

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 13, 2013 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

Prayer – Mayor Walker F. Davidson

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Presentation by YMCA Representatives
5. Public Comments
6. Additions, Deletions and/or Adoption of the Agenda
7. Approval of Minutes
 - A. March 11, 2013 Regular Town Council Meeting
 - B. April 4, 2013 Town Council Open House Meeting
 - C. April 8, 2013 Regular Town Council Meeting
 - D. April 15, 2013 Special Town Council Meeting
 - E. May 3, 2013 Special Town Council Meeting
 - F. May 7, 2013 Special Town Council Meeting
8. Consent Agenda
 - A. Consideration of Proclamation - 2013 National Day of Prayer
 - B. Consideration of Proclamation - 2013 Law Enforcement Officers Week and Peace Officers Memorial Day
 - C. Consideration of Proclamation – North Carolina Domestic Violence Proclamation 100 Day
 - D. Consideration of Proclamation - 2013 Lyme Disease Awareness Month
9. Public Hearing and Consideration of Public Hearing
 - A. Public Hearing to Review the Preliminary Plat for the Vintage Creek Subdivision
 - B. Consideration of the Preliminary Plat for the Vintage Creek Subdivision
10. Old Business
11. New Business
 - A. Review and Consider of an Ordinance Regulating Recordkeeping Requirements for Cash Converter Businesses, Pawnbrokers, Precious Metals Dealers and Secondary Metals Recyclers
 - B. Call for Public Hearing to Review and Consider the Proposed Budget for Fiscal Year 2013-2014 (Public Hearing to be Held June 10, 2013 at 7:00 p.m. at the Weddington Town Hall)
 - C. Call for a Public Hearing Regarding an Offer to Renovate the Providence VFD and the Town's Acquisition of the Department's Title and Interest in the Real Property Located at 5025 Hemby

Road, Weddington, North Carolina (Public Hearing to be Held June 10, 2013 at 7:00 p.m. at the Weddington Town Hall) – Councilwoman Hadley

- D. Review and Consideration of Sending Proposed Text Amendment to Section 58-60 (1) o Banquet and Reception Centers, and Conference Centers to the Planning Board for Recommendation – Councilwoman Hadley
- E. Call for Public Hearing to Review and Consider the MX Rezoning Conditional Zoning Rezoning Application for a Banquet and Reception Center located at 7112 New Town Road (Public Hearing to be Held June 10, 2013 at 7:00 p.m. at the Weddington Town Hall)
- F. Consideration of Non-Binding Endorsement of Location for the Water Storage Tank in Weddington – Mayor Pro Tem Barry
- G. Open and Transparent Discussion about the Water Tower in Weddington – Mayor Davidson
- H. Open and Transparent Discussion about Fire Service in Weddington – Mayor Davidson
- I. Discussion and Possible Consideration of Having Two Scheduled Regular Meetings Per Month – Councilwoman Harrison
- J. Review and Consideration of Amendment to the Town Council Rules of Procedures - Rule No. 8. Public Address to the Council – Councilwoman Hadley
- K. Consideration of Budget Amendment for Fiscal Year 2012-2013

12. Update from Town Planner

13. Update from Town Administrator

14. Public Safety Report

15. Update from Finance Officer and Tax Collector

16. Transportation Report

17. Council Comments

18. Adjournment

YMCA of Greater Charlotte

Steve Bowers

Community Vice President

Morrison Family YMCA

Community



Our Mission

- To put Christian principles into practice through programs that build healthy spirit, mind and body for all.



Our Vision

- The YMCA of Greater Charlotte will connect and engage people to enhance lives and build community.



Our Branches

- Ballantyne Village
- Childress Klein
- Community Development
- Dowd
- Gateway Village
- Harris
- Harris Express
- Johnston
- Lake Norman
- Lincoln County
- Lowes
- McCrorey
- Morrison
- Sally's YMCA
- Simmons
- Siskey
- Steele Creek
- Stratford Richardson
- University City
- Wesley Chapel
- Camp Harrison
- Camp Thunderbird



Who We Are

- Volunteer Led
- 501c3 Charitable Non-Profit Organization
- Federation
- Private Membership-based Organization that is open to all



How We Serve



Our Focus

- Youth Development
- Healthy Living
- Social Responsibility



Youth Development

- Nurturing the potential of every child and teen



Healthy Living

- Improving the nation's health and well-being



Social Responsibility

- Giving back and providing support to our neighbors



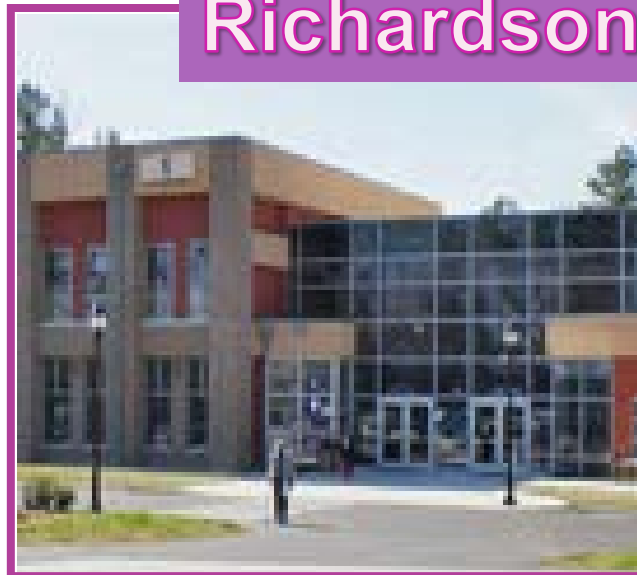
Local YMCA





Sally's
YMCA

Stratford
Richardson YMCA



Morrison
YMCA



Collaboration

Public & Private



Collaboration - Public



Growing Possibilities...



**Mecklenburg County
Park and Recreation**

*The Natural Place
To Be...*



Collaboration - Private

Corporat

e



Health



Carolinas HealthCare System

Faith

FOREST HILL
BALLANTYNE



Our Impact



Our Impact

- A Thriving YMCA ... Strengthens Families



Our Impact

- A Thriving YMCA ... Solves Community Problems



Our Impact

- A Thriving YMCA ... Celebrates Community Successes



Our Impact

- A Thriving YMCA ... Promotes Healthy Living



Our Impact

- A Thriving YMCA ... Cares For The Sick



Our Impact

- A Thriving YMCA ... Supports Those Less Fortunate



Our Impact

- A Thriving YMCA ... Develops Tomorrow's Leaders



Our Impact

- A Thriving YMCA ... Creates Memories that last a Lifetime



Questions



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 11, 2013 - 7:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on March 11, 2013, 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, Finance Officer Leslie Gaylord, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: None

Visitors: Bill Price, Joyce Helms, Robert Kerfonta, Ray Roberts, Mary Shiple, Judy Johnston, Lee A. Rolfes, Jr., Cheryl Klink, Richard Natale, Monica Snider, Bill Snider, Lynn Cavin, Laura Cavin, Bill Deter, Tina Lodge, Jay Lodge, Pat Harrison, Jim Vivian, Don Titherington, Craig Hazeltine, Jennifer Romaine, Lisa O'Connell, Dennis Taylor, Harry Welch, Carol Hogan, Walton Hogan, Bob Rapp, Rob Dow, Nancy Anderson, Annette Baker, Doug Stewart, Michele Stewart, Elton Hardy and Ralph Nappi.

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

Item No. 1. Call to Order. Mayor Davidson called the March 11, 2013 Regular Town Council Meeting to order at 7:02 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. Elton Hardy – I have been attending various meetings for the last six months. When talking with my neighbors relative to the update of the Land Use Plan, the first comment I get is, “No Elton, it is already done. We have already done this a couple of times in the last 25 years.” I talked with some of the my neighbors and about 20 or 30 of them support one acre or one acre equivalent zoning and support development in the commercial area. Most of them are shocked that this is even being discussed.

Item No. 5. Additions, Deletions and/or Adoption of the Agenda. Mayor Pro Tem Daniel Barry moved to approve the agenda as presented. All were in favor, with votes recorded as follows:

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

Item No. 6. Approval of Minutes.

A. January 31, 2013 Special Town Council Work Session. Councilwoman Barbara Harrison moved to approve the January 31, 2013 Special Town Council Work Session minutes. All were in favor, with votes recorded as follows:

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

B. February 11, 2013 Special Town Council Meeting. Councilwoman Harrison moved to approve the February 11, 2013 Special Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

C. February 11, 2013 Regular Town Council Meeting. Councilwoman Harrison moved to approve the February 11, 2013 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

D. February 13, 2013 Special Town Council Work Session. Councilwoman Harrison moved to approve the February 13, 2013 Special Town Council Work Session minutes. All were in favor, with votes recorded as follows:

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

E. February 22, 2013 Special Town Council Meeting Retreat. Councilwoman Harrison moved to approve the February 22, 2013 Special Town Council Meeting Retreat minutes. All were in favor, with votes recorded as follows:

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

F. February 25, 2013 Special Town Council and Planning Board Work Session. Councilwoman Harrison moved to approve the February 25, 2013 Special Town Council and Planning Board Work Session minutes. All were in favor, with votes recorded as follows:

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

Item No. 7. Consent Agenda.

A. Consideration of Participating in the Urban Archery Season for 2014. The Town Council received a copy of the following memo from Town Administrator Amy McCollum:

We have received a renewal form from the North Carolina Wildlife Resources Commission asking if the Town is planning to participate in the 2014 Deer Urban Archery Season. The dates for the 2014 season will run January 11 through February 15. Please advise if the Council wants to participate.

Mayor Pro Tem Barry moved to participate in the Urban Archery Season for 2014. All were in favor, with votes recorded as follows:

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

B. Consideration of Reducing the Road Performance Bond for Lake Forest Preserve 2B. The Town Council received a copy of the following memo from Town Administrator McCollum:

The Town is currently holding \$151,906.20 for Phase 2B Road Improvements. US Infrastructure completed a field inspection on January 10, 2013 to verify the satisfactory completion of the construction activities. Their inspection determined that some items remain to be completed therefore they recommended that the current performance bond be reduced to the amount of \$60,776.25. According to Mac Outen with NCDOT, the roads in this portion of Lake Forest Preserve are to be taken over for maintenance by NCDOT this week.

The Town Council also received a copy of a letter dated January 14, 2013 from Bonnie A. Fisher, P.E., Senior Engineer with US Infrastructure regarding this item.

Mayor Pro Tem Barry moved to reduce the road performance bond for Lake Forest Preserve 2B from \$151,906.20 to \$60,776.25. All were in favor, with votes recorded as follows:

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

C. Consideration of Releasing the Road Performance Bond for Lake Forest Preserve IA and IB. The Town Council received a copy of the following memo from Town Administrator McCollum:

The Town is currently holding \$11,977.50 for Phase IA and 1B Road Improvements. US Infrastructure completed a field inspection on February 12 and 27 to verify the satisfactory completion of the construction activities. Their inspection determined that all roadway and drainage items have been satisfactory completed and they recommend release of the performance bond for this phase of the subdivision. The roads in this portion of Lake Forest Preserve were taken over for maintenance by NCDOT on November 5, 2010 and the maintenance bond in the amount of \$42,819.36 was released back to the developer on April 2, 2012.

The Town Council also received a copy of a letter dated February 28, 2013 from Bonnie A. Fisher, P.E., Senior Engineer with US Infrastructure regarding this item.

Mayor Pro Tem Barry moved to release the road performance bond for Lake Forest Preserve IA and IB. All were in favor, with votes recorded as follows:

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

D. Consideration of Approval of the SR-2 Resolution for Chickadee Court in the Weddington Heights Subdivision to be Added to the NCDOT State Maintained Secondary Road System. Mayor Pro Tem Barry moved to approve Resolution R-2013-03:

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM
TOWN OF WEDDINGTON, NORTH CAROLINA
R-2013-03**

North Carolina

County of Union

Road Description: Chickadee Court in the Weddington Heights Subdivision in the Town of Weddington, North Carolina

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

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

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

Adopted this 11th day of March, 2013.

The Town Council received a copy of a letter dated February 1, 2013 from Mr. Mac Outen, Transportation Technician II with NCDOT regarding this item.

All were in favor, with votes recorded as follows:

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

Item No. 8. Public Hearing and Consideration of Public Hearing.

A. Public Hearing - Review of Proposed Text Amendments to Section 58-60 – M-X Review Process.

Mayor Davidson opened the public hearing to consider proposed text amendments to Section 58-60. Town Planner Jordan Cook reviewed the proposed amendment with the Council.

Sec. 58-60. - MX mixed-use conditional district.

The MX mixed-use conditional district is hereby established in order to accommodate a highly limited type of mixed use development in accordance with the intent described in subsection 58-5(3)b. Development in a MX mixed-use district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. MX district rezoning's shall only occur in areas designated for future Business in the Land Use Plan.

After the public hearing, but prior to consideration of the rezoning request, the Town Council will either verify that the rezoning request is reasonable and consistent with the future Land Use map or will consider a change to the Future Land Use map so that the rezoning would conform with the future Land Use map.

Town Planner Cook - The last sentence in the first paragraph was added two to three months ago. That text allowed applicants to apply for an M-X rezoning without having the property designated beforehand as business on the Land Use Plan. It created a one-stop process instead of this two-step process that we

typically went through. At that meeting a couple of Councilmembers asked that we spell out the process and that is what the second paragraph attempts to do.

Councilwoman Harrison - This came from the Planning Board?

Town Planner Cook - The Town Council asked for the amendment. It went through the Planning Board and they recommended unanimous approval.

Attorney Anthony Fox – Jordan, would you anticipate that this determination of reasonableness will be made at the same meeting the Council votes on the actual change or amendment?

Town Planner Cook answered yes.

Mayor Pro Tem Barry – Explain to me how this is going to work. I own a piece of property and I want to have it rezoned. I can't bring it in. You can or the Council can instigate it.

Town Planner Cook – You bring in the rezoning request. You do not bring in the Land Use Plan change.

Mayor Pro Tem Barry – So I bring in a rezoning request to your office and assuming it is all appropriate and the paperwork is correct then what happens?

Town Planner Cook – Let's say the Land Use Map is traditional residential and you are proposing M-X, you can still move forward with that rezoning request but the Planning Board is going to make a recommendation on the rezoning and the Land Use Plan request and then the Town Council has to vote on the Land Use Plan before they vote on the rezoning because the Town Council has to make a statement of reasonableness and consistency to rezone the property.

Mayor Pro Tem Barry – So we are changing our arcane two-year period of time to a meeting of the Planning Board and a meeting of the Town Council.

Councilwoman Hadley – What if you changed the Land Use Plan map and then the M-X is voted down?

Town Planner Cook – Then the Land Use Plan is changed but the M-X is not. If you think that the property should be business on the Land Use Plan but if you do not like the actual rezoning request you can say, "We acknowledge that this ought to be business on the Land Use Plan but we do not think it should be business for this."

Councilwoman Hadley – Just because you vote down the rezoning does not mean you can go back and change the Land Use Plan.

Town Planner Cook – You can change the Land Use Plan whenever you want.

Mayor Pro Tem Barry – Her point is we have already changed it. Then we decline the M-X rezoning so now the Land Use Plan Map is changed.

Attorney Fox – You could still go back and amend your Land Use Plan if you want to.

Mayor Davidson – This improves our process.

Councilwoman Harrison – So if we change the Land Use Plan but we do not like the application how long before another application comes in front of us?

Town Planner Cook – In our code it states if the Town Council has denied an application for the change of any zoning district or any change in zoning text it shall not thereafter accept any application for the same property or any portion thereof or any similar change in the text until the expiration of one year from the previous denial.

Councilwoman Harrison – So it does not matter whether it is a different application or not?

Town Planner Cook – It is that same property within one year.

With there being no one wishing to speak regarding this amendment, Mayor Davidson closed the public hearing.

B. Consideration of Ordinance Adopting Proposed Text Amendment to Section 58-60 – M-X Review Process. Mayor Pro Tem Barry moved to adopt Ordinance O-2013-05:

**AN ORDINANCE TO AMEND SECTION 58-60
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2013-05**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-60 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-60. - MX mixed-use conditional district.

The MX mixed-use conditional district is hereby established in order to accommodate a highly limited type of mixed use development in accordance with the intent described in subsection 58-5(3)b. Development in a MX mixed-use district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. MX district rezonings shall only occur in areas designated for future Business in the Land Use Plan.

After the public hearing, but prior to consideration of the rezoning request, the Town Council will either verify that the rezoning request is reasonable and consistent with the future Land Use map or will consider a change to the future Land Use map so that the rezoning would conform with the future Land Use map.

Adopted this 11th day of March, 2013.

All were in favor, with votes recorded as follows:

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

Item No. 9. Old Business.

A. Update on Water Tower Location – Mayor Davidson. Mayor Davidson asked Mayor Pro Tem Barry if he had an update regarding the water tower location. Mayor Pro Tem Barry advised that he had some comments but would let him go first. Mayor Davidson questioned if Councilmember Thomisser had received the numbers he had requested from Public Works Director Ed Goscicki?

Councilmember Thomisser - I am in communication with the liaison and he is communicating with Union County and it is forthcoming.

Mayor Davidson – Did you get the fire pressure study results?

Councilmember Thomisser - Even if I did want it, I do not think it is necessary anymore based on Rosehill and Stratford Hall's lack of water pressure during the Christmas Holidays. Personally, there is no question that we need a water tower.

Mayor Davidson passed out a document to the Town Council. He stated, "This is something that was passed by the Union County Commissioners on February 18. It talks about decommissioning the Waxhaw-Marvin pump station. The new pump station will be located near the new pressure boundary along the alignment of the existing 24-inch transmission main at a site to be purchased by the County. I had not heard anything about a pump station. It went on to say that the project site is a Greenfield site with no preexisting structures or underground utilities. An engineer will assist the owner in the selection of a suitable site for the new pumping station. The engineer will evaluate up to five potential station sites and visit these sites with the owner. One meeting with both Union County and Weddington is anticipated. The owner will be responsible for the site purchase, design permitting and construction of the new 880 elevated storage tank. It is anticipated that the new elevated tank will be constructed and placed into operation before the completion of the new booster pump station. It says that selection of pump station sites will take place between February 1, 2013 and March 31, 2013. Today is March 11. Anything you can find out about that would be helpful."

Councilwoman Harrison – Years ago I had asked Mr. Goscicki about an additional pump station for Rosehill and he advised that it did not make sense. This looks like it is going to be in Weddington and this is the first I have heard about it and I have no clue why they are not together.

Mayor Pro Tem Barry – I had a conversation with County staff before I got this specifically about the water tower. I have not had a chance to follow up on this document but I will make that call tomorrow. I did speak with the County Attorney last week. They are in the process of signing on options on three parcels in Weddington. I do not know what the three parcels are. Their intent is to hold a public information meeting for the public to come out and discuss the locations that are under consideration. Then they will take that data back and formalize their decision to ask Weddington for a zoning change and to call for a public hearing.

Councilwoman Harrison questioned whether a pump station would have to go through a public hearing. Town Planner Cook asked yes because it is considered a Class II Essential Service.

B. Land Use Plan Update and Consideration of Calendar Revisions – Mayor Davidson. The Mayor and Council discussed future meeting dates to review the Land Use Plan. The following dates were scheduled:

- March 14 – Three Planning Board members to attend. Time is from 4 to 6 with no public comment.
- Cancel proposed Open House for March 16 and wait to schedule Open House until the Council has more of the document completed for the public to comment on.
- March 18 – Start at 4:00 p.m.
- Council will determine if additional meetings are needed after the March 18 Meeting – Possible dates are March 25 from 5:30 p.m. to 7 p.m. and March 28 from 4 p.m. to 6 p.m.

Mayor Davidson - We do not have on the agenda calling for a public hearing. What is our goal? It appears that when you call for a public hearing you have a finished product. You have a document that you have agreed on to present to the public for review. You do not set a hearing date with an incomplete document.

Attorney Fox - You set a public hearing date to allow time for the public to be able to review the document. Sometimes the statute will require that the document be available 10 to 25 days before the date of the public hearing. You can call it but you still have to have it in the clerk's office to be available for public inspection a sufficient amount of time before the public hearing is actually held. The intent is the public needs a chance to review and be able to comment on what is being considered.

Mayor Davidson - So I was wrong. You can call for a public hearing before the product is completed. If we called it tonight and the document is not done we would put it out there that 10 days from now it would be completed and available for review.

Attorney Fox - Typically you have the document prepared when you call for the public hearing. The requirement for a public hearing on this is limited if it exists at all. As long as you have a sufficient period of time before the public hearing is to be conducted that the public has the document and is able to inspect it and develop their comments. I would say that time period is anywhere from 10 to 25 days based on statutes that I recall.

Town Administrator McCollum discussed the notice requirements that she follows.

Mayor Pro Tem Barry - On the published agenda for March 18th put a possible call for a public hearing on the Land Use Plan and the date is to be determined.

Mayor Davidson – So we will not make ourselves have a finished document on the night we call for the public hearing as we usually do.

Mayor Pro Tem Barry - I am not going to agree to that. On that specific date when we make a decision we will know when the document will be available.

Mayor Davidson - The night we call for a public hearing we are not going to require ourselves to have a finished product in hand.

Councilwoman Hadley advised that he was correct.

The Council advised that the target date for the public hearing on the Land Use Plan is April 8.

Item No. 10. New Business.

A. Consideration of Capital Improvement Plan Payment of \$50,000 to Providence VFD – Mayor Davidson. Mayor Davidson - Last year we set aside \$50,000 in our budget for a capital improvement plan for fire service. We had a hearing on the budget. It was all approved. Here we are with the request for part of the CIP Plan.

Mayor Pro Tem Barry - We talked about this at our retreat. I move that we approve the disbursement of \$50,000 pursuant to our budget to the Providence VFD for their Capital Improvement Plan. All were in favor, with votes recorded as follows:

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

B. Discussion of Providence VFD Capital Improvement Plan Completion – Mayor Davidson. Mayor Davidson – This is separate because it is not in the budget. This is for the update to the two buildings of Providence VFD to bring them into compliance for overnight stay. Two years ago in June the Town Council was asked for \$450,000 for the same thing and it did not pass in the budget. I am going to give my opinion on this. I am going to give you a calendar on this. Providence is to the point that they are ready to start construction probably in May. I want to time this so we get everything right and do not hold them up. When the \$450,000 was requested there were two problems. One was Providence did not have enough cash flow to have a sustainable operation. We could have given them \$450,000 to fix the building but they did not have the cash flow. That has been fixed. We have the fire service model and now they have a sustainable model. The second thing was we were going to give \$450,000 to a fire station and we did not get anything as far as an asset in return. We get services in return but we do not own an asset. The way that fire service is usually done is the taxpayers pay for a new building, pay for interest on a loan and then when the loan is paid off they do not own the asset. The fire station owns the asset and I would rather see the taxpayer own the asset. I would rather see our balance sheet hold up a little better than giving away \$700,000. What I am going to suggest is that we give the \$700,000 to Providence VFD and we ask in return for the land and the two buildings. That will be a transaction and then we will lease the building back to Providence and Anthony said we can do that for \$0 because it is a fire station. Under this scenario, we will have to have a public hearing because of the lease and not because of the transaction. From a budget standpoint, we have plenty of money. We have \$800,000 as a reserve for our operating budget. That is money that you cannot touch because we do not know about our cash flows. There is \$250,000 for a library which is nowhere in sight, \$200,000 for Rea Road and there is \$1.1 million dollars of unallocated reserve. I have always said if money sits around long enough it is going to get spent. We are not getting any interest on it. Jack and I talked with a bank and we have three loan terms/ three interest rates. The one that is the longest out would have us paying \$300,000 in interest over the life of the loan for the improvements. That is \$300,000 that the taxpayers would have to pay. My recommendation is to pay the cash balance of \$700,000 and ask for the land and the buildings in return. I hope the Council will at least start there and ask Providence if they would accept that offer. That is the best way to look after the taxpayer and leave it up to Providence VFD to decide if they want different terms.

Mayor Davidson gave the following terms of different loan scenarios for borrowing \$700,000 from BB&T:

20 year loan - 3.79% (\$50,550 a year)
15 year loan - 3.22% (\$59,568 a year)
10 year loan - 2.675% (\$80,676 a year)

Mayor Davidson - In asking questions of the banker they think they would use the collateral of the land and the building. Regarding cash flow they said there was not enough money here and we had to tell them that there would be money if we get this worked out. There are other things involved. Whoever wants to pursue the loan scenario I would let you investigate that option. I wanted to put this out on the table and give you the research that I have done. At the April Meeting I would like the Council to know what they want to do. I would like to call for a public hearing in May on this so then the public knows what the proposition is that the Council wants to do. If we go past May on a decision then we begin to postpone the construction. There has been concern about control and long term contracts and trying to protect both sides. I asked Anthony if we could do a long term contract with Providence VFD. If we just gave them \$700,000 and we did not have a deal next budget year that is \$700,000 that is gone from the taxpayer. They said last time when things go wrong they remind us these are their assets and they can shut it down and go home. A long term contract makes both parties more comfortable but it binds a future Council which we cannot do. Anthony said it would take a local act of the State Legislature to get a long term contract. I am not a big fan of binding future councils. The people vote and put the people in to vote on their budget and their fire service. I do not mind changing the contract. Either party can cancel in 30 days.

I do not mind making it 90 or 100 days. I want to make it where it is good for public safety and if some disagreement takes place that the people would be served best. They would not be served best by a 30 day cancellation policy. We would not be able to re-subscribe somewhere else for fire service. I like having the assets, it is the taxpayers' money and they get something for it. I do not think there is anything wrong with the relationship but I like that plan. The \$50,000 fits into our budget just like we did this year but then at the retreat they are asking for more for their operating needs. I went to their board meeting and I told them the \$50,000 is great and that could work but to remember that the \$50,000 is not there anymore. We did a 5-year budget plan and we would like them to do a 5-year budget plan so we can work on when things are not going to work.

Mayor Pro Tem Barry - When you look at the budgets that the Council has had for at least the last couple of years we are using fund balance allocations to balance our budget. We are basically spending down the surplus anyway. I am with you on saving the \$300,000 in interest. Here is my concern. If we do what you are suggesting that will bring down our spendable fund balance to \$400,000. Our operating budget is costing us and we are not balancing our budget. We are setting ourselves up for a tax increase.

Mayor Davidson - With the 5-year plan you see where it is going to hit and you see the growth of the Town and that is when you start having conversations with the fire departments, deputies, etc. Public safety is important and it costs money. If you want this level of service it costs this amount of money. That is up for a future Council and in the end you are going to pay more with interest.

Mayor Pro Tem Barry - My point is it is \$11,000 a year on a 20-year term.

Mayor Davidson - You are still spending it. My point has always been if that money sits there it will get spent. I would rather it go out the door for public safety because some Council is going to start talking again about things that we do not need. I think the taxpayer is going to pay twice if we do the loan.

Mayor Pro Tem Barry thanked the Mayor for his work.

Mayor Davidson - We have to do a public hearing for a lease. If we cut them a check for \$700,000 and got nothing in return we are not required for a public hearing but I would hope that this Town Council would have a public hearing for a \$700,000 transaction.

Councilwoman Hadley - The public hearing is not based on the loan but it is on the lease.

Mayor Davidson - The lease would be our public hearing and we would need to find out about the public hearing for the loan. That may be the fire department's public hearing. That needs to be investigated.

Councilwoman Hadley - The question that I have is with the loan. Is that going to jeopardize the start of construction?

Mayor Davidson - It will take longer. I don't know how much longer. I want to remind Council that the \$50,000 we just gave them was in a public hearing in the budget. It is a lot of money and it is a big deal. It is more money that we would take in one year for property taxes (3 cents).

Councilwoman Harrison - In 2008 we were reassessed. Instead of keeping our taxes neutral a lot of the money that is sitting there is because we were overtaxed. We are not making anything on it. I really am comfortable giving them the \$700,000 for a lease.

Attorney Fox - The authority around this for a town to partner with a volunteer fire department is fairly broad. We can structure it a number of different ways. You have a contract with Providence VFD and

you can amend that contract by either increasing the term, putting a payback provision in it if they stop providing services at some point in the future to recapture the investment. Anything that you can think of we probably could figure out a way legally to structure it and have sufficient authority to do it.

Mayor Davidson - This is not money that is going to be sitting around. I hope they do not have \$700,000 when we are not getting along.

Attorney Fox - It is a non-profit and their Board of Directors could decide to take a different course, possibly merge with another volunteer fire department, extend the service area and change the structure of the deal. You may want to have the ability to reopen the commitment. It is planning for contingencies.

Mayor Davidson - The land and the two buildings is the cleanest and simplest because it will always be used for fire service. There is not a market for that building after it has all of those improvements in it. It needs to be used for fire service.

Councilmember Thomisser – The past Town Council has been very fiscally responsible and has built up this reserve. Just because we have a bunch of money sitting there does not mean that we are forced to spend it. Currently the volunteer fire department owns the land. I do not understand why we should own a fire station and the land when my feeling was all along that they wanted to be independent like all the other volunteer fire departments. I do not have a problem with a long term contract. Interest rates are at an all time low. I think we should consider a 10, 15 or 20-year loan and let them run their own show. I am a little bit uncomfortable giving that amount of money. You say owning the fire station and the land is an asset but what are we going to do with it. It is still a fire station. We can't do anything with it. I don't understand the advantage of owning the land and the fire station when you can't do anything with it except for a fire station.

Mayor Davidson - Would you rather have land and two buildings and be able to provide fire service – be halfway there or would you rather start from zero because once you give the money away it is no longer the Town's? Our balance sheet goes down \$700,000.

Councilmember Thomisser - I am uncomfortable giving \$700,000 upfront and reducing our fund balance because I think we need money for emergencies. It does not mean we are going to spend it just because we have it. Let's take a loan and at the end of the loan they still own the land and the fire station, and they provide the fire service over the long term period.

Mayor Davidson - That is fine but I am trying to play all scenarios. I will remind you of one scenario with the loan. If there is a loan and the board and the Council are not getting along and we stop paying, guess who owns the land and the building then – the bank. Every scenario I am going through what happens the day we may not get along. We see this all the time in fire departments and Town Councils.

Councilmember Thomisser - The number one thing that the people of Weddington said in the survey that they wanted is public safety. Are we suggesting that future Town Councils are going to go against the wishes of the people?

Mayor Davidson – No, I think this shows that the Town Council is serious about public safety and we are going to grab these assets and protect the taxpayer.

Mayor Pro Tem Barry - We talked about this a year ago pretty extensively about protecting the balance sheet and I am with you up to the \$700,000 and not borrowing the money. I just ran the numbers and your accuracy is up for debate. We did a fund balance transfer of somewhere in the neighborhood of \$112,000 last year. The budget this year had a fund balance transfer from \$85,000 to \$125,000. That means

2013/2014 our available cash will not be \$400,000 it will be \$300,000 and another year later it will be \$200,000. As a steward that gives me a lot of heartburn. I follow your logic Walker and maybe the answer is that we do not finance 100% of the costs but we spend \$350,000 and finance the balance so we do protect our cash position but at the same time protecting our balance sheet. I really am anxious about drawing that available cash down so low.

Mayor Davidson - That scenario pushes back the problem of providing short term liquidity but in long term costs to the taxpayer of the interest.

Mayor Pro Tem Barry – If we do half that is \$5,500 a year in interest.

Mayor Davidson – I like the low interest rates but the fact is we do not know when Leslie is ever going to get a dime in interest and I am of tired of trying to figure out when it is going to happen. It is money out the door for this interest and it buys short term liquidity but it kind of kicks the problem down the road.

Mayor Pro Tem Barry – It is easier to borrow it today than the Town to create liquidity tomorrow because we bond or have to raise the tax rate. I am taking into consideration your report.

Mayor Davidson – I do not think I am getting much consideration from the fact that there could be a Council that comes in and sees \$400,000 in unallocated fund balance and says I think I am going to go buy a band shelter or a park and does not go and look and see the five year plan like we have done and see that this money is set aside to pay for principal and interest. To Barbara's point in 2008, we had a 3-cent tax rate. They did the revaluation and the property values went up and the rate should have been 1.9. That would have been a break even but they kept it at 3 cents and we have been building up this big balance. When it comes to capital spending that is what capital spending is, you save, save, save and you spend a bunch of money. You do not do it every year. I am fine with saving if we know what we are saving for but here we are and we have an opportunity to fix this and we are lucky.

Mayor Pro Tem Barry – And that is true but now we are counting on our fund balance to balance our budget. In 2008 that worked but today we need that money to balance our budget to not increase taxes.

Mayor Davidson – We need to look at the growth rate. You have to project it to know when the cross over is coming so you can plan for it. They have some plans and we need to go ahead and tell them that money is not going to be there. In the April meeting someone can put their proposal on the table to do the legwork to get your proposal because we do not want to hold this up. I have made my proposal and I have done my homework. I like my solution. If you have an alternative solution and you want to get it done then you need to do the legwork and then in April I will resubmit my recommendation and others can submit theirs.

Councilmember Thomisser – I move with Mayor Pro Tem Daniel's Barry's permission that he...

Mayor Pro Tem Barry – Thank you but I do not have time.

C. Review and Consideration of the Final Plat for Bromley, Map 6 – Staff. The Town Council received a copy of the following information:

- Application for Submittal of the Subdivision Preliminary Plat for Bromley
- Final Plat (9.567 Acres) – Bromley Map 6 and a revision of Bromley Map 2 (Lot 89)
- The approved Preliminary Plat
- Bromley, Map 2 Final Plat (24.093 Acres)
- Bond Estimates

The Town Council also received a copy of the following memo from Town Planner Cook:

Toll NC 11, LC submitted an application on December 12, 2012 for approval of the Final Plat of Map 6 and a revision to Map 2 (Lot 89) in the Bromley subdivision located off of Hemby Road.

Project Information:

The Bromley subdivision is an approved 120-lot subdivision on 151.60 acres. The subdivision is located on Hemby Road. Bromley is being developed by Toll Brothers as a conventional subdivision. Map 6 is comprised of eight lots, lots 81-83 and lots 85-89 (tax parcel 06-147-007) and was given Preliminary Plat approval on January 10, 2006. Included on Map 6 is Lot 89 that was previously recorded on Map 2. Lot 84 has been removed and dispersed into Lots 81, 82 and 83. The original deadline to submit the Final Plat was January 10, 2008. However, the Permit Extension Act of 2009 and 2010 essentially “froze time” from 2007 to 2010 giving Toll Brothers until January 10, 2014 to submit their Final Plat(s). The submitted Final Plat for Map 6 is similar to the approved Map 6 Preliminary Plat. The approved Preliminary Plat has been included in your packet. The Planning Board unanimously recommended approval of this Final Plat at their February 25th meeting.

Map 6 Information:

1. Map 6 is eight lots and 9.567 acres.
2. Map 6 is not required open space on its own. The Bromley subdivision has provided 15.84 acres or 10.5% open space in accordance with the *Weddington Zoning Ordinance*.
- Development standards are as follows:
 - Minimum lot size- 40,000 sq. feet
 - Minimum lot width- 120 feet
 - Minimum front yard setback- 50 feet
 - Minimum rear yard setback – 40 feet
 - Minimum side yard setback – 15 feet
 - Minimum corner side yard setback – 25 feet
- Lot 87 is the smallest lot within Map 6 at 40,170 square feet.
- Water and sewer services are provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR's) for Bromley are on file at Town Hall.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final 1” layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- The Applicant has stated that the timber bridge will be maintained by the Bromley HOA in perpetuity. However, the bridge will not prohibit traffic from traveling on NCDOT owned and maintained Fernhurst Terrace.
- All NCDENR, NCDOT and Union County approvals and permits are on file with the Town. These approvals were required during the Preliminary Plat process.

The Bromley Map 6 Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:

1. Performance and Maintenance Bonds to be approved the Town Council and approval of guarantee document by Town Attorney;
2. Previous lot lines of Lot 84 must be depicted on Final Plat;
3. Town Attorney to review Bromley Covenants, Conditions and Restrictions;

4. Each remaining lot to be recorded in the Bromley subdivision shall include on its Deed a statement that Fernhurst Terrace and Pondmeade Lane are private and not the responsibility of the Town of Weddington and shall be maintained by the Bromley Homeowners Association or its Developer;
5. The "Timber Bridge Maintenance Note" shall be revised to state: The existing timber bridge constructed within the public right-of-way of Fernhurst Terrace and shown on this plat and also applicable to Map 2 is constructed to NCDOT standards (minus a required culvert) and will not be accepted or maintained by NCDOT, until such time that NCDOT deems fit or the Town of Weddington now or in the near future and will be the perpetual maintenance responsibility of the Bromley Homeowners Association or its Developer. The bridge will be subject to the conditions of an encroachment permit with NCDOT.
6. The previously recorded Map 2 Final Plat shall be revised to reflect the "Timber Bridge Maintenance Note" and the "Public Right-of-Way Maintenance Note" shown on the Map 6 Final Plat.

Town Planner Cook - All roads and bridges on Map 6 are built to NCDOT standards. NCDOT needs proof from the developer that a culvert was not allowed by the Army Corps of Engineers before they will take the bridge over. Roads will be taken over once a connection is made to the adjacent property which is the Dow property. The roads and the bridge will be owned and maintained by the Bromley HOA or its developer until acceptance by NCDOT. This bridge that I am discussing is not physically located on Map 6 that we are looking at tonight. It is physically located on Map 2 which has already been approved and recorded. Going through this process with the Planning Board we found out that Map 2 never actually showed the bridge on it. Map 2 needs to be rerecorded showing the bridge and rerecorded with these two notes that you see on Map 6. The applicant has submitted Map 2 with those revisions on it. It is sitting in the office and would need to be signed prior to Map 6 being signed. The bridge was already approved on Map 2 although it was not shown on Map 2.

Mayor Pro Tem Barry - My concern with this process is that there is another development in our community that has builder owned and developed infrastructure and that there is a fight between DENR and DOT and they are dragging Weddington into it. I do not want to sign off on something that is going to drag us into the same situation. Let's say the worst case scenario is that Toll Brothers goes broke. Somebody is going to end up having to maintain a non-compliant bridge.

Town Planner Cook - I had conversations today with NCDOT. The timber bridge is built to NCDOT standards. They advised that they have wooden timber bridges all over the State. It is the culvert issue. They advised if they can see that the Army Corps of Engineers did not allow a culvert to be put in there then they will take the bridge over. That is going back and forth with DOT and the developer now.

Mayor Pro Tem Barry - Can we wait to approve it until we hear from NCDOT?

Town Planner Cook - The Council has 31 days from tonight which would fall to the next meeting.

Mayor Davidson - Our language says to meet NCDOT standards. It meets NCDOT standards but the intent of our language is that we do not want to own it or maintain it. We want NCDOT to take it. In this case they meet the standards but NCDOT does not know if they are going to take it. I do not think we can turn it down because they meet our language. We may need to improve our language because our intent is we do not want to own it.

Mayor Pro Tem Barry - We could turn it down.

Town Planner Cook - I don't know how.

Attorney Fox - If it complies with the preliminary plat...

Mayor Pro Tem Barry - So we are setting ourselves up for non-compliant roads throughout Town.

Attorney Fox – No but if it meets all the standards of your ordinance then the discretion to the Council is very limited. What we can do is put on your final plat approvals certain conditions that will help address some of these concerns. We could even require that a maintenance bond stay in place until such time it is accepted for NCDOT maintenance which takes it out of the responsibility of future homeowners that may buy in there.

Mayor Davidson - I would prefer that we declare in absolute terms that we will never take over this road and we will never maintain it. I do not think that we can require communication from a developer to the homeowners but they need to know when they buy into that they own the bridge and the maintenance for it. That is not our issue of communication between the buyer and seller. But you have written some language to suggest that we will not have anything to do with it. I would like to tighten up the language.

Mayor Pro Tem Barry - The day that a fire truck cannot drive across that bridge we have just bought that bridge because we have to provide fire service to the end of that cul-de-sac and it does not matter who owns it.

Town Planner Cook - John Underwood with NCDOT told me today that they have no issue with the way that bridge is constructed and fire trucks and school buses driving over that bridge.

Mayor Davidson - What it comes down to is if NCDOT had built this they would have put a culvert in there unless they were stopped by DENR. If DENR says we have never even heard about it or we would have let them put a culvert there, is DOT going to make them put a culvert there? We do not know.

Mr. Jeremy Schumacher – I am with Toll Brothers. In most plats that are submitted, the roads are submitted as public roads and deemed to be constructed to NCDOT standards. It is much further into the process when they are turned over for actual maintenance by NCDOT. At the time it is platted you are simply verifying that it is designed and built in accordance with NCDOT standards.

It was discussed that US Infrastructure sets the bond amounts.

Town Attorney Fox - Before your next meeting Jordan and I can work through some of the language issues. I am hearing if possible ensure that the bridge and its future maintenance is never the responsibility of the Town and always borne by the developer and/or homeowners association and that there be sufficient funding in the bonding to take care of all anticipated and foreseeable maintenance obligations of the roads and the bridge until such time as NCDOT approval. Also we need to evaluate what is the maximum maintenance and performance bond limit that can be set by the Town and whether or not before the next meeting the culvert question is resolved between NCDOT and the developer.

Mayor Pro Tem Barry moved to table this item until the April 8 Town Council Meeting to allow staff and the developer to work through the conditions and finalize terms of approval. All were in favor, with votes recorded as follows:

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

D. Consideration of Funding GIS Upgrade – Staff. The Town Council received a copy of the following memo from Town Administrator McCollum:

The Council received information from Kevin Eves with VC3 at the retreat that the current version of GIS that the Town is using is not compatible with the hosted environment and needs to be upgraded. The cost for purchasing the upgrade is \$7,295.00 which includes one full year of support. Cost for support each year after that would be \$3,000.

Councilwoman Harrison moved to approve the funding for the GIS Upgrade. All were in favor, with votes recorded as follows:

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

E. Discussion and Consideration of Scheduling YMCA Presentation – Mayor Davidson. Mayor Davidson advised that the Council discussed at the retreat of scheduling a time for the YMCA to give a presentation to the public. Councilmember Thomisser expressed that he wanted the presentation given when the maximum number of citizens would be in attendance. Councilwoman Hadley suggested that the Council decide at the next Land Use Plan Meeting on March 18 when the Open House will be scheduled and add scheduling a presentation by the YMCA on that same agenda. Mayor Pro Tem Barry will contact YMCA representatives to see if they still want to present.

F. Update on Renewing Annexation Agreement with the City of Charlotte, Village of Marvin and Town of Stallings – Staff. Town Planner Cook advised the Council that he and the Town Attorney and representatives from Charlotte will be meeting to work on the Annexation Agreement and asked if there were any issues that the Council wanted addressed to please let him know.

G. Discussion and Consideration of Town Hall Electrical Inspection Report. The Town Council received a copy of the Electrical Inspection Report/Estimate for Town Hall prepared by Cape Construction Company. The total estimate is \$2,505.00. Councilwoman Hadley gave a brief overview of the work needed to be completed in the Town Hall and moved to accept the proposal as submitted in the Council's packet.

Mayor Pro Tem Barry made a friendly amendment to increase the amount to \$2,750.00 in case of contingencies. Councilwoman Hadley accepted the amendment.

All were in favor, with votes recorded as follows:

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

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

- Polivka International has submitted a portion of their construction documents. They plan to have all of their construction documents submitted by the end of April. Therefore, they will be on the May 27th Planning Board agenda for Design Review Board approval and possibly the June 10th Town Council agenda. The Planning Board will act as the Design Review Board for the elevations and construction document review.
- Vintage Creek has submitted their Preliminary Plat. They are still working with Union County on obtaining sewer approval. The Preliminary Plat should be on the Planning Board agenda on March 25th.

- I have received an MX Rezoning Application for a Wedding/Banquet/Reception facility located at 7112 New Town Road. The Town is currently working with the applicant to schedule Public Involvement Meetings. This proposed plan should be on the April 22nd Planning Board agenda.
- Planning related items that were discussed at the Retreat:
 - Temporary Use Permits-Staff preparing text amendment in accordance with Council direction.
 - Agritourism and Agricultural Uses-Town no longer pursuing text amendments.
 - Annexation Agreement Renewal-Town Staff and Attorney working with City of Charlotte.
 - Land Use Plan
- The following items were on the February 25th Planning Board agenda:
 - Bromley Map 6 Final Plat
 - Land Use Plan Update
- The following items will be on the March 25th Planning Board agenda:
 - Beulah Church Road Major Subdivision
 - Vintage Creek Preliminary Plat

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

- The 3rd Annual Easter Egg Hunt for children ages 11 and younger is scheduled for March 23, 2013 from 2 to 4 with a rain date of March 24. The hunt will be held at the Town Hall. Games and refreshments will be available and a picture with the Easter Bunny can be purchased for \$5.00. Citizens are asked to bring a canned good to be donated to a local food shelter to be entered to win a prize.
- Once the upgrade to GIS is completed, VC3 advises that we should be running through their hosted environment in approximately three weeks.
- The Spring Litter Sweep is scheduled for April 20 beginning at 9:00 a.m. here at the Town Hall.
- Town Hall Day is scheduled for March 27, 2013 in Raleigh. At this time I do not have anyone scheduled to attend.
- The 2013 National Day of Prayer is May 2. Please advise if you would like staff to organize an event for this day.
- Town Hall will be closed on Friday, March 29 in observance of Good Friday.

Save the Date:

Weddington Country Festival – September 21, 2013

Item No. 13. Public Safety Report.

Weddington Deputies: 475 Calls

PROVIDENCE VFD

Training - 289.00 hrs.

Union County:

Fire	25	+	EMS	13	=	Total	38
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Mecklenburg County:

Fire	04	+	EMS	1	=	Total	05
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Department Total:

Fire 29
EMS 14
Total 43

The Town Council also received the Income and Expense Budget Performance and Balance Sheet for February 2013 for the Providence VFD.

Wesley Chapel VFD – 99 Calls

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

A. Tax Collector's Report. Monthly Report – February 2013.

Transactions:	
Adjust Under \$5.00	\$(118.24)
Balance Adjustment	\$(53.95)
Interest Charges	\$490.40
Overpayments	\$(450.21)
Refunds	\$454.41
Penalty and Interest Payments	\$(1,184.03)
Taxes Collected:	
2009	\$(279.49)
2010	\$(531.73)
2011	\$(588.03)
2012	\$(44,837.18)
As of February 28, 2013; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1,832.44
2009	\$2,241.03
2010	\$3,736.28
2011	\$5,944.92
2012	\$34,295.53
Total Outstanding:	\$48,931.58

B. Finance Officer's Report. The Town Council received the Revenue and Expenditure Statement and Balance Sheet for 2/1/2013 to 2/28/2013. The Town Council also received a copy of the FY2014 Preliminary Budget and a list of non-operating expenditures for their review.

Item No. 15. Transportation Report. Councilwoman Harrison gave a brief transportation update to the Town Council. She advised that MUMPO has changed its name to the Charlotte Regional Transportation

Planning Organization and the organization wants to start meeting monthly and is considering changing how votes are counted.

Item No. 16. Council Comments. Councilwoman Harrison gave further details of the upcoming Easter Egg Hunt.

Item No. 17. Adjournment. Mayor Pro Tem Barry moved to adjourn the March 11, 2013 Regular 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 9:00 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING/OPEN HOUSE
THURSDAY, APRIL 4, 2013 – 5:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Meeting/Open House at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on April 4, 2013, with Mayor Walker F. Davidson presiding.

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

Absent: None

Visitors: Reece Gibson, Paisley Gordon, Carole McLeod, David Sloop, Jan Sloop and R. Esser.

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the April 4, 2013 Special Town Council Meeting/Open House to order at 5:00 p.m. There was a quorum.

Item No. 2. Open House to Receive Input and Comments Regarding the Proposed Weddington Land Use Plan Update. Mayor Davidson asked the Council what format they would like to use for the Open House. Councilwoman Barbara Harrison recommended allowing three minutes for each speaker.

Mr. Reece Gibson – I own the property on the corner of Lester Davis Road and Highway 84 near the Optimist Park. Right now it is zoned R-40. The front side of the property has all the noise from the park. I gave NCDOT land for a turning lane. I have tried to sell to the park for years and they have had a hand full and have not been able to buy it. I am getting older and I would like to sell it and do something with it. You could put something for older retired people but I do not think the older people want to hear all that noise and light from the park. I would love to have it zoned for an executive park.

Mr. David Sloop asked if the public could ask questions.

Councilwoman Harrison advised that she felt the Open House was an opportunity for the public to share what they did or did not like with the Land use Plan.

Mayor Davidson advised that they could ask questions but they would not be answered at the meeting tonight and Councilwoman Pamela Hadley mentioned that they could ask questions and could be answered in an email tomorrow.

Ms. Jan Sloop – I have tried to read this and to see what has been crossed out and left in. This is a tremendously long package and I am glad that you all have had the patience to go through it but for those of us who are trying to read this now and understand it - it has left me somewhat confused when I look at the Land Use Survey that we took and then look at the Land Use Plan that has come from it. My questions are based on the Land Use Survey which it appears that maybe 65 people (or 9.7%) who responded said that they had interest in different types of housing. To me different types of housing can mean apartments, condos and smaller homes. It appears that we are looking at all of the things that such a few people had said they had an interest in doing. I might be confused but it sounded to me like there were going to be changes in how the land is going to be used. We moved here in 1992 because it was going to be one house per acre. We already see homes squeezed together in the conservation areas. Is it going to continue to digress to the point that down the road a very few number of people who make comments on a survey

might continue to gain a foothold and make changes? We like the one house per acre. We go along with the decision with the conservation planning but I definitely don't feel the direction of Weddington should be other land use that includes other types of housing such as condos, businesses with living areas upstairs and assisted living. We certainly have that close enough to us and it does not have to be within the confines of the Town.

Ms. Carole McLeod – I live in Aero Plantation. Thank you for all your hard work in this plan. It is very much appreciated. My family owns a piece of property in this area that we are trying to figure out what to do with or what not to do. Some of our friends have started to move because our houses are very big and we have very big lots. I appreciate your listening to other options that might come to you such as a walkable area with amenities for the residents. We moved here also for low taxes and great schools and we got that but our age has changed and I think having other options for residents here before they move back into Mecklenburg County that they could walk or ride their bike to the grocery store or to wherever they want to go. I appreciate in your plan looking at options and keeping it open because I think that is important. I know that the survey shows lots of things. I love the greenway and I think that is a great idea. We have lots of acreage that we could do that and we can incorporate a lot of really great things if we do it together. I wanted to speak for the people that are aging that might leave because we want something a little bit different than what we came here for. We have changed. Thank you again for this plan. I think it is a good plan. I think it is very open to a lot of things that the residents could bring to you to look at to consider for everybody and not just a group of people that do not want change. I think change is inevitable and we just have to do it the right way for everybody. Thank you for your time and we will back in touch. We purchased this corner to protect the value of our area. We did it 20 years ago to protect the value because we did not want just anything happening there. When we purchased the property it was not in the Town of Weddington. It was involuntarily annexed.

Mr. Brooke Dunwoody – I live in the Wedgewood Subdivision. I was curious about the wastewater system because it looks like they plan to run a sewer line up the west fork of Twelve Mile Creek all the way to Beulah Church Road. I have not heard about this and I am curious about what is going on.

Mayor Pro Tem Barry moved to recess the meeting until 6:30 p.m. All were in favor, with votes recorded as follows:

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

Mayor Davidson reopened the meeting. There were no additional citizens that wished to speak.

Item No. 3. Adjournment. Mayor Pro Tem Barry moved to adjourn the April 4, 2013 Special Town Council Meeting/Open House. 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.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, APRIL 8, 2013 - 6:00 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 April 8, 2013, 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, Finance Officer Leslie Gaylord, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: None

Visitors: Jan Taylor, Dennis Taylor, Nancy Anderson, Bill Price, Jim Vivian, Bruce Klink, Genny Reid, Bill Deter, Abe Marmer, Craig Hazeltine, Pat Harrison, Walt Hogan and Carol Hogan

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

Item No. 1. Call to Order. Mayor Davidson called the April 8, 2013 Regular Town Council Meeting to order at 6:02 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. Nancy Anderson – I noticed that there was an item on the agenda regarding the 2013 Weddington Festival. First, I would like to thank the Council for the Easter Egg Hunt. I know that the weather was terrible but I understand that it went well anyway. I know that it is a lot of hard work. I would like to encourage the Council to consider having professional people come in to help. This is way too much work for just a few Councilmembers to try to do. You are overloaded with other things right now. Perhaps even consider getting the Parks and Recreation Committee started back up again. I have not looked at the contract. I am sure that Barbara has done all of her homework and then some. I would encourage you if you do not go with this particular group go with someone. It is too hard for a couple of Councilmembers to try to do.

Item No. 5. Additions, Deletions and/or Adoption of the Agenda. Councilwoman Pamela Hadley asked to delete the following item from the agenda because the Fire Department has not put the project out for bid yet and they do not know the exact cost:

Call for a Public Hearing Regarding an Offer to Providence VFD of \$700,000 for Land and Buildings and a Lease Contract of \$0.00 Per Year (Public Hearing to be Held May 13, 2013 at 7:00 p.m. at the Weddington Town Hall) – Mayor Davidson

Mayor Pro Tem Daniel Barry moved to approve the agenda as amended. All were in favor, with votes recorded as follows:

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

Item No. 6. Approval of Minutes.

A. February 23, 2013 Town Council Open House. Councilmember Werner Thomisser moved to approve the February 23, 2013 Town Council Open House minutes. All were in favor, with votes recorded as follows:

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

B. March 11, 2013 Special Town Council Meeting. Councilmember Thomisser moved to approve the March 11, 2013 Special Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

C. March 14, 2013 Special Town Council Work Session. Councilmember Thomisser moved to approve the March 14, 2013 Town Council Work Session minutes. All were in favor, with votes recorded as follows:

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

D. March 18, 2013 Special Town Council Meeting. Councilmember Thomisser moved to approve the March 18, 2013 Special Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

E. March 18, 2013 Special Town Council Work Session. Councilmember Thomisser moved to approve the March 18, 2013 Special Town Council Work Session minutes. All were in favor, with votes recorded as follows:

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

F. March 25, 2013 Special Town Council and Planning Board Work Session. Councilmember Thomisser moved to approve the March 25, 2013 Special Town Council and Planning Board Work Session minutes. All were in favor, with votes recorded as follows:

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

Item No. 7. Consent Agenda.

A. Call for Public Hearing to Review and Consider the Preliminary Plat for the Vintage Creek Subdivision (Public Hearing to be Held May 13, 2013 at 7:00 p.m. at the Weddington Town Hall). The Town Council received a copy of the Application for Submittal of Subdivision Preliminary Plat for Vintage Creek. Councilwoman Barbara Harrison moved to call for a public hearing to review and consider the preliminary plat for the Vintage Creek Subdivision. The public hearing is to be held May 13, 2013 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

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

B. Consideration of Proclamation Proclaiming April as Child Abuse and Sexual Assault Awareness Month. Councilwoman Harrison moved to approve Proclamation P-2013-01:

**TOWN OF WEDDINGTON
PROCLAMATION PROCLAIMING APRIL 2013
AS CHILD ABUSE PREVENTION MONTH AND**

**SEXUAL ASSAULT AWARENESS MONTH
P-2013-01**

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

WHEREAS, Union County Department of Social Services accepted 1,293 reports of child abuse representing over 2851 children in 2012;

WHEREAS, more than 635 victims and family members were served through Safe Alliance's Victim Advocacy and Clinical Services during FY2012;

WHEREAS, 98% of the children served by the Tree House Children's Advocacy Center were sexually abused by a trusted relative or other known person and 15% of the children served were sexually abused by other children in FY2012;

WHEREAS, 89% of sexual assault victims were under the age of 19; 63% of children served were under the age of 13; 23% were under the age of 5.

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

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

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

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

Adopted this 8th day of April, 2013.

All were in favor, with votes recorded as follows:

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

C. Review and Consideration of COG Code Enforcement Proposal. The Town Council received a copy of a letter dated February 26, 2013 from Victoria Rittenhouse, Coordinator for Community and Economic Development for CCOG, regarding a revised contract for Code Enforcement technical assistance services, Scope of Services and a Service Agreement Memorandum for Code Enforcement Services for Weddington. The cost of the contract is \$1,800.00. Councilwoman Harrison moved to approve the COG Code Enforcement Proposal. All were in favor, with votes recorded as follows:

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

D. Review and Consideration of Approving the Municipal Records Retention and Disposition Schedule. The Town Council received the following memo from Town Administrator Amy McCollum:

According to G.S. 121-5 and G.S. 132-3, we may only destroy public records with the consent of the Department of Cultural Resources (DCR). The State Archives of North Carolina is the division of DCR charged with administering a records management program. This schedule is the primary way the State Archives of North Carolina gives its consent. Without approving this schedule, Weddington is obligated to obtain the State Archives of North Carolina's permission to destroy any record, no matter how insignificant.

Each record series listed on the schedule has specific disposition instructions which will indicate how long that series must be kept in our offices. In some cases, the disposition instructions are simply "Retain in office permanently," which means that those records must be kept forever. In other cases, the retention period may be "destroy in office when administrative value ends." Administrative value is defined as, "the usefulness of records to support ancillary operations and the routine management of an organization." We must establish and enforce internal policies by setting minimum retention period for the records that the State Archives of North Carolina has scheduled with the disposition instructions, "destroy when administrative value ends."

This document is a tool for the employees of municipal governments across the state to use when managing the records in their offices. It lists records commonly found in municipal offices and gives an assessment of their value by indicating when (and if) those records should be destroyed. This schedule is also an agreement between Weddington and the State Archives of North Carolina.

This schedule must be approved by the governing body for use in Weddington. A copy of the schedule is located in the Town Clerk's office.

§ 132-1. "Public records" defined.

(a) "Public record" or "public records" shall mean all documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, regardless of physical form or characteristics, made or received pursuant to law or ordinance in connection with the transaction of public business by any agency of North Carolina government or its subdivisions. Agency of North Carolina government or its subdivisions shall mean and include every public office, public officer or official (State or local, elected or appointed), institution, board, commission, bureau, council, department, authority or other unit of government of the State or of any county, unit, special district or other political subdivision of government.

Please let me know if you have any questions.

Councilwoman Harrison moved to approve the Municipal Records Retention and Disposition Schedule. All were in favor, with votes recorded as follows:

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

Item No. 8. Public Hearing and Consideration of Public Hearing.

A. Public Hearing - Weddington Land Use Plan Update. The Town Council received a copy of the proposed update to the Weddington Land Use Plan. Mayor Davidson opened the public hearing on the Weddington Land Use Plan Update.

Ms. Jan Taylor – I want to thank you for the Easter Celebration. Our grandchildren really loved it. Thank you to all the sponsors as well. I have been a resident of Weddington all my life. I have a passion for this Town to evolve into a quaint, unique and charming community that has a plan for all ages. I spent several years on the Downtown Development Committee. I have sat in this room listening to many town developer experts and have played in this room when I was a little girl. I would like to take a moment to share a little history of this Town with you. It was incorporated with hard efforts of the first Town Mayor Mark Teal. Several of us in the community wanted to incorporate solely to keep Charlotte, Mecklenburg from crossing the County lines. At

that time we had a wonderful community. Our fathers and mothers had left us a legacy of community with a true heart. We were leaders in the County. We had a park with basketball, tennis courts, playground equipment and even a skating rink. We had the first lighted ball field in the County behind the Weddington UMC. We had the first pop warner football team that played in the championship at Memorial Stadium. We had a fair, we had square dances and we had ball tournaments. We were told that we did not have enough students in our schools so our parents raised the money and paid for a teacher for an entire year. This is what kind of Town we had in Weddington. I was told that the zoning of R-40 started under John Feezor's leadership. This Town then went from more of a community to more of a suburb with a lot of development at that time. Tonight I ask you as you are finalizing your Land Use Plan to put the heart back into Weddington by including space for a park, walking trails, library and restaurants and a place for our seniors to retire. In other words I am truly asking you to return to a community with a heart and a Town center like it was when we founded this. This can be accomplished with vision and careful planning so that we can keep our small quaint feel and restore the heart of community that led many to Weddington originally. I pray for God's wisdom in your decision making. Thank you for your time.

Mr. Bill Deter –

PAGE 16

Goal 6: To insure that the type, location, and scale of existing commercial and future commercial development in the Town (**Center**) provides ~~essential~~ goods and services for the residents of Weddington, ~~and through the development process, preserve open space~~ and neighboring communities.

Add the word “**center**” so it is clear that future business/commercial development takes place at the TOWN CENTER and is not spread across the town of Weddington.

I noted this report says that we have over 7.5 million sq. ft. of retail/commercial within 15 minutes of Weddington, so I would think restricting commercial development to the Town Center should not be a problem and it supports the survey as noted on page 69 of this report that limiting non-residential growth is important or very important to 85% of respondents to the survey.

PAGE 17

Goal 7: Through the conditional zoning process provide smaller lot sizes to accommodate a variety of age and income groups, and broader residential preferences, so the communities population diversity may be enhanced.

We already have diversity of the Weddington population and it is not “caused” by smaller lot sizes. The Town already has R-CD that can allow a lot size of 12,000 sq. ft. (just over a quarter of an acre). I recommend that you strike Goal 7 completely.

LAND USE POLICIES

PAGE 17

Policy #7 Ensure that the scale and design of commercial development (**at the Town Center**) is consistent with the unique small-town character of Weddington. Limit such development to small-scale retail and service businesses, ~~primarily~~ serving Town residents and surrounding communities, particularly specialty shops and restaurants and prohibit regional scale retail and service commercial establishments. Provide for open space preservation in new or expanded commercial developments.

To enhance the clarity of this policy I ask that you add the words “**at the Town Center**” to the first sentence. This is to make it clear that business/commercial development will be restricted to this area in this land Use Plan. As I mentioned previously, this is important or very important to 85% of respondents.

PAGE 19

Policy #13 Through the conditional zoning process, provide for alternative smaller lot sizes to accommodate a variety of age and income groups, which promotes community, residential and population diversity.

Policy #14 ~~Allowing~~ alternative smaller lots to promote residential and population diversity in the community.

Delete these two policies supporting Goal 7 that I previously mentioned should be deleted.

#1 They are redundant.

#2 We already have diversity: age, income, family stage [children, no children, going to have children, empty nesters], religion, ethnicity, race and yes even sexual preference. As I said previously, small lots are not “causal” to diversity and the town already (thru R-CD developments) has a framework in place to have smaller lots yet still maintain the low density (1 home/acre) which is the primary goal listed in the 2nd paragraph on page 10 of this Land Use Plan.

COMMUNITY DESIGN AND IMAGE GOALS

PAGE 23

Goal 2: To retain a single ~~commercial~~ business center within the Town that occupies the same area as the existing ~~Town commercial~~ core. While businesses in the center will maintain the small town-town scale needed to serve local residents, the design of the center should become more pedestrian-oriented.

What does this mean? “.....*that occupies the same area as the existing town core*”.

Does the wording Town Center and Town Core mean the same thing? I feel that this can be worded better to convey the purpose and intent of Goal #2

OTHER

PAGE 55

The last sentence on page 55 says “*Allowing alternative smaller lots in future growth will contribute to community diversity.*”

I don’t want to beat this dead horse again but smaller lots (12k Sq. Ft.) are already allowed under RCD framework. Small lots are not the cause of diversity. I propose that you strike this sentence.

PAGE 56

At the end of the 3rd paragraph it states “However, the survey also 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 adjacent land uses.”

Is this a description of mixed use? Survey results on page 71 of this document show that 65.6% of respondents are opposed to this. I don’t think that can be described as a “preference”

Mr. Craig Hazeltine – I am a 20-year resident of Weddington. I agree with everything that gentleman said. I reviewed the Land Use Plan. I guess I would call it addition but by subtraction. Basically I am as concerned with what is coming out as what is going in. On Page 11 what is coming out is limiting commercial development outside of the Town center. You are not defining where commercial development is anymore. Something needs to be put back in that limits the commercial development into a certain area which I think the plan as it has been rewritten does not. On Page 11 - residents believe that the Town should maintain a single commercial center. That was also taken out. Also taken out on Page 16 is to preserve open spaces and scenic views while providing opportunities for low-density development. Once a landowner or developer comes in and wants to rezone property it allows you in my opinion to basically rezone anywhere you want commercial. Let’s talk about what you put in. On Page 16, to ensure the type, location and scale of existing and the word “commercial” was put into that in Goal 6. On Page 17 the words “in additional commercial development” were put at the end of the section. The most alarming thing that was put in is on Page 10 that there are those that favor continued mixed use development. I did not get anyone at the meetings that I came to that favored anything about mixed use development. I do not think the residents of this community in any way support mixed use development anywhere in our community. I think the Land Use Plan was watered down/dumbed down and I think it basically allows the Council more free range on what goes where and is not restricted by a plan. That is a concern. I would recommend that a commercial district be defined and anything referring to mixed use development be taken out.

Ms. Nancy Anderson – I am here to talk about a Storm Water Master Plan that needs to be a part of the Land Use Plan. I am asking you to enact a plan. We do not have one. We did not trigger the criteria that required us to have one. Before you approve anymore commercial development anywhere in the Town I would like for us to have a master plan. Every project is looked at individually. The problem that we get into is the cumulative effect and for those of us located downstream where all the water will eventually come. That creates a problem. I would just refer you to the problem at the Optimist Park. One single entity is being asked to clean up the mess of the ones before. That is what happens when you do not have a plan for storm water runoff. I have been in contact with NCDOT, DENR, and the Catawba Lands Conservancy and I am hoping that we can resolve the issues that have happened on Providence Road. Normally NCDOT's storm water regulations work for them and all the engineers said that they would work. Before we had curb and gutter the water was running off the side and into the ditch with the grass to slow it down and it was like a spray and could be absorbed in the grass. Now it is like a pressure washer because all this water comes through three pipes and it all comes down to my property and causes great erosion. As soon as the water starts to slow down it drops the silt which is filling up our irrigation pond which may look like a retention pond but it is really a reservoir. DENR has said that these are closed files and they cannot fix it. I am going to try to fix it but no one else is going to help me. Please try to avoid that in the future. I applaud Jan Taylor's comments. When people say they want to keep Weddington the way it is I am with her. I want it to be the way it used to be.

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

B. Consideration of the Proposed Weddington Land Use Plan Update. Mayor Davidson – We started this process with a survey. We hired COG and spent at least \$1,000 to do a survey, we laid out the questions and sent it out and agreed on the format. The Council chose not to recognize the survey and did not use the survey in the Land Use Plan. That was a big gap for me. The last Land Use Plan talked about the survey and incorporated the results of the survey into the language of the Land Use Plan. A group of citizens presented a petition. We have done petitions for other things such as fire service. There were 60 signatures on the petition. The emails that I have gotten have been asking for the two things on this petition – 1) one house per acre and 2) confine commercial development to the existing boundaries. The comments at the podium throughout the meetings have mostly wanted those two things with the exception of a few one acre property owners and developers and large landowners that will benefit from the higher price of commercial throughout Town. So we have multiple ways that we have gotten input from the citizens - a survey, petitions, public comment, emails and they wanted these things. We look to the elections and how people have run in the past. A question in the newspaper during the election asked if you were assured that the Council would vote your way on a single issue what would you propose? I ran in 2009 and lost but we all answered this question. The answer that Dan Barry gave was: Strengthen the Land Use Plan to prevent the current commercial district from expanding beyond its current borders and maintain the practice of low density residential development. I ran this way. People that run for office use the data in the survey because they know it is what the people want. Then when they get in they start making new friends such as landowners and developers. This is why people hate politics. I do not know how we can take someone who ran and told us that and then write an article in the paper inviting us to participate in the process. The article states, "Weddington has announced that for the first time in 10 years there will be a formal review of the Land Use Plan. Land Use Planning is a difficult and often heated process. Real conservatives and true capitalists believe that each individual should be able to use their property to its greatest use as long as that use does not negatively impact adjoining properties. What is the point of the Land Use Plan?" If you believe that real conservatives and true capitalists are who you want running this Town then run that way. It goes on to say, "In Weddington we have severely limited applicable land uses and a very small commercial core with the balance being set aside for certain limited uses and residential development. The effect has been the destruction of green space and loss of our rural character through the ever increasing fields of rooftops. Residential development puts stress on our great schools, our water and sewer systems and our natural resources. Zoning for single family puts enormous stress on infrastructure. Each new home will add two cars to the roads. Each new home will add rooftop surface area creating more runoff to our streets and pollution of our streams. Your input is wanted, needed and necessary." He goes on to ask some questions. He is encouraging us to fill out the survey so he can get our opinions. At the end it says, "For our current plan almost our entire town is zoned for single family one acre houses. There is no room for mixed use commercial or retail. How do

we address these tough issues? We face them together as a Town. The no development folks are already motivated. The developers are already calling members of the Council. So if you do not participate only one side of the story will be told. Be on the lookout for the survey.” We turned the survey in. One of the reasons that the Council said that they did not accept the survey was because the participation was low. I would love to see what the participation rate will be next time. When we went through all this trouble, made the promise that we were going to listen and then we don’t. If it was 600 this time what do you think it is going to be next time? Apathy is going to kick in. I am fixing to lose a vote 4 to 0 but I did my job. I ran this way, I have fought this way the whole time. I have been accused of having secret meetings with citizens. I don’t know how you have secret meetings with citizens.

Councilwoman Hadley - I am confused that the survey was not accepted. I thought we voted to accept the survey but we voted not to validate it. I thought we talked about the survey on numerous occasions during the process.

Mayor Davidson - Council clearly did not use the survey results during the writing of the Land Use Plan. You can use semantics. Barbara said multiple times that it was not valid. Are you telling me that you used the survey? I bet I can find in the minutes where we said we are not going to use the survey.

Councilmember Thomisser – I do recall that on more than one occasion we did specifically read from the survey almost to the point that we memorized it. The number one thing that people wanted in the survey was public safety. Over 95% of the people said that is what they wanted us to pay attention to. I think the Council has demonstrated that is the most important thing. I know I have repeated many times the surprise from the data that we gathered as far as the people saying that greenways was very important. It has never been that high on the list. I think this Council recognized that it is important and understand that it is important. Let me talk about the survey. The Land Use Plan is not an ordinance, it is not zoning it is a guide. It is a 10-year document that can be amended and changed. The Council of Governments said that a 20% participation rate was really good according to the experts. Just because we did a survey one time and it was a 40% response rate and another time we get a 35% response rate that does not mean that a 20% response rate is no good. I pay attention to the survey and I think it was a valid survey. I think I went on the record saying that. I do agree with the survey that one acre zoning does put a tremendous amount of stress on infrastructure relative to roads, schools and we all know what happened in 2005 and 2007 when our children were in overcrowded schools and trailers. That is something that we always have to think about. Do we want to go back to the old days or do we want to find a way to encourage that not to happen and one of the best ways is to encourage empty nesters to stay in Weddington and take advantage of their experience and their volunteerism. As far as what an individual said when they ran for office two to three years ago we all know that as we grow in this job we evolve and we understand it better and we are able to look at it differently. I do not put that much emphasis on what was said two to three years ago although I pretty much said what you said. I am flexible enough to look at and see what could possibly happen going forward 10 years. We keep hearing a single core commercial area. Suppose Harris Teeter was sold and they do not put another grocery store there. We have seen in the past 10 years one business after another in the shopping center leave. We had a design shop that stayed vacant for almost two to three years before the hamburger/milkshake people decided to move in. I have great concerns for the viability of this shopping center. I hope that it survives. I talked with some of the business people and they complain that there is not enough business. You made a statement at the last meeting about do we want to handcuff future councilmembers on a set of policies. I would much rather let future Town Councils make the decision because we have to sit and listen to every one that owns property and wants to develop it either residential or as mixed-use. They have every right to sit here and present their project. That does not mean that we are going to approve it. That does not mean we are going to put a shopping center on every corner. Every situation is different whether someone wants to do something and it creates an unsafe environment because there is a school nearby but it has to be evaluated on its own merits. Realizing the Land Use Plan is strictly a guide and it can be amended at any time by future Town Councils we have to be careful that we do not handcuff ourselves to a single area and what if this area does not survive. Then what are we going to do. Then we are going to have to look elsewhere. As far as mixed use is concerned we have not taken mixed use out of the Land Use Plan. We have mixed use. It is right in the Weddington Corners Shopping Center. I think I know this Town Council. It

hurts me to get all these emails with all these rumors floating around that we were going to put a shopping center on every corner. Not a single person on this Town Council ever talked about putting a shopping center on a specific corner. We had a meeting and we had people come in and we did our job. We listened to what they had to say. That does not mean that we agreed with them. We had a public hearing and we had a member state a concern about the storm water runoff. Whether we do that tonight or we amend it in the future time we do have a storm water runoff problem. My suggestion is that we need to put something in the Land Use Plan which would prohibit something like that from happening because we have Providence Road now which is widened to four lanes and water is running down and entering Six Mile Creek. Every time we get a major rain it overflows and I see water coming halfway up people's backyards in Highgate almost to their swimming pools. That is a problem. The more we develop the worse it is going to get.

Mayor Pro Tem Barry moved to adopt the revised Land Use Plan effective April 8, 2013. All were in favor, with votes recorded as follows:

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

Item 9. Old Business

A. Review and Consideration of Resolution of Support for a Weddington Elevated Water Tank – Mayor Pro Tem Barry. Mayor Pro Tem Barry moved to approve Resolution R-2013-05:

**TOWN OF WEDDINGTON
RESOLUTION DECLARING SUPPORT OF THE
CONSTRUCTION OF AN ELEVATED WATER TANK
WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF WEDDINGTON
R-2013-05**

WHEREAS, the Town of Weddington does not maintain a public water system; and

WHEREAS, the County of Union, through the Union County Public Works Department (UCPW) maintains a public water system that serves a portion of the residences located in the Town of Weddington, as well as other areas in the vicinity of Weddington; and

WHEREAS, the water system maintained by UCPW provides water for residences and for fire protection; and

WHEREAS, UCPW has determined that it is necessary to construct an elevated water tank in the municipal limits of the Town of Weddington in order to:

- Provide a more reliable water supply to the Town of Weddington and the surrounding community;
- Improve capacity to meet existing and future water demands for the Town of Weddington and the surrounding community;
- Create a new pressure gradient which will increase water pressure and provide a higher level of service for those areas situated along higher ground elevations where current water pressure is sometimes marginal; and
- Increase fire flow capability which is critical to protecting property and life in the area serviced by the proposed tank, and

WHEREAS, the construction of an elevated water tank within the municipal limits of Weddington is necessary for the health, safety and welfare of the residents of the Town of Weddington and the surrounding community; and

WHEREAS, Union County has requested that Weddington pass a resolution of support for the construction of an elevated water tank within the municipal limits of the Town of Weddington.

NOW, THEREFORE, the Town Council of the Town of Weddington hereby declares its support of the construction of an elevated water tank within the municipal limits of the Town of Weddington.

ADOPTED, this the 8th day of April, 2013.

All were in favor, with votes recorded as follows:

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

B. Call for a Public Hearing Regarding an Offer to Providence VFD of \$700,000 for Land and Buildings and a Lease Contract of \$0.00 Per Year (Public Hearing to be Held May 13, 2013 at 7:00 p.m. at the Weddington Town Hall) – Mayor Davidson. This item was removed from the agenda at the beginning of the meeting.

C. Review of Preliminary Budget for Fiscal Year 2013-2014 and Discussion of Scheduling Budget Workshops – Finance Officer Gaylord. The Town Council received a copy of the preliminary budget for Fiscal Year 2013-2014 and a worksheet detailing non-operating expenditures. Finance Officer Gaylord reviewed the proposed budget with the Council and advised that a budget work session needed to be scheduled to review the budget in greater detail. Finance Officer Gaylord informed the Council that if they approved everything on their list that the Town would be in a deficit. She also advised the Council that she had received communication from Union County that our amount for the Urban Forester was increasing. Council asked that Town Planner Cook give input on the benefits of continuing to fund the Forester position.

Mayor Davidson advised that Ms. Gaylord could remove the 5 cents tax rate from her documents that he had requested.

Finance Officer Gaylord reviewed a proposed bill that may do away with some of the municipal revenues that the Town receives from the State which may be replaced by an additional sales tax. She will look into the impact of that bill to the Town.

Council gave the date of April 23 as a possible date for a budget work session.

D. Review and Consideration of the Final Plat for Bromley, Map 6. The Town Council received a copy of the following memo from Town Planner Jordan Cook:

Toll Brothers submitted an application on December 12, 2012 for approval of the Final Plat of Map 6 and a revision to Map 2 (Lot 89) in the Bromley subdivision located off of Hemby Road.

Project Information:

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

Map 6 is comprised of eight lots, lots 81-83 and lots 85-89 (tax parcel 06-147-007) and was given Preliminary Plat approval on January 10, 2006. Included on Map 6 is Lot 89 that was previously recorded on Map 2. Lot 84 has been removed and dispersed into Lots 81, 82 and 83.

The original deadline to submit the Final Plat was January 10, 2008. However, the Permit Extension Act of 2009 and 2010 essentially “froze time” from 2007 to 2010 giving Toll Brothers until January 10, 2014 to submit their Final Plat(s). The submitted Final Plat for Map 6 is similar to the approved Map 6 Preliminary Plat. The

approved Preliminary Plat has been included in the packet.

The Planning Board recommended approval of this Final Plat at their February 25th meeting. Planning Board member Rob Dow recused himself from voting as an adjacent property owner. At their March 11th Town Council meeting the Town Council asked that the Town Attorney revise the conditions of approval.

Map 6 Information:

- Map 6 is eight lots and 9.567 acres.
- Map 6 is not required open space on its own. The Bromley subdivision has provided 15.84 acres or 10.5% open space in accordance with the *Weddington Zoning Ordinance*.
- Development standards are as follows:
 - Minimum lot size- 40,000 sq. feet
 - Minimum lot width- 120 feet
 - Minimum front yard setback- 50 feet
 - Minimum rear yard setback – 40 feet
 - Minimum side yard setback – 15 feet
 - Minimum corner side yard setback – 25 feet
- Lot 87 is the smallest lot within Map 6 at 40,170 square feet.
- Water and sewer services are provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR's) for Bromley are on file at Town Hall.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final 1" layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- The Applicant has stated that the timber bridge, Fernhurst Terrace and Pondmeade Lane will be maintained by the Bromley HOA in perpetuity or until NCDOT accepts maintenance.
- All NCDENR, NCDOT and Union County approvals and permits are on file with the Town. These approvals were required during the Preliminary Plat process.

The Bromley Map 6 Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions. The revisions made by the Town Attorney are bold and underlined below.

1. Performance and Maintenance Bonds to be approved the Town Council and approval of guarantee document by Town Attorney;
2. Previous lot lines of Lot 84 must be depicted on Final Plat;
3. Town Attorney to review Bromley Covenants, Conditions and Restrictions;
4. Each **unsold lot and all** remaining lots to be recorded in the Bromley subdivision shall include on **each** Deed a statement that Fernhurst Terrace and Pondmeade Lane are private and not the responsibility of the Town of Weddington and shall be maintained by the Bromley Homeowners Association or its Developer;
5. Each **unsold lot and all** remaining lots to be recorded in the Bromley subdivision shall include on **each** Deed a statement that the existing timber bridge constructed in the right of way of Fernhurst Terrace is private and not the responsibility of the Town of Weddington and shall be maintained by the Bromley Homeowners Association or its Developer; **unless and until the timber bridge has been accepted for maintenance by NCDOT and the Town;**
6. The "Timber Bridge Maintenance Note" shall be revised to state: **"The existing timber bridge constructed within the right-of-way of Fernhurst Terrace and shown on this plat and also applicable to Map 2 is not deemed constructed to NCDOT standards without a required culvert and until the timber bridge is determined to meet or exceed NCDOT standards and is accepted for maintenance by NCDOT, its perpetual maintenance shall be the sole responsibility of the Bromley Homeowners Association or it's Developer. Unless and until the timber bridge is**

determined to meet or exceed NCDOT standards and has been accepted for maintenance by NCDOT and the Town, the Town shall have no responsibility whatsoever for its maintenance or operation. The bridge will be subject to the conditions of an encroachment permit with NCDOT.”

7. The previously recorded Map 2 Final Plat shall be revised to reflect the “Timber Bridge Maintenance Note” and the “Public Right-of-Way Maintenance Note” shown on the Map 6 Final Plat.

The Town Council also received a copy of the following documentation:

- Application for Submittal of Subdivision Preliminary Plat for Bromley
- Final Plat (9.567 Acres) – Bromley Map 6 and a revision of Bromley Map 2 (Lot 89)
- The approved Preliminary Plat
- Bromley, Map 2 Final Plat (24.093 Acres)
- Bond Estimates

Town Attorney Fox reviewed the proposed language to be added to make sure that anyone who purchases property in the subdivision would know of the bridge issue. He stated, “If this language is approved it would provide that each unsold and all remaining lots to be recorded in the subdivision shall include on each deed a statement as it relates to Fernhurst Terrace and Pondmeade Lane that they are private and not the responsibility of the Town of Weddington and shall be maintained by the Bromley HOA or its developer.”

Councilmember Thomisser questioned whether the bridge would be the responsibility of the entire HOA.

Town Attorney Fox – The HOA or the developer. I think there are still conversations occurring with NCDOT with regards to the timber bridge and whether or not a culvert would be required.

Town Planner Cook - Typically NCDOT would require a culvert under a bridge like that. The applicant and NCDOT are still going back and forth through paperwork from the previous developers on whether the previous developer applied for a culvert. That previous developer may have built the previous bridge and may not have asked for a culvert or the Army Corps of Engineers did not allow the culvert.

Mayor Davidson - My understanding is that this language will make it as tight as it can get so the taxpayers of Weddington will not be on the hook. I do understand that people can still come to this podium in ten years wanting help but I want us to have documentation that says when they come here in ten years that we can say it is in your deed.

Attorney Fox – If in ten years from now a resident from that area comes up and requests that the Town take over this timber bridge you will have a plat that has a note on it that references the timber bridge which notifies anyone purchasing that property to know that the Town has not accepted that for maintenance or operation until it is determined to meet NCDOT standards and until the Town agrees to it. The deed also contains language that the Town is not responsible for the timber bridge and the Town did not agree to accept any obligations for maintenance or operation of the timber bridge until such time as that bridge was determined by NCDOT to meet their standards and is accepted by the Town.

Town Planner Cook reviewed the bond amounts with the Council.

Mayor Pro Tem Barry moved to approve the final plat for Bromley, Map 6 with the list of conditions stated in Town Planner Cook’s memo. All were in favor, with votes recorded as follows:

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

Item No. 10. New Business.

A. Review and Consideration of Contract with Miracle Amusements, Inc. for the 2013 Weddington Festival – Councilwoman Harrison. The Town Council received a copy of the proposed contract from Miracle Amusements, Inc. for the Weddington Festival. The total cost of the contract is \$5,250.00.

Councilwoman Harrison – We used Miracle Amusements last year along with another company. We started this process in November where I sat down with them to see what we needed for the 2013 Festival.

Councilwoman Harrison discussed what Miracle Amusements would be providing at the Festival for \$5,250.00. She stated, “They are going to have people run the equipment so not as many volunteers would be needed. He is bonded. He has everything he needs. He knows the different laws that he has to follow with the equipment. The entire price is \$5,250. Last year I probably spent close to that between two companies. This contract requires a down payment of \$1,250.00. My understanding is that I made a profit of \$1,450 from the last festival which can pay the down payment. I have a commitment so far for another \$3,500 from some of the sponsors. I have not really started going out to a lot of my sponsors yet but I anticipate I will have this sponsored by a variety of people. The money that I want for the festival will all deal with the 30th year celebration.”

Finance Officer Gaylord - The Council did decide to use that profit towards this year’s festival. Just in case there is not sponsorship money to cover it we wanted to make sure that the Town approves the contract because we would be liable for that.

Mayor Davidson - The process part for me is that we are going to approve a contract that binds us for a budget item for next year.

Councilwoman Harrison – The issue is that I have to get this contract signed now or I am going to lose them.

Councilwoman Harrison moved to approve the contract with Miracle Amusements. All were in favor, with votes recorded as follows:

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

Item No. 11. Update from Town Planner. The Town Council received a copy of the following update memo from Town Planner Cook:

- A draft copy of the Land Use Plan was posted online and was made available at Town Hall on March 27th. The Plan should be finalized and adopted on Monday, April 8th.
- 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. These plans should be on the May 27th Planning Board agenda.
- At their March 25th meeting, the Planning Board gave the Vintage Creek their Preliminary Plat a favorable recommendation. The Public Hearing and Consideration for the Preliminary Plat will be on the May 13 Town Council agenda.
- I have received an MX Rezoning Application for a Wedding/Banquet/Reception facility located at 7112 New Town Road. The Public Involvement Meetings are scheduled for Monday, April 15th from 1-3pm on-site and Thursday, April 18th from 4:30-6:30pm at Town Hall. This proposed plan will be on the April 22nd Planning Board agenda.
- I have received an MX Rezoning Application for a Church located at the intersection of Providence Road and Old Mill Road. This plan should be on the May 27th Planning Board agenda.
- The Town and NCDOT have executed the right-of-way agreements for the roundabout located at NC 84 and Weddington-Matthews Road. Construction is planned for this summer.
- The following item was on the March 25th Planning Board agenda: Vintage Creek Preliminary Plat
- The following items will be on the April 22nd Planning Board agenda: DrumSTRONG TUP and 7112 New Town Road MX Rezoning

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

The 3rd Annual Easter Egg Hunt was a success even though it was very cold outside. Thank you to everyone who helped volunteer at the event and for the sponsors who helped make the event possible.

The house that I had our Minimum Housing Inspector review on Matthews-Weddington Road has been demolished by the owner.

The upgrade to GIS has been completed. I have reached out to VC3 to find out when the transition can be made to the Cloud.

The Spring Litter Sweep has been cancelled but one will be scheduled in the fall.

The 2013 National Day of Prayer Event is scheduled for May 2 at 12:00 p.m. here at the Weddington Town Hall.

The electrical work for the Town Hall has been completed. An inspection was made today and one minor item is to be corrected.

If there are no objections from the Council, the presentation by YMCA Representatives will be at 7:00 p.m. on Monday, May 13 instead of at 6:00 p.m.

We are working on the next newsletter. If you have any story ideas, please let me know.

There is a Public Safety Advisory Committee Meeting tomorrow at 10:00 a.m. here at the Weddington Town Hall.

The next Planning Board Meeting is scheduled for April 22 and there will also be a Historic Preservation Commission Meeting the same night.

I have been requested by the Union County Sheriff's Office for the Town to consider adopting an ordinance regulating recordkeeping requirements for cash converter businesses, pawnbrokers, precious metal dealers and secondary metals recyclers. This will be on your agenda in May.

Save the Date:

Weddington Country Festival – September 21, 2013

Item No. 13. Public Safety Report.

Wesley Chapel VFD – 108 Calls

Providence VFD

12 Union Fire
12 Union EMS
00 Meck Fire
00 Meck EMS

Training Hours 162.00

The Town Council also received the Income and Expense Budget Performance and Balance Sheet for March 2013.

Weddington Deputies – 644 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 by Department and Balance Sheet for March 1, 2013 to March 31, 2013.

B. Tax Collector's Report. Monthly Report – March 2013.

Transactions:	
Adjust Under \$5.00	\$(60.64)
Balance Adjustment	\$(52.39)
Interest Charges	\$229.74
Refunds	\$91.30
Penalty and Interest Payments	\$(259.45)
Taxes Collected:	
2010	\$(69.43)
2011	\$(165.22)
2012	\$(9,231.89)
As of March 31, 2013; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1,832.44
2009	\$2,241.03
2010	\$3,657.98
2011	\$5,749.29
2012	\$25,051.48
Total Outstanding:	\$39,413.60

Item No. 15. Transportation Report. Councilwoman Harrison and Councilman Thomisser spoke regarding a meeting they attending regarding the Monroe Bypass.

Item No. 16. Council Comments. Councilwoman Hadley – Thank you to Barbara for her work on the Easter Egg Hunt. She stated, “The Town appreciates it and you are bringing back heart to the Town.”

Councilmember Thomisser advised that the event was well organized and thanked Councilwoman Harrison for her hard work.

Mayor Pro Tem Barry echoed everyone's comments and thanked Councilwoman Harrison for her work.

Mayor Davidson - I had an agenda item on here tonight that was taken off by the Town Council. It was to call for a public hearing regarding an offer to the Providence VFD for \$700,000 for land and buildings and a lease

contract for \$0 per year. I have been talking with Providence VFD for several years. We had talked about a land/building swap during the perils of this whole fire service thing. I was trying to help carry that out. I was trying to stay on the timeline with the building because I was told if we don't get something approved in May that we will start holding up the process. On March 20, 2012 the Town Council approved a letter that had my name on it which we sent out to the citizens trying to explain the benefits of this fire service model that we created. It says, "It is our goal to create a fire service model where the citizens of Weddington can freely choose the level and cost of fire service that they deem to be the most appropriate for Weddington." We had a part in that letter with the heading "Citizen Control." It stated, "Under a Municipal Fire Service Model citizens who wish to influence the level and cost of fire service in Weddington may do so in participating in the open election process in Weddington every two years. They may also participate in the election process with the Board of Directors with the fire departments serving Weddington." A year later March 28, 2013, the Town of Weddington requested a Local Act by the State Legislature so that the Town of Weddington may enter into agreements with one or more organized volunteer fire departments including Providence VFD, Stallings VFD and Wesley Chapel VFD to provide fire protection services to the citizens of the Town. The term of any individual agreement under this act shall not exceed 10 years. Any agreement under this act is a continuing agreement and is binding on and enforceable against the current and future members of the City Council of the Town during the full term of the agreement. These are two different things. Here we promised that you could participate in the election process every two years to determine how much fire service you wanted and what you wanted to pay for it. A year later we are looking at binding up to five Town Councils. It will be five elections before you get to determine what service and cost you want to pay for fire service. Some may call that evolving and the Town Council is learning and things have changed. I do not think anything has changed and I did not sign the Resolution for this Local Bill. I signed the letter that made this commitment to the people of Weddington. We have plenty of money. I have asked Leslie if we give \$700,000 are we in fine shape financially? We are not dangerously low on funds. We have \$450,000 for Rea Road and the Library put together. We have another \$400,000 unallocated towards anything and we have close to \$900,000 in Leslie's safety net. Giving \$700,000 to buy this land and buildings does not put us dangerously low in our funds. I do have some other news. I have changed jobs and my priorities and schedule has all changed. I will not file to run in the summer. I will just go back to doing what I was doing and do what I can in this new job.

Item No. 17. Adjournment. Mayor Pro Tem Barry moved to adjourn the April 8, 2013 Regular 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 7:38 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, APRIL 15, 2013 – 12:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Meeting at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on April 15, 2013, with Mayor Pro Tem Daniel Barry presiding.

Present: Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser and Pamela Hadley and Town Administrator Amy S. McCollum

Absent: Mayor Walker F. Davidson and Councilwoman Barbara Harrison

Visitors: Jack Parks, Jim Reichenbach, Lanny Openshaw, Bill Deter, Ken Evans, Steven Carow, Sally Davidson, Don Titherington and Craig Hazeltine

Item No. 1. Open the Meeting. Mayor Pro Tem Daniel Barry called the April 15, 2013 Special Town Council Meeting to order at 12:00 p.m. There was a quorum. Mayor Pro Tem Barry advised that Councilwoman Barbara Harrison was unable to attend due to previous travel arrangements and Mayor Walker Davidson was unable to attend due to his work schedule.

Item No. 2. Discussion and Consideration of Releasing Funds to the Providence VFD for the Renovation of Rear Building. Mayor Pro Tem Barry – This item is to discuss and consider releasing funds to the Providence VFD for the renovation of their rear building. I want to make any motion that is passed note that there will need to be some type of agreement drafted by our attorney outlining that this funding would be included in the final purchase price and acquisition dealing with the volunteer fire department and this is an installment against where we will ultimately end up.

Mr. Jack Parks gave a brief presentation to the Council. He referred to a document on the screen that showed pricing for the project. He stated, “This shows the individual items needed to renovate the rear building. A fair portion of this amount of money is also going to be required for the renovation of the front building. The amount of \$51,559 is for underground utilities which is a fire sprinkler main and a domestic water main. About 75% of that money would have been spent on the front building. Union County Public Works is charging \$5,300 for a tap fee and 100% of that would have gone toward the front building as well. The total is approximately \$197,000. The front building has to be renovated. It does not meet code and our firemen are currently sleeping in the training room at night and have been for over a year now. We have known that we have needed to do the renovations for over three years now and have been working toward that solution with the Town to make it happen. We cannot operate out of the front building while it is being renovated from the standpoint of sleeping in it and operating on a day-to-day basis. Our plans were long term anyway to move certain parts of our operation to the rear building such as our physical training area because the men and women that work there need to have a place to stay physically fit for the type of job that they do. We made a determination probably a year ago that we needed to renovate the rear building and prepare it for temporary operation while the front building is being renovated. That would give us an opportunity to operate out of that for five to six months that it takes to renovate the front building. Once that is finished in the front we will then resume operations in the front building and the rear building will become the physical training area and storage area for the department. The rear facility will also be a facility that is open to the general public that may want to have a meeting in there. Long term if the County or Town decides it wants to add a full EMS/ambulance service there it could house an ambulance and an ambulance paramedic group out of that facility as well. Our architect already has the plans and will bid the renovations for the front building and we will know what that is probably within 30 days when the

contractors get back with us. Typically contractors have 30 days to prepare and submit their bid. There will be six contractors bidding on the front building. We did get an appraisal on the building so you see the existing property value on the building as well as the anticipated value once it is renovated. We have a Board Member that is a general contractor and he is willing to manage the project for us for 13%. Most contractors with overhead and profit are in the 25% percent range in order to manage a project like this. We have him donating time to make that happen. All of the bids represent at least three numbers from different contractors. It took us 60 days to get the numbers in to make sure we were getting the best value for the citizens.”

Councilwoman Pamela Hadley moved to instruct staff to facilitate the necessary actions to release \$200,000 to Providence VFD for the renovation of the rear building with a contingency not to exceed \$220,000 which will be included as part of the purchase of their building and land.

Mayor Pro Tem Barry - We also need in that motion for Attorney Anthony Fox to work with the Providence VFD so the necessary agreements are in place and that this would include a Fund Balance transfer.

Councilwoman Hadley was fine with that addition.

Councilmember Thomisser - You had indicated you needed \$197,000. Do you anticipate anything that would increase that amount?

Mr. Parks - We are going to present you with the invoices from the individual contractors. There is the possibility of running into something. We know we may be able to save some money. There are some lighting fixtures that the contractor has made a recommendation of an adjustment that may save around \$2,800. The plumber may have a few adjustments as well. You are going to be kept informed.

Councilmember Thomisser - Do you foresee the need for the additional \$20,000?

Mr. Parks - It could be required but we will not use it unless it comes in. You are going to be kept informed 100%. We are not asking you to give us all the money to go into a checking account. We would see it as multiple draws as we do the project.

All were in favor of the motion, with votes recorded as follows:

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

Item No. 3. Adjournment. Councilmember Thomisser moved to adjourn the April 15, 2013 Special Town Council Meeting. All were in favor of the motion, with votes recorded as follows:

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

The meeting adjourned at 12:12 p.m.

Daniel Barry, Mayor Pro Tem

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
FRIDAY, MAY 3, 2013 – 4:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Meeting at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on May 3, 2013, with Mayor Pro Tem Daniel Barry presiding.

Present: Mayor Pro Tem Daniel Barry, Councilmembers Barbara Harrison, Werner Thomisser and Pamela Hadley and Town Administrator Amy S. McCollum

Absent: Mayor Walker F. Davidson

Visitors: Bill Price, Jack Parks, Ken Evans and Genny Reid

Item No. 1. Open the Meeting. Mayor Pro Tem Daniel Barry called the May 3, 2013 Special Town Council Meeting to order at 4:00 p.m. There was a quorum. Mayor Pro Tem Barry advised that the Mayor could not attend due to his work schedule. Consensus of Council was to allow Jack Parks to represent Providence VFD regarding the proposed agreement.

Item No. 2. Discussion and Consideration of Providence VFD Renovation Agreement. Councilwoman Pamela Hadley reviewed the renovation agreement with the Council. Council discussed how the fire department would be paid by either the Town paying the actual invoices or reimbursing Providence VFD. It was decided that Providence VFD would review and pay the actual invoices for the work being done and would submit a request to the Town with backup material of what is owed.

Councilwoman Barbara Harrison - For the record I think that we should clearly state in the minutes that this is part of a bigger dollar amount. This is part of what we are going to be giving to the fire company for the deed to their land and their building. There seems to be some confusion with the public that we are giving this money to the fire department free and clear. That is not the case.

Mr. Parks advised that they had just received the agreement and not had a chance to read it and understand it. He informed the Council that he would take the agreement to his Board for consideration at their meeting on Sunday night and would get back with the Council with any comments or requests for revisions.

Councilwoman Hadley moved to approve the Providence VFD Renovation Agreement. All were in favor, with votes recorded as follows:

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

Item No. 3. Adjournment. Councilwoman Hadley moved to adjourn the May 3, 2013 Special 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 4:10 p.m.

Daniel Barry, Mayor Pro Tem

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
TUESDAY, MAY 7, 2013 – 2:30 P.M.
MINUTES**

Union Power Cooperative held a meeting on May 7, 2013 at 2:30 p.m. at the Weddington United Methodist Church to discuss the proposed new 100 kV line in the Weddington/Marvin Area. A special meeting of the Town Council was called due to the possibility of a quorum. There was not a quorum of the Council present during this meeting; therefore, no action or minutes were taken.

**TOWN OF WEDDINGTON
PROCLAMATION
NATIONAL DAY OF PRAYER
MAY 2, 2013
P-2013-02**

WHEREAS, in 1775, the Continental Congress declared a National Day of Prayer; this solemn occasion remains a tradition that binds us together year after year; and

WHEREAS, leaders of our Town, State and Nation throughout our history have relied on prayer during times of thanksgiving; and

WHEREAS, during times of uncertainty in our nation and beyond, prayer helps to express our sorrow as a people; and

WHEREAS, North Carolinians from all faiths and backgrounds use prayer to express faith and cherished beliefs; and

WHEREAS, the First Amendment of the United States Constitution guarantees and protects the freedom to exercise and practice religious beliefs, including prayer; and

WHEREAS, the Town of Weddington joins our nation in marking the 62nd consecutive observance of the National Day of Prayer on May 2, 2013, as mandated by the United States Congress and the President, in Public Law 100-307; and

WHEREAS, the theme for this year's National Day of Prayer is Matthew 12:21 "In His Name the Nations Will Put Their Hope"; and

WHEREAS, the Town of Weddington joins our nation in remembering in our thoughts and prayers the victims of natural and manmade disasters, members of our Armed Forces, our fellow citizens who are struggling and our elected officials working to help build a better life for all North Carolinians, as well as people in war-torn regions of the world, the sick and suffering, and children in North Carolina, our nation and across the globe;

NOW, THEREFORE, I, Walker F. Davidson, Mayor of the Town of Weddington, do hereby proclaim May 2, 2013 as a "NATIONAL DAY OF PRAYER" in the Town of Weddington, and urge citizens to join together in their homes and places of worship to pray.

Adopted this 2nd day of May, 2013.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
PROCLAMATION DESIGNATING MAY 7 AS PEACE OFFICERS MEMORIAL DAY
AND MAY 5 - 11 AS LAW ENFORCEMENT OFFICERS WEEK
P-2013-03**

WHEREAS, the Congress and President of the United States have designated a national Peace Officers Memorial Day during Law Enforcement Officers Week; and

WHEREAS, the members of law enforcement agencies of Weddington and Union County play an essential role in safeguarding the rights and freedom of the citizens of our Town; and

WHEREAS, members of law enforcement recognize their duty to serve the people of Weddington by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, during Law Enforcement Week, and throughout the year, the Town of Weddington recognizes and appreciates the critical contributions and sacrifices made by members of law enforcement at all levels, and honors their courage and dedication;

NOW, THEREFORE, I, Walker F. Davidson, Mayor of the Town of Weddington, do hereby proclaim May 5-11, 2013, as "LAW ENFORCEMENT OFFICERS WEEK" and May 7, 2013, as "PEACE OFFICERS MEMORIAL DAY" in North Carolina, and commend its observance to all citizens.

In witness thereof, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 13th day of May, 2013.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
PROCLAMATION
NORTH CAROLINA DOMESTIC VIOLENCE PROCLAMATION 100 DAY
P-2013-04**

WHEREAS, the Town of Weddington is concerned about the issues of domestic and teen dating violence in the State of North Carolina, and,

WHEREAS, statistics show that on average, 3 women are murdered by their intimate partners every day, and,

WHEREAS, 95% – 97% of severe domestic violence occurs against women of all ages, races, religions and socioeconomic status, and,

WHEREAS, battering is the leading cause of injury or hospitalization for women, and

WHEREAS, the National Coalition Against Domestic Violence reports that more than 9 times as many women are murdered by a man they know than are killed by strangers, and,

WHEREAS, statistics show that our youth are enduring dating violence as early as age 13 and show that half of reported date rapes occur among teenagers, and,

WHEREAS, surveys show that only 33% of teenagers who are in an abusive relationship ever tells anyone, and,

WHEREAS, there were 63 domestic violence homicides in the state of North Carolina in the year 2012 and there has been 10 domestic violence homicides in North Carolina in 2013 as of March 15, 2013, and,

WHEREAS, sexual abuse is also a form of domestic violence, and,

WHEREAS, we believe that educating our communities on the issues of domestic and teen dating violence is imperative, and,

WHEREAS, Mothers On A Mission Domestic Violence Organization is dedicated to educating the State of North Carolina on the issue of Domestic and Teen Dating Violence, and,

WHEREAS, Mothers On A Mission has dedicated Saturday June 15, 2013 to a statewide educational event on the issues of domestic and teen dating violence, and will set up radio and television interviews, and workshops across North Carolina.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Weddington hereby officially proclaims Saturday June 15, 2013 as “North Carolina Domestic Violence Proclamation 100 Day”

Adopted this 13th day of May, 2013.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
PROCLAMATION FOR 2013 LYME DISEASE AWARENESS MONTH
P-2013-05**

WHEREAS, infected ticks carrying the bacteria, *Borrelia burgdorferi* which causes Lyme disease, continue to spread throughout North Carolina as the counties of Guilford, Haywood and Wake are now classified as “endemic” for Lyme disease; and

WHEREAS, the total numbers of both suspected and confirmed Lyme disease cases reported to our state health department continues to rise each year with over 1300 case events reported in 2012; and

WHEREAS, ticks commonly found in North Carolina have been known to transmit Lyme disease, Rocky Mountain Spotted Fever, Ehrlichiosis, STARI, Babesiosis and Anaplasmosis to residents; and

WHEREAS, the North Carolina Division of Public Health encourages physicians and health care providers to consider the diagnosis of Lyme disease in patients who present the symptoms of infection, even if the patient has no travel history outside of North Carolina; and

WHEREAS, Lyme disease is difficult to diagnose because it imitates other illnesses and no reliable laboratory test can prove who is either infected or bacterial-free, which often leads to under-diagnosis or misdiagnosis; and

WHEREAS, early indicators of infection include: “bullseye” looking rash with flu-like symptoms, characterized by chills, headache, fatigue, muscle and joint aches and swollen lymph nodes; and

WHEREAS, weeks or months later, patients with untreated or under-treated Lyme disease can suffer from permanent and sometimes life-threatening damage to the brain, joints, heart, eyes, liver, spleen blood vessels and kidneys. For this reason it is imperative that all who may be exposed to Lyme disease receive immediate treatment; and

WHEREAS, the best solution to reduce the risk of contracting Lyme disease is awareness and public education about the seriousness of this illness and the need for our residents, especially children, to practice personal preventive techniques when engaging in outdoor activities - such as frequent tick checks, use of tick repellent and proper tick removal; and

WHEREAS, the warm summer months are considered the most active time for ticks and when the majority of residents are exposed to ticks during outdoor activities. Therefore it is important that residents are aware of the potential for acquiring Lyme disease in our town and the preventive measures they can take to minimize the risk of infection.

THEREFORE, I Walker F. Davidson, Mayor of Weddington, hereby proclaim May as Lyme Disease Awareness Month for the Town of Weddington.

Adopted this 13th day of May, 2013.

Attest:

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**APPLICATION FOR SUBMITTAL
OF
SUBDIVISION PRELIMINARY PLAT**

NAME OF PROPOSED SUBDIVISION: Vintage Creek

LOCATION OF SUBDIVISION: Town of Weddington, NC

PARCEL ID 0609301101
06090004 ZONING DISTRICT R-CO TOTAL ACREAGE 116.52
NUMBER OF LOTS 90

DEVELOPER:
NAME: STILL WELL NC, LLC

ADDRESS: 1355 Greenwood Cliff - Suite 300C
Charlotte, NC 28204

OWNER (if different from above) _____

PHONE: 704-731-0116

FEE PAID: \$ 22,500 DATE: 1/24/13

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

J. C. U.
Zoning Administrator

Eric Smith V.P.
Developer

The Town shall be reimbursed by the subdivider for all costs associated with the Town's engineering and/or consulting services with respect to the review of the preliminary plat prior to preliminary plat approval.

The subdivider shall submit 14 copies of the preliminary plat to the Subdivision Administrator. The Subdivision Administrator shall review the plat within 30 days of submittal.

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

MEMORANDUM

TO: Walker Davidson, Mayor
Town Council

CC: Amy McCollum, Town Clerk

FROM: Jordan Cook, Zoning Administrator/Planner

DATE: May 13, 2013

SUBJECT: **Vintage Creek Residential Conservation Subdivision and Conditional Zoning District Preliminary Plat**

Stillwell NC, LLC submits a subdivision preliminary plat application for a 90 lot Residential Conservation Subdivision on 116.52 acres located on Weddington-Matthews Road.

Application Information:

Subdivision Name: Vintage Creek
Date of Application: January 18, 2013
Applicant/Developer Name: Stillwell NC, LLC
Owner Name: Stillwell NC LLC and Dorothy Morris Killough (Parcel 060-93-011 01)
Parcel ID#: 060-90-004 (74 acres), 060-93-011 01 (13.45 acres) and 060-93-007A (28 acres)
Property Location: Weddington-Matthews Road
Existing Zoning: RCD
Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)
Existing Land Use: Residential Conservation
Proposed Land Use: Residential Conservation
Existing Use: Vacant Land
Proposed Use: Single Family Residential Subdivision
Parcel Size: 116.52 acres

Project Information:

The Vintage Creek Subdivision is a proposed 90 lot subdivision on 116.52 acres comprised of three parcels. The subdivision is located on and accessed by Weddington-Matthews Road and is being developed by Stillwell NC, LLC as an RCD conservation subdivision.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42 of the Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. The Vintage Creek yield plan yielded 90, 40,000 square foot lots. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site is 0.77 dwelling units per acre.

Background Information:

- A pre-sketch conference was held on December 14, 2011 and June 18, 2012.
- A site walk occurred on-site May 3, 2012.
- Public Involvement Meetings were held on Monday, July 9th on-site from 2:00-4:00pm and Wednesday, July 11th at Town Hall from 6:00-8:00pm.
- The Planning Board approved the Sketch Plan on July 23, 2012.
- The Planning Board gave a unanimous favorable recommendation of the Preliminary Plat on March 25, 2013.

Preliminary Plat Information:

- The entire site is 116.52 acres and is depicted as Phase I and Phase II on the Preliminary Plat. Phase I is comprised of 50 lots on 61.77 acres. Phase II is comprised of 40 lots on 54.75 acres.
- The minimum lot size is 12,000 square feet. The smallest lot proposed is 13,500 square feet and the average lot size is 15,357 square feet.
- The applicant is required 50% or 58.26 acres of conservation lands. The applicant has provided 52.1% or 60.68 acres of conservations lands.
- The applicant has also provided 13.59 acres of common open space. These areas are not included in the conservation lands calculations.
- The cul-de-sac on Vintage Creek Drive is 804 feet in length. The Town does allow cul-de-sacs in conservation subdivisions to exceed 600 feet in length. This is to prevent degradation and development in primary and secondary conservation lands.
- The applicant has provided a four foot sidewalk along all roads within the subdivision.
- Amanda Drive Extension is an approved thoroughfare improvement on the adopted Local Area Regional Transportation Plan (LARTP) which will soon be added to NCDOT's Comprehensive Transportation Plan (CTP). The applicant has shown this road improvement on the plan.
- A pump station will be located behind lots 63 and 64.
- A Duke Power easement runs along the eastern perimeter of the property. Wetlands also run along the eastern edge of the property and through the middle of the site.
- A copy of the approved Sketch Plan has been included in the packet.

Conservation Land Summary:

Section 58-58 (4) of the Weddington Zoning Ordinance stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. Conservation lands are broken down into three tiers and given different priorities. Vintage Creek has provided the following conservation lands:

- Forest Lands (Tier A)-38.56 acres
- Ponds (Tier A)-0.78 acres
- Wetlands-6.43 acres
- Duke Power Easement-5.58 acres
- Meadow/Open Fields/Farmland (Tier B)-9.33 acres
- A total of 60.68 acres of the 116.52 acres or 52.1% of the site will remain conservation lands.

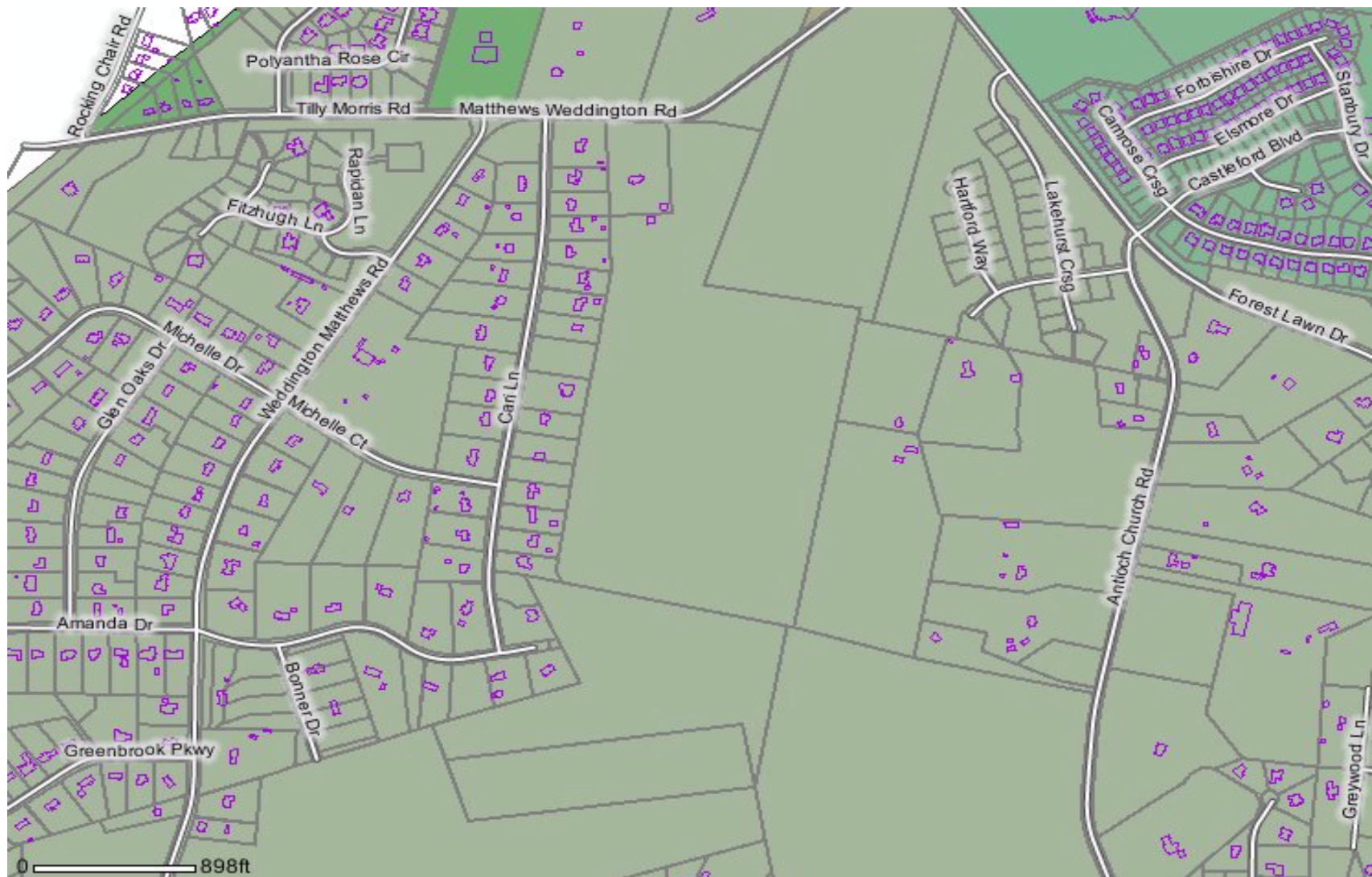
Additional Information:

- The Sketch Plan and Preliminary Plat have been approved by the Planning Board. Following approval of the Preliminary Plat, the applicant will have two years to apply for the Final Plat. The Final Plat can be submitted in multiple phases.
- Vintage Creek is to be served by Union County Public Water and Sewer. Union County Public Works has provided approval letters for the water and sewer plans.
- The North Carolina Department of Environment and Natural Resources (NCDENR) have approved the erosion and sedimentation control plans.
- The North Carolina Army Corps of Engineers have approved the wetlands permit.
- Vintage Creek is comprised of three parcels. The Town has received signed and notarized letters from all property owners allowing Stillwell NC, LLC to represent them in the Sketch Plan and Preliminary Plat process.
- The Town Engineer, US Infrastructure has provided the first round of review comments.
- Road names have been approved by Union County E911.

The Vintage Creek RCD Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions (conditions 8 and 9 added by the Planning Board):

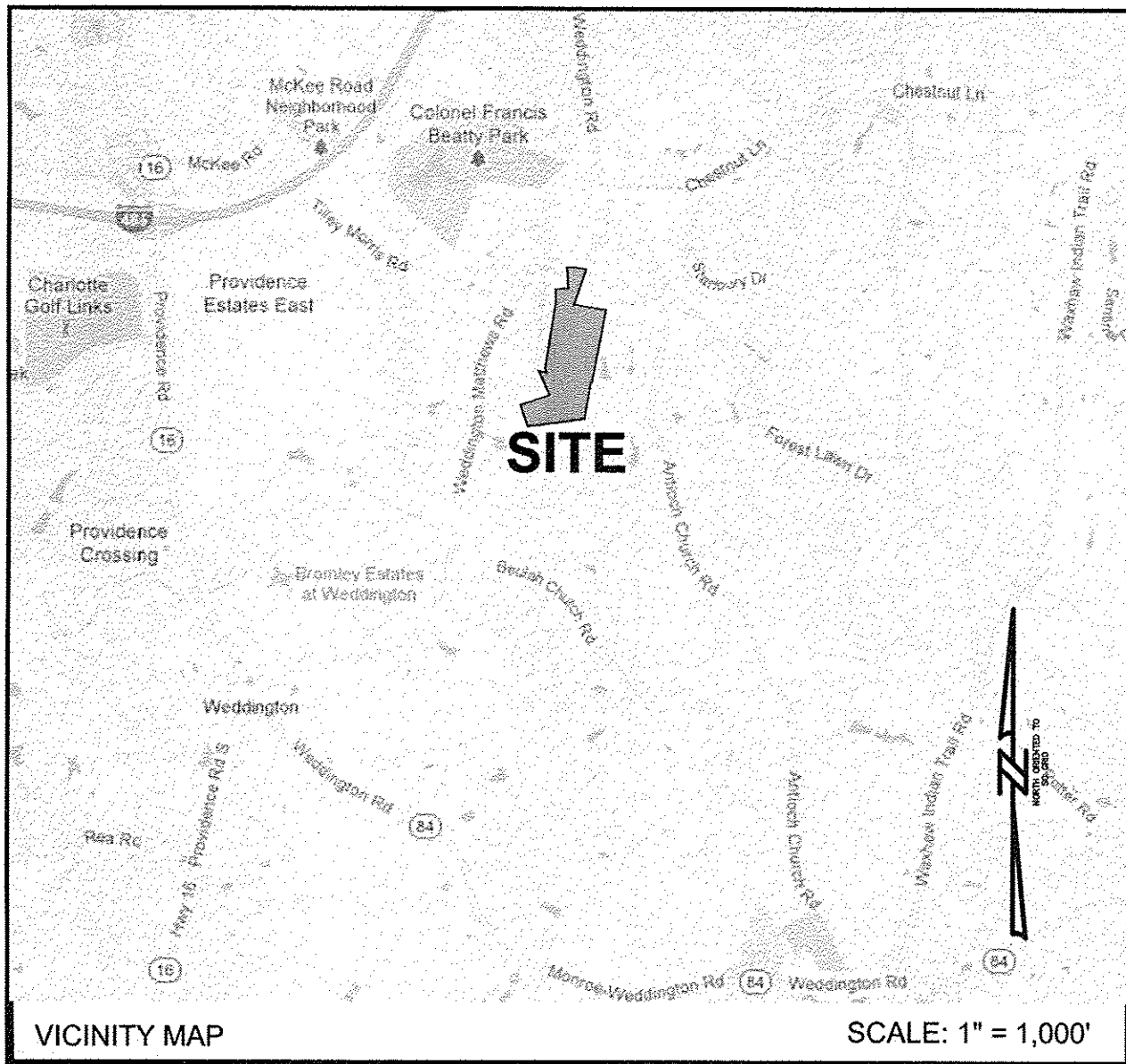
1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
4. Declaration of Conservation Easement and Restrictions shall be reviewed (by Town Attorney) and executed prior to Preliminary Plat approval by Weddington Town Council;
5. Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Preliminary Plat approval by Weddington Town Council;
6. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Preliminary Plat approval by Weddington Town Council;
7. Timing for construction of the extension of Amanda Drive, east of the roundabout proposed within Phase II, shall be initiated by the Town of Weddington when development occurs on the adjacent property (Parcel Tax ID# 06093007-Deed Book 3741 Page 317). Applicant agrees to a payment in lieu of through the establishment of an escrow account for said construction commensurate with the filing of the first Plat within Phase II. Escrow account funding amount shall be based on engineers estimate cost to construct for this portion of Amanda Drive to be approved by the Weddington Town Council;
8. Zoning Administrator to have additional week to review changes proposed at Planning Board meeting;
9. Plans for subdivision entry monument to be approved by the Planning Board.

Vintage Creek



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

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



VICINITY MAP SCALE: 1" = 1,000'

DEVELOPMENT DATA FOR VINTAGE CREEK

TAX PARCEL ID (DEED BOOK & PAGE#): 06-093-004 (5675-647)
06-093-01101 (84-312)
PORTION OF 06-093-007 (3741-317)

ZONING: R-CD (CONSERVATION)
PROP. USE: SINGLE FAMILY RESIDENTIAL
TOTAL NUMBER OF PROP. LOTS: 90 (90' X 150' TYPICAL)
PROP. DENSITY: 0.77 UNITS/AC.
MIN. LOT SIZE REQUIRED: 12,000 S.F. (0.27 AC.)
MIN. LOT SIZE PROVIDED: 13,500 S.F. (0.31 AC.)
AVG. LOT SIZE PROVIDED: 15,357 S.F. (0.35 AC.)
MIN. LOT FRONTAGE REQUIRED: 80 FEET
MIN. LOT FRONTAGE PROVIDED: 90 FEET

SITE AREAS:
TOTAL SITE AREA: 116.52 AC.
PROP. AREA IN R/W: 10.55 AC. (9.0%)
PROP. AREA IN LOTS: 31.7 AC. (27.2%)

PROP. AREA IN FUTURE
AMANDA DRIVE EXTENSION: 0.77 AC.

COMMON OPEN SPACE: 13.59 AC. (11.7%)
AREA #1: 1.15 AC.
AREA #2: 0.15 AC.
AREA #3: 0.95 AC.
AREA #4: 4.35 AC.
AREA #5: 0.31 AC.
AREA #6: 0.87 AC.
AREA #7: 0.15 AC.
AREA #8: 0.62 AC.
AREA #9: 2.37 AC.
AREA #10: 1.27 AC.
AREA (IN EASEMENT): 1.40 AC.

REQUIRED CONSERVATION LAND: 58.26 AC. (50%)
PROVIDED CONSERVATION LAND:
AREA #1: 18.52 AC.
AREA #2: 24.10 AC.
AREA #3: 18.06 AC.

APPROXIMATE PROVIDED CONSERVATION LAND AREA TYPE:

FOREST LANDS: 38.56 AC
PONDS: 0.78 AC.
WETLANDS: 6.43 AC.
DUKE POWER EASEMENT: 5.58 AC.
MEADOW/OPEN FIELD/FARM LANDS: 9.33 AC.

BUILDING SETBACKS (MIN.):
- FRONT YARD SETBACK: 30'
- SIDE YARD SETBACK: 5' (30' SEPARATION FOR PRINCIPAL BUILDINGS)
- SIDE YARD SETBACK: 15' (WITH STREET FRONTAGE)
- REAR YARD SETBACK: 20'

STREET DATA FOR VINTAGE CREEK

VINTAGE CREEK DRIVE: 4,363 LF
STILLWELL DRIVE: 585 LF
CAMELLIA HILLS COURT: 299 LF
PECAN RIDGE COURT: 726 LF
LACEBARK ELM COURT: 755 LF
MULHOLAND DRIVE: 720 LF
AMANDA DRIVE (EXTENSION): 807 LF
TOTAL: 8,252 LF

* MEASUREMENTS TAKEN FROM CENTERLINE OF THE STREET BEGINNING AT THE INTERSECTING STREET RIGHT-OF-WAY TO THE END OF THE STREET PAVEMENT.

** ALL STREETS SHALL BE PUBLIC AND ARE PROPOSED FOR ACCEPTANCE INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROADWAY SYSTEM.

ENGINEERING FIRM:

ADDRESS:
PHONE:
FAX:
CONTACT:

DEVELOPER:

ADDRESS:
PHONE:
CONTACT:
EMAIL:

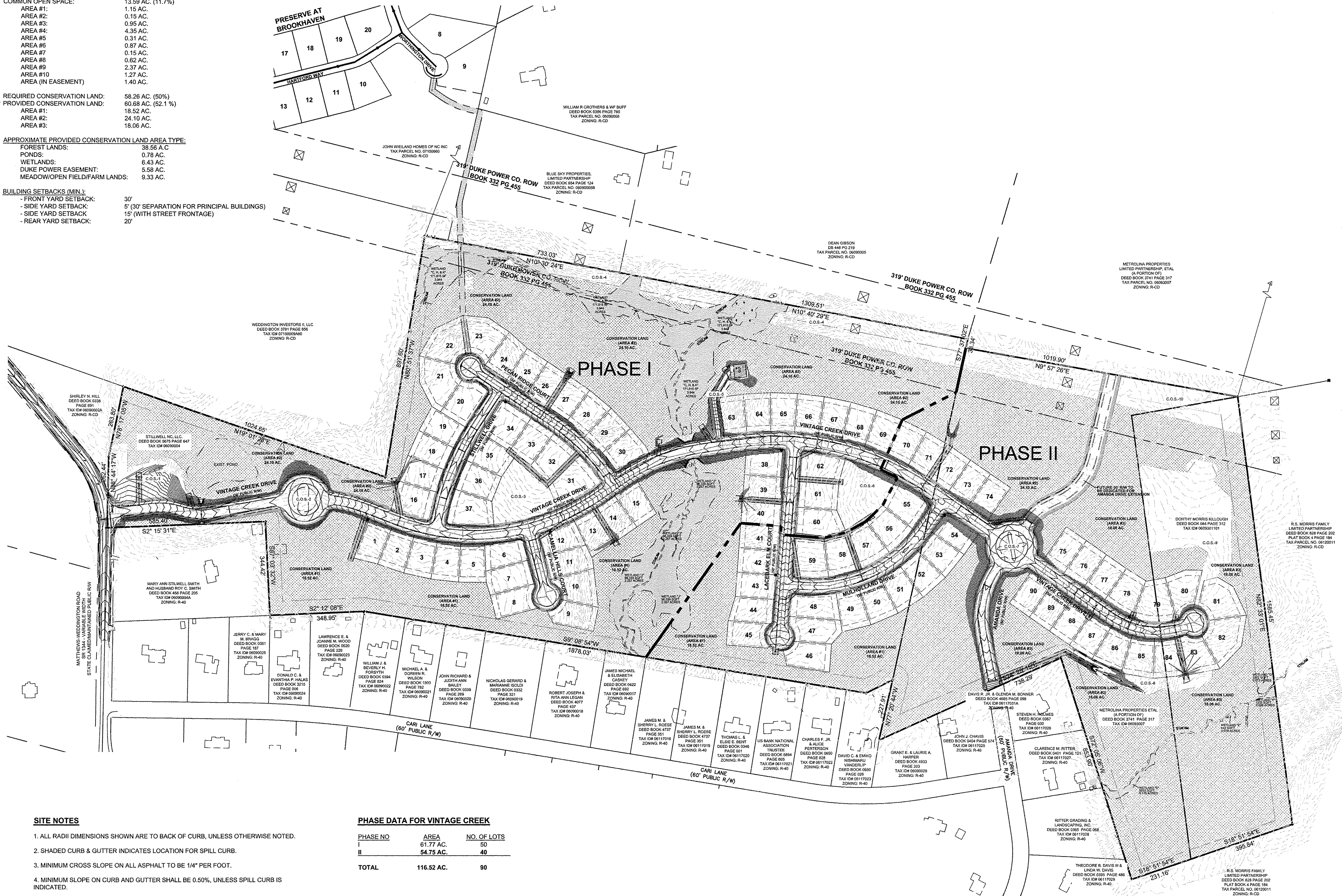
REVIEW AGENCY:

ADDRESS:
PHONE:
FAX:

ESP ASSOCIATES, P.A.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 902-2440
(802) 802-2515
DANIS SIMMONS, PE

STILLWELL, NC, LLC
1355 GREENWOOD CLIFF - SUITE 300C
CHARLOTTE, NC 28204
(704) 731-0116
ERIC SMITH
ESMITH@CENTERLINEHOMES.COM

TOWN OF WEDDINGTON
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
704-846-2709
704-844-6372

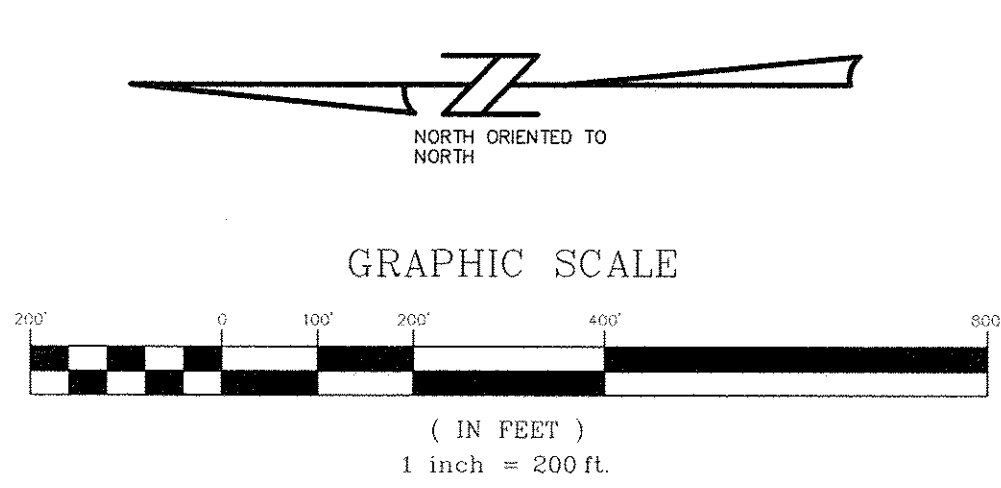


SITE NOTES

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PHASE DATA FOR VINTAGE CREEK

PHASE NO	AREA	NO. OF LOTS
I	61.77 AC.	50
II	54.75 AC.	40
TOTAL	116.52 AC.	90



ESP Associates, P.A.
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Fort Mill, SC 29708
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803-902-2440 (SC)
www.espassociates.com

ESP

NORTH CAROLINA
LICENSE NO
C-0587
ESP ASSOCIATES, P.A.

NORTH CAROLINA
PROFESSIONAL
SEAL
025775
ENGINEER
DANIS SIMMONS
5-27-13

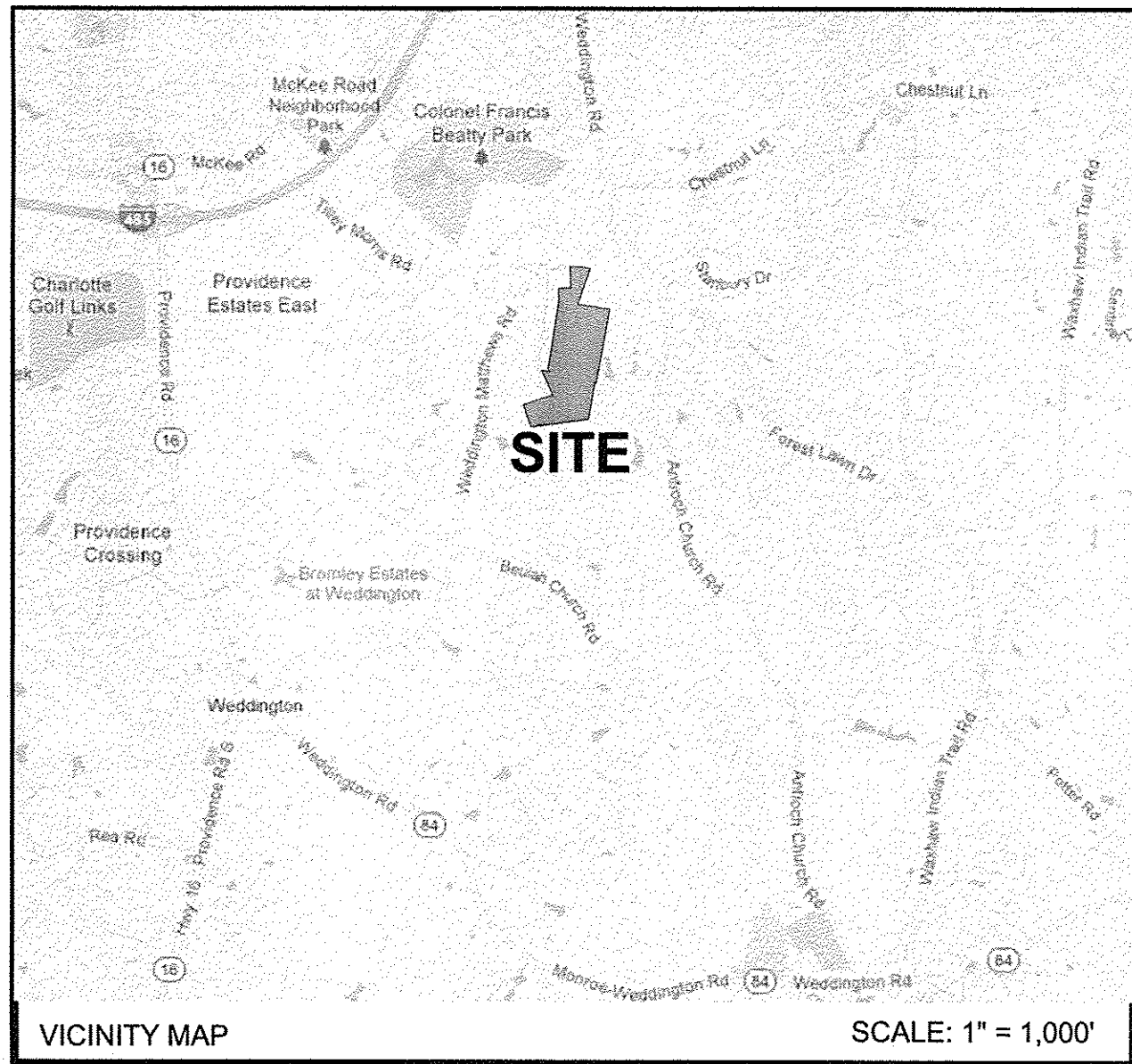
NO.	DATE	REVISION	BY
1	02/11/13	UPDATED STORM DRAINAGE	MTK
2	03/19/13	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS	MTK
3	03/26/13	REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE	MTK

OVERALL PRELIMINARY PLAT
VINTAGE CREEK
WEDDINGTON, NC, SANDY RIDGE TOWNSHIP
STILLWELL, NC, LLC

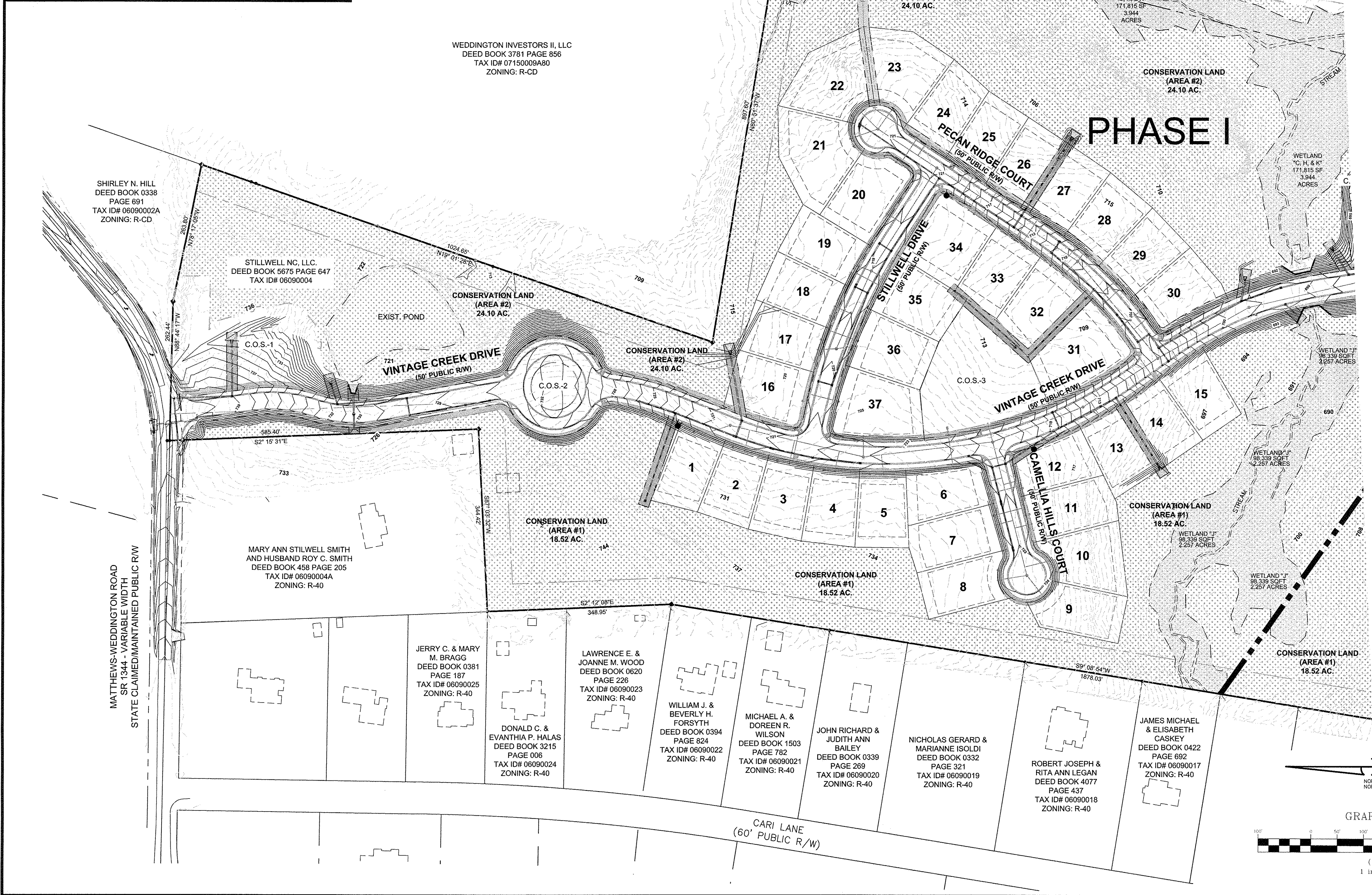
PROJECT INFORMATION

PROJECT MANAGER:	DES
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	Z105.400
ORIGINAL DATE:	01/21/2013

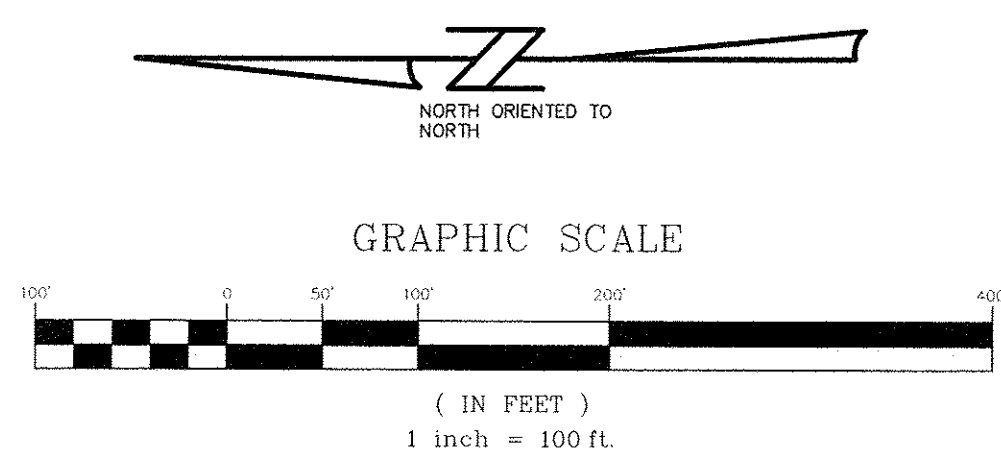
SHEET:
C-2.0



VICINITY MAP
SCALE: 1" = 1,000'



NOTE:
1. SEE SHEET C-2.0 FOR DEVELOPMENT NOTES
AND AREA TABULATIONS.



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OVERALL PRELIMINARY PLAT 100 SCALE
- SHEET 1 OF 2

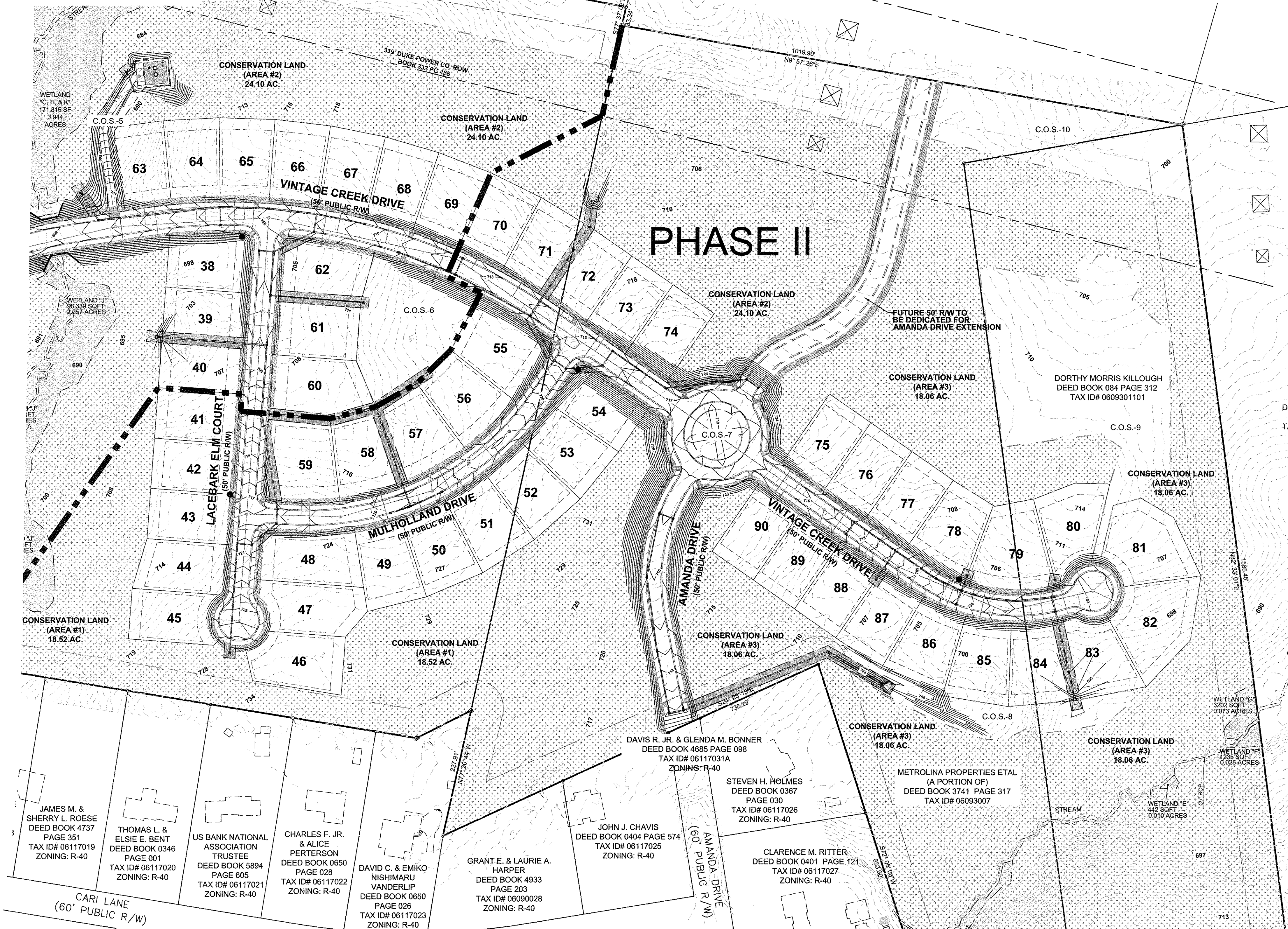
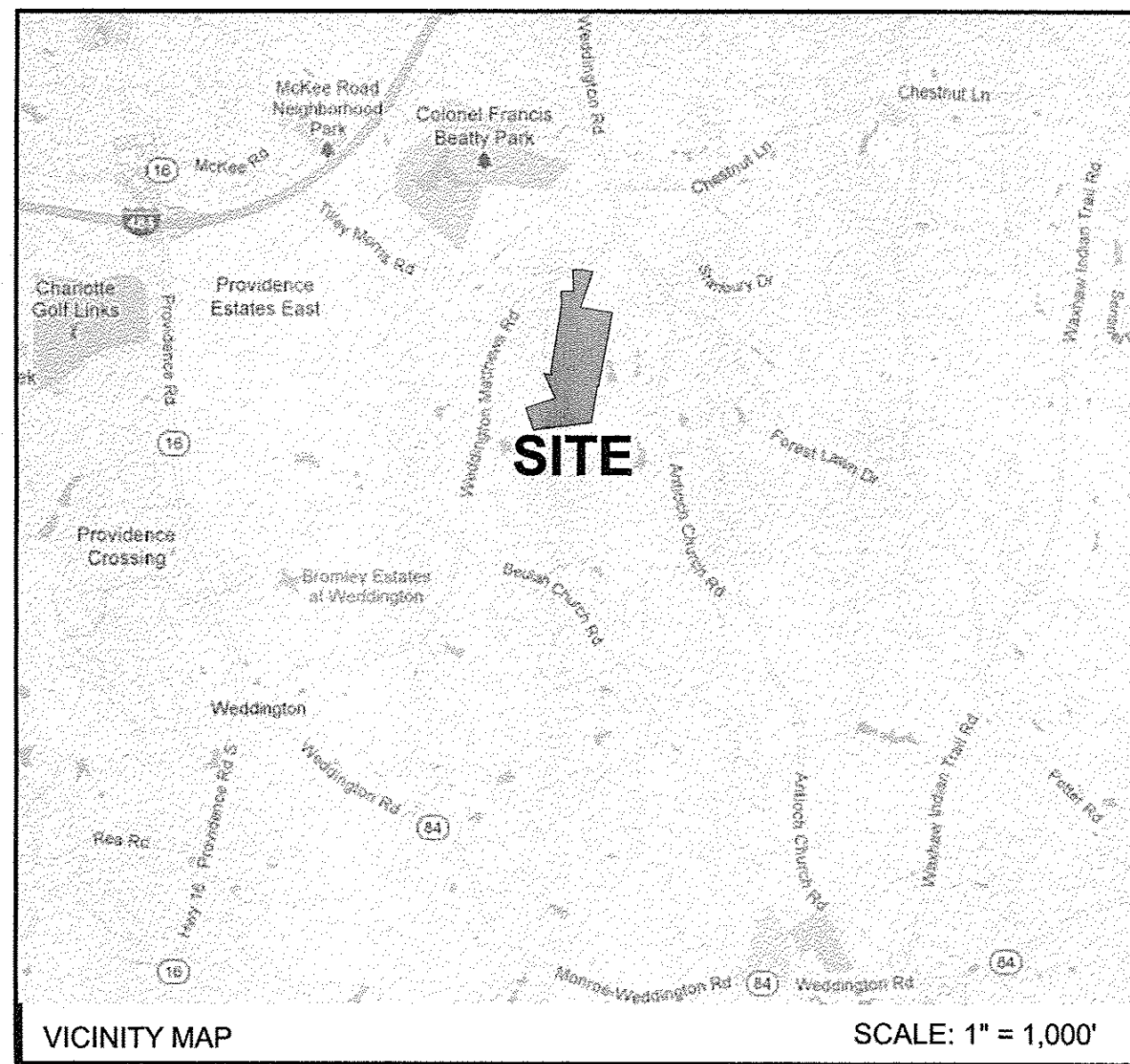
VINTAGE CREEK

STILLWELL NC, LLC WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

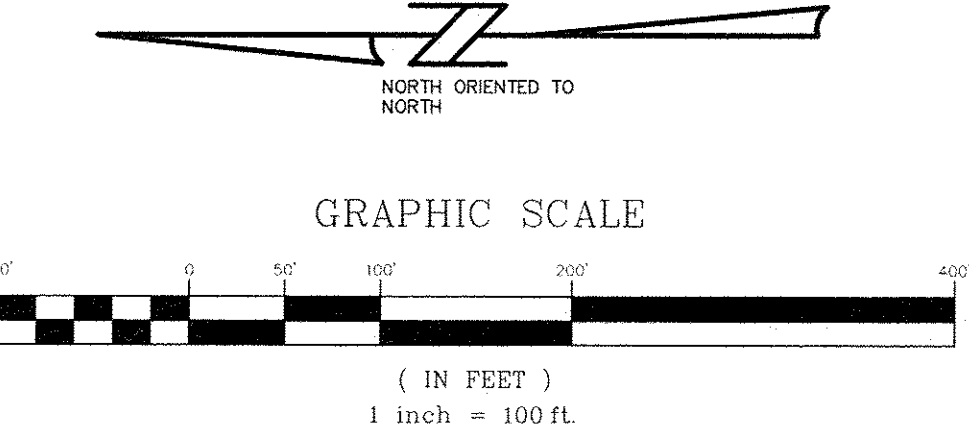
PROJECT INFORMATION

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DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	2105.400
ORIGINAL DATE:	01/21/2013

SHEET:
C-2.1



NOTE:
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AND AREA TABULATIONS.



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BY	DATE	REVISION
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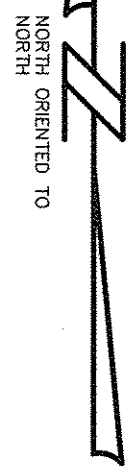
OVERALL PRELIMINARY PLAT 100 SCALE
- SHEET 2 OF 2
VINTAGE CREEK
STILLWELL NC, LLC
WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

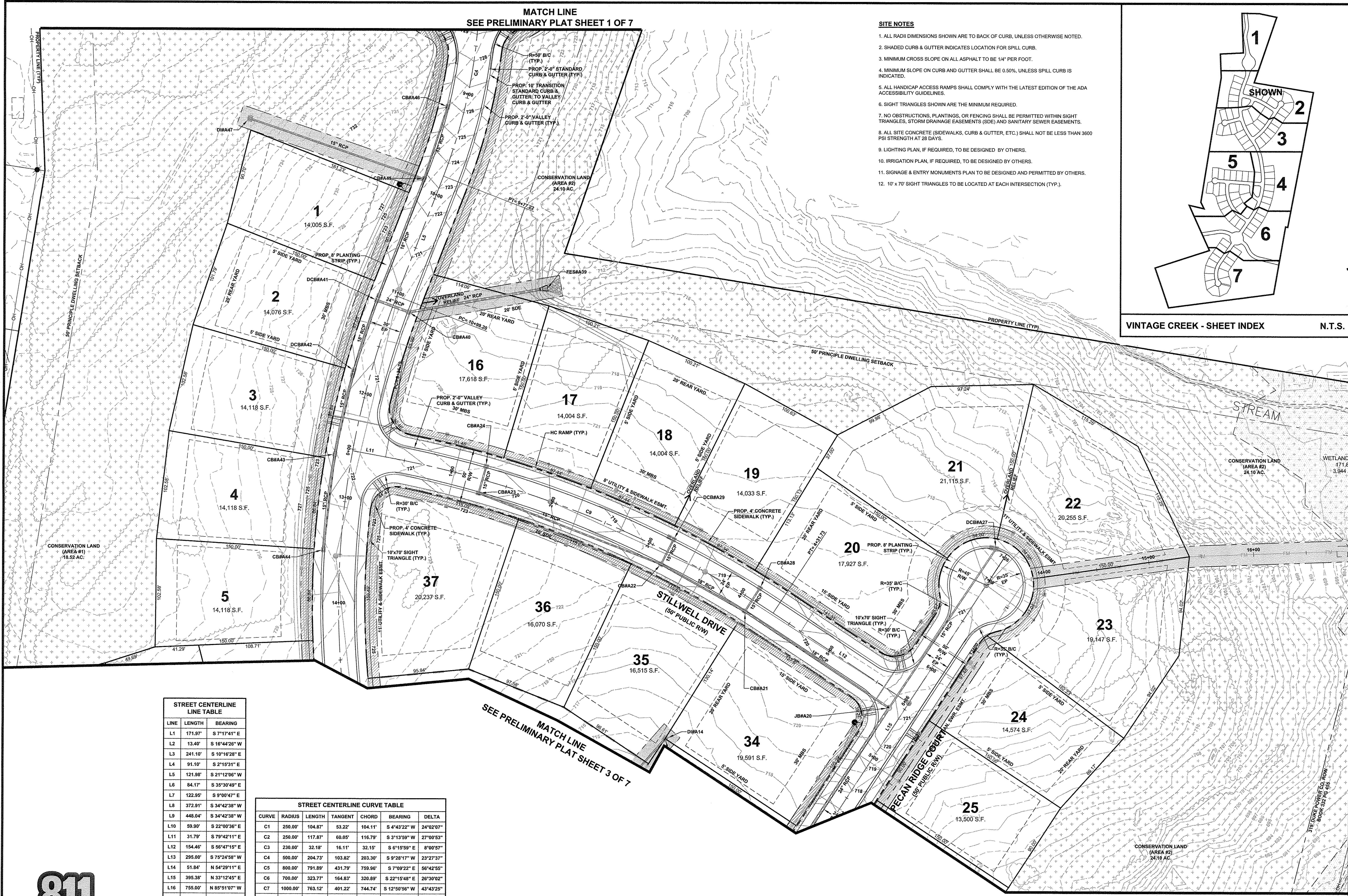
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DRAWN BY: MTK
PROJECT NUMBER: Z105.400
ORIGINAL DATE: 01/21/2013
SHEET:
C-2.2



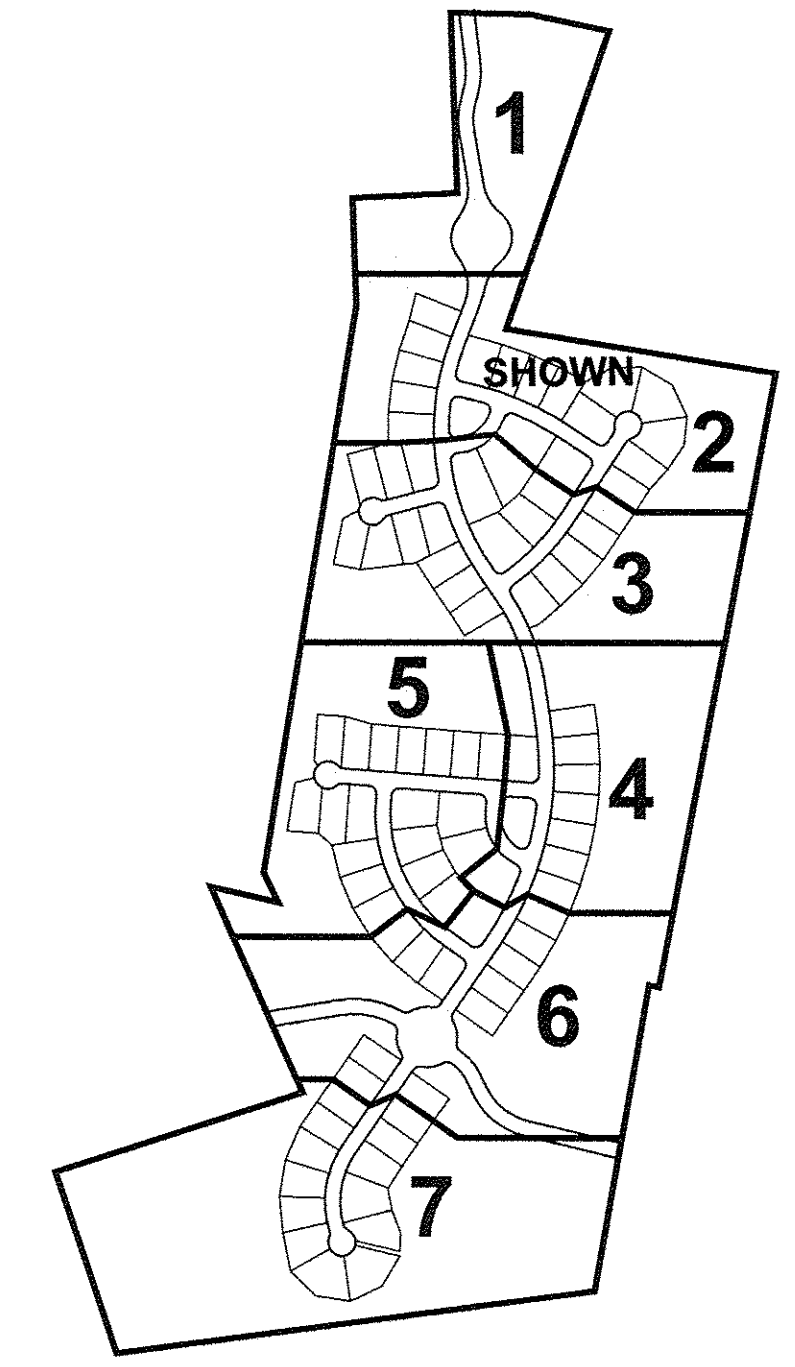
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NOTE:
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AREA TABULATIONS.





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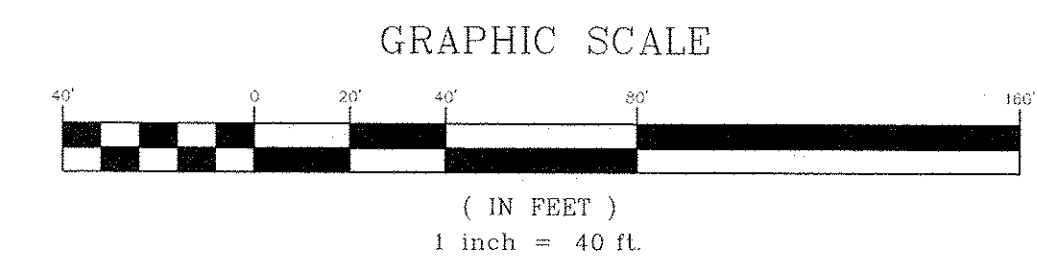


VINTAGE CREEK - SHEET INDEX N.T.S.

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	171.97'	S 71°17'41" E
L2	13.40'	S 16°44'26" W
L3	241.10'	S 10°16'28" E
L4	91.10'	S 21°51'31" E
L5	121.98'	S 21°12'06" W
L6	84.17'	S 35°30'49" E
L7	122.95'	S 9°00'47" E
L8	372.91'	S 34°42'38" W
L9	448.04'	S 34°42'38" W
L10	59.90'	S 22°00'36" E
L11	31.79'	S 79°42'11" E
L12	154.46'	S 66°47'16" E
L13	295.00'	S 75°24'58" W
L14	51.84'	N 54°29'11" E
L15	395.38'	N 33°12'45" E
L16	755.00'	N 85°51'07" W
L17	127.54'	N 55°17'22" W
L18	73.50'	N 4°08'53" E
L19	345.51'	N 78°46'29" E
L20	99.57'	S 55°17'22" E
L21	123.25'	S 55°17'22" E
L22	57.44'	S 26°23'37" E
L23	313.80'	S 76°52'03" E

STREET CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	104.87'	53.22'	104.11'	S 4°43'22" W	24°02'07"
C2	250.00'	117.87'	60.05'	116.79'	S 3°13'59" W	27°00'53"
C3	230.00'	32.18'	16.11'	32.15'	S 6°15'59" E	8°00'57"
C4	500.00'	204.73'	103.82'	203.30'	S 9°28'17" W	23°27'37"
C5	800.00'	791.89'	431.79'	759.96'	S 7°09'22" E	56°42'55"
C6	700.00'	323.77'	164.83'	320.89'	S 22°15'48" E	26°30'02"
C7	1000.00'	763.12'	401.22'	744.74'	S 12°50'56" W	43°43'28"
C8	300.00'	296.99'	161.94'	285.01'	S 6°21'01" W	56°43'15"
C9	1000.00'	399.95'	202.68'	397.29'	S 68°14'43" E	22°54'55"
C10	750.00'	278.48'	140.66'	276.88'	N 43°50'58" E	21°16'27"
C11	500.00'	518.69'	285.41'	495.74'	N 25°34'15" W	59°26'15"
C12	310.00'	248.54'	131.38'	241.93'	S 78°15'27" E	45°56'09"
C13	150.00'	75.65'	38.65'	74.85'	S 40°50'30" E	28°53'44"
C14	230.00'	202.61'	108.41'	196.13'	S 51°37'50" E	50°28'25"

NOTE:
1. SEE SHEET C-2.0 FOR DEVELOPMENT NOTES AND AREA TABULATIONS.



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Charlotte, NC 28241
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ESP

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NORTH CAROLINA
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025775
ENGINEER
DANIS SIMMONS
3-2-23

VINTAGE CREEK - SHEET INDEX N.T.S.

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PRELIMINARY PLAT (2 OF 7)

VINTAGE CREEK

STILLWELL, NC, LLC WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

PROJECT INFORMATION

PROJECT MANAGER:	DES
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	2105.400
ORIGINAL DATE:	01/21/2013
SHEET:	C-2.4

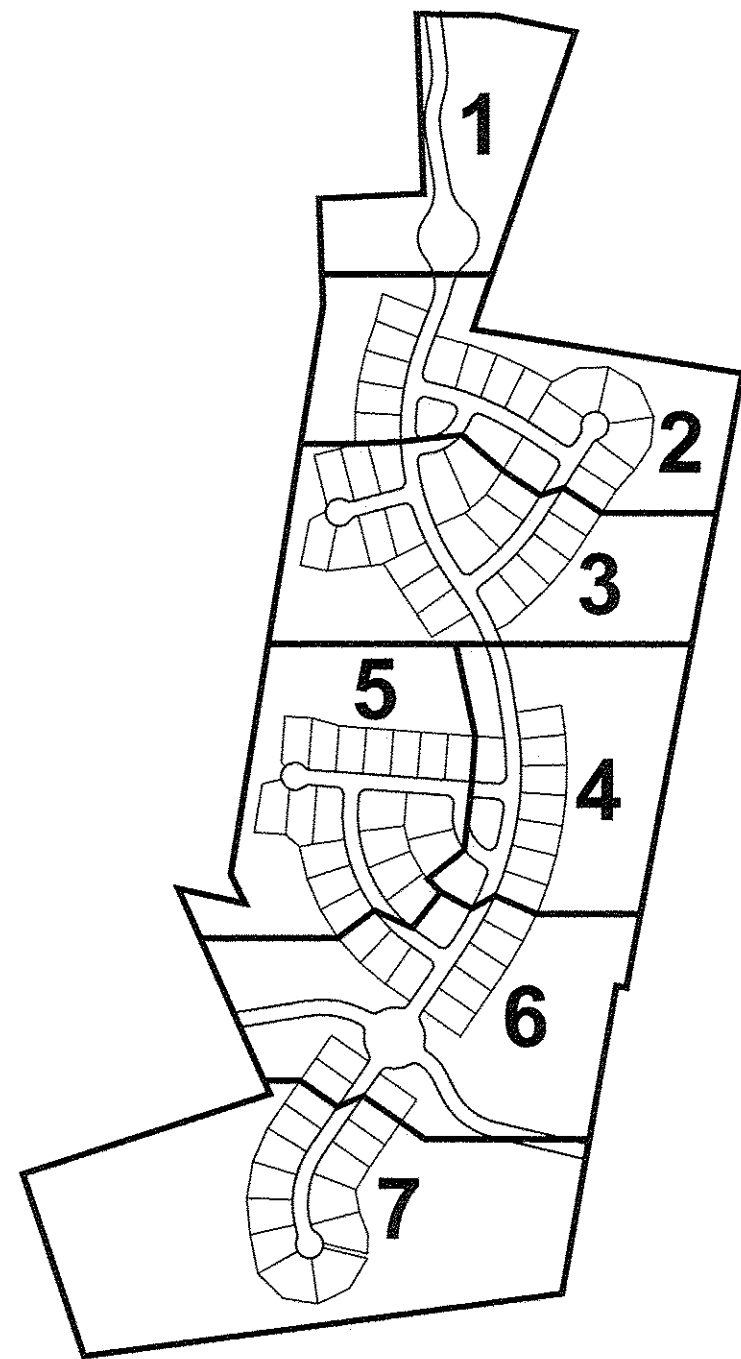
SITE NOTES

1. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
2. SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
3. MINIMUM CROSS SLOPE ON ALL ASPHALT TO BE 1/4" PER FOOT.
4. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 0.50%, UNLESS SPILL CURB IS INDICATED.
5. ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
6. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
7. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
8. ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3600 PSI STRENGTH AT 28 DAYS.
9. LIGHTING PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
10. IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
11. SIGNAGE & ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
12. 10' x 70' SIGHT TRIANGLES TO BE LOCATED AT EACH INTERSECTION (TYP.).

NOTE:
1. SEE SHEET C-2.0 FOR DEVELOPMENT NOTES AND AREA TABULATIONS.

STREET CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	104.87'	53.22'	104.11'	S 4°43'22" W	24°02'07"
C2	250.00'	117.87'	60.05'	116.79'	S 3°13'59" W	27°00'53"
C3	230.00'	32.18'	16.11'	32.15'	S 6°15'59" E	8°00'57"
C4	500.00'	204.73'	103.82'	203.30'	S 9°28'17" W	23°27'37"
C5	800.00'	791.89'	431.79'	759.96'	S 7°09'22" E	56°42'55"
C6	700.00'	323.77'	164.83'	320.89'	S 22°15'48" E	26°30'02"
C7	1000.00'	763.12'	401.22'	744.74'	S 12°50'56" W	43°43'25"
C8	300.00'	296.99'	161.94'	285.01'	S 6°21'01" W	56°43'15"
C9	1000.00'	399.95'	202.68'	397.29'	S 68°14'43" E	22°54'55"
C10	750.00'	278.48'	140.86'	276.88'	N 43°50'58" E	21°16'27"
C11	500.00'	518.69'	285.41'	495.74'	N 25°34'15" W	59°26'15"
C12	310.00'	248.54'	131.38'	241.93'	S 78°15'27" E	45°56'09"
C13	150.00'	75.85'	38.65'	74.85'	S 40°50'30" E	28°53'44"
C14	230.00'	202.61'	108.41'	196.13'	S 51°37'50" E	50°28'25"

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	171.97'	S 7°17'41" E
L2	13.40'	S 16°44'28" W
L3	241.10'	S 10°16'28" E
L4	91.10'	S 2°15'31" E
L5	121.98'	S 21°12'06" W
L6	84.17'	S 35°30'49" E
L7	122.95'	S 9°00'47" E
L8	372.91'	S 34°42'38" W
L9	448.04'	S 34°42'38" W
L10	59.90'	S 22°00'36" E
L11	31.79'	S 79°42'11" E
L12	154.46'	S 56°14'19" E
L13	295.00'	S 75°24'58" W
L14	51.84'	N 54°29'11" E
L15	385.38'	N 33°12'45" E
L16	755.00'	N 85°51'07" W
L17	127.54'	N 55°17'22" W
L18	73.50'	N 4°08'53" E
L19	345.51'	N 78°46'29" E
L20	99.57'	S 55°17'22" E
L21	123.25'	S 55°17'22" E
L22	57.44'	S 26°23'37" E
L23	313.80'	S 76°52'03" E

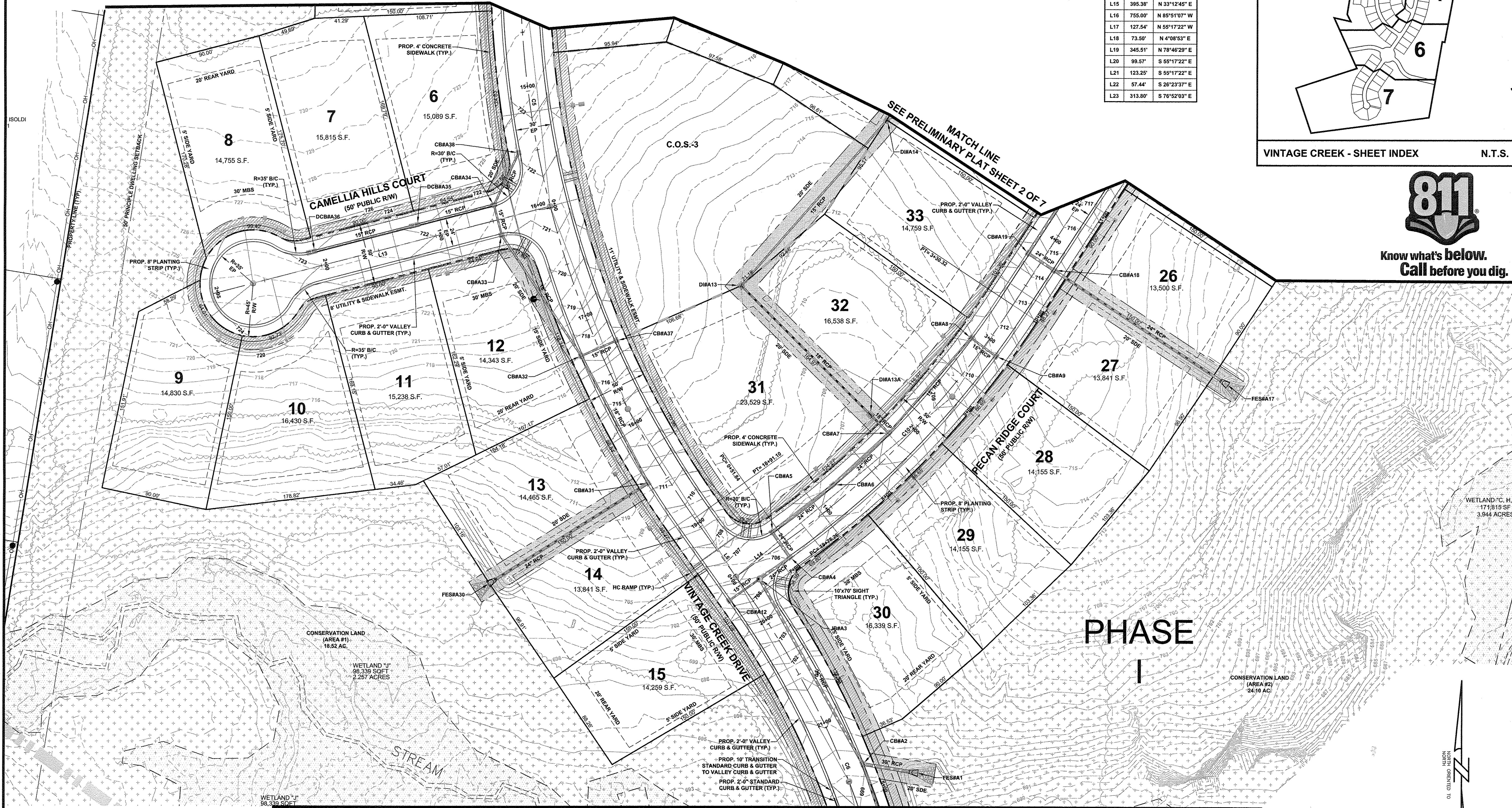


VINTAGE CREEK - SHEET INDEX

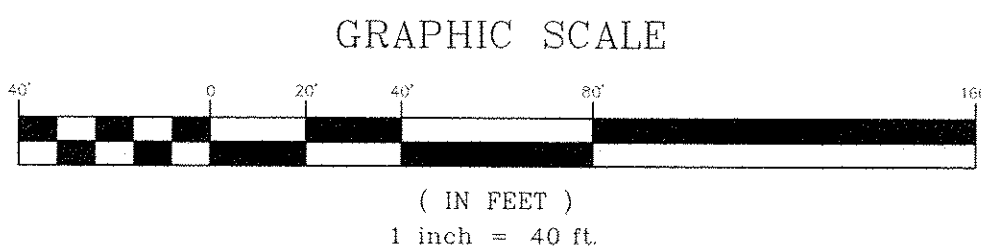
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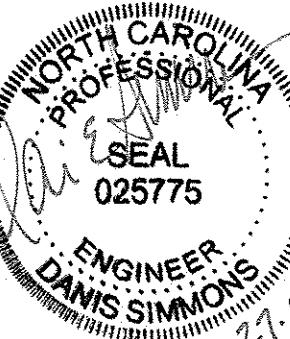
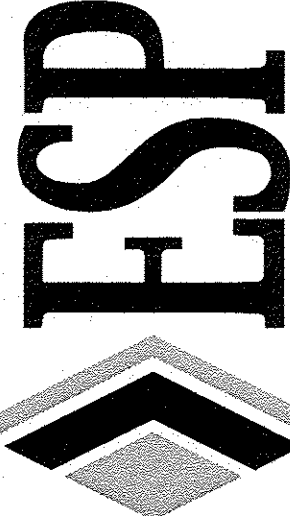
Know what's below.
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MATCH LINE
SEE PRELIMINARY PLAT SHEET 4 OF 7



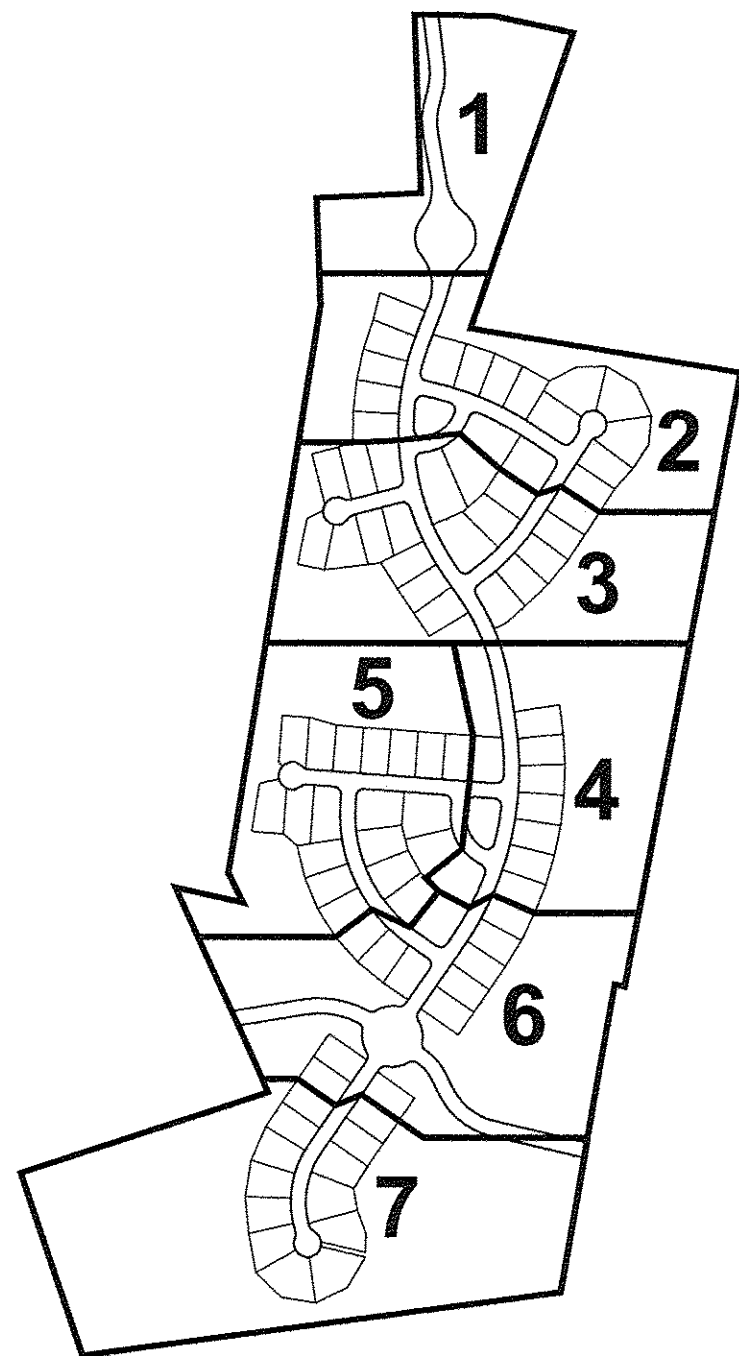
ESP Associates, P.A.
P.O. Box 7000
Charlotte, NC 28241
9400 Lakeside Blvd.
Charlotte, NC 28241
704-588-4646 (NC)
800-802-5446 (SC)
www.espassociates.com



BY		MTK	MTK	MTK
REVISION		DATE	NO.	DESCRIPTION
1		02/11/13	1	UPDATED STORM DRAINAGE
2		03/19/13	2	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS
3		03/28/13	3	REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE

PRELIMINARY PLAT (3 OF 7)
VINTAGE CREEK
WEDDINGTON, NC, SANDY RIDGE TOWNSHIP
STILLWELL NC, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	DES
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	Z105.400
ORIGINAL DATE:	01/21/2013
SHEET:	C-2.5



VINTAGE CREEK - SHEET INDEX

N.T.S.

SITE NOTES

1. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
2. SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
3. MINIMUM CROSS SLOPE ON ALL ASPHALT TO BE 1/4" PER FOOT.
4. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 0.50%, UNLESS SPILL CURB IS INDICATED.
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6. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
7. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
8. ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3000 PSI STRENGTH AT 28 DAYS.
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11. SIGNAGE & ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
12. 10' x 70' SIGHT TRIANGLES TO BE LOCATED AT EACH INTERSECTION (TYP.).

NOTE:

1. SEE SHEET C-2.0 FOR DEVELOPMENT NOTES AND AREA TABULATIONS.

STREET CENTERLINE
LINE TABLE

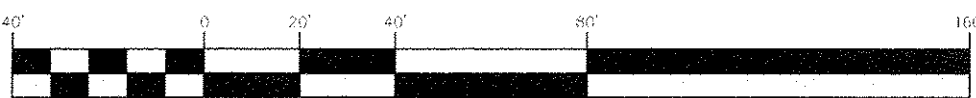
LINE	LENGTH	BEARING
L1	171.87'	S 7°17'41" E
L2	13.40'	S 16°44'26" W
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L21	123.25'	S 55°17'22" E
L22	57.44'	S 26°23'37" E
L23	313.80'	S 76°52'03" E

STREET CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	104.87'	53.22'	104.11'	S 4°43'22" W	24°02'07"
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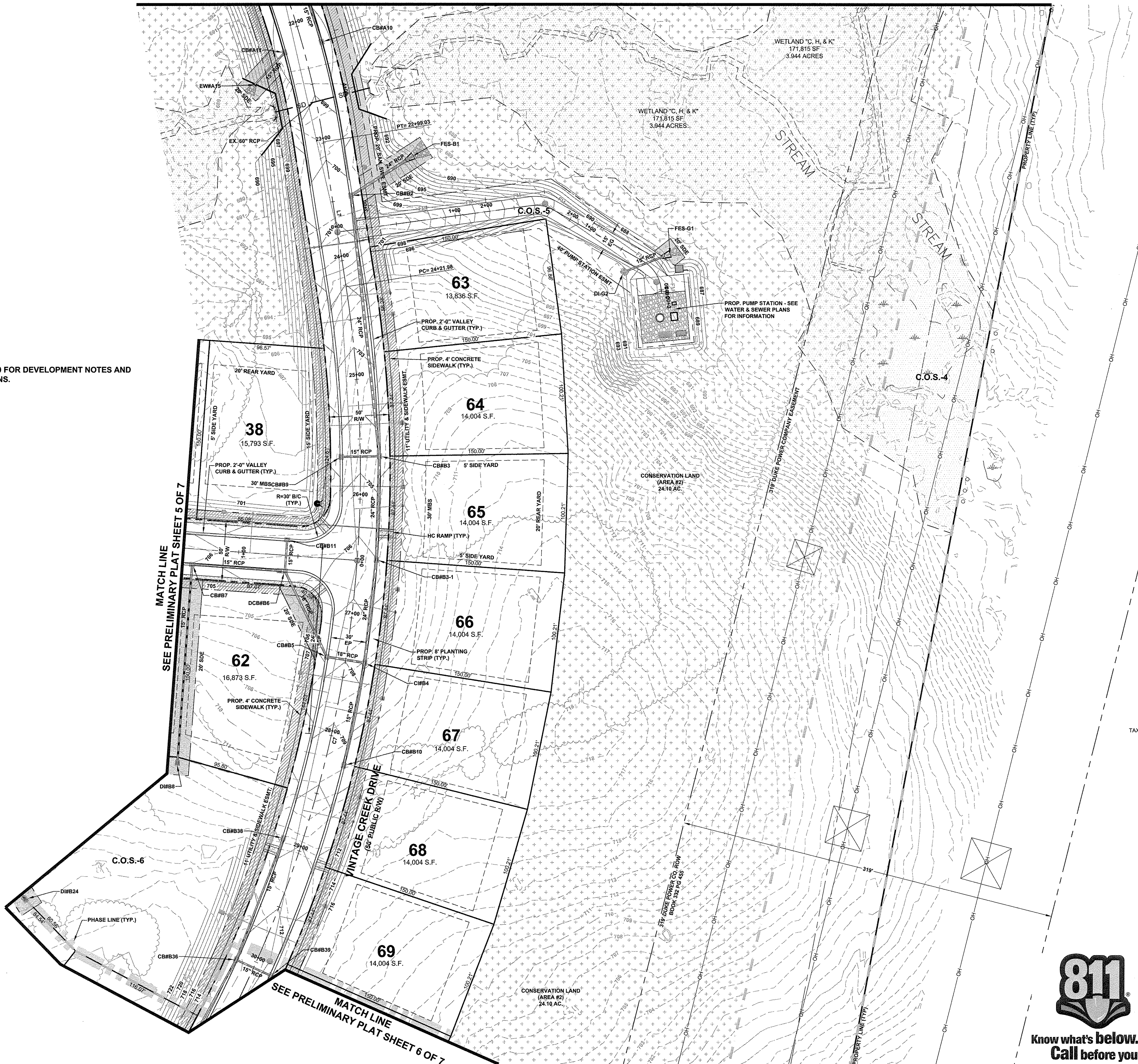


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

MATCH LINE
SEE PRELIMINARY PLAT SHEET 3 OF 7



ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-383-9400 (NC)
803-582-5440 (SC)
www.esp-associates.com

NORTH CAROLINA
LICENSE NO.
C-0587
ESP ASSOCIATES, P.A.

NORTH CAROLINA
PROFESSIONAL
SEAL
025775
ENGINEER
DANIS SIMMONS
5-27-13

BY	DATE	REVISION
MTK	02/11/13	1. UPDATED STORM DRAINAGE
MTK	03/19/13	2. REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS
MTK	03/26/13	3. REVISED TO REMOVE MALE SHADE CIRCLE & FIG LEAF CIRCLE

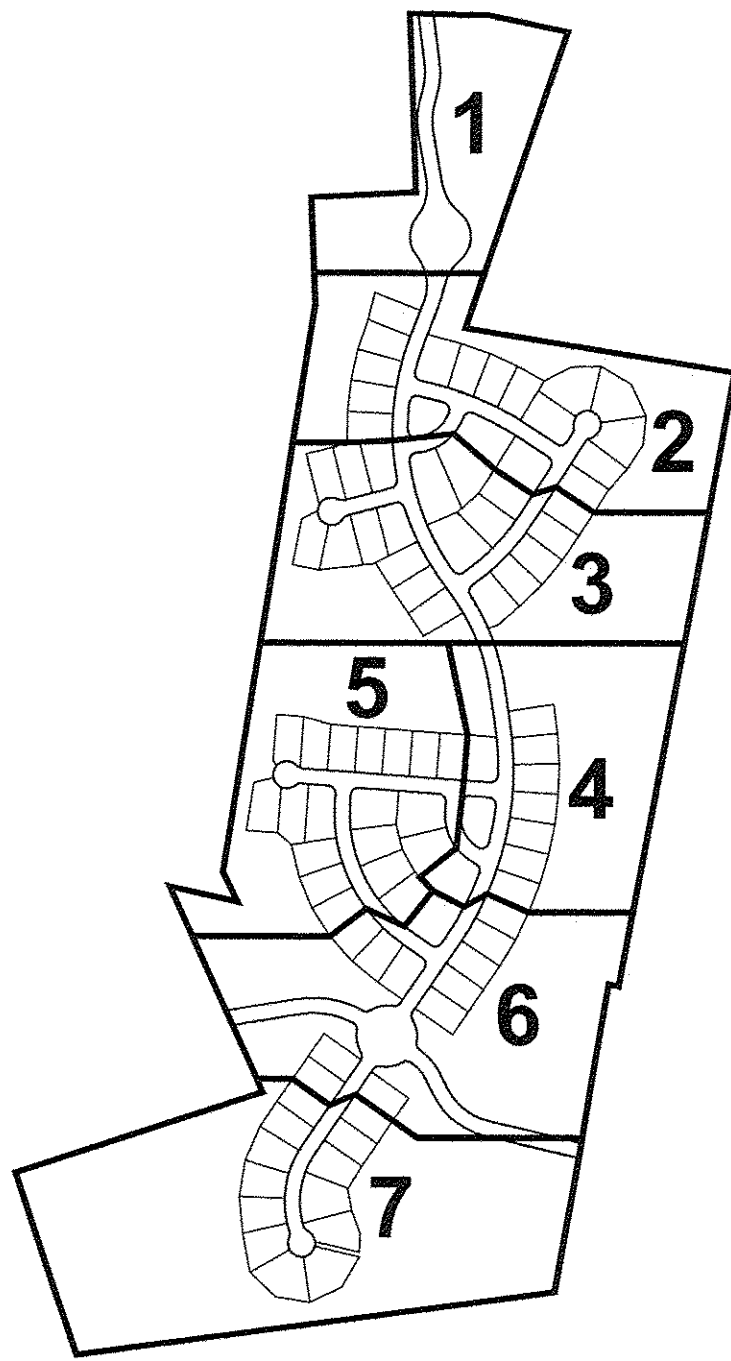
PRELIMINARY PLAT (4 OF 7)

VINTAGE CREEK

STILLWELL NC, LLC WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

PROJECT INFORMATION	
PROJECT MANAGER:	DES
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	2105.400
ORIGINAL DATE:	01/21/2013

SHEET: C-2.6



VINTAGE CREEK - SHEET INDEX

N.T.S.

SITE NOTES

1. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
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STREET CENTERLINE
LINE TABLE

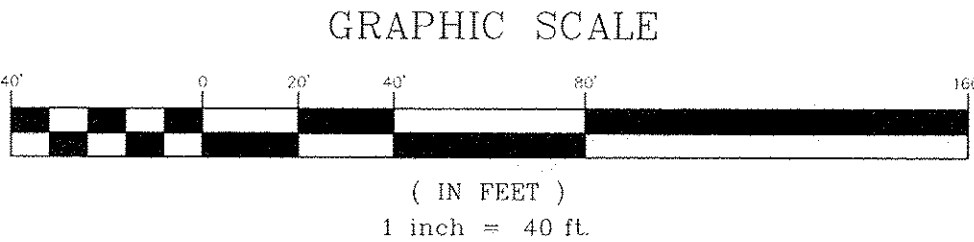
LINE	LENGTH	BEARING
L1	171.97'	S 7°17'41" E
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Know what's below.
Call before you dig.

NOTE:
1. SEE SHEET C-2.0 FOR DEVELOPMENT NOTES AND AREA TABULATIONS.



MATCH LINE
SEE PRELIMINARY PLAT SHEET 4 OF 7

MATCH LINE
SEE PRELIMINARY PLAT SHEET 6 OF 7

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P.O. Box 7890
Charlotte, NC 28241
3475 Lameron Blvd
Fort Mill, SC 29708
704-583-9449 (NC)
803-582-2440 (SC)
www.espassociates.com

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NORTH CAROLINA
LICENSE NO.
C-0587
ESP ASSOCIATES, P.A.

NORTH CAROLINA
PROFESSIONAL
SEAL
025775
ENGINEER
DAVIS SIMMONS
2-12-13

BY	DATE	REVISION
MTK	03/11/13	UPDATED STORM DRAINAGE
MTK	03/19/13	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS
	03/28/13	REVISED TO REMOVE MAPLE SHADE CIRCLE & HIG LEAF CIRCLE

PRELIMINARY PLAT (5 OF 7)

VINTAGE CREEK

STILLWELL NC, LLC

WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

PROJECT INFORMATION

PROJECT MANAGER: DES

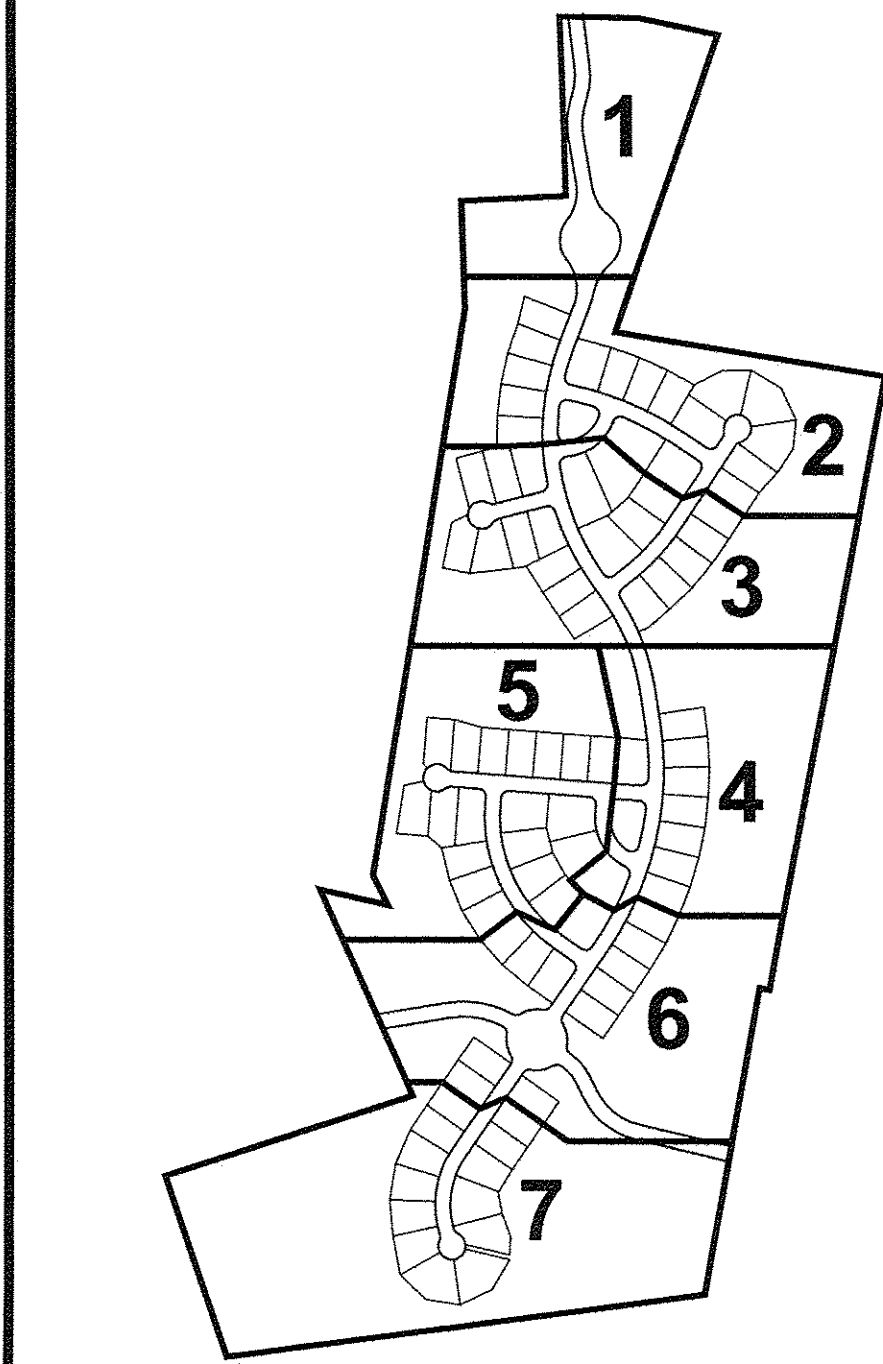
DESIGNED BY: MTK

DRAWN BY: MTK

PROJECT NUMBER: Z105.400

ORIGINAL DATE: 01/21/2013

SHEET: C-2.7



VINTAGE CREEK - SHEET INDEX

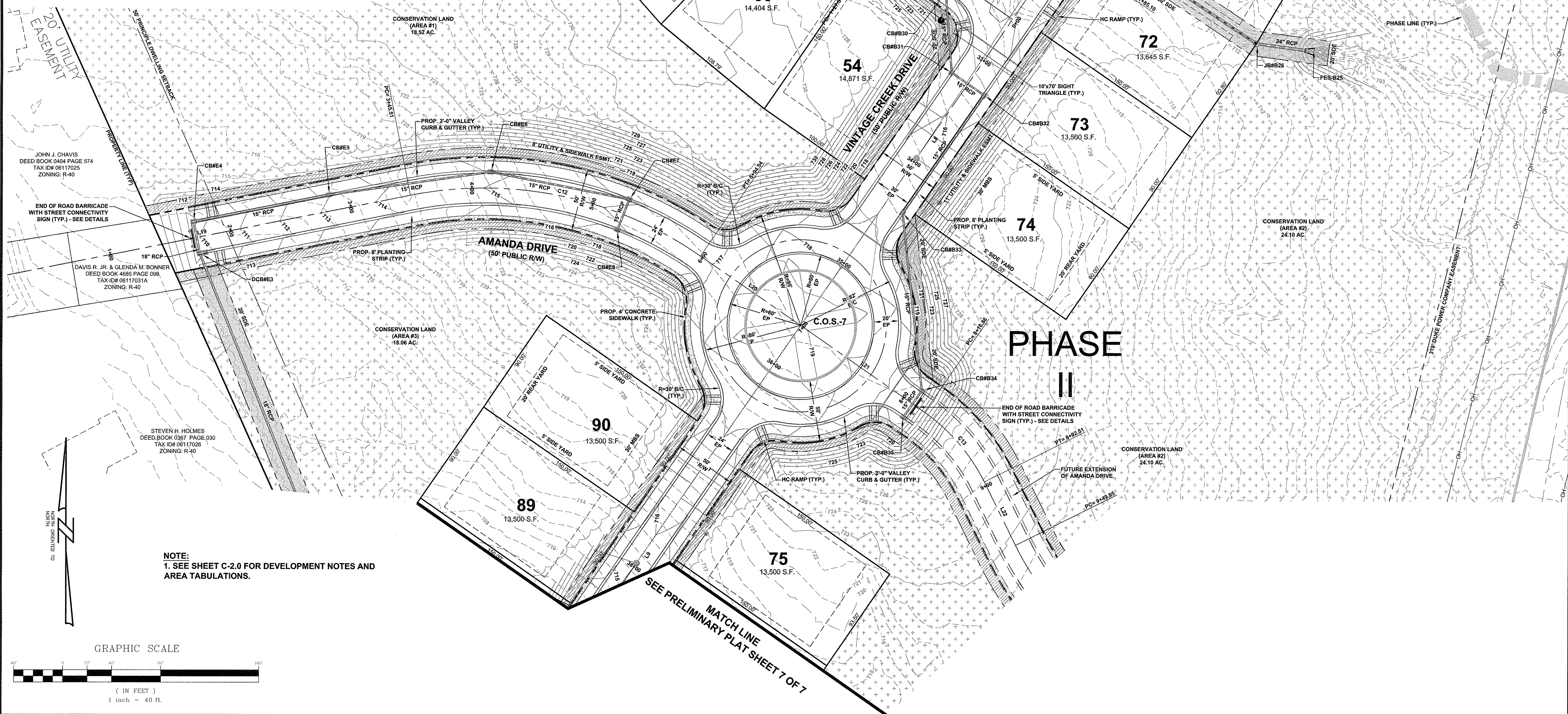
N.T.S.

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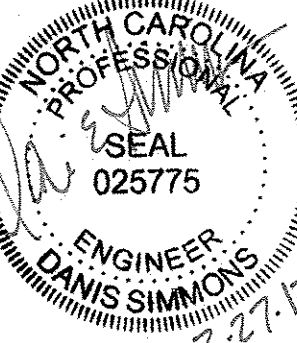
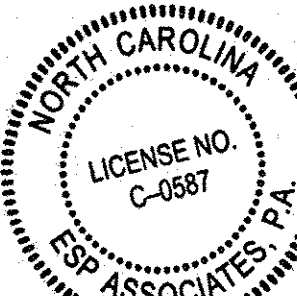
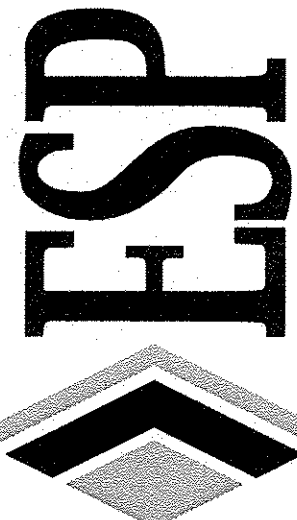
SITE NOTES

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9. LIGHTING PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
10. IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
11. SIGNAGE & ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
12. 10' x 70' SIGHT TRIANGLES TO BE LOCATED AT EACH INTERSECTION (TYP.).



Know what's below.
Call before you dig.

ESP Associates, P.A.
P.O. Box 1000
Charlotte, NC 28241
3525 Atlantic Blvd.
Fort Mill, SC 29708
704-583-8400 (NC)
803-582-2440 (SC)
www.espassoc.com



NO.	DATE	REVISION	BY
1	02/11/13	UPDATED STORM DRAINAGE	MTK
2	03/19/13	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS	MTK
3	03/26/13	REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE	

PRELIMINARY PLAT (6 OF 7)
VINTAGE CREEK
STILLWELL NC, LLC
WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

PROJECT INFORMATION	
PROJECT MANAGER:	DES
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	Z105.400
ORIGINAL DATE:	01/21/2013
SHEET:	C-2.8



PROJECT INFORMATION	
PROJECT MANAGER:	DES
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	Z105.400
ORIGINAL DATE:	01/21/2011

SHEET:

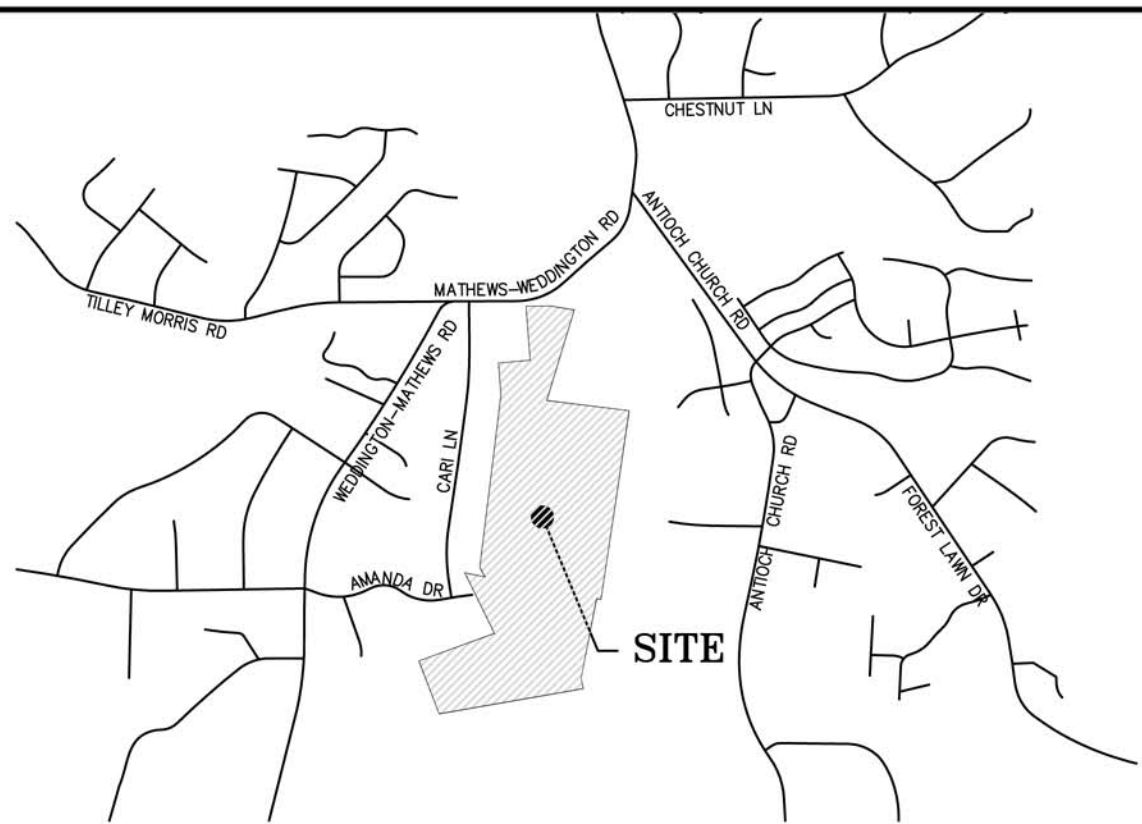
C-2.9



ROW: see enclosed Plat entitled Proposed Final Plat of Shirley N. Hill Subdivision 21.15, dated 11.09.07, prepared by R. Joe Harris & Associates, illustrating variable maintained R/W for - NCDOT SR#1344.

Approximate Location of Entrance. Location subject to change based on Sight Distance & final design & permitting requirements

Proposed Extension of Amanda Drive. Alignment depicted on Cluster Plan is a modified alignment that is different than the alignment shown on the Town of Weddington LARIP (Alignment and ROW size need to be verified with appropriate agency)



Vicinity Map
Not to Scale

SITE DATA TABLE	
Tax Parcels:	060-900-04, 060-930-11, portion of 060-900-07*
Site Area:	+/- 116.52 Acres
Proposed Zoning:	R-CD
TOTAL UNITS:	+/-90 (90' x 150' typical)
Density:	0.77 DU/AC
Conservation Land:	
Required:	57.62 Acres (50%)
Provided:	+/-72.85 Acres (63%)
Min. RC-D Lot Standards:	
Minimum Lot Width:	80' at build to line
Minimum Lot Area:	12,000 S.F.
Front Setback:	30'
Side Setback:	30' separation for principal buildings, minimum side yard 5'
Rear Setback:	20'

General Notes
1. Base information obtained from ALTA/ACSM Survey prepared by ESP Associates titled 'ALTA/ACSM Land Title Survey of Tax Parcel 06090004 Being 73.958 Acres' dated October 3, 2011. Additional base information received from Union County GIS and should be verified for accuracy.
2. All site plan, zoning, and GIS information utilized in the preparation of this Cluster Plan is considered to be preliminary in nature and subject to final verification.
3. Draft - Do not rely on this document.

Stream/Wetland Information
Wetland information is based on preliminary information provided by ESP Associates wetlands survey dated 6/1/2012. Wetland survey is subject to ACOE verification. For purposes of preparation of this site analysis, any potential wetland areas and stream features depicted are considered to be preliminary in nature and approximate in location.

AccessPoints/Driveways/Streets
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distances.
2. All roadway and street system locations are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Weddington Zoning and Subdivision Ordinances and applicable standards identified in the Town of Weddington Land Development Standards Manual. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product, and as other spatially dependent project components such as detention, wetland areas, utility features, and buffers (as applicable) are better defined.

Potential Water Quality Areas
Location of potential water quality areas are conceptual and preliminary. The exact size and location of these areas will change as the client and agency finalize decisions regarding final lot and road layout, product, and as other proposed changes to the project are better defined. Layout and unit count are subject to change. Unit loss may occur.

Topography/Slope
Topographic information used to evaluate slopes on site obtained from Union County GIS.

Amanda Drive Connection
Extension of Amanda Drive provided based on information obtained from Town of Weddington LARIP requesting a 2 lane facility extension of Amanda Drive to Walden Lane. Proposed alignment of Amanda Drive depicted on Cluster Plan is modified alignment that is different than the alignment shown of the Town of Weddington LARIP. Location of the proposed extension is preliminary in nature and exact alignment should be verified with the Town of Weddington and NCDOT.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
NC - 704.583.4949 SC - 803.802.2440
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CLIENT

Stillwell NC, LLC

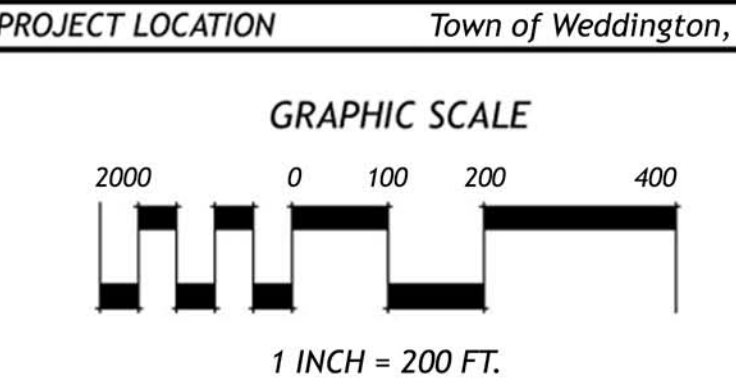
Stillwell NC, LLC
825 Coral Ridge Drive
Coral Springs, FL 33071

PROJECT

VINTAGE CREEK

SHEET TITLE

PRELIMINARY CLUSTER SKETCH PLAN



PROJECT NUMBER	Z105.102
DRAWING NAME	
DATE	07.10.2012
DRAWN BY	JP
CHECKED BY	PT

ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION

Cody Luke

From: William L. McGuirt
Sent: Tuesday, March 19, 2013 3:04 PM
To: David Linto; Chase Coble; Cody Luke
Subject: Resolution/adoption of county ordinance for electronic reporting
Attachments: Sample Ordinance for Municipalities.docx

This is the ordinance that we need to present to the TOWNS WE CONTRACT WITH ONLY. We will have to have an interlocal agreement with Wingate, Marshville and Stallings if they do not purchase the LEADS ONLINE program for their departments to use.

Please get this to the towns that we contract with and let them know that:

“As a courtesy, please find attached a sample ordinance based on the ordinance recently adopted by the County. The County does not make any representations about the legality of a municipality adopting this sample. Such a determination should be made by your municipal attorney.”

**AN ORDINANCE REGULATING RECORDKEEPING REQUIREMENTS FOR CASH CONVERTER BUSINESSES,
PAWNBROKERS, PRECIOUS METALS DEALERS AND SECONDARY METALS RECYCLERS**

WHEREAS, the *[insert name of Town Council/Board]* has determined that the making of pawn loans and the acquisition and disposition of tangible personal property by and through pawnbrokers, pawnshops, cash converters, recycled metals dealers and precious metals dealers affects the general economy of *[insert name of Town]* and the health, safety, and welfare of its citizens, and in recognition of these facts, the *[insert name of Town Council/Board]* adopts this ordinance for the purpose of preventing unlawful property transactions, particularly in stolen property; and

WHEREAS, the *[insert name of Town Council/Board]* also adopts this ordinance for the purpose of assisting the Union County Sheriff's Office with finding stolen property and apprehending persons guilty of theft and other related property crimes; and

WHEREAS, North Carolina General Statute § 66-397 authorizes municipalities to adopt by ordinance the provisions of Part 1 of Article 45 of Chapter 66 of the General Statutes and to adopt such other rules and regulations as the governing body deems appropriate for cash converters and pawnbrokers, provided that no county or city may regulate (1) Interest, fees, or recovery charges; (2) Hours of operation, unless such regulation applies to businesses, generally; (3) The nature of the business or type of pawn transaction; or (4) License fees in excess of rates set by the State; and

WHEREAS, N.C.G.S. § 66-391, N.C.G.S. § 66-392, N.C.G.S. § 66-410, N.C.G.S. § 66-422 all allow for the electronic transmission of records from pawnbrokers, cash converter businesses, precious metals dealers and secondary metals recyclers to local law enforcement agencies; and

WHEREAS, no part of this ordinance is in conflict with any Part or statute in Chapter 66 of the North Carolina General Statutes;

NOW, THEREFORE, be it ordained by the *[insert name of Town Council/Board]*:

SECTION 1. Adoption of Part 1 of Article 45 of Chapter 66 of the General Statutes.

The provisions found in Part 1 of Article 45 of Chapter 66 of the North Carolina General Statutes are hereby adopted by this ordinance.

SECTION 2. Definitions.

(a) "Cash converter" shall have the same meaning as defined in North Carolina General Statute § 66-387.

(b) "Dealer" shall have the same meaning as defined in North Carolina General Statute § 66-406.

(c) "Local law enforcement agency" shall have the same meaning as defined in North Carolina General Statute § 66-406.

(d) "Pawnbroker" shall have the same meaning as defined in North Carolina General Statute § 66-387.

(e) "Pawnshop" shall have the same meaning as defined in North Carolina General Statute § 66-387.

(f) "Precious Metal" shall have the same meaning as defined in North Carolina General Statute § 66-406.

(g) "Precious metals dealer" shall have the same meaning as the term "Dealer" as defined by North Carolina General Statute § 66-406.

(h) "Secondary metals recycler" shall have the same meaning as defined in Chapter 66 of the North Carolina General Statutes. The exemptions found in North Carolina General Statute §66-427 shall also constitute exemptions to this ordinance's definition of the term "secondary metals recycler."

SECTION 3. Photographs or Video.

Every pawnbroker and every cash converter shall obtain a video or digital photograph of the seller or pledgor together with any property being delivered by the seller or pledgor. The video or photograph required by this section shall be of a quality that is sufficient to allow a person of ordinary faculties to identify the person recorded or photographed. The photograph or video shall be uploaded to the entity or electronic system designated by the Union County Sheriff's Office for receipt of the information on behalf of the Union County Sheriff's Office.

SECTION 4. Electronic transmittal of required records.

- A. Upon designation by the Union County Sheriff of an entity or an electronic system for receipt of the information on behalf of the Union County Sheriff's Office, every pawnbroker shall electronically input/upload and transmit the information that must be made available for the Sheriff's inspection and pickup pursuant to N.C.G.S. §66-391. The input/upload and transmission shall be made to the entity or electronic system designated by the Union County Sheriff for receipt of the information on behalf of the Union County Sheriff's Office. The input/upload and transmission shall be made each regular workday.
- B. Upon designation by the Union County Sheriff of an entity or an electronic system for receipt of the information on behalf of the Union County Sheriff's Office, every cash converter shall electronically input/upload and transmit the information that must be made available for the Sheriff's inspection and pickup pursuant to N.C.G.S. §66-392. The input/upload and transmission shall be made to the entity designated or on an electronic system designated by the Union County Sheriff for receipt of the information on behalf of the Union County Sheriff's Office. The input/upload and transmission shall be made each regular workday.
- C. Upon designation by the Union County Sheriff of an entity or an electronic system for receipt of the information on behalf of the Union County Sheriff's Office, every precious metals dealer shall electronically input/upload and transmit the information that the precious metals dealer is required to file or report to the local law enforcement agency pursuant to N.C.G.S. §66-410. The input/upload and transmission shall be made to the entity designated or on an electronic system designated by the Union County Sheriff for receipt of the information on behalf of the Union County Sheriff's Office. The input/upload and transmission shall be made within 48 hours of every precious metal(s) transaction.
- D. Upon designation by the Union County Sheriff of an entity or an electronic system for receipt of the information on behalf of the Union County Sheriff's Office, every secondary metals recycler shall electronically input/upload and transmit the information that the secondary metals recycler is required to make available for pickup by the Sheriff pursuant to N.C.G.S. §66-422. The input/upload and transmission shall be made to the entity designated or on an electronic system designated by the Union County Sheriff for receipt of the information on behalf of the

Union County Sheriff's Office. The input/upload and transmission shall be made each regular workday.

SECTION 5. ORDINANCE NOT MEANT TO SERVE AS A SUBSTITUTE FOR STATUTORY RECORDKEEPING, RETENTION, ETC. REQUIREMENTS.

Notwithstanding anything in this ordinance to the contrary, this ordinance and the resulting designation by the Sheriff of an entity or electronic system for the receipt of information shall not serve as substitutes for or in satisfaction of the recordkeeping, record retention, record disposal, receipt and ticketing requirements set forth in Chapter 66 of North Carolina General Statutes. Section 4 of this ordinance merely establishes how information is to be transferred to the Union County Sheriff's Office. Pawnbrokers, pawnshops, cash converters, secondary metals recyclers, and precious metals dealers are independently responsible for meeting all statutory requirements. Reliance on the entity or the electronic system designated by the Sheriff for fulfillment of any statutory requirement other than the electronic transfer of information to the Sheriff's Office is at the pawnbrokers', cash converters', precious metals dealers', and secondary metals recyclers' own risk.

SECTION 6. PENALTIES FOR VIOLATION.

Violation of any provisions of this ordinance shall subject the offender to one or more of the following enforcement actions. Each day that any violation continues after notification by the Sheriff of Union County or his designee that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section.

(a) Violations shall constitute a Class 3 misdemeanor pursuant to G.S. § 14-4, punishable by a fine of up to \$500.00 and imprisonment in the discretion of the court.

(b) *[Insert name of municipality]* may apply for an appropriate equitable remedy from the General Court of Justice, including but not limited to mandatory and prohibitory injunctions and orders of abatement as allowed pursuant to G.S. § 160A-175.

SECTION 7. APPLICABILITY. The provisions of this ordinance shall apply within the corporate limits of *[insert name of municipality]*.

SECTION 8. AUTHORITY. Whenever any provision of this ordinance refers to or cites a section, part, or chapter of the North Carolina General Statutes and that section is later amended or superseded, the ordinance shall be deemed amended to refer to the amended section, part, or chapter, or the section, part, or chapter that most nearly corresponds to the superseded section, part, or chapter.

SECTION 9. SEVERABILITY. If any provision of this ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the remaining provisions of this ordinance, it being the legislative intent that the provisions of this ordinance shall be severable and remain valid notwithstanding such a holding.

SECTION 10. SUPERSEDURE. *[if this ordinance is to supersede any other municipal ordinance, then a clause to this effect should be inserted in this section. Otherwise, this section can be deleted.]*

SECTION 11. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this _____ day of _____, 2013.

**TOWN OF WEDDINGTON
BUDGET
FYE 6/30/2014**

Revenues		
Ad Valorem Taxes		1,045,250
State-Collected Revenues		606,350
Zoning and Subdivision Revenues		12,000
Other Revenues		14,500
Total Revenues		1,678,100
Fund Balance Appropriation		150,000
Total Revenues and Fund		
Balance Appropriation		1,828,100
Expenditures		
Administrative Expenditures		434,760
Planning and Zoning Expenditures		198,365
General Government Expenditures		1,194,975
Total Expenditures		1,828,100

**TOWN OF WEDDINGTON
PRELIMINARY BUDGET
FY2014**

	ACTUAL AS OF 4/30/2013	PROJECTED FY2013 AS OF 4/30/2013	FY 2013 BUDGET	FY 2013 PROPOSED AMENDED BUDGET	\$0.052 Tax FY 2014 PROPOSED BUDGET
balance has changed					
REVENUE:					
10-3101-110 AD VALOREM TAX - CURRENT	975,353.70	976,000.00	960,000.00	975,000.00	975,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	3,140.07	3,500.00	7,000.00	3,450.00	7,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	1,779.95	1,850.00	2,000.00	1,750.00	1,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	37,241.83	49,241.83	57,000.00	48,000.00	60,000.00
10-3115-180 TAX INTEREST	1,940.91	2,000.00	2,250.00	2,000.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	98,950.26	149,000.00	157,700.00	148,000.00	156,000.00
10-3322-220 BEER & WINE TAX		42,500.00	48,750.00	42,500.00	43,350.00
10-3324-220 UTILITY FRANCHISE TAX	299,214.27	394,214.27	450,000.00	392,500.00	407,000.00
10-3340-400 ZONING & PERMIT FEES	22,105.00	22,105.00	10,000.00	20,000.00	10,000.00
10-3350-400 SUBDIVISION FEES	53,100.00	53,100.00	62,250.00	52,000.00	2,000.00
10-3830-891 MISCELLANEOUS REVENUES	3,202.00	3,202.00	1,500.00	3,000.00	1,500.00
10-3831-491 INVESTMENT INCOME	6,679.62	10,000.00	17,500.00	10,000.00	13,000.00
TOTAL REVENUE	1,502,707.61	1,706,713.10	1,775,950.00	1,698,200.00	1,678,100.00
GENERAL GOVERNMENT EXPENDITURE:					
10-4110-126 FIRE SERVICE	604,750.00	720,000.00	720,000.00	720,000.00	752,625.00
10-4110-127 FIRE DEPT CAPITAL	50,000.00	56,000.00	56,000.00	56,000.00	80,000.00
10-4110-128 POLICE PROTECTION	232,161.00	233,000.00	233,000.00	233,000.00	240,000.00
10-4110-192 ATTORNEY FEES	54,135.79	90,000.00	110,275.00	90,000.00	90,000.00
10-4110-195 ELECTION EXPENSE	1,899.50	2,000.00	2,000.00	2,000.00	11,000.00
10-4110-340 EVENTS & PUBLICATIONS	8,021.27	12,021.27	13,500.00	12,000.00	17,750.00
10-4110-495 OUTSIDE AGENCY FUNDING	2,356.60	3,000.00	3,000.00	3,000.00	3,600.00
TOTAL GENERAL GOVT EXPENDITURE	953,324.16	1,116,021.27	1,137,775.00	1,116,000.00	1,194,975.00
ADMINISTRATIVE EXPENDITURE:					
10-4120-121 SALARIES - CLERK	57,066.03	68,479.24	69,475.00	70,000.00	70,000.00
10-4120-123 SALARIES - TAX COLLECTOR	28,451.97	34,142.36	41,000.00	35,500.00	41,000.00
10-4120-124 SALARIES - FINANCE OFFICER	7,065.27	8,989.27	10,850.00	9,000.00	10,000.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	17,500.00	21,000.00	21,000.00	21,000.00	24,000.00
10-4120-181 FICA EXPENSE	8,673.63	10,408.36	11,000.00	12,000.00	12,000.00
10-4120-182 EMPLOYEE RETIREMENT	12,613.95	15,136.74	18,500.00	16,000.00	16,000.00
10-4120-183 EMPLOYEE INSURANCE	14,835.54	17,802.65	18,500.00	18,000.00	21,000.00
10-4120-184 EMPLOYEE LIFE INSURANCE	337.68	405.22	350.00	500.00	400.00
10-4120-185 EMPLOYEE S-T DISABILITY	228.00	273.60	325.00	310.00	325.00
SALARY ADJUSTMENTS					5,750.00
10-4120-191 AUDIT FEES	8,000.00	8,000.00	8,900.00	8,000.00	8,900.00
10-4120-193 CONTRACT LABOR	2,243.75	3,000.00	5,000.00	3,000.00	5,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	6,302.61	8,000.00	11,125.00	8,000.00	17,000.00
10-4120-210 PLANNING CONFERENCE	336.06	500.00	2,500.00	850.00	1,000.00
10-4120-321 TELEPHONE - ADMIN	2,293.05	3,031.44	4,500.00	3,750.00	4,000.00
10-4120-325 POSTAGE - ADMIN	2,601.75	3,742.79	4,200.00	4,250.00	4,200.00
10-4120-331 UTILITIES - ADMIN	2,845.74	3,788.52	4,725.00	4,000.00	4,725.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	33,851.06	35,000.00	35,000.00	35,000.00	38,000.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	51,164.20	52,000.00	51,000.00	52,000.00	55,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	24,166.00	45,247.43	36,000.00	46,000.00	36,000.00
REPAIRS & MAINTENANCE - SIDEWALKS					
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	970.00	1,060.00	750.00	1,000.00	1,250.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	4,052.00	6,074.86	5,750.00	6,250.00	6,250.00
10-4120-370 ADVERTISING - ADMIN	443.25	1,000.00	1,000.00	1,000.00	1,000.00

**TOWN OF WEDDINGTON
PRELIMINARY BUDGET
FY2014**

	ACTUAL AS OF 4/30/2013	PROJECTED FY2013 AS OF 4/30/2013	FY 2013 BUDGET	FY 2013 PROPOSED AMENDED BUDGET	\$0.052 Tax FY 2014 PROPOSED BUDGET
balance has changed					
10-4120-397 TAX LISTING & TAX COLLECTION FEES	874.35	1,000.00	1,000.00	1,000.00	1,000.00
10-4120-400 ADMINISTRATIVE:TRAINING	1,753.00	3,000.00	4,100.00	4,000.00	4,100.00
10-4120-410 ADMINISTRATIVE:TRAVEL	5,141.62	6,000.00	6,500.00	6,000.00	6,500.00
10-4120-450 INSURANCE	10,091.35	11,500.00	20,000.00	11,500.00	14,360.00
10-4120-491 DUES & SUBSCRIPTIONS	12,289.00	19,577.00	18,000.00	20,000.00	21,000.00
10-4120-498 GIFTS & AWARDS	341.19	1,500.00	1,500.00	1,500.00	1,500.00
10-4120-499 MISCELLANEOUS	1,333.85	3,500.00	3,500.00	3,500.00	3,500.00
TOTAL ADMINISTRATIVE EXPENDITURE	317,865.90	393,159.46	416,050.00	402,910.00	434,760.00
PLANNING & ZONING EXPENDITURE:					
10-4130-121 SALARIES - ZONING ADMINISTRATOR	51,819.15	62,453.87	62,000.00	63,000.00	63,000.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATR	1,104.17	2,000.00	2,500.00	2,500.00	2,000.00
10-4130-123 SALARIES - RECEPTIONIST	16,067.13	19,280.56	22,910.00	21,000.00	20,000.00
10-4130-124 SALARIES - PLANNING BOARD	13,500.00	16,500.00	17,500.00	17,000.00	17,500.00
10-4130-125 SALARIES - SIGN REMOVAL	4,084.91	4,901.89	4,500.00	5,000.00	5,000.00
10-4130-181 FICA EXPENSE - P&Z	6,622.91	7,947.49	8,500.00	8,500.00	11,000.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	10,021.61	12,025.93	13,000.00	12,000.00	12,000.00
10-4130-183 EMPLOYEE INSURANCE	15,750.00	18,900.00	19,500.00	19,500.00	22,500.00
10-4130-184 EMPLOYEE LIFE INSURANCE	225.96	271.15	325.00	325.00	325.00
10-4130-185 EMPLOYEE S-T DISABILITY	96.00	115.20	215.00	215.00	215.00
SALARY ADJUSTMENTS					3,900.00
10-4130-193 CONSULTING	7,095.26	8,500.00	15,000.00	8,500.00	5,000.00
10-4130-194 CONSULTING - COG	1,540.78	3,500.00	10,000.00	3,500.00	5,000.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	3,117.52	5,000.00	5,000.00	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES			2,500.00		2,500.00
10-4130-215 HISTORIC PRESERVATION		500.00	500.00	500.00	500.00
10-4130-220 TRANSPORTATION & IMPROVEMENTS			23,750.00	0.00	9,000.00
10-4130-321 TELEPHONE - PLANNING & ZONING	2,293.15	3,031.58	4,500.00	3,750.00	4,000.00
10-4130-325 POSTAGE - PLANNING & ZONING	2,499.50	4,118.57	4,200.00	4,250.00	4,200.00
10-4130-331 UTILITIES - PLANNING & ZONING	2,845.74	3,788.54	4,725.00	4,000.00	4,725.00
10-4130-370 ADVERTISING - PLANNING & ZONING	330.71	750.00	1,000.00	750.00	1,000.00
TOTAL PLANNING & ZONING EXPENDITURE	139,014.50	173,584.77	222,125.00	179,290.00	198,365.00
TOTAL EXPENDITURES	1,410,204.56	1,682,765.51	1,775,950.00	1,698,200.00	1,828,100.00
NET REVENUES/(EXPENDITURES)	92,503.05	23,947.59	0.00	0.00	(150,000.00)
APPROPRIATION FROM FUND BALANCE - CURRENT YEAR					150,000.00
ASSIGNMENT OF FUND BALANCE FOR FUTURE CAPITAL NEEDS					115,000.00
TOTAL FY2014 FUND BALANCE APPROPRIATIONS AND ASSIGNMENTS					265,000.00

1 cent tax = approximately #####

Real and personal property estimated tax base = \$1,928,865,904

Motor vehicle estimated tax base = \$116,923,132

**TOWN OF WEDDINGTON
NON-OPERATING EXPENDITURES**

**FY2014
@ 5.2 cents**

Net Operating Revenues Over Expenditures 759,485.00

Proposed non-recurring revenues

Additional motor vehicle revenue due to change in collection process 10,000.00

Subdivision Fees

Adjusted Revenues Over Expenditures 769,485.00

Proposed non-operating expenditures to be funded

PVFD Operating expenditure increase 550,325.00
Building upgrades 80,000.00
Volunteer bonus program 23,500.00
Audit fees 6,000.00

WCVFD 124,800.00

Stallings VFD 48,000.00

Police Increase in Union County contract cost 6,388.00
Rounding 612.00

Public Safety

Parks & Rec Easter Egg Hunt 500.00

Festival -- upfront money 3,600.00

Festival -- net revenues from prior year 1,400.00

Holiday banners & lights 3,030.00

Tree lighting - food 960.00

Tree lighting - volunteers gifts/food 500.00

Tree lighting - facility preparation 650.00

Tree lighting - music (DJ) 400.00

Tree lighting - crafts & prizes 250.00

Tree lighting - tree 250.00

Tree lighting - Christmas cards 200.00

Litter sweeps 250.00

Meet and Greet local groups 260.00

Office supplies Ipad covers and keyboards 400.00

Vacuum cleaner 300.00

Ipads

Copier

Council chairs 6,300.00

Grounds maintenance Medians landscaping (watering) 1,000.00

Building Maintenance Electrical 23,000.00

Flooring/carpet 5,000.00

Interior painting

Equipment Maintenance CSI upgrade to ServicePlus 4,000.00

Gifts/Awards Ipads to outgoing councilmembers

Technology CSI upgrade to SmartFusion (included as part of service upgrade)

GIS upgrade

Telephone system hardware/capital

Transportation Roundabout irrigation 9,000.00

Sidewalk maintenance

Rea Road

Attorney Outside agency Urban forester 3,600.00

Consulting/

Contract Labor Scanning of minutes

Salary adj COLA/Merit/Bonus/Taxes/Benefits 9,650.00

Council increases 3,000.00

One-time funding of state unemployment reserve 2,360.00

Total cost of non-operating expenditures 919,485.00

NET APPROPRIATION FROM FUND BALANCE \$150,000.00

FUND BALANCE ASSIGNMENTS

Library \$250,000

Rea Road Engineering \$200,000

Capital Projects

Fire Service \$100,000

Town Hall \$15,000

FUND BALANCE 5-YR PROJECTION

-----FUND BALANCE PER FINANCIAL STATEMENTS-----								-----PER TOWN POLICY-----		
	Non-Spendable/ Restricted by Statute	Assigned Library	Assigned Rea Rd	Assigned Capital - Fire	Assigned Capital - Town Hall	Unassigned	Total Fund Balance	Minimum Unassigned Fund Balance Required	Minimum Total Fund Balance Required	Maximum Fund Balance Available for Appropriation
Actual As of June 30, 2012	38,693.00	250,000.00	200,000.00			2,048,447.00	2,537,140.00	335,112.50	670,225.00	201,067.50
Add:										
Projected Net Income/(Loss & Appropriation)	(9,760.00)					(186,293.00)	(196,053.00)			
Additional Fund Balance Assignments										
Projected As of June 30, 2013	28,933.00	250,000.00	200,000.00			1,862,154.00	2,341,087.00	423,300.00	846,600.00	253,980.00
Add:										
Projected Net Income/(Loss & Appropriation)						(150,000.00)	(150,000.00)			
Additional Fund Balance Assignments				100,000.00	15,000.00	(115,000.00)	-			
Projected As of June 30, 2014	28,933.00	250,000.00	200,000.00	100,000.00	15,000.00	1,597,154.00	2,191,087.00	457,025.00	914,050.00	274,215.00
Add:										
Projected Net Income/(Loss & Appropriation)						(168,154.50)	(168,154.50)			
Additional Fund Balance Assignments				100,000.00	15,000.00	(115,000.00)	-			
Projected As of June 30, 2015	28,933.00	250,000.00	200,000.00	200,000.00	30,000.00	1,313,999.50	2,022,932.50	464,038.62	928,077.25	278,423.17
Add:										
Projected Net Income/(Loss & Appropriation)						(200,346.19)	(200,346.19)			
Additional Fund Balance Assignments				100,000.00	15,000.00	(115,000.00)	-			
Projected As of June 30, 2016	28,933.00	250,000.00	200,000.00	300,000.00	45,000.00	998,653.31	1,822,586.31	478,549.05	957,098.09	287,129.43
Add:										
Projected Net Income/(Loss & Appropriation)					(45,000.00)	(233,849.46)	(278,849.46)			
Additional Fund Balance Assignments				100,000.00	15,000.00	(115,000.00)	-			
Projected As of June 30, 2017	28,933.00	250,000.00	200,000.00	400,000.00	15,000.00	649,803.86	1,543,736.86	493,574.86	987,149.73	296,144.92
Add:										
Projected Net Income/(Loss & Appropriation)						(269,341.56)	(269,341.56)			
Additional Fund Balance Assignments				100,000.00	15,000.00	(115,000.00)	-			
Projected As of June 30, 2018	28,933.00	250,000.00	200,000.00	500,000.00	30,000.00	265,462.29	1,274,395.29	509,135.39	1,018,270.78	203,654.16
Add:										
Projected Net Income/(Loss & Appropriation)				(500,000.00)		(302,152.76)	(802,152.76)			
Additional Fund Balance Assignments				100,000.00	15,000.00	(115,000.00)	-			
Projected As of June 30, 2019	28,933.00	250,000.00	200,000.00	100,000.00	45,000.00	(151,690.46)	472,242.54	525,250.69	1,050,501.38	210,100.28

Balances in red are in violation of Town Policy

NET INCOME/LOSS ASSUMPTIONS

REVENUE

FY2014 -- 70 certificates of compliance with 4% growth each year thereafter (approximately 2/3 of currently permitted lots to be completed within the 5 yr forecast)
Home values estimated at \$400,000 per home
No revaluation or change in tax rate
No subdivision fees for potential new developments included
State collected revenues forecast at 1.5% growth per year

EXPENDITURES

Fire/police/attorney forecasted at 4% increase per year
Fire also includes estimated \$80k/year loan repayment for building upgrade; FY2013 includes \$220k for back bldg capital improvements; FY2019 includes \$500k appropriation for capital outlay for truck
Building maintenance & repairs include \$28k in renovation costs in FY2014; total maint & repairs forecasted at 2% increase thereafter; FY2017 includes \$45k capital outlay
Admin costs forecasted at 2% overall increase

Sec. 58-60. - MX mixed-use conditional district.

The MX mixed-use conditional district is hereby established in order to accommodate a highly limited type of mixed use development in accordance with the intent described in subsection 58-5(3)b. Development in a MX mixed-use district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. Rezoning to a MX district shall only be applicable to areas designated for future retail/office development in the town's land use plan.

(1) *Permitted uses.*

a. Offices and office buildings. Following is a list of examples of the types of offices permitted in an MX district. Although this list is not intended to exhaust the types of office uses permitted, other types of office uses are permissible only if they will not produce levels of noise, traffic, pedestrian activity or disturbances that exceed the levels of noise, traffic, pedestrian activity or disturbances commonly associated with the types of office uses listed below:

1. Doctor's office.
2. Insurance agency.
3. Real estate agency.
4. Stock brokerage firm.
5. Tax preparation service.
6. Travel agency.
7. Small animal veterinary clinic.

b. Retail uses. Following is a list of examples of the types of retail uses permitted in an MX district. Although this list is not intended to exhaust the types of retail uses permitted, other types of retail uses are permissible only if they will not produce levels of noise, traffic, pedestrian activity or disturbances that exceed the levels of noise, traffic, pedestrian activity or disturbances commonly associated with the types of retail uses listed below. Such retail uses may be in freestanding buildings or within a larger building:

1. Antique shop.
2. Arts and crafts store.
3. Athletic goods shop.
4. Automobile parts store.
5. Bakery, retail.
6. Barbershop and beauty shop.
7. Book and stationery store.

8. Clothing store.
 9. Computer/electronics store.
 10. Dance and gymnastic studio.
 11. Department/variety store.
 12. Dry cleaning service outlet (excluding dry cleaning and laundry plants).
 13. Fabric stores.
 14. Floor covering, wallpaper, paint and window covering stores.
 15. Florist and gift shops.
 16. Grocery stores.
 17. Hardware stores.
 18. Jewelry stores.
 19. Music stores.
 20. Pharmacies.
 21. Photocopying shops.
 22. Tailor, dressmaking and millinery shops.
 23. Toy and hobby stores.
 24. Video stores.
- c. Restaurants (excluding freestanding drive-in, drive-through and fast-food restaurants).
 - d. Schools.
 - e. Shopping centers.
 - f. Essential services, classes I and II.
 - g. Libraries, public.
 - h. Town government buildings and facilities (indoors).
 - i. Bank teller machines.
 - j. Banks and financial institutions.
 - k. Post offices.
 - l. Postal stores and contract stations.
 - m. Convenience stores (restrictions may be added by the town council, such as restrictions

governing ingress/egress to the convenience store from major roads, architectural review, number of gas pumps, height of canopy, site location, hours of operation, etc.).

n. Day care centers provided the lot is at least three acres.

o. Banquet and reception centers, and conference centers, provided the lot is at least five acres. However, nothing shall prohibit one or more of these uses from being combined on a single five-acre lot. These uses shall not produce levels of noise or electronically amplified sound that is audible at levels greater than 60 db beyond the boundary of the property on which the facility is located. Further, no noise or electronically amplified sound shall be audible beyond the property boundary between the hours of 10:00 p.m. and 9:00 a.m.

(Ord. No. O-2006-20, § 5.9, 11-13-2006; Ord. No. O-2009-07, 7-13-2009; Ord. No. O-2010-02, 3-8-2010; Ord. No. O-2011-02, 3-14-2011)

FEB 08 2013

**Town of Weddington
Conditional Zoning Application**TOWN OF WEDDINGTON
ZONING DEPARTMENT

Application Number: CZ01-13 Application Date: 2/8/13
Applicant's Name: Clinton Todd Alexander
Jessica Joy Alexander
Applicant's Phone: 704 562 6899
Applicant's Address: 7918 Rainbow Dr Charlotte NC 28227
Property Owner's Name: Rick & Doris Alexander
Property Owner's Phone: 704 843 3930

If applicant is different from the property owner, please provide a notarized authorization from the property owner.

Property Location: 7112 Newtown Rd
Parcel Number: 06129045 Deed Book and Page: 418 939
Total Acreage of Site: 7.65 Existing Zoning: RLD
Application Fee: 1,500⁰⁰ Check Number: 7118

All applications must include a site plan, drawn to scale, and supporting text that, as approved, will become a part of the Ordinance amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in North Carolina, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions in addition to all predetermined Ordinance requirements, will govern the development and use of the property. The applicant acknowledges that he/she will reimburse the Town for all engineering and consulting services associated with the review of the conditional zoning request prior to any zoning permits being issued by the Town for such project. The applicant shall, at a minimum, include as part of the application, each of the items listed below.

Please include the following:

- ✓ A boundary survey showing the total acreage, present zoning classifications, date and north arrow.
- ✓ The owner's names, addresses and the tax parcel numbers of all adjoining properties.

- ✓ All existing easements, reservations, and right-of-way on the property(ies) in question.
- ✓ Proposed principal uses: A general summary of the uses that will take place, with reference made to the list of uses found in section 5.9.1 of the Weddington Zoning Ordinance.
- ✓ Traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all shared parking facilities) along with typical street cross-sections.
- ✓ General information on the number, height, size and location of structures.
- ✓ All proposed setbacks, buffers, screening and landscaping required by these regulations or otherwise proposed by the petitioner.
- ✓ All existing and proposed points of access to public streets.
- ✓ Proposed phasing of the project.
- ✓ Proposed number, location, type and size of all commercial signs.
- ✓ Exterior treatments of all principal structures.
- ✓ Delineation of all marginal lands including areas within the regulatory floodplain as shown on official Flood Hazard Boundary Maps for Union County.
- ✓ Existing and proposed topography at five-foot contour intervals or less.
- ✓ Scale and physical relationship of buildings relative to abutting properties.
- ✓ Public Involvement Meeting Labels.

Please Note: The Zoning Administrator requires the petitioner to submit more than one copy of the petition and site plan in order to have enough copies available to circulate to other government agencies for review and comment. The number of copies required shall be determined on a case-by-case basis by the Zoning Administrator.

Zoning Administrator Approval

The Zoning Administrator shall have up to thirty (30) days following any revision of the application to make comments. If the Administrator forwards no comments to the applicant by the end of any such thirty-day period, the application shall be submitted to the Planning Board for their review without any further comment.

Planning Board Review

The applicant shall submit at least ten (10) copies of the application to the Zoning Administrator for transmittal to the Planning Board and other appropriate agencies. The Zoning Administrator shall present any properly completed application to the members of the Planning Board at least fifteen (15) days prior to their next regularly scheduled meeting. The Planning Board by majority vote may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have up to thirty-one (31) days from the date at which they first met to review the application to take action. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council for final action.

Action by Town Council

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/or ordinances.

Public Hearing Required

Prior to making a decision on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in section 12.1.7 of the Zoning Ordinance. Once the public hearing has been held, the Town Council shall take action on the petition.

The Town Council shall have the authority to:

- a. Approve the application as submitted.
- b. Deny approval of the application
- c. Approve application with modifications that are agreed to by the applicant.
- d. Submit the application to the Planning Board for further study. The Planning Board shall have up to thirty-one (31) days from the date of such submission to make a report to the Town Council. If no report is issued, the Town Council can take final action on the petition. The Town Council reserves the right to schedule and advertise a new public hearing based on the Planning Board's report.

To the best of my knowledge, all information herein submitted is accurate and complete.

Rick L. Schuler

Doris D Alexander

Signature of Property Owner

2/6/2013
Date

Justin May
Alexander

Signature of Applicant

2/7/2013
Date

RULE 8. PUBLIC ADDRESS TO THE COUNCIL

In compliance with G.S. 160A-81.1, the Council establishes the following policy for informal public comment at meetings of the Council where time is permitted for public comments. The Town Clerk shall provide a sign-up sheet at the entry to the meeting room not later than thirty minutes prior to each meeting for persons who desire to address the Council. The Mayor will recognize speakers in the order in which their names appear on the sign-up sheet. The purpose of the time for informal public comments is to allow for public input to the Council on issues germane to Weddington. It is not intended to compel Councilmembers or staff to answer questions in an impromptu manner without adequate opportunity for preparation or consideration.

Each speaker must address the Council from the lectern and begin their remarks by giving their name address and stating the topic about which they intend to speak. Each speaker will have three (3) minutes to make remarks. A speaker may not yield any of his or her time to another speaker. Speakers may not discuss matters which are the subject of public hearings, and they must be courteous in their language and presentation. Personal attacks will not be tolerated. The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and must entertain and rule on objections from other members of the Council on this ground. The Council may over rule the Mayor's ruling on standards of courtesy. Speakers may leave written comments and/or supporting documents, if any, with the Town Clerk to the Council.

If at the beginning of the public comment period, the Council determines that the time required to hear all speakers on the sign-up sheet would unduly disrupt the conduct of Town business or cause undue inconvenience to citizens in attendance for other items on the agenda, the Council may require the designation of spokesman, or the selection of delegates, for groups of persons supporting or opposing the same positions. The Council may also move the period for public comment to some time later in the meeting.

COMMENT: The council shall provide at least one period for public comment per month at a regular meeting of the council. The council may adopt reasonable rules governing the public comment period, including, but not limited to, rules (i) fixing the maximum time allotted to each speaker, (ii) providing for the designation of spokesmen for groups of persons supporting or opposing the same positions, (iii) 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 (iv) providing for the maintenance of order and decorum in the conduct of the hearing. The council is not required to provide a public comment period under this section if no regular meeting is held during the month. (2005 170, s. 3.)

**TOWN OF WEDDINGTON
PROPOSED AMENDED BUDGET
FYE 6/30/2013**

	PROPOSED AMENDED	ORIGINAL BUDGET	
Revenues			
Ad Valorem Taxes	1,025,200	1,028,250	
State-Collected Revenues	583,000	656,450	A
Zoning and Subdivision Revenues	72,000	72,250	
Other Revenues	13,000	19,000	
Total Revenues	1,693,200	1,775,950	
Expenditures			
Administrative Expenditures	394,910	416,050	B
Planning and Zoning Expenditures	182,290	222,125	C
General Government Expenditures	1,116,000	1,137,775	D
Total Expenditures	1,693,200	1,775,950	

{A} Lower utility franchise and sales tax revenues

{B} Savings from change in insurance provider not included in original budget


{C} Town's cost of sidewalks was paid out of FY2012 budget; roundabout irrigation pushed to FY2014

{D} Attorney fees lower than originally budgeted

**TOWN OF WEDDINGTON
PROPOSED AMENDED BUDGET
FYE 6/30/2013**

	FY 2013 PROPOSED AMENDED <u>BUDGET</u>	FY 2013 ORIGINAL <u>BUDGET</u>
<div></div> balance has changed		
REVENUE:		
10-3101-110 AD VALOREM TAX - CURRENT	970,000.00	960,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	3,450.00	7,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	1,750.00	2,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	48,000.00	57,000.00
10-3115-180 TAX INTEREST	2,000.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	148,000.00	157,700.00
10-3322-220 BEER & WINE TAX	42,500.00	48,750.00
10-3324-220 UTILITY FRANCHISE TAX	392,500.00	450,000.00
10-3340-400 ZONING & PERMIT FEES	20,000.00	10,000.00
10-3350-400 SUBDIVISION FEES	52,000.00	62,250.00
10-3830-891 MISCELLANEOUS REVENUES	3,000.00	1,500.00
10-3831-491 INVESTMENT INCOME	<u>10,000.00</u>	<u>17,500.00</u>
TOTAL REVENUE	1,693,200.00	1,775,950.00
GENERAL GOVERNMENT EXPENDITURE:		
10-4110-126 FIRE DEPT SUBSIDIES	776,000.00	776,000.00
10-4110-128 POLICE PROTECTION	233,000.00	233,000.00
10-4110-192 ATTORNEY FEES	90,000.00	110,275.00
10-4110-195 ELECTION EXPENSE	2,000.00	2,000.00
10-4110-340 EVENTS & PUBLICATIONS	12,000.00	13,500.00
10-4110-495 OUTSIDE AGENCY FUNDING	<u>3,000.00</u>	<u>3,000.00</u>
TOTAL GENERAL GOVT EXPENDITURE	1,116,000.00	1,137,775.00
ADMINISTRATIVE EXPENDITURE:		
10-4120-121 SALARIES - CLERK	70,000.00	69,475.00
10-4120-123 SALARIES - TAX COLLECTOR	35,500.00	41,000.00
10-4120-124 SALARIES - FINANCE OFFICER	9,000.00	10,850.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	21,000.00	21,000.00
10-4120-181 FICA EXPENSE	12,000.00	11,000.00
10-4120-182 EMPLOYEE RETIREMENT	16,000.00	18,500.00
10-4120-183 EMPLOYEE INSURANCE	18,000.00	18,500.00
10-4120-184 EMPLOYEE LIFE INSURANCE	500.00	350.00
10-4120-185 EMPLOYEE S-T DISABILITY	310.00	325.00
10-4120-191 AUDIT FEES	8,000.00	8,900.00
10-4120-193 CONTRACT LABOR	3,000.00	5,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	10,000.00	11,125.00
10-4120-210 PLANNING CONFERENCE	850.00	2,500.00
10-4120-321 TELEPHONE - ADMIN	3,750.00	4,500.00
10-4120-325 POSTAGE - ADMIN	4,250.00	4,200.00
10-4120-331 UTILITIES - ADMIN	4,000.00	4,725.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	35,000.00	35,000.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	52,000.00	51,000.00

**TOWN OF WEDDINGTON
PROPOSED AMENDED BUDGET
FYE 6/30/2013**

	FY 2013 PROPOSED AMENDED BUDGET	FY 2013 ORIGINAL BUDGET
 balance has changed		
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	36,000.00	36,000.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	1,000.00	750.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	6,250.00	5,750.00
10-4120-370 ADVERTISING - ADMIN	1,000.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	1,000.00	1,000.00
10-4120-400 ADMINISTRATIVE:TRAINING	4,000.00	4,100.00
10-4120-410 ADMINISTRATIVE:TRAVEL	6,000.00	6,500.00
10-4120-450 INSURANCE	11,500.00	20,000.00
10-4120-491 DUES & SUBSCRIPTIONS MUMPO	20,000.00	18,000.00
10-4120-498 GIFTS & AWARDS	1,500.00	1,500.00
10-4120-499 MISCELLANEOUS	3,500.00	3,500.00
TOTAL ADMINISTRATIVE EXPENDITURE	394,910.00	416,050.00
PLANNING & ZONING EXPENDITURE:		
10-4130-121 SALARIES - ZONING ADMINISTRATOR	63,000.00	62,000.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATR	2,500.00	2,500.00
10-4130-123 SALARIES - RECEPTIONIST	21,000.00	22,910.00
10-4130-124 SALARIES - PLANNING BOARD	17,000.00	17,500.00
10-4130-125 SALARIES - SIGN REMOVAL	5,000.00	4,500.00
10-4130-181 FICA EXPENSE - P&Z	8,500.00	8,500.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	12,000.00	13,000.00
10-4130-183 EMPLOYEE INSURANCE	19,500.00	19,500.00
10-4130-184 EMPLOYEE LIFE INSURANCE	325.00	325.00
10-4130-185 EMPLOYEE S-T DISABILITY	215.00	215.00
10-4130-193 CONSULTING	10,000.00	15,000.00
10-4130-194 CONSULTING - COG	5,000.00	10,000.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES		2,500.00
10-4130-215 HISTORIC PRESERVATION	500.00	500.00
10-4130-220 TRANSPORTATION & IMPROVEMENTS	0.00	23,750.00
10-4130-321 TELEPHONE - PLANNING & ZONING	3,750.00	4,500.00
10-4130-325 POSTAGE - PLANNING & ZONING	4,250.00	4,200.00
10-4130-331 UTILITIES - PLANNING & ZONING	4,000.00	4,725.00
10-4130-370 ADVERTISING - PLANNING & ZONING	750.00	1,000.00
TOTAL PLANNING & ZONING EXPENDITURE	182,290.00	222,125.00
TOTAL EXPENDITURES	1,693,200.00	1,775,950.00
NET REVENUES/(EXPENDITURES)	0.00	0.00



TOWN OF WEDDINGTON

MEMORANDUM

DATE: 5/13/13
TO: MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- I have received an MX Rezoning Application for a Wedding/Banquet/Reception facility located at 7112 New Town Road. The Public Involvement Meetings were held Monday, April 15th from 1-3pm on-site and Thursday, April 18th from 4:30-6:30pm at Town Hall. The Planning Board gave this project an unfavorable recommendation at their April 22nd meeting.
- I have received a Conditional Zoning Application for St. Mark Coptic Orthodox Church located at the intersection of Providence Road and Old Mill Road. This plan will be on the May 20th Planning Board agenda.
- Staff has received an application for a 46 lot Conservation Subdivision located on 56.819 acres along Rea Road. This parcel is owned by MFG Enterprises, Inc. Public Involvement Meeting dates are currently being scheduled.
- Orleans Homebuilders has submitted the Lake Forest Preserve Phase 3B Final Plat for 41 lots. This Final Plat will be on the May 20th Planning Board agenda.
- The DrumStrong Temporary Use Permit Application was approved at the April 22nd Planning Board meeting. This event is scheduled to take place May 17-19 on the Misty Meadows Farm located at 455 Providence Road.
- The Town and NCDOT have executed the right-of-way agreements for the roundabout located at NC 84 and Weddington-Matthews Road. Construction is planned for this summer.
- The Town of Weddington and City of Charlotte are beginning to work on renewing the 2004 Weddington/Charlotte Annexation Agreement.
- 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. These plans should be on the June 24th Planning Board agenda.
- The recently adopted April 8, 2013 Land Use Plan can be found online or at Town Hall.

- The following items were on the April 22nd Planning Board agenda:
 - 7112 New Town Road MX Rezoning-Unfavorable Recommendation
 - DrumStrong TUP-Approved
- The following items will be on the May 20th Planning Board agenda:
 - TUP Text Amendment
 - Violation Fee Text Amendment
 - Lake Forest Preserve Phase 3B Final Plat
 - St. Mark Coptic Orthodox Church CZ Application



TOWN OF WEDDINGTON MEMORANDUM

DATE: 5/13/13
TO: MAYOR AND TOWN COUNCIL
FROM: AMY S. MCCOLLUM, TOWN ADMINISTRATOR
RE: **UPDATE**

Dr. Mary Ellis, Superintendent of Schools, will be discussing her vision for the schools and budget issues on May 14 at 6:30 p.m. at the Central Academy of Technology and Arts in Monroe.

Cathy Brown has resigned from the Public Safety Committee. I have a couple of applications on file. If there are no objections, I will begin advertising for this vacancy unless the Town Council would like to consider the current applications on file.

I have asked Public Safety Chairman Michael Smith to help train the remaining staff and Council on how to use the defibrillator.

We have switched over to the Virtual Office Assistant (Cloud) through VC3. We are still working on a few small issues but for the most part everything is going well. I can assist the Council in installing the VC3 program on your Ipad for those that were unable to attend when VC3 was at the Town Hall.

The next newsletter should be going out next week.

Town Hall will be closed for Memorial Day on Monday, May 27.

Save the Date:

Weddington Country Festival – September 21, 2013

Public Safety update... 4/2013

On April 9, 2013 at 10:00 AM there was a special meeting of the Public Safety Advisory Committee held at the Weddington Town Hall. The purpose of this meeting was to review with the Committee Members the items issued for research to Chairman Michael Smith by the Town Council during the February 2013 Council Retreat.

The liaison for the Fire Departments will be asked to address the following items for the Town Council. Work with Councilwoman Hadley and the Providence Fire Department in exploring the possibility of installing dry hydrants in needed areas throughout Weddington. This would require a partnership with HOA's that have bodies of water in their developments. Contact the three Fire Departments about conducting CPR classes for the residents of Weddington, as well as install child restraint seats in motor vehicles. He/she will be asked to prepare a presentation for the Committee on the operating procedures of the Fire Departments to educate the Committee Members.

Doug Sabo is the liaison for EMS and was asked to determine if the Town of Weddington would be able to participate in the upcoming EMS study, as well as having input in the process. Mr. Sabo was asked by the Chairman to prepare a presentation for the committee members on the operating procedures of EMS.

Gene Melchior is the liaison for NC Dot and was asked to explore the feasibility of placing a street light at the intersection of Weddington - Matthews Rd and Tilley Morris Rd to illuminate the roadway. Mr. Melchior will also be working on improving the Public Safety page on the Town's website which will include a link to Nimbus crime mapping and other Public Safety information.

Mike Smith is the liaison to the Sheriff's Department and will be working with Deputy Black in identifying crime and problem areas and discussing solutions. He will also work with Deputy Black in identifying traffic concerns and discuss solutions. Mr. Smith will work with the Deputies in improving community policing and visibility within the town, as well as address bicycling violations. Mr. Smith will also work on helping he Deputies create a schedule for the radar trailer so it will always be in service, this schedule will not interfere with request from town residents.

Over the next several months Committee Members will be reviewing the rules of procedures to see if any changes or amendments need to be made.

All agenda items covered in this meeting were requests made by the Town Council with the exception of the presentations which was a request made by the Chairman.



Union County Sheriff's Office

Events By Nature

For the Month of: April 2013

Date of Report

5/1/2013

1:41:49PM

<u>Event Type</u>	<u>Total</u>
911 ABANDONED CALL	13
911 HANG UP	17
911 MISDIAL	3
911 SILENT OPEN LINE	9
ACCIDENT EMD	1
ACCIDENT PD COUNTY NO EMD	8
ALARMS LAW	49
ANIMAL BITE REPORT LAW	1
ANIMAL COMP SERVICE CALL LAW	5
ANIMAL LOST STRAY UNWNTD LAW	4
ARMED SUBJECT REPORT	1
ASSAULT OR SEX ASLT EMD	1
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	2
BARKING DOG	3
BOLO	9
BURGLARY HOME OTHER NONBUSINESS	7
BUSINESS CHECK	29
CALL BY PHONE	8
DELIVER MESSAGE	3
DISCHARGE OF FIREARM	3
DISTURBANCE OR NUISANCE	8
DOMESTIC DISTURBANCE	8
DRUG ACTIVITY IN PROGRESS	1
DRUG INFORMATION NOT IN PROGR	1
DRUG POSSESSION SCHEDULE	1
ESCORT	7
FOLLOW UP INVESTIGATION	11

<u>Event Type</u>	<u>Total</u>
FOOT PATROL	1
FUNERAL ESCORT	1
HARASSMENT STALKING THREATS	2
ILLEGAL DUMPING LITTERING	3
IMPROPERLY PARKED VEHICLE	2
INTOXICATED DRIVER	1
INVESTIGATION	7
JURISDICTION CONFIRMATION LAW	1
JUVENILE COMPLAINT	1
LARCENY THEFT	2
LIVE STOCK ON HIGHWAY	9
LOST OR FOUND PROPERTY	1
LOST OR STOLEN VEHICLE TAG	1
MEET REQUEST NO REFERENCE GIVN	2
MISSING PERSON	1
MOTORIST ASSIST	3
NC DOT MISCELLANEOUS	4
NOISE COMPLAINT	1
OVERDOSE POISONING EMD	1
PREVENTATIVE PATROL	337
PROP DAMAGE VANDALISM MISCHIEF	6
PUBLIC SERVICE	8
RADAR PATROL INCLUDING TRAINIG	12
REPOSESSION OF PROPERTY	1
RESIDENTIAL CHECK	3
SERVE CRIMINAL SUMMONS	1
SERVE DOMESTIC VIOL ORDER	1
SERVE EVICTION NOTICE	1
SERVE WARRANT	5
SEX ASSAULT CHILD LAW	1
SPEEDING VEHICLE COMPLAINT	2
STAB GUNSHOT PENETRATING TRAMA	1

<u>Event Type</u>	<u>Total</u>
SUICIDAL THREAT EPD	3
SUICIDE ATTEMPT EMD	1
SUPPLEMENTAL REPORT	1
SUSPICIOUS CIRCUMSTANCES	5
SUSPICIOUS PERSON	6
SUSPICIOUS VEHICLE	17
THEFT OF VEHICLE OR PARTS	1
TRAFFIC HAZARD	2
TRAFFIC STOP	36
TRESPASSING UNWANTED SUBJ	2
UNLOCK REQUEST	1

Total Calls for Month: 712

PROVIDENCE VFD

Union County:

Fire 11 + EMS 11 = Total 22

Mecklenburg County:

Fire 04 + EMS 02 = Total 06

Department Total:

Fire 15

EMS 13

Total 28

Providence Volunteer Fire Department

Balance Sheet

As of April 30, 2013

Apr 30, 13

ASSETS

Current Assets

Checking/Savings

Checking Accounts

BB&T Checking-5119 57,136.36

BOA Payroll-7449 34,706.74

Total Checking Accounts 91,843.10

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

Firemen Relief-BOA-8254 39,750.13

Total Checking/Savings 251,080.45

Total Current Assets 251,080.45

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 -1,125,560.00

Total Other Assets 389,941.63

TOTAL ASSETS 815,504.65

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2100 - Payroll Liabilities 297.05

2110 - Direct Deposit Liabilities -9,988.06

Total Other Current Liabilities -9,691.01

Total Current Liabilities -9,691.01

Total Liabilities -9,691.01

Equity

3900 - Retained Earnings 865,509.77

Net Income -40,314.11

Total Equity 825,195.66

9:55 AM
05/01/13
Cash Basis

Providence Volunteer Fire Department

Balance Sheet

As of April 30, 2013

Apr 30, 13

TOTAL LIABILITIES & EQUITY

815,504.65

Providence Volunteer Fire Department

Income & Expense Budget Performance

April 2013

	<u>Apr 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Apr 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense						
Income						
110 - Subsidies						
111 - Mecklenburg Cty	5,417.33	5,416.66	0.67	59,590.63	54,166.68	5,423.95
112 - Union County	0.00			75.00		
113 - Town of Weddington	45,500.00	45,500.00	0.00	505,000.00	455,000.00	50,000.00
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	14,300.00	13,006.68	1,293.32
Total 110 - Subsidies	52,217.33	52,217.32	0.01	604,555.63	522,173.36	82,382.27
120 - Dues & Fees						
121 - Union County Fire Fees	0.00	833.33	-833.33	9,487.00	8,333.34	1,153.66
Total 120 - Dues & Fees	0.00	833.33	-833.33	9,487.00	8,333.34	1,153.66
130 - Vol Donations						
131 - Memorials	0.00	41.66	-41.66	0.00	416.68	-416.68
134 - Other	140.00	250.00	-110.00	5,236.63	2,500.00	2,736.63
Total 130 - Vol Donations	140.00	291.66	-151.66	5,236.63	2,916.68	2,319.95
140 - Other Income						
157 - EMS Stand By Income	0.00			2,750.00		
142 - Fire Fighters' Relief Fund	0.00	416.66	-416.66	5,300.13	4,166.68	1,133.45
143 - Fuel Tax Refund	0.00	83.33	-83.33	0.00	833.34	-833.34
144 - Sales Tax Refund	0.00	250.00	-250.00	0.00	2,500.00	-2,500.00
145 - Interest	0.00	250.00	-250.00	160.37	2,500.00	-2,339.63
147 - Medic-EMS Reimbursement	0.00	1,000.00	-1,000.00	9,391.35	10,000.00	-608.65
148 - Firemen Relief Interest	0.00			5.16		
155 - Christmas Fundraising Income	0.00	416.66	-416.66	8,999.00	4,166.68	4,832.32
156 - Newsletter Income	0.00	625.00	-625.00	3,055.00	6,250.00	-3,195.00
Total 140 - Other Income	0.00	3,041.65	-3,041.65	29,661.01	30,416.70	-755.69
150 - Uncategorized Income	0.00			290.34		
151 - Sale of Assets	0.00			10,000.00		
Total Income	52,357.33	56,383.96	-4,026.63	659,230.61	563,840.08	95,390.53
Expense						
200 - Administration						
202 - Legal Fees	0.00	83.33	-83.33	13,160.50	833.34	12,327.16
203 - Building Upgrade Fees	1,000.00			44,932.00		
204 - Ladder Shed Upgrade Fees	40,000.00			40,000.00		
209 - Annual Dinner/Award	0.00	500.00	-500.00	3,205.32	5,000.00	-1,794.68
210 - Fire Chief Discretionary	65.93	166.66	-100.73	1,063.21	1,666.68	-603.47
211 - Bank Charges & Credit Card Fee	5.18	20.83	-15.65	149.56	208.34	-58.78
212 - Prof Fees	450.00	333.33	116.67	4,500.00	3,333.34	1,166.66
213 - Computer Upgrades	0.00	166.66	-166.66	1,713.95	1,666.68	47.27
214 - Off Supplies	104.28	208.33	-104.05	1,737.85	2,083.34	-345.49
215 - Printing/Newsletter	0.00	250.00	-250.00	1,297.70	2,500.00	-1,202.30
216 - Postage	19.78	125.00	-105.22	1,323.23	1,250.00	73.23
217 - Dues, Subscriptions, & Internet	0.00	62.50	-62.50	1,565.49	625.00	940.49
218 - Fire Fighters' Association	0.00	41.66	-41.66	677.00	416.68	260.32
219 - Miscellaneous	30.00	166.66	-136.66	2,023.75	1,666.68	357.07
Total 200 - Administration	41,675.17	2,124.96	39,550.21	117,349.56	21,250.08	96,099.48

Providence Volunteer Fire Department

Income & Expense Budget Performance

April 2013

	<u>Apr 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Apr 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
220 - Insurance						
221 - Business Auto	0.00			776.00		
223 - Vol. Fire Fighters' Workers Com	0.00	583.33	-583.33	5,990.00	5,833.34	156.66
224 - Commercial Package	0.00	1,500.00	-1,500.00	18,170.00	15,000.00	3,170.00
Total 220 - Insurance	<u>0.00</u>	<u>2,083.33</u>	<u>-2,083.33</u>	<u>24,936.00</u>	<u>20,833.34</u>	<u>4,102.66</u>
225 - Drug Testing/Physical Exams	1,385.00	416.66	968.34	5,035.00	4,166.68	868.32
230 - Taxes						
231 - Sales Taxes						
232 - Meck CO.	613.37	125.00	488.37	7,083.57	1,250.00	5,833.57
233 - Union County	59.39	33.33	26.06	900.56	333.34	567.22
Total 231 - Sales Taxes	<u>672.76</u>	<u>158.33</u>	<u>514.43</u>	<u>7,984.13</u>	<u>1,583.34</u>	<u>6,400.79</u>
236 - Property Tax	0.00	8.33	-8.33	0.00	83.34	-83.34
237 - Freight	0.00	8.33	-8.33	0.00	83.34	-83.34
Total 230 - Taxes	<u>672.76</u>	<u>174.99</u>	<u>497.77</u>	<u>7,984.13</u>	<u>1,750.02</u>	<u>6,234.11</u>
300 - Build Maintenance						
310 - Cleaning	0.00	41.66	-41.66	500.00	416.68	83.32
320 - Landscaping & Lawn Care	205.00	208.33	-3.33	1,715.00	2,083.34	-368.34
330 - Trash and Landfill	50.00	41.66	8.34	500.00	416.68	83.32
340 - Pest Control	0.00	41.66	-41.66	285.00	416.68	-131.68
350 - Maintenance Supplies	141.17	250.00	-108.83	5,635.61	2,500.00	3,135.61
351 - Furniture	0.00	166.66	-166.66	6,649.72	1,666.68	4,983.04
360 - Repairs	0.00	833.33	-833.33	6,849.85	8,333.34	-1,483.49
Total 300 - Build Maintenance	<u>396.17</u>	<u>1,583.30</u>	<u>-1,187.13</u>	<u>22,135.18</u>	<u>15,833.40</u>	<u>6,301.78</u>
400 - Utilities						
410 - Electric	689.89	750.00	-60.11	8,149.88	7,500.00	649.88
420 - Natural Gas	0.00	291.66	-291.66	1,855.18	2,916.68	-1,061.50
430 - Telephone	120.04	375.00	-254.96	3,372.77	3,750.00	-377.23
440 - Water	30.70	41.66	-10.96	356.66	416.68	-60.02
Total 400 - Utilities	<u>840.63</u>	<u>1,458.32</u>	<u>-617.69</u>	<u>13,734.49</u>	<u>14,583.36</u>	<u>-848.87</u>
500 - Fire Fighters' Equip/Training						
510 - Clothing						
512 - Dress Uniforms	12.00	166.66	-154.66	1,564.53	1,666.68	-102.15
513 - Clothing - Other	0.00	416.66	-416.66	3,019.85	4,166.68	-1,146.83
Total 510 - Clothing	<u>12.00</u>	<u>583.32</u>	<u>-571.32</u>	<u>4,584.38</u>	<u>5,833.36</u>	<u>-1,248.98</u>
520 - Equipment						
521 - Radios\ Pagers - New	0.00	250.00	-250.00	0.00	2,500.00	-2,500.00
522 - Radios\ Pagers - Maintenance	163.98	83.33	80.65	191.98	833.34	-641.36
523 - Equipment - New	0.00	750.00	-750.00	46,365.03	7,500.00	38,865.03
524 - Equipment - Maintenance	179.70	416.66	-236.96	6,871.60	4,166.68	2,704.92
525 - Firefighting Supplies	0.00	416.66	-416.66	863.80	4,166.68	-3,302.88
528 - Mecklenburg Radio Contract	0.00	1,300.00	-1,300.00	0.00	13,000.00	-13,000.00
Total 520 - Equipment	<u>343.68</u>	<u>3,216.65</u>	<u>-2,872.97</u>	<u>54,292.41</u>	<u>32,166.70</u>	<u>22,125.71</u>
529 - PPE (Personal Protective Equip)	8,695.00	2,916.66	5,778.34	27,821.57	29,166.68	-1,345.11
530 - Medical						
532 - Supplies	113.44	208.33	-94.89	2,706.64	2,083.34	623.30

Providence Volunteer Fire Department

Income & Expense Budget Performance

April 2013

	<u>Apr 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Apr 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
533 - Waste	200.58	125.00	75.58	1,709.20	1,250.00	459.20
Total 530 - Medical	314.02	333.33	-19.31	4,415.84	3,333.34	1,082.50
540 - Training						
541 - Seminars	200.00	1,075.00	-875.00	3,605.41	10,750.00	-7,144.59
542 - Books	0.00	125.00	-125.00	353.53	1,250.00	-896.47
543 - PR Literature	0.00	125.00	-125.00	0.00	1,250.00	-1,250.00
544 - Other - Training Bonus	0.00	291.66	-291.66	2,520.00	2,916.68	-396.68
Total 540 - Training	200.00	1,616.66	-1,416.66	6,478.94	16,166.68	-9,687.74
Total 500 - Fire Fighters' Equip/Training	9,564.70	8,666.62	898.08	97,593.14	86,666.76	10,926.38
600 - Fire Engines						
620 - '99 Southern Coach Eng #322	0.00	1,250.00	-1,250.00	9,873.13	12,500.00	-2,626.87
635 - '93 KME Engine #323	1,290.86			35,145.59		
640 - '03 Red Diamond #324	0.00	500.00	-500.00	16,652.42	5,000.00	11,652.42
650 - '02 Ford Quesco Brush #326	0.00	166.66	-166.66	2,117.99	1,666.68	451.31
660 - '95 Intern\Hackney Squad #32	12.97	416.66	-403.69	6,931.50	4,166.68	2,764.82
680 - '06 KME Pumper #321	0.00	1,333.33	-1,333.33	7,024.67	13,333.34	-6,308.67
681 - Diesel Fuel	1,605.24	1,500.00	105.24	16,471.85	15,000.00	1,471.85
682 - Gasoline	70.40	16.66	53.74	180.40	166.68	13.72
683 - Cleaning Supplies	0.00	83.33	-83.33	0.00	833.34	-833.34
684 - Miscellaneous Parts	0.00	83.33	-83.33	902.77	833.34	69.43
685 - Fire Engines - Other	0.00	500.00	-500.00	5,422.42	5,000.00	422.42
Total 600 - Fire Engines	2,979.47	5,849.97	-2,870.50	100,722.74	58,500.06	42,222.68
800 - Firefighters Payroll						
801 - Payroll - Day Shift (Hourly)	16,975.00	17,480.00	-505.00	153,426.57	174,800.00	-21,373.43
809 - Payroll - Day Shift (Stipend)	720.00	1,500.00	-780.00	17,640.00	15,000.00	2,640.00
802 - Payroll - Night Shift (Hourly)	8,590.00	9,490.00	-900.00	90,009.36	94,900.00	-4,890.64
810 - Payroll - Night Shift (Stipend)	1,218.00	1,825.00	-607.00	16,728.00	18,250.00	-1,522.00
815 - EMS Stipend	0.00			2,475.00		
808 - Payroll Expenses						
FICA	2,103.96	1,798.58	305.38	21,814.98	17,985.84	3,829.14
FUTA	0.00	125.00	-125.00	0.00	1,250.00	-1,250.00
SUTA	297.06	500.00	-202.94	2,914.11	5,000.00	-2,085.89
808 - Payroll Expenses - Other	771.86			1,610.46		
Total 808 - Payroll Expenses	3,172.88	2,423.58	749.30	26,339.55	24,235.84	2,103.71
Total 800 - Firefighters Payroll	30,675.88	32,718.58	-2,042.70	306,618.48	327,185.84	-20,567.36
850 - Christmas Fundraising Expense	0.00	333.33	-333.33	3,436.00	3,333.34	102.66
Total Expense	88,189.78	55,410.06	32,779.72	699,544.72	554,102.88	145,441.84
Net Ordinary Income	-35,832.45	973.90	-36,806.35	-40,314.11	9,737.20	-50,051.31
Net Income	-35,832.45	973.90	-36,806.35	-40,314.11	9,737.20	-50,051.31

Providence Volunteer Fire Department

Income & Expense Budget Performance

April 2013

	<u>Annual Budget</u>
Ordinary Income/Expense	
Income	
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 Staff	
117 · Mecklenburg Cty Radio Subsidy	15,608.00
Total 110 · Subsidies	626,608.00
 120 · Dues & Fees	
121 · Union County Fire Fees	10,000.00
Total 120 · Dues & Fees	10,000.00
 130 · Vol Donations	
131 · Memorials	500.00
134 · Other	3,000.00
Total 130 · Vol Donations	3,500.00
 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
Total 140 · Other Income	36,500.00
 150 · Uncategorized Income	
151 · Sale of Assets	
Total Income	676,608.00
 Expense	
200 · Administration	
202 · Legal Fees	1,000.00
203 · Building Upgrade Fees	
204 · Ladder Shed 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
Total 200 · Administration	25,500.00

Providence Volunteer Fire Department
Income & Expense Budget Performance
April 2013

Annual Budget

220 · Insurance	
221 · Business Auto	
223 · Vol. Fire Fighters' Workers Com	7,000.00
224 · Commercial Package	18,000.00
Total 220 · Insurance	25,000.00
225 · Drug Testing/Physical Exams	
230 · Taxes	
231 · Sales Taxes	
232 · Meck CO.	1,500.00
233 · Union County	400.00
Total 231 · Sales Taxes	1,900.00
236 · Property Tax	100.00
237 · Freight	100.00
Total 230 · Taxes	2,100.00
300 · Build Maintenance	
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
Total 300 · Build Maintenance	19,000.00
400 · Utilities	
410 · Electric	9,000.00
420 · Natural Gas	3,500.00
430 · Telephone	4,500.00
440 · Water	500.00
Total 400 · Utilities	17,500.00
500 · Fire Fighters' Equip/Training	
510 · Clothing	
512 · Dress Uniforms	2,000.00
513 · Clothing - Other	5,000.00
Total 510 · Clothing	7,000.00
520 · Equipment	
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
Total 520 · Equipment	38,600.00
529 · PPE (Personal Protective Equip)	35,000.00
530 · Medical	
532 · Supplies	2,500.00

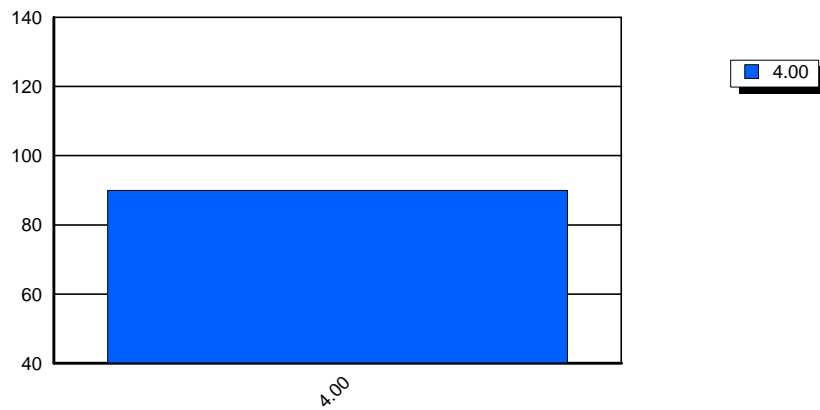
Providence Volunteer Fire Department
Income & Expense Budget Performance
April 2013

	Annual Budget
533 · Waste	1,500.00
Total 530 · Medical	4,000.00
 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
Total 540 · Training	19,400.00
 Total 500 · Fire Fighters' Equip/Training	104,000.00
 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
Total 600 · Fire Engines	70,200.00
 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	
Total 808 · Payroll Expenses	29,083.00
 Total 800 · Firefighters Payroll	392,623.00
 850 · Christmas Fundraising Expense	4,000.00
Total Expense	664,923.00
 Net Ordinary Income	11,685.00
 Net Income	11,685.00

WESLEY CHAPEL VFD

5/7/2013

Count of Alarms Per Month



<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1301873	0	04/01/2013
09020	1301875	0	04/01/2013
09020	1301881	0	04/01/2013
09020	1301887	0	04/02/2013
09020	1301898	0	04/02/2013
09020	1301902	0	04/02/2013
09020	1301925	0	04/04/2013
09020	1301928	0	04/04/2013
09020	1301943	0	04/05/2013
09020	1301942	0	04/05/2013
09020	1301946	0	04/05/2013
09020	1301953	0	04/05/2013
09020	1301971	0	04/06/2013
09020	1301981	0	04/06/2013
09020	1301988	0	04/07/2013
09020	1302004	0	04/08/2013
09020	1302013	0	04/08/2013
09020	1302017	0	04/08/2013
09020	1302031	0	04/09/2013
09020	1302038	0	04/09/2013
09020	1302043	0	04/09/2013
09020	1302046	0	04/09/2013
09020	1302048	0	04/09/2013
09020	1302070	0	04/10/2013
09020	1302077	0	04/11/2013

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1302079	0	04/11/2013
09020	1301926	0	04/11/2013
09020	1302080	0	04/11/2013
09020	1302084	0	04/11/2013
09020	1302100	0	04/12/2013
09020	1302104	0	04/13/2013
09020	1302109	0	04/13/2013
09020	1302112	0	04/13/2013
09020	1302122	0	04/13/2013
09020	1302130	0	04/14/2013
09020	1302132	0	04/14/2013
09020	1302138	0	04/14/2013
09020	1302141	0	04/14/2013
09020	1302149	0	04/15/2013
09020	1302159	0	04/15/2013
09020	1302172	0	04/16/2013
09020	1302180	0	04/16/2013
09020	1302182	0	04/17/2013
09020	1302184	0	04/17/2013
09020	1302185	0	04/17/2013
09020	1302190	0	04/17/2013
09020	1302188	0	04/17/2013
09020	1302198	0	04/17/2013
09020	1302202	0	04/18/2013
09020	1302205	0	04/18/2013
09020	1302206	0	04/18/2013
09020	1302208	0	04/18/2013
09020	1302210	0	04/18/2013
09020	1302218	0	04/19/2013
09020	1302225	0	04/19/2013
09020	1302232	0	04/20/2013
09020	1302252	0	04/21/2013
09020	1302255	0	04/21/2013
09020	1302256	0	04/21/2013
09020	1302257	0	04/21/2013
09020	1302269	0	04/22/2013
09020	1302270	0	04/22/2013
09020	1302286	0	04/22/2013
09020	1302288	0	04/22/2013
09020	1302289	0	04/22/2013
09020	1302306	0	04/23/2013
09020	1302304	0	04/23/2013
09020	1302312	0	04/24/2013

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1302327	0	04/24/2013
09020	1302329	0	04/24/2013
09020	1302337	0	04/25/2013
09020	1302339	0	04/25/2013
09020	1302588	0	04/25/2013
09020	1302358	0	04/26/2013
09020	1302362	0	04/26/2013
09020	1302364	0	04/26/2013
09020	1302366	0	04/26/2013
09020	1302382	0	04/27/2013
09020	1302377	0	04/27/2013
09020	1302378	0	04/27/2013
09020	1302379	0	04/27/2013
09020	1302390	0	04/27/2013
09020	1302392	0	04/27/2013
09020	1302395	0	04/28/2013
09020	1302402	0	04/28/2013
09020	1302404	0	04/28/2013
09020	1302411	0	04/28/2013
09020	1302428	0	04/29/2013
09020	1302441	0	04/30/2013
09020	1302460	0	04/30/2013

Month Total: 90

Grand Total: 90

WESLEY CHAPEL VFD

5/7/2013

NFIRS Incident Listing Summary Report

1	total calls for Incident Type	100	Fire, other
2	total calls for Incident Type	111	Building fire
1	total calls for Incident Type	140	Natural vegetation fire, other
4	total calls for Incident Type	142	Brush or brush-and-grass mixture fire
39	total calls for Incident Type	311	Medical assist, assist EMS crew
3	total calls for Incident Type	322	Motor vehicle accident with injuries
3	total calls for Incident Type	324	Motor vehicle accident with no injuries
8	total calls for Incident Type	381	Rescue or EMS standby
1	total calls for Incident Type	400	Hazardous condition, other
1	total calls for Incident Type	500	Service Call, other
1	total calls for Incident Type	551	Assist police or other governmental agency
1	total calls for Incident Type	561	Unauthorized burning
1	total calls for Incident Type	600	Good intent call, other
9	total calls for Incident Type	611	Dispatched & canceled en route
2	total calls for Incident Type	631	Authorized controlled burning
5	total calls for Incident Type	735	Alarm system sounded due to malfunction
1	total calls for Incident Type	736	CO detector activation due to malfunction
7	total calls for Incident Type	745	Alarm system activation, no fire - unintentional

Total Incidents:

90

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: May 3, 2013

SUBJECT: Monthly Report – April 2013

Transactions:	
Adjust Under \$5.00	\$(5.74)
Discoveries	\$963.42
Interest Charges	\$187.92
Penalty and Interest Payments	\$(279.83)
Taxes Collected:	
2012	\$(3829.16)
As of April 30, 2013; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$2000.48
2009	\$2409.07
2010	\$3826.02
2011	\$5917.33
2012	\$21415.93
Total Outstanding:	\$36450.21

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2012-2013

04/01/2013 TO 04/30/2013					
		<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:					
10-3101-110	AD VALOREM TAX - CURRENT	3,739.16	975,353.70	960,000.00	-2
10-3102-110	AD VALOREM TAX - 1ST PRIOR Y	0.00	3,140.07	7,000.00	55
10-3103-110	AD VALOREM TAX - NEXT 8 YRS	0.00	1,779.95	2,000.00	11
10-3110-121	AD VALOREM TAX - MOTOR VEH	4,565.43	37,241.83	57,000.00	35
10-3115-180	TAX INTEREST	278.53	1,940.91	2,250.00	14
10-3231-220	LOCAL OPTION SALES TAX REV -	9,871.55	98,950.26	157,700.00	37
10-3322-220	BEER & WINE TAX	0.00	0.00	48,750.00	100
10-3324-220	UTILITY FRANCHISE TAX	0.00	299,214.27	450,000.00	34
10-3340-400	ZONING & PERMIT FEES	2,750.00	22,105.00	10,000.00	-121
10-3350-400	SUBDIVISION FEES	4,150.00	53,100.00	62,250.00	15
10-3830-891	MISCELLANEOUS REVENUES	200.00	3,202.00	1,500.00	-113
10-3831-491	INVESTMENT INCOME	0.00	6,679.62	17,500.00	62
	TOTAL REVENUE	25,554.67	1,502,707.61	1,775,950.00	15
	AFTER TRANSFERS	25,554.67	1,502,707.61	1,775,950.00	
4110 GENERAL GOVERNMENT					
EXPENDITURE:					
10-4110-126	FIRE DEPT SUBSIDIES	59,900.00	654,750.00	776,000.00	16
10-4110-128	POLICE PROTECTION	116,080.50	232,161.00	233,000.00	0
10-4110-192	ATTORNEY FEES	5,410.39	54,135.79	110,275.00	51
10-4110-195	ELECTION EXPENSE	0.00	1,899.50	2,000.00	5
10-4110-340	EVENTS & PUBLICATIONS	3,100.41	8,021.27	13,500.00	41
10-4110-495	OUTSIDE AGENCY FUNDING	0.00	0.00	3,000.00	100
	TOTAL EXPENDITURE	184,491.30	950,967.56	1,137,775.00	16
	BEFORE TRANSFERS	-184,491.30	-950,967.56	-1,137,775.00	
	AFTER TRANSFERS	-184,491.30	-950,967.56	-1,137,775.00	
4120 ADMINISTRATIVE					
EXPENDITURE:					
10-4120-121	SALARIES - CLERK	5,621.09	57,066.03	69,475.00	18
10-4120-123	SALARIES - TAX COLLECTOR	3,050.84	28,451.97	41,000.00	31
10-4120-124	SALARIES - FINANCE OFFICER	1,568.16	7,065.27	10,850.00	35
10-4120-125	SALARIES - MAYOR & TOWN COU	1,750.00	17,500.00	21,000.00	17
10-4120-181	FICA EXPENSE	909.18	8,673.63	11,000.00	21
10-4120-182	EMPLOYEE RETIREMENT	1,279.11	12,613.95	18,500.00	32
10-4120-183	EMPLOYEE INSURANCE	1,485.00	14,835.54	18,500.00	20
10-4120-184	EMPLOYEE LIFE INSURANCE	79.80	337.68	350.00	4
10-4120-185	EMPLOYEE S-T DISABILITY	24.00	228.00	325.00	30
10-4120-191	AUDIT FEES	0.00	8,000.00	8,900.00	10
10-4120-193	CONTRACT LABOR	0.00	4,600.35	5,000.00	8
10-4120-200	OFFICE SUPPLIES - ADMIN	867.62	6,302.61	13,125.00	52
10-4120-210	PLANNING CONFERENCE	0.00	336.06	2,500.00	87
10-4120-321	TELEPHONE - ADMIN	257.00	2,293.05	4,500.00	49
10-4120-325	POSTAGE - ADMIN	100.00	2,601.75	4,200.00	38
10-4120-331	UTILITIES - ADMIN	539.63	2,845.74	4,725.00	40
10-4120-351	REPAIRS & MAINTENANCE - BUIL	2,895.00	33,851.06	35,000.00	3
10-4120-352	REPAIRS & MAINTENANCE - EQU	2,869.21	51,164.20	49,000.00	-4
10-4120-354	REPAIRS & MAINTENANCE - GRO	2,595.00	24,166.00	36,000.00	33
10-4120-355	REPAIRS & MAINTENANCE - PES	110.00	970.00	750.00	-29
10-4120-356	REPAIRS & MAINTENANCE - CUS	800.00	4,052.00	5,750.00	30

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2012-2013

04/01/2013 TO 04/30/2013				
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-370 ADVERTISING - ADMIN	31.75	443.25	1,000.00	56
10-4120-397 TAX LISTING & TAX COLLECTION	50.00	874.35	1,000.00	13
10-4120-400 ADMINISTRATIVE:TRAINING	175.00	1,753.00	4,100.00	57
10-4120-410 ADMINISTRATIVE:TRAVEL	816.89	5,141.62	6,500.00	21
10-4120-450 INSURANCE	0.00	10,091.35	20,000.00	50
10-4120-491 DUES & SUBSCRIPTIONS	40.00	12,289.00	18,000.00	32
10-4120-498 GIFTS & AWARDS	0.00	341.19	1,500.00	77
10-4120-499 MISCELLANEOUS	64.95	1,333.85	3,500.00	62
TOTAL EXPENDITURE	27,979.23	320,222.50	416,050.00	23
BEFORE TRANSFERS	-27,979.23	-320,222.50	-416,050.00	
AFTER TRANSFERS	-27,979.23	-320,222.50	-416,050.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTR	5,091.62	51,819.15	62,000.00	16
10-4130-122 SALARIES - ASST ZONING ADMIN	106.08	1,104.17	2,500.00	56
10-4130-123 SALARIES - RECEPTIONIST	1,696.71	16,067.13	22,910.00	30
10-4130-124 SALARIES - PLANNING BOARD	1,250.00	13,500.00	17,500.00	23
10-4130-125 SALARIES - SIGN REMOVAL	397.75	4,084.91	4,500.00	9
10-4130-181 FICA EXPENSE - P&Z	653.49	6,622.91	8,500.00	22
10-4130-182 EMPLOYEE RETIREMENT - P&Z	1,001.28	10,021.61	13,000.00	23
10-4130-183 EMPLOYEE INSURANCE	1,485.00	15,750.00	19,500.00	19
10-4130-184 EMPLOYEE LIFE INSURANCE	22.68	225.96	325.00	30
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	96.00	215.00	55
10-4130-193 CONSULTING	1,095.00	7,095.26	15,000.00	53
10-4130-194 CONSULTING - COG	280.78	1,540.78	10,000.00	85
10-4130-200 OFFICE SUPPLIES - PLANNING &	767.64	3,117.52	5,000.00	38
10-4130-201 ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	500.00	100
10-4130-220 TRANSPORTATION & IMPROVEM	0.00	0.00	23,750.00	100
10-4130-321 TELEPHONE - PLANNING & ZONI	257.01	2,293.15	4,500.00	49
10-4130-325 POSTAGE - PLANNING & ZONING	100.00	2,499.50	4,200.00	40
10-4130-331 UTILITIES - PLANNING & ZONING	539.62	2,845.74	4,725.00	40
10-4130-370 ADVERTISING - PLANNING & ZON	31.75	330.71	1,000.00	67
TOTAL EXPENDITURE	14,788.41	139,014.50	222,125.00	37
BEFORE TRANSFERS	-14,788.41	-139,014.50	-222,125.00	
AFTER TRANSFERS	-14,788.41	-139,014.50	-222,125.00	
GRAND TOTAL	-201,704.27	92,503.05	0.00	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 04/30/2013

10

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	679,154.49
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	21,415.93
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	5,917.33
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,116.95
10-1232-000 SALES TAX RECEIVABLE	438.01
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	3,931,172.74

LIABILITIES & EQUITY

LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	262,038.40
10-2151-000 FICA TAXES PAYABLE	3,125.37
10-2152-000 FEDERAL TAXES PAYABLE	1,703.31
10-2153-000 STATE W/H TAXES PAYABLE	948.00
10-2154-001 NC RETIREMENT PAYABLE	2,434.99
10-2155-000 HEALTH INSURANCE PAYABLE	-3,063.53
10-2157-000 401K PAYABLE	818.54
10-2620-000 DEFERRED REVENUE - DELQ TAXES	5,917.33
10-2625-000 DEFERRED REVENUE - CURR YR TAX	21,415.93
10-2630-000 DEFERRED REVENUE-NEXT 8	9,116.95
TOTAL LIABILITIES	304,455.29

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 04/30/2013

10

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	92,503.05
TOTAL EQUITY	3,626,717.45
TOTAL LIABILITIES & FUND EQUITY	3,931,172.74