not be harping at them. This is horrible. All of this fussing for nothing when our country is going down the tubes. Look at what is happening in Washington. The same thing is happening here. You are becoming like socialist, communist people who want control over everybody's things and that is terrible. There is a church up on the hill and there are churches all around; maybe some of you need to visit them and get down on your knees. Please stand up and approve this project.

Ms. Genny Reid – I want to point out that it says that there are only a few towns like Weddington left in the greater Charlotte area. Why did we move to Weddington? We moved here to get away from Charlotte and all that goes with it and for some to move to a nice quiet residential area with lots of residential land and very limited business activity. We like it that way. Why do we want Weddington to grow? The comprehensive land use survey will give you a very good idea of what the vision of residents want. I believe they want to maintain our residential and serene setting. Mr. Polivka bought the land knowing that it was zoned residential. If we moved here to get away from Charlotte or to get away from business development how would an office complex be an improvement to Weddington? Furthermore it appears that Mr. Polivka does not really appreciate how special we are here and he does not seem to care about the future of Weddington or he would not want to change our landscape just for him. He wants us to make an exception for his needs and not ours. Progress for Weddington is not for more businesses or office buildings but progress is maintaining and improving the current quality of life. An office building does not fit this description. This is a residential community and that is why we like living here. Drive up Providence Road from Charlotte and after you pass Audrey Kell the landscape is residential and open land. This is what we like about Weddington. We do not want to see a 15,000 SF office building with 70 parking spaces as we drive up on Providence Road as we drive towards Waxhaw. This rezoning to business will surely open the zoning request from additional landowners on that side of Providence Road. Let's not ignore or forget the fact the Pittenger land on the corner of Rea Road and Providence Road – 80 acres they are just waiting to change that probably. We do not want to look like Wesley Chapel or Waxhaw. This rezoning will unfairly reward a single landowner who chose to buy this land zoned residential at the expense of the quality of life for the rest of us. Weddington wants and needs our leaders to represent us and not special interests so I ask you to represent the majority of our residents and postpone your vote until you hear from the comprehensive Land Use Plan survey and if the majority does not want more business please vote against this rezoning.

Ms. Janice Propst – My family has owned a farm in Weddington for 120 years. We still own a farm in Weddington. It is one of the most beautiful things you see on Highway 84. It is over 200 acres and we maintain it beautifully for you to enjoy but one day our family will have to sell that farm and we have property rights. We have paid taxes on that property for probably 120 years. I believe that Basil Polivka is an honorable man. I have met him and he lives in our community. Basil Polivka only wishes the best for this community. He could build four houses and this board would have no control over what he does. That includes the water run off but instead he is going to put one 15,000 SF building that looks like a house. There are houses in the community of Weddington that are bigger than 15,000 SF. He has 11 employees. It is not commercial. This is his business. It is not retail. It is his corporate headquarters and

he is going to lease out space for medical people to come to your community that can serve you. It is also tax dollars to help us with our EMT, fire safety and police. We have expenses that this community does not even realize is going to go up in the next few years. We have police – our police security is very expensive. Do you want your taxes to be 30 cents per hundred? We do not have anyone else to help support our tax base. We are going to have taxes that you really do not want. I am here to support the Polivkas. I think that they have an honorable thing that they have done with the property. The previous Mayor has no problem putting Rea Road through the middle of my family's farm and it will destroy a home place that has been there for five generations. It is on Highway 84. It is a beautiful farm right beside Aero Plantation and you think I feel resentment towards someone wanting to put a freeway through that. My family will lose their home place. Five generations have owned that farm and she did not have a problem when everyone was screaming Rea Road - Rea Road. That is going to destroy my family farm. I am here to support the Polivkas and I believe that it is an asset to the community.

Mr. Richard Sahlie – I moved to Weddington from Charlotte about 10 years ago. I was attracted to Weddington because of the attractive rural atmosphere of this Town. Weddington is everything I hoped it would be. Weddington is an island of tranquility in a very hectic world. Please let's keep it that way. From the Council minutes of July 9, Mr. John Temple representing Mr. Polivka testified, "Our ultimate objective is simple. Mr. Polivka wants to build his corporate office here." In July it was an office with just 7 to 10 people. Now the plan is 15,000 SF with 70 parking places - very different from Mr. Temple's testimony that we simply want to operate our corporate office. He went on to say, "We presently only have seven people that work out of Mr. Polivka's office. This building would house those seven people perhaps even up to 10 people." That was in July. Very different than what is being proposed here. Now I want to talk about traffic. In order to accommodate traffic in and out of the proposed building this drawing shows a new island in the center of Providence Road across from the existing shopping center. To go northbound from the proposed building would require first crossing one southbound lane of Providence Road to the new island. (*Ms. Byrum gave Mr. Sahlie her minutes so he could proceed.*) Second making a u-turn around the proposed new island into a northbound lane of Providence Road - can you imagine this happening at any time but especially at the evening rush hour? I went out there at 5:30 in the evening and sat in the shopping center parking lot and watched the traffic. Traffic waiting to turn left onto Weddington Road sometimes extends back all the way to the shopping center. This is before the economy makes a big turn and people from Waxhaw and between here and Waxhaw build a lot more homes. This is not smart. Despite what the traffic people told you this does not make sense. Please let's stop and think this thing over. It is a bad move.

Ms. Laura Carver (*Bill Snider gave her an additional three minutes*) – I live in Steeplechase. I have been living there since 1998. I am here to talk about the Conditional Use Permit to change this land to M-X. I did not realize that the only use he could make of the lower floors was strictly medical or offices but not necessarily doctors. I want to disagree with the land use change for this property from residential to business. It has been residential for a long time and I think it should stay that way because this office space is not really creating traffic for the use of the community at large. It is an office building just for Polivka with some commercial office space that we do not know what it is going to be for or if it will lease out within the next three years. It will not create much foot traffic it does not seem to me. The shopping center across the street does service the community with a lot of foot traffic. It is extremely close to the intersection of Highway 84 and I do think this is going to cause a traffic problem but just like anything else people cannot drive and there are going to be wrecks. Another problem area I see in this is spot zoning. North Carolina does not like spot zoning. If we continue to do commercial zoning on this side of the road it is going to cause a lot of flooding. We are already having problems back in my neighborhood. It comes 10 feet into the back of my property when it does rain very hard. I have a berm that keeps it out of my yard. I would like to ask you to not to decide on this matter until the citizens are surveyed. I have really enjoyed completing these surveys in the past and I really felt that they were of high quality. I was really impressed the way that they were done and the questions that were asked and the formality of it. Another

thing that was addressed by Nancy was some of the negative emails and texts that you have had. I do not want to be lumped in with those people. I have not texted any of you and I have not emailed any of you. I have not called any of you except the Mayor on the phone and talked about any of this except with one neighbor. I do not like being lumped in with other people. It gives the appearance that you take everybody in this room as the same way. I do not like that. I like Nancy Anderson's comments about relocating the building down. I realize that it would cost a lot of money but it would help protect the historic vistas from the farm. It has appeared from your little interlude before the public hearing when you were all making your comments about this and it sounded like to me that this public hearing is just a waste of time because you have already decided how you are going to vote. I am really sad because I feel like you do not really want public comment about this and how it is going to affect me and my backyard. There is always a consequence to everything that is built. You may not see it now but you are going to see it later. Remember all the houses and apartment complexes that were bought out in Charlotte because of flooding.

Mr. Rob Dow – I was the only one that voted against this on the Planning Board. I would like to make sure that everyone understands that this is not personal. I understand that you think you are doing what you think is best for the citizens. I disagree and we can agree to disagree. Secondly, I think the Council has every right and you are not bound by the Land Use Plan. There is no question about that but I think the way you do it can be good or bad practice and can open the door for problems in the future. Barbara and I evidently disagree on this but I see the sections that she spoke about in the Land Use Plan but I find at least eight black and white conflicts with the current Land Use Plan and with the rezoning of this property and I am concerned that down the road when the 80 acres on the corner of Rea and Providence comes along that this is the first of many commercial MX rezonings that will be on the west side of Providence Road. To have a strip commercial you have to have the first one and this is it. Until now we have none. We have stood on that and it has been in the plan and we have said no. This one will be the first. I don't care what you call the other properties whether they are non-residential or whatever name you want to put on them they are not zoned commercial. I think you need to realize that whether I like the Polivkas or whether I don't is irrelevant. They bought the property R-40 knowing it had been turned down once already. They took a risk. It is not their right to have commercial. The rezoning goes with the property. If the Polivkas are wonderful people and stay there for 50 years or not is irrelevant. The next owner which could be very easily a year from now might be someone totally different so all of that is irrelevant.

Ms. Carol McLeod – I have been here for about 10 years. We are property owners for a lot of land and I appreciate what they are trying to do to. I believe it will improve Weddington. I see it as a tax base for trash service that we do not have. I see it for a new fire station. I see this as an opportunity to bring some services to our community that we do not have. I love the schools but I came here because our family was here. We are not leaving. I think these people have done it the right way and they have followed the rules. They have done everything and it even seems like they have followed the old land use. I have come to some of these meetings and I have been hearing some people saying that they have taken this survey two or three times. I am thinking where is the ethics in that? You are supposed to take it one time. Now with the survey totally not right because we thought it was done honestly. I was here and I applaud thinking that this new survey that everyone was going to do it the right way. You are going to get skewed results and that concerns me. Whatever you decide - God bless you for doing your roles. You are wonderful for going through this. I cannot imagine getting the emails and texts that you are getting. It is horrible to be treated like that. We are a community. We have great schools and great people. We need to do this together because we need some services here. We are a beautiful community but we are lacking in my opinion. Look at Wesley Chapel and look at Waxhaw and they have some awesome services for their people. I think we are missing a little bit here. We have to have both a little bit of a balance. It is not just that we have to have a rural community. We are not rural anymore.



Ms. Judy Johnston (Ms. Lynch gave her three minutes to Ms. Johnston) – I have been listening from the beginning to Polivka present their ideas and the process that they have undergone to make this as blended to Weddington as much as they can. I think they have made every effort to do that. The project makes sense to me. First, the definition of business (also known as a company, enterprise, and firm) is a legally recognized organization designed to provide goods or services, or both, to consumers, businesses and governmental entities. The parcel under review is located between a school of 600 students on one side and a farm offering “pick your own” fruit in the spring, and pumpkins and holiday trees in the fall. Across the street is a shopping center and gas station. Being sandwiched as it is, this parcel only lends itself to be used for light business. Traffic is a non-issue. We’ve been assured that there will be only approximately 7 – 15 people working in this location. Even if this number increased to 25 or 30 it would still be significantly less than the traffic from the moms of 600 children coming and going every day from the church, school, and the thousands of individuals that come and go from the farm in the spring and fall. The Town will have much more oversight over business construction than if it were developed to be residential. I know from personal experience that water and sewer lines coming through other properties are not under the control of the Town for residential use. Ken Dowd took a wide slice all the way across my property in order to build the Bromley neighborhood. He needed to connect to Mecklenburg County sewer because of the lack of accessibility to Union County utilities at the time. Union County follows the creeks using gravity for flow of sewer lines. I had a nice creek running through the woods, across the back of my property. Now I have 95 feet of property behind a 30’ open slice taken out for sewer lines. I was told by Weddington that they could do nothing to help me. I was told by Union County that developers had 100% approval of requests to take land for large developments. (Keep in mind that the Bromley neighborhood was to be over 100 homes starting at \$1.5M.). If the Polivka parcel is rezoned to business the Town will have some control. As I understand it they are going to put in a septic system anyway so it is really a non-issue. Rezoning this parcel does not mean all rezoning requests are automatically going to be approved. That is why we have a Planning Committee and a Council. Our Council has spent many hours to educate themselves on the pros and cons of this request and are much more informed and capable of making an informed decision than I am or most of those in the audience. Sooner or later business will find its way to Weddington. We have an opportunity through these discussions to stop being in denial and begin to plan how business can marry with residential as an asset instead of a liability. I think a town is a balance between business, residential and recreational use - a place to work, play and live. Weddington is way out of balance. Other towns such as Hilton Head successfully integrate business and residential parcels because they have developed strict guidelines for architectural standards and land use. If Weddington wishes to be different than other towns in this area we must start now to define a specific image both in concept and business architectural requirements. Then when business does creep into Town it will do so in an integrated way that fits our standards. Weddington has big issues. We offer no housing options for young adults and no housing options for older adults ready to retire and looking to downsize. The fact is that we have a run down shopping center in need of a facelift. Our downtown consists of a shopping center, a gas station, a Town Hall and a church. I hear talk of a downtown corridor and to have a corridor or a downtown we must have business on two sides of the street. There is no glue to draw residents into Town or to bring us together. We have seen this through the water tower issue, the fire department issue and this issue. People are concerned about their own little area and there is no cohesiveness around the Town. We need some business to bring in some and to bring people into Town instead of everybody leaving Town to go do everything but sleep.

Ms. Dot Cooper – I am a Steeplechase resident. I guess we have heard both sides of the issues. I hate the idea that people were taking the survey multiple times if that was the case but the problem with the survey is that we got one notification (a yellow card) in the mail that could have easily been overlooked and mistaken as junk mail and been thrown away. I have a concern that people may not have responded to the survey because they did not receive the notification. I think the point of the survey and what is so prevalent here and why people are emailing and bringing up so many concerns about the survey is because they want you to hear the people of Weddington. This is not about whether Polivka is a nice guy or not. It

has to do with what do the people want for Weddington for the Town Center and this core. Do they want development or not? That is the whole idea of postponing the rezoning issue and the whole idea of waiting and getting this information so that you can hear from everybody and what they want. I have been a resident of Weddington for over 16 years and I have answered all the surveys and I finished this survey. One of the questions was do you want non-commercial development to off-set our taxes. I have no idea whether this one piece of property is going to pay for all my tax services. I seriously doubt it. If we need to redo the survey and get a better response I think we need to do that. If we need to put control IDs – let's think about doing that. Let's get the impact. If everyone in this Town wants to put a parking lot across from Harris Teeter then so be it. Let's hear what the people have to say. I think that is what this Council is supposed to represent and what the people who live here want and it seems that we have some going both ways. I am hearing a lot of people that do not want development who came from Charlotte to get away from that and we do not want Providence Road to become an extension of Charlotte. If the Town thinks our quality of life has improved by having a railroad company in the middle of it – okay. Personally I am not in favor of more commercial development and I do not see how that benefits anybody in the Town of Weddington by having their office there and this parking lot.

With their being no further comments or questions, Mayor Davidson closed the public hearing.

The Council took a brief recess.

**B. Consideration of Public Hearing – Polivka Mixed Use Conditional Zoning Rezoning Application.**

Mayor Davidson gave Councilmember Thomisser the gavel.

Councilwoman Harrison moved to approve the Polivka Mixed Use Conditional Zoning Rezoning Application for a 15,000 SF office building located at 13700 Providence Road.

Attorney Fox – Your motion includes the determination that the approval is consistent with the Land Use Plan and that the approval does include the 13 conditions that have been outlined by the Planning Board and presented to you by your staff.

Councilwoman Harrison - As the staff said the MX rezoning application is in compliance with the Town of Weddington's Zoning Ordinance with the aforementioned conditions of approval.

Mayor Davidson - I have the initial letter from the map change from the Polivkas and I have the Land Use Plan. The first paragraph in the letter states that one of the reasons for this change is that they want to complement the adjacent properties which are listed as commercial and business. That is not true. The farm and the church are listed as residential. If the Town Council wants to go through the conversation to see how we are going to handle farms and churches that needs to be done. That would be done through the Land Use Plan process. Right now that is not a fact and they are residential. The next paragraph states, "We understand that you have amended the LUP three other times near my property from residential to business. I am trusting that the Planning Board will provide me with the same consideration by amending the present land use for my property from traditional residential to business to enable my business to build and locate its corporate office in Weddington." There were three other parcels that were changed. It is different because there is language in the LUP that makes this property different. The first one is the language that we have about the northeast corner. It says on Page 46 that commercial development in Weddington is confined to that area located at the northeast quadrant of the intersection of 16 and 84 in other words the Town center. There is a visible boundary that we have for commercial and it is intentional to keep it from spreading. Now we have a map here that has something outside of the northeast quadrant and we still have text in here that says that does not allow that. Does Council want to do something to adjust that? It talks about business primarily serving Town residents. That is not as hard as the first two. Pedestrian friendly Town Center is what we are trying to design and this is across from Highway 16 and I

would not encourage anyone to walk from property to property. Another big one that NCDOT has told us is limiting the number of street curb cuts. If there are things that we want in Weddington we have this wide open road that DOT has just fixed for us. People move in and out and traffic congestion is not a problem. How do we want to spend that capacity in the future? Is it with this project or is it with other projects like coffee shops and sit down restaurants and libraries? That is why we are doing the survey. I would have found reasons to write the applicant back and say first of all there is a mistake in here about the farm and the church and regarding the three properties you are right but they were different than yours but there is good news. We are redoing our Land Use Plan. Now we can go through the Land Use Plan process and then match your request with the new one. Then we ask Council if we want to use the existing one which has some problems in it or do you want to work and get the new one done and see if the project will fit in there and that is how this process needs to go. That is not how this process has been done by Council. There have been comments up here about being good people and what else are you going to put there. It is very dangerous language for the next guy that comes in. That is what I am hoping at a minimum to tighten up the Land Use Plan to fit this. The things that were said during campaigns - I just wish someone next time promises if you want commercial growth will you please run that way because I do not see any fliers with people saying this is what I want to do, we need more services and I am going to run this way. I did not run that way and none of us ran that way. You know where I stand.

Councilwoman Harrison - I am not sure where to start anymore. Back in 1995/1996 I drove through this area because my husband and I wanted to relocate to this area and we did. The first time that I saw the Hemby House I said I wonder if that is for sale. That would make a great coffee shop. I found out it was owned by the church. Walker has mentioned Page 46 and again I will mention 47 that says that the survey said for commercial uses that blend in rather than are differentiated from adjacent residential areas and that limited retail and office if properly designed can be both appealing and harmonious with adjacent land owners. As Rob Dow said we can agree to disagree. If my reading serves me right Mr. Dow was one of the people that wrote the original Land Use Plan along with Dorine Sharp. That language has been in there for the last 10 years. Along that line there is language that we are supposed to periodically be looking at everything and updating it. It could have been updated and it could have been changed and it could have been modified within the last 10 years and yet it was not. Everybody keeps saying the church is residential and the farm is residential. The other day I am driving down Weddington-Matthews Road and I looked at the Weddington Racquet Club and questioned why that is not considered business? I started looking at what can be put on residential property. John Temple, why did you not look that up? I think you could have found something and saved yourself a lot of time. I went on the State of North Carolina's website and I keyed in Weddington Christian Academy. It comes up as a non-profit and a business. I keyed in Hunter Farms and it comes up as a business. I keyed in Polivka and it comes up as a business. The only difference was what you did. They all said the same thing on that website. I am not going to argue that this is anything other than what I have said. I have looked at this and I feel that it is in the Land Use Plan. I am not sure if anything is going to change. I got a lot of emails saying that it is better there than the eyesore that is there right now. It is not going to have a parking lot in the front. It is going to be in the back. I have walked the entire property. There are a lot of mature trees. I also looked at Nancy's property and I tried to envision what she was or was not going to see. The only thing that I can add is some strawberry plants or a chicken or two. I am not sure how you are harmonious on that side. I know one thing for sure I can't tell you how many people have come up to me and said why can't you get a restaurant. I want a sit down restaurant. I talked to 10 people that are in that business and asked will you come to Weddington. One of the first things that everyone says to me is that you have no business that will support me for lunch. I am trying but I cannot get people to come if we have nothing else there. I have heard over and over again that OMG you are going to have to approve Pittenger. We have all met two or three developers that have been interested in Mr. Pittenger's land and they have sat here and they showed me a plan and I said our ordinances do not support this application. I also said as long as I am on Council I do not want to look like Wesley Chapel and have four corners that are nothing but commercial use. I think everyone in front of me said the same thing to them. They said to me there is an election in

2013; we will just bide our time. That is reality. I do not want to see any kind of fast food across the street but that could be a reality. I have heard that you could sell that. Yes, you could sell that tomorrow if you wanted to John Temple and the people would have to start all over again. We make this process as hard as we can possibly make it. It is not something that if he sells it tomorrow we will have a Bojangles. For every point I can find a counter point and lastly two things I am a conservative Republican woman. I do believe in everybody's property rights. I do not believe that we should look at what his business is and say it does not meet Weddington's needs. That to me is discriminating. Are we going to tell the designer she can only sell designs to Weddington residents? Are we going to tell Dr. Pinsak your patients should only be Weddington residents? No, we don't tell them that. We have patients that come from all over. I believe in small businesses. I hope you have 20 people there in two years because that is 20 more people that are going to walk across the street (please do not get hit by a car) and go here and eat or shop.

Councilwoman Hadley - We obviously have a difference of opinion as to whether this is supported by the Land Use Plan or not. There is a group that says that it is and there are some that say it is not. Look at the Bible to see how many religions came out of the Bible - it is open to interpretation. I understand the disagreement on whether it does or does not. I am grateful that we are moving forward with a revision. I also think that there is a difference in opinion in rural character. I am not sure why a columned brick colonial building is not rural and therefore I do not understand why I am breaking campaign promises because all of a sudden I am not rural. The majority of the Planning Board debated and voted 4-2 and sent it favorably to the Town Council for the Land Use Map change. It was voted on by Town Council 3 to 1 and it passed. The Planning Board debated on the rezoning and sent it to Council with a 5 to 1 vote. We keep hearing about how we are setting ourselves up for more development and lawsuits and I would like to go back to Section 58-5 - 3 (d) and I will read you the last sentence - Because of the nature of all the factors listed above the approval of a location for the MX Mixed Use District is at the sole discretion of the Town Council and in no way implies that any other site will be found acceptable for similar designation. That is in the ordinance. Is that telling me what I think it is telling me?

Town Planner Cook – Yes.

Councilwoman Hadley – If I say yes right there I do not have to say yes next to another church or farm or anything else. Mr. Rea, I think your position with the sewer has already been addressed as part of the conditions.

Mayor Pro Tem Barry – There was a comment that was made by one of the adjacent property owners that they had 30,000 visitors a year + 12,000 students. That is on one side. On the other side is a school that has 1,000 students over there now, not 600. Because of the way some of our zoning criteria and land use work, we only have a handful of choices that aren't really defining what the application is as what someone pointed out regarding swimming pools and country clubs. A duck is a duck. It is what it is. What is around it is what is around it. Then when you add onto that the review of our zoning that says that in no way does changing the use of this parcel predispose us to approving any other parcel in Town protects all of us. I can't tell you how many phone calls I have gotten that says OMG if you do this your friend Robert Pittenger is right behind this. The joke on this side of the table is if anyone knows Robert it is probably me having put up with him before he ran for Congress. A sitting member of Congress has to go through the House Ethics Committee and give financial disclosures of their business interests and I can assure you having gone through the colonoscopy of that process earlier this year that Mr. Pittenger is not going to interface with an elected body while he is a sitting member of Congress regarding his property. He may have someone else do it for him. He will not be engaged in that process. I don't see how he would dare do that especially with some of the other stuff that is floating out there. To help with some of your fears and concerns on that I thought I would share that.

Councilwoman Harrison – I want to thank everyone for coming. I want to thank you for the fact that you were passionate. I want to thank you for being courteous. Being told that I did not know how to read last month is kind of upsetting. Getting all the emails that I got that had nothing to do with this was even embarrassing. I have been on your side. I have been here for The Woods and was the first person that actually got up and spoke. I was here for the fire department and I fought the water tower. I want to thank you for your honesty and your passion and I hope that you continue coming. Fill out the survey - we want that. I appreciate that with the late hour that you hung in there for us.

The vote on Councilwoman Harrison's motion is as follows:

AYES: Councilmembers Harrison, Hadley and Mayor Pro Tem Barry  
NAYS: Councilmember Thomisser

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

**Item No. 11. Update from Town Planner.** The Town Council received the following update from Town Planner Cook:

- Land Use Plan Surveys have been available to the citizens for two weeks. The deadline for responses is Monday, November 19<sup>th</sup>. CCOG will compile the data from the survey and report back to the Town Council shortly thereafter.
- The Agritourism and Agricultural Use Definition text amendments were on the February 27<sup>th</sup> Planning Board agenda (both received a favorable recommendation). These text amendments have been amended since that February Planning Board meeting. Town Attorney Anthony Fox has provided feedback on the proposed text amendments and recommends some changes. These can be discussed at a later date. *(Mayor Pro Tem Barry advised that there was a big rush on this item.)*
- Stillwell NC, LLC's Sketch Plan for a 90 lot conservation subdivision called Vintage Creek on parcels 060-90-004, 060-90-007 and 060-93-011 was approved by the Planning Board. The applicant is now working with Union County on finalizing sewer plans. Once finalized, the applicant can submit the Preliminary Plat.
- The Planning Board gave the Polivka MX Conditional Zoning Rezoning application a favorable recommendation at their September 24<sup>th</sup> meeting. This rezoning will be on the November 13<sup>th</sup> Town Council agenda for Public Hearing and Consideration.
- I have received several inquiries about age restricted developments and commercial development in Weddington over the last month. Many of these developers, property owners, etc. have requested meeting with the Town Council as allowed through our Conditional Zoning process. After talking with Council members it was determined that these meetings should occur after the survey results are back.
- The following items were on the October 22<sup>nd</sup> Planning Board agenda:
  - Section 58-60 MX Zoning Text Amendment
  - Land Use Plan/Map Text Amendment
  - Section 46-46 Subdivision Checklist Text Amendments: requirements for fire hydrants
- The following items will be on the November 26<sup>th</sup> Planning Board agenda:
  - Beulah Church Road Minor Subdivision
  - Howie Property Minor Subdivision
  - Bromley Monument Signs

**Item No. 12. Update from Town Administrator.** The Town Council received the following update from Town Administrator McCollum:

- § Deputy Wayne Gagnon is the new deputy for the Town. Former Deputy Tyler Mills will be at the December Town Council Meeting for special recognition.
- § The Tree Lighting will be held on November 30 from 5 to 7. We have a variety of school and church groups scheduled to perform.
- § Appointments to the Planning Board and Public Safety Advisory Committee will be on the agenda for December.
- § A historic brunch is scheduled in December for long time residents to share Christmas memories.
- § This Friday, November 16 from 10:00 to 11:00 a.m., a representative with Girl Scouts will give a presentation to any interested residents on how to volunteer with their organization.
- § VC3 will be getting with Town Staff within the next week to train on how to go through the pilot testing phase of our new technology.
- § Town Hall will be closed next Thursday and Friday for Thanksgiving.
- § The next Planning Board Meeting will be held November 26 at 7:00 p.m.

**Item No. 13. Public Safety Report.**

**Providence VFD**

Training- 329.50 hours

**Union County:**

Fire - 24  
EMS - 12  
Total - 36

**Mecklenburg County:**

Fire - 7  
EMS - 0  
Total - 7

**Department Total:**

Fire - 31  
EMS - 12  
Total - 43

The Town Council also received the Income and Expense Budget Performance and Balance Sheet for October 2012.

**Wesley Chapel VFD – 124 calls**

**Weddington Deputies – 589 calls**

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

**A. Finance Officer's Report.** The Town Council received the Revenue and Expenditure Statement and Balance Sheet for 10/01/2012 to 10/31/2012.

**B. Tax Collector's Report.** October 2012

<b>Transactions:</b>	
Tax Charge Utilities 2012	\$8,466.30
Adjust Under \$5.00	\$1.73
Overpayments	\$(3,195.06)
Advertising Fees Paid	\$(5.80)
Refund	\$4,173.64

Penalty and Interest Payments	\$(5.07)
<b>Taxes Collected:</b>	
2012	\$(188,374.63)
<b>As of October 31 2012; the following taxes remain Outstanding:</b>	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1,902.02
2009	\$2,616.79
2010	\$4,668.67
2011	\$7,101.68
2012	\$681,654.23
<b>Total Outstanding:</b>	<b>\$698,824.77</b>

**Item No. 15. Transportation Report.** There was no Transportation Report.

**Item No. 16. Council Comments.**

Mayor Pro Tem Barry – I want to thank Amy, Jordan and Attorney Fox. You have been dragged through some stuff during the last six weeks and you all are to be congratulated. I know you have given a lot of time and if the Board would accept it at a future Council meeting to have a motion to give you an extra paid day off at Christmas I would support that. Barbara and Pam, I cannot thank you enough for your support over the last couple of weeks even when I was in the ditch you managed to get me out. With all of the noise and challenges that we face, it has been a true honor to know that you were standing next to me during this process. Werner, wherever we are I can always count on my crazy Great Uncle Marine Werner Thomisser.

Councilwoman Harrison – I want to remind you about the Tree Lighting. Santa is going to be here. We are asking for individuals to bring a new toy and they will be given a raffle ticket. I know that Pam has said she will be here. I would like for someone to pull the raffle ticket out and I do not want it to be me or Pam. The evening before Thanksgiving I am going to be here decorating for Christmas. If anyone wants to come in and help decorate, let me know.

**Item No. 17. Adjournment.** Mayor Pro Tem Barry moved to adjourn the November 13, 2012 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Harrison, Hadley and Mayor Pro Tem Barry  
NAYS: None

The meeting adjourned at 11:37 p.m.

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Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk



**Sec. 58-9. - Fences and walls permitted within yard areas and at subdivision entrances.**

Unless otherwise noted in this chapter, fences or walls are permitted in the various districts subject to the following regulations:

(1) *Residential districts.*

- a. Within the required rear and side yard areas, the maximum height of a fence (except court perimeter fences) or wall shall be eight feet.
- b. Within the required front yard area, the maximum height of a fence or wall shall be five feet.
- c. No portion on any fence or wall may be located within the established right-of-way of any publicly maintained road unless an encroachment agreement has first been obtained from the governing body maintaining said road.
- d. Subdivision entry and perimeter walls and entry monuments are not required to be of any specific height or style, but are subject to review and approval of the planning board prior to the start of construction.

(2) *Business districts.*

- a. Within the required rear and side yard areas, the maximum height of a fence or wall shall be eight feet.
- b. Within the required front yard area, the maximum height of a fence shall be five feet.

**Sec. 58-152. – Signs permitted in all R residential districts**

(f) Subdivision identification signs (included on entry monuments) shall be regulated as follows:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	Two signs per subdivision entrance.
(3)	Maximum area of signs:	No sign shall be greater than 20 square feet in area.
(4)	Permitted location:	Behind right-of-way line.

**APPENDIX I. LIST OF ACCEPTABLE PLANT SPECIES**  
**TABLE INSET:**

Botanical Name	Common Name
<b>LARGE MATURING TREES</b>	
<i>Abies firma</i>	Japanese fir
<i>Acer platanoides</i>	Norway Maple
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharinum</i>	Silver Maple
<i>Saccharum</i>	Sugar Maple
<i>Alnus incana</i>	Sugar hackberry
<i>Amelanchier Canadensis</i>	Serviceberry
<i>Betula nigra</i>	River Birch
<i>Carya illinoensis</i>	Pecan
<i>Carya glabra</i>	Shagbark hickory
<i>Carya cordiformis</i>	Pignut hickory
<i>Cedrus deodara</i>	Deodar cedar
<i>Celtis occidentalis</i>	Hackberry
<i>Cryptomeria japonica</i>	Japanese cryptomeria
<i>Cupressocyparis leylandii</i>	Leyland cypress
<i>Diospyros virginiana</i>	Persimmon
<i>Fagus grandiflora</i>	American beech
<i>Fraxinus americana</i>	White ash
<i>Fraxinus pennsylvanica</i>	Green ash
<i>Ginkgo biloba</i>	Ginkgo
<i>Gleditsia triacanthos inermis</i>	Thornless honeylocust
<i>Gymnocladus dioica</i>	Kentucky coffee tree
<i>Juniperus virginiana</i>	Eastern red cedar
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tulip poplar
<i>Magnolia acuminata</i>	Cucumber tree

Magnolia grandiflora	Southern Magnolia
Nyssa sylvatica	Black gum
Picea abies	Norway spruce
Picea orientalis	Oriental spruce
Picea pungens	Colorado spruce
Pinus bungeana	Lacebark pine
Pinus echinata	Short leaf pine
Pinus nigra	Austrian pine
Pinus sylvestris	Scotch pine
Pinus thunbergi	Japanese black pine
Pinus taeda	Loblolly pine
Pinus virginiana	Virginia pine
Platanus acerifolia	London planetree
Platanus occidentalis	Sycamore
Pseudotsuga menziesii	Douglas Fir
Quercus acutissima	Sawtooth oak
Quercus alba	White oak
Quercus bicolor	Swamp white oak
Quercus borealis	Northern red oak
Quercus coccinea	Scarlet oak
Quercus falcata	Southern red oak
Quercus laurifolia	Laurel oak
Quercus macrocarpa	Bur oak
Quercus nigra	Water oak
Quercus phellos	Willow oak
Quercus rubra maxima	Eastern red oak
Quercus shumardi	Shumard oak
Quercus velutina	Black oak
Quercus virginiana	Live oak
Salix babylonica	Weeping willow

<i>Sophora japonica</i> regent	Japanese pagoda tree
<i>Taxodium distichum</i>	Bald cypress
<i>Tilia cordata</i>	Littleleaf linden
<i>Tsuga caroliniana</i>	Carolina hemlock
<i>Tsuga canadensis</i>	Eastern hemlock
<i>Ulmus alata</i>	Winged elm
<i>Ulmus americana</i>	American elm
<i>Ulmus parvifolia</i>	Lacebark elm
<i>Zelkova serrata</i>	Japanese zelkova
SMALL MATURING TREES	
<i>Acer buergerianum</i>	Trident maple
<i>Acer campestre</i>	Hedge maple
<i>Acer ginnala</i>	Amur maple
<i>Acer griseum</i>	Paperbark maple
<i>Amelanchier arborea</i>	Service berry
<i>Betula platyphylla japonica</i>	Japanese white birch
<i>Carpinus betulus</i>	European hornbeam
<i>Carpinus caroliniana</i>	American hornbeam
<i>Catalpa bignonioides</i>	Southern catalpa
<i>Cornus florida</i>	Flowering dogwood
<i>Cornus kousa</i>	Kousa dogwood
<i>Cornus mas</i>	Cornelian-cherry dogwood
<i>Cercis canadensis</i>	Eastern redbud
<i>Crataegus phaenopyrum</i>	Washington hawthorne
<i>Cupressus arizonica</i>	Arizona cypress
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eriobotrya japonica</i>	Loquat
<i>Halesia carolina</i>	Carolina siverbell
<i>Hammamelis mollis</i>	Chinese witch-hazel Ilex

<i>Fagus sylvatica</i>	European beech
<i>Fosteri</i>	Foster holly
<i>Ilex opaca</i>	American holly
<i>Ilex opaca hume</i>	Hume holly
<i>Ilex x attenuata 'Fosteri'</i>	Foster hybrid holly
<i>Ilex x attenuata savannah</i>	Savannah holly
<i>Kowlrwuteria bipinnata</i>	Chinese flame tree
<i>Koelreutraria paniculata</i>	Golden raintree
<i>Lagerstroemia indica</i>	Crepe myrtle
<i>Magnolia soulangeana</i>	Saucer magnolia
<i>Magnolia stellata</i>	Star magnolia
<i>Malus floribunda</i>	Flowering crabapple
<i>Malus hybrida</i>	Flowering crabapple
<i>Morus alba</i>	White mulberry
<i>Morus alba 'Pendula'</i>	Weeping white mulberry
<i>Osmanthus americanus</i>	Devilwood
<i>Ostrya virginiana</i>	Ironwood
<i>Oxydendrum arboreum</i>	Sourwood
<i>Paulownia tomentosa</i>	Empress tree
<i>Prunus carolinana</i>	Carolina cherry laurel
<i>Prunus cerasifera 'Atropurpurea'</i>	Pissard plum
<i>Prunus cerasifera pissardii</i>	Purpleleaf plum
<i>Prunus cerasus</i>	Sour cherry
<i>Prunus serrulata kwanzan</i>	Kwanzan cherry
<i>Prunus subhirtella pendula</i>	Weeping cherry
<i>Prunus yedoensis</i>	Yoshino cherry
<i>Pyrus calleryana</i>	Callery pear
<i>Pyrus calleryana Bradfordi</i>	Bradford pear
<i>Pyrus calleryana 'Redspire'</i>	Redspire pear
<i>Pyrus calleryana 'Capital'</i>	Capital pear

Quercus acuta	Japanese evergreen oak
Quercus glauca	Ring cupped oak
Ulmus parvifolia	Chinese elm
Viburnum rufidulum	Southern blackhaw
SHRUBS	
Abelia grandiflora	Glossy abelia
<a href="#"><u>Abelia x grandiflora</u></a>	<a href="#"><u>Kaleidoscope abelia</u></a>
Aucuba japonica	Japanese aucuba
Azalea hybrida	Glendale azalea
Azalea indica	Indian azalea
Azalea obtusum Kaempferi	Kaempferi azalea
Bambusa multiplex	Hedge bamboo
Berberis julianae	Wintergreen barberry
Berberis thunbergii	Japanese barberry
Camellia japonica	Camellia
Camellia sasanqua	Sasanqua camellia
Chaenomeles speciosa	Flowering quince
Cleyera japonica	Cleyera
Euonymus alatus	Winged euonymus
Euonymus japonicus	Evergreen euonymus
Eleagnus pungens	Eleagnus
Forsythia intermedia	Forsythia
Hammamelis virginiana	Witch-hazel
Hydrangea quercifolia	Oakleaf hydrangea
Ilex aquifolium	English holly
Ilex cornuta	Chinese holly
Ilex cornuta burfordi	Burford holly
Ilex cornuta burfordi nana	Dwarf burford holly
Ilex crenata 'convexa'	Convex japanese holly

<i>Ilex crenata</i> 'hetzi'	Hetzi japanese holly
<i>Ilex crenata</i> 'roundifolia'	Roundleaf japanese holly
<i>Ilex</i> 'Emily Brunner'	Emily brunner holly
<i>Ilex glabra</i>	Inkberry holly
<i>Ilex latifolia</i>	Lusterleaf holly
<i>Ilex pernyi</i>	Perny holly
<i>Ilex vomitoria</i>	Yaupon holly
<i>Jumperus chinensis</i> pfitzeriana	Pfitzer jumper
<i>Jumperus chinensis</i> hetzi	Hetzi jumper
<i>Laurus nobilis</i>	Laurel
<i>Ligustrum japonicum</i>	Japanese privet
<i>Ligustrum lucidum</i>	Glossy privet
<i>Ligustrum vicaryi</i>	Vicary goldern privet
<i>Loropetalum chinense</i>	Loropetalum
<i>Mahonia lealei</i>	Leatherleaf mahonia
<i>Myrica cerifera</i>	Wax myrtle
<i>Nandina domestica</i>	Nandina
<i>Osmanthus fortunei</i>	Fortune tea olive
<i>Osmanthus fragrans</i>	Fragrant tea olive
<i>Osmanthus heterophyllus</i>	Holly osmanthus
<i>Osmanthus heterophyllus</i> roundifolius	Curly leaf tea olive
<i>Photinia fraseri</i>	Fraser photinia
<i>Photinia serrulata</i>	Chinese photinia
<i>Pieris floribunda</i>	Mountain andromeda
<i>Pieris japonica</i>	Japanese andromeda
<i>Pittosporum tobira</i>	Pittosporum
<i>Prunus laurocerasus</i>	English laurel
<i>Prunus laurocerasus</i> angustifolia	Narrow leaf english laurel
<i>Podocarpus macrophyllus</i> maki	Podocarpus
<i>Pyracantha coccinea</i>	Scarlet firethorn



Raphiolepis umbellata	Yeddo-hawthorn
Spirea cantoniensis	Reves spirea
Spirea thunbergi	Thunberg spirea
Spirea prunifolia plena	Bridalwreath spirea
Spirea vanhouttei	Vanhoutte spirea
Taxus cuspidata	Japanese yew
Viburnum prunifolium	Blackhaw viburnum
Viburnum rhytidophyllum	Leatherleaf viburnum
Viburnum tinus	Laurestinus viburnum

(Ord. No. 87-04-08, app. 1, 4-8-1987)

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

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## MEMORANDUM

**TO:** Walker Davidson, Mayor  
Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Jordan Cook, Zoning Administrator/Planner

**DATE:** January 14, 2013

**SUBJECT:** Waybridge Construction Trailer Permit Renewal

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John Wieland Homes requests an extension for a temporary construction trailer located on Lot 18 in the Waybridge Subdivision. The address of Lot 18 is 1512 Waybridge Way, Weddington, NC.

### General Information

- A renewal for the temporary construction trailer is required per *Section 58-13 (4)* of the *Town of Weddington Zoning Ordinance*.
- The applicant is required to apply for a renewal every 12 months.
- The first permit was approved by Town Staff in 2006 for a one year period. The Town Council has granted an extension every year thereafter. The last extension was granted in February 2011.
- Every extension after the initial two years must be approved by the Town Council.
- *Section 58-13 (4)* of the *Town of Weddington Zoning Ordinance* states that three or more lots must be remaining to grant the extension. The Waybridge Subdivision currently has 8 lots remaining, therefore complying with the *Town of Weddington Zoning Ordinance*.

### Conclusion

Staff has reviewed the application and submitted documents and finds the Construction Trailer Renewal Permit Application is in compliance with the *Town of Weddington Zoning Ordinance*.



# Town of Weddington



## Application for Temporary Placement of Mobile Home, Construction Trailer or Temporary Building

(Article I Section 58-13(2) Weddington Zoning Ordinance)

Date of Issue: \_\_\_\_\_

Name of Property Owner: John Wieland Homes

Address: 8325 -D Arrowridge Blvd.  
Charlotte, NC 28273

Location of Property: 1512 Waybridge Way, Matthews NC

Subdivision Name: Waybridge

The undersigned applies to the Town of Weddington for a permit to temporarily place on the above described property a:

☐ mobile home lot # location \_\_\_\_\_

☒ construction trailer lot # location 18

☐ temporary building lot# location \_\_\_\_\_

Total number of lots

in subdivision left

to sell 8

To be used for:

☒ field office

☐ storage

Above to be used during time of construction of structure on the above property.

The undersigned understands this permit shall be valid for six months from the date of issuance and that the structure allowed by this permit may not be used for residential purposes. The permit may be renewed by the Weddington Zoning administrator upon application prior to the expiration of the initial permit, only if construction has proceeded in a diligent manner.

BL Hall  
Signature of applicant

Expiration of permit: \_\_\_\_\_

[Signature]  
Zoning Administrator

REQUESTED BY: BRANDON WILLIAMS PH. NO.: DATE: 12/03/2012  
APPROVED BY: DATE:  
THE APPROVING AGENT HAS VERIFIED THAT DIMENSION ARE CORRECT PER THE FOUNDATION PLAN,  
AND ANY ADDED OPTIONS.

## SITE DEVELOPMENT PLAN

TOWN OF WEDDINGTON JURISDICTION - ZONING: RCD

MIN LOT AREA: 40,000 SF

MIN. LOT WIDTH: 120'

MIN. FRONT SETBACK : 50'

MIN. REAR YARD: 40'

MIN. SIDE YARD :15'

MIN. SIDE YARD CORNER LOTS: 25'

SIGNED

HARRIS ENGINEERING

1325 HARDING PLACE

CHARLOTTE, NC 28204

(704) 334-1325

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	BEARING
C1	50.00	70.82	42.82	N 21°17'01" E
			CHORD	DELTA
			65.05	87°08'29"

COMMON OPEN  
SPACE 3A

**HARRIS ENGINEERING**  
Engineering  
Planning • Surveying  
1325 Harding Place  
Charlotte, NC 28204  
704.334.1325  
704.334.1330 Fax

S 70°42'05" W 182.29'

DITCH

1/4" = 1' (NOT SHOWN)

COMMON OPEN  
SPACE 3A

S 19°16'41" E 360.00'

518' DUNE POWER RIGHT OF WAY  
CAB 328 PO 772  
CAB 8 FILE 4818

40' REAR YARD

18

61,078 sq.ft.  
1.40 acres  
#1512  
FFE = 655.20

248.9'

15' SIDE SETBACK

15' SIDE SETBACK

N 16°36'24" W 310.94'

17

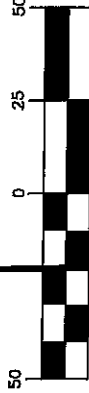
WAYBRIDGE  
PHASE 1 MAP 2  
CAB 'K' FILE 48

STORAGE  
CONTAINER

SINGLE WIDE  
TRAILER

55.5'

GRAPHIC SCALE



1 inch = 50 ft.

WAYBRIDGE WAY (PRIVATE)  
50' PUBLIC R/W

N 70°42'05" E 125.50'

19  
WAYBRIDGE

## NOT FOR RECORDATION, CONVEYANCES, OR SALES

SUBDIVISION: WAYBRIDGE, PHASE 1 MAP 2 REVISED LOT: 18 PLAT CAB: K FILE: 48  
ADDRESS: 1512 WAYBRIDGE WAY COUNTY: UNION OWNER: JOHN WIELAND HOMES  
PLAN: SITE TRAILER ELEVATION: LEFT: X RIGHT: X  
GARAGE NO.: NONE BRICK SIDE(S): ALL BASEMENT: CRAWL: X  
DECK: OTHER OPTIONS:

DRAWN BY: REV: SITE SPECIFIC HOUSE PLAN 8/08/07

EAB

CHECKED BY:

EAB

DWG FILE: S:\PLOTPLANS\WAYBRIDGE\PHASE1\LOT018\WB18.DWG

**From:** Mark Wetherbee [<mailto:mwetherbee@actionfab.com>]  
**Sent:** Monday, December 17, 2012 12:10 PM  
**To:** [info@townofweddington.com](mailto:info@townofweddington.com)  
**Subject:** For Werner Thomisser (& Walker Davidson)

Hello Werner.

I was one of the residents who referenced "Greenways and Bike Paths" within the Weddington survey. You were interested in just "where the bike paths and green paths should be located" within the Union County article... my thought was that they could be added right next to the busy artery roads. My top choice is along Hemby/Beulah Church road (connecting all the way to the existing bike paths along Providence Road), as well as along Matthews-Weddington Road. Additionally, even though I don't live over that way, I also see a need along 12 mile rd (so people could get to the schools on bikes) and Highway 84 in general. Basically, along 4-6 major artery roads...

We live in such a great community, but our kids can not ride their bikes anywhere; except within each subdivision. Anyone riding bikes on 90 %+ of the Weddington roads is taking their lives in their own hands as long as there are no greenway paths along the roads. None of these roads even have shoulders and are extremely narrow to begin with. Weddington residents should be able to take advantage of the beauty here by being able to walk, ride bikes, and jog on greenways or bike paths along these major thoroughfares. Think about kids being able to safely ride their bikes to the Weddington Swim club or even to the Harris Teeter/YMCA. Instead of driving our cars *everywhere*, people could get more exercise while enjoying Weddington. Basically, the bike paths would connect us in ways that may not be considered by people not ever exposed to this type of convenience. I am not a New Yorker or from the NE. I came from a small town in the Midwest where greenways and bikeways were commonplace and encouraged via the local governments building them. You would see people out on the paths all the time. It helped cultivate a sense of community, yet it would not take away from our rural atmosphere here in Weddington.

I know it is not inexpensive to add this type of structure along our road system. But I also don't see any "road widening" or shoulders on the agenda by the NC or Union County government happening over the next 30 years. With our local community, we could plan this type of expenditure for our city with such beneficial effects. I also see this asset as being another big draw to our town as people choose where to put down roots in the Charlotte area.

My family has lived in Weddington on two separate occasions. We have been here for a total of 13 years. We have (3) children: 16 yrs, 14 years, & 10 years. Hopefully you have a greater understanding of just why "anyone" would want greenways and bike paths added. I list my contact information below so you can call to discuss this further if needed.

Thanks for your consideration.

Sincerely,

Mark Wetherbee  
E-mail: [mwetherbee@actionfab.com](mailto:mwetherbee@actionfab.com)

Cell: 704-840-4508

Question 2: Why Did You Move Here/What Do You Most Appreciate About Living Here?  
(Could choose up to three)

Answer Options	Response Percent
Low taxes	59.3%
Low density residential	57.9%
Great schools	51.6%
Rural character	45.5%
Proximity to Charlotte	42.7%
Open space	34.6%
Other (please specify)	

Question 3: Over the Next Five to Ten Years, Which of the Following Would Most Improve the Quality of Life in Weddington? (Could choose up to three)

	Response Percent
Greenways	56.5%
Restaurants (sit down)	53.0%
Library	36.2%
Passive park with pavillion and stage	34.2%
Bike lanes	27.9%
YMCA	12.3%
Community Center	11.5%
Alternative types of housing	9.8%
Ballfields for active use	9.5%
Road connectivity between neighborhoods	7.0%

Question 5: To What Degree Are the Following Important in Weddington?

	Very Important	Important	Not at All Important	Don't Know
Maintaining a low tax rate	69.7%	27.4%	2.8%	0.0%
Ensuring public safety (e.g., fire, police)	65.3%	32.1%	2.4%	0.2%
Preservation of open space	60.9%	33.4%	4.2%	1.6%
Low density residential development	53.3%	32.1%	11.9%	2.7%
Limiting non-residential growth	44.6%	34.2%	19.6%	1.6%
Promoting a downtown core	18.4%	35.8%	41.9%	3.8%
Diversify tax base with new non-residential development	15.9%	33.7%	42.0%	8.4%





Question 9: Would You Support Higher Density for Age Restricted Communities in Designated Areas?

	<b>Response Percent</b>
Yes	51.0%
No	49.0%





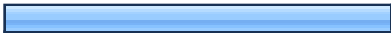

Question 10: Should the Weddington Land Use Plan Allow for the Following Types of Development?

<b>Answer Options</b>	<b>Yes</b>	<b>No</b>
Restaurants (sit-down)	72.0%	28.0%
Mixed use (small-scale office/retail/restaurant)	59.5%	40.5%
Medical offices	52.0%	48.0%
Age restricted communities	46.8%	53.2%
Assisted living facilities	44.3%	55.7%
Day care facilities	40.6%	59.4%
Office space	38.6%	61.4%
Mixed use with residential	34.4%	65.6%
Patio homes	29.0%	71.0%
Townhomes	21.5%	78.5%
Restaurants (fast food)	15.9%	84.1%
Condominiums	12.7%	87.3%
Large-scale shopping centers	10.9%	89.1%
Duplexes	8.3%	91.7%
Apartments	4.0%	96.0%

### 1. How would you rate Weddington as a place to live?








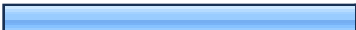


		Response Percent	Response Count
Excellent		66.3%	434
Good		31.3%	205
Fair		2.1%	14
Poor		0.3%	2
answered question			655
skipped question			4

### 2. Why did you move to Weddington/What do you most appreciate about living here? (Please choose up to three.)










		Response Percent	Response Count
Low taxes		59.3%	379
Great schools		51.6%	330
Rural character		45.5%	291
Open space		34.6%	221
Low density residential		57.9%	370
Proximity to Charlotte		42.7%	273
Other (please specify)			50
answered question			639
skipped question			20



**3. Over the next five to ten years, which of the following would most improve the quality of life in Weddington? (Please choose up to three.)**

		Response Percent	Response Count
Ballfields for active use		9.5%	57
Passive park with pavillion and stage		34.2%	206
Library		36.2%	218
<b>Greenways</b>		<b>56.5%</b>	<b>340</b>
Bike lanes		27.9%	168
Community Center		11.5%	69
Alternative types of housing		9.8%	59
Restaurants (sit down)		53.0%	319
Road connectivity between neighborhoods		7.0%	42
YMCA		12.3%	74
Other (please specify)			131
<b>answered question</b>			<b>602</b>
<b>skipped question</b>			<b>57</b>



**4. Over the next five to ten years, which of the following could most adversely affect Weddington's current quality of life? (Please choose up to three.)**

		Response Percent	Response Count
Rapid residential growth		40.5%	262
<b>Increased traffic congestion</b>		<b>58.1%</b>	<b>376</b>
Increased small scale office, retail and service		16.4%	106
Increased large-scale retail (big box stores)		53.2%	344
Loss of open space		35.4%	229
<b>Higher density housing</b>		<b>58.1%</b>	<b>376</b>
Overcrowded schools		33.7%	218
No growth of small-scale office, retail and service		15.9%	103
No growth of large-scale retail (big box stores)		4.5%	29
Other (please specify)			45
<b>answered question</b>			<b>647</b>
<b>skipped question</b>			<b>12</b>






## 5. To what degree are the following important to Weddington?

	Very Important	Important	Not at All Important	Don't Know	Response Count
Promoting a downtown core	18.4% (115)	35.8% (224)	<b>41.9% (262)</b>	3.8% (24)	625
Maintaining a low tax rate	<b>69.7% (442)</b>	27.4% (174)	2.8% (18)	0.0% (0)	634
Preservation of open space	<b>60.9% (381)</b>	33.4% (209)	4.2% (26)	1.6% (10)	626
Ensuring public safety (e.g., fire, police)	<b>65.3% (409)</b>	32.1% (201)	2.4% (15)	0.2% (1)	626
Limiting non-residential growth	<b>44.6% (279)</b>	34.2% (214)	19.6% (123)	1.6% (10)	626
Low density residential development	<b>53.3% (332)</b>	32.1% (200)	11.9% (74)	2.7% (17)	623
Diversify tax base with new non-residential development	15.9% (99)	33.7% (209)	<b>42.0% (261)</b>	8.4% (52)	621
answered question					<b>637</b>
skipped question					<b>22</b>






## 6. If in Question #5 you responded that limiting non-residential growth is "very important" or "important", would your opinion change if a mixed-use development included additional amenities such as parks, a library or other public facilities?

		Response Percent	Response Count
Yes		43.0%	228
No		57.0%	302
answered question			<b>530</b>
skipped question			<b>129</b>



**7. What is your current opinion of Conservation Subdivisions? (These subdivisions allow an overall density of approximately one unit per acre and require 50% open space. Traditional subdivisions in Weddington require 10% open space.) Examples are Lake Forest Preserve, Hadley Park and Stratford Hall.**

		Response Percent	Response Count
Strongly Support		28.4%	179
Support		27.9%	176
No Opinion		14.1%	89
Oppose		16.8%	106
Strongly Oppose		12.7%	80
answered question			630
skipped question			29

**8. Do you plan to spend your retirement and/or "empty nest" years in Weddington?**

		Response Percent	Response Count
Yes		39.7%	253
Yes, but only if additional housing options are available for downsizing		11.0%	70
No		7.5%	48
Don't Know		31.7%	202
Already retired/empty nest		10.0%	64
answered question			637
skipped question			22





## 9. Would you support higher density for age retracted communities in designated areas?

		Response Percent	Response Count
Yes		51.0%	321
No		49.0%	309
answered question			630
skipped question			29

## 10. Should the Weddington Land Use Plan allow for more of the following types of development?

	Yes	No	Response Count
Large-scale shopping centers	10.9% (67)	<b>89.1% (548)</b>	615
Medical offices	<b>52.0% (324)</b>	48.0% (299)	623
Restaurants (sit-down)	<b>72.0% (452)</b>	28.0% (176)	628
Restaurants (fast food)	15.9% (97)	<b>84.1% (512)</b>	609
Office space	38.6% (236)	<b>61.4% (375)</b>	611
Day care facilities	40.6% (246)	<b>59.4% (360)</b>	606
Mixed use (small-scale office/retail/restaurant)	<b>59.5% (367)</b>	40.5% (250)	617
Mixed use with residential	34.4% (208)	<b>65.6% (397)</b>	605
Assisted living facilities	44.3% (272)	<b>55.7% (342)</b>	614
Townhomes	21.5% (132)	<b>78.5% (481)</b>	613
Duplexes	8.3% (50)	<b>91.7% (550)</b>	600
Patio homes	29.0% (179)	<b>71.0% (439)</b>	618
Condominiums	12.7% (77)	<b>87.3% (528)</b>	605
Apartments	4.0% (24)	<b>96.0% (581)</b>	605
Age restricted communities	46.8% (288)	<b>53.2% (328)</b>	616
answered question			<b>633</b>
skipped question			<b>26</b>

## 11. How close would you like to live to retail services? (See map below for reference.)

		Response Percent	Response Count
Less than 1/4 mile		2.1%	13
1/4 to 1/2 mile		6.6%	40
1/2 to 1 mile		16.0%	97
1 to 3 miles		75.2%	455

Please describe the type of commercial development you would like to be closer to:

304

answered question	605
skipped question	54

## 12. Please check all that apply:

		Response Percent	Response Count
I am aware of the Town's website (townofweddington.com)	<div><div></div></div>	96.3%	579
I am aware of the Town's Facebook page (http://www.facebook.com/townofweddington)	<div><div></div></div>	24.8%	149
I have signed up to receive email regarding events/meetings	<div><div></div></div>	28.3%	170
I have seen Weddington Magazine	<div><div></div></div>	60.7%	365
I have attended at least one event or meeting in the past year	<div><div></div></div>	38.1%	229
answered question			601
skipped question			58

**13. Please provide any additional comments you may have regarding the Town in the space below.**

**Response  
Count**

194

**answered question 194**

**skipped question 465**

**14. Do you live in a subdivision?**

**Response  
Percent Response  
Count**

**Yes**  **88.2% 548**

**No**  **11.8% 73**









**If yes, which subdivision? 481**

**answered question 621**






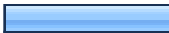
**skipped question 38**








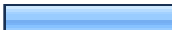
## 15. How many years have you lived in Weddington?

		Response Percent	Response Count
Less than one year		4.0%	25
1-5 years		21.9%	137
<b>6-10 years</b>		<b>22.9%</b>	<b>143</b>
11-15 years		16.6%	104
16-20 years		13.3%	83
21-25 years		10.6%	66
More than 25 years		9.3%	58
I am not a resident		1.4%	9
answered question			<b>625</b>
skipped question			<b>34</b>

**16. Where do you work? (You may respond for up to two household members) Household Member #1**

		<b>Response Percent</b>	<b>Response Count</b>
In Weddington - in home (family caregiver)		5.5%	32
In Weddington - in home (home occupation)		15.5%	90
In Weddington - outside of home		2.6%	15
Union County (outside of Weddington)		7.4%	43
<b>Mecklenburg County</b>		<b>44.4%</b>	<b>258</b>
Retired		24.6%	143
Other (please specify)			55
		<b>answered question</b>	<b>581</b>
		<b>skipped question</b>	<b>78</b>

## 17. Household Member #2

		Response Percent	Response Count
In Weddington - in home (family caregiver)		19.4%	101
In Weddington - in home (home occupation)		13.3%	69
In Weddington - outside of home		2.3%	12
Union County (outside of Weddington)		8.5%	44
<b>Mecklenburg County</b>		<b>31.3%</b>	<b>163</b>
Retired		25.2%	131
Other (please specify)			54
<b>answered question</b>			<b>520</b>
<b>skipped question</b>			<b>139</b>



**Page 1, Q2. Why did you move to Weddington/What do you most appreciate about living here? (Please choose up to three.)**

1	Dark and quiet - not so much any more	Nov 19, 2012 6:28 PM
2	none of the commercialism	Nov 19, 2012 11:27 AM
3	Born here	Nov 18, 2012 6:25 PM
4	I also liked the low density housing and minimal commercial. I strongly disagree with town council's recent expansion of commercial.	Nov 18, 2012 2:26 PM
5	I grew up In Weddington.	Nov 18, 2012 11:25 AM
6	one house/ acre	Nov 17, 2012 5:05 PM
7	to be closer to our daughter	Nov 17, 2012 7:44 AM
8	Relatively low commercial development	Nov 17, 2012 5:48 AM
9	Excellent low-density residential neighborhood	Nov 16, 2012 8:21 AM
10	have lived here 66yrs.	Nov 16, 2012 6:34 AM
11	1 acre lot requirements	Nov 13, 2012 6:56 PM
12	Aero Plantation (I have airplanes)	Nov 13, 2012 7:03 AM
13	born here, family property	Nov 12, 2012 1:19 PM
14	grew up here	Nov 11, 2012 7:46 AM
15	beautiful area	Nov 10, 2012 5:27 PM
16	Small efficient government	Nov 9, 2012 12:56 PM
17	Not living there. Own property.	Nov 9, 2012 10:37 AM
18	the wildlife	Nov 7, 2012 12:03 PM
19	Atmosphere	Nov 6, 2012 3:07 PM
20	I was born here	Nov 6, 2012 12:31 PM
21	to be close to relatives	Nov 6, 2012 9:11 AM
22	NO COMMERCIAL	Nov 6, 2012 8:20 AM
23	non-commercial, farms with horses, relaxing, calming GREAT way of life!!	Nov 5, 2012 5:47 PM
24	Very limited areas to have commerical businesses.	Nov 5, 2012 1:00 PM
25	Common sense character	Nov 5, 2012 8:48 AM
26	job relocation	Nov 4, 2012 2:13 PM

**Page 1, Q2. Why did you move to Weddington/What do you most appreciate about living here? (Please choose up to three.)**

27	proximity to daughter's gymnastics - southeastern	Nov 3, 2012 8:17 AM
28	Beautiful homes/lots	Nov 2, 2012 4:37 PM
29	Reasonably dark skies, considering closeness to Charlotte	Nov 2, 2012 1:22 PM
30	Open space	Nov 2, 2012 12:10 PM
31	I have lived here my whole life	Nov 2, 2012 10:40 AM
32	I was raised here and all my family lives here.	Nov 2, 2012 6:11 AM
33	was raised in weddington	Nov 1, 2012 1:28 PM
34	R-40 zoning	Nov 1, 2012 11:45 AM
35	I was here when it became a town	Nov 1, 2012 6:01 AM
36	Family has been here since 1800's	Nov 1, 2012 5:34 AM
37	Family values	Oct 31, 2012 4:04 PM
38	acre lots	Oct 31, 2012 3:13 PM
39	Lived here since I was 5 years old	Oct 31, 2012 10:15 AM
40	close to my job in Waxhaw 20 years ago	Oct 31, 2012 10:05 AM
41	Remain rural - Keep commercialism outside boundaries	Oct 31, 2012 7:49 AM
42	moved here before it was "Weddington"	Oct 31, 2012 7:30 AM
43	All of the above	Oct 31, 2012 7:03 AM
44	stepfather was lifetime resident, lived here since 1960, before Weddington was incorporated	Oct 30, 2012 3:23 PM
45	Schools were primary focus; low taxes secondary	Oct 30, 2012 3:00 PM
46	own land there. not a resident currently	Oct 30, 2012 1:16 PM
47	lake property	Oct 30, 2012 12:30 PM
48	it used to be quite	Oct 30, 2012 11:11 AM
49	Responsible leadership	Oct 30, 2012 10:58 AM
50	when i built here it was not weddington 36 years ago	Oct 29, 2012 9:12 AM



**Page 1, Q3. Over the next five to ten years, which of the following would most improve the quality of life in Weddington? (Please choose up to three.)**

1	Mixed use developments	Nov 19, 2012 3:48 PM
2	None	Nov 19, 2012 4:00 AM
3	No additional commercial. the town is already become a pass through with the expansion of hwy 16	Nov 18, 2012 2:26 PM
4	water and sewer	Nov 18, 2012 10:40 AM
5	Greenways with a Park	Nov 18, 2012 7:18 AM
6	Increase minimum lot size to 2 acres for new subdivisions	Nov 17, 2012 7:28 PM
7	are you kidding	Nov 17, 2012 5:05 PM
8	fast food restaurants	Nov 17, 2012 5:26 AM
9	quaint and active town center	Nov 17, 2012 5:09 AM
10	fast food and shopping	Nov 17, 2012 5:05 AM
11	55 & over community like Sun City	Nov 16, 2012 7:36 PM
12	none of the above	Nov 16, 2012 5:38 PM
13	Upholding the 35 mph speed limit thru town	Nov 16, 2012 4:15 PM
14	upscale shopping & business opportunities	Nov 16, 2012 1:52 PM
15	infrastructure (water & sewer)	Nov 16, 2012 8:21 AM
16	few more stop lights-turning lanes from busy roads///	Nov 16, 2012 6:34 AM
17	Leave as is	Nov 15, 2012 10:03 AM
18	Most of the above require the use of undeveloped land and create either more density or more traffic. Therefore to keep the rural character, none are desirable.	Nov 14, 2012 11:11 AM
19	Better buisness park	Nov 14, 2012 7:59 AM
20	Jobs	Nov 13, 2012 10:42 PM
21	Services for residents such as trash pick up leaf service.	Nov 13, 2012 4:12 PM
22	Services for residents such as trash pick up leaf service.	Nov 13, 2012 4:12 PM
23	Commercial areas only on town perimeters.	Nov 13, 2012 1:37 PM
24	None of the Above	Nov 13, 2012 1:21 PM
25	No new commerical or parks	Nov 13, 2012 12:38 PM



**Page 1, Q3. Over the next five to ten years, which of the following would most improve the quality of life in Weddington? (Please choose up to three.)**

26	Contiguous walking trails in a town Center	Nov 13, 2012 10:46 AM
27	More businesses	Nov 12, 2012 1:19 PM
28	Office space for local business	Nov 12, 2012 11:59 AM
29	Slow growth	Nov 12, 2012 7:38 AM
30	more commercial	Nov 12, 2012 7:16 AM
31	Walking trails, Post Office,	Nov 11, 2012 5:11 PM
32	No residential lot zoning less than 1 acre	Nov 11, 2012 2:53 PM
33	Leave it rural.	Nov 11, 2012 10:34 AM
34	none	Nov 11, 2012 7:46 AM
35	continued low commercial developement	Nov 11, 2012 5:40 AM
36	We badly need a rec center or YMCA to provide gyms and exercise options for people.	Nov 10, 2012 9:52 PM
37	Movie Theatre	Nov 10, 2012 5:27 PM
38	Retail/Light Commercial to support tax	Nov 9, 2012 7:26 PM
39	post office; continued rural setting	Nov 9, 2012 4:04 PM
40	Access to county water and sewer	Nov 9, 2012 2:52 PM
41	tennis courts	Nov 9, 2012 1:24 PM
42	Safer intersection Antioch Ch Rd to 84	Nov 9, 2012 12:56 PM
43	No major improvements necessary	Nov 9, 2012 9:05 AM
44	Restrict building	Nov 9, 2012 8:36 AM
45	road conditions within neighborhoods where the county is suppose to manage	Nov 9, 2012 8:29 AM
46	Medium Density Senior housing like Epcon, less the 50 unit in size and in outskirt locations near major road intersections.	Nov 8, 2012 7:42 PM
47	commercial bldgs for community support	Nov 8, 2012 7:07 PM
48	Bike Lanes especially around the schools	Nov 8, 2012 5:44 PM
49	Partner with Charlotte & neighboring cities to address traffic congestion on main traffic arteries; sidewalks in residential areas that border busy highways (prevent joggers from running on busy roads)	Nov 8, 2012 4:36 PM
50	road repair	Nov 8, 2012 3:49 PM

**Page 1, Q3. Over the next five to ten years, which of the following would most improve the quality of life in Weddington? (Please choose up to three.)**

51	Do not want any of those things. Really DON'T want them, not at all. Don't even need a library... get my books from them online.	Nov 8, 2012 2:00 PM
52	tax base increased	Nov 8, 2012 12:50 PM
53	well planned business district along hwy 16	Nov 8, 2012 12:49 PM
54	PLEASE - Need sidewalks on Hemby & Beulah Church, Matthews-Weddington Rd. etc.	Nov 8, 2012 12:43 PM
55	I do not need any and would prefer to keep my tax dollars	Nov 8, 2012 12:34 PM
56	Sidewalks	Nov 8, 2012 7:05 AM
57	Stop the growth and expansion	Nov 7, 2012 8:01 PM
58	keeping our identity of rural	Nov 7, 2012 5:53 PM
59	A place for neighbors to meet and gather for light food and fellowship	Nov 7, 2012 12:03 PM
60	retain quiet neighborhoods with large lots (at least 1/2 acre)	Nov 7, 2012 4:47 AM
61	No major retail development	Nov 6, 2012 3:23 PM
62	open farm land	Nov 6, 2012 1:58 PM
63	Some commercial development to increase our tax base	Nov 6, 2012 12:31 PM
64	shopping options	Nov 6, 2012 8:42 AM
65	Wish to see none of these as it will ruin what I love here	Nov 6, 2012 6:35 AM
66	Resort style community center with restaurants etc.	Nov 5, 2012 5:38 PM
67	senior citizen coummity	Nov 5, 2012 11:08 AM
68	Continue to "not allow" rapid residential growth or high density housing	Nov 4, 2012 5:01 PM
69	sidewalks! nice town area... to walk to ...	Nov 4, 2012 2:13 PM
70	community activities: ie: 7/4 fireworks, parades	Nov 4, 2012 2:12 PM
71	less residential growth	Nov 4, 2012 12:38 PM
72	keep it the way it is	Nov 4, 2012 8:21 AM
73	none,do not change	Nov 4, 2012 7:14 AM
74	park	Nov 4, 2012 4:54 AM
75	repair road surfaces	Nov 3, 2012 7:42 PM
76	sidewalks on main roads - e.g. Weddington - particularly around schools!	Nov 3, 2012 5:41 PM

**Page 1, Q3. Over the next five to ten years, which of the following would most improve the quality of life in Weddington? (Please choose up to three.)**

77	keeping low density residential - 1 house per acre	Nov 3, 2012 2:27 PM
78	NONE - leave it as it is. NO development.	Nov 3, 2012 10:27 AM
79	retain existing low density - no interest in ballfields etc.	Nov 3, 2012 8:14 AM
80	Not a passive park-one with playground/sprayground? I drive all over the place to go to playgrounds for my 3 kids	Nov 3, 2012 7:31 AM
81	Updating the zoning laws/process to reflect a changing environment from largely farming influence to a more balance with residential	Nov 3, 2012 5:53 AM
82	Shopping	Nov 2, 2012 6:28 PM
83	Bike trials/sidewalks/shoulders on providence road!	Nov 2, 2012 4:37 PM
84	low taxes better Roads	Nov 2, 2012 2:09 PM
85	Directional lighting	Nov 2, 2012 1:22 PM
86	Ambulance for Providence VFD	Nov 2, 2012 11:25 AM
87	Add sidewalks outside sub divisions and reclaimed water systems for irrigation	Nov 2, 2012 9:25 AM
88	more prepared food options!! No Kentucky, no sit-down breakfast!	Nov 2, 2012 7:49 AM
89	Local upscale shopping	Nov 1, 2012 2:59 PM
90	no more growth	Nov 1, 2012 12:51 PM
91	Maintaining medians on roads and making sure the business district stays not commercialized	Nov 1, 2012 11:52 AM
92	sidewalks (in nhoods and to schools, so some children can walk to school or people can walk to other nhoods without having to drive to visit friends)	Nov 1, 2012 10:42 AM
93	Post office	Nov 1, 2012 9:40 AM
94	Remain the same as a rural low density residential area	Nov 1, 2012 7:24 AM
95	we don't need any of the above to improe the quality of life	Nov 1, 2012 7:18 AM
96	NONE OF THE ABOVE !	Nov 1, 2012 5:51 AM
97	More town center shops	Nov 1, 2012 5:42 AM
98	More Commercial Development	Nov 1, 2012 5:34 AM
99	bike lanes on narrow rural roads	Oct 31, 2012 5:11 PM
100	new horse trails	Oct 31, 2012 10:18 AM
101	Smaller Shops, Movie Theater	Oct 31, 2012 9:28 AM

**Page 1, Q3. Over the next five to ten years, which of the following would most improve the quality of life in Weddington? (Please choose up to three.)**

102	No development of any kind!	Oct 31, 2012 8:27 AM
103	Remain Rural - Block all the above! that's why we chose Weddington	Oct 31, 2012 7:49 AM
104	STOP, we don't need to add any of these	Oct 31, 2012 6:52 AM
105	shops and retail stores	Oct 31, 2012 6:19 AM
106	Less development	Oct 31, 2012 6:14 AM
107	Shopping area, movie theater, more restaurants	Oct 31, 2012 6:02 AM
108	sidewalks ex. to Weddington Swim & Racquet Club	Oct 31, 2012 5:59 AM
109	Widening of major arteries ie Hemby, NC 84, Wedd/Matthews	Oct 31, 2012 5:25 AM
110	Road Maintenance...Keep Main street mowed or planted	Oct 31, 2012 5:21 AM
111	retirement community	Oct 31, 2012 4:07 AM
112	None of the above. Leave it alone.	Oct 31, 2012 1:52 AM
113	Keeping taxes low, we are already in close proximity to all these amenities	Oct 30, 2012 5:32 PM
114	park without pavillion	Oct 30, 2012 5:09 PM
115	retirement homes and condos	Oct 30, 2012 5:04 PM
116	no commercial development, PERIOD!. keep town's residential character.	Oct 30, 2012 4:32 PM
117	Mixed drinks to attarct decent restaurants	Oct 30, 2012 4:08 PM
118	It cannot afford things that don't pay for themselves	Oct 30, 2012 3:31 PM
119	None of the above	Oct 30, 2012 2:31 PM
120	No national chain restaurants !	Oct 30, 2012 2:11 PM
121	Need a Town center a focal point for the community	Oct 30, 2012 2:00 PM
122	TACO BELL & BOJANGLES	Oct 30, 2012 1:12 PM
123	protecting the land without more development	Oct 30, 2012 1:10 PM
124	none because it cost money	Oct 30, 2012 12:30 PM
125	open spaces already lend itself to park likeness.... no reason to spend money to upkeep anything that is not self sustaining.	Oct 30, 2012 12:30 PM
126	NONE	Oct 30, 2012 12:02 PM
127	Sidewalks	Oct 30, 2012 11:28 AM

**Page 1, Q3. Over the next five to ten years, which of the following would most improve the quality of life in Weddington? (Please choose up to three.)**

128	leave things alone - more is not better- too much noise!!	Oct 30, 2012 11:11 AM
129	Expanding the water and sewer services to existing neighborhoods, established homes	Oct 30, 2012 11:11 AM
130	With 5 cent tax rate we are eligible for Powell Funds from NCDOT to pay for these.	Oct 30, 2012 10:58 AM
131	Keep the Town rural and one home per acre density	Oct 30, 2012 9:31 AM



**Page 1, Q4. Over the next five to ten years, which of the following could most adversely affect Weddington's current quality of life? (Please choose up to three.)**

1	loss of open space is a concern but is controlled by our current 1 house per acre minimum	Nov 18, 2012 2:26 PM
2	was this survey written by developers	Nov 17, 2012 5:05 PM
3	Businesses are essential to maintaining proper tax base.	Nov 16, 2012 8:21 AM
4	no improvement in cellular service for competitive carries like sprint	Nov 14, 2012 4:07 PM
5	No Amenities that still force us to drive to Charlotte, spend money outside our community and fuel expense	Nov 13, 2012 10:42 PM
6	we do not want office buildings or big box stores in Weddington	Nov 13, 2012 1:37 PM
7	NO BIG BOX STORES IT WOULD HURT US	Nov 13, 2012 11:16 AM
8	No Live to work environment so we arent dependent on Charlotte	Nov 13, 2012 10:46 AM
9	No alternative types of housing	Nov 12, 2012 1:19 PM
10	Lack of post office, lack of sit down quality restaurants	Nov 11, 2012 5:11 PM
11	Adding redundant-to-region svcs/facilities > incr. taxes	Nov 9, 2012 12:56 PM
12	No more commercial development. PERIOD!!	Nov 8, 2012 7:42 PM
13	We have Wesley Chapel... we don't need all that stuff in Weddington. We couldn't even sustain the cute Antiquey Store at 16/84.	Nov 8, 2012 2:00 PM
14	Lack of road improvements, lack of water, allowing Polivka international to build commercially!!!!!!!!!!!!!!	Nov 8, 2012 1:21 PM
15	Can't stand trailers on school property. Just a terrible eye sore.	Nov 8, 2012 12:43 PM
16	We will need some business community to offset the expense of our fire depts, and our safety officers. Police and fire are going to be expensive as our population grows. Small business in a downtown center could offset that expense	Nov 7, 2012 12:03 PM
17	I'm against above items 1 thru 7	Nov 7, 2012 7:21 AM
18	we have all the business and restaurants we need close by in Wesley Chapel.	Nov 7, 2012 4:47 AM
19	No overall plan for controlled growth	Nov 6, 2012 12:31 PM
20	Traffic Danger- Roads are unacceptably dangerous. Bikers have no room and the streets are too narrow and not enough traffic overhead lighting	Nov 6, 2012 11:16 AM
21	too much government spending	Nov 6, 2012 7:18 AM
22	Please leave Weddington as it is currently. No more commerical businesses or apartments.	Nov 5, 2012 1:00 PM

**Page 1, Q4. Over the next five to ten years, which of the following could most adversely affect Weddington's current quality of life? (Please choose up to three.)**

23	speed limits too high with increased traffic flow and growth	Nov 4, 2012 2:13 PM
24	Inability for the town leaders to think past today and more what do you want Weddington to look like in 25 years	Nov 4, 2012 8:43 AM
25	look at the mess Pineville turned into- or Marvin, or Matthews	Nov 3, 2012 8:14 AM
26	The gradual move from a rural to a business. There are still large parcels of land around Weddington that could be mini shopping marts, gas stations or gypsy flea markets!	Nov 3, 2012 5:53 AM
27	Additional local taxes and regulations	Nov 2, 2012 12:10 PM
28	i can only choose 3, but all of them would adversely affect us!	Nov 2, 2012 10:07 AM
29	Higher taxes	Nov 2, 2012 9:25 AM
30	Lack of local elder care facilities	Nov 1, 2012 2:59 PM
31	No senior housing	Nov 1, 2012 1:44 PM
32	They all qualify. Limiting to 3 is ridiculous	Nov 1, 2012 12:51 PM
33	Increased traffic/wear and tear on rural roads	Nov 1, 2012 7:09 AM
34	Development of any kind!	Oct 31, 2012 8:27 AM
35	Block Commercialism	Oct 31, 2012 7:49 AM
36	we need to be like Waxhaw, more groth will help in Taxes	Oct 31, 2012 6:19 AM
37	Rapid growth will lead to most of the problems above	Oct 31, 2012 5:33 AM
38	Keep zoning as it is.	Oct 31, 2012 1:52 AM
39	Commercial development is not necessary, plenty very close by	Oct 30, 2012 5:32 PM
40	Taxes, taxes, taxes, don't increase them again!!!!	Oct 30, 2012 3:31 PM
41	Also, Loss of Open Space & Rapid Growth	Oct 30, 2012 2:00 PM
42	loss of R40 as a planning principle	Oct 30, 2012 1:28 PM
43	all of the above....if I wanted congestion, I can drive 3 miles into Charlotte	Oct 30, 2012 12:30 PM
44	anything that increases activity will not enhance weddington	Oct 30, 2012 11:11 AM
45	Question could be asked better. Don't use this survey to justify changing Weddington.	Oct 30, 2012 10:58 AM





**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

1	Close enough now	Nov 19, 2012 6:34 PM
2	Grocery, restaurants, pubs	Nov 19, 2012 6:21 PM
3	none	Nov 19, 2012 5:27 PM
4	we are within 4 to 5 miles, no worries	Nov 19, 2012 4:00 PM
5	I would like to live closer to a mixed use commercial development where there is a mixture of sit down restaurants, office space, and retail. This is ideal since it provides a variety of functions to our town without being a big box store development.	Nov 19, 2012 3:55 PM
6	None.	Nov 19, 2012 3:16 PM
7	This doesn't make sense.	Nov 19, 2012 11:47 AM
8	don't needn to be close to commercial development. That is why wemoved here to get away from the mess of big city living.	Nov 19, 2012 11:32 AM
9	Boutique small business .	Nov 19, 2012 10:54 AM
10	Restaurants	Nov 18, 2012 8:05 PM
11	Restaurants	Nov 18, 2012 6:32 PM
12	Sit down restaurant	Nov 18, 2012 5:13 PM
13	None. We already have everytihing that is required within 3 miles. We have empty office space already that is not leased and is an eye sore. Why would we want to create additional open office or retail space that doesnt get leased.	Nov 18, 2012 2:32 PM
14	Set down restaurants	Nov 18, 2012 11:08 AM
15	I'm already just over a mile from the shopping centers in Wesley Chapel. No problem with them at all.	Nov 18, 2012 10:45 AM
16	I am happy with the distance I live from grocery and commercial development now. We do not need any more!	Nov 18, 2012 7:30 AM
17	Mid-size mixed use, residential and retail. Outdoor center with restaurants.	Nov 18, 2012 7:21 AM
18	public/private golf course community (affordable)	Nov 18, 2012 5:22 AM
19	None	Nov 17, 2012 7:32 PM
20	none - why don't you council members move to Waxhaw or Wesley Chapel or go back north	Nov 17, 2012 5:11 PM
21	None. We prefer to live farther from commercial development. If we preferred to live closer to commercial development we would have purchased a home in the vicinity of Ballantyne.	Nov 17, 2012 5:51 AM
22	fast food and shopping	Nov 17, 2012 5:34 AM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

23	fast food and shopping - much like Wesley Chapel	Nov 17, 2012 5:13 AM
24	Small shops	Nov 16, 2012 6:17 PM
25	Small retail shops and restaurants.	Nov 16, 2012 5:47 PM
26	None	Nov 16, 2012 4:21 PM
27	We are close enough---	Nov 16, 2012 4:03 PM
28	None	Nov 16, 2012 3:53 PM
29	Upscale shopping and dining. I hate having go pay taxes to Mecklenberg county	Nov 16, 2012 1:57 PM
30	already living close to 3 schools now, the traffic is very bad	Nov 16, 2012 6:41 AM
31	Sit down restaurants	Nov 16, 2012 6:08 AM
32	none	Nov 15, 2012 3:46 PM
33	None	Nov 15, 2012 10:14 AM
34	Sit Down restaurants, mix with shopping - no duplicatation - i.e. 2 drug stores, HD & Lowes, etc.	Nov 14, 2012 4:14 PM
35	Well designed shopping center with pedestrian connectivity and good access.	Nov 14, 2012 11:55 AM
36	NONE	Nov 14, 2012 11:16 AM
37	sit-down restaurant	Nov 14, 2012 8:33 AM
38	Why should I have to drive 3 plus miles to fast food or goood shopping stores?	Nov 14, 2012 8:04 AM
39	Don't want any more commercial development than is currently in place.	Nov 14, 2012 8:02 AM
40	Like Baxter in Fort Mill, Promenade,Phillips Place but add a common green w Library and Townhall like Matthews. Also Live to work condos.	Nov 13, 2012 10:48 PM
41	None!!!	Nov 13, 2012 4:18 PM
42	None.	Nov 13, 2012 4:11 PM
43	NONE	Nov 13, 2012 2:34 PM
44	I like it the way it is. There are grocery stores within 3 miles for every one in Weddington. Other stores are available within 5 miles of Weddington...we don't need more development, unless it is patio homes for 55 and up and a library...not commercial.	Nov 13, 2012 1:45 PM
45	I'm as close as I want to be to any commercial property.	Nov 13, 2012 1:36 PM
46	The current commerical development is already too close. I do NOT support any more commerical development in Weddington.	Nov 13, 2012 12:43 PM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

47	small shops and restaurants with open spaces such as a park like setting	Nov 13, 2012 11:25 AM
48	Mixed Use Upscale Shops, Restaurants, retail, Town Green, YMCA, Active Adult, Senior Living, YMCA, Live to Work condos, Townhomes, Apartments, Library, Walking Trails that connects to Providence, Rea Road, and 84,	Nov 13, 2012 10:50 AM
49	None. I would rather drive a little farther.	Nov 12, 2012 7:33 PM
50	NONE	Nov 12, 2012 2:37 PM
51	Upscale grocery (whole food market, Fresh Market, Trader Joes) Dry cleaners, upscale bakeries and small coffe shops/eateries.	Nov 12, 2012 12:58 PM
52	Office Space.	Nov 12, 2012 12:02 PM
53	gas station, pharmacy.	Nov 12, 2012 9:08 AM
54	EarthFare, Whole Foods or Publix	Nov 12, 2012 8:49 AM
55	We are now pretty close to just about any type of commercial development needed. The need has been met for the most part. Perhaps some small manufacturing or office space properties are needed.	Nov 12, 2012 7:46 AM
56	Nice, sit-down restaurants that are upscale. No fast food, no big-box stores.	Nov 12, 2012 7:00 AM
57	Sit down restaurants with small shops. I like the Promenade, but perhaps not on such a large scale.	Nov 12, 2012 6:37 AM
58	A Publix or Wegmans Grocery Store.	Nov 11, 2012 5:26 PM
59	restaurants, drug store	Nov 11, 2012 5:11 PM
60	None, everything is close enough already. Enough is enough. Keep the open spaces just that, open.	Nov 11, 2012 2:54 PM
61	None.	Nov 11, 2012 1:12 PM
62	I am willing to drive long distances to not be around this proposed change.	Nov 11, 2012 10:41 AM
63	Happy as is	Nov 11, 2012 10:24 AM
64	Grocery store. Target	Nov 11, 2012 7:59 AM
65	NONE...driving a couple miles to get to retail is not an inconvenience. That is what makes Weddington so special. There is plenty of retail areas as is. No need for more.	Nov 11, 2012 7:28 AM
66	none	Nov 11, 2012 5:57 AM
67	park	Nov 11, 2012 5:45 AM
68	No commercial development. There's already a grocery store and gas station in the perfect location!	Nov 11, 2012 5:43 AM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

69	recreation center like a YMCA or Carolina Courts.	Nov 10, 2012 9:55 PM
70	I would like maybe a little outlet mall small complex consisting of a few shops, a single grocery store,some sit down restaraunts, and lastly a movie theatre. Preferably in the addition to the target and all the amendities in the Wesley Chapel area. We shouldnt remove anymore trees/land to donate towards this.	Nov 10, 2012 6:06 PM
71	None	Nov 10, 2012 6:22 AM
72	Gas station.	Nov 9, 2012 4:05 PM
73	Professional services, (medical,legal), small retail, specialty food	Nov 9, 2012 2:52 PM
74	Restaurants and medical offices.	Nov 9, 2012 1:38 PM
75	None	Nov 9, 2012 1:03 PM
76	None	Nov 9, 2012 10:39 AM
77	none	Nov 9, 2012 9:57 AM
78	none	Nov 9, 2012 9:08 AM
79	resturant	Nov 9, 2012 6:13 AM
80	Love trees and deer.	Nov 9, 2012 6:01 AM
81	Life style mixed use retail	Nov 9, 2012 5:00 AM
82	Grocery Store, Sit down Restaurant	Nov 9, 2012 2:41 AM
83	5 miles is just fine! We need to keep our denisty low so we are not a "drive through" community, nor should we "attract" unnecessary traffic.	Nov 8, 2012 7:47 PM
84	sit down restaurant	Nov 8, 2012 6:08 PM
85	Office space, smaller retail, restaurants including coffee shops.	Nov 8, 2012 5:49 PM
86	we are fine with it as it is now.	Nov 8, 2012 4:43 PM
87	none	Nov 8, 2012 4:43 PM
88	Mixed use office / retail / restaurant	Nov 8, 2012 4:10 PM
89	I think it would be best to locate retail centers or pockets so you can concentrate activities and traffic in limited areas and leave other neighborhoods with quieter activities. But we need to grow and offer more but just not willy nilly.	Nov 8, 2012 3:59 PM
90	None	Nov 8, 2012 2:47 PM
91	I do all my usual shopping in Wesley Chapel, and my church is there... it's all 2 miles away. That's all I need. Will NOT make a special trip to 16/84, only stop there now if coming back from Charlotte.	Nov 8, 2012 2:07 PM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

92	None-prefer to drive then ruin the area.	Nov 8, 2012 1:11 PM
93	medical plaza	Nov 8, 2012 1:08 PM
94	well burned and landscaped, set back, low light,self contained mixed use, no residential, minimum ingress and egress, walking style development, with old town or residential look	Nov 8, 2012 12:58 PM
95	Would like Panera or McAllistars or some Bagel place or even some higher end SIT DOWN restaurants. No fast food restuarants	Nov 8, 2012 12:49 PM
96	The way Weddington is located we experience close proximity to retail over a good part of our community. Examples: Blakeney, New Town, Wesley Chapel, Stallings, and downtown Weddington. We love all the options in Wesley Chapel and support Union County as much as we can. Would love to see muxed use downtown in Weddington	Nov 8, 2012 12:46 PM
97	Restaurants. Preferably no national chains, more like Ilios Noche.	Nov 8, 2012 12:45 PM
98	Grocery store, spa, etc	Nov 8, 2012 12:44 PM
99	grocery store, drug store	Nov 8, 2012 12:39 PM
100	Small retail businesses, restaurants, grocery store and gas station.	Nov 8, 2012 12:27 PM
101	It would be great to be able to live and walk to services, but that isn't the makeup of Weddington. It is unfortunate that so many of us don't spend our tax dollars in the community since there is no shopping or sit down restaurants.	Nov 8, 2012 12:17 PM
102	Quality site down restaraunts, small office (professional).	Nov 8, 2012 11:51 AM
103	Sit down restaraunts. Coffee shops. Ice cream shop. Medical Offices. A place to go hangout close to home for a couple of hours in the evenings.	Nov 8, 2012 11:33 AM
104	Sit down resturant. Boutiques, antiques, similar to Waxhaw.	Nov 8, 2012 9:07 AM
105	None. That is the reason I first moved to Weddington in 1990.	Nov 7, 2012 8:06 PM
106	more than 3 miles	Nov 7, 2012 5:55 PM
107	Restaurants.	Nov 7, 2012 3:03 PM
108	It's ok the way it is.	Nov 7, 2012 2:32 PM
109	none	Nov 7, 2012 1:27 PM
110	First of all, most of Weddington already lives 1 to 3 miles to the retail services available in the area. Look at Wesley Chapel, Stallings, etc. and their proximity to our community. Most importantly we would like to see restuarants in our own town and not give our tax dollars to Mecklenburg County or other towns.	Nov 7, 2012 12:11 PM
111	none	Nov 7, 2012 12:01 PM
112	None!!	Nov 7, 2012 7:30 AM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

113	restaurants	Nov 7, 2012 2:40 AM
114	None. I love living here because its rural.	Nov 6, 2012 3:26 PM
115	If there were a 5 or more miles, I would have checked that box. I don't advocate for any more commercial development than we already have in Weddington. I want to preserve the rural, quiet atmosphere. The more development of any kind, the more noise, traffice, etc. you get.	Nov 6, 2012 1:43 PM
116	none	Nov 6, 2012 1:05 PM
117	Grocery store	Nov 6, 2012 11:05 AM
118	small business and shops	Nov 6, 2012 8:44 AM
119	DO NOT WANT TO LIVE CLOSE TO ANY. LOADED QUESTION!!	Nov 6, 2012 8:22 AM
120	I am not looking for any other commercial development in Weddington- We already have retail very close to our communities. I am very upset about the corner lot of Hemby and Providence Roads- Such an absolute shame that is what is seen coming into our town. Please don't allow development with the change in the Land Use Plan. Town council should re-consider their vote-	Nov 6, 2012 7:54 AM
121	I feel like I am close enough to retail services, but I do think that Weddington is missing out on tax revenue.	Nov 6, 2012 7:34 AM
122	grocery store/restaurant	Nov 6, 2012 7:24 AM
123	specialty shops, convenience store,	Nov 6, 2012 6:48 AM
124	Already close enough to everything. We have just enough. Absolutely keep it small scale as is.	Nov 6, 2012 6:40 AM
125	Groceries	Nov 6, 2012 6:23 AM
126	Library, Gym (YMCA), weight watchers center	Nov 6, 2012 6:19 AM
127	small shops and sit down restaurants, coffee shop	Nov 6, 2012 6:17 AM
128	none	Nov 6, 2012 5:31 AM
129	"Downtown" destination, with retail, restaurants, park, etc.	Nov 6, 2012 5:24 AM
130	I live in this range now, and I am not looking to be any closer.	Nov 6, 2012 5:07 AM
131	None!! I can drive to places like that.	Nov 5, 2012 7:43 PM
132	Sit down restaurant/cafe, local/organic produce store, stand alone coffee shop, bakery, specialty boutique type retail, ice cream shop.	Nov 5, 2012 6:12 PM
133	Resort style community center with restaurants	Nov 5, 2012 5:55 PM
134	NONE!!!!	Nov 5, 2012 5:52 PM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

135	Don't need to be closer to anything.	Nov 5, 2012 5:07 PM
136	Target, restaurants	Nov 5, 2012 3:57 PM
137	Pediatrician, eye doctor, sit down restaurant	Nov 5, 2012 3:36 PM
138	Restaurants, small retail stores	Nov 5, 2012 3:20 PM
139	Not interested in living any closer to commerical areas.	Nov 5, 2012 3:01 PM
140	none	Nov 5, 2012 1:36 PM
141	Library, more diverse restaurants.	Nov 5, 2012 1:33 PM
142	Restaurants, entertainment	Nov 5, 2012 12:53 PM
143	There shouldn't be any new commercial development in Weddington. Let all of the neighboring towns do it. Living in Weddington is peaceful and pleasant. Changes to the land use plan will quickly make Weddington a less desirable place to live, which will decrease property values and therefore lower tax revenue. Commercial development is not the answer. Please focus your efforts on other matters, such as keeping us safe -- clean water, clean air, road safety, etc.	Nov 5, 2012 11:52 AM
144	none	Nov 5, 2012 11:34 AM
145	upscale dining, upscale grocery store, Library, full size YMCA, etc. Other upscale shops would be nice. Something similar to Berkdale would be very nice but with Stone exteriors.	Nov 5, 2012 10:47 AM
146	no opinium	Nov 5, 2012 9:10 AM
147	none	Nov 5, 2012 8:34 AM
148	Auto parts store. Restaurants, all types Pretty much close enough to others already.	Nov 5, 2012 6:49 AM
149	None.	Nov 5, 2012 6:37 AM
150	Blakeney is close enough We need no such development and all the negatives of quality of life it would bring.	Nov 4, 2012 7:16 PM
151	Library, post office, drive through coffee house, parks	Nov 4, 2012 5:31 PM
152	If we had to have it, limit it to very small scale mix use restaurant/office space. You can control the development here and make it "high-end". Limit the amount of it, and the demand will be there. Build too much of it, and you water down the market. We have a great thing going on here. Please do not ruin it.	Nov 4, 2012 5:10 PM
153	none	Nov 4, 2012 5:02 PM
154	Close enough already. We have three shopping centers within a few miles of our house!	Nov 4, 2012 4:21 PM



**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

155	Restaurants, stores	Nov 4, 2012 2:40 PM
156	Sit down restaurants, small businesses such as at Weddington Corners	Nov 4, 2012 2:21 PM
157	Everyone lives close to commercial, so what does this question really mean?	Nov 4, 2012 10:33 AM
158	None. Already more than close enough!	Nov 4, 2012 10:04 AM
159	What a ridiculous question! What is the matter with our elected officials?	Nov 4, 2012 8:47 AM
160	None	Nov 4, 2012 7:24 AM
161	medical facilities, shopping malls, food services	Nov 4, 2012 6:50 AM
162	10 or more miles	Nov 4, 2012 6:36 AM
163	grocery, drug, food stores	Nov 3, 2012 7:49 PM
164	boutique shops, small (non-chain) restaurants/bar, convenience store; NOTE: Sidewalks are a must to encourage pedestrian and bike access; retail only accessible by auto SIGNIFICANTLY minimizes the overall appeal	Nov 3, 2012 5:52 PM
165	none	Nov 3, 2012 5:35 PM
166	Office professional (medical),	Nov 3, 2012 12:22 PM
167	Tai Chi, community get-togethers, such as bounce houses, fairs, craft fairs, sit-down restaurants that are delicious	Nov 3, 2012 10:43 AM
168	NONE. There are quite enough already.	Nov 3, 2012 10:41 AM
169	None	Nov 3, 2012 10:12 AM
170	Good restaurant that offers breakfast all day long. Would like to have shoe repair closer than Matthews or Monroe.	Nov 3, 2012 9:21 AM
171	sit-down restaurants	Nov 3, 2012 9:04 AM
172	eating, shopping; we already have good access to Weddington Corners and Wesley Chapel Commons	Nov 3, 2012 8:41 AM
173	nice restaurants, maybe a few small stores	Nov 3, 2012 8:22 AM
174	None at all- I don't want Weddington to evolve into a congested, commercialized mess like Pineville, Matthews (which I avoid as much as possible) or Marvin.	Nov 3, 2012 8:20 AM
175	None	Nov 3, 2012 7:48 AM
176	Honestly I feel we are close enough to most commercial development (Target, Harris Teeter, etc.). The one thing I could see would be a sit down restaurant would be wonderful.	Nov 3, 2012 7:34 AM
177	Something like Ballantyne or Stonecrest.	Nov 3, 2012 7:32 AM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

178	Very well planned, a lot of input from neighbors, without violating the established neighborhood space/area, small offices with different types of services offered to the residents, small sit down eateries, (not like Subway)	Nov 3, 2012 6:02 AM
179	I would like to see a playground with a waterpark for our children.	Nov 2, 2012 6:35 PM
180	sit down restaurants, retail stores, MD offices	Nov 2, 2012 4:43 PM
181	We currently are this close (although it is Wesley Chapel).	Nov 2, 2012 3:56 PM
182	post office	Nov 2, 2012 3:19 PM
183	close enough with Matthews and Wesley Chapel and Charlotte. DO NOT WANT IT ANY CLOSER!!!!	Nov 2, 2012 2:15 PM
184	family services (day care), small scale grocer, farmer market, library	Nov 2, 2012 1:53 PM
185	I prefer to live in the country, but at my age (76) driving is becoming a problem.	Nov 2, 2012 1:27 PM
186	None	Nov 2, 2012 12:15 PM
187	mix high end retail and restaurants, Wine, Dena and Deluca, Whole foods, Butcher	Nov 2, 2012 11:34 AM
188	Mixed use with nice shops and restaurants such as Phillips Place or Birkdale in Huntersville	Nov 2, 2012 10:45 AM
189	None. We are satisfied to have to drive 5+ miles to shopping, restaurants, etc.	Nov 2, 2012 10:11 AM
190	none	Nov 2, 2012 10:10 AM
191	Sit Down Restaurants, Pub or Boutiques	Nov 2, 2012 10:03 AM
192	I am close enough to everything I need!!	Nov 2, 2012 9:55 AM
193	I would like more restaurant choices in closer proximity.	Nov 2, 2012 9:30 AM
194	High-End Retail Movie Theater Sit-Down Restaurants	Nov 2, 2012 9:09 AM
195	sit-down restaurant (nice, "greek type"). All meals, everyday. Closest places are in Waxhaw and Monroe Rd/Wesley Chapel Rd.	Nov 2, 2012 8:03 AM
196	Something very similar to Hilton Head - the planning, zoning of an upscale secluded commercial/residential area.	Nov 2, 2012 6:19 AM
197	Upscale retail/restaurants; no big box anything, enough of that within reasonable driving distance.	Nov 2, 2012 6:08 AM
198	restaurants	Nov 2, 2012 3:46 AM
199	food stores	Nov 1, 2012 5:45 PM
200	restaurants	Nov 1, 2012 4:33 PM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

201	Sit down restaurants with alcohol No targets, walmart etc No Grocery stores	Nov 1, 2012 3:37 PM
202	Upscale shopping. Assisted living or elder care facilities.	Nov 1, 2012 3:06 PM
203	Sit down restaurants.	Nov 1, 2012 2:57 PM
204	Office space, medical buildings, "sit-down" restaurant, coffee & ice cream shop	Nov 1, 2012 1:52 PM
205	none	Nov 1, 2012 1:51 PM
206	sit down restraunts and fast food s	Nov 1, 2012 1:36 PM
207	sit down restaurants	Nov 1, 2012 12:35 PM
208	I wish we had a town area you could walk to with small retail, sit down restaurants, and small office complexes. I don't think we need a library. A small community center within a town center would be fine.	Nov 1, 2012 11:56 AM
209	none	Nov 1, 2012 9:29 AM
210	Easy walking to shopping center with grocery store,US mail service and restaurants with drinks available	Nov 1, 2012 8:29 AM
211	None	Nov 1, 2012 7:29 AM
212	None	Nov 1, 2012 7:25 AM
213	I don't want any more commerical development in this area, there is tons of it in wesley chapel and charlotte and waxah do we really need to have a grocery store every 3 miles	Nov 1, 2012 7:11 AM
214	a sit down family restaurant would be nice	Nov 1, 2012 6:56 AM
215	Grocery and restaurants	Nov 1, 2012 6:06 AM
216	We have adequate commercial facilities in close proximity to Weddington now. Closer development of them would be negative to the character of Weddington and should NOT be done.	Nov 1, 2012 6:04 AM
217	Restaurants	Nov 1, 2012 5:55 AM
218	Sit diwn restaurants and shops	Nov 1, 2012 5:45 AM
219	Retail	Nov 1, 2012 5:39 AM
220	Blakeny or Wesley Chapel Shopping Center	Nov 1, 2012 4:41 AM
221	Restaurants and shopping	Nov 1, 2012 4:09 AM
222	sit down restaurants	Nov 1, 2012 3:07 AM
223	none we have enough retail in wesley chapel, blakeney, ballentyne syski y and charlotte	Nov 1, 2012 2:23 AM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

224	Centralized larger stores. Similar to the development at Weddington Road in Wesley Chapel.	Oct 31, 2012 8:39 PM
225	something like Phillips Place or Blakeney	Oct 31, 2012 5:17 PM
226	NONE	Oct 31, 2012 3:18 PM
227	None	Oct 31, 2012 2:38 PM
228	Sit down restaurants, large bank. No daycare - traffic issues. No condos or patio homes. We need to keep the large lot / low density.	Oct 31, 2012 1:58 PM
229	NONE	Oct 31, 2012 1:51 PM
230	Around a town core that includes the smart development of areas around Providence Rd.	Oct 31, 2012 1:21 PM
231	I prefer to be much farther away from commercial/retail services. I check 1-3 miles because that is the most distant option. We moved here to be rural, not to be close to retail!	Oct 31, 2012 1:21 PM
232	None - - Weddington has enough commercial development in surrounding communities to support Weddington's needs.	Oct 31, 2012 1:11 PM
233	There is plenty of commercial close to us now. More is not needed.	Oct 31, 2012 12:39 PM
234	plenty just outside boundaries	Oct 31, 2012 12:34 PM
235	Fine dining restaurants, eclectic stores	Oct 31, 2012 12:16 PM
236	There is plenty of retail and commercial development within the diagram below.	Oct 31, 2012 11:29 AM
237	None, that's the reason I chose Weddington when I moved over more convenient (for commuting) locations when I moved to the Charlotte area 6 years ago. If traffic continues to increase and high-density housing is built I will likely move.	Oct 31, 2012 11:24 AM
238	restaurant/bar. All our "going out to eat" dollars leave Weddington because the choice is very limited.	Oct 31, 2012 10:41 AM
239	Grocery	Oct 31, 2012 10:27 AM
240	sit down restaurants	Oct 31, 2012 10:21 AM
241	grocery store	Oct 31, 2012 10:17 AM
242	I am as close to any and all commercial development as I need to be....I do not need to walk to the Doctor or shopping....	Oct 31, 2012 10:11 AM
243	None. We would prefer 3-5 miles distance.	Oct 31, 2012 8:57 AM
244	none	Oct 31, 2012 8:51 AM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

245	I have no desire to be closer to an type of commercial development.	Oct 31, 2012 8:30 AM
246	Grocery, cleaners, drug store, library;but, only if driving is restricted for me.	Oct 31, 2012 8:17 AM
247	It is quite simple --- No further retail development in Weddington. The outside boundaries of Weddington are close enough!!	Oct 31, 2012 7:57 AM
248	sit down restaurants- hardware store- small specialty shops	Oct 31, 2012 7:49 AM
249	Have every need met now within a 3 to 6 mile radius.	Oct 31, 2012 7:18 AM
250	We don't need to be close to ANY commercial development. Prefer a rural community. We already have all the development we need within a 15 minute drive.	Oct 31, 2012 7:09 AM
251	sit-down restaurants. mixed-use small shops adjoining fields or parks	Oct 31, 2012 7:05 AM
252	10 miles	Oct 31, 2012 6:57 AM
253	Mixed use (small-scale office/retail/restaurant)Townhomes,Restaurants (sit-down	Oct 31, 2012 6:32 AM
254	sit down restaurants	Oct 31, 2012 6:17 AM
255	just the way it is	Oct 31, 2012 6:03 AM
256	All commercial development should be on a small scale and located in and around town center in order to create more of a town center. It should be limited to a combination of small offices, medical offices, retail such as antique stores and a sit down restaurant/pub. (Nothing so large as a Hickory Tavern). More of a neighborhood pub. A little development like this if done right would be nice. But if we need more shopping etc we can go to Matthews, Waxhaw or Wesley Chapel.	Oct 31, 2012 5:43 AM
257	I can see the area across from Harris Teeter being developed for mixed use if done very carefully.	Oct 31, 2012 5:30 AM
258	None	Oct 31, 2012 5:21 AM
259	I am perfectly happy with the distance I am to any commercial development. Can't see the need for much more than we have already.	Oct 31, 2012 4:40 AM
260	Restaurants in town center.	Oct 31, 2012 4:16 AM
261	Content with what is available.	Oct 31, 2012 4:12 AM
262	Small retail, sit down restaurants, town center with amphitheatre, small office space. Development on both sides of providence to give town center a ballanced look and feel as you enter Weddington on Providence.	Oct 31, 2012 3:58 AM
263	I do not want any additional commercial development in Weddington.	Oct 31, 2012 3:42 AM
264	There are already grocery, gas, cleaners, etc. within 2 miles of my house - any direction I can go. We do not need more commercial development.	Oct 31, 2012 1:59 AM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

265	None. Wesley Chapel is only 2-3 miles away. That is close enough.	Oct 30, 2012 5:36 PM
266	grocery, drug stores	Oct 30, 2012 5:19 PM
267	Make Weddington commercial look like a small town downtown. I would prefer all commercial be clustered in one walkable area. Could have townhomes or condos nearby within walkable distance or above commercial. Have retirement residences within walkable distance.	Oct 30, 2012 5:18 PM
268	none I like the town the way it is.	Oct 30, 2012 5:14 PM
269	small scale retail restaurants office	Oct 30, 2012 5:05 PM
270	Library, restaurant(s)	Oct 30, 2012 4:44 PM
271	available commercial enterprises are close enough and plentiful. i.e., Hwy 84 shopping center- Plantation Place - Carmel Commons - Promanad, etc..	Oct 30, 2012 4:40 PM
272	Something like Birkdale at lake norman	Oct 30, 2012 4:22 PM
273	None	Oct 30, 2012 4:19 PM
274	restaurants	Oct 30, 2012 4:14 PM
275	None	Oct 30, 2012 4:10 PM
276	NONE	Oct 30, 2012 3:36 PM
277	small office/sit down eating/small shops	Oct 30, 2012 3:13 PM
278	Nothing	Oct 30, 2012 2:37 PM
279	Restaurants, medical offices, department stores	Oct 30, 2012 2:36 PM
280	Restaurant	Oct 30, 2012 2:23 PM
281	I'll drive to other towns for retail access. You don't even have this as an option in this survey.	Oct 30, 2012 2:16 PM
282	Upscale restaurants	Oct 30, 2012 2:10 PM
283	Town center, restaurants, office , commercial,retail park/village common	Oct 30, 2012 2:06 PM
284	none	Oct 30, 2012 1:59 PM
285	I am happy with the current retail options now.	Oct 30, 2012 1:33 PM
286	Quick pick-up Groceries, UP-scale Fast Foods,	Oct 30, 2012 1:27 PM
287	Restaurants,retail	Oct 30, 2012 1:24 PM
288	small scale, one story, brick, landscaped parking	Oct 30, 2012 1:21 PM
289	I do not want to be closer to commercial development. Our reason for relocating	Oct 30, 2012 1:19 PM

**Page 4, Q11. How close would you like to live to retail services? (See map below for reference.)**

to Weddington was for the land, open space and rural atmosphere. Continuing to develop Weddington even more than it has, defeats the purpose of it being a small, quaint rural town. If we wanted to continue living in a city atmosphere, we would not have moved here.

290	retail space and restaurants of a sit down type	Oct 30, 2012 1:02 PM
291	none	Oct 30, 2012 12:35 PM
292	I am currently 3 miles from the Wesley Chapel shopping center...	Oct 30, 2012 12:34 PM
293	none	Oct 30, 2012 12:27 PM
294	We have no complaints about our current access to restaurants, grocery stores and retail. Please preserve some existing trees in new developments.	Oct 30, 2012 12:24 PM
295	I think we live close to anything that I need //I live in Steeplechase and don't have any problem driveing in any direction.I think we are in a good position to go in any direction to get what we need at any time of the day///We didn't build here to see it turn into another Waxhaw or Indian trail	Oct 30, 2012 12:08 PM
296	None	Oct 30, 2012 12:05 PM
297	none	Oct 30, 2012 11:33 AM
298	growth is not good. It takes away from the quite and peaceful community. there is no need for more growth, no need for more facilities, offices, or anything. Leave Weddington alone. enough has been done to spoil the quite nature of Weddington. In the past year - I hear more road noise than I have in the first 10 years of residing in Weddington. More buildings, more residences, more growth - merely adds to more noise, congestion, traffic, and subtracts from the quite peaceful nature that Weddington once was.	Oct 30, 2012 11:18 AM
299	Home Improvement	Oct 30, 2012 11:18 AM
300	none	Oct 30, 2012 11:09 AM
301	None. Why do we need more commercial? I suspect a hidden agenda behind this survey.	Oct 30, 2012 11:05 AM
302	None. I love the rural feel of Weddington and moved here for that reason.	Oct 30, 2012 10:23 AM
303	none	Oct 30, 2012 10:13 AM
304	We have plenty of commercial development close. There is NO NEED for commercial growth in Weddington - how many time do residents have to say this????	Oct 30, 2012 9:34 AM





**Page 5, Q13. Please provide any additional comments you may have regarding the Town in the space below.**

1	Opening Weddington up to big office buildings and big-box stores would be a BIG mistake.	Nov 19, 2012 6:21 PM
2	I like Weddington as it is. I see no need to add any more commercial development. I would be content with no more residential development, although I'm sure that's not within the long-range plans.	Nov 19, 2012 5:30 PM
3	My family and I fully support mixed use commercial developments in the town of Weddington. Gone are the days where residents expect to drive long distances to the services they need. Weddington needs to move forward and welcome well-designed mixed use developments where residents can work, eat, work out, and have a community gathering place near to their home. It is ill-advised to "preserve the rural character" at all costs given the potential for Weddington to build on its strengths and yet cater to the needs of residents. Bottom line, the town should not maintain its current strict limitations on zoning which stifle well-designed mixed use commercial developments. Further there is a growing demographic of "empty nesters" who see Weddington as a beautiful and comfortable place they have raised their families, but need to downsize their home to a more manageable size. This demographic will continue to grow and Weddington should welcome them by permitting higher density planned communities which are designed to build a sense of community, dedicate a portion of the development to green space, and keep maintenance low (such as small yards easy to maintain). This wealthy yet aging demographic should be welcomed by Weddington. This demographic does not burden schools with overcrowding and can expand the tax base. People opposing such commercial and residential developments which meet the needs of current residents and future residents look too narrowly at Weddington's potential and cling to the status quo because they cannot tolerate change at all. Weddington's proximity to Charlotte means that change is inevitable and should be managed. It should be managed with zoning regulations that foster mixed use and higher density/low maintenance living options. Thank you for considering these and other comments which put first the needs of residents and seek to capitalize on Weddington's potential, not stifle it by clinging to the past.	Nov 19, 2012 4:26 PM
4	THERE NEEDS TO BE AN ENFORCEABLE MANURE MANAGEMENT POLICY FOR SUBDIVISIONS THAT CURRENTLY ALLOW HORSES; ESPECIALLY THOSE THAT DO NOT ENJOY GOOD H.O.A.	Nov 19, 2012 2:48 PM
5	I am so pleased that Town Council approved a Colonial office building across from Harrie Teeter.	Nov 19, 2012 11:48 AM
6	We chose Weddington for its rural character and built our house in a neighborhood of 2-acre lots.	Nov 19, 2012 11:36 AM
7	The town council and all the officials need to wake up and start looking out for the best interest of the residence.	Nov 19, 2012 11:33 AM
8	Weddington needs to keep its charm but, allow some growth.	Nov 19, 2012 10:56 AM
9	Do not change anything	Nov 19, 2012 4:03 AM
10	Weddington is a nice place to live, lets not ruin it!	Nov 18, 2012 7:57 PM

**Page 5, Q13. Please provide any additional comments you may have regarding the Town in the space below.**

11	Our 3 commisioners that went against their campaign promises failed the town. they overode the existing landuse plan and voted in favor of additional development. they should have waited for the results of this survey. They failed to hear from their constituents. it was a travesty.	Nov 18, 2012 2:34 PM
12	A park may be nice, but I would not want to pay additional taxes for it. Another resteraunt may be OK, but when you open the door to commercial, there is no stopping it, so I would rather keep Weddington as it is. There is plenty of resteraunts and stores in driving distance no matter where you live in Weddington. Age restricted communties with smaller homes that are nice, not boxes may fit in the optional subvisions mentioned earlier in the survey. But these would have to be controlled as well. I would like to see some improvement in the character of some of the older subdivisions and housing on the main roads in Weddington. I think Beulea Church is way to narrow and have almost be side swipped on many occasions. There are areas where a large vehicle (like a School Bus) travels with the back tires on both the yellow and white line at the same time.	Nov 18, 2012 7:49 AM
13	We have chosen Weddington to build our new home because it still has a small town feel, while being close to the attractions of a large city.	Nov 18, 2012 7:22 AM
14	Explore affordable golf couse community, one where we could look forward to retiring to.	Nov 18, 2012 5:24 AM
15	I would prefer to see much larger minmum lot sizes for any new subdivisions.	Nov 17, 2012 7:33 PM
16	you guys are Nuts - can't wait for next election	Nov 17, 2012 5:13 PM
17	We are extremely opposed to the Town of Weddington's leader violating the conditions of existing land use plans.	Nov 17, 2012 5:52 AM
18	Weddington needs a public place like the fountain area at the Promenade where neighbors can gather and visit.	Nov 17, 2012 5:42 AM
19	Fast food and shopping are not our enemy!	Nov 17, 2012 5:14 AM
20	Support retirement/age based homes for residents who love the town, but not high maintenance homes.	Nov 16, 2012 7:40 PM
21	Please stick to the land use plan.	Nov 16, 2012 5:48 PM
22	It seems that we are regularly surveyed. In years past the surveys have indicated that Weddington residents prefer a quiet lifestyle and a gentle way of life. I can drive 5 miles and hit commercial, retail, medical facilities and restaurants - More than I will need in my lifetime. I do not want that in my back yard nor do I want the traffic, litter, and crowds. Keep Weddington peaceful.	Nov 16, 2012 4:29 PM
23	Seriously interested in 55 and older community as don't want to leave, but don't want large lot & work.	Nov 16, 2012 4:12 PM
24	We have lived here for 26 years, and love it...and do not want to see too much development come to our town. It has shown tremendous growth since we came here, and we think it is enough for now.	Nov 16, 2012 4:04 PM

**Page 5, Q13. Please provide any additional comments you may have regarding the Town in the space below.**

25	We have been residents for 20+ yrs. and would love to stay. We do not live in a subdivision and the only type of neighborhood we would consider in our retirement would be age restricted. I don't want to live in a neighborhood with noisy children. Also, too much of our tax money goes to schools....so we need some neighborhoods that don't add kids to the population and cost of more schools.	Nov 16, 2012 3:53 PM
26	Can't attend meetings -- severe allergy to perfumes and colognes.	Nov 16, 2012 8:25 AM
27	keep retail space where it is now	Nov 16, 2012 6:43 AM
28	Town needs to listen to residents. Building commercial/office space next to Brookhaven Neighborhood and across from Antioch Elem. is a huge turn off. Would rather move out of weddington	Nov 16, 2012 6:09 AM
29	I am just very concerned about the attitude of the board, the disresect they have for one another, as well as the platform that the council ran on is not what they represent.	Nov 15, 2012 12:52 PM
30	Town Test	Nov 15, 2012 11:48 AM
31	Keep residential taxes low and supplement revenue through new business development. Adding a library would be very nice. Get better Cellular service for the town. I have sprint and only 1 bar at my house.	Nov 14, 2012 4:19 PM
32	I would like to have more retail opportunities that are positioned existing high traffic areas.	Nov 14, 2012 11:57 AM
33	#1. If conservation development is allowed to continue, the natural landscape should prevail on the main road portion of the development. In other words, put the housing in the back, out of site and leave the natural growth trees to shield them. Putting in a big entrance and the heavily landscaped surroundings does not look "natural. #2. There should be a strict tree ordinance for any development. Only cut the minimal number of trees required for the streets and house with yard. All other trees to remain.	Nov 14, 2012 11:21 AM
34	The idea of a Fire District is VERY BAD, what was wrong with merging Providence and Wesley Chapel Fire Districts and leaving the system alone? It was halfway there before Weddington interfered! More shopping across from the existing area would help, but was not approved. Those conservation subdivision provide only the contactor with lower cost!!!	Nov 14, 2012 8:08 AM
35	The town is very pleasant. We need to keep it that way. At least 1/2 acre lots for families. Parks are good but not just open conservation land as it is just a place for crime to begin.	Nov 14, 2012 8:04 AM
36	If we don't create a diversified tax base, we can't grow essential services. We need active adult housing, that would attract high income residents with no impact on schools. It would also help property values.	Nov 13, 2012 10:52 PM
37	Would like to see some control regarding upkeep of home in Weddington. There are homes nearby our property that are in poor repair and devalue our property, however our taxes have increased.	Nov 13, 2012 4:25 PM

**Page 5, Q13. Please provide any additional comments you may have regarding the Town in the space below.**

38	Waste of money on those monuments marking Weddington borders	Nov 13, 2012 4:19 PM
39	When will we be notified of the results of this survey...will it be posted on the website?	Nov 13, 2012 1:46 PM
40	Most of the town council ran on a platform of no new commerical development and not changing the residential R-40 zoning. Please execute what you ran on.	Nov 13, 2012 12:45 PM
41	sit down, nice restaurants would do well	Nov 13, 2012 10:04 AM
42	Vehemently against approving ANY commercial development and changning land use from residential to commercial.	Nov 13, 2012 7:33 AM
43	Keep the rural feel! City is close enough...	Nov 12, 2012 7:34 PM
44	Chose to move to Weddington in 1988 because of rural atmosphere,low density housing and no traffic congestion. Would like to keep it that way as much as possible.	Nov 12, 2012 2:47 PM
45	Weddington is a pride to live in; please keep it how it is now. People want to live here beacuse the way it is; allowing for what happens in other town will destroy this community. Let's fight to keep its value and charm.	Nov 12, 2012 9:10 AM
46	I appreciate your efforts and look forward to hearing the results of this survey.	Nov 12, 2012 7:47 AM
47	Great new Council. Very happy since the last elections.	Nov 12, 2012 7:00 AM
48	I love our town! It is a wonderful place to raise a family. It would be nice to be able to walk around or ride my bike from place to place. I plan on retiring somewhere like that. The town is a great place to raise a family.	Nov 12, 2012 6:39 AM
49	Instead of weeds, it would be nice to have flowers, trees &/or bushes in the median strip on Providence Road.	Nov 11, 2012 5:32 PM
50	please keep out commercial growth...we have enough close by and this is what keeps Weddington unique	Nov 11, 2012 5:12 PM
51	We moved here 10 years ago to escape the rapid growth of homes and retail that Charlotte and surrounding communities are fixated with. Don't fall prey to the almighty dollar and developer. Weddington has always been a bastion of open areas, and the last thing we need is to reverse that long standing plan. Do what is right and leave well enough alone.	Nov 11, 2012 2:59 PM
52	The rural, low development character of Weddington is what makes us different and special. Anyone who wants high density, high development has many other options. I'll be glad to provide directions if they can't find any.	Nov 11, 2012 1:17 PM
53	Stick with the rural protection platform that most councilman were elected to office with. Councilmen have enough integrity to keep your word. We are watching.	Nov 11, 2012 10:43 AM
54	Allowing big box an mixed use retail in addition to what we have will make Weddington a less desirable place to live	Nov 11, 2012 10:25 AM

**Page 5, Q13. Please provide any additional comments you may have regarding the Town in the space below.**

55	I am building a home in Weddington now. I chose it due to current environment of peaceful and not over-built. Please let's keep it that way!	Nov 11, 2012 7:29 AM
56	keep rural character.....slow down commuter traffic	Nov 11, 2012 5:46 AM
57	We need to try and preserve the land that we already have that has been here in Weddington for years, but if we must expand and make the town bigger we should try and centralize it all in one place such as Wesley Chapel.	Nov 10, 2012 6:08 PM
58	<a href="http://www.surveymonkey.com/i/t.gif">http://www.surveymonkey.com/i/t.gif</a>	Nov 10, 2012 4:29 AM
59	I believe we can improve our tax base with the right additions of business/commercial property and still preserve the small town character of Weddington.	Nov 9, 2012 2:53 PM
60	Would be nice to see more development in the Town Center in the directions of services (restaurants, medical offices, dry cleaners, etc.) Would not want to see big box stores.	Nov 9, 2012 1:40 PM
61	Leave it alone	Nov 9, 2012 10:40 AM
62	Reduce Taxes	Nov 9, 2012 9:08 AM
63	signage at town entrance and at HT shopping area that was installed looks cheap and tacky	Nov 9, 2012 8:37 AM
64	We are new residents to Weddington based on the current open space of the community. We built a home in the John Wieland community and would be disappointed in high density housing or large commercial growth.	Nov 9, 2012 6:32 AM
65	Put up the WATER TOWER!!!! Above ground as approved years ago!!!!	Nov 9, 2012 6:15 AM
66	Love Weddington.	Nov 9, 2012 6:01 AM
67	I purchased land in 1985 and built my home here as this is truly a "self serve" community. Let other towns bear the brunt of commercial building, we can easily drive to the peripheral shopping for anything with no intrusion of these facilities on our community. We should pursue small pockets of senior housing so we have a transition point for our seniors. They require few services or support and would help with taxes. These communities like the Epcon next to the Mecklenburg park could easily be integrated in small parcels around Weddington, and would bring needed Senior support for our community without adding any strain on education or public services.	Nov 8, 2012 7:51 PM
68	It would be great to offer more office space so small companies could move to Weddington. We would love to relocate our small company from Matthews to Weddington. Also, the intersection of Twelve Mile Creek Rd and Beulah Church Road needs a 3 way stop or some type of traffic control before and after school hours. It is a dangerous intersection.	Nov 8, 2012 5:52 PM
69	I was unaware of most of the above. How about a direct mail program to promote it?	Nov 8, 2012 4:11 PM
70	I like the quiet town atmosphere but we are not taking advantage of commercial	Nov 8, 2012 4:04 PM

**Page 5, Q13. Please provide any additional comments you may have regarding the Town in the space below.**

offerings or tax base. It would be nice to have growth similar to Davidson NC where the eateries are concentrated but attractive, and traffic control and parking is maximized. Having a Chic Fila type of fastfood would be great especially since it is closed on Sunday. They do a beautiful store.

- |    |   |                      |
|----|---|----------------------|
| 71 | Our schools, kid-sports, subdivisions, and churches provide enough 'social activities' for this community. I'm not going to one more event, unless it's July 4 (mid summer, no school activities). I don't NEED anything else within 2-3 miles of me. More stuff means more traffic. Even Wesley Chapel is almost terrible now. The T-intersection at Hwy 16/84 will NEVER be an attractive 'downtown' Weddington... traffic flow is not 'inviting'. If you miss the turnoff on 16 going south into the HT, you have to practically circle the shopping center on Wed-Mat road... I THINK... I don't go that way. I take Beulah/Hemby to 16, to avoid the T-intersection. I'm sorry, but Wesley Chapel is a real intersection and was very conducive to forming 'a town'. And that's all we need out here. Do NOT try to turn Weddington into a Matthews or Waxhaw. It's PERFECT the way it is. I don't want hiking trails (and the taxes to maintain them), don't need to invite strangers roaming through our town and backyards, trashing such trails. | Nov 8, 2012 2:21 PM  |
| 72 | Please stop people like Polivka International and Delaney from bringing unsightly commerce to our residential areas!  | Nov 8, 2012 1:25 PM  |
| 73 | That farm stand at Hemby and Providence Road is a joke! NEVER NEVER NEVER open and unsightly as sin. I realize that he is someone's relative or buddy but he provides nothing but an eyesore and makes us look like Hooterville!  | Nov 8, 2012 1:12 PM  |
| 74 | Our subdivision has not been repaved since it was built 25+ years ago... they just patch the asphalt and it looks terrible (Providece Woods South). We pay the same taxes as the inexpensive part of Lake Providence and they have a newly repaved main road after only 15 years of being a subdivision. Also, we would like our kids to be able to ride bikes on a sidewalk or parkway on Matthews-Weddington Rd, Hemby, Beulah Church. Go to other areas and they have these areas to ride along busy roads. With our roads so completely narrow as it is, we at least need sidewalks or pathways. On 12 mile, I had to go off the road for a bus before since the road is so narrow. Widen roads and add sidewalks and you would be Golden. Thanks for listening!  | Nov 8, 2012 12:53 PM |
| 75 | Would like to see a beautiful pedestrian friendly downtown with a sit down restaurant, maybe a Trader Joes or Whole Foods, small office/ business for our residents to work within community, a green area to come watch summer movies, read, visit with your neighbors, listen to music, etc. Have town events.  | Nov 8, 2012 12:50 PM |
| 76 | I would like to see quality higher end development for residential and small office and retail with some higher density homes and community ammenities in the "downtown Weddington" area including quality sit down restaurants with take out service.  | Nov 8, 2012 11:54 AM |
| 77 | The town places way too much emphasis on residential growth. What we need is some small, controlled, commercial growth to make it a well rounded nice town.   | Nov 8, 2012 11:35 AM |
| 78 | I absolutely DO NOT want the land use rezoned so houses can be built on less than 1 acre of land!Our roads are already overcrowded, narrow and need   | Nov 8, 2012 9:27 AM  |



**Page 5, Q13. Please provide any additional comments you may have regarding the Town in the space below.**

	improvement, not to mention our schools which are suffering from cuts in budgets across the board	
79	Perserving town feel, but allow for office space, retail and resturants. Would love to go out to eat and spend \$\$\$ in Weddington instead of all the time Waxhaw, Charlotte and Matthews.	Nov 8, 2012 9:09 AM
80	stop the growth. stop spending money. you will turn weddington into a cheap place to live like many of the atlanta suburbs.	Nov 7, 2012 8:08 PM
81	do not alter the idenity of my town!!!!	Nov 7, 2012 5:56 PM
82	Commercial & high-density development going in all around us. Traffic is getting more frustrating. If Weddington allows the almighty dollar to propell it in the same direction, we will move to more a pleasant place.	Nov 7, 2012 2:35 PM
83	Weddington has so much to offer, but our current downtown is very unattractive. We would like to see a sense of community at our center core. Maybe a gathering place with a small park to just get out and run, play with the children or meet a friend after picking up a cup of coffee at the local coffee shop Also, a great deal of our population is getting older and would love to stay in the general vacinity. We need to consider smaller footprint homes or patio type home options (all in a center town area, so the residents could eat, and socialize with friends within walking distance to home). We lack a sense of community and are so excited Weddington has chosen to create the Christmas Tree event, social events to gather in the community with a sense of purpose. Such a positive action to create a real community spirit,	Nov 7, 2012 12:18 PM
84	Leave Weddington an option for those who do not want a Harris Teeter , fast food , dentist office, or office building on every corner	Nov 7, 2012 12:06 PM
85	I think the town council needs to listen to what the residence, (who elected them) want and not assume.	Nov 7, 2012 7:33 AM
86	Please leave the land use alone. There is plenty of development within an easy drive of weddington. Changing now will be harmful to the area.	Nov 6, 2012 3:27 PM
87	the housing slow down has been great, open fields are much more pleasant to look at than a subdivision rural is best, if you need more ammenties, live in another town	Nov 6, 2012 2:06 PM
88	I would appreciate that the town council would explain their reasoning when approving or denying a change in zoning status. Many times they make decisions which are not explained to the community.	Nov 6, 2012 8:24 AM
89	Please re-consider the Land Use Plan. One family owns most of the Land in Weddington. As a community we are having to live with their person interpretation of the law and at their mercy as to who they want to sell to- A very unsettling situation to say the least.	Nov 6, 2012 7:56 AM
90	We moved to Weddington because it feels like you are in the country without being too far from civilization. The schools are getting crowded and I am concerned about how many kids can fit without hurting their education.	Nov 6, 2012 7:35 AM

**Page 5, Q13. Please provide any additional comments you may have regarding the Town in the space below.**

91	Stop this idea of permitting all this business development. The more you have the worse it gets. Take a good look around Blankeney. What a mess! My opinion is that you definitely should not give land use to Polivka Properties and you need to get rid of the guy with the junk at the corner of Hemby and Providence. Those on council that continue to vote for these things will NEVER get my vote again.	Nov 6, 2012 6:45 AM
92	Great place to live and raise a family. Please DO NOT over-develop and buold pon less than 1 acre lots!!	Nov 6, 2012 6:24 AM
93	If there is additional commercial development west of Providence road it should be well buffered from any residential areas. No commercial development at Hemby/Providence intersection. Weddington downtown should be walkable and very aesthetically attractive.	Nov 6, 2012 6:20 AM
94	I am not in favor of high density housing	Nov 6, 2012 5:30 AM
95	I feel developing high density, apartments, townhomes, condos etc would take away from the charm of weddington. I am aware that this may raise property taxes if not d=done, but I am ok with that.	Nov 6, 2012 5:25 AM
96	I think that it is important to utilize the land use plan as it is set up without overrides.	Nov 6, 2012 5:08 AM
97	I'm distressed that a residential piece of land south of Anderson farm has been approved for business!	Nov 5, 2012 7:44 PM
98	Don't spend what we don't have. There's no need to spend, spend, spend for new items which will have to be maintained by long term taxes.	Nov 5, 2012 6:30 PM
99	If Weddington needs to offset our residential taxes with non-residential income, lets make them as nice as we can with resort style setups so that us locals can enjoy too no matter if we are young or older.	Nov 5, 2012 6:03 PM
100	We have lived in Weddington for the past 13 years and just built another home in Weddington after a long search of ALL of Charlotte! We couldnt leave the large 1 acre lots and farms and peace and quiet that Weddington has to offer!! We LOVE WEDDINGTON and DO NOT want to see commercial development and "Cluster" homes being built!!	Nov 5, 2012 5:55 PM
101	I do not want to see the town become Matthews/Stallings/Indian Trail. There is more than enough of everything close by. Roads, cannot handle a lot of commerical development, and I am not interested in subsidizing business ventures though taxes. Not all towns can be all things to all people.	Nov 5, 2012 5:09 PM
102	I am 100% opposed to allow distracting, messy, "farmstands" like the one at the corner of Hemby and Providence Road. It's an embarassing eyesore and distraction to drivers.	Nov 5, 2012 3:07 PM
103	I am going to repeat my same answer as a few questions earlier because it is so important to hear. There shouldn't be any new commercial development in Weddington. Let all of the neighboring towns do it. Living in Weddington is peaceful and pleasant. Changes to the land use plan will quickly make	Nov 5, 2012 11:54 AM



**Page 5, Q13. Please provide any additional comments you may have regarding the Town in the space below.**

	Weddington a less desirable place to live, which will decrease property values and therefore lower tax revenue. Commercial development is not the answer. Please focus your efforts on other matters, such as keeping us safe -- clean water, clean air, road safety, etc.	
104	I do not want our city like Wesley Chapel. Keep us small with rolling pastures, trees, horses	Nov 5, 2012 11:41 AM
105	Weddington has no Identity at this point other than being a large neighborhood. It needs a core for the downtown.....something close for the people in Weddington.....and something upscale so we can be proud of it.	Nov 5, 2012 10:50 AM
106	none	Nov 5, 2012 9:11 AM
107	Please find a way to restrict small retail growth to upscale shops only. "Spec" strip malls should not be allowed. Big box stores cannot be supported with some many around us. Nail salons, computer repair, shoe repair, cleaners and fast food shops in a small mall do not add value to the community. We already have access to all that. Please make the inevitable retail growth progress slowly only (based on quality) and be something to be proud of. Keep Weddington QUALITY high, everywhere.	Nov 5, 2012 9:01 AM
108	The "green space residential" questions appear to have been written by realtors or developers. These folk's opinions should be taken with a grain of salt as they are interested in maximizing profits at the expense of the character of our community. For instance, the question involving "green space" makes it sound like this is an improvement, when it is not. For instance, It would allow a developer to include unusable or otherwise undesirable (for homesites) land in a subdivision, such as swamp or loud highway frontage or power line easements, call that "green space," and use it as an excuse to build cheaper homes on smaller lots. Stop them!!!!	Nov 5, 2012 6:54 AM
109	Q 7 is not specifice as the lot size is only mention for the one option not for other options Minimum lot for any residential should be 1 acre.	Nov 4, 2012 7:17 PM
110	Please do your best. It's not a far drive to get to what you need here. You talk to everyone and the reason why they moved here is because of the rural feel and open space. We do not need a sunway or hair cuttery on every corner.	Nov 4, 2012 5:11 PM
111	It seems as though we should decide on a direction and stay with it. To change the land plan every ten years is a great way to end up with a big mess!!!	Nov 4, 2012 4:44 PM
112	We like open space but our preference is R40 zoning. We came here in 1991 for that reason	Nov 4, 2012 2:23 PM
113	weddington matthews road resident working to change the speed limit...	Nov 4, 2012 2:18 PM
114	Weddington is a nice town and has been a good place to raise a family. Don't screw it up! We're already quite close enough to retail and office space. Any non-residential development--if it must go in--should be very focal, limited, and situated off of a main road and NOT on either side of a main road (as per Stanley, NC). Changes should influence the quality of life i.e. recreational opportunities (walking paths, parks), library, traffic control (speed abatement	Nov 4, 2012 10:14 AM

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	through town, redirection of through traffic around the town), preservation of green space. In short, preserve and maintain what has made Weddington special and different all along. If someone wants the "convenience" of living next to a sit down restaurant or a retail store, I suggest they move to that sort of community. Weddington may not be for them. It is unfortunate when people move into an area and then try to change it to their liking. They should really like an area and then move to it.	
115	Would like to see the town promote itself more.	Nov 4, 2012 8:47 AM
116	Do not wreck a good thing, do not become Charlotte	Nov 4, 2012 7:18 AM
117	I think this survey is all inclusive.	Nov 4, 2012 6:51 AM
118	Preserving nature & horse farms, while limiting commercial & cookie cutter housing developments is key in maintaining Weddington's integrity and its country feel.	Nov 4, 2012 5:17 AM
119	maintaining the taxes as low as possible is important	Nov 3, 2012 7:50 PM
120	Sidewalks on select major roads are a significant drawback of community. Sidewalks on Weddington Road from Providence to Wesley Chapel border would serve to bring life to the community, particularly in allowing school children to walk/ride bikes to school, families to ride bikes to retail, etc.	Nov 3, 2012 5:55 PM
121	We love the town of Weddington as it maintains a rural, low-density environment. We strongly support the limitations on additional growth.	Nov 3, 2012 12:53 PM
122	Need to expand by annexation to protect the core from Wesley and from non disciplined growth. Set aside parkland for future use even if no facilities are developed right away. Provide incentives to retain as much of the remaining AG land as possible.	Nov 3, 2012 12:25 PM
123	It's fine, just the way it is.	Nov 3, 2012 10:41 AM
124	Keep it a small town with plenty of open space. Most of the large tracts have been sold or are up for sale. Don't turn Providence Road into Independence Blvd. I've lived here for 58 yrs.	Nov 3, 2012 9:11 AM
125	Yes - livability improves the housing market. You need pedestrian walkways and bike lanes and a library if intelligent people are going to live here - some culture. People I talk to and myself just give up on Weddington - too many disputes between the leaders, questionable dealings and endless bickering over the same issues - nothing gets done ! I keep hearing about the same improvements and I have been here since 04 - tax dollars get wasted on soap operas around here as well. After a while it's just worth it to pay Charlotte taxes and I would move if I could sell.	Nov 3, 2012 8:33 AM
126	Thank you for the opportunity to speak out. In my opinion, Weddington doesn't need a church, or a gas station, or a ballfield, or a Harris Teeter on every corner in town... we have all of those amenities in abundance within easy reach as it is.	Nov 3, 2012 8:23 AM
127	I would love for Weddington to have even more of a "Small town" feel with a real	Nov 3, 2012 7:37 AM

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	downtown core. A closer playground would be nice as well.	
128	Need walking trails, manmade lakes, fountains and small parks for children not just ball fields.	Nov 3, 2012 7:35 AM
129	Weddington has changed, is changing. The diverse perspectives of all residents have to be considered. The days of the farming community being the only consideration are over. I am not in favor of extremes either way. I am in favor of a careful plan that takes into consideration the large farms, neighborhoods and business in a balanced way. Most important is full disclosure and open dialog with everyone, then detailed recorded reasons why decisions are made.	Nov 3, 2012 6:09 AM
130	I feel the town is not keeping up with the times with regard to greenways, parks, and libraries.	Nov 3, 2012 6:04 AM
131	I think it is shameful for the elderly that have lived in Weddington their whole life to have to move away from family, friends, church, etc. when they can no longer care for an acre of land and a huge house.	Nov 2, 2012 6:38 PM
132	Wish we had a Target, Bed Bath Beyond, more sit down family restaurants and gas stations in closer proximity for convenience. The residential areas are beautiful.	Nov 2, 2012 4:45 PM
133	need email list of all neighborhood HOA leadership for fast communications. Like what Ronnie Honeycutt use to do.	Nov 2, 2012 2:16 PM
134	I know about "good intentions", but I DO plan to attend town meetings in the future.	Nov 2, 2012 1:29 PM
135	Love the new mayor and town council!	Nov 2, 2012 11:33 AM
136	We are very happy to have Weddington continue as a "bedroom community."	Nov 2, 2012 10:12 AM
137	Dan Berry's comments in the Nov. 2-8 Union Weekly article certainly show he is ready to destroy our community. I moved here 20 years ago and the large land owners have been here a long time. His concern over property rights ignores the fact this community developed to this point without commercial or high density residential....and the results are a stellar place to live. I can only hope others on council do not have Mr. Berry's bias. Things are fine now and prior surveys document how residents want development to be restrained.	Nov 2, 2012 9:59 AM
138	How can I get more integrated with the town?	Nov 2, 2012 9:31 AM
139	1) I would like to sign up to receive emails on community events and meetings. > christine.sammons@gmail.com 2) Where can I get a copy of the Weddington Magazine? Please email me that information. Thank you for allowing us to join in on this survey.	Nov 2, 2012 9:13 AM
140	Somebody is doing a fantastic job, keep it up!!!	Nov 2, 2012 8:04 AM
141	We need water and sewer service asap! How many years before the town can serve its' residents properly?	Nov 1, 2012 4:35 PM
142	There needs to be growth. Some people who have moved here think time	Nov 1, 2012 3:08 PM

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	should now stand still. This was country and not it is not. Let's grow and prosper.	
143	At this time Weddington needs more of a town feel to it not just a place to drive through. Walking paths to a real small town center would be ideal. Going forward the develops like Hadley Park and Lake Forest Preserve are too congested. Go back to homes with larger acreage and common space.	Nov 1, 2012 12:01 PM
144	We love Weddington and enjoy that every space is not filled in with _another_ shopping center and the residential density is close to perfect.	Nov 1, 2012 9:31 AM
145	Weddington is so Non-growth it is going to die	Nov 1, 2012 8:30 AM
146	A policy of low or no growth should be maintained to ensure the current quality of life in the Town.	Nov 1, 2012 7:31 AM
147	Weddington is a small residential community. it is far to small to even be considered a town, especially when it runs into wesley chapel, waxah, charlotte etc. it is ridiculous to build up the area when services are readily available. we should merge with the surrounding areas and pool our resources. having all these fiefdoms is a waste of administrative dollars when each area is so small.	Nov 1, 2012 7:13 AM
148	Weddington is an island of tranquility surrounded by a noisy and busy world. Let's keep it that way!	Nov 1, 2012 6:10 AM
149	Conservation subdivisions are ideal for age targetted neighborhoods. An increased density provision would allow these to be more affordable in terms of price per square foot. The age targetted neighborhoods typically do not additional demands on schools or traffic.	Nov 1, 2012 4:43 AM
150	most common frustrations I have living in Weddington is the limited access to restaurants and shopping and the battles between cars and bicyclists sharing roads that dangerously narrow and may issues with line-of-sight around curves.	Oct 31, 2012 5:20 PM
151	Need a Mayor who wants to enhance Weddington - not just keep it the way it is!!! Time for improvements!	Oct 31, 2012 2:53 PM
152	I believe a community park is the most important thing missing in Weddington.	Oct 31, 2012 2:34 PM
153	Weddington is a bedroom community. It should stay that way. Waxhaw, Wesley Chapel and South Mecklenburg already provide more than enough retail within a short drive.	Oct 31, 2012 12:41 PM
154	Please keep Weddington a low density residential town with minimum 1 acre lots. Parks, greenways, and nice sit down restaurants would be good commercial additions.	Oct 31, 2012 10:23 AM
155	Essential that home development be maintained at no more than one home per acre.	Oct 31, 2012 10:18 AM
156	allowing aged communties would be great for those wanting their parents nearby.	Oct 31, 2012 8:55 AM
157	I will sign up to receive emails re events/meetings	Oct 31, 2012 8:53 AM

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158	Repeat - No further commercialism within the boundaries of Weddington!	Oct 31, 2012 7:58 AM
159	Absolutely love Weddington but would love to see more sidewalks throughout our communities to tie communities to one another such as on Weddington/Matthews Rd./Beulah Ch. Rd. Also, we would love to have a good sit down restaurant and some strategically placed commercial shops that highlight our beautiful town. Mixed use retail, commercial, residential may be ideal.	Oct 31, 2012 7:55 AM
160	Would like to keep the town rural. Additonal services not needed as almost every service or commercial enterprise is already available within a 15 - 30 minute drive. Bike paths and greenways would indeed enhance the town.	Oct 31, 2012 7:11 AM
161	I realize managing growth is hard, but Weddington needs to stay Weddington. We don't need to turn into Matthews or Ballantyne.	Oct 31, 2012 6:43 AM
162	We need to be like Waxhaw, we need to grow and build with the future expand that will help bringing more money in, to the town of weddington, because is not fare you keep rasing tax's on us, we need more retail stores, so it well help in bringing tax money in, we cant live in the past like if we where in the 1930s big empty spases , we need to grow with the future, thanks	Oct 31, 2012 6:38 AM
163	low density, open space and rural character are of primary importance.	Oct 31, 2012 6:17 AM
164	address traffic congestion & speeding	Oct 31, 2012 6:16 AM
165	There are discussions about allowing smaller lots with higher density properties near my subdivision (Antioch Woods). I STRONGLY disagree with any motion of this sort as it will reduce my property value, increase traffic, and disrupt the natural sense of our home. Please do NOT allow this to happen.	Oct 31, 2012 6:04 AM
166	As the economy improves developers will look to Weddington for projects. We must protect the integrity of the rural feel of our town for many reasons. Roads are narrow and windy in most of our town and cannot support the increased traffic that will occur with rapid growth. Our schools are top notch but at capacity so with growth comes trailers. We need to carefully manage the growth process over the next several years. If we can institute an adequate facilities ordinance we should. The Town needs to be very careful not to set any precedent on the current land use plan that a builders attorney could use to gain an upper hand in proposing a development that does not fit within our current guidelines. One thing I think the Town should look at is to develop a park. Even if it cost a extra couple of cents on the tax rate a park helps define a town. Look at what Stallings has done recently and of course Matthews has Stumptown. A place with a band shell for music and movies during the summer provides entertainment at a relative cheap price and brings people from the town together to build a stronger community. In a future survey you may want to address the idea of a park in a seires of questions, including are you willing to pay for one. I think there is a growing sentiment for one at least with the people that I am in contact with.	Oct 31, 2012 5:55 AM
167	I chose to live in Weddington because I do not wish in a crowded residential area or an area with lots of shops and commercial development. I do not wish to see any further development in Weddington.	Oct 31, 2012 5:54 AM

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168	I appreciate the public spiritedness of this community and the way it has avoided being dominated by the big box mentality that Wesley Chapel has adopted.	Oct 31, 2012 5:31 AM
169	My husband and I moved to Weddington because of its rural, non-commercial character. It appears the purpose of this survey is to increase development in Weddington and basically turn it into Charlotte, Waxhaw or any one of the surrounding generic communities .	Oct 31, 2012 3:45 AM
170	Why do people think things need to be changed? I moved here 27 years ago for large lots and no commercial development. Leave zoning as it is.	Oct 31, 2012 2:02 AM
171	The Town provides enough in services to the community. Keep our taxes low, stop trying to figure out ways to spend its residents money. This is the third survey I have completed since 1999. The results are consistently in favor of no commercial development.	Oct 30, 2012 5:41 PM
172	I think downtown could be successful if architecture all looks from same era and no big parking lots like Weddington shopping center has currently.	Oct 30, 2012 5:22 PM
173	The Town Center planning that was suspended a couple of years ago was very positive and developing good ideas. It should be resurrected and a strong plan completed for further development and expansion of the town center at Providence/84. It should provide a mix of retail, office, dining, "empty nest" housing, and a gathering space for small community events/concerts.	Oct 30, 2012 5:09 PM
174	Be very careful of the decisions you make and also be aware of resident's repeated wishes concerning future growth. Do citizens want Weddington to become another Pineville, Huntersville, etc.? Don't think so.	Oct 30, 2012 4:46 PM
175	It's all about the schools. If you need to raise taxes to keep the schools at elite level, do it to maintain property values and the youth of the community.	Oct 30, 2012 4:23 PM
176	Personally, I think libraries are a waste of resources. Most people use the internet for information and more are using e-book readers. There are also plenty of libraries close by.	Oct 30, 2012 4:16 PM
177	Stop trying to be some place important. It is a waste. You don't have to be "impressive".	Oct 30, 2012 3:39 PM
178	Weddington needs to preserve open space and provide passive recreation. There are enough ball fields at the schools and Optimist Park. To preserve Weddington's character, we need to limit commercial growth. We can use Wesley Chapel as a cautionary example. There is plenty of shopping around...Waxhaw, Wesley Chapel, Charlotte, Matthews....We don't need more. I think the idea of a town center will not work and I would not support it. However, i would support a community/art center as part of a large passive park. A facility like that could be used by seniors, girls scouts, community theater, etc. That would draw people and if properly done could give Weddington the identity we are seeking. We don't need stores to do that.	Oct 30, 2012 2:46 PM
179	Keep it the way it is!	Oct 30, 2012 2:38 PM
180	Big Box stores, fast food restaurants or chain restaurants would absolutely ruin	Oct 30, 2012 2:18 PM



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	the character of Weddington.	
181	There might be a ppace for conservation or cluster home developments in Weddington but I have string reservations that the proper controls will be in place to enforce the rules. future town officials could relax the rules even more resulting in smaller, more dense neighborhoods. Our roads and schools can not be expanded fast enough to accomodate such. I prefer R40/90% as the standard. Exceptions must be very rare and overly scrutinized the make sure the exception/development is needed.	Oct 30, 2012 1:38 PM
182	Need to loosen current obitrary rules concerning 3 call rule for alarm systems which results in people who have them not using them.	Oct 30, 2012 1:32 PM
183	We love Weddington. However, the continued growth is not what we envisioned when we moved here 12 years ago. We love it for its charm, sense of community and beautiful landscape. We do love the community holiday events Weddington holds each year. It only adds to its small town charm. We do not support the idea of continued development as that is the very reason we left Charlotte. It concerns us regarding our future retirement here and raising our kids until then. If the town continues to allow more residential and commercial development, we as a family will have to painfully explore the idea of moving somewhere else. This would be devastating as we have come to feel that Weddington is our home. We appreciate the opportunity to voice our opinions and concerns.	Oct 30, 2012 1:28 PM
184	We just moved to Weddington in September and love the area. We chose to move here because of the excellent schools, wonderful rural feel, spacious lots. The area is closest enough to large retail stores that we don't feel the area needs any additional development of that type. We chose to live here because of the low density residential areas.	Oct 30, 2012 1:25 PM
185	I appreciate the care the town gives to matters of this nature. I also appreciate that the town is well run.	Oct 30, 2012 1:04 PM
186	moved here to pay lower taxes, want single family homes on one/more acers only because when you start growing other things it cost money and taxes go up	Oct 30, 2012 12:38 PM
187	I would hope that the people that want to change this town should move back to were they came from if they don't like Weddington///they moved here because Weddington is a nice gueit town and now they want to change it shame on them	Oct 30, 2012 12:11 PM
188	You can keep doing surveys and rephrasing the questions but building any business or more than 1 house per acre will ruin Weddington. We don't need anything the town will need to support and maintain.	Oct 30, 2012 12:06 PM
189	the mayor and council doing a very good job.	Oct 30, 2012 11:34 AM
190	leave Weddington alone!!! Better yet - remove the traffic noise from Hemby road, HWY 16, and I485 - and then we'd be back to a quite neighborhood.	Oct 30, 2012 11:20 AM
191	We do not support the commercial businesses we already have. Does that not tell you all you need to make logical decisions. Leave well enough alone.	Oct 30, 2012 11:07 AM

**Page 5, Q13. Please provide any additional comments you may have regarding the Town in the space below.**

192	I love Weddington and would be very sad to see its many wide open spaces filled with retail/office space. I would prefer to see parks fill those spaces if they were to be developed. A population growth would be hard to manage with roads being mostly one lane each way.	Oct 30, 2012 10:31 AM
193	Leave it the way it is. NO CHANGES.	Oct 30, 2012 10:13 AM
194	Keep our Town the way it is. We do not need any more development. We are a gem in the rough - lets keep it that way. We can drive to Charlotte or Wesley Chapel in 5 minutes. We DO NOT need more development.	Oct 30, 2012 9:35 AM





**Page 6, Q14. Do you live in a subdivision?**

1	Wedgewood	Nov 19, 2012 6:22 PM
2	Providence Place	Nov 19, 2012 5:31 PM
3	Lake Providence	Nov 19, 2012 4:39 PM
4	Aero Plantation	Nov 19, 2012 4:28 PM
5	Weddington Oaks	Nov 19, 2012 3:17 PM
6	WELLINGTON WOODS	Nov 19, 2012 2:49 PM
7	None of your business.	Nov 19, 2012 11:49 AM
8	Wellington Woods V	Nov 19, 2012 11:36 AM
9	Lake forest	Nov 19, 2012 10:58 AM
10	Shaver Farms	Nov 18, 2012 8:08 PM
11	Stratford on Providence	Nov 18, 2012 7:58 PM
12	Antioch Woods	Nov 18, 2012 6:44 PM
13	Lochaven	Nov 18, 2012 5:14 PM
14	Providence Woods South	Nov 18, 2012 2:36 PM
15	I am a landownwer in Weddington.	Nov 18, 2012 11:31 AM
16	Wedgewood	Nov 18, 2012 10:46 AM
17	Weddinton downs	Nov 18, 2012 7:51 AM
18	Aero Plantation	Nov 18, 2012 7:47 AM
19	Wellington Woods	Nov 18, 2012 7:23 AM
20	Highview Estates At Lake Peovidence	Nov 18, 2012 5:25 AM
21	providence woods	Nov 17, 2012 5:16 PM
22	Providence Woods South	Nov 17, 2012 4:46 PM
23	PWS	Nov 17, 2012 11:41 AM
24	Highgate	Nov 17, 2012 8:04 AM
25	Providence Place	Nov 17, 2012 7:06 AM
26	Brookhaven	Nov 17, 2012 5:53 AM
27	Willow Oaks	Nov 17, 2012 5:43 AM

**Page 6, Q14. Do you live in a subdivision?**

28	Willow Oaks	Nov 17, 2012 5:15 AM
29	Providence Woods South	Nov 16, 2012 8:13 PM
30	Providence Woods South	Nov 16, 2012 6:18 PM
31	Brookhaven	Nov 16, 2012 5:48 PM
32	Prov woods south	Nov 16, 2012 4:30 PM
33	Providence woods south	Nov 16, 2012 4:28 PM
34	Providence Woods, South	Nov 16, 2012 4:05 PM
35	HighGate	Nov 16, 2012 3:13 PM
36	providence woods south	Nov 16, 2012 1:58 PM
37	stratford	Nov 16, 2012 1:09 PM
38	Lake Providence	Nov 16, 2012 8:25 AM
39	Brookhaven preserve	Nov 16, 2012 6:22 AM
40	Brookhaven	Nov 16, 2012 6:10 AM
41	Brookhaven	Nov 16, 2012 4:42 AM
42	Willow Oaks	Nov 15, 2012 4:15 PM
43	Providence Woods South	Nov 15, 2012 3:47 PM
44	Providence woods south	Nov 15, 2012 2:18 PM
45	Lake Providence	Nov 15, 2012 1:01 PM
46	Weddington Heritage	Nov 15, 2012 12:52 PM
47	Town Hall Test	Nov 15, 2012 11:48 AM
48	Wellington Woods	Nov 14, 2012 11:21 AM
49	Providence Place II	Nov 14, 2012 9:18 AM
50	Weddington Hills	Nov 14, 2012 8:34 AM
51	Hunting Creek	Nov 14, 2012 8:09 AM
52	providence plantation II	Nov 14, 2012 4:24 AM
53	Providence Place II	Nov 13, 2012 9:33 PM
54	Weddington Oaks	Nov 13, 2012 7:03 PM

**Page 6, Q14. Do you live in a subdivision?**

55	Providence Place II	Nov 13, 2012 4:12 PM
56	providence place 2	Nov 13, 2012 3:52 PM
57	Providence Place II	Nov 13, 2012 2:35 PM
58	Providence Place II	Nov 13, 2012 1:46 PM
59	Providence Forest Estates	Nov 13, 2012 1:44 PM
60	Providence Woods South	Nov 13, 2012 1:38 PM
61	Providence Place 2	Nov 13, 2012 1:14 PM
62	Providence Place 2	Nov 13, 2012 12:46 PM
63	Lake Providence	Nov 13, 2012 12:38 PM
64	Providene woods south	Nov 13, 2012 11:28 AM
65	Willow Oaks	Nov 13, 2012 11:26 AM
66	Stratford on Providence	Nov 13, 2012 10:06 AM
67	Steeplechase	Nov 13, 2012 7:33 AM
68	Aero Plantation	Nov 13, 2012 7:32 AM
69	Aero Plantation	Nov 13, 2012 7:11 AM
70	Lake Providence	Nov 13, 2012 5:20 AM
71	Waybridge	Nov 13, 2012 5:20 AM
72	High view at Lake Providence	Nov 12, 2012 7:35 PM
73	providence woods south	Nov 12, 2012 5:34 PM
74	Providence Place I and II	Nov 12, 2012 2:49 PM
75	Lake ForestPreserve	Nov 12, 2012 1:42 PM
76	Highgate	Nov 12, 2012 1:00 PM
77	Weddington Brook	Nov 12, 2012 12:03 PM
78	Wellington woods	Nov 12, 2012 11:41 AM
79	Waybidge	Nov 12, 2012 9:09 AM
80	Highgate	Nov 12, 2012 8:50 AM
81	Steeplechase	Nov 12, 2012 8:32 AM

**Page 6, Q14. Do you live in a subdivision?**

82	Wedgewood	Nov 12, 2012 7:46 AM
83	Wellington Woods	Nov 12, 2012 6:40 AM
84	Weddington Hills	Nov 11, 2012 5:33 PM
85	mandys plantation	Nov 11, 2012 5:12 PM
86	Mandy Plantation	Nov 11, 2012 3:00 PM
87	Providence Place 2	Nov 11, 2012 2:58 PM
88	Fox Run	Nov 11, 2012 1:18 PM
89	Providence Place II	Nov 11, 2012 10:46 AM
90	Highgate	Nov 11, 2012 10:26 AM
91	Hadley Park	Nov 11, 2012 8:00 AM
92	Highgate	Nov 11, 2012 7:30 AM
93	Lake Forest	Nov 11, 2012 5:59 AM
94	Highgate	Nov 11, 2012 5:44 AM
95	Waybridge	Nov 10, 2012 9:56 PM
96	Weddington Downs	Nov 10, 2012 6:09 PM
97	Providence place	Nov 10, 2012 12:11 PM
98	Providence Woods South	Nov 10, 2012 11:10 AM
99	Shaver FARMS	Nov 10, 2012 9:49 AM
100	Antioch Woods	Nov 10, 2012 8:48 AM
101	Waybridge Way	Nov 10, 2012 8:26 AM
102	Providence Woods South	Nov 10, 2012 7:24 AM
103	Providence Woods South	Nov 10, 2012 6:23 AM
104	providence woods south	Nov 10, 2012 6:17 AM
105	Mandy Plantation	Nov 10, 2012 4:30 AM
106	Waybridge at Weddington	Nov 9, 2012 6:51 PM
107	Waybridge	Nov 9, 2012 4:14 PM
108	Lake Providence	Nov 9, 2012 4:07 PM

**Page 6, Q14. Do you live in a subdivision?**

109	Providence Woods South	Nov 9, 2012 2:53 PM
110	Highgate	Nov 9, 2012 1:40 PM
111	Avery	Nov 9, 2012 1:27 PM
112	Lake Providence North	Nov 9, 2012 1:05 PM
113	Waybridge	Nov 9, 2012 10:41 AM
114	PWS	Nov 9, 2012 10:36 AM
115	HighGate	Nov 9, 2012 9:09 AM
116	Providence Woods	Nov 9, 2012 8:51 AM
117	providence woods south	Nov 9, 2012 8:39 AM
118	Providence Forest Estates	Nov 9, 2012 8:17 AM
119	Waybridge	Nov 9, 2012 7:12 AM
120	Waybridge at weddingtom	Nov 9, 2012 6:45 AM
121	Waybridge of Weddington	Nov 9, 2012 6:34 AM
122	Willow Oaks	Nov 9, 2012 6:15 AM
123	Weddington Heights	Nov 9, 2012 5:14 AM
124	Providence Woods South	Nov 9, 2012 5:05 AM
125	Providence Woods South	Nov 9, 2012 2:42 AM
126	Wedding in heights	Nov 8, 2012 9:53 PM
127	Providence Place II	Nov 8, 2012 7:52 PM
128	Providence Woods South	Nov 8, 2012 7:13 PM
129	Providence Woods South	Nov 8, 2012 6:17 PM
130	Prov. woods south	Nov 8, 2012 6:12 PM
131	Prov Woods South	Nov 8, 2012 6:10 PM
132	Weddington Heights	Nov 8, 2012 5:53 PM
133	Providence Woods South	Nov 8, 2012 5:09 PM
134	Providence Woods South	Nov 8, 2012 4:44 PM
135	Lake Providence	Nov 8, 2012 4:44 PM

**Page 6, Q14. Do you live in a subdivision?**

136	Weddington Heights	Nov 8, 2012 4:28 PM
137	Weddington Heights	Nov 8, 2012 4:12 PM
138	Providence Woods South	Nov 8, 2012 4:05 PM
139	Lake Providence	Nov 8, 2012 3:20 PM
140	Wedington Heights	Nov 8, 2012 2:48 PM
141	weddinton heights	Nov 8, 2012 2:47 PM
142	Lake Forest Preserve	Nov 8, 2012 2:30 PM
143	Providence Woods South	Nov 8, 2012 2:18 PM
144	Providence Woods South	Nov 8, 2012 2:15 PM
145	Providence Woods South	Nov 8, 2012 1:59 PM
146	Providence Woods South	Nov 8, 2012 1:13 PM
147	Providence Woods South	Nov 8, 2012 1:09 PM
148	pws	Nov 8, 2012 1:04 PM
149	providence woods south	Nov 8, 2012 1:01 PM
150	Providence Woods SOUTH	Nov 8, 2012 12:54 PM
151	Aero Plantation	Nov 8, 2012 12:46 PM
152	Providence Woods	Nov 8, 2012 12:45 PM
153	Prov. Woods South	Nov 8, 2012 12:40 PM
154	PWS	Nov 8, 2012 12:37 PM
155	Providence Woods South	Nov 8, 2012 12:33 PM
156	Providence Woods South	Nov 8, 2012 12:19 PM
157	Steeplechase	Nov 8, 2012 12:16 PM
158	Highview Estates at Lake Providence	Nov 8, 2012 11:56 AM
159	Steeplechase	Nov 8, 2012 11:37 AM
160	Lake Providence	Nov 8, 2012 11:13 AM
161	Lake Providence	Nov 8, 2012 11:02 AM
162	Providence Place 1	Nov 8, 2012 9:29 AM

**Page 6, Q14. Do you live in a subdivision?**

163	Lake Providence	Nov 8, 2012 9:10 AM
164	Weddington Manor	Nov 8, 2012 7:10 AM
165	Antioch Woods	Nov 8, 2012 4:26 AM
166	Highgate	Nov 8, 2012 3:20 AM
167	Highview Estates	Nov 7, 2012 8:10 PM
168	Mandy's plantation	Nov 7, 2012 7:06 PM
169	Highgate	Nov 7, 2012 3:41 PM
170	Providence Place I	Nov 7, 2012 3:04 PM
171	Providence Place II	Nov 7, 2012 2:36 PM
172	Lake Forest Preserve	Nov 7, 2012 2:12 PM
173	white oak	Nov 7, 2012 1:29 PM
174	lake providence	Nov 7, 2012 1:19 PM
175	Highgate	Nov 7, 2012 12:26 PM
176	Prov. Woods South	Nov 7, 2012 12:07 PM
177	Highview Estates	Nov 7, 2012 7:35 AM
178	highgate	Nov 7, 2012 2:40 AM
179	Providence Place	Nov 6, 2012 6:55 PM
180	lake providence	Nov 6, 2012 6:00 PM
181	Waybridge	Nov 6, 2012 3:27 PM
182	Gatewood Lane....	Nov 6, 2012 3:18 PM
183	HighGate	Nov 6, 2012 3:14 PM
184	wellington woods	Nov 6, 2012 2:07 PM
185	waybridge	Nov 6, 2012 1:46 PM
186	Hunting Creek	Nov 6, 2012 1:44 PM
187	Waybridge	Nov 6, 2012 1:28 PM
188	Lake Providence	Nov 6, 2012 1:28 PM
189	highgate	Nov 6, 2012 1:06 PM



**Page 6, Q14. Do you live in a subdivision?**

190	Highgate	Nov 6, 2012 12:56 PM
191	Providence place	Nov 6, 2012 11:05 AM
192	highgate	Nov 6, 2012 10:48 AM
193	Highgate	Nov 6, 2012 9:14 AM
194	Lake Providence	Nov 6, 2012 8:45 AM
195	Waybridge	Nov 6, 2012 8:31 AM
196	Highgate	Nov 6, 2012 8:25 AM
197	highgate	Nov 6, 2012 8:08 AM
198	HighGate	Nov 6, 2012 7:57 AM
199	Wellington Woods	Nov 6, 2012 7:45 AM
200	Highgate	Nov 6, 2012 7:37 AM
201	Willow Oaks	Nov 6, 2012 7:36 AM
202	Highgate	Nov 6, 2012 7:25 AM
203	Highgate	Nov 6, 2012 6:46 AM
204	Waybridge at Weddington	Nov 6, 2012 6:26 AM
205	Highgate	Nov 6, 2012 6:21 AM
206	waybridge	Nov 6, 2012 6:20 AM
207	High gate	Nov 6, 2012 6:07 AM
208	Waybridge	Nov 6, 2012 5:44 AM
209	providence place	Nov 6, 2012 5:35 AM
210	HighGate	Nov 6, 2012 5:26 AM
211	waybridge	Nov 6, 2012 5:25 AM
212	providence place	Nov 6, 2012 5:09 AM
213	Providence place	Nov 6, 2012 4:41 AM
214	Providence Place	Nov 5, 2012 8:12 PM
215	Highview Estates at Lake Providence	Nov 5, 2012 8:00 PM
216	High gate	Nov 5, 2012 7:45 PM

**Page 6, Q14. Do you live in a subdivision?**

217	Providence Place II	Nov 5, 2012 6:34 PM
218	Waybridge at Weddington	Nov 5, 2012 6:31 PM
219	Water Oak Colony	Nov 5, 2012 6:30 PM
220	High Gate	Nov 5, 2012 6:13 PM
221	HighGate	Nov 5, 2012 6:04 PM
222	HighGate	Nov 5, 2012 6:00 PM
223	Waybridge	Nov 5, 2012 5:56 PM
224	wellington woods 4 & 5	Nov 5, 2012 5:12 PM
225	Mandy's Plantation	Nov 5, 2012 5:10 PM
226	highgate	Nov 5, 2012 3:58 PM
227	Highgate	Nov 5, 2012 3:58 PM
228	Brookhaven - Preserve	Nov 5, 2012 3:37 PM
229	steeplechase	Nov 5, 2012 3:21 PM
230	HighGate	Nov 5, 2012 3:08 PM
231	Providence Woods South Phase 7.	Nov 5, 2012 3:02 PM
232	HighGate	Nov 5, 2012 2:53 PM
233	Antioch Woods	Nov 5, 2012 2:18 PM
234	Brookhaven (Preserve)	Nov 5, 2012 2:02 PM
235	Brookhaven	Nov 5, 2012 1:38 PM
236	Lake Forest Preserve	Nov 5, 2012 12:54 PM
237	Providence Place 1	Nov 5, 2012 12:38 PM
238	Brookhaven	Nov 5, 2012 12:33 PM
239	Brookhaven Preserve	Nov 5, 2012 12:12 PM
240	Brookhaven Preserve	Nov 5, 2012 11:55 AM
241	weddington Heights	Nov 5, 2012 11:42 AM
242	MAndy Plantation	Nov 5, 2012 10:59 AM
243	willow oaks	Nov 5, 2012 10:31 AM

**Page 6, Q14. Do you live in a subdivision?**

244	Walden @ Providence	Nov 5, 2012 9:12 AM
245	Wellington Woods I	Nov 5, 2012 9:02 AM
246	Weddington Manor	Nov 5, 2012 8:35 AM
247	Lake Providence East	Nov 5, 2012 7:37 AM
248	Walden at Providence	Nov 4, 2012 7:18 PM
249	Walden at Providence	Nov 4, 2012 6:54 PM
250	White Oaks	Nov 4, 2012 5:39 PM
251	Lake Forest Preserve	Nov 4, 2012 5:32 PM
252	Highgate	Nov 4, 2012 5:30 PM
253	Providence Woods South	Nov 4, 2012 5:12 PM
254	Highgate	Nov 4, 2012 5:02 PM
255	Mandy Plantation	Nov 4, 2012 4:45 PM
256	Greystone	Nov 4, 2012 4:22 PM
257	Lake Forest	Nov 4, 2012 2:41 PM
258	Providence Woods South	Nov 4, 2012 2:26 PM
259	providence woods	Nov 4, 2012 2:19 PM
260	Greylyn	Nov 4, 2012 11:04 AM
261	Providence Woods South	Nov 4, 2012 10:15 AM
262	Stratford	Nov 4, 2012 8:48 AM
263	Steeplechase	Nov 4, 2012 8:29 AM
264	Willow Oaks Trl	Nov 4, 2012 7:25 AM
265	Providence woods south	Nov 4, 2012 7:20 AM
266	Lake Forest Preserve	Nov 4, 2012 6:38 AM
267	Lake Forest Preserve	Nov 4, 2012 5:07 AM
268	Providence Place II	Nov 3, 2012 7:52 PM
269	Areo Plantation	Nov 3, 2012 5:56 PM
270	wellington woods	Nov 3, 2012 5:39 PM

**Page 6, Q14. Do you live in a subdivision?**

271	Lake Forest Preserve	Nov 3, 2012 4:25 PM
272	Willow Oaks	Nov 3, 2012 2:39 PM
273	Highview Estates	Nov 3, 2012 1:08 PM
274	Lake Forest Preserve	Nov 3, 2012 12:54 PM
275	Highgate	Nov 3, 2012 12:27 PM
276	Cobblestone	Nov 3, 2012 12:27 PM
277	Lake Forest Preserve	Nov 3, 2012 10:44 AM
278	Providence Woods	Nov 3, 2012 10:41 AM
279	Aero Plantation	Nov 3, 2012 10:30 AM
280	Providence Place	Nov 3, 2012 10:13 AM
281	Lake forest preserve	Nov 3, 2012 10:07 AM
282	Aero Plantation	Nov 3, 2012 9:55 AM
283	Wellington Woods III	Nov 3, 2012 9:23 AM
284	Providence Woods South	Nov 3, 2012 9:12 AM
285	lake providence IV	Nov 3, 2012 9:04 AM
286	Greystone	Nov 3, 2012 8:42 AM
287	wellington woods	Nov 3, 2012 8:40 AM
288	Lake Forest Preserve	Nov 3, 2012 8:39 AM
289	Weddingtn Hills	Nov 3, 2012 8:34 AM
290	Providence Woods	Nov 3, 2012 8:24 AM
291	lake forest	Nov 3, 2012 8:23 AM
292	Lake Forest Preserve	Nov 3, 2012 7:53 AM
293	Shaver Farms	Nov 3, 2012 7:49 AM
294	Lake Forest Preserve	Nov 3, 2012 7:38 AM
295	Lake Forest Preserve	Nov 3, 2012 7:35 AM
296	Lake Forest	Nov 3, 2012 7:08 AM
297	HighGate	Nov 3, 2012 6:09 AM

**Page 6, Q14. Do you live in a subdivision?**

298	Weddington estates	Nov 3, 2012 6:05 AM
299	Lake Forest Preserve	Nov 3, 2012 5:47 AM
300	Lake Forest Preserve	Nov 3, 2012 5:38 AM
301	providence place	Nov 3, 2012 2:23 AM
302	Lake Providence	Nov 2, 2012 6:39 PM
303	Wellington Woods 1	Nov 2, 2012 5:21 PM
304	The Meadows	Nov 2, 2012 4:46 PM
305	Wedgewood	Nov 2, 2012 3:57 PM
306	Steeple Chase	Nov 2, 2012 3:57 PM
307	Aero Plantatio	Nov 2, 2012 3:23 PM
308	providence acres	Nov 2, 2012 3:19 PM
309	Providence Place	Nov 2, 2012 2:19 PM
310	Highview Estates at Lake Providence	Nov 2, 2012 1:55 PM
311	Weddington Manor	Nov 2, 2012 1:30 PM
312	Wellinton Woods	Nov 2, 2012 12:16 PM
313	lake providence	Nov 2, 2012 11:34 AM
314	Williamsburg	Nov 2, 2012 11:34 AM
315	Wellington Woods	Nov 2, 2012 10:13 AM
316	Providence Woods	Nov 2, 2012 10:11 AM
317	Willow Oaks	Nov 2, 2012 10:04 AM
318	Lake Forest Preserve	Nov 2, 2012 9:32 AM
319	Wedgewood	Nov 2, 2012 9:14 AM
320	Wedgewood	Nov 2, 2012 8:05 AM
321	Brookhaven	Nov 2, 2012 7:12 AM
322	Greystone	Nov 2, 2012 6:20 AM
323	Providence Place	Nov 2, 2012 6:09 AM
324	walden at providence	Nov 2, 2012 3:46 AM

**Page 6, Q14. Do you live in a subdivision?**

325	Providence Forest	Nov 1, 2012 5:48 PM
326	Wedgewood	Nov 1, 2012 4:34 PM
327	Mandy's Plantation	Nov 1, 2012 3:39 PM
328	Antioch Woods	Nov 1, 2012 2:58 PM
329	Greystone Estates	Nov 1, 2012 1:54 PM
330	hunting creek	Nov 1, 2012 1:53 PM
331	weddington woods 4 an	Nov 1, 2012 1:11 PM
332	antioch woods	Nov 1, 2012 1:03 PM
333	Providence Forest	Nov 1, 2012 12:55 PM
334	Wellington Place	Nov 1, 2012 12:54 PM
335	Lake Forest Preserve	Nov 1, 2012 12:36 PM
336	Hadley Park	Nov 1, 2012 12:10 PM
337	Providence Woods South	Nov 1, 2012 11:59 AM
338	Wellington Woods V	Nov 1, 2012 11:50 AM
339	Fox Run	Nov 1, 2012 10:58 AM
340	Walden at Providence	Nov 1, 2012 9:49 AM
341	Lake Providence East	Nov 1, 2012 9:47 AM
342	Providence Woods South	Nov 1, 2012 9:31 AM
343	Hadley Park	Nov 1, 2012 8:48 AM
344	LFP	Nov 1, 2012 8:46 AM
345	Lake forest preserve	Nov 1, 2012 8:40 AM
346	Camden Forest	Nov 1, 2012 8:31 AM
347	Stafford onProvidense	Nov 1, 2012 7:33 AM
348	Hunting Creek	Nov 1, 2012 7:28 AM
349	Lake Pri	Nov 1, 2012 7:25 AM
350	what does it matter	Nov 1, 2012 7:14 AM
351	Providence Place	Nov 1, 2012 7:01 AM

**Page 6, Q14. Do you live in a subdivision?**

352	willow oaks	Nov 1, 2012 6:59 AM
353	Providence Place	Nov 1, 2012 6:41 AM
354	Lake Providence	Nov 1, 2012 6:11 AM
355	Antioch Woods	Nov 1, 2012 6:08 AM
356	Waybridge @ Weddington	Nov 1, 2012 5:58 AM
357	Antioch Plantation	Nov 1, 2012 5:56 AM
358	Steeplechase	Nov 1, 2012 5:53 AM
359	Lake Providence	Nov 1, 2012 5:46 AM
360	Waybridge	Nov 1, 2012 5:45 AM
361	Shaver Farms	Nov 1, 2012 5:42 AM
362	Lake Forest Preserve	Nov 1, 2012 4:10 AM
363	Lake Forest Preserve	Nov 1, 2012 3:10 AM
364	weddington heights	Nov 1, 2012 2:24 AM
365	Willow Oaks	Nov 1, 2012 2:11 AM
366	Lake Forrest Preserve	Oct 31, 2012 8:40 PM
367	Antioch Woods	Oct 31, 2012 5:20 PM
368	steep;echase	Oct 31, 2012 5:10 PM
369	HighGate	Oct 31, 2012 4:43 PM
370	Lake providence	Oct 31, 2012 4:08 PM
371	lake forest preserve	Oct 31, 2012 4:07 PM
372	Providence Woods South	Oct 31, 2012 3:19 PM
373	Cambridge Oaks	Oct 31, 2012 2:54 PM
374	Providence Woods South	Oct 31, 2012 2:40 PM
375	Hunting Creek	Oct 31, 2012 2:35 PM
376	Highgate	Oct 31, 2012 1:59 PM
377	LFP	Oct 31, 2012 1:22 PM
378	Water Oak Colony	Oct 31, 2012 1:22 PM

**Page 6, Q14. Do you live in a subdivision?**

379	Antioch Woods	Oct 31, 2012 1:12 PM
380	Lake Providence	Oct 31, 2012 12:41 PM
381	providence place II	Oct 31, 2012 12:37 PM
382	Highgate	Oct 31, 2012 11:39 AM
383	Greystone	Oct 31, 2012 11:29 AM
384	Providence Place II	Oct 31, 2012 11:26 AM
385	Providence Place	Oct 31, 2012 11:15 AM
386	Antioch Woods	Oct 31, 2012 10:47 AM
387	Providence Acres	Oct 31, 2012 10:43 AM
388	Wellington Woods IV & V	Oct 31, 2012 10:24 AM
389	providence place II	Oct 31, 2012 10:21 AM
390	Providence Place	Oct 31, 2012 10:19 AM
391	Providence Woods South	Oct 31, 2012 9:28 AM
392	Antioch Woods	Oct 31, 2012 9:20 AM
393	Providence Woods	Oct 31, 2012 9:04 AM
394	Wellington Woods 5	Oct 31, 2012 8:59 AM
395	Walden At Providence	Oct 31, 2012 8:56 AM
396	Providence Woods South	Oct 31, 2012 8:55 AM
397	antioch woods	Oct 31, 2012 8:45 AM
398	Highgate	Oct 31, 2012 8:31 AM
399	Fox Run	Oct 31, 2012 8:18 AM
400	fox run	Oct 31, 2012 8:12 AM
401	Aaero	Oct 31, 2012 8:04 AM
402	Stratford on Providence	Oct 31, 2012 8:02 AM
403	Willow Oaks	Oct 31, 2012 7:55 AM
404	Lake Providence	Oct 31, 2012 7:20 AM
405	Willow Oaks	Oct 31, 2012 7:11 AM



**Page 6, Q14. Do you live in a subdivision?**

406	lake forest preserve	Oct 31, 2012 7:07 AM
407	Meadows at Weddington	Oct 31, 2012 7:06 AM
408	Wedgewood	Oct 31, 2012 6:55 AM
409	Provident Place	Oct 31, 2012 6:44 AM
410	Weddington Hills	Oct 31, 2012 6:44 AM
411	Providence Woods	Oct 31, 2012 6:18 AM
412	Providence Place II	Oct 31, 2012 6:18 AM
413	weddington estates	Oct 31, 2012 6:06 AM
414	Antioch Woods	Oct 31, 2012 6:05 AM
415	Antioch Woods	Oct 31, 2012 5:56 AM
416	Providence Forest	Oct 31, 2012 5:55 AM
417	Antioch Woods	Oct 31, 2012 5:49 AM
418	Providence Woods South	Oct 31, 2012 5:33 AM
419	Antioch Woods	Oct 31, 2012 5:22 AM
420	Wellington Woods	Oct 31, 2012 4:41 AM
421	Weddington Estates	Oct 31, 2012 4:18 AM
422	Providence Woods	Oct 31, 2012 4:14 AM
423	Providence Place	Oct 31, 2012 4:11 AM
424	Wellington Place	Oct 31, 2012 3:45 AM
425	Providence Woods South	Oct 31, 2012 3:34 AM
426	Providence Woods	Oct 31, 2012 2:03 AM
427	wedgewood	Oct 30, 2012 8:21 PM
428	Walden at Providence	Oct 30, 2012 6:46 PM
429	Lake Forrest	Oct 30, 2012 6:01 PM
430	Weddington Heritage	Oct 30, 2012 5:42 PM
431	Providence Woods	Oct 30, 2012 5:24 PM
432	Providence Woods	Oct 30, 2012 5:20 PM

**Page 6, Q14. Do you live in a subdivision?**

433	Providence Woods South	Oct 30, 2012 5:10 PM
434	Willow Oaks	Oct 30, 2012 4:47 PM
435	Providence Woods South	Oct 30, 2012 4:45 PM
436	Aero Plantation	Oct 30, 2012 4:37 PM
437	Hunting Creek	Oct 30, 2012 4:36 PM
438	Highgate	Oct 30, 2012 4:24 PM
439	Weddington Heritage	Oct 30, 2012 4:20 PM
440	Lake Providence	Oct 30, 2012 4:17 PM
441	Highgate	Oct 30, 2012 3:39 PM
442	Highgate	Oct 30, 2012 2:54 PM
443	Water Oak	Oct 30, 2012 2:47 PM
444	providence place	Oct 30, 2012 2:43 PM
445	Hunting Creek	Oct 30, 2012 2:39 PM
446	Providence Woods	Oct 30, 2012 2:39 PM
447	Weddington Downs	Oct 30, 2012 2:39 PM
448	Greystone Estates	Oct 30, 2012 2:34 PM
449	Providence Woods	Oct 30, 2012 2:23 PM
450	Shannon woods	Oct 30, 2012 2:11 PM
451	Lake Forrest	Oct 30, 2012 2:07 PM
452	providence place	Oct 30, 2012 2:01 PM
453	walden on providence	Oct 30, 2012 1:53 PM
454	Plantation Place	Oct 30, 2012 1:39 PM
455	Aero plantation	Oct 30, 2012 1:38 PM
456	Providence Place	Oct 30, 2012 1:38 PM
457	Weddington Downs	Oct 30, 2012 1:33 PM
458	Lake Providence	Oct 30, 2012 1:26 PM
459	Weddington Brook	Oct 30, 2012 1:26 PM

**Page 6, Q14. Do you live in a subdivision?**

460	Providence Place !!	Oct 30, 2012 1:21 PM
461	Walden at Providence	Oct 30, 2012 1:18 PM
462	Lake Forest Preserve	Oct 30, 2012 1:04 PM
463	Weddington Estates -- though not sure anyone knows what it is	Oct 30, 2012 12:51 PM
464	greylyn	Oct 30, 2012 12:40 PM
465	Lake Providence	Oct 30, 2012 12:36 PM
466	weddington woods	Oct 30, 2012 12:28 PM
467	Wellington Woods IV and V	Oct 30, 2012 12:25 PM
468	Greystone Estates	Oct 30, 2012 12:25 PM
469	Steeplechase	Oct 30, 2012 12:12 PM
470	Bromley	Oct 30, 2012 11:46 AM
471	Weddington Woods	Oct 30, 2012 11:21 AM
472	Wedgewood	Oct 30, 2012 11:19 AM
473	Weddington Heights	Oct 30, 2012 11:15 AM
474	Lake Providence	Oct 30, 2012 11:10 AM
475	Weddington Heritage	Oct 30, 2012 10:32 AM
476	Lake Providence East	Oct 30, 2012 10:28 AM
477	Providence Woods South	Oct 30, 2012 10:15 AM
478	Providence Acres	Oct 30, 2012 10:14 AM
479	Weddington Heritage	Oct 30, 2012 9:35 AM
480	Fox Run	Oct 30, 2012 9:35 AM
481	Shaver Farms	Oct 29, 2012 7:22 AM



**Page 6, Q16. Where do you work? (You may respond for up to two household members)**

**Household Member #1**

1	all over the country	Nov 19, 2012 11:34 AM
2	dont need an office	Nov 18, 2012 2:36 PM
3	home office is mecklenburg county but I work all over NC	Nov 18, 2012 7:51 AM
4	Charlotte Douglas Intl Airport	Nov 18, 2012 5:25 AM
5	York County (yes, I drive over 30 minutes each way to work in order to live in Weddington)	Nov 17, 2012 5:53 AM
6	Raleigh, NC	Nov 14, 2012 8:34 AM
7	ALaska	Nov 13, 2012 9:33 PM
8	Within 50 mile radius of charlotte	Nov 13, 2012 10:06 AM
9	South carolina	Nov 12, 2012 1:42 PM
10	Concord, NC	Nov 11, 2012 10:46 AM
11	uptown	Nov 9, 2012 4:14 PM
12	Salisbury	Nov 9, 2012 4:07 PM
13	Semi-retired	Nov 8, 2012 7:52 PM
14	In San Diego CA	Nov 8, 2012 5:09 PM
15	work in Charlotte	Nov 8, 2012 1:27 PM
16	Sales-Travel with home based office	Nov 8, 2012 1:13 PM
17	Monroe	Nov 8, 2012 12:19 PM
18	Manage business interests from a home office	Nov 8, 2012 11:56 AM
19	Both in house and Indian land	Nov 8, 2012 4:26 AM
20	Travel and in home officce	Nov 7, 2012 8:10 PM
21	Self employed - work from home	Nov 7, 2012 3:41 PM
22	Fort Mill, SC	Nov 7, 2012 2:12 PM
23	South Carolina	Nov 7, 2012 12:26 PM
24	Still work Outside of home - Real Estate Broker and Dog Trainer	Nov 6, 2012 6:46 AM
25	Travel for work- office base is in San Jose, CA	Nov 6, 2012 5:26 AM
26	York, SC	Nov 5, 2012 6:04 PM

**Page 6, Q16. Where do you work? (You may respond for up to two household members)**

**Household Member #1**

27	fort mill	Nov 5, 2012 3:58 PM
28	home office	Nov 5, 2012 2:18 PM
29	Semi-retired	Nov 5, 2012 1:34 PM
30	out of my home	Nov 4, 2012 12:57 PM
31	I work out of home office 1-2 days per week and am in the field the remainder	Nov 4, 2012 10:15 AM
32	Rock Hill, SC	Nov 4, 2012 8:29 AM
33	Philadephia	Nov 4, 2012 7:20 AM
34	travel to out of state & return home on weekends	Nov 3, 2012 7:52 PM
35	Work from home for Mecklenburg County based business	Nov 3, 2012 5:56 PM
36	Teach online courses from home	Nov 3, 2012 10:13 AM
37	South Carolina	Nov 2, 2012 3:57 PM
38	traveling sales	Nov 2, 2012 2:19 PM
39	unemployed - by choice	Nov 2, 2012 10:11 AM
40	Cabarrus County	Nov 2, 2012 6:20 AM
41	travel several states	Nov 1, 2012 11:59 AM
42	Charlotte Douglas Airport	Nov 1, 2012 9:49 AM
43	Unemployed, attending college	Nov 1, 2012 5:53 AM
44	Matthews	Nov 1, 2012 3:10 AM
45	Uptown Charlotte	Oct 31, 2012 4:46 PM
46	Other	Oct 31, 2012 4:15 PM
47	I either work from home or fly out of state for my work	Oct 31, 2012 11:26 AM
48	Midland, Cabarrus county	Oct 31, 2012 10:43 AM
49	Stallings	Oct 31, 2012 10:24 AM
50	Executive Search Firm - Mecklenburg & Home	Oct 31, 2012 8:02 AM
51	New York	Oct 31, 2012 6:18 AM
52	Realtor	Oct 31, 2012 4:18 AM

**Page 6, Q16. Where do you work? (You may respond for up to two household members)**

**Household Member #1**

53	York County SC	Oct 31, 2012 4:11 AM
54	We own our own small business based in Weddington	Oct 30, 2012 1:29 PM
55	Indian Land SC	Oct 30, 2012 1:06 PM





**Page 6, Q17. Household Member #2**

1	Texas	Nov 19, 2012 11:34 AM
2	in home two days a week	Nov 18, 2012 5:25 AM
3	Travel in the Southeast	Nov 17, 2012 5:14 PM
4	Work primarily from home for an organization	Nov 13, 2012 12:46 PM
5	Union County -In and outside of Weddington, Mecklenburg	Nov 12, 2012 4:49 PM
6	South Carolina	Nov 12, 2012 2:49 PM
7	Weddington Middle School	Nov 11, 2012 1:18 PM
8	york county SC	Nov 11, 2012 5:47 AM
9	Gaston County	Nov 10, 2012 6:09 PM
10	Multi-state sales	Nov 10, 2012 6:23 AM
11	Stay @ Home	Nov 9, 2012 9:09 AM
12	travel world	Nov 9, 2012 8:39 AM
13	Matthews	Nov 8, 2012 7:52 PM
14	Housewife	Nov 8, 2012 6:10 PM
15	Downtown Matthews, NC	Nov 8, 2012 5:53 PM
16	work from home/telecommute	Nov 8, 2012 2:15 PM
17	self-employed and travel to jobs	Nov 8, 2012 12:33 PM
18	Corner McKee & Providence Rds.	Nov 8, 2012 12:19 PM
19	UCPS volunteer for 23 years	Nov 8, 2012 9:29 AM
20	self-employed, work from home	Nov 7, 2012 3:41 PM
21	Western half of North Carolina	Nov 7, 2012 12:26 PM
22	Student	Nov 6, 2012 3:18 PM
23	Doesn't work	Nov 6, 2012 11:05 AM
24	Outside of the state 3 days a week and 2 days a week in home office	Nov 6, 2012 8:25 AM
25	Homemaker	Nov 6, 2012 7:37 AM
26	at home	Nov 6, 2012 5:09 AM
27	Also travels out of nc	Nov 6, 2012 4:41 AM

**Page 6, Q17. Household Member #2**

28	Union & Mecklenburg	Nov 5, 2012 6:30 PM
29	New York, NY	Nov 5, 2012 6:13 PM
30	Home Mother	Nov 5, 2012 6:04 PM
31	Travels to NorthEast and outside USA	Nov 5, 2012 1:38 PM
32	In home (Banking)	Nov 4, 2012 2:26 PM
33	and travel	Nov 4, 2012 2:19 PM
34	only me	Nov 4, 2012 12:57 PM
35	Work from home for Mecklenburg County based business	Nov 3, 2012 5:56 PM
36	Lucust, NC	Nov 3, 2012 2:26 PM
37	wilmington, nc	Nov 3, 2012 8:40 AM
38	us Army	Nov 3, 2012 2:23 AM
39	traveling sales NC	Nov 2, 2012 2:19 PM
40	Part time Home Office, part time travel	Nov 2, 2012 1:55 PM
41	Ballantyne area	Nov 2, 2012 9:14 AM
42	Lancaster County	Nov 1, 2012 12:55 PM
43	Outside of town	Nov 1, 2012 12:02 PM
44	surrounding counties	Nov 1, 2012 10:58 AM
45	travel for work	Nov 1, 2012 7:14 AM
46	South Carolina	Nov 1, 2012 5:42 AM
47	Just across 485 up Providence	Nov 1, 2012 3:10 AM
48	Uses home office for job	Oct 31, 2012 5:33 AM
49	self-employed - Union & Mecklenburg counties	Oct 31, 2012 4:41 AM
50	Does not work	Oct 31, 2012 4:11 AM
51	Fort Mill	Oct 30, 2012 6:01 PM
52	We own our own small business based in Weddington	Oct 30, 2012 1:29 PM
53	Indian Lance SC	Oct 30, 2012 1:26 PM
54	Indian Land SC	Oct 30, 2012 1:06 PM

**Emails the Town has received from County Manager Cindy Coto regarding the Interlocal Agreement Creating the Monroe/Union County Economic Development – Deadline for Indicating Financial Participation:**

December 6, 2012

Effective January 1, 2013, Union County will be transitioning to the City of Monroe in the establishment of a joint county-wide economic development program. The Union County Board of County Commissioners approved the Interlocal at their November 19 meeting and the City of Monroe Council approved it at their December 4 meeting. A copy of the Interlocal is attached for your reference.

I apologize that some of the information in this email may be redundant based upon my August 30 and October 12 transmittals, but I believe it is important to identify some of the elements of the agreement.

*Create a 24-member advisory board as follows: eight (8) voting members appointed by the City; eight (8) voting members appointed by the County, and eight (8) ex officio members. In order to give the municipalities an opportunity to buy into the program financially or through strategic planning, no more than six (6) of the County's eight (8) appointees may be representatives of municipalities, with no municipality having more than one (1) seat on the board. The remaining two (2) County appointments shall be at large members.*

1. *Chairmanship of the advisory board for the first two years will be appointed by the City of Monroe and at the end of that two years, the advisory board would negotiate how to decide the Chairmanship thereafter.*
2. *Explore an opportunity to establish a 501(c)(3), which would allow for the use of private funding in support of the economic development program.*
3. *Funding of the program on an annual basis would be \$700,000 with \$400,000 being paid by the County and \$300,000 being paid by the City. The County would pay the \$400,000 annually and then work with the municipalities, who have an interest in contributing financially to the program, on repayment of their proportionate share to the County.*
4. *Employ at a minimum five employees to conduct and carry out the county-wide program. The services of one such employee shall be dedicated to engage in economic development activities primarily outside the City of Monroe*
5. *One-time funding to the City in an amount not to exceed \$70,000 to assist with expenses associated with the transition from a municipal economic development program to a county-wide program. Such funding shall be on a reimbursement basis and said expenditures will be coordinated with the County Manager.*
6. *Should the City expend less than \$1,750,000 on the joint county-wide economic development program during the initial term(January 2013 to June 2015) then the City shall refund to the County an amount equal to 4/7<sup>th</sup> of any such surplus.*
7. *The City shall perform outreach to the other 13 municipalities to solicit their participation in the development of a county-wide work plan and shall incorporate those municipalities that wish to be included into said Work Plan which shall be reviewed and adopted by the County which will be an amendment to the Interlocal agreement.*
8. *Performance measures/reporting have been identified and shall be provided to the County in accordance with the following:*
  1. *Monthly written report to the County Manager and Economic Development Advisory Boards*
  2. *Written cumulative quarterly report to the County Commission*
9. *Annual written reports to the County Manager and Board of County Commissioners*

The purpose of my email is to advise that the Board of County Commissioners will be making their appointments to the Economic Development Advisory Board in January. Therefore, I need a commitment no

later than **January 9** if you wish to have a representative on the Advisory Board (six slots are available). The cost of this representation is \$7,500 annually. (Please note that this is staff's recommendation which will be presented to the Board at their January 7 meeting).

As indicated in my prior email, Chris Plate' will be contacting each municipality to determine if they wish to be part of this county-wide initiative and included within the Work Plan that will be developed and included an amendment to the Interlocal Agreement. The Plan of Work is separate and distinct from the financial commitment which allows your municipality to be a voting member on the Economic Development Advisory Board. I look forward to working with each of you in this exciting endeavor for our community.

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On December 6 I sent an email indicating that the Board of County Commissioners would be making appointments to the Monroe-Union Economic Development Board at their January 22, 2013 meeting. Also, included in the correspondence was a request for municipalities who were interested in a seat on the Economic Development Advisory Board to notify me by January 9, 2013, of their intent. Staff's recommendation of the financial participation for a municipality to have a seat on the Board was identified as \$7,500 annually; at the Board of County Commissioner's meeting of January 7, the Board ratified this amount.

To date I have heard from the following municipalities: **Fairview, Indian Trail, Marshville, Stallings, and Weddington (the Town of Weddington will make their decision at their January 14 meeting)**. If your municipality has not responded, I would appreciate a response as soon as possible and no later than January 14 in order to make the January 22 agenda. If the six seats initially reserved for municipalities by the Board of County Commissioners are not requested by the Towns, the Board of County Commissioners will be making these appointments. As this is a new Board the initial appointments will be staggered with one, two and three year terms. It is anticipated the first meeting of the Advisory Board will occur in early February.

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I emailed each Union County municipality to see if they were planning to participate. Here are their responses:

Stallings	Not going to participate financially
Mineral Springs	Has opted not to participate financially
Fairview	Fairview has voted to ask the County for a voting seat on the ED Board and agreeing to the \$7,500. They have also selected a person to be their representative
Indian Trail	Council directed the Town Manager to ask for a seat on the board but not to pay the fee, as they have Econ. Dev. Dept. and they feel that they have incurred that expense and can provide information and assistance.
Marshville	No response
Hemby Bridge	No response
Lake Park	No response
Marvin	No response
Unionville	No response
Waxhaw	Waxhaw Board voted not to participate at this time due to large agenda already on their plate this year.
Wesley Chapel	No response
Wingate	No response

**From Councilmember Werner Thomisser:**

Recent study revealed that aviation and aerospace companies generate 2,700 jobs in the county and the airport generates roughly \$400,000 in tax revenue to Monroe and the county. Plus, Midway Aircraft instruments plans to invest \$2.3 million and create 36 jobs in its move from New Jersey to Monroe/Union County. Mr. Chris Plate, head of Monroe's Economic Development, got more responsibility when Monroe and Union County merged their efforts to attract companies and jobs to Union County. All this is good for Weddington, since it keeps our property taxes low. Finally, there is a Washington, DC firm "Partners for Economic Solutions" which is helping Mecklenburg County develop the old Eastland Mall, which may be helpful to U/C.

**Mecklenburg County Revenue Breakdown**

60% and 40% commercial

**TOWN OF WEDDINGTON  
SPECIAL TOWN COUNCIL MEETING  
MONDAY, JUNE 11, 2012 - 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 June 11, 2012, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Attorney Anthony Fox and Town Administrator/Clerk Amy S. McCollum

Absent: None

Visitors: Scott Thompson, Genny Reid, Bill Price, Nancy Anderson, John Temple, and Kent Hayes

**Item No. 1. Open the Meeting.** Mayor Walker F. Davidson called the June 11, 2012 Special Town Council Meeting to order at 6:01 p.m. There was a quorum.

**Item No. 2. Presentation by Union County Public Works Director Ed Goscicki on the Most Recent Site Location Study for a Water Tower in Weddington.** Mr. Ed Goscicki gave a PowerPoint Presentation to the Town Council. He stated, "We have been here before. Our agenda tonight is to review a little bit of the history, talk to you about the need for the tank and the need to move forward with this project and to talk about the site criteria that we used in the master plan. The criteria have changed a little bit from the previous criteria and older master plans. We applied the criteria in terms of both costs and elevation of the tank from an aesthetic perspective."

Mayor Davidson asked Mr. Goscicki what he wanted from the Town Council at the end of the meeting.

Mr. Goscicki - We have a map that shows areas that are optimum from our perspective in terms of costs and elevation of the tank and we have another area that is suboptimum. Within those areas we have identified what we believe are vacant parcels that are available. We do not know if they are willing sellers but these are vacant parcels and no structure is sitting on them. We are looking for this Board to provide us your local knowledge and your input in terms of what you believe to be acceptable to the community. We are looking for you to either tell us no way that the site we are looking at is not in concert with the Town's plans or these sites over here would be a better site. The more direction and consensus I can get from this board the better. We would still need to come back to this Board through the formal process. One of the things that has changed in your process is that before we could not have held this meeting. You had the quasi-judicial process. We could not have come to you until we had spent a lot of time and energy on a site. We had to go through our own rating and ranking criteria based on engineering and costs standards only and bring that to this group. The history on this goes back more than 10 years in terms of trying to identify a site and meet that need. The need is around two aspects. In previous needs we mostly discussed pressure issues. We have serious pressure issues on the northern part of this service area and our master plan said back then if we do not do something by 2020/2025 we will have serious pressure issues throughout the Weddington and Marvin areas. As part of this master plan it confirmed that same issue. It says right now today if the pump stopped running during the off cycle you have below 30 psi in some areas and below 40 in others. Below 30 psi is unacceptable. In 2005 we evaluated over 18 sites and the ground storage option was considered but rejected by the Board of County Commissioners for both engineering and cost reasons. The need still exists and the options are not that

much different for us than they were five years ago and two years ago. Why is the tank needed? One – for storage issues in the Marvin and Weddington service area. When we went through this master plan we looked at the State’s criteria on how much water storage do you need in the system. The State wants to know that we have sufficient storage in there for normal use to meet our peak hour demands and also if our pump station fails is there enough storage in the tanks to meet our needs in an emergency situation. Under normal situations we need 1.8 million gallons of storage and right now we have 0.2 million gallons. We have one water tank sitting in Indian Trail. During an emergency we should have 5 million gallons and we have 1.2 million gallons. We are way under the State’s criteria in terms of the volume of storage. We went through a much more detailed analysis and modeled our entire water distribution system every couple of 100 feet. On the water model we were able to model what the conditions are today and what they would be under various conditions. The whole stretch along Weddington-Matthews Road from Chestnut down to this area here has low pressure if the pump shuts off. As you look out into the future it just gets worse. The other aspect of it is when we are looking at the modeling south of here we have high pressure problems. We are trying to resolve both of those issues and our solution is to create a new pressure zone in the Weddington/Marvin area. The way you do water distribution particularly in hilly country like we have here is to establish pressure zones. The entire geographic area will all operate under the same pressure.

One of the criteria that we look for in siting a tank is that it should be somewhere near the center of the pressure zone so as to help eliminate water quality issues that can occur when it is placed on one side of the pressure zone. We need the tank to be near the center so the water flows in and the water flows out in all directions and you are getting turnover in that tank and you are maintaining water quality. We are looking at multiple additional water storage tanks in Union County over the next 10 years. You are not alone. It is part of the water distribution system. Every part of our system is going to require more storage and new tanks to meet that storage requirement. We are looking for a higher elevation for this tank where before we were looking at 860 feet we are now looking at 880. That means another 20 feet added to the height of the tank wherever we put it. We are looking at ground elevations greater than 680 feet to minimize the tank height. We said we were not going to build a tank more than 200 feet tall. We want it central to the pressure zone which is Weddington and Marvin. We want to keep it close to our 24-inch water main. Our water main runs up Providence, makes a left here at Town Hall and heads down 84. We have a smaller 16-inch line that runs up Weddington-Matthews Road here and we were hopeful we may be able to go further up that road and still be able to use that pipe but when we ran the hydraulics it just does not work without paralleling that pipe. We can go up in that direction but when you start going further the price keeps going up and up because we have to run more and more pipes so it becomes a more expensive alternative. If the tower is over 200 feet we would have to have lighting. We have not talked about using it for cell tower usage. That may be something we want to talk about to the public in the future. We need at least a four-acre parcel. We want to find a parcel that is reasonably priced.

Mr. Goscicki reviewed a map. He stated, “Anything in color shown on the map would be a viable location. It would meet our base criteria. Yellow is a much more optimum site because it is closer to our 24-inch water main. The green and blue areas get more expensive. The dark shaded areas represent the areas where the tank could be less than 175 feet which would shrink the height of the tank which is going to reduce the costs a little bit but certainly improve the aesthetics. We then looked at which of these sites are vacant. We did not attempt to contact property owners at this point. Then we overlaid the map and the pink areas we think are available. Our map shows basically the same cast of characters that we have been talking about for the last five years.”

Mr. Goscicki discussed parcels that were available according to the map such as the Pittenger property on Rea Road, school site off of Rea Road, across the street from Pittenger and a vacant parcel just north of it, the parcel across from Town Hall and a parcel off of Weddington Church Road. He stated, “Our ideal location is the Town center. It is in the yellow. The only ones that are in the yellow areas are the Town

center property, the Pittenger property and the site across the street from the Pittenger property and the one other parcel here which is butting up to a residential property. We have about seven to eight parcels that we think are optimum. Once you get past Beulah Church Road it gets too expensive to run a water line. After a certain point the cost is too high and you run into water quality issues.”

Council discussed the sites. Councilwoman Harrison expressed that she did not want a water tower in a residential area.

Mr. Goscicki advised that in his opinion the parcel across from Town Hall was the ideal location for the water tower.

Councilwoman Hadley – You said central to Weddington and Marvin but we are looking bull’s eye in the center of Weddington. Does the tower have to be placed in the center of the parcel? Could it be placed right or left to allow a possible road to come in? I am a firm believer that we need a tower and it should be in the commercial area.

Mr. Goscicki - The challenge is the elevation. Going towards Marvin the ground is lower. We will start approaching property owners and seeing if we can lock down a parcel for formal consideration. The tower does not have to be placed in the center of the property.

Mayor Davidson - I think the King property is the obvious choice given what we have been through with the neighborhoods. We can give you a vote of confidence but we will have to go through the public hearing process and there could be information that comes out during that hearing.

Mr. Goscicki - It appears that the King property is a property that the Board can support. I appreciate the input and it gives us enough to approach property owners and see what we can make happen. If you are planning any type of road improvements, we would like to know before we work on any engineering work. We will approach several property owners simultaneously.

**Item No. 3. Adjournment.** Mayor Pro Tem Barry moved to adjourn the June 11, 2012 Special Town Council Meeting. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

The meeting adjourned at 6:57 p.m.

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Walker F. Davidson, Mayor

Attest:

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Amy S. McCollum, Town Clerk



(d) Work Sessions and Committee Meetings

The Town Council may schedule work sessions, committee meetings, or other informal meetings of the board or of a majority of its members at such times and concerning such subjects as may be established by resolution or order of the Council. A schedule of any such meetings held regularly shall be held in the same place and manner as the schedule of regular meetings. Work sessions and other informal official meetings not held regularly are subject to the same notice requirements as special Council meetings. ~~Town Council Work Sessions will follow the same rules of procedures as a regular Town Council Meeting with the exception that the Council may elect to include the public in the discussion. This will be established at the beginning of each work session.~~ **Town Council Work Sessions will follow the same Rules of Procedures regarding reasonable standards of conduct as a regular Town Council Meeting.**

**COMMENT:** The open meetings law requires that any “official meeting” where a majority of the Town Council deliberates on public business must be open to the public and notice must be given. The **third** ~~last~~ sentence of this rule embodies that principle. The rule goes beyond the open meetings law in requiring a published schedule of work sessions or committee meetings held regularly.

G.S. 143-318.13 (a) provides that if the Town Council holds any regular, special, emergency, or other official meeting by conference telephone or other electronic means, the clerk shall provide a location and method whereby the public may listen to the meeting and notice of the meeting shall specify that location.



# *TOWN OF WEDDINGTON MEMORANDUM*

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**DATE:** 1/14/13  
**TO:** MAYOR  
TOWN COUNCIL  
**CC:** AMY MCCOLLUM, TOWN CLERK  
**FROM:** JORDAN COOK, ZONING ADMINISTRATOR/PLANNER  
**RE:** UPDATE FROM PLANNING/ZONING OFFICE

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- Polivka International has submitted a portion of their construction documents. The Planning Board will act as the Design Review Board for the elevations and construction document review.

- The Town of Weddington issued the following permits in 2012:

New Homes-89  
Upfits (Interior Modifications to Home) and Additions-71  
Accessory Structures (Pools, Detached Garages, Buildings, etc.)-37  
Certificates of Compliance (Homes Completed)-50

In 2011 the Town issued 51 permits for new homes, 74 upfit and addition permits, 31 accessory permits and 42 certificates of compliance permits. In 2010 the Town issued 34 permits for new homes, 80 upfit and addition permits and 51 accessory permits.

- Town Attorney Anthony Fox has provided feedback on the proposed Agritourism and Agricultural Use Definition text amendments. This will be an item for the Retreat.
- I had a conference call with Charlotte Planning Director Jonathan Wells to discuss the extension of the Weddington-Charlotte Annexation Agreement. This agreement is set to expire in 2014 and includes Marvin and Stallings. This can be discussed further at the Retreat.
- The following items were on the December 17<sup>th</sup> Planning Board agenda:
  - Entry Monument Signs Text Amendments (Sections 58-9 and 58-152)
  - Text Amendment to Appendix I-List of Acceptable Plant Species
- The following items will be on the January 28<sup>th</sup> Planning Board agenda:
  - Beulah Church Road Minor Subdivision
  - Bromley Map 6 Final Plat
  - MX Review Process



## TOWN OF WEDDINGTON MEMORANDUM

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DATE: 1/9/13  
TO: MAYOR AND TOWN COUNCIL  
FROM: AMY S. MCCOLLUM, TOWN ADMINISTRATOR  
RE: UPDATE

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- § VC3 has provided staff with the information on how to pilot test our programs through the Cloud. We have begun that process and the end of testing will be February 8. Our emails are being switched from Perigee to VC3 as well.
- § The newsletter will be mailed out to Town residents the week of January 14.
- § Advertising for the 2013 Welcome Magazine is going slow and Bizwell has notified the Town that the new magazine may not be ready until February or March.
- § The next Planning Board Meeting will be held on January 28, 2013. A training session led by Nadine Bennett of COG will begin at 5:30 p.m. A notice will be sent out advertising that a quorum of the Town Council may be in attendance for this training.
- § The 2013 Retreat is scheduled for Friday, February 22 beginning at 9:00 a.m. The retreat will be held at the Firethorne Country Club. Please start sending me possible agenda items to be discussed. The Town Attorney, Finance Officer, Town Planner and Town Administrator along with the Chairman and Vice-Chairman from the Planning Board usually attend the retreat.
- § I will be in a class conducted by the School of Government beginning January 30 – February 1 in Chapel Hill.
- § The Town Hall will be closed on Monday, January 21 in observance of Martin Luther King, Jr.'s Day.
- § A Special Work Session is scheduled for Thursday, January 17 at 4:00 p.m. to proceed in reviewing the Land Use Plan.
- § This year is the Town's 30<sup>th</sup> Anniversary.

**Save the Date:**

Easter Egg Hunt - March 23, 2013

Weddington Country Festival – September 21, 2013

**PROVIDENCE VFD**

**Training- 185.00 hours**

**Union County:**

Fire 16 + EMS 21 = Total 37

**Mecklenburg County:**

Fire 3 + EMS 1 = Total 4

**Department Total:**

Fire 19

EMS 22

Total 41

## Hydrants in Weddington (PVFD response area) in need of repairs

### Leaking Stem

1. Twelve Mile Creek Road and Song Sparrow Drive (32-1-2)

### Leaks at base

1. 601 Evans Manor Drive (32-1-156)
2. Bluebird Hill Lane and 12 Mile Creek Road (32-3-22)

### Hard to Open

1. 4152 Mourning Dove Drive (32-1-5)
2. 12000 Block of Providence Road just south of county line (32-1-62)
3. 6022 Foggy Glen Place (32-1-76)
4. 3006 Kings Manor Drive (32-1-80)
5. 12 Mile Creek Rd. Weddington Middle School near cafeteria/gym entrance (32-3-19)
6. 12 Mile Creek Rd. Weddington Middle School near playground (32-3-20)
7. 12 Mile Creek Rd. Weddington Elementary School visitor parking (32-3-21)
8. 6130 Bluebird Hill Lane (32-3-25)

### Needs new gasket

1. 3052 Ancestry Crossing (32-1-17)
2. 5038 Ancestry Crossing (32-1-21)
3. 4000 Weddington Manor Court (32-1-47)
4. 4048 Weddington Manor Court (32-1-48)
5. 6002 Bluebird Hill Lane (32-3-23)
6. 5049 Oxfordshire Road (32-3-41)
7. 1017 Shippon Lane (32-3-42)
8. 6029 Oxfordshire Road (32-3-44)
9. Providence Road and Ennis Road (32-3-54)

### Hydrant too low

1. 3098 Ancestry Crossing (32-1-18)
2. 4098 Ancestry Crossing (32-1-20)
3. 1401 Highland Ridge Court (32-1-159)
4. Potter Cove Lane and Jean Place Court (32-2-3)
5. Across from 2208 Potter Cove Lane (32-2-5)
6. 1424 Weddington Hills Road (32-3-27)
7. Weddington Road and 12 Mile Creek Road (32-3-30)
8. 5033 Oxfordshire Road (32-3-40)
9. 6065 Oxfordshire Road (32-3-46)

Stem broken

1. 3003 Botetourt Court (32-1-24)

No water pressure

1. Fernhurst Drive (across bridge) (32-1-52)
2. Twin Lakes Drive and Sugarplum Court (32-1-173)
3. Twin Lakes Drive and Fir Place Court (32-1-174)
4. 1044 Lake Forest Drive (32-1-180)
5. Wingard Road closest to Providence Road (32-3-62)

Fire	EMS	Total for 2012
27	8	
17	10	
19	4	
22	9	
14	11	
22	6	
30	22	
31	28	
25	14	
31	12	
27	13	
19	22	
284	159	443

Fire	EMS	Total for 2011
18	7	
21	10	
26	6	
14	9	
22	7	
16	14	
22	7	
21	12	
22	9	
24	10	
25	8	
18	10	
249	109	358

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

### December 2012

	<u>Dec 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Dec 12</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>110 - Subsidies</b>						
111 - Mecklenburg Cty	5,417.33	5,416.66	0.67	37,921.31	32,500.04	5,421.27
112 - Union County	0.00			75.00		
113 - Town of Weddington	45,500.00	45,500.00	0.00	273,000.00	273,000.00	0.00
114 - Town of Weddington - Day Staff	0.00			15,705.00		
115 - Town of Weddington - Night Staf	0.00			9,885.00		
117 - Mecklenburg Cty Radio Subsidy	1,300.00	1,300.66	-0.66	9,100.00	7,804.04	1,295.96
<b>Total 110 - Subsidies</b>	<b>52,217.33</b>	<b>52,217.32</b>	<b>0.01</b>	<b>345,686.31</b>	<b>313,304.08</b>	<b>32,382.23</b>
<b>120 - Dues &amp; Fees</b>						
121 - Union County Fire Fees	4,058.28	833.33	3,224.95	7,422.25	5,000.02	2,422.23
<b>Total 120 - Dues &amp; Fees</b>	<b>4,058.28</b>	<b>833.33</b>	<b>3,224.95</b>	<b>7,422.25</b>	<b>5,000.02</b>	<b>2,422.23</b>
<b>130 - Vol Donations</b>						
131 - Memorials	0.00	41.66	-41.66	0.00	250.04	-250.04
134 - Other	2,248.63	250.00	1,998.63	2,902.63	1,500.00	1,402.63
<b>Total 130 - Vol Donations</b>	<b>2,248.63</b>	<b>291.66</b>	<b>1,956.97</b>	<b>2,902.63</b>	<b>1,750.04</b>	<b>1,152.59</b>
<b>140 - Other Income</b>						
157 - EMS Stand By Income	970.00			2,750.00		
142 - Fire Fighters' Relief Fund	0.00	416.66	-416.66	5,300.13	2,500.04	2,800.09
143 - Fuel Tax Refund	0.00	83.33	-83.33	0.00	500.02	-500.02
144 - Sales Tax Refund	0.00	250.00	-250.00	0.00	1,500.00	-1,500.00
145 - Interest	0.00	250.00	-250.00	3.81	1,500.00	-1,496.19
147 - Medic-EMS Reimbursement	1,089.15	1,000.00	89.15	6,308.85	6,000.00	308.85
148 - Firemen Relief Interest	0.00			3.20		
155 - Christmas Fundraising Income	8,543.00	416.66	8,126.34	8,543.00	2,500.04	6,042.96
156 - Newsletter Income	630.00	625.00	5.00	3,055.00	3,750.00	-695.00
<b>Total 140 - Other Income</b>	<b>11,232.15</b>	<b>3,041.65</b>	<b>8,190.50</b>	<b>25,963.99</b>	<b>18,250.10</b>	<b>7,713.89</b>
<b>150 - Uncategorized Income</b>	<b>0.00</b>			<b>290.34</b>		
<b>Total Income</b>	<b>69,756.39</b>	<b>56,383.96</b>	<b>13,372.43</b>	<b>382,265.52</b>	<b>338,304.24</b>	<b>43,961.28</b>
<b>Expense</b>						
<b>200 - Administration</b>						
202 - Legal Fees	3,530.20	83.33	3,446.87	12,940.50	500.02	12,440.48
203 - Building Upgrade Fees	0.00			500.00		
209 - Annual Dinner/Award	914.95	500.00	414.95	914.95	3,000.00	-2,085.05
210 - Fire Chief Discretionary	387.12	166.66	220.46	820.39	1,000.04	-179.65
211 - Bank Charges & Credit Card Fees	0.00	20.83	-20.83	81.60	125.02	-43.42
212 - Prof Fees	450.00	333.33	116.67	2,700.00	2,000.02	699.98
213 - Computer Upgrades	0.00	166.66	-166.66	0.00	1,000.04	-1,000.04
214 - Off Supplies	187.26	208.33	-21.07	1,259.04	1,250.02	9.02
215 - Printing/Newsletter	0.00	250.00	-250.00	1,186.10	1,500.00	-313.90
216 - Postage	10.35	125.00	-114.65	1,210.70	750.00	460.70
217 - Dues, Subscriptions, & Internet	880.00	62.50	817.50	1,187.40	375.00	812.40
218 - Fire Fighters' Association	0.00	41.66	-41.66	0.00	250.04	-250.04
219 - Miscellaneous	435.84	166.66	269.18	1,417.60	1,000.04	417.56
<b>Total 200 - Administration</b>	<b>6,795.72</b>	<b>2,124.96</b>	<b>4,670.76</b>	<b>24,218.28</b>	<b>12,750.24</b>	<b>11,468.04</b>



# Providence Volunteer Fire Department

## Income & Expense Budget Performance

### December 2012

	<u>Dec 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Dec 12</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
<b>220 - Insurance</b>						
221 - Business Auto	0.00			776.00		
223 - Vol. Fire Fighters' Workers Com	0.00	583.33	-583.33	5,990.00	3,500.02	2,489.98
224 - Commercial Package	18,170.00	1,500.00	16,670.00	18,170.00	9,000.00	9,170.00
<b>Total 220 - Insurance</b>	<u>18,170.00</u>	<u>2,083.33</u>	<u>16,086.67</u>	<u>24,936.00</u>	<u>12,500.02</u>	<u>12,435.98</u>
<b>225 - Drug Testing/Physical Exams</b>	0.00	416.66	-416.66	350.00	2,500.04	-2,150.04
<b>230 - Taxes</b>						
231 - Sales Taxes						
232 - Meck CO.	397.24	125.00	272.24	2,919.49	750.00	2,169.49
233 - Union County	3.91	33.33	-29.42	585.91	200.02	385.89
<b>Total 231 - Sales Taxes</b>	<u>401.15</u>	<u>158.33</u>	<u>242.82</u>	<u>3,505.40</u>	<u>950.02</u>	<u>2,555.38</u>
<b>236 - Property Tax</b>	0.00	8.33	-8.33	0.00	50.02	-50.02
<b>237 - Freight</b>	0.00	8.33	-8.33	0.00	50.02	-50.02
<b>Total 230 - Taxes</b>	<u>401.15</u>	<u>174.99</u>	<u>226.16</u>	<u>3,505.40</u>	<u>1,050.06</u>	<u>2,455.34</u>
<b>300 - Build Maintenance</b>						
310 - Cleaning	0.00	41.66	-41.66	250.00	250.04	-0.04
320 - Landscaping & Lawn Care	145.00	208.33	-63.33	970.00	1,250.02	-280.02
330 - Trash and Landfill	50.00	41.66	8.34	300.00	250.04	49.96
340 - Pest Control	0.00	41.66	-41.66	285.00	250.04	34.96
350 - Maintenance Supplies	585.40	250.00	335.40	3,456.64	1,500.00	1,956.64
351 - Furniture	0.00	166.66	-166.66	2,841.72	1,000.04	1,841.68
360 - Repairs	2,229.97	833.33	1,396.64	4,904.85	5,000.02	-95.17
<b>Total 300 - Build Maintenance</b>	<u>3,010.37</u>	<u>1,583.30</u>	<u>1,427.07</u>	<u>13,008.21</u>	<u>9,500.20</u>	<u>3,508.01</u>
<b>400 - Utilities</b>						
410 - Electric	1,372.39	750.00	622.39	5,234.17	4,500.00	734.17
420 - Natural Gas	108.03	291.66	-183.63	200.69	1,750.04	-1,549.35
430 - Telephone	405.21	375.00	30.21	1,708.97	2,250.00	-541.03
440 - Water	28.62	41.66	-13.04	160.78	250.04	-89.26
<b>Total 400 - Utilities</b>	<u>1,914.25</u>	<u>1,458.32</u>	<u>455.93</u>	<u>7,304.61</u>	<u>8,750.08</u>	<u>-1,445.47</u>
<b>500 - Fire Fighters' Equip/Training</b>						
510 - Clothing						
512 - Dress Uniforms	144.00	166.66	-22.66	284.75	1,000.04	-715.29
513 - Clothing - Other	0.00	416.66	-416.66	0.00	2,500.04	-2,500.04
<b>Total 510 - Clothing</b>	<u>144.00</u>	<u>583.32</u>	<u>-439.32</u>	<u>284.75</u>	<u>3,500.08</u>	<u>-3,215.33</u>
<b>520 - Equipment</b>						
521 - Radios\ Pagers - New	0.00	250.00	-250.00	0.00	1,500.00	-1,500.00
522 - Radios\ Pagers - Maintenance	0.00	83.33	-83.33	0.00	500.02	-500.02
523 - Equipment - New	1,345.00	750.00	595.00	18,477.40	4,500.00	13,977.40
524 - Equipment - Maintenance	1,404.24	416.66	987.58	5,743.91	2,500.04	3,243.87
525 - Firefighting Supplies	0.00	416.66	-416.66	863.80	2,500.04	-1,636.24
528 - Mecklenburg Radio Contract	0.00	1,300.00	-1,300.00	0.00	7,800.00	-7,800.00
<b>Total 520 - Equipment</b>	<u>2,749.24</u>	<u>3,216.65</u>	<u>-467.41</u>	<u>25,085.11</u>	<u>19,300.10</u>	<u>5,785.01</u>
<b>529 - PPE (Personal Protective Equip)</b>	0.00	2,916.66	-2,916.66	17,881.53	17,500.04	381.49
<b>530 - Medical</b>						

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

### December 2012

	<u>Dec 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Dec 12</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
532 - Supplies	93.77	208.33	-114.56	1,382.90	1,250.02	132.88
533 - Waste	339.98	125.00	214.98	968.06	750.00	218.06
<b>Total 530 - Medical</b>	<b>433.75</b>	<b>333.33</b>	<b>100.42</b>	<b>2,350.96</b>	<b>2,000.02</b>	<b>350.94</b>
 540 - Training						
541 - Seminars	0.00	1,075.00	-1,075.00	1,330.00	6,450.00	-5,120.00
542 - Books	0.00	125.00	-125.00	158.25	750.00	-591.75
543 - PR Literature	0.00	125.00	-125.00	0.00	750.00	-750.00
544 - Other - Training Bonus	0.00	291.66	-291.66	2,520.00	1,750.04	769.96
<b>Total 540 - Training</b>	<b>0.00</b>	<b>1,616.66</b>	<b>-1,616.66</b>	<b>4,008.25</b>	<b>9,700.04</b>	<b>-5,691.79</b>
 <b>Total 500 - Fire Fighters' Equip/Training</b>	<b>3,326.99</b>	<b>8,666.62</b>	<b>-5,339.63</b>	<b>49,610.60</b>	<b>52,000.28</b>	<b>-2,389.68</b>
 600 - Fire Engines						
620 - '99 Southern Coach Eng #322	1,267.17	1,250.00	17.17	5,483.78	7,500.00	-2,016.22
635 - '93 KME Engine #323	0.00			29,830.63		
640 - '03 Red Diamond #324	0.00	500.00	-500.00	1,385.82	3,000.00	-1,614.18
650 - '02 Ford Quesco Brush #326	0.00	166.66	-166.66	1,703.25	1,000.04	703.21
660 - '95 Intern\Hackney Squad #32	0.00	416.66	-416.66	5,564.32	2,500.04	3,064.28
680 - '06 KME Pumper #321	2,942.98	1,333.33	1,609.65	6,456.67	8,000.02	-1,543.35
681 - Diesel Fuel	2,824.15	1,500.00	1,324.15	9,758.54	9,000.00	758.54
682 - Gasoline	0.00	16.66	-16.66	65.00	100.04	-35.04
683 - Cleaning Supplies	0.00	83.33	-83.33	0.00	500.02	-500.02
684 - Miscellaneous Parts	685.75	83.33	602.42	902.77	500.02	402.75
685 - Fire Engines - Other	0.00	500.00	-500.00	0.00	3,000.00	-3,000.00
<b>Total 600 - Fire Engines</b>	<b>7,720.05</b>	<b>5,849.97</b>	<b>1,870.08</b>	<b>61,150.78</b>	<b>35,100.18</b>	<b>26,050.60</b>
 800 - Firefighters Payroll						
801 - Payroll - Day Shift (Hourly)	14,496.00	17,480.00	-2,984.00	93,677.57	104,880.00	-11,202.43
809 - Payroll - Day Shift (Stipend)	1,440.00	1,500.00	-60.00	12,720.00	9,000.00	3,720.00
802 - Payroll - Night Shift (Hourly)	8,235.50	9,490.00	-1,254.50	53,616.50	56,940.00	-3,323.50
810 - Payroll - Night Shift (Stipend)	1,710.00	1,825.00	-115.00	10,800.00	10,950.00	-150.00
815 - EMS Stipend	0.00			2,475.00		
808 - Payroll Expenses						
FICA	1,979.91	1,798.58	181.33	13,630.28	10,791.52	2,838.76
FUTA	0.00	125.00	-125.00	0.00	750.00	-750.00
SUTA	257.55	500.00	-242.45	1,758.61	3,000.00	-1,241.39
808 - Payroll Expenses - Other	79.95			608.90		
<b>Total 808 - Payroll Expenses</b>	<b>2,317.41</b>	<b>2,423.58</b>	<b>-106.17</b>	<b>15,997.79</b>	<b>14,541.52</b>	<b>1,456.27</b>
 <b>Total 800 - Firefighters Payroll</b>	<b>28,198.91</b>	<b>32,718.58</b>	<b>-4,519.67</b>	<b>189,286.86</b>	<b>196,311.52</b>	<b>-7,024.66</b>
 850 - Christmas Fundraising Expense	0.00	333.33	-333.33	3,436.00	2,000.02	1,435.98
<b>Total Expense</b>	<b>69,537.44</b>	<b>55,410.06</b>	<b>14,127.38</b>	<b>376,806.74</b>	<b>332,462.64</b>	<b>44,344.10</b>
 <b>Net Ordinary Income</b>	<b>218.95</b>	<b>973.90</b>	<b>-754.95</b>	<b>5,458.78</b>	<b>5,841.60</b>	<b>-382.82</b>
 <b>Net Income</b>	<b>218.95</b>	<b>973.90</b>	<b>-754.95</b>	<b>5,458.78</b>	<b>5,841.60</b>	<b>-382.82</b>

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

December 2012

	<b>Annual Budget</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
110 · Subsidies	
111 · Mecklenburg Cty	65,000.00
112 · Union County	
113 · Town of Weddington	546,000.00
114 · Town of Weddington - Day Staff	
115 · Town of Weddington - Night Staf	
117 · Mecklenburg Cty Radio Subsidy	15,608.00
<b>Total 110 · Subsidies</b>	<b>626,608.00</b>
120 · Dues & Fees	
121 · Union County Fire Fees	10,000.00
<b>Total 120 · Dues &amp; Fees</b>	<b>10,000.00</b>
130 · Vol Donations	
131 · Memorials	500.00
134 · Other	3,000.00
<b>Total 130 · Vol Donations</b>	<b>3,500.00</b>
140 · Other Income	
157 · EMS Stand By Income	
142 · Fire Fighters' Relief Fund	5,000.00
143 · Fuel Tax Refund	1,000.00
144 · Sales Tax Refund	3,000.00
145 · Interest	3,000.00
147 · Medic-EMS Reimbursement	12,000.00
148 · Firemen Relief Interest	
155 · Christmas Fundraising Income	5,000.00
156 · Newsletter Income	7,500.00
<b>Total 140 · Other Income</b>	<b>36,500.00</b>
150 · Uncategorized Income	
<b>Total Income</b>	<b>676,608.00</b>
<b>Expense</b>	
200 · Administration	
202 · Legal Fees	1,000.00
203 · Building Upgrade Fees	
209 · Annual Dinner/Award	6,000.00
210 · Fire Chief Discretionary	2,000.00
211 · Bank Charges & Credit Card Fees	250.00
212 · Prof Fees	4,000.00
213 · Computer Upgrades	2,000.00
214 · Off Supplies	2,500.00
215 · Printing/Newsletter	3,000.00
216 · Postage	1,500.00
217 · Dues, Subscriptions, & Internet	750.00
218 · Fire Fighters' Association	500.00
219 · Miscellaneous	2,000.00
<b>Total 200 · Administration</b>	<b>25,500.00</b>

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

December 2012

### Annual Budget

<b>220 - Insurance</b>	
221 - Business Auto	
223 - Vol. Fire Fighters' Workers Com	7,000.00
224 - Commercial Package	18,000.00
<b>Total 220 - Insurance</b>	<b>25,000.00</b>
225 - Drug Testing/Physical Exams	5,000.00
<b>230 - Taxes</b>	
231 - Sales Taxes	
232 - Meck CO.	1,500.00
233 - Union County	400.00
<b>Total 231 - Sales Taxes</b>	<b>1,900.00</b>
236 - Property Tax	100.00
237 - Freight	100.00
<b>Total 230 - Taxes</b>	<b>2,100.00</b>
<b>300 - Build Maintenance</b>	
310 - Cleaning	500.00
320 - Landscaping & Lawn Care	2,500.00
330 - Trash and Landfill	500.00
340 - Pest Control	500.00
350 - Maintenance Supplies	3,000.00
351 - Furniture	2,000.00
360 - Repairs	10,000.00
<b>Total 300 - Build Maintenance</b>	<b>19,000.00</b>
<b>400 - Utilities</b>	
410 - Electric	9,000.00
420 - Natural Gas	3,500.00
430 - Telephone	4,500.00
440 - Water	500.00
<b>Total 400 - Utilities</b>	<b>17,500.00</b>
<b>500 - Fire Fighters' Equip/Training</b>	
510 - Clothing	
512 - Dress Uniforms	2,000.00
513 - Clothing - Other	5,000.00
<b>Total 510 - Clothing</b>	<b>7,000.00</b>
<b>520 - Equipment</b>	
521 - Radios\ Pagers - New	3,000.00
522 - Radios\ Pagers - Maintenance	1,000.00
523 - Equipment - New	9,000.00
524 - Equipment - Maintenance	5,000.00
525 - Firefighting Supplies	5,000.00
528 - Mecklenburg Radio Contract	15,600.00
<b>Total 520 - Equipment</b>	<b>38,600.00</b>
529 - PPE (Personal Protective Equip)	35,000.00
530 - Medical	

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

December 2012

	<b>Annual Budget</b>
532 - Supplies	2,500.00
533 - Waste	1,500.00
<b>Total 530 - Medical</b>	<b>4,000.00</b>
 540 - Training	
541 - Seminars	12,900.00
542 - Books	1,500.00
543 - PR Literature	1,500.00
544 - Other - Training Bonus	3,500.00
<b>Total 540 - Training</b>	<b>19,400.00</b>
 <b>Total 500 - Fire Fighters' Equip/Training</b>	 <b>104,000.00</b>
 600 - Fire Engines	
620 - '99 Southern Coach Eng #322	15,000.00
635 - '93 KME Engine #323	
640 - '03 Red Diamond #324	6,000.00
650 - '02 Ford Quesco Brush #326	2,000.00
660 - '95 Intern\Hackney Squad #32	5,000.00
680 - '06 KME Pumper #321	16,000.00
681 - Diesel Fuel	18,000.00
682 - Gasoline	200.00
683 - Cleaning Supplies	1,000.00
684 - Miscellaneous Parts	1,000.00
685 - Fire Engines - Other	6,000.00
<b>Total 600 - Fire Engines</b>	<b>70,200.00</b>
 800 - Firefighters Payroll	
801 - Payroll - Day Shift (Hourly)	209,760.00
809 - Payroll - Day Shift (Stipend)	18,000.00
802 - Payroll - Night Shift (Hourly)	113,880.00
810 - Payroll - Night Shift (Stipend)	21,900.00
815 - EMS Stipend	
808 - Payroll Expenses	
FICA	21,583.00
FUTA	1,500.00
SUTA	6,000.00
808 - Payroll Expenses - Other	
<b>Total 808 - Payroll Expenses</b>	<b>29,083.00</b>
 <b>Total 800 - Firefighters Payroll</b>	 <b>392,623.00</b>
 850 - Christmas Fundraising Expense	4,000.00
<b>Total Expense</b>	<b>664,923.00</b>
 <b>Net Ordinary Income</b>	 <b>11,685.00</b>
 <b>Net Income</b>	 <b>11,685.00</b>

# Providence Volunteer Fire Department

## Balance Sheet

As of December 31, 2012  
Dec 31, 12

### ASSETS

#### Current Assets

##### Checking/Savings

##### Checking Accounts

BB&T Checking-5119 85,929.78

BOA Payroll-7449 8,932.59

Total Checking Accounts 94,862.37

CD - BBT - 0094 (02/10/14) 119,487.22

CD - BBT - 0108 (02/10/14) 59,649.81

Firemen Relief-BOA-8254 39,748.17

Total Checking/Savings 313,747.57

Total Current Assets 313,747.57

#### Fixed Assets

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 18,219.29

Groban Electric Generator 5,000.00

Ladder Truck Building 32,452.08

Total Fixed Assets 174,482.57

#### 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 27,615.37

Land 12,590.00

X Accum Depr -1,019,298.00

Total Other Assets 496,203.63

**TOTAL ASSETS 984,433.77**

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Other Current Liabilities

2100 - Payroll Liabilities 7,203.22

Total Other Current Liabilities 7,203.22

Total Current Liabilities 7,203.22

Total Liabilities 7,203.22

#### Equity

3900 - Retained Earnings 971,771.77

Net Income 5,458.78

Total Equity 977,230.55

**TOTAL LIABILITIES & EQUITY 984,433.77**



# Union County Sheriff's Office

## Events By Nature

For the Month of: December 2012

Date of Report

1/4/2013

9:56:56AM

<u>Event Type</u>	<u>Total</u>
911 ABANDONED CALL	13
911 HANG UP	16
911 MISDIAL	4
911 SILENT OPEN LINE	7
ACCIDENT EMD	4
ACCIDENT PD COUNTY NO EMD	15
ACCIDENT PININ EMD	1
ALARMS LAW	57
ANIMAL BITE REPORT LAW	1
ANIMAL COMP SERVICE CALL LAW	3
ANIMAL LOST STRAY UNWNTD LAW	2
ARMED SUBJECT REPORT	1
ASSAULT OR SEX ASLT EMD	1
ASSIST EMS OR FIRE	1
ATTEMPT TO LOCATE	4
BARKING DOG	1
BOLO	14
BURGLARY HOME OTHER NONBUSINESS	5
BUSINESS CHECK	40
CALL BY PHONE	6
CARDIAC RESPIRTY ARREST EMD	1
DISCHARGE OF FIREARM	6
DISTURBANCE OR NUISANCE	3
DOMESTIC VIOL ORD VIOLATION	2
DSS CALL FOR SERVICES	1
ESCORT	3
FIREWORKS VIOLATION REPORT	3
FOLLOW UP INVESTIGATION	4

<u>Event Type</u>	<u>Total</u>
FRAUD DECEPTION FORGERY	2
GENERAL ASSIST FOR OTHERS	1
HARASSMENT STALKING THREATS	2
IDENTITY THEFT	1
INTOXICATED DRIVER	2
INVESTIGATION	4
JURISDICTION CONFIRMATION LAW	1
JUVENILE COMPLAINT	1
LARCENY THEFT	6
MEDICAL ALERT NOTIFICATION	1
MEET REQUEST NO REFERENCE GIVN	3
MENTAL DISORDER LAW	1
MISSING PERSON	4
MOTORIST ASSIST	6
NC DOT MISCELLANEOUS	2
NOISE COMPLAINT	1
PREVENTATIVE PATROL	292
PROP DAMAGE VANDALISM MISCHIEF	5
PSYCHIATRIC PATIENT EMD	1
PUBLIC WORKS CALL	2
RADAR PATROL INCLUDING TRAINIG	16
RESIDENTIAL CHECK	7
SEARCH CONDUCTED BY LAW AGENCY	1
SEIZURE EMD	1
SERVE CRIMINAL SUBPOENA	2
SERVE CRIMINAL SUMMONS	2
SERVE WARRANT	15
SEX ASSAULT CHILD LAW	1
SICK PERSON NO PRI SYMP ALPHA	1
SPEEDING VEHICLE COMPLAINT	1
SUICIDAL THREAT EPD	1
SUSPICIOUS CIRCUMSTANCES	7



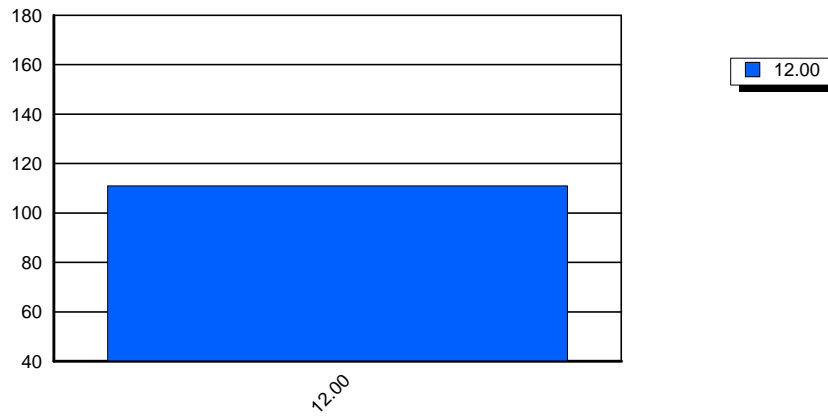
<u>Event Type</u>	<u>Total</u>
SUSPICIOUS PERSON	15
SUSPICIOUS VEHICLE	13
TRAFFIC HAZARD	1
TRAFFIC STOP	33
TRAFFIC VIOLATION COMPLAINT	1
TRESPASSING UNWANTED SUBJ	2
WEAPONS FIREARMS INCIDENTS	1
WELL BEING CHECK	3

***Total Calls for Month: 681***

# WESLEY CHAPEL VFD

1/6/2013

## Count of Alarms Per Month



<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1208610	0	12/01/2012
09020	1208611	0	12/01/2012
09020	1208612	0	12/01/2012
09020	1208617	0	12/01/2012
09020	1208634	0	12/02/2012
09020	1208645	0	12/02/2012
09020	1208655	0	12/02/2012
09020	1208663	0	12/03/2012
09020	1208671	0	12/04/2012
09020	1208673	0	12/04/2012
09020	1208681	0	12/04/2012
09020	1208685	0	12/04/2012
09020	1208686	0	12/04/2012
09020	1208695	0	12/05/2012
09020	1208706	0	12/05/2012
09020	1208716	0	12/05/2012
09020	1208730	0	12/06/2012
09020	1208731	0	12/06/2012
09020	1208733	0	12/06/2012
09020	1208739	0	12/07/2012
09020	1208742	0	12/07/2012
09020	1208755	0	12/07/2012
09020	1208767	0	12/08/2012
09020	1208773	0	12/08/2012
09020	1208801	0	12/09/2012

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1208812	0	12/10/2012
09020	1208837	0	12/11/2012
09020	1208841	0	12/11/2012
09020	1208854	0	12/12/2012
09020	1208862	0	12/12/2012
09020	1208865	0	12/13/2012
09020	1208869	0	12/13/2012
09020	1208870	0	12/13/2012
09020	1208875	0	12/13/2012
09020	1208878	0	12/13/2012
09020	1208879	0	12/13/2012
09020	1208884	0	12/13/2012
09020	1208887	0	12/14/2012
09020	1208891	0	12/14/2012
09020	1208892	0	12/14/2012
09020	1208893	0	12/14/2012
09020	1208899	0	12/14/2012
09020	1208910	0	12/15/2012
09020	1208906	0	12/15/2012
09020	1208914	0	12/15/2012
09020	1208915	0	12/15/2012
09020	1208918	0	12/15/2012
09020	1208925	0	12/16/2012
09020	1208932	0	12/16/2012
09020	1208934	0	12/16/2012
09020	1208935	0	12/16/2012
09020	1208940	0	12/16/2012
09020	1208959	0	12/17/2012
09020	1208963	0	12/18/2012
09020	1208970	0	12/18/2012
09020	1208972	0	12/18/2012
09020	1208974	0	12/18/2012
09020	1208976	0	12/18/2012
09020	1208978	0	12/18/2012
09020	1208983	0	12/19/2012
09020	1208985	0	12/19/2012
09020	1208993	0	12/19/2012
09020	1208998	0	12/19/2012
09020	1208995	0	12/19/2012
09020	1209001	0	12/19/2012
09020	1209008	0	12/20/2012
09020	1209020	0	12/20/2012
09020	1209027	0	12/21/2012

<b><u>FDID</u></b>	<b><u>INCIDENT#</u></b>	<b><u>EXP</u></b>	<b><u>ALARM DATE</u></b>
09020	1209031	0	12/21/2012
09020	1209033	0	12/21/2012
09020	1209036	0	12/21/2012
09020	1209054	0	12/22/2012
09020	1209062	0	12/23/2012
09020	1209063	0	12/23/2012
09020	1209070	0	12/23/2012
09020	1209071	0	12/23/2012
09020	1209075	0	12/23/2012
09020	1209077	0	12/24/2012
09020	1209081	0	12/24/2012
09020	1209099	0	12/25/2012
09020	1209107	0	12/25/2012
09020	1209108	0	12/25/2012
09020	1209113	0	12/25/2012
09020	1209114	0	12/25/2012
09020	1209128	0	12/26/2012
09020	1209138	0	12/26/2012
09020	1209141	0	12/27/2012
09020	1209142	0	12/27/2012
09020	1209144	0	12/27/2012
09020	1209145	0	12/27/2012
09020	1209159	0	12/28/2012
09020	1209160	0	12/28/2012
09020	1209161	0	12/28/2012
09020	1209164	0	12/28/2012
09020	1209172	0	12/28/2012
09020	1209173	0	12/28/2012
09020	1209181	0	12/29/2012
09020	1209194	0	12/30/2012
09020	1209195	0	12/30/2012
09020	1209197	0	12/30/2012
09020	1209204	0	12/30/2012
09020	1209208	0	12/30/2012
09020	1209209	0	12/30/2012
09020	1209210	0	12/31/2012
09020	1209214	0	12/31/2012
09020	1209216	0	12/31/2012
09020	1209223	0	12/31/2012
09020	1209224	0	12/31/2012
09020	1209230	0	12/31/2012
09020	1209234	0	12/31/2012
09020	1209235	0	12/31/2012

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
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Month Total: 

111
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Grand Total: 

111
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## NFIRS Incident Listing Summary Report

1	total calls for Incident Type 113	Cooking fire, confined to container
1	total calls for Incident Type 114	Chimney or flue fire, confined to chimney or flue
1	total calls for Incident Type 142	Brush or brush-and-grass mixture fire
1	total calls for Incident Type 160	Special outside fire
47	total calls for Incident Type 311	Medical assist, assist EMS crew
10	total calls for Incident Type 322	Motor vehicle accident with injuries
5	total calls for Incident Type 324	Motor vehicle accident with no injuries
1	total calls for Incident Type 353	Removal of victim(s) from stalled elevator
1	total calls for Incident Type 381	Rescue or EMS standby
3	total calls for Incident Type 412	Gas leak (natural gas or LPG)
1	total calls for Incident Type 424	Carbon monoxide incident
1	total calls for Incident Type 440	Electrical wiring/equipment problem, other
1	total calls for Incident Type 500	Service Call, other
3	total calls for Incident Type 554	Assist invalid
2	total calls for Incident Type 600	Good intent call, other
6	total calls for Incident Type 611	Dispatched & canceled en route
2	total calls for Incident Type 621	Wrong location
3	total calls for Incident Type 651	Smoke scare, odor of smoke
1	total calls for Incident Type 700	False alarm or false call, other
12	total calls for Incident Type 735	Alarm system sounded due to malfunction
5	total calls for Incident Type 736	CO detector activation due to malfunction
3	total calls for Incident Type 745	Alarm system activation, no fire - unintentional

Total Incidents:

**111**

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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** January 14, 2013

**SUBJECT:** Monthly Report – December 2012

<b>Transactions:</b>	
Adjust Under \$5.00	\$2.64
Overpayments	\$(985.53)
Refunds	\$3649.53
Penalty and Interest Payments	\$(70.47)
<b>Taxes Collected:</b>	
2010	\$(219.28)
2011	\$(389.13)
2012	\$(192512.35)
<b>As of December 31 2012; the following taxes remain Outstanding:</b>	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1832.44
2009	\$2548.25
2010	\$4365.26
2011	\$6607.04
2012	\$222066.46
<b>Total Outstanding:</b>	<b>\$238300.83</b>

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

FY 2012-2013

	12/01/2012 TO 12/31/2012			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REN</u>
<b>REVENUE:</b>				
10-3101-110 AD VALOREM TAX - CURRENT	187,148.64	774,423.39	960,000.00	1
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	389.13	2,204.51	7,000.00	6
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	219.28	899.30	2,000.00	5
10-3110-121 AD VALOREM TAX - MOTOR VEH	4,989.62	17,893.66	57,000.00	6
10-3115-180 TAX INTEREST	38.70	202.01	2,250.00	9
10-3231-220 LOCAL OPTION SALES TAX REV -	11,446.88	50,718.81	157,700.00	6
10-3322-220 BEER & WINE TAX	0.00	0.00	48,750.00	10
10-3324-220 UTILITY FRANCHISE TAX	117,476.54	209,600.30	450,000.00	5
10-3340-400 ZONING & PERMIT FEES	1,775.00	8,780.00	10,000.00	1
10-3350-400 SUBDIVISION FEES	800.00	25,800.00	62,250.00	5
10-3830-891 MISCELLANEOUS REVENUES	2,589.20	402.00	1,500.00	7
10-3831-491 INVESTMENT INCOME	135.55	6,109.62	17,500.00	6
TOTAL REVENUE	327,008.54	1,097,033.60	1,775,950.00	3
AFTER TRANSFERS	327,008.54	1,097,033.60	1,775,950.00	
<b>4110 GENERAL GOVERNMENT</b>				
<b>EXPENDITURE:</b>				
10-4110-126 FIRE DEPT SUBSIDIES	59,900.00	359,400.00	776,000.00	5
10-4110-128 POLICE PROTECTION	0.00	116,080.50	233,000.00	5
10-4110-192 ATTORNEY FEES	4,683.13	30,522.32	110,275.00	7
10-4110-195 ELECTION EXPENSE	0.00	1,899.50	2,000.00	
10-4110-340 EVENTS & PUBLICATIONS	1,112.37	3,613.55	13,500.00	7
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,000.00	10
TOTAL EXPENDITURE	65,695.50	511,515.87	1,137,775.00	5
BEFORE TRANSFERS	-65,695.50	-511,515.87	-1,137,775.00	
AFTER TRANSFERS	-65,695.50	-511,515.87	-1,137,775.00	
<b>4120 ADMINISTRATIVE</b>				
<b>EXPENDITURE:</b>				
10-4120-121 SALARIES - CLERK	5,398.88	34,260.70	69,475.00	5
10-4120-123 SALARIES - TAX COLLECTOR	2,497.70	16,944.31	41,000.00	5
10-4120-124 SALARIES - FINANCE OFFICER	819.72	3,055.77	10,850.00	7
10-4120-125 SALARIES - MAYOR & TOWN COU	1,750.00	10,500.00	21,000.00	5
10-4120-181 FICA EXPENSE	1,125.15	5,238.59	11,000.00	5
10-4120-182 EMPLOYEE RETIREMENT	1,164.76	7,552.73	18,500.00	5
10-4120-183 EMPLOYEE INSURANCE	1,485.00	8,910.00	18,500.00	5
10-4120-184 EMPLOYEE LIFE INSURANCE	28.56	172.20	350.00	5
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	132.00	325.00	5
10-4120-191 AUDIT FEES	0.00	0.00	8,900.00	10
10-4120-193 CONTRACT LABOR	0.00	2,243.75	5,000.00	5
10-4120-200 OFFICE SUPPLIES - ADMIN	352.97	3,819.49	37,125.00	9
10-4120-210 PLANNING CONFERENCE	0.00	0.00	2,500.00	10
10-4120-321 TELEPHONE - ADMIN	249.93	1,266.19	4,500.00	7
10-4120-325 POSTAGE - ADMIN	164.95	1,833.75	4,200.00	5
10-4120-331 UTILITIES - ADMIN	454.21	1,641.14	4,725.00	6
10-4120-351 REPAIRS & MAINTENANCE - BUIL	30,041.06	30,341.06	35,000.00	1
10-4120-352 REPAIRS & MAINTENANCE - EQU	7,171.73	22,093.74	25,000.00	1
10-4120-354 REPAIRS & MAINTENANCE - GRO	2,655.00	13,305.00	36,000.00	6
10-4120-355 REPAIRS & MAINTENANCE - PES	0.00	750.00	750.00	

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

FY 2012-2013

		12/01/2012 TO 12/31/2012		BUDGETED	% BUDGET REM
		CURRENT PERIOD	YEAR-TO-DATE		
10-4120-356	REPAIRS & MAINTENANCE - CUS	400.00	2,200.00	5,750.00	6
10-4120-370	ADVERTISING - ADMIN	41.95	295.22	1,000.00	7
10-4120-397	TAX LISTING & TAX COLLECTION	33.65	768.66	1,000.00	2
10-4120-400	ADMINISTRATIVE:TRAINING	405.00	1,020.00	4,100.00	7
10-4120-410	ADMINISTRATIVE:TRAVEL	326.34	1,911.96	6,500.00	7
10-4120-450	INSURANCE	0.00	10,091.35	20,000.00	5
10-4120-491	DUES & SUBSCRIPTIONS	300.00	11,742.00	18,000.00	3
10-4120-498	GIFTS & AWARDS	249.19	341.19	1,500.00	7
10-4120-499	MISCELLANEOUS	98.15	1,002.32	3,500.00	7
	TOTAL EXPENDITURE	57,237.90	193,433.12	416,050.00	5
	BEFORE TRANSFERS	-57,237.90	-193,433.12	-416,050.00	
	AFTER TRANSFERS	-57,237.90	-193,433.12	-416,050.00	
<b>4130 PLANNING &amp; ZONING</b>					
EXPENDITURE:					
10-4130-121	SALARIES - ZONING ADMINISTR	5,091.62	31,452.67	62,000.00	4
10-4130-122	SALARIES - ASST ZONING ADMIN	53.04	507.47	2,500.00	8
10-4130-123	SALARIES - RECEPTIONIST	1,570.35	9,767.66	22,910.00	5
10-4130-124	SALARIES - PLANNING BOARD	1,250.00	8,100.00	17,500.00	5
10-4130-125	SALARIES - SIGN REMOVAL	405.71	2,466.06	4,500.00	4
10-4130-181	FICA EXPENSE - P&Z	640.35	4,000.41	8,500.00	5
10-4130-182	EMPLOYEE RETIREMENT - P&Z	982.64	6,088.37	13,000.00	5
10-4130-183	EMPLOYEE INSURANCE	1,485.00	9,810.00	19,500.00	5
10-4130-184	EMPLOYEE LIFE INSURANCE	22.68	135.24	325.00	5
10-4130-185	EMPLOYEE S-T DISABILITY	12.00	48.00	215.00	7
10-4130-193	CONSULTING	-2,488.75	3,427.50	15,000.00	7
10-4130-194	CONSULTING - COG	0.00	900.00	10,000.00	9
10-4130-200	OFFICE SUPPLIES - PLANNING &	175.46	1,685.95	5,000.00	6
10-4130-201	ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	10
10-4130-215	HISTORIC PRESERVATION	0.00	0.00	500.00	10
10-4130-220	TRANSPORTATION & IMPROVEM	0.00	0.00	23,750.00	10
10-4130-321	TELEPHONE - PLANNING & ZONI	249.95	1,266.23	4,500.00	7
10-4130-325	POSTAGE - PLANNING & ZONING	150.00	1,731.51	4,200.00	5
10-4130-331	UTILITIES - PLANNING & ZONING	454.21	1,641.13	4,725.00	6
10-4130-370	ADVERTISING - PLANNING & ZON	41.95	182.68	1,000.00	8
	TOTAL EXPENDITURE	10,096.21	83,210.88	222,125.00	6
	BEFORE TRANSFERS	-10,096.21	-83,210.88	-222,125.00	
	AFTER TRANSFERS	-10,096.21	-83,210.88	-222,125.00	
	GRAND TOTAL	193,978.93	308,873.73	0.00	

**TOWN OF WEDDINGTON  
BALANCE SHEET**

FY 2012-2013

PERIOD ENDING: 12/31/2012

10

**ASSETS**

10-1120-000 TRINITY CHECKING ACCOUNT	889,003.81
10-1120-001 TRINITY MONEY MARKET	1,176,577.63
10-1120-002 CITIZENS SOUTH CD'S	511,226.71
10-1170-000 NC CASH MGMT TRUST	529,830.88
10-1211-001 A/R PROPERTY TAX	222,066.46
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	6,607.04
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,627.33
10-1232-000 SALES TAX RECEIVABLE	1,040.16
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	828,793.42
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	14,022.92
10-1610-003 FIXED ASSETS - EQUIPMENT	127,827.46
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS	4,343,474.83

**LIABILITIES & EQUITY**

**LIABILITIES**

10-2120-000 BOND DEPOSIT PAYABLE	262,038.40
10-2155-000 HEALTH INSURANCE PAYABLE	47.47
10-2620-000 DEFERRED REVENUE - DELQ TAXES	6,607.04
10-2625-000 DEFERRED REVENUE - CURR YR TAX	222,066.46
10-2630-000 DEFERRED REVENUE-NEXT 8	9,627.33
TOTAL LIABILITIES	500,386.70

**EQUITY**

10-2620-001 FUND BALANCE - UNDESIGNATED	1,919,413.61
10-2620-003 FUND BALANCE-DESIG FOR CAP PROJECTS	569,629.30
10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	997,494.81
10-2620-005 CURRENT YEAR EQUITY YTD	47,676.68
CURRENT FUND BALANCE - YTD NET REV	308,873.73
TOTAL EQUITY	3,843,088.13

TOWN OF WEDDINGTON  
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 12/31/2012

10

TOTAL LIABILITIES & FUND EQUITY	4,343,474.83
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**STATE OF NORTH CAROLINA**  
**COUNTY OF UNION**

**AMENDMENT #6 TO INTERLOCAL  
AGREEMENT BETWEEN UNION  
COUNTY, NORTH CAROLINA AND  
THE TOWN OF WEDDINGTON**

THIS AMENDMENT (the "Amendment") entered into this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between **UNION COUNTY, NORTH CAROLINA**, a body corporate and politic and a political subdivision of the State of North Carolina (the "County"), and **THE TOWN OF WEDDINGTON, NORTH CAROLINA**, a body corporate and politic and a political subdivision of the State of North Carolina (the "Town") (collectively, the "Parties"), shall modify that Interlocal Agreement between the Parties dated April 7, 2009, as amended (the "Interlocal Agreement").

**W I T N E S S E T H:**

**WHEREAS**, the Parties entered into a separate agreement with the Wesley Chapel-Weddington Athletic Association, a North Carolina non-profit corporation ("WCWAA"), which agreement was dated December 15, 2011 and is hereinafter referred to as the "Reimbursement Agreement"; and

**WHEREAS**, pursuant to an amendment dated December 15, 2011 ("Amendment #5") to the Interlocal Agreement, the Parties agreed to proceed with payment for FEMA Law Associates, PLLC, a non-staff consultant, in the manner described in the Reimbursement Agreement, and also agreed that payments made by the County and the Town pursuant to the Reimbursement Agreement would not be subject to the cap found in Section 7 of the Interlocal Agreement; and

**WHEREAS**, the Parties have decided to participate with the WCWAA in a three-party amendment to the Reimbursement Agreement, which amendment is attached and incorporated herein by reference as Exhibit A, which amendment involves the Parties spending more than the aforementioned cap set forth in Section 7 of the Interlocal Agreement.

**NOW, THEREFORE**, pursuant to the authority contained in North Carolina General Statute § 160A-460, *et seq.* and the foregoing agreement and mutual covenants and benefits contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree and covenant as follows:

1. Going forward, the Town and the County shall proceed with payment for FEMA Law Associates, PLLC, a non-staff consultant, in the manner described in Exhibit A to this Amendment. Payments made by the County and the Town pursuant to Exhibit A to this Amendment shall not be subject to the cap found in Section 7 of the Interlocal Agreement.

2. Except as herein amended, the terms and provisions of the Interlocal Agreement shall remain in full force and effect.

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

ATTEST: **UNION COUNTY, NORTH CAROLINA**

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
Lynn West, Clerk to the Board Cynthia A. Coto, County Manager

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Finance Director

ATTEST: **TOWN OF WEDDINGTON, NORTH CAROLINA**

BY: \_\_\_\_\_ BY: \_\_\_\_\_

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Finance Director



## EXHIBIT A

STATE OF NORTH CAROLINA

AMENDMENT #1

COUNTY OF UNION

THIS AMENDMENT (the "Amendment") entered into this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and among **UNION COUNTY, NORTH CAROLINA**, political subdivision of the State of North Carolina ("County"), **TOWN OF WEDDINGTON, NORTH CAROLINA**, a body corporate and politic and a political subdivision of the State of North Carolina ("Town"), and the **WESLEY CHAPEL-WEDDINGTON ATHLETIC ASSOCIATION**, a North Carolina non-profit corporation ("WCWAA") (collectively, the "Parties"), shall modify that Reimbursement Agreement by and among the Parties dated December 15, 2011 (the "Reimbursement Agreement").

### WITNESSETH:

**WHEREAS**, the County has engaged, and the Town and the WCWAA have participated in the payment of, FEMA Law Associates, PLLC ("FEMA Law") to assist in presenting WCWAA's mitigation plan to the Federal Emergency Management Agency ("FEMA"), which plan pertains to proposed mitigation of increases in base elevations resulting from WCWAA's development in the floodplain (the "Mitigation Plan"); and

**WHEREAS**, pursuant to the Reimbursement Agreement, the Parties expressed a desire to have the County authorize FEMA Law to continue its work as it relates to the Mitigation Plan, and to increase the total payment authorized for FEMA Law; and

**WHEREAS**, pursuant to the Reimbursement Agreement, the Parties agreed to commit and pay on a proportional basis (one-third each) for the continued services of FEMA Law, provided that the maximum amount for which each Party would be liable under the Reimbursement Agreement would not exceed Ten Thousand Dollars (\$10,000); and

**WHEREAS**, the Parties have paid the maximum amount allowed pursuant to the Reimbursement Agreement, and now desire to have the County authorize FEMA Law to continue its work as it relates to the Mitigation Plan, and further desire to amend the Reimbursement Agreement to increase the total payment authorized for FEMA Law by Twenty Four Thousand Dollars (\$24,000); and

**WHEREAS**, the Parties desire to commit and pay on a proportional basis (one-third each) for the continued services of FEMA Law; and

**WHEREAS**, the Parties desire to amend the Reimbursement Agreement so that the maximum amount each Party shall now be liable for pursuant to the Reimbursement Agreement is Eighteen Thousand Dollars (\$18,000).

**NOW, THEREFORE**, in accordance with the Reimbursement Agreement and the mutual covenants and benefits contained therein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree and covenant as follows:

1. Section 1 of the Reimbursement Agreement shall be modified as follows:

Each Party shall be responsible for the payment of one-third the cost of FEMA Law from and after the Effective Date until such time as FEMA Law has been paid ~~Thirty~~ Fifty Four Thousand Dollars (~~\$30,000~~) (\$54,000). Following receipt of FEMA Law's monthly bill, County will forward such bill to Town and WCWAA and invoice each Party for their respective one-third share of the bill. Town and WCWAA agree to pay County the invoiced amount within twenty (20) days of receipt of invoice. The maximum amount payable by each Party to FEMA Law pursuant to this Agreement is ~~\$10,000~~ \$18,000 per Party.

This Section shall now read:

Each Party shall be responsible for the payment of one-third the cost of FEMA Law from and after the Effective Date until such time as FEMA Law has been paid Fifty Four Thousand Dollars (\$54,000). Following receipt of FEMA Law's monthly bill, County will forward such bill to Town and WCWAA and invoice each Party for their respective one-third share of the bill. Town and WCWAA agree to pay County the invoiced amount within twenty (20) days of receipt of invoice. The maximum amount payable by each Party to FEMA Law pursuant to this Agreement is \$18,000 per Party.

2. Except as herein amended, the terms and provisions of the Reimbursement Agreement shall remain in full force and effect.

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

ATTEST:

**UNION COUNTY, NORTH CAROLINA**

BY: \_\_\_\_\_  
Lynn West, Clerk to the Board

BY: \_\_\_\_\_  
Cynthia A. Coto, County Manager



This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Finance Director

Approved as to Legal Form \_\_\_\_\_

ATTEST:

**TOWN OF WEDDINGTON, NORTH  
CAROLINA**

BY: \_\_\_\_\_ BY: \_\_\_\_\_

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Finance Director

ATTEST:

**WESLEY CHAPEL-WEDDINGTON  
ATHLETIC ASSOCIATION**

BY: \_\_\_\_\_ BY: \_\_\_\_\_

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

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

**STATE OF NORTH CAROLINA**

**AMENDMENT #1**

**COUNTY OF UNION**

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**WHEREAS**, the County has engaged, and the Town and the WCWAA have participated in the payment of, FEMA Law Associates, PLLC ("FEMA Law") to assist in presenting WCWAA's mitigation plan to the Federal Emergency Management Agency ("FEMA"), which plan pertains to proposed mitigation of increases in base elevations resulting from WCWAA's development in the floodplain (the "Mitigation Plan"); and

**WHEREAS**, pursuant to the Reimbursement Agreement, the Parties expressed a desire to have the County authorize FEMA Law to continue its work as it relates to the Mitigation Plan, and to increase the total payment authorized for FEMA Law; and

**WHEREAS**, pursuant to the Reimbursement Agreement, the Parties agreed to commit and pay on a proportional basis (one-third each) for the continued services of FEMA Law, provided that the maximum amount for which each Party would be liable under the Reimbursement Agreement would not exceed Ten Thousand Dollars (\$10,000); and

**WHEREAS**, the Parties have paid the maximum amount allowed pursuant to the Reimbursement Agreement, and now desire to have the County authorize FEMA Law to continue its work as it relates to the Mitigation Plan, and further desire to amend the Reimbursement Agreement to increase the total payment authorized for FEMA Law by Twenty Four Thousand Dollars (\$24,000); and

**WHEREAS**, the Parties desire to commit and pay on a proportional basis (one-third each) for the continued services of FEMA Law; and

**WHEREAS**, the Parties desire to amend the Reimbursement Agreement so that the maximum amount each Party shall now be liable for pursuant to the Reimbursement Agreement is Eighteen Thousand Dollars (\$18,000).

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the receipt and sufficiency of which are hereby acknowledged, the Parties agree and covenant as follows:

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This Section shall now read:

Each Party shall be responsible for the payment of one-third the cost of FEMA Law from and after the Effective Date until such time as FEMA Law has been paid Fifty Four Thousand Dollars (\$54,000). Following receipt of FEMA Law's monthly bill, County will forward such bill to Town and WCWAA and invoice each Party for their respective one-third share of the bill. Town and WCWAA agree to pay County the invoiced amount within twenty (20) days of receipt of invoice. The maximum amount payable by each Party to FEMA Law pursuant to this Agreement is \$18,000 per Party.

2. Except as herein amended, the terms and provisions of the Reimbursement Agreement shall remain in full force and effect.

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

ATTEST:

**UNION COUNTY, NORTH CAROLINA**

BY: \_\_\_\_\_  
Lynn West, Clerk to the Board

BY: \_\_\_\_\_  
Cynthia A. Coto, County Manager

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Finance Director

Approved as to Legal Form \_\_\_\_\_

ATTEST:

**TOWN OF WEDDINGTON, NORTH  
CAROLINA**

BY: \_\_\_\_\_

BY: \_\_\_\_\_

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Finance Director

ATTEST:

**WESLEY CHAPEL-WEDDINGTON  
ATHLETIC ASSOCIATION**

BY: \_\_\_\_\_

BY: \_\_\_\_\_

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

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