

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 10, 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. Public Comments – (*See Below – Process has changed)

The Town Clerk shall provide a sign-up sheet at the entry to the meeting room approximately 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 other than those matters set for public hearing at the meeting. It is not intended to compel Councilmembers or staff to respond to the public comments. Each speaker must address the Council from the lectern and begin their remarks by giving their name and 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 on the Council or members of the public will not be tolerated. The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and shall rule on objections from other members of the Council on discourteous behavior. A majority vote of the Council may overrule the Mayor's ruling on standards of courtesy. Speakers may leave written comments and/or supporting documents, if any, with the Town Clerk to the Council. 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.

5. Additions, Deletions and/or Adoption of the Agenda

6. Approval of Minutes

A. May 6, 2013 Special Town Council Meeting

B. May 13, 2013 Regular Town Council Meeting

7. Consent Agenda (Public Hearings to be held July 8, 2013 at 7:00 p.m. at the Weddington Town Hall)

A. Call for Public Hearing to Review and Consider - Text Amendment to Section 58-3 (Enforcement and Penalties)

B. Call for Public Hearing to Review and Consider - Text Amendment to Section 58-13 (Temporary Structures and Uses)

- C. Call for Public Hearing to Review and Consider - Text Amendment to Section 58-60 (1) o Banquet and Reception Centers, and Conference Centers and Text Amendment to Sections 58-52, 58-53, 58-54 and 58-58 to add Weddington, Banquet and Reception Centers
 - D. Call for Public Hearing to Review and Consider - Text Amendment to Section 58-4 (Add Definition of Conference Center)
8. Public Hearings and Consideration of Public Hearings
- A. Public Hearing to Review and Consider the Preliminary Plat for the Vintage Creek Subdivision (Continued from the May 13, 2013 Regular Town Council Meeting)
 - B. Consideration of the Preliminary Plat for the Vintage Creek Subdivision (Continued from the May 13, 2013 Regular Town Council Meeting)
 - C. 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, NC
 - D. Consideration of 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, NC
 - E. Public Hearing to Review and Consider the Proposed Budget for Fiscal Year 2013-2014
 - F. Consideration of the Budget Ordinance for Fiscal Year 2013-2014
9. Old Business
- A. Review and Consideration of an Ordinance Regulating Recordkeeping Requirements for Cash Converter Businesses, Pawnbrokers, Precious Metals Dealers and Secondary Metals Recyclers – Lieutenant David Linto
10. New Business
- A. Review and Consideration of Polivka Construction Documents – Town Planner Cook
 - B. Review and Consideration of Audit Contract with Tinsley and Terry – Finance Officer Gaylord
 - C. Review and Consideration of Fund Balance Policy – Finance Officer Gaylord
11. Update from Town Planner
12. Update from Town Administrator
13. Public Safety Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Adjournment

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, MAY 6, 2013 – 6:00 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 6, 2013, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Barbara Harrison, Werner Thomisser and Pamela Hadley, Finance Officer Leslie Gaylord and Town Administrator Amy S. McCollum

Absent: None

Visitors: Bill Price, Judy Johnston, Jack Parks, Steven McClendon, Steve Carow and Stephanie Belcher

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the May 6, 2013 Special Town Council Meeting to order at 6:00 p.m. There was a quorum.

Item No. 2. Presentation by Wesley Chapel VFD. Chief Steven McClendon reviewed Wesley Chapel VFD's 2012 Annual Report with the Town Council. He discussed the following items that were in the report:

- Mission Statement and Core Values
- Message from the Chief
- History of the Organization
- Department Information and Service District Area
- Geographical Information
- Operating Budget for 2012 was \$1,466,826 and an explanation of how those funds were received
- Chart of 10-year call volume showing the expansion of the organization and how calls have increased
- Chief Officers and Command Staff
- Accomplishments
- Community and Public Service Work
- Community Service Events
- Responded to 1,360 Calls for Service
- Fact Sheet and Description of Apparatus for Station 26
- Fact Sheet and Description of Apparatus for Station 31
- Information on Service Delivery Models
- Focus for 2013

Chief McClendon - One of the things I spent a lot of time on in 2012 was evaluating and analyzing our response times and trying to improve those. We took our comparison data from January 1, 2011 – December 31, 2011 and broke it down by call to dispatch, call to en-route, call to arrival and travel time. We took a whole year's numbers and ran a 90% percentile average. These were raw data that came from CCOM. Our travel time was 6 minutes and 24 seconds during our paid staffed hours and 9 minutes and 59 seconds during our volunteer hours. This is for all emergency calls within the fire district. Immediately I noticed there is a difference between the daytime hours and the volunteer duty schedule

hours. What we started doing over the course of 2012 was we slowly started trying different programs and adopting new things. We were able to lower that response time nearly 2 ½ minutes during the last percentage of the year from August 1, 2012 to December 1, 2012. We are very proud of that and we think the service level has improved drastically. An integral part of how we lowered our response time over the past year was that we formulated a new program. Typically in years past during the non-staffed hours our volunteers would respond from their house. There was not a designated sign up for them to be at the station. In October we made a change where volunteers had the opportunity to sign up at the station as well as being able to have service logs to sign up at their house. We have a mixture and a combination of both. That has helped lower our response time nearly 2 ½ minutes and also keep our volunteer program strong and thriving.

Councilwoman Hadley - What is your goal for staffing?

Chief McClendon - Our staffing model now consists of six people during the day - three at each station - which are paid. Our volunteer duty schedule offers two shifts at each station as well as two on call shifts. There is the possibility to have six during the day and six at night. At night we have two positions at each station as well two on call positions. On call positions is essentially the same program as we have done in years past where designated members sign up to respond from their homes and those are volunteers. They are not paid an hourly rate. But we do compensate for a call or to sign up for the shift. One of the things we are thinking about doing in 2013 is adding an Associate Membership Program. Traditionally to be a member of our organization you had to reside in our fire district or in close proximity of our district. We want to continue to build our volunteer force and continue to add to our volunteer duty shift programs. What we have done is develop a program that is still in the planning stages to where if members that live in various areas of the county want to volunteer we would allow them to volunteer for exchange of a commitment that they will help so many days per month for the volunteer program.

Councilwoman Hadley – How do you operate the two stations? Are they operated independently of one another?

Chief McClendon – No, Station 26 is chartered as the main station and Station 31 is considered a substation. The State says that you have to have so many personnel for a main station and so many for a substation and have certain pieces of apparatus. In that aspect they are independent but from a management and a resource standpoint they are one. One of the things that I would like to talk about is that last year we had some difficulties with the contracts and we had some discrepancies with some maps in different areas. Chief Dye, Ms. Hadley and I worked together to get some of those issues addressed. One of the things that I noticed was the Town of Weddington still does not contract with the closest fire department for service. There are still areas where fire stations are over a mile closer. That is one thing that I would like to point out if the Council would consider as we move forward in the future. Mayor Davidson, when we had our meeting last year in the conference room one of the things that you mentioned to me was there was nothing we could do about it now because the contracts were already signed but the Council was open to hear discussions in the future. I would like to point out that we have been evaluating our operations. I have made a big interest to make sure that our organization is becoming more transparent. We are interested in continuing our efforts with the Town of Weddington but we also want to make sure that all the citizens are being treated equally and being served in the intentions that the Council passed a resolution on. Right now the data does not prove that and there are discrepancies with the maps. I would like to get that back on the table for a future time.

Mayor Davidson - Have you submitted your budget request?

Chief McClendon – For Weddington, yes. As far as the overall budget, no. I wanted to come to the Council and have the discussion. I do not think it is right for me to come to the Council and demand or

want \$80,000. I think what has been published in minutes as well as discussions as the service areas are added or deleted, the contract prices will change. Last year after the contract was approved, we had a significant change in our area. We took a large percentage of the area that was originally assigned to the Stallings VFD and that was after the contract had been approved by the Council and we had already signed the contract. I think that was because the initial maps were not right and Ms. Hadley identified that and came back to me. She asked me if I was going to come back and ask for more money. I told her no. I told her that this year we would agree to this; it was a good faith effort that Ms. Hadley told me that the Council would entertain going back through and making sure that all the contracts were being treated equally.

Councilwoman Hadley – It is my intention to point out exactly what you are talking about out for discussion. Is there any way that you can break down your calls just for Weddington?

Chief McClendon - We do not have the ability to do that in house however CCOM does have the ability through their coding to be able to pull out the calls that are strictly in Weddington. I can make that request. It will be at their will and timeline when they will get us that data.

Councilwoman Hadley – Can you and I work on that and possibly set up something quarterly so we could see what the calls into Weddington are?

Councilwoman Harrison – What is your tax rate?

Chief McClendon - 2.41 cents.

Councilwoman Harrison - Did that go up?

Chief McClendon – Yes, last year. We have requested a slight increase but we do not know what that will be yet. Our total request was roughly \$150,000 that goes to cover our new air packs as well as we requested some additional funding for staffing. There has been some new construction and we are not sure how that comes out but I would say it would be probably a tenth of a cent or less.

Councilwoman Harrison - You have a loan on both stations. Are there any plans to become debt free?

Chief McClendon – That is correct. We are not looking to incur any more debt. Station 31 has six more payments on it until we have that paid off.

Councilmember Thomisser - How long of a period did you take the debt out for Station 26?

Chief McClendon - Station 31 was 15 years and Station 26 was 20 years.

Councilmember Thomisser - The statement you made about the closest station - how much of a problem is this? Is it 10% of your area?

Chief McClendon - I do not know the percentage of the area. One of the things for going to the Municipal Service Model was that you wanted to improve the level of service and you wanted the closest fire department to respond to each house. Through that process and last year's contract negotiation, we failed to do that in certain areas. If we want to continue to fulfill the overall obligation of what I believe was the intention of the Council, I would like to have those discussions and look at the map and try to come up with areas that all the citizens of Weddington are serviced by the closest fire department.

Councilwoman Hadley - We have made changes after the contract was signed but I know what he is talking about. I want to show you on a map. We are basically talking about Walden on Providence and a few parcels in Stallings.

Chief McClendon - Probably 90% of the Potter Road corridor and Walden on Providence.

Mayor Davidson – The contracts are perpetual. I think there is an agreement that Councilwoman Hadley will look at this map prior to the budget.

Councilwoman Hadley advised yes.

Councilmember Thomisser - People should be paid for what they do and if there is an area that is being covered and one of our fire departments is not getting paid for it that is not good.

Councilwoman Hadley - Absolutely.

Item No. 3. Review and Discussion of Preliminary Budget for Fiscal Year 2013-2014. Finance Officer Leslie Gaylord discussed the proposed budget with the Town Council. She stated, “Councilwoman Hadley asked me to come up with a revenue balanced budget. It looks like based on the items that we are talking about that a 6 cents budget would be appropriate. That is what is prepared here just for discussion purposes. On the last page are all of the items up for discussion. If they are all approved we would be in a deficit of \$137,000 and that varies depending on what we decide on for the funding of the Providence VFD. I have it as a one year repayment on a loan. That is the \$80,000 that is highlighted.”

Items discussed by Council:

- Council asked that the title on the budget of Fire Department Subsidies be changed to Fire Service.
- Finance Officer Gaylord advised that there is a \$31,000 projected surplus for this year. Part of the surplus is \$9,000 for expenses due to the roundabout that has not occurred yet.
- Deputy increase of \$6,388 due to personnel and benefits costs.
- Request from Turning Point for \$1,000. Finance Officer Gaylord advised that the Town does not typically give to non-profit organizations.
- The process for how the Town receives Motor Vehicle Taxes is changing.
- Councilmember Thomisser requested to increase the landscaping maintenance from \$1,000 to \$10,000 because there was additional work that needed to be completed. Mayor Davidson suggested taking the money out of Rea Road for this item. Councilwoman Harrison advised that they were considering having our current landscaper plant knock out roses in the remaining areas. Mayor Pro Tem Barry recommended that part of the surplus from this year’s budget be used for the remaining landscaping of the medians and be included in the May budget amendment for FY2013.
- Councilwoman Harrison questioned when NCDOT was going to transplant the lilies near the Weddington Church Road area and asked that Town Planner Cook discuss with NCDOT.
- Finance Officer Gaylord will prepare a budget amendment for FY2013 the Council’s consideration at their May meeting.
- Finance Officer Gaylord advised that she was not sure if the \$220,000 for Providence VFD’s rear building renovation was going to be partially in this year’s budget and partially in next year’s budget. There was discussion that the work would be done in June.
- Keep Urban Forester expenditure in the budget.

- Council asked that the amount that was in the budget for staff salaries last year be put in the budget for a placeholder and for the Town Council to discuss further in Closed Session on Monday night and it may be adjusted after that meeting.
- Councilwoman Harrison asked that \$3,000 be added to Council salaries to be discussed Monday night as well.
- Council discussed the costs for new Council chairs. Councilwoman Hadley advised that seven chairs would be needed and requested up to \$900 per chair and asked that the amount be \$6,300 in the budget. Mayor Pro Tem Barry thought the amount was high. Councilwoman Harrison recommended \$35,000 in the budget for painting, fixing the floors and purchasing new Council Chairs. Finance Officer Gaylord will also maintain the \$10,000 for ongoing maintenance of the Town Hall and Council asked for a Fund Balance assignment of \$15,000 for future Town Hall capital expenditures.
- Consider having a capital item for future sidewalk maintenance.

Mayor Pro Tem Barry asked that \$752,623 be put under operations for Fire Service and \$80,000 for capital costs. He stated, "That amount is assuming that we are borrowing \$750,000. Just say the building is \$1,000,000 and we use \$250,000 of our surplus. We enter into an agreement with them to fund the balance of the loan whether we do it or they do it. We would end up with the asset at the end of the loan."

Councilwoman Harrison – What if the appraisal is higher than what we are actually paying them on the loan?

Mayor Pro Tem Barry - You are buying in its current condition.

It was advised that the Providence VFD building is worth \$1,025,000 based on a recent appraisal.

Mayor Davidson - That is market value. The market is made up of buyers and sellers. I am not sure it is worth \$1,000,000 where somebody is going to go in there and not be able to use the building and there is going to be a lease in perpetuity for zero dollars. The appraisal price really does not matter here. If they get a million dollars on their own they can use that to renovate the building. We do not need to get involved. One million dollars on the open market to be able to not use the building for zero dollars in rent – that is the objection that I have in using the appraisal.

Councilwoman Harrison - I understand that but I am not where you are. We have not gone into how we are going to structure that contract for the money that we are going to spend. I am looking at fair market value.

Mayor Davidson - You own the building and you need revenue for a renovation to stay in business. You have no other means of generating revenue for your renovation so what do you do - you sell equity, right? A market appraisal of \$1.1 million for the property would assume that a person is going to get it and get full control over it and that the tenants are leaving. If you have less than full control the market value goes down because they are going to stay in there and run the place and we are going to charge them zero rent.

Mayor Pro Tem Barry – You want to discount the value?

Mayor Davidson – Yes, it is not \$1 million. If they put a sign in the yard and said here are our terms of our agreement, we are staying here and we are not paying you rent – give us \$1 million. Then they would probably say it is worth less than \$1 million dollars.

Mayor Pro Tem Barry - What do you think it is worth?

Mayor Davidson – Something less than \$1 million. I like the \$700,000 number.

Council asked to add a capital reserve fund for Fire Service in the amount of \$100,000.

Mayor Pro Tem Barry asked to leave the meeting and be excused. All were in favor, with votes recorded as follows:

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

Councilwoman Harrison asked for the following relative to events for the Town:

- Easter Egg Hunt - \$500.00
- Festival - \$5,000 since it is the Town's 30th Anniversary
- Tree Lighting - \$6,240.00
- Litter Sweep - \$250.00
- Historic and Meetings with Local Groups - \$200.00

Councilwoman Harrison also asked that the title be changed to Events instead of Parks and Recreation.

Finance Officer Gaylord advised that the budget proposed has a \$150,000 shortfall and an assignment for capital reserves in the amount of \$115,000 (\$100,000 for Fire Service and \$15,000 for the Town Hall).

Mayor Davidson - Can you take this capital spending program and extend it out to tell us when we will run out of money?

Finance Officer Gaylord advised that she will do that.

Item No. 4. Adjournment. Councilwoman Harrison moved to adjourn the May 6, 2013 Special Town Council Meeting. All were in favor, with votes recorded as follows:

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

The meeting adjourned at 7:55 p.m.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 13, 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 May 13, 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: Judy Johnston, Larry Wood, Bill Deter, Elton Hardy, Sandra McKee, Dennis Taylor, Linda Manus, Jane Duckwall, L.A. Smith, Mark DiBiasio, Mary P. Caponi, Brad Guerin, Ann Guerin, Danis Simmons, Peter Tatge, Eric Smith, Rob Kreisher, Steve Motley, Robert Stiegele, Scott Reider, Terry Williams, Lance Daniels, Mike Sealy, Mark Konieczny, Wayne Munn, Don Titherington, Brad Prillaman, Don Titherington, Jr., Pat Harrison, Paul Patton, Sue Patton, Mark Wetherbee, Bill Shaw, Wendy Shaw, Jan Taylor, Steven McLendon, Jennifer Romaine, Mettie Spittle, Craig Hazeltine, Tony Rolfes, Harry Welch, Debra Welch, Robert Gunst, Jon Hoin, Genny Reid, Kathy Bonjour, Debi Daniels, Lance Daniels, Jan Sloop and David Sloop

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

Item No. 1. Open the Meeting. Mayor Davidson called the May 13, 2013 Regular Town Council Meeting to order at 7:01 p.m.

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

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

Item No. 4. Presentation by YMCA Representatives. Councilmember Werner Thomisser introduced Mr. Steve Bowers, Community Vice President with the Morrison Family YMCA who gave a PowerPoint presentation that included the following information regarding the YMCA: Mission, Vision, Branches, Who they are and how they Serve, Their Focus, Youth Development, Healthy Living, Social Responsibility, Local YMCA, Public and Private Collaboration, Their Impact.

Item No. 5. Public Comments. Ms. Wendy Shaw - I am a lifelong resident of Weddington. As I have stated in past meetings no matter where the Town goes I will either see it to my left or my right. My issue is that for 41 years this area where we sit tonight has been the only downtown area that I have ever known and not to mention the only historical area we have in Weddington which includes this Town Hall (the Thomas Wrenn House), the Hemby House across the street, the Matthews Home on Highway 16 and Weddington Church known to a lot of us as the church on the hill – originally the Weddington School. I was married on the grounds of this Town Hall and my son is named after the original owners of this home Thomas and Colonel George Wrenn. We have the most unique Town Hall of anyone in the County surrounded by the beauty of its history. If you will check an atlas or use a GPS you will find the Town Center to be located at this intersection of Highway 16 and 84. This is the main entrance of our Town. A water tower would certainly have a negative effect on what we call downtown Weddington today. Just a few years ago Weddington was the number one desired place to live in North Carolina. That says a lot without even speaking a word about our Town. It saddens me that there has been dissension within our Town, within the church, neighbor against neighbor, neighborhood against neighborhood over a water tower. That is not who we are. As stated on our website,

“Home is where the heart is.” Now where is the heart of Weddington now? Tonight I submit to you a petition signed by 156 people who agree with me and who are for the Hemby Road location. Of these 156 signatures 95% of them are residents of Steeplechase and others who live behind the Weddington Church and the rest of whom would live within 1/8 or 1/4 mile from the tower if placed on Matthews-Weddington Road. We are asking that the appreciation of what we call our downtown be considered as a decision is made tonight on where the water tower will stand.

Ms. Jan Taylor – Thank you for listening to my comments and requests concerning the location of the proposed water tower in Weddington. As you know Weddington is a small quaint Town with a very small historical area. The citizens have worked very hard to create a community that affords a charming, safe and an inviting environment to raise our families. I am not going to discuss the site across the road because I think we are down to just two sites now. The first site that I examined was the Matthews Property located on Matthews-Weddington Road. People refer to this site as where commercial is. However, is this commercial? It adjoins the land of Jim Spittle which is a beautiful residential home, across the road just a few feet is residential, right behind those rows of homes another residential area is planned to be built. Also we have not heard about the ground level of this tower. I suppose it will have barbwire fence at the base around it and this is right next to the Town Hall where we have family gatherings such as our fair and Easter Egg Hunts. In addition I am also very concerned about the safety of this location in case we were to have a disaster of any kind and the tower was affected. I also have concerns that this is so close to the road and really jammed into a small area and the scale of this property is not conducive to the monstrosity of this tower. That leads me to the Hemby Road site. This property would make more sense to me personally to have all of the utilities located in one area where there is minimal population in the immediate area. This property would be better suited for the scale of the water tower. This water tower would allow for a fall zone where no homes or large numbers of people would be affected if we pushed it far enough from the fire department. The property owners that it connects to and owners across the street are both agreeable to the site. The property owners of Providence Woods South are not agreeable and I can understand that but their entrance is one half a mile away. It may be seen from their homes but a tower that is 18 stories high is going to be seen from my home too. It is going to be seen by a great number of neighborhoods. If you will not put a ground level water pump station then I believe and request your decision for the site of Hemby Road behind the fire department. I feel that this would create the least amount of problem for the community as a whole.

Mr. Craig Hazeltine – I am a 20 year resident of Weddington. This is the 4th time I have spoken about the water tower. I want to take this opportunity to address some points that have been brought up in past meetings and tonight. First is the fall zone in the event of a catastrophic failure of the tank. The collapse and release of 1.5 million gallons of water would eliminate or severely compromise both personally and their equipment the first responders of the Providence VFD. It would eliminate their ability to respond to emergencies for a long period of time. This by itself should eliminate the Hemby Road location. Landowners surrounding the Hemby Road location are not opposed to this location. None of the landowners live on their land. These owners understand that no one with land adjacent to the proposed water tower site would be able to sell their land for homes. That only leaves two uses for this land - farming and commercial. These landowners clearly understand that in 10 to 15 years selling land for commercial use would put more money in their pockets. If I had the land adjacent to the tower I would want it there too. Commercial land is going to be worth more than residential land. According to Union County Public Works the Hemby Road site is in an undeveloped area. There are 40 homes within 500 yards of that proposed site and there are over 1,000 homes within 1/2 mile of that proposed site. I would not consider that undeveloped. If the Tower were placed in the current commercial area of Weddington, it would destroy the historic character of downtown Weddington. Weddington has only one building or site considered historic and that is where we are right now. Prior to 30 years ago, the Town did not exist. It was merely a crossroads. Waxhaw was the closest town to Charlotte not Weddington. There is no architectural continuity with any of the current commercial buildings in Weddington. I fail to see how this would negatively impact this area. I think it will fit right in. I understand that Union County Commissioners received over 100 emails opposing the Hemby Road site. Both Ms. Hadley and Ms. Harrison have indicated in the past that the tower be placed in the current commercial area of Weddington so they clearly understand the impact that the tower would have on homeowners in the Hemby Road area. I have also heard that the water tower next to the

fire station would somehow enhance the fire station's ability to perform. The negative impact immediately adjacent the Spittle Property - I believe that land has already been designated as business under the current Land Use Plan. I am making the assumption that at some point they will want to sell that land commercially.

Mr. Mike Wetherbee – I want to thank our Mayor Walker Davidson for expressing some opposition to the residential site along Hemby Road. Everyone should understand that the Board's decision about the water tower is going to permanently alter property values around it. If you choose the Matthews-Weddington site, commercial sites as well as some residential homes would be affected. However, if you choose the Hemby site hundreds of your fellow Weddington residents in multiple neighborhoods will have their home values permanently devalued. I for one would not have purchased our house in Providence Woods South if I had known that a gigantic water tower would be casting a shadow over our neighborhood. I know that it has been noted that a couple of adjacent landowners actually do want the Hemby Road site. Let's be clear that these couple of people do not actually reside in those properties by the potential tower. There is more to their story. You do have 100s of residential landowners who do not want the residential Hemby site chosen. One other thing that I wanted to remind everyone is that several neighborhoods around Hemby Road including ours will not even be able to use one drop of water from this tower even though we would be stuck looking at the eyesore everyday. We do not have access to county water. We are on wells and we do not have fire hydrants. I have also been told by several folks that houses in our neighborhoods would have to purchase flood insurance since we are downhill and in close proximity to the Hemby Road tower location. Again, we cannot use any water from the tower even if one of our houses catches on fire but we are having to pay for extra insurance and have our property values decreased because of it. It is a losing proposition. Additionally, financial responsibility by the Board should come into play because I understand that choosing the Weddington-Matthews site for the tower would save the taxpayers - your constituents - \$150,000 versus the more expensive Hemby property. If you do go for the Hemby Road location please remember to think about your decision as you drive past our neighborhoods on Hemby Road because unfortunately we will have to think about it every single day.

John Wyant – I am the President of the Providence Woods South Homeowners Association. I believe I speak for the vast majority of the residents. I echo the comments already made. I will not repeat them. When we talked with the engineer the other day he laid out that the criteria was originally to be in a commercial district, able to serve Marvin and Weddington and be on a 24-inch main. A 24-inch main is out here and it is not out there. You are not going to have the same type of pressure. They said they had come up with some fixes for that. The natural location is right here. All of the original proposals were right here. Let's stick with what you got and quit changing.

Mr. Robert Gunst – I am a Rosehill resident. I think if anyone is affected by this it is the need for the water tower by the residents of the Rosehill Subdivision. We are the zero water group of the whole Town. I appreciate the hard work that has been done here. I realize that you have a decision to make. So far as Rosehill and the survey that we took, the community was divided as to the location of the tank to meet the requirements of the meeting that was held a couple of week ago by the Mayor. The overriding factor is a decision has to be made. I appreciate the effort that has been made on behalf of the County and the Town but the time has come ladies and gentleman – it has to be done. The decision has to be made. I don't envy you having to make the decision but that is why we elected you. Please do it, get it done, let's get some water so everyone benefits.

Ms. Nancy Anderson – I am one of the property owners that does not live there. My children are fifth generation here. I am offended by the insinuation that we somehow do not care about Weddington and the property values. It is our property and it does impact the property values and that property is for sale. There are several adjoining property owners that do live right there - Rick Helms, Jerry Helms and Rusty Morris. They all own the fields there and farm them. I would say they live right there on the property. Our property is going to be put on the market in the future. I spoke to our broker today and asked him if it would affect our properties and he said, "Oh, no. I would not ask any less than you were going to ask. The fact that it decreases the property values, I do not think that holds water. The other thing I would like to point out is why that site was never considered before. When the previous Council was asked to consider it we were only given two choices - Highway 84 and on Providence Road. When the next Master Plan came out Weddington was in a different

pressure zone; therefore, it opened up a lot more opportunities along Matthews-Weddington Road. That is the highest point. It is the ridge line. The other two Councils were not even allowed to consider that. The fact that you are somehow conspiring to make it commercial zoning is non-sense. That land will not support commercial development. It does not have the road structure and it is not going to be zoned commercial in my opinion.

Mr. Bill Deter – I want to point out some comments that were made by Ed Goscicki at the June 11 meeting last year. I consider him the resident expert since he is the Union County Public Works Director. Comments from the minutes were, “We want to keep the water tower close to our 24-inch main line. Our ideal location is the Town Center. The parcel across from the Town Hall was the ideal location for the water tower. Once you get past Beulah Church Road, it gets too expensive to run a water line after a certain point - the cost is too high and you run into water quality issues.” I know it is a very political issue. I am supportive of a water tower but my concern from a bigger standpoint is that we have a commercial area and let’s keep the water tower in a commercial area which will support the residents’ goals to restrict our commercial development to one area and protect the residential area.

Ms. Mary Caponi – I have been a resident of Weddington for 10 years. I love lighthouses and they seem to be a beacon and you know where you are when you see it. I am thinking that a water tower in Weddington would put us on the map. People coming down Providence Road would say this has got to be Weddington. Look at the water tower. It is awesome. I am thinking this is where it should happen.

Mr. Harry Welch – I have been a resident in Union County for 10 years now and I moved here from Mecklenburg County. I liked what she said. Some of them are ugly. But they are a fact of life. You have to have them for pressure for people that live in Rosehill. Some water towers are famous. Look at the one in Gaffney with the peach, the one in Fort Mill with the baseball. You could put something that is an icon here on a spindle - something that looks nice and is unique and says Weddington. We have a golf course nearby put a golf ball on top of it and sell advertising for Titleist. Who knows if property values are going to decrease, they could and what would that mean to the Town of Weddington as well as Union County? If that many homes are devalued then that is going to cut the tax base down so the tax revenues are going to be a lot less. At the end of the day it has to be something that is advantageous to all and I think in terms of who has spoken at this meeting and at the Union County meeting last Monday night, it seems like there are more people that are against the Hemby Road location as opposed to the one in Town.

Mr. Don Titherington – I live in Providence Woods South. I believe that the water tower should be here. I walked in late and one of our neighbors was making a comment around the insurance issue and I saw Ed Goscicki shaking his head against it. These neighbors called their insurance company and they said that it would not be covered by casualty insurance and if it lets go you have to have flood insurance so please do not underestimate that because that has been checked by four different insurance companies.

Mr. Tony Rolfes – I live in Providence Woods South and I have been here for three years. No matter where you think the water tower should go I think it is a clear sign that people are against more density here in Weddington. I hope the Council will take into consideration that the vast majority of us do not want more density. I am for the tower being here in the Town Center. Thank you for your time.

Ms. Sandra McKee – I have lived in Weddington for 60 years. I live close to the Town. I am not in favor of it being here at Matthews-Weddington Road.

Ms. Jan Sloop – You folks have been elected to your positions by the people in this room and I believe that you have a responsibility to us. I also believe that if there are decisions made that do not seem to make sense to a lot of people that we should be able to learn from you why and the reasons behind you selecting things that so many people are in opposition to. Government has become very frustrating to me. I think a lot of things are being rammed down our throats and we are not being given the respect from our elected officials to understand why they are making the decisions that they are. I have never run and I do not plan to and I admire you for your

willingness to. You have a big responsibility and your decision should not be made just when your personal desires.

Mr. Jack Parks – I live in Willow Oaks. I have a well and the entrance from my neighborhood is about 600 yards from the Hemby Road site and approximately one mile from this site. Personally it does not bother me either place that the water tower would be put. I want to correct some things that I have heard tonight. If you live on a well you do benefit from a water tower. If there is a fire at your house your well will not put that fire out. A typical fire engine carries 1,000 gallons of water and it takes at least 250 gallons per minute on your house to do anything. That engine that shows up is out within a matter of 4 minutes. It is supplied by a tanker. They can come afterwards. That tanker has to be filled at a hydrant. Right now our hydrants are desperately low. We have to get some correction made or we are going to have trouble one of these days. At this point the fire department is contemplating color coding fire hydrants so we can tell when you drive up whether there is pressure. It is a problem that has to be addressed. I don't look at this as commercial or residential. I look at this as infrastructure. I do not anticipate seeing any more commercial on Hemby Road and I do not anticipate a water tower here driving any more commercial but we have to agree to the infrastructure in order to make it safe for our families to live here. As far as a catastrophic failure of the water tower, I am 62 years old and I have never heard of one. I am sure there has been one somewhere. I have no fear of the fire department being beside the water tower. Some people have asked if there is a benefit for a fire department. There is a possibility of a benefit for the fire department to share that land that would be purchased by Union County Public Utilities at Hemby Road and the fire department could have access to that land for future expansion for parking or expansion of a septic tank line or a field if they needed to. I wanted to make those facts stated and accurate. It does not bother me where the water tower goes it is just a matter than we have to have it sooner than later.

Ms. Debra Welch – I am a Union County resident for 10 years. My husband was at the Union County Meeting on Monday night. We want to thank you for your work. One major concern with the Hemby Road site is because of the devaluation of the property. The City of Monroe has a water tower and it backs up to Deer Track Lane and there are two houses for sale on that Lane currently. One has been on the market since June of last year and there is a second property that has been on the market. Neither of those has sold. The second property dropped their asking price \$20,000 on April 23. They are still waiting to be sold. From a financial standpoint, with all these residences around the Hemby site if the property is devalued you have lost tax revenue. From that standpoint it is going to hurt the Town. I want to encourage you to vote downtown. I know we need water pressure. If there is a 24-inch main here and that is bigger than Hemby logically and engineering it makes more sense. Thank you.

Ms. Mettie Spittle – Our property is adjacent to the Matthews Property. I do not know where they got their information. We do not have land up for sale for commercial because it is not zoned commercial yet. If they put a water tower we will be asking for commercial. We have been there for 25 years. The shopping center was not there when we built our house and we fought against the shopping center and now we are fighting against a water tower. Please consider that when you are making the decision.

Item No. 6. Additions, Deletions and/or Adoption of the Agenda. Councilmember Werner Thomisser moved to make the following amendments to the agenda:

- Move up the following agenda to next on the agenda: Consideration of Non-Binding Endorsement of Location for the Water Storage Tank in Weddington – Mayor Pro Tem Barry.
- Eliminate the following items from the agenda since they will be covered by Mayor Pro Tem's agenda item and the fire service item is premature and will be covered during the June Town Council Meeting or a Special Meeting beforehand: Open and Transparent Discussion about the Water Tower in Weddington – Mayor Davidson and Open and Transparent Discussion about Fire Service in Weddington – Mayor Davidson.

All were in favor, with votes recorded as follows:

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

Item No. 7. Consideration of Non-Binding Endorsement of Location for the Water Storage Tank in Weddington – Mayor Pro Tem Barry. Mayor Pro Tem Barry - The Town Council received a letter from County staff asking the Town Council to state a preference between the two proposed water tower sites. Their request was either in the negative or the affirmation of the two locations. Based on the County's communication, I move that the Weddington Town Council expresses preliminary support for the Hemby Road Site for the Union County Public Works Water Tower Location within the Town Limits of Weddington. The Council believes this site is preferable at this point in time realizing that no application has been received and that no detailed information has been shared on the site's particulars. This expression of support is non-binding and the Weddington Town Council reserves the right to change its preference once a full application is submitted and the rezoning process is completed.

Mayor Davidson asked Attorney Fox if it will be harder to defend if the Council approves this motion.

Attorney Fox - The concern that I had initially with something like this is you do not have an application before you. What will ultimately be asked of you is a legislative rezoning and not a quasi-judicial rezoning. As many of you know if it had been the latter you could not have any pre-discussions about it. As a legislative rezoning it is not uncommon as a part of the legislative process for individuals to request of the Council collectively or individually their input on where they stand on a particular use of property. I see this as a preliminary statement of one site is more favorable than the other. It is not binding. It does not mean that the Council cannot change its mind once it sees an application with elevations or other things to be considered at that time. I would caution the Council that you cannot make a decision about the ultimate decision on the water tower location at this point in time as the Council does not have before it an application.

Councilmember Thomisser - I would like to reiterate what Mayor Pro Tem Barry said. At this point realizing that no application has been received and no detailed information has been received on the setbacks, elevation, fall zones, etc. and no legislative processes relative to a rezoning process has taken place, the Hemby Road site seems preferable to me at this point for the following reasons. I performed two site inspections where I did a 360 degree view around the fire station and I saw a 180 foot cell phone tower that looked like a giant Christmas tree. Over the past four years since I have been in office I have not received one single communication from anyone in that area as to the 180 foot cell phone tower being objectionable. It is my understanding that the water tower will be less than that. Also I looked very closely to try to find homes that I could see and the only home that I could see is right adjacent to the fire station. There are a couple of homes on Weddington-Matthews Road but they are around the corner. Another thing I am really distressed to hear that people in Weddington would say, "I do not want this." This is my third water tower episode and no one wants a water tower. That is understandable. It distresses me to hear people say, "I don't want a water tower, go put it in someone else's back yard." I want to remind everybody that we had a young lady indicate earlier that she had over 150 petitions signed by Steeplechase residents and there are nine people that I have received communications from that live on Weddington-Matthews Road including the Spittles. There are 20 homes in Highgate that are in visual distance of this proposed water tower downtown. Everyone is affected, not only the people on Hemby Road but the people downtown here. The emails received were running 3 to 1 for Hemby Road. I would be glad to share that information at a later date. Public Works has indicated that there is no material difference in terms of the cost of the property or the construction of the water tower. That is the only information that I have at this time. Based on a limited amount of information, my preference is non binding and I reserve the right to change if additional information is submitted at a later date.

Councilwoman Harrison - Have either one of these sites had any engineering done to them so far.

Mr. Ed Goscicki – Yes we have done preliminary engineering on both properties to make sure that the tower would fit on the site and that the site was adequate in size and configuration and we looked at the site to make

sure it would work in terms of being able to get enough water flow to the existing infrastructure or identify what additional infrastructure would be required.

Councilwoman Harrison - Would that mean that you would be coming in with an application within the next 30 days?

Mr. Goscicki – Certainly within the next 60 days.

Councilwoman Harrison - Someone wanted me to say where I wanted the water tower and my preference is not in Weddington but I do not have that choice any more so I have to make a decision. You were cautioning what we were saying and how we say it based on the fact that we have no application. Does the same hold true for our Planning Board who has not received that application?

Attorney Fox – To some degree but to some degree not because your Planning Board is just making a recommendation. They do not have the final decision making power. Until you have an application it is hard to say which would you will go with until you have more information that is in front of and I would think the Planning Board is similarly situated. They do not have the application before them and they do not know elevations and setbacks and until you have that they cannot make an informed decision.

Mayor Davidson - The County is not obligated to bring us either one of these sites.

Attorney Fox – They are not.

Councilmember Thomisser - Mr. Goscicki, as far as you know how many water towers have collapsed in the United States?

Mr. Goscicki – As far as I know – none.

All were in favor of Mayor Pro Tem’s motion, with votes recorded as follows:

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

Item No. 8. Approval of Minutes.

A. March 11, 2013 Regular Town Council Meeting. Councilwoman Harrison moved to approve the March 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

B. April 4, 2013 Special Town Council Open House Meeting. Councilwoman Harrison moved to approve the April 4, 2013 Special Town Council Open House Meeting minutes. All were in favor, with votes recorded as follows:

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

C. April 8, 2013 Regular Town Council Meeting. Councilwoman Harrison moved to approve the April 8, 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. April 15, 2013 Special Town Council Meeting. Councilwoman Harrison moved to approve the April 15, 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. May 3, 2013 Special Town Council Meeting. Councilwoman Harrison moved to approve the May 3, 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

F. May 7, 2013 Special Town Council Meeting. Councilwoman Harrison moved to approve the May 7, 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

Item No. 9. Consent Agenda.

A. Consideration of Proclamation - 2013 National Day of Prayer. Mayor Pro Tem Barry moved to approve Proclamation P-2013-02:

**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.

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 - 2013 Law Enforcement Officers Week and Peace Officers Memorial Day. Mayor Pro Tem Barry moved to approve Proclamation P-2013-03:

**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.

All were in favor, with votes recorded as follows:

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

C. Consideration of Proclamation – North Carolina Domestic Violence Proclamation 100 Day. Mayor Pro Tem Barry moved to approve Proclamation P-2013-04:

**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.

All were in favor, with votes recorded as follows:

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

D. Consideration of Proclamation - 2013 Lyme Disease Awareness Month. Mayor Pro Tem Barry moved to approve Proclamation P-201305:

**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 Anaplosmosis 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 diagnoses 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.

All were in favor, with votes recorded as follows:

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

Item No. 10. Public Hearing and Consideration of Public Hearing.

A. Public Hearing to Review the Preliminary Plat for the Vintage Creek Subdivision. Mayor Davidson opened the public hearing to review the preliminary plat for the Vintage Creek Subdivision:

The Town Council received the following memo from Town Planner Jordan Cook:

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 conservation 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. The applicant has also provided a left-turn lane into the subdivision along Weddington-Matthews Road.
- 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 applicant owns all three of these parcels. 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 Final Plat approval by Weddington Town Council;
5. Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;

6. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Final 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.

The Town Council also received the following information:

- Application for Submittal of Subdivision Preliminary Plat
- GIS Map
- Preliminary Cluster Sketch Plan
- Overall Preliminary Plat
- Aerial Map

Councilwoman Harrison – I went through the plans and my biggest concern is Weddington-Matthews Road. Is there a proposed middle lane?

Town Planner Cook – Yes, the applicant has proposed a middle left into the site.

Councilwoman Harrison - Would it also be if you are going to try to make a left hand turn out?

Town Planner Cook - I do not think so.

Mr. Danis Simmons – I am with ESP Associates and I represent the applicant. There is a third lane that would be added to Weddington-Matthews Road which would be a left turn into the site. Currently we do not have a median or breakup for exiting from the subdivision that comes out on Weddington-Matthews Road. It is a 30 foot asphalt section. It is wide enough that we could actually stripe it out and put a third lane there if we needed to. We have been talking with John Underwood at NCDOT regarding the design of the actual road.

Mayor Pro Tem Barry – We all have heartburn where the road connects because it is at a really bad curve. In your conversations with NCDOT did they talk about lights? My concern is for people taking a left out.

Mr. Simmons – They have not mentioned any kind of signal. We have not talked with them about adding a signal. I have met with them and talked at length about the improvements. I think you will see a difference as the improvements are made. The road sections will be wider. It will open up quite a bit.

Mayor Pro Tem Barry - You have vegetation going all the way to the curb on the plan. I think that has to be addressed. Also at the Amanda Road connection I want to make sure the radius of the traffic circle is long enough and broad enough for school buses.

Mr. Simmons – It is.

Mayor Pro Tem Barry – The money that we are going to hold in escrow is that based on the design built specs today?

Town Planner Cook – It is.

Mayor Pro Tem Barry - Can we add a contingency on that if it does not build out to that price and we refund the balance to them?

Town Planner Cook - I assume that we could with the applicant's agreement.

The applicant felt that they could come up with some contingency.

Councilmember Thomisser – I am a member of the Public Safety Committee. We currently have a situation on Antioch Church Road where there are two very dangerous curves. There has been at least one fatality there that I am aware of with several accidents. It has been brought to the attention of NCDOT. The problem that DOT told us is that we have country roads that were gravel at one time and now they are paved. They really cannot handle excessive speed. I find that NCDOT is very reluctant to put up traffic lights. You have an entrance way that is virtually perpendicular to a curve. NCDOT has recognized and reduced the speed limit in that turn to 35 mph. They understand that it is an unsafe situation. In Saturday's newspaper there was a \$6 million judgment on Route 49 because NCDOT and the developer dragged their feet on putting a traffic light. I would ask that the Council consider adding a condition to approval of this. We need some indication from the developer that they will do something to eliminate this dangerous situation.

Mr. Simmons – I know there is concern. NCDOT is going to go over the criteria that we have to do these improvements by. We are working with them to make sure we are meeting the criteria. In addition the developer is actually in contact with Ms. Shirley Hill which is an adjoining property owner in the front to try to purchase, the triangle piece of property to potentially make that entrance a little bit better. What we would hope to do is push that entrance a little bit further. We would take this entrance and move it. We all have similar concerns. We want to make it as good as we can for our neighborhood as well.

Attorney Fox - The applicant has very little control over NCDOT and the placement of traffic and signalization of intersections. Even if they were willing to put forth the money it is still a DOT decision based upon traffic counts and volume

Councilmember Thomisser – We are being asked to approve this and I am a little uncomfortable doing that. I would like to move that we table this for 30 days to allow the developer sufficient time to work with the adjoining property owner and NCDOT to rectify the situation.

Mayor Pro Tem Barry asked the applicant what that does to them to wait 30 days.

Mr. Robert Stiegele - Currently we are talking with Ms. Hill and we are attempting to acquire the triangular piece. There are no guarantees. We are making our best efforts. We have a secondary access off of Amanda Drive as well. It does not eliminate your concerns with the connection.

Mr. Simmons – There is one hiccup to the connection of Amanda Drive. There is a separate parcel that is between the right-of-way and the existing Amanda Drive and our connection that needs to be acquired.

There was discussion on the purpose of having two entrances. The applicant advised that they do not have a connection to Amanda Drive currently and do not control the right-of-way to connect. They advised that they are doing their best to design a safe intersection to their neighborhood.

Town Planner Cook – There is a piece of land between their proposed connection and the existing Amanda Drive.

Councilwoman Harrison - Have you not been in contact with the lady about the piece of land for awhile now. How long have you been talking with her?

Applicant – We have been in contact with Ms. Hill for a 1 ½ years to attempt to acquire the property. Some days are better than others. We are trying.

Town Planner Cook - The Town encourages more than one entrance due to public safety.

Mayor Davidson - Rosehill and Stratford Hall have no water pressure. Do we want to get more people with low water pressure?

Applicant – We would be possibly starting construction of homes sometime late spring early summer of next year.

Mayor Davidson – One year from now someone could move into one of these houses and we have heard it will take two years to build the tower? Does Council want to have any comments or conditions regarding water pressure?

Mayor Pro Tem Barry - We do not have a moratorium. I do not know if we can.

Attorney Fox - What would you want to make the condition?

Mayor Davidson - To avoid homeowners six months to a year living in a house with low water pressure, is there anything that we can do to avoid that?

Attorney Fox - We are governed by the subdivision process and our powers are restricted to what we are allowed to do under preliminary and final plat approval. It is conditional zoning but these are police power regulations we are talking about. We required them to connect to water because they are within a certain distance of County water. The quality of the water and the pressure I am not comfortable with the Council limiting when they can deliver the product based on the existing state of the water. They may be able to do some things in design that improves the water pressure in that subdivision. We could ask them to consider that. I am not comfortable with the Council delaying or restricting their ability to move forward.

Councilmember Thomisser - It is predictable that there will not be adequate water pressure until the water tower goes in.

Attorney Fox - We are assuming and speculating that there would not be adequate pressure. We do not have a moratorium that limits development and if they are in fact compliant with the other provisions of your zoning ordinance I do not think we can inject the element of water pressure into that. We can put reasonable conditions on maximizing opportunities with the development to enhance water pressure. That is probably reasonable.

Mayor Davidson - That may address that neighborhood but it would not address Rosehill.

Attorney Fox - Correct.

Applicant – We have been meeting with Union County Public Works. We have been assured by them that we are not going to be an adverse impact. There is a condition on the plan that it has to be approved by the Public Works staff.

Mr. Elton Hardy – The kids on the basketball team tell me they cannot take a shower upstairs in Rosehill when their mother turns on the water downstairs. Everyone knows that water flows downhill. Vintage Creek is much lower than Rosehill. This is brewing for disaster and Ed Goscicki knows it too.

Mr. Larry Wood – I live on Cari Lane. I want to follow up on the traffic situation. As it is now, before we add 300 to 400 car trips a day you cannot pull from Cari Lane and make a left onto Weddington Road and

compound that by the fact that Weddington Road is a blind corner. There is no stop sign or yield sign there. There have been a number of accidents. I think it is an issue that someone has to look at.

Ms. Nancy Anderson – I wanted to address the traffic issue also. Has anyone considered moving this decorative circle to here so that everybody has to slow down? If this traffic circle would be located here then everyone slows down and people would have a safe way to get in and out. I know that the current NCDOT folks favor traffic circles on main roads instead of signals or four way stops because if there is an accident there it is at 15 MPH and not at 55 MPH and the impact and severity is much less.

Mr. Paul Patton – I live right across the street here. The traffic is terrible. I have been there since 1977. The Town Planner said that they have not changed the zoning but there is a rezoning sign in front of the project. I understand that they want to change the zoning to a ½ acre instead of a full acre per house. Is that correct?

Town Planner Cook – They are not required a rezoning. They are currently zoned R-CD. It means one house per acre. They are going to have smaller lots. Their lots will be not one acre but their density will not be over one house per acre. They are not putting any more houses. On that 116 acres they could put 90, 40,000 square foot lots. What they are putting on there now is 90, 12,000 square foot lots with 50% open space. It is no greater than what you could do with a normal conventional subdivision. The land would be permanent.

Mr. Jack Parks – I drive this road 7 days a week at least once or twice a day. A good indication of how many accidents you have there is how many times this fence gets knocked down. It is a minimum of 2 to 3 times a year. We have had fatalities in that same spot too. I want to applaud Nancy for her recommendation of a traffic circle. It does not matter what you set the speed limit and no matter what you do with traffic lights. That curve is not a problem at 45 MPH; when you start hitting 55 to 70 MPH that is where we have the problem. Usually people run off the road and try to correct and they overcorrect and come back and hit that fence. I do not think it is the developer's problem. I think it is DOT's problem.

Applicant – I think that NCDOT is in support of traffic circles but we do not have the same ability as NCDOT does to make improvements and get the right-of-way that is required to make that happen.

Councilwoman Hadley - In my neighborhood through the final grading we had several hydrants that were buried. I was wondering if we could make a condition that if any were buried during final grading that they would be responsible for the extension which could include a condition that no structures, walls, monuments, landscaping be put within a 3 foot area of the hydrants.

The applicant advised that they have to certify when the systems get built that they meet the regulations.

Mr. Stiegele - The intent as we stated tonight is to try to achieve this triangle. We are still going to be limited to where we can place it because we are going to be subject to NCDOT. Traffic calming device sounds great but I happened to be in a meeting with NCDOT for two hours. I am not sure if NCDOT would consider a traffic calming device. We are willing to defer this for 30 days to go out and see if we can achieve a successful remedy with Ms. Hill but understanding what we will be acquiring is a triangular piece that perhaps will enhance the line of sight and visibility coming into the curb and would allow us to open up the entry a little bit more but short of that I do not know that we will be able to control the amount of traffic and trips on the road.

Councilmember Thomisser moved to table consideration for 30 days and recess the public hearing to June 10 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

All were in favor, with votes recorded as follows:

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

Council took a brief recess.

B. Consideration of the Preliminary Plat for the Vintage Creek Subdivision. This item will be continued until the June Town Council Meeting.

Item No. 11. Old Business. There was no Old Business.

Item No. 12. New Business.

A. Review and Consideration of an Ordinance Regulating Recordkeeping Requirements for Cash Converter Businesses, Pawnbrokers, Precious Metals Dealers and Secondary Metals Recyclers. The representative from the Union County Sheriff's Office was not available to present this item; therefore, Mayor Pro Tem Barry moved to defer this item until the June 10 Town Council Meeting. All were in favor, with votes recorded as follows:

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

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). The Town Council received a copy of the proposed budget for Fiscal Year 2013-2014.

Finance Officer Gaylord – I want to briefly summarize what you have in your packet. You have a proposed budget for Fiscal Year 2014. There is no change to the tax rate. It will remain at 5.2 cents. It incorporates all the items we talked about at our May 6 Work Session. The appropriation from Fund Balance is \$150,000 and I also included for you a five year Fund Balance projection to show you how that draws down if we continue the same path that we are doing. I put the assumptions on there. We start getting in trouble in a few years if we do not do something. The projection has no change in tax rate and no revaluation and no subdivision income. There are some things that are not on there that could affect it.

Mayor Pro Tem Barry asked to add to Events and Publications \$5,000 to be used for the 30th Anniversary Celebration to be incorporated into the Town festival.

The Council also asked Ms. Gaylord to include a 1.7% COLA increase for staff as well as a 3% one time bonus to be calculated on this fiscal year's income to be paid either in December or January.

Council agreed to increase the Fund Balance assignment from \$15,000 to \$18,000 for the Town Hall to include maintenance for sidewalks.

Councilwoman Harrison recommended starting in December 2013 to decrease the Mayor's salary to \$6,000 and increase each Councilperson's salary to \$4,800. Councilmember Harrison discussed Council salaries of other municipalities.

Finance Officer Gaylord advised with those changes the new Fund Balance transfer would be \$161,200.

Mayor Davidson - So we are going to spend \$160,000 more than we are taking in.

Mayor Pro Tem Barry moved to call for the public hearing to review and consider the proposed budget for Fiscal Year 2013-14 to be held June 10, 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

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. Councilwoman Hadley - I would like to make a motion to 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, NC to be held June 10, 2013 at 7:00 p.m. at the Weddington Town Hall. In April, I asked to delete calling for the public hearing tonight in May because the fire department had not put the project up for bid and therefore did not have exact costs. The Providence VFD has informed me that the bids have gone out and are due back at the end of May and by the June public hearing we will be more informed by having the exact costs for our attorney to have contracts for the acquisition and lease prepared.

Mayor Pro Tem Barry - I want to make sure when we have the public hearing we have the purchase agreement and the lease agreements negotiated so we have the public hearing about the decision that we are going to make and not what we are going to instruct staff to go and do and then have to come back and do it again.

. 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 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. The Town Council received a copy of Section 58-60 (MX Mixed Use Conditional District) from the Code of Ordinances.

Councilwoman Hadley – I would like to move to instruct our Town Planner to send a Text Amendment to MX Section 58-60 (1) o Banquet and Reception Centers, and Conference Centers to the Planning Board for consideration of having Wedding, Reception and Events placed under Conditional Uses in Sec 58-52, 58-53, 54-54, and 58-58. If you look at the current uses under 58-52/53/54/58 (2) Conditional Uses there are several that would fit the criteria of Wedding, Reception and Events.....Recreation Center, Clubs, Country Clubs, Social Organizations. There is a huge difference between a Hilton Convention Center and a 100-year old house and barn to be used for smaller events. I find the language to be inconsistent and the language should be tightened up and be more specific. I will refer to when Mr. Goscicki talked about his Master Plan thinking they had prepared for all possibilities and the very first application was an exception. I think that's what has happened here.

All were in favor, with votes recorded as follows:

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

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). The Town Council received a copy of the Conditional Zoning Application dated February 8, 2013. Mr. Todd Alexander asked to table their request at this time due to the motion made by Councilwoman Hadley so that they could go through the process.

Mayor Pro Tem Barry moved to table this item until the October 14, 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

F. Open and Transparent Discussion about the Water Tower in Weddington – Mayor Davidson. This item was removed from the agenda.

G. Open and Transparent Discussion about Fire Service in Weddington – Mayor Davidson. This item was removed from the agenda.

H. Discussion and Possible Consideration of Having Two Scheduled Regular Meetings Per Month – Councilwoman Harrison. Councilwoman Harrison - I put this on the agenda because there have been conversations and a lot of people stating that we have a lot of meetings. I went back to 2009 and we had 22 meetings, 2010 we had 23, 2011 we had 24, 2012 we were down to 22 and so far this year we are at 18. If we just have one meeting per month for the rest of the year we are at 25. Why don't we bite the bullet and do two meetings per month? Marvin, Wesley Chapel, Waxhaw are all at two meetings per month. That way we would minimize how many special meetings we would have to have based on the fact that we would be able to do all of our business every two weeks. That is why I put this to have discussion on it. Looking at this every year we have a lot of meetings based on what is coming in front of us and I don't think that is going to change. My recommendation is that we go to two meetings.

Councilwoman Hadley - What would that do to the Planning Board and would there be any costs incurred for our attorney and that sort of thing?

Mayor Pro Tem Barry - We had work sessions one week prior to the Council meeting when Walker first became Mayor. Maybe the approach is to go through that avenue. My schedule is crazy and to get another Monday night is going to be tough but if we need to do that we need to do that. The challenge that we have is work product more than anything. I appreciate your thoughtfulness in bringing this up.

Councilwoman Harrison - That is why I brought it up. I am not looking for a decision. We have to be realistic. One of the complaints I hear is that we have meetings at certain hours and people are upset with that. We have a lot of different items that are coming up that are going to cause us to continue to have multiple meetings.

Councilmember Thomisser - I do not think we should go to two meetings a month just because people are complaining. The meeting is published prior. If there is something on the published meeting and it is important for a citizen they will come. I do not think that is a good reason to have two meetings. As far as work product is it a question of time management. Are we trying to do too much and therefore generating more work. Those that have full time jobs two meetings may be difficult.

There was no consensus to make a motion at this time to meet twice a month.

I. Review and Consideration of Amendment to the Town Council Rules of Procedures - Rule No. 8. Public Address to the Council – Councilwoman Hadley. Councilwoman Hadley moved to approve the following amendment to Rule 8 of the Town Council Rules of Procedures:

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 approximately 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 other than those matters set for public hearing at the meeting. It is not intended to compel Councilmembers or staff to respond to the public comments.

Each speaker must address the Council from the lectern and begin their remarks by giving their name and 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 on the Council or members of the public will not be tolerated. The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and shall rule on objections from other members of the Council on discourteous behavior. A majority vote of the Council may overrule the Mayor's ruling on standards of courtesy. Speakers may leave written comments and/or supporting documents, if any, with the Town Clerk to the Council.

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.)

All were in favor, with votes recorded as follows:

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

J. Consideration of Budget Amendment for Fiscal Year 2012-2013. Mayor Pro Tem Barry moved to approve the following Budget Amendment for Fiscal Year 2012-2013:

**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	
Appropriation from Fund Balance	220,000		
Total Revenues and Appropriation from Fund Balance	1,913,200		
Expenditures			
Administrative Expenditures	394,910	416,050	B

Planning and Zoning Expenditures		182,290	222,125	C
General Government Expenditures		1,336,000	1,137,775	D
Total Expenditures		1,913,200	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

Adopted this 13th day of May, 2013.

All were in favor, with votes recorded as follows:

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

Item No. 13. Update from Town Planner. The Town Council received the following update from Town Planner Cook:

- 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.
- 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 and DrumStrong TUP-Approved
- The following items will be on the May 20th Planning Board agenda:

- TUP Text Amendment
- Violation Fee Text Amendment
- St. Mark Coptic Orthodox Church CZ Application
- Polivka Construction Document Review

Item No. 14. Update from Town Administrator. The Town Council received the following update from Town Administrator McCollum:

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

Item No. 15. Public Safety Report.

Update from April Public Safety Committee Meeting

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 the 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.

Weddington Deputies – 712 Calls

Providence VFD

Union County:

Fire	11	+	EMS	11	=	Total	22
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Mecklenburg County:

Fire	04	+	EMS	02	=	Total	06
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Department Total:

Fire	15
EMS	13
Total	28

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

Wesley Chapel VFD – 90 Calls

Item No. 16. Update from Finance Officer and Tax Collector.

A. Finance Officer's Report. The Town Council received the Revenue and Expenditure Statement and Balance Sheet for April 1, 2013 to April 30, 2013.

B. Tax Collector's Report.

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	\$(3,829.16)
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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	\$2,000.48
2009	\$2,409.07
2010	\$3,826.02
2011	\$5,917.33
2012	\$21,415.93

Total Outstanding: \$36,450.21

Item No. 17. Transportation Report. There was no Transportation Report.

Item No. 18. Council Comments. Councilwoman Harrison - Mayor Davidson when I saw that you were having a meeting, I thought what a great venue for the citizens. Then I saw the agenda and thought – why are you having this meeting, regardless, I decided to go. It became quickly apparent to me that, this was your meeting, your rules and people talking over people, people booing people and in general being disrespectful to one another was allowed and encouraged and that the venue, once again, seemed to be aimed at trying to make the Council that you are supposed to work with look bad. At one point, I thought I was at a religious revival with people putting their hands in the air about how dysfunctional and non-transparent we were. I was actually embarrassed for those people who were making comments when they didn't know the processes we follow, the laws we adhere to or the Council's rules of procedures. Transparency – I heard how this Council is not transparent; however, I don't meet citizens in their homes and spend time criticizing Councilmembers, I don't record any phone calls I have, I don't condone taking those recordings and giving them to others so that they may be used in a negative manner, I don't create YouTube videos to criticize Councilmembers because they didn't vote how I wanted them to and I do follow the Town's rules of procedures especially regarding invitations to speak at HOA meetings. I wonder how many meetings have you had where you did not think it was necessary to inform the Council that you have participated in them or what you have said? Did you meet with the utility company about the power lines? It certainly has become evident to me that anything I say or do can be used against me in the Walker Davidson court of law. I would like to apologize to the Town Attorney and the Town Staff since there was discussion about calling special meetings and the fact that we (meaning the Council) were not giving the citizens adequate time. Neither our attorney nor our staff would allow us to call a meeting without giving the 48 hour notice for the meeting nor would we be allowed to give money to the any of our three fire companies or approve next year's budget or amend this year's budget without calling for a public hearing. Meetings and meeting times: I heard how no other Council ever had meetings that took place at noon or 3 pm where a vote was required. In 2009 there were 22 meetings, on April 9th there was an 8 a.m. meeting that required a vote to be taken, April 27th there was a 4 p.m. meeting that required a vote to be taken and there was a meeting on September 4th at 8:30 a.m. that required a vote to be taken. In 2010 there were 23 meetings, on June 24 there was a 1 p.m. meeting that required a vote to be taken, on August 2nd there was a meeting at noon that required a vote to be taken and on October 15th there was a 3 p.m. meeting that required a vote to be taken. In 2011 there were 24 meetings, on April 28th there was a 4 p.m. meeting that required a vote to be taken. My point is that Councils need to make decisions about a variety of issues and sometimes that requires them to call a special meeting and in doing so Councilmembers schedules are taken into consideration and obviously previous Councils called special meetings when they had a quorum regardless of the hour. Land Use Plan – Once again I heard that we did not use the 2012 survey when we updated the Land Use Plan. On Page 10 we added, "There are those who favor mixed-use development with more urban amenities than now exist." Because the survey indicated that 67% were in favor of mixed-use and we did not take out about single family. On page 19 we made our number one policy "Policy 1: Plan for and equitably fund the efficient provision of emergency services." This was in direct correlation to the survey results about public safety." We did not take out verbiage from the previous Land Use Plan where we saw that the survey still indicated a preference for green space, parks, and potentially housing for senior citizens. Mr. Mayor I want to thank you for treating me the way you have, it has made me get to know the Councilmembers that I serve with and though we have our differences and may disagree or not always vote the same way, we treat each other with respect and dignity. There is an act in the NC House that could potentially cause the Town to lose revenue in the future (i.e. the Utility Franchise Tax) and as Mayor I am wondering why you are not trying to do anything to prevent that act from being passed and why you haven't instructed our Finance Officer to start running scenarios on how the Town would make up the \$400,000 deficient starting in year 2015. I am not a puppet or a parrot, I spend a considerable amount of time researching every issue that comes before us and I make my decisions based on my research. I know not everyone will like my decision. I respect the opinions of others and listen to all the citizens of Weddington. Thank you for listening to me.

Councilwoman Hadley – Touché.

Item No. 19. Adjournment. Mayor Pro Tem Barry moved to adjourn the May 13, 2013 Regular Town Council Meeting, with votes recorded as follows:

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

The meeting adjourned at 10:00 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

Sec. 58-3. - Enforcement and penalties.

- (a) Pursuant to G.S. 160A-175, 160A-365, 160A-389, and 14-4, any person violating any provision of this chapter shall be subject to a civil penalty of the greater of \$50.00 per day for each day that the violation exists or ten times the permitting fee, if applicable, with a maximum fine of \$500.00. Violations of this chapter shall not constitute a misdemeanor or infraction. Proceeds from civil penalties collected under this chapter shall go into the town's general fund.

Sec. 58-13. - Temporary structures and uses.

(3)

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

a.

The zoning administrator may grant a temporary use permit for the following temporary uses:

1. Sales for civic, charitable and nonprofit organizations, i.e., Christmas tree sales. The permit shall be valid for a specified period only, not to exceed 45 days in duration.

2. Any activity that might be considered relevant to the stated use that either is partially off-site (such as a 5K run sponsored by a school or recreational facility) or is greater in size than the normal use would expect in terms of the increased traffic and noise that activity will generate.

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

(1) *Permitted uses*

- o. ~~Banquet and reception centers, and conference~~ 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.

Sec. 58-52. - R-80 single-family district.

- (2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271
- a. Churches, synagogues and other places of worship, and their customary related uses.
 - b. Public and private schools serving all grades, including preschool facilities.
 - c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
 - d. Country clubs, fraternal, social and other civic organizations.
 - e. Emergency governmental service facilities, including police, fire and rescue.
 - f. Cemeteries.
 - g. Essential services, classes II and III.
 - h. Clubs.
 - i. Community centers.
 - j. Public parks and recreational facilities.
 - k. Private airstrips, provided that:
 - 1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
 - 2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
 - 3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;

4. The airstrip shall have been approved by the appropriate state and federal agencies.
- l. Telecommunication towers.
 - m. Libraries.
 - n. Planned residential developments, subject to the requirements of [section 58-23](#)
 - o. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
 - p. Government or town facility.
 - q. Land application of biosolids.
 - r. Agritourism.
 - s. Wedding, banquet and reception 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 electronically amplified sound shall be audible beyond the property boundary between the hours of 10:00 p.m. and 9:00 a.m.

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Sec. 58-4. - Definitions.

Wedding, banquet and reception centers are uses and structures that are designed for groups of people to gather for social functions or events, including, but not limited to, weddings and wedding receptions and other gatherings. This definition does not apply to churches.

Conference centers are uses designed and built almost exclusively to host conferences, exhibitions, large meetings, seminars, company retreats, training sessions, etc.

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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: June 10, 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.
- The Town Council tabled the Public Hearing at their May 13th meeting.

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 applicant has included a revised Preliminary Plat depicting the relocated entrance after the acquisition of the Shirley Hill property. The Hill property is 2.1280 acres and will allow the applicant to shift the entrance 50 feet east. A separate map of the Hill property has been included in your packet.
- 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 and Yield Plan have 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:

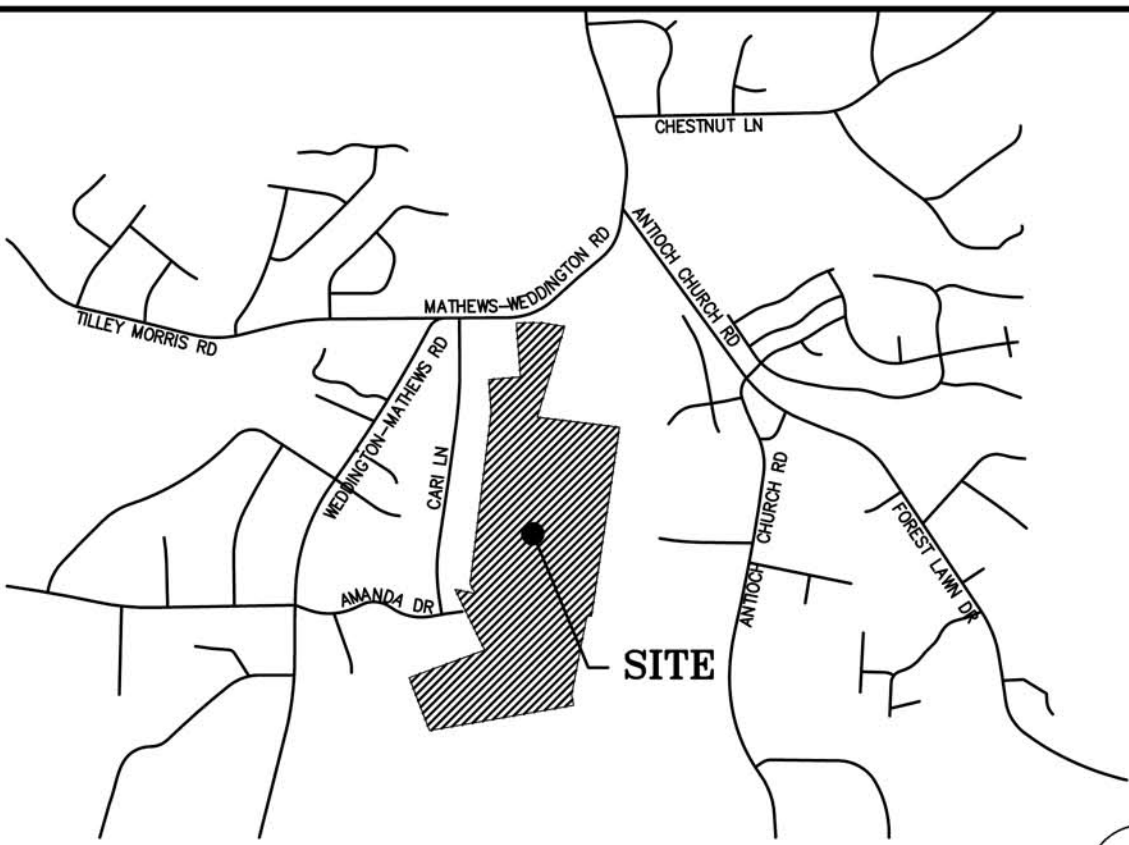
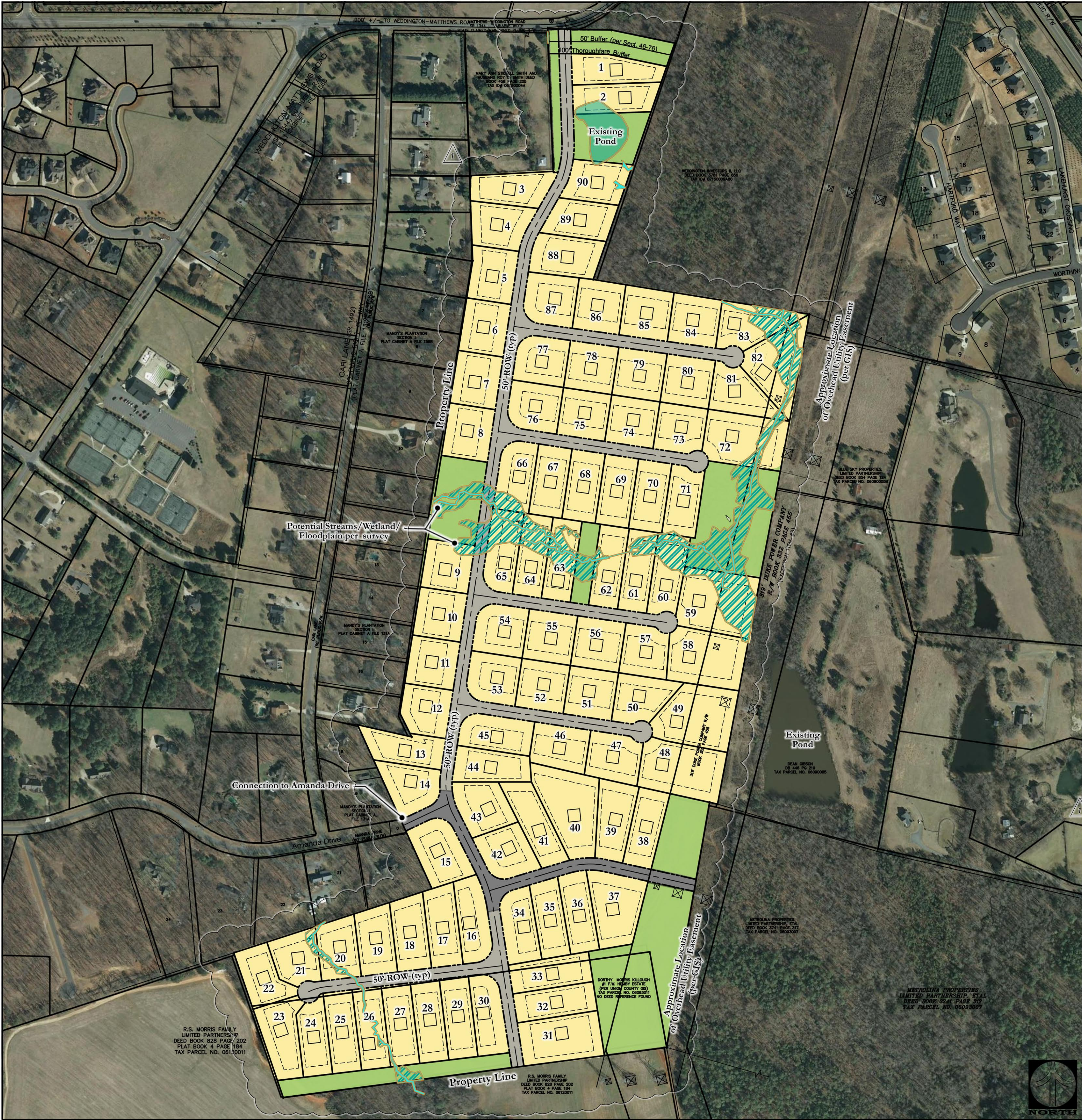
- Forest Lands (Tier A)-38.56 acres
- Ponds (Tier A)-0.78 acres
- Wetlands-6.43 acres
- Duke Power Easement-5.58 acres
- Meadow/Open Fields/Farmland (Tier B)-9.33 acres
- A total of 60.68 acres of the 116.52 acres or 52.1% of the site will remain conservation lands.

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;
10. Addition of Parcel 06-090-002A (Shirley Hill Property) must be depicted on Final Plat and any addition of single family lots, conservations lands, etc. must comply with Chapters 46 and 58 of the Weddington Zoning Ordinance.



VICINITY MAP
NTS

SITE DATA TABLE

Tax Parcels:	060-900-04, 060-930-11, portion of 060-900-07
Location:	Town of Weddington
Zoning:	Existing: R-CD To be Developed As: R-CD/Conservation
Total Acreage:	+/- 116.52 Acres

TOTAL UNITS: +/- 90 Lots

Density:	0.77 DU/AC
Minimum Lot Area:	40,000 S.F.
Minimum Lot Width:	120'
Minimum Front Setback:	50'
Minimum Rear Setback:	40'
Minimum Side Setback:	15'
Open Space:	
Minimum Required:	11.65 Acres (10%)
Minimum Provided:	11.65 Acres (10%)

General Notes
1. Site plan, zoning, and wetland information utilized in the preparation of this Preliminary Yield Plan is considered to be preliminary in nature and subject to final verification.
2. Draft - Do not rely on this document.

Stream/Wetland Information
Wetland information is based on preliminary information provided by ESP Associates wetland survey dated 6/1/2012. Wetland survey is subject to ACOE verification. Preliminary Yield Plan subject to change, unit count subject to change based on regulatory permitting.

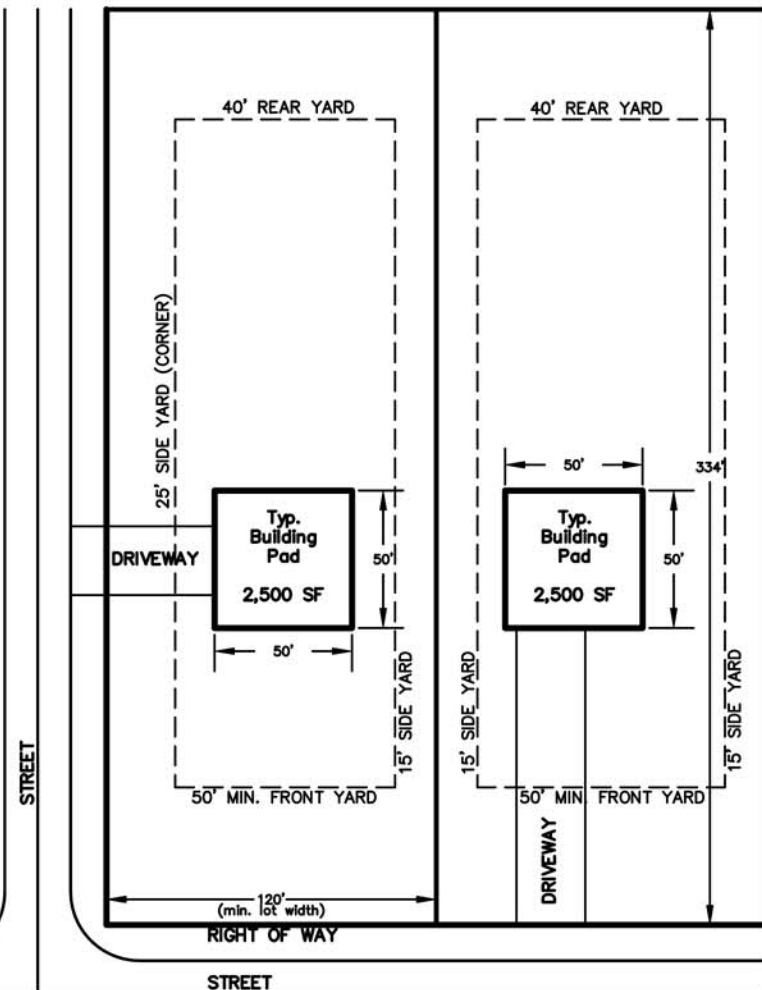
Access Points/Driveways/Streets
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum 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 layout, product, and as other spatially dependent project components such as detention, wetland permitting, utility features, and buffers, (as applicable) are better defined.

Boundary Information
Boundary lines are derived from ESP ALTA/ACSM Boundary Survey.

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 or Planning and Zoning departments.

TYPICAL LOT DETAIL
(per R-CD zoning requirements)
N.T.S.



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
www.espassociates.com

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ESP Associates, P.A.

Stillwell NC, LLC

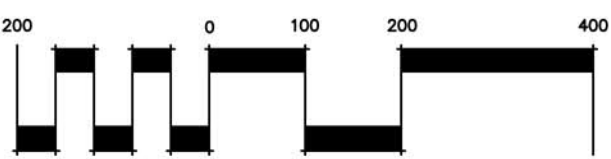
STILLWELL NC, LLC
825 CORAL RIDGE DRIVE
CORAL SPRINGS, FL 33071

VINTAGE
CREEK

PRELIMINARY
YIELD
PLAN

PROJECT LOCATION TOWN OF WEDDINGTON, NC

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

PROJECT NO		2105.102	
DRAWING			
DATE		06/15/2012	
DRAWN BY		JP	
CHECKED BY		PT	
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
1	7.3.12	JP	Title change to "Preliminary Yield Plan; Recalc. C.O.S.; add bldg. envelopes.
AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	7.18.2012	JP	Revisions per Sketch Plan Comments

LOT #	LOT SIZE (\$SQ. FT.)	LOT #	LOT SIZE (\$SQ. FT.)
1	15,544.79	46	15,509.35
2	13,500.00	47	23,202.74
3	13,500.00	48	23,122.05
4	13,536.50	49	16,193.67
5	14,310.85	50	23,501.33
6	14,315.56	51	13,500.00
7	14,313.75	52	13,500.00
8	14,313.56	53	13,500.00
9	14,312.35	54	14,371.18
10	14,311.08	55	13,500.00
11	14,313.69	56	13,500.00
12	14,302.97	57	13,671.06
13	13,240.71	58	14,078.56
14	13,491.52	59	14,077.16
15	13,311.13	60	14,078.58
16	13,500.00	61	14,080.26
17	13,500.00	62	14,077.27
18	13,500.00	63	14,080.68
19	13,500.00	64	14,071.79
20	13,500.00	65	14,080.16
21	14,243.16	66	13,873.87
22	22,724.95	67	13,514.47
★ 23	24,427.54	68	14,258.17
24	19,062.19	69	14,256.61
25	16,121.42	70	13,844.93
26	14,608.82	71	13,500.00
27	14,609.10	72	13,500.00
28	14,608.73	73	14,234.12
29	14,638.75	74	19,822.52
30	13,499.87	75	23,431.17
31	16,143.06	76	21,167.71
32	17,446.50	77	14,112.97
33	17,446.78	78	13,573.17
34	17,446.81	79	14,604.37
35	16,190.40	★ 80	13,099.70
36	18,572.64	81	14,766.31
37	21,560.67	82	14,359.68
38	18,776.04	83	15,125.93
39	13,500.00	84	15,285.47
40	13,500.00	85	13,107.93
41	13,500.00	86	14,575.62
42	13,500.00	87	14,259.03
43	15,466.65	88	13,741.78
44	15,596.60	89	13,493.75
45	15,556.10	90	13,493.75

* Indicates largest and smallest lots.

POCKET PARK #	POCKET PARK SIZE (ACRES)
1	0.60
2	0.40

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
Existing Zoning:	R-CD
Proposed Zoning:	R-CT Conservation
TOTAL UNITS:	+/- 89 (90' x 150' typical)
Density:	0.77 DU/AC
Conservation Land:	
Required:	57.62 Acres (50%)
Provided:	+/- 72.85 Acres (63%)
Common Open Space:	
Required:	11.65 (10%)
Provided:	+/- 74.25 Acres (64%)
Min. RC-D Lot Standards:	
Minimum Lot Width:	80' at build to line
Minimum Lot Area:	12,000 S.F.
Minimum Street Frontage:	30'
Front Setback:	20'
Side Setback:	30' separation for principal buildings, minimum side yard 5'
Rear Setback:	30'

General Notes

- 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.
- 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.
- 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

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distances.
- 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 LARTP 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 LARTP. Location of the proposed extension is preliminary in nature and exact alignment should be verified with the Town of Weddington and NCDOT.

Public Works (Water & Sewer)

Vintage Creek is planning on being served by public utilities. **Public Water Service** is available by tying into a 16" waterline located on the Northside of Weddington-Matthews Road in front of the main entry way of Vintage Creek. **Public Sewer Service** is available within 1 mile of the site. Various alternatives are being evaluated along with on-going communications with Union County Public Works.

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.

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NT

Stillwell NC, LLC

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

SUBJECT

VINTAGE CREEK

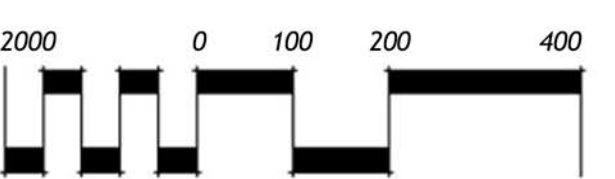
ET TITLE

PRELIMINARY CLUSTER SKETCH PLAN

PROJECT LOCATION	Town of Weddington, N
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Town of Weddington, NC

GRAPHIC SCALE



1 INCH = 200 FT.

OBJECT NUMBER	Z105.102
DRAWING NAME	
DATE	06.14.2012
DRAWN BY	JP
CHECKED BY	PT

P / CLIENT REVISION

DATE	BY	REVISION
7.11.12	JP	Updated w/ Aerial topo

ENCY / SUBMITTAL REVISION

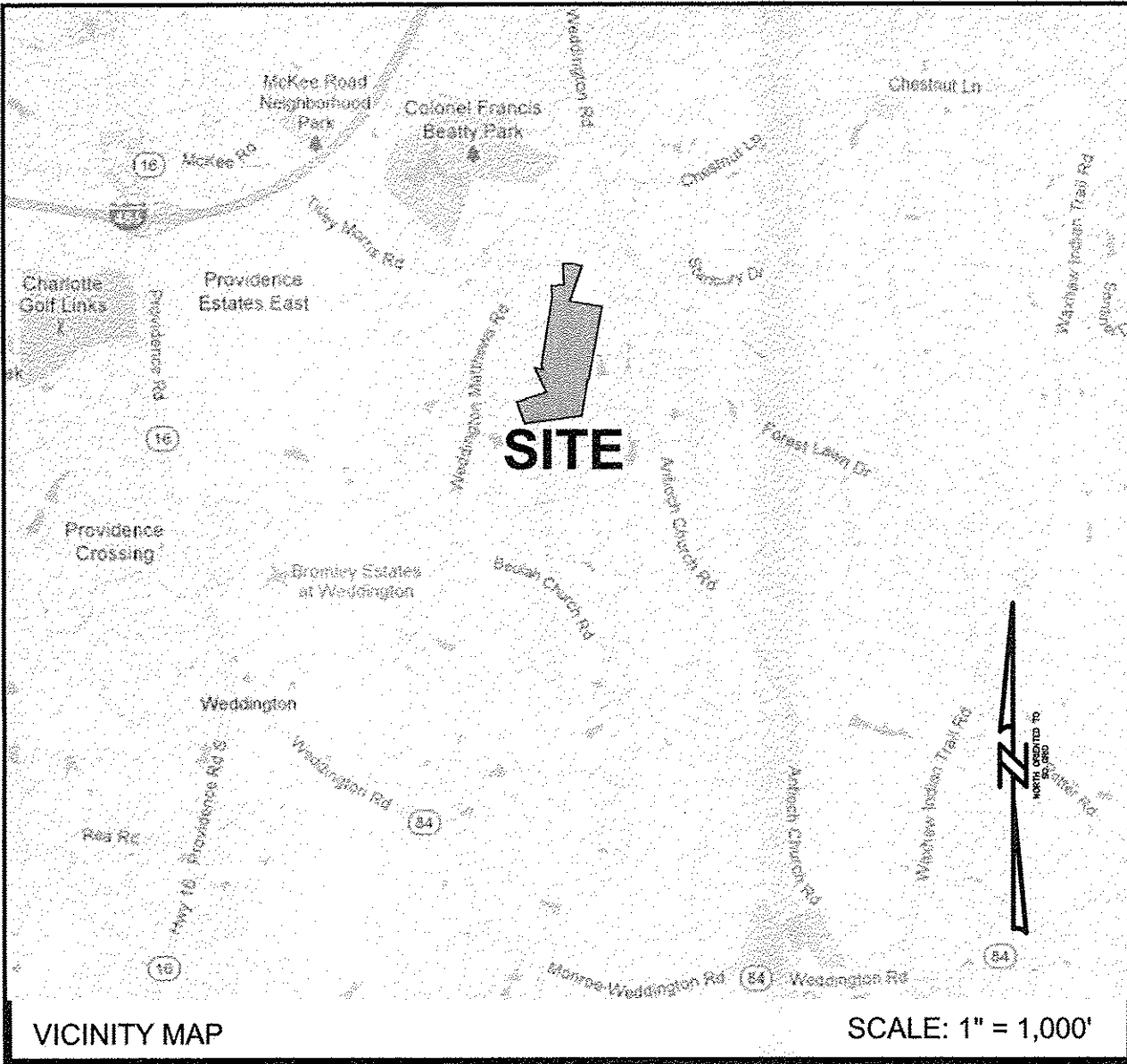
DATE	BY	REVISION
7.18.12	JP	Revisions per Sketch Plan Comments

6

 $DF($

8.

HT



VICINITY MAP

DEVELOPMENT DATA FOR VINTAGE CREEK

TAX PARCEL ID (DEED BOOK & PAGE#): 06-090-004 (5675-447)
06-093-01101 (5841-354)
06-093-007A (5899-797)

ZONING: R-CD (CONSERVATION)
PROP. USE: SINGLE FAMILY RESIDENTIAL
TOTAL NUMBER OF PROP. LOTS: 90 (90' X150' 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: 60.17 AC. (51.6%)
AREA #1: 18.82 AC.
AREA #2: 23.35 AC.
AREA #3: 18.00 AC.

APPROXIMATE PROVIDED CONSERVATION LAND AREA TYPE:

FOREST LANDS: 38.56 A.C.
PONDS: 0.78 AC.
WETLANDS: 6.43 AC.
DUKE POWER EASEMENT: 5.58 AC.
MEADOW/OPEN FELD/FARM LANDS: 8.82 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 4,381 LF
STILLWELL DRIVE 585 LF
CAMELLIA HILLS COURT 295 LF
PECAN RIDGE COURT 726 LF
LACEBARK ELM COURT 755 LF
MULHOLLAND DRIVE 720 LF
AMANDA DRIVE (EXTENSION) 807 LF

TOTAL 8,270 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:

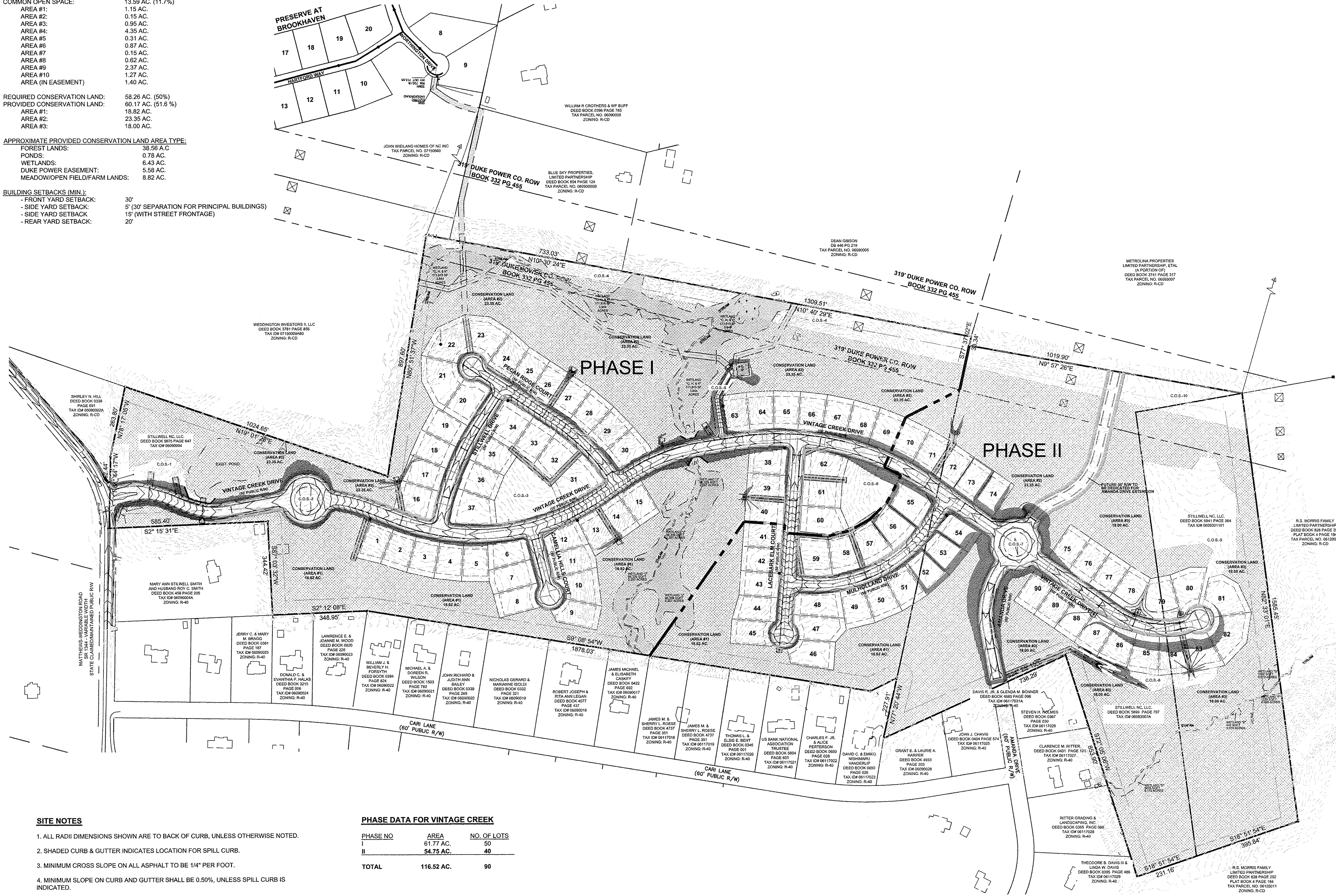
PHONE:

FAX:

ESP ASSOCIATES, P.A.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
(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
704-945-2708
704-844-6372

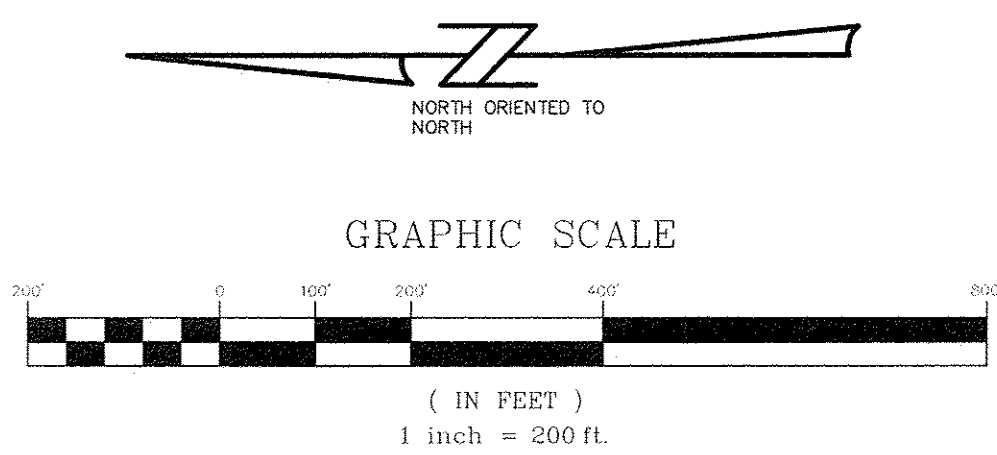


SITE NOTES

1. ALL RADI DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
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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.
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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.).

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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704-883-4940 (NC)
803-802-2440 (SC)
www.espassociates.com

ESP

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

NORTH CAROLINA
PROFESSIONAL SEAL
025775
ENGINEER
DANIS SIMMONS
6-3-13

BY	MTK	MTK	MTK	MTK	MTK
REVISION	UPDATED STORM DRAINAGE	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS	REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE	PER AGENCY REVIEW COMMENTS	PER AGENCY REVIEW & CLIENT COMMENTS
DATE	02/11/13	03/19/13	03/26/13	04/18/13	06/03/13
NO	1	2	3	4	4

OVERALL PRELIMINARY PLAT

VINTAGE CREEK

WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

STILLWELL NC, LLC

PROJECT INFORMATION

PROJECT MANAGER: DES

DESIGNED BY: MTK

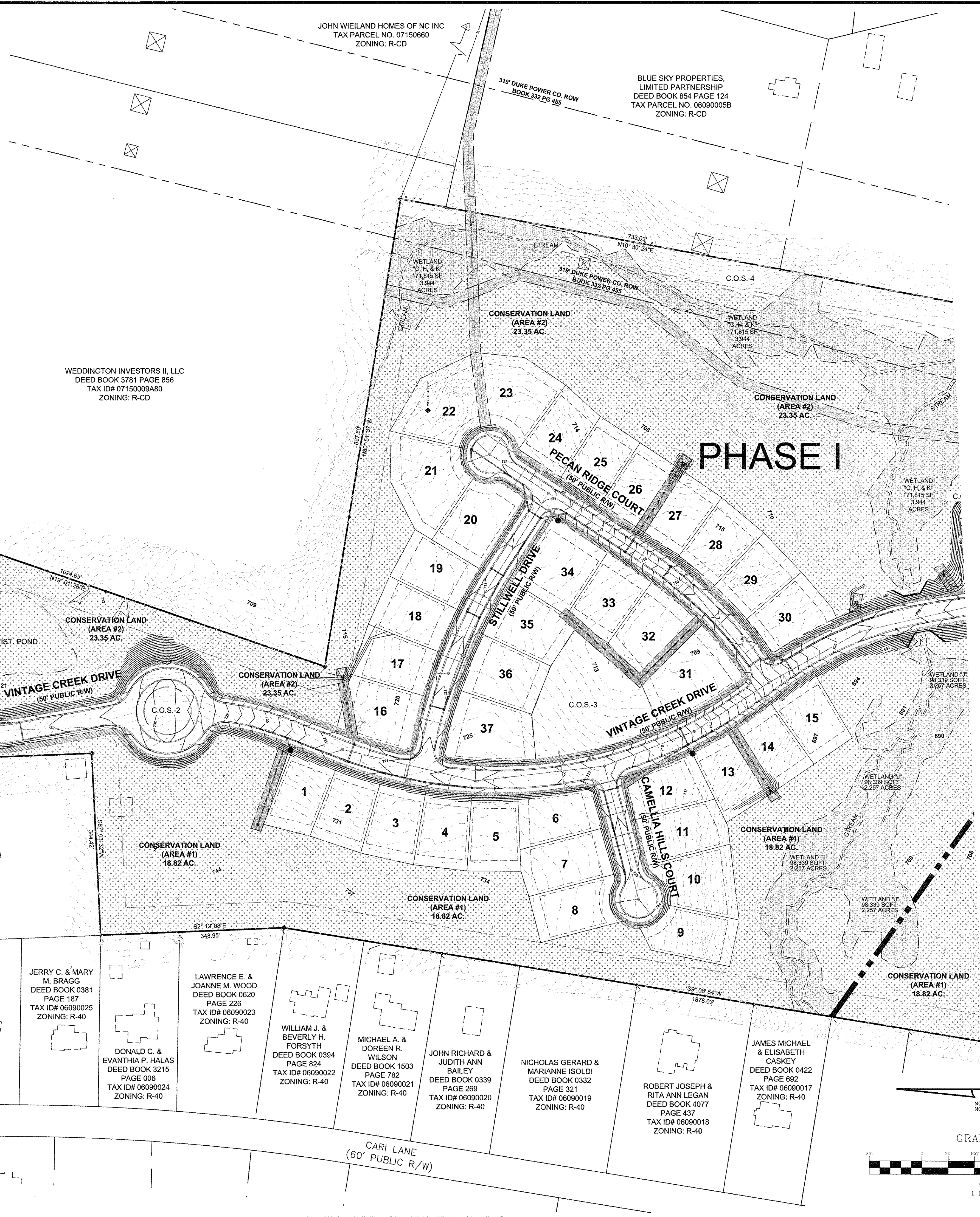
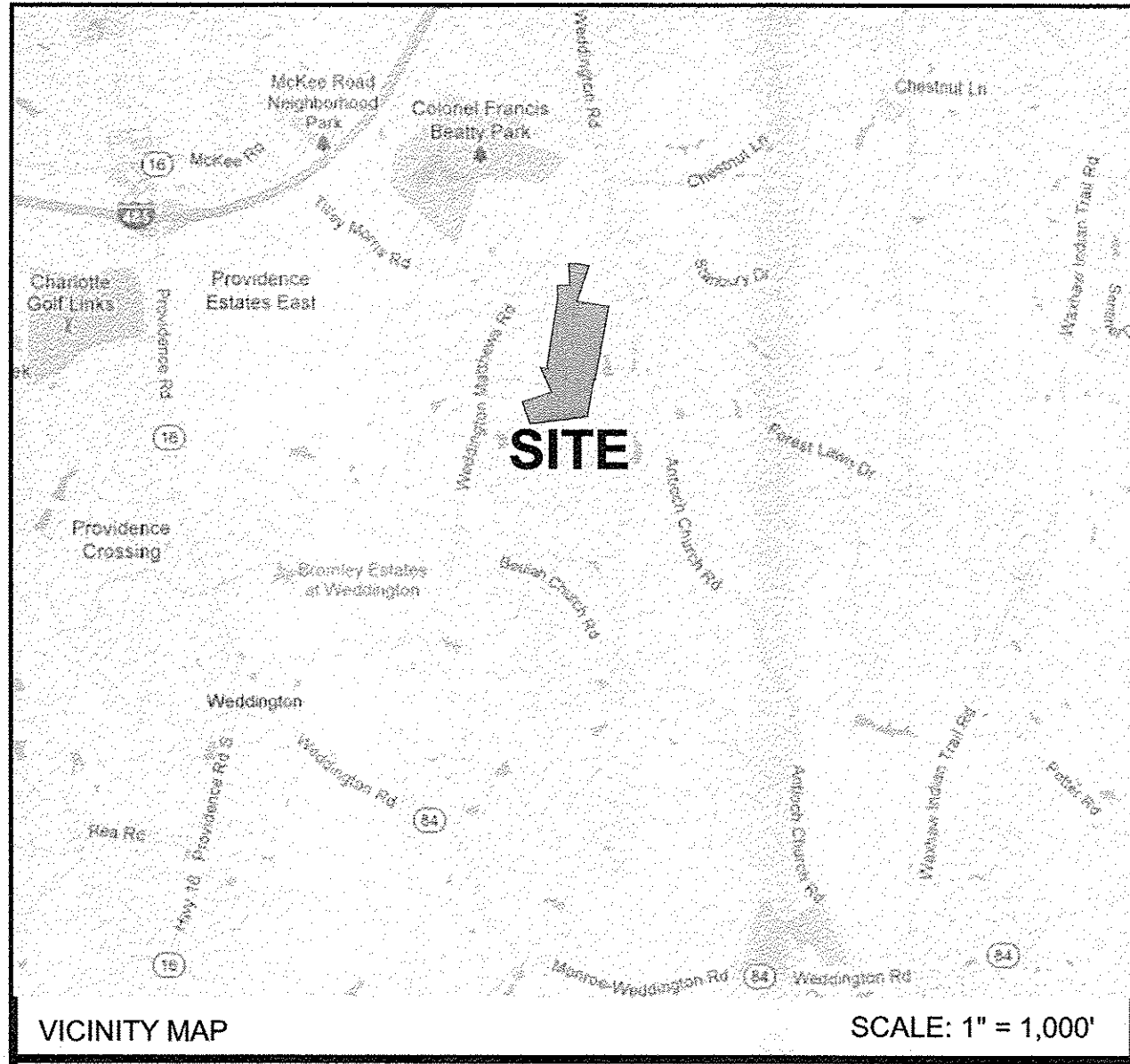
DRAWN BY: MTK

PROJECT NUMBER: Z05.400

ORIGINAL DATE: 01/12/2013

SHEET:

C-2.0



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

ESP Associates, P.A.
P.O. Box 7000
Charlotte, NC 28241
3475 Lakewood Blvd
Fort Mill, SC 29708
704-683-6940 (NC)
803-682-2440 (SC)
www.esp-associates.com

NO.	DATE	BY	REVISION
1	02/11/13	MTK	UPDATED STORM DRAINAGE
2	03/19/13	MTK	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS
3	03/26/13	MTK	REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE
4	04/18/13	MTK	PER AGENCY REVIEW COMMENTS
4	06/03/13	MTK	PER AGENCY REVIEW & CLIENT COMMENTS

OVERALL PRELIMINARY PLAT 100 SCALE
- SHEET 1 OF 2

VINTAGE CREEK
WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

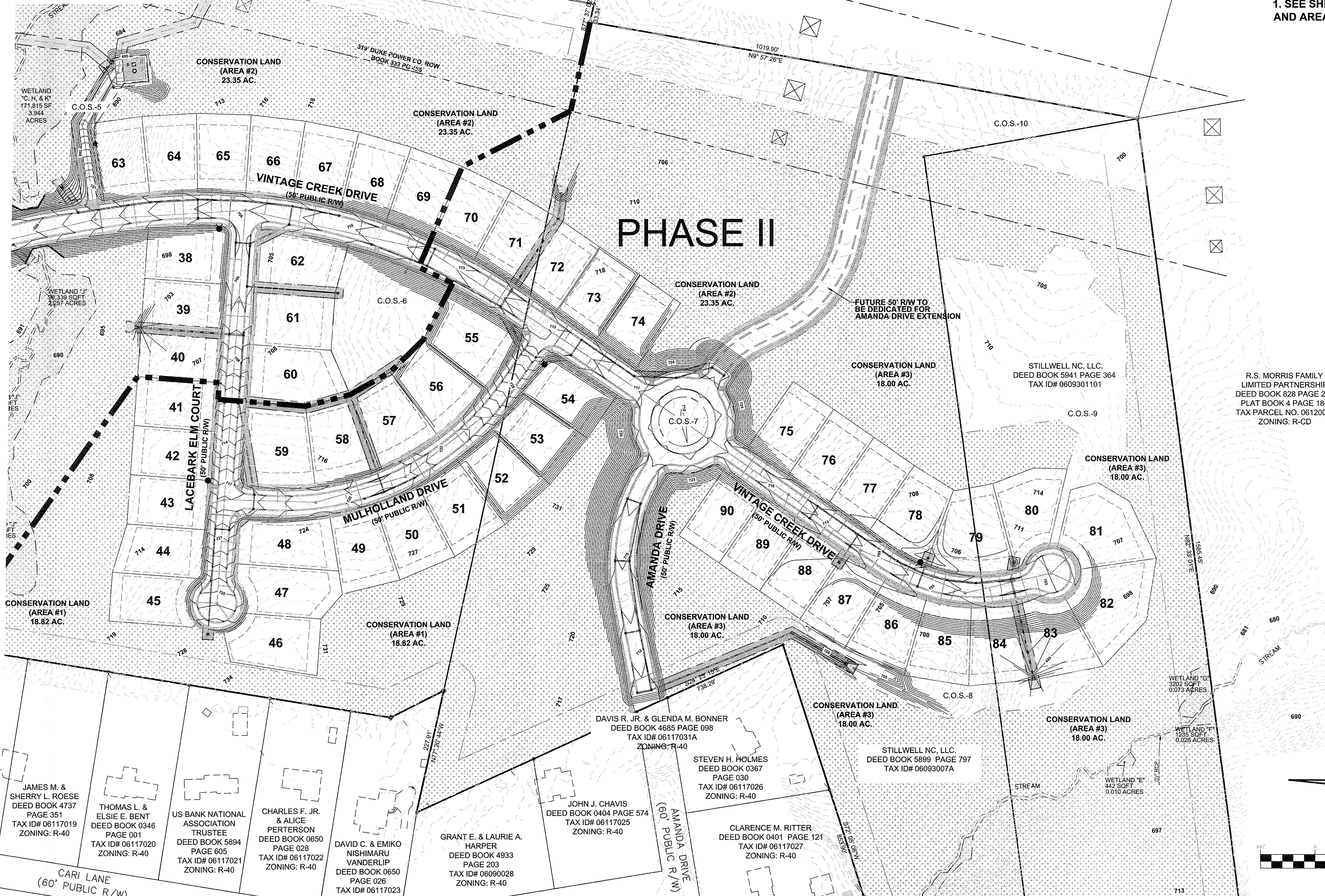
STILLWELL NC, LLC

PROJECT INFORMATION

PROJECT MANAGER:	DES
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	Z005.400
ORIGINAL DATE:	01/21/2013

SHEET: **C-2.1**

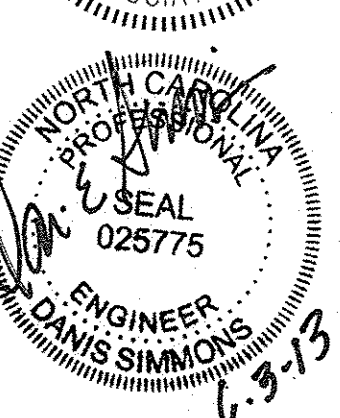
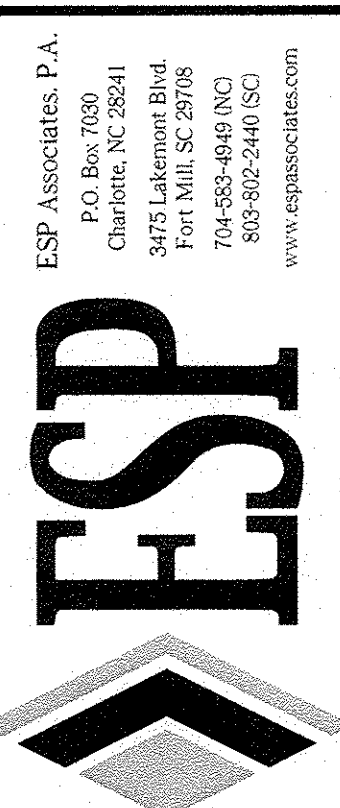
Know what's below.
Call before you dig.



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



**Know what's below.
Call before you dig.**



NO.	DATE	REVISION	BY	MTK
1	02/11/13	UPDATED STORM DRAINAGE		
2	02/19/13	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS		
3	02/26/13	REVISED TO REMOVE MAPLE SHADE CIRCLE & FOG LEAF CIRCLE		
4	04/18/13	PER AGENCY REVIEW COMMENTS		
4	06/03/13	PER AGENCY REVIEW & CLIENT COMMENTS		

OVERALL PRELIMINARY PLAT 100 SCALE
- SHEET 2 OF 2

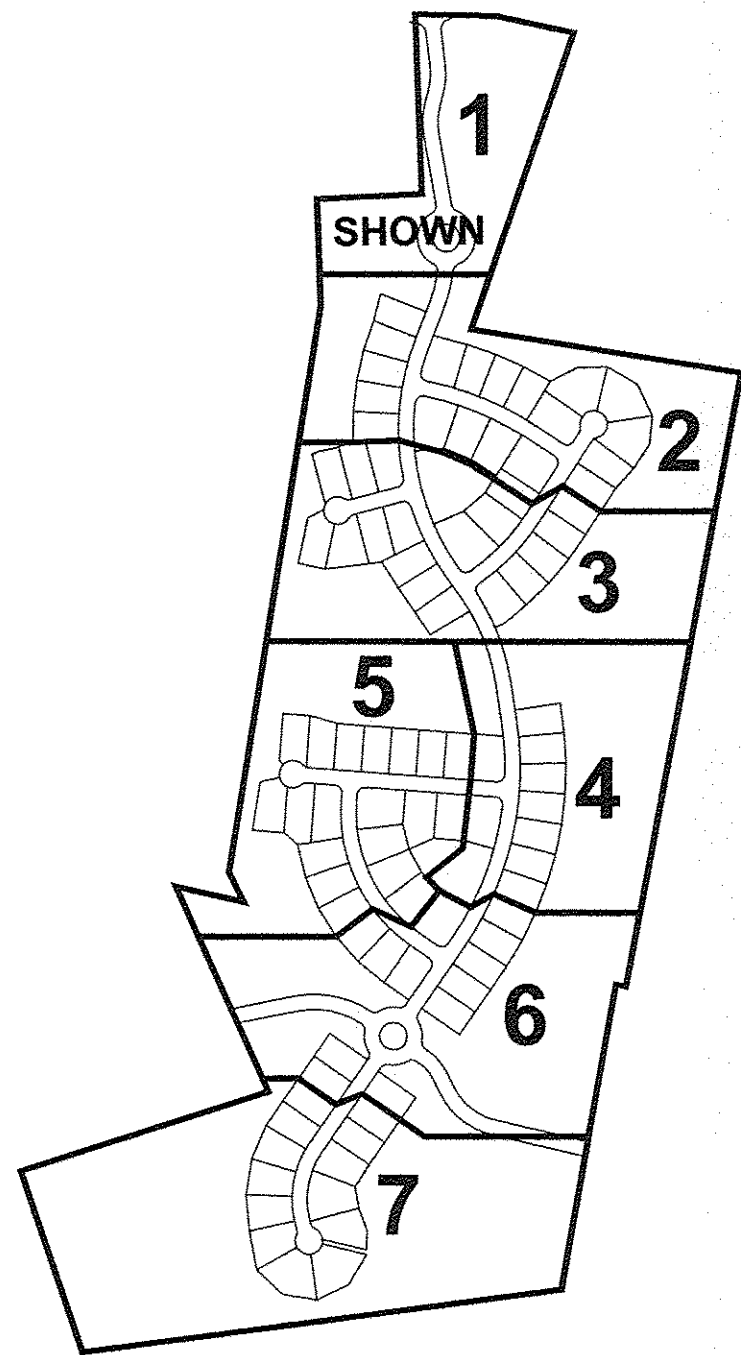
VINTAGE CREEK

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-2.2



VINTAGE CREEK - SHEET INDEX N.T.S.

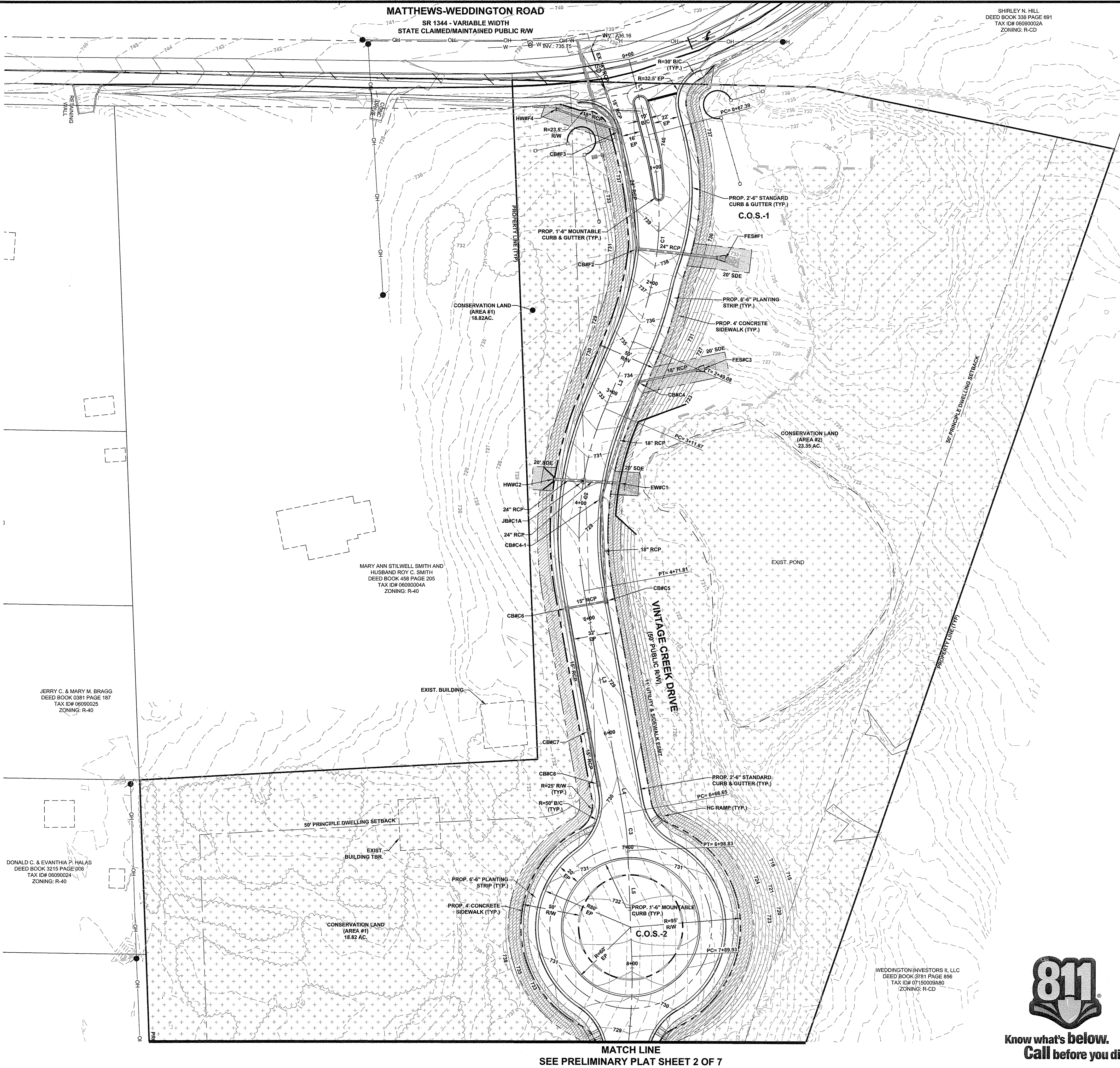
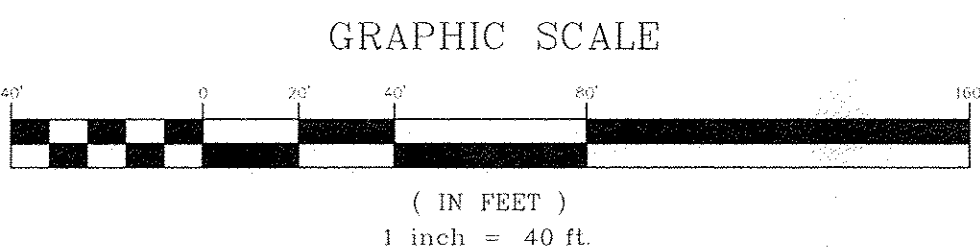
SITE NOTES

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12. 10' X 70' SIGHT TRIANGLES TO BE LOCATED AT EACH INTERSECTION (TYP.).

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	67.39'	S 14°45'51" E
L2	62.59'	S 23°05'23" W
L3	157.64'	S 10°16'28" E
L4	37.20'	S 10°16'28" E
L5	91.10'	S 2°15'31" E
L6	121.98'	S 21°12'06" W
L7	84.17'	S 35°30'49" E
L8	122.95'	S 9°00'47" E
L9	297.91'	S 34°42'38" W
L10	523.04'	S 34°42'38" W
L11	59.90'	S 22°00'36" E
L12	31.79'	S 79°42'11" E
L13	154.40'	S 56°47'15" E
L14	295.00'	S 75°24'58" W
L15	51.84'	N 54°29'11" E
L16	395.38'	N 33°12'45" E
L17	755.00'	N 85°51'07" W
L18	127.54'	N 55°17'22" W
L19	73.50'	N 4°08'53" E
L20	345.51'	N 78°46'29" E
L21	99.57'	S 55°17'22" E
L22	123.25'	S 55°17'22" E
L23	57.44'	S 26°23'37" E
L24	313.80'	S 76°52'03" E

STREET CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	275.00'	181.89'	94.30'	178.40'	S 4°09'46" W	37°51'14"
C2	275.00'	160.14'	82.41'	157.88'	S 6°24'28" W	33°21'51"
C3	230.00'	32.18'	16.11'	32.15'	S 6°19'59" 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'	75.65'	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.



ESP Associates, P.A.
P.O. Box 7800
Charlotte, NC 28241
3475 Lakewood Blvd
Fort Mill, SC 29708
704-583-9448 (NC)
803-502-2440 (SC)
www.esp-associates.com

BY	MTK	MTK	MTK	MTK	MTK
REVISION	UPDATED STORM DRAINAGE	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS	REVISED TO REMOVE MAPLE SHADE CIRCLE & BIG LEAF CIRCLE	PER AGENCY REVIEW COMMENTS	PER AGENCY REVIEW & CLIENT COMMENTS
DATE	02/11/13	03/19/13	03/28/13	04/18/13	06/03/13
NO.	1	2	3	4	

PRELIMINARY PLAT (1 OF 7)

VINTAGE CREEK

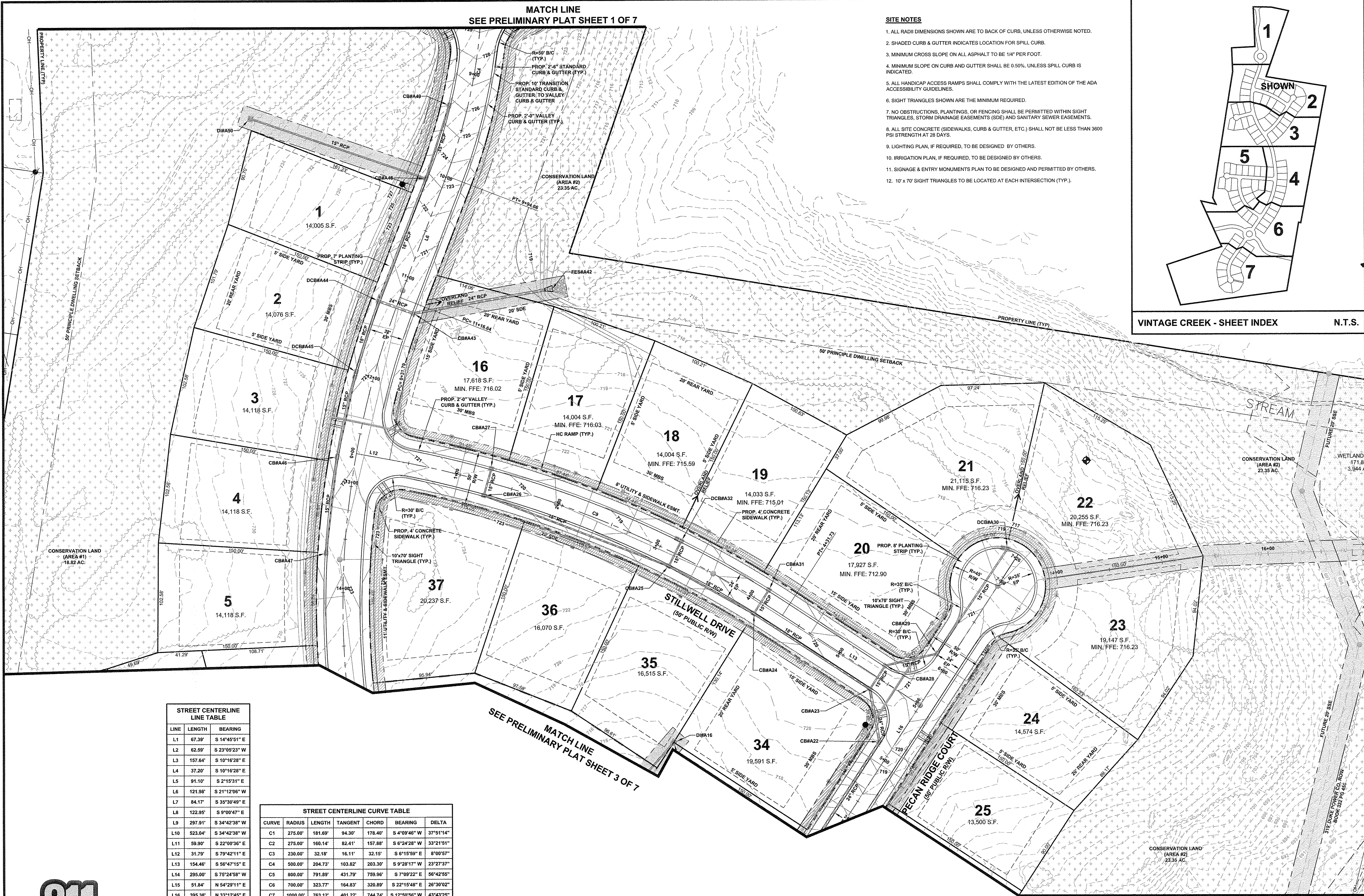
WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

STILLWELL NC, LLC

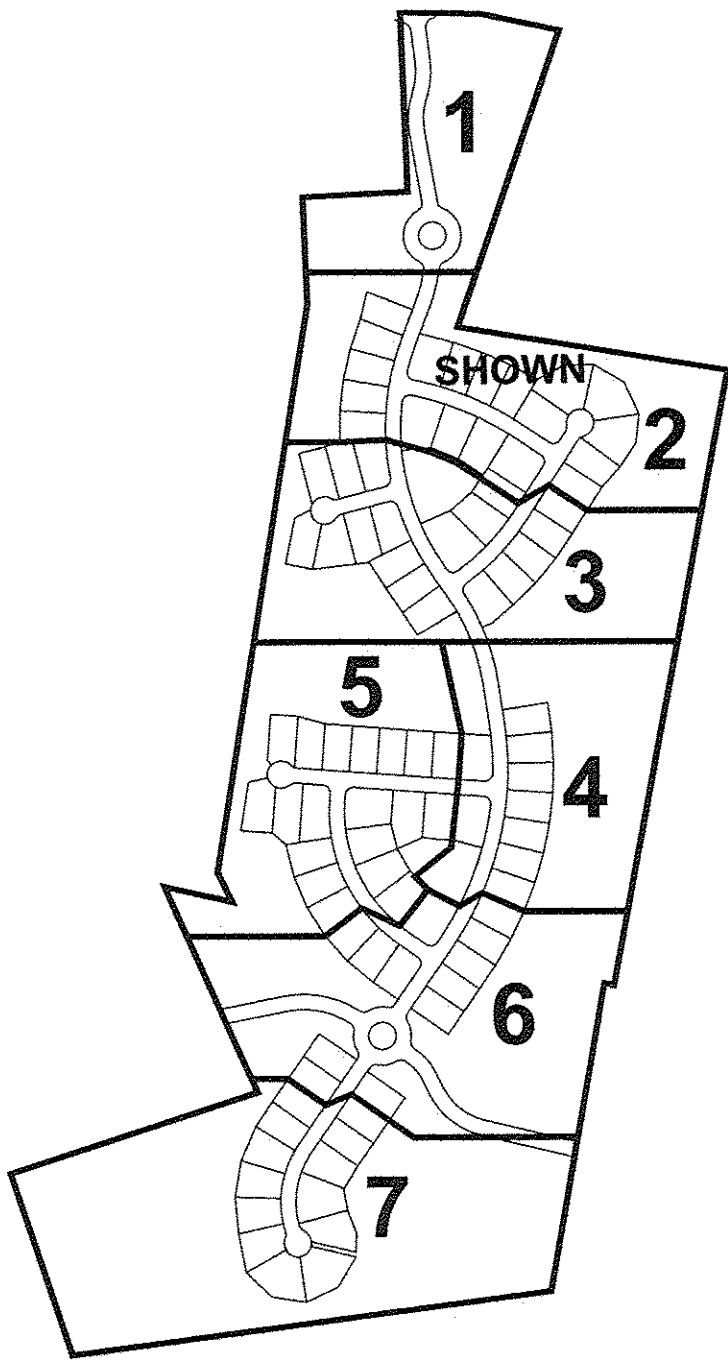
PROJECT INFORMATION

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

SHEET: C-2.3



- SITE NOTES**
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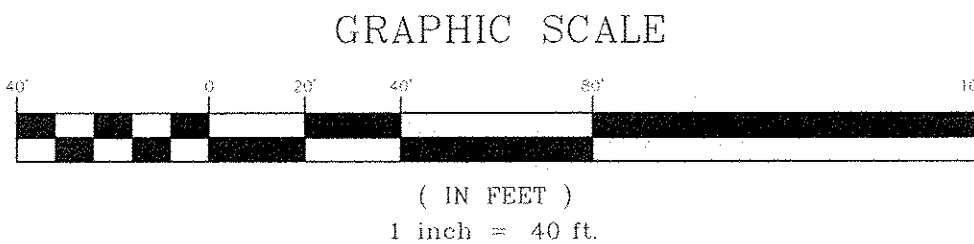


VINTAGE CREEK - SHEET INDEX N.T.S.

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C9	1000.00'	399.95'	202.68'	397.29'	S 68°14'43" E	22°54'55"
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NOTE:
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3475 Lakemont Blvd
Fort Mill, SC 29708
704-883-4949 (NC)
803-602-2440 (SC)
www.espaceassociates.com

ESP

NORTH CAROLINA
LICENSE NO.:
C-0567

ES ASSOCIATES, P.A.
SEAL
025775
ENGINEER
DANIS SIMONS

BY	DATE	REVISION
MTK	02/11/13	1. REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS
MTK	03/18/13	2. REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE
MTK	03/26/13	3. PER AGENCY REVIEW COMMENTS
MTK	04/18/13	4. PER AGENCY REVIEW & CLIENT COMMENTS
MTK	08/03/13	4. PER AGENCY REVIEW & CLIENT COMMENTS

PRELIMINARY PLAT (2 OF 7)
VINTAGE CREEK
WEDDINGTON, NC, SANDY RIDGE TOWNSHIP
STILLWELL NC, LLC

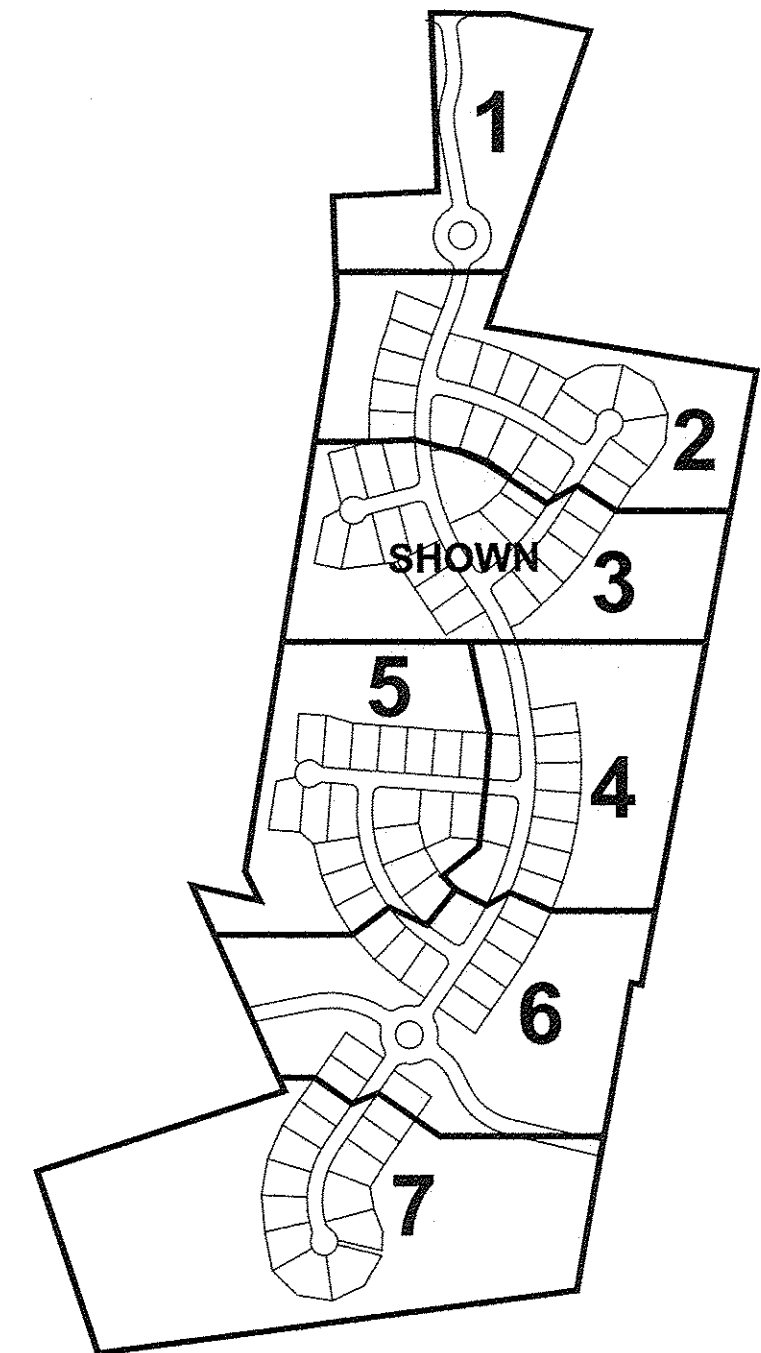
PROJECT INFORMATION
PROJECT MANAGER: DES
DESIGNED BY: MTK
DRAWN BY: MTK
PROJECT NUMBER: Z05.400
ORIGINAL DATE: 01/21/2013
SHEET:
C-2.4



1. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
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C11	500.00'	518.69'	285.41'	495.74'	N 25°34'15"W	59°29'15"
C12	310.00'	248.54'	131.38'	241.93'	S 78°15'27"E	45°56'09"
C13	150.00'	75.65'	38.65'	74.65'	N 40°50'30"E	28°53'44"
C14	230.00'	202.61'	108.41'	196.13'	S 51°37'50"E	50°28'25"

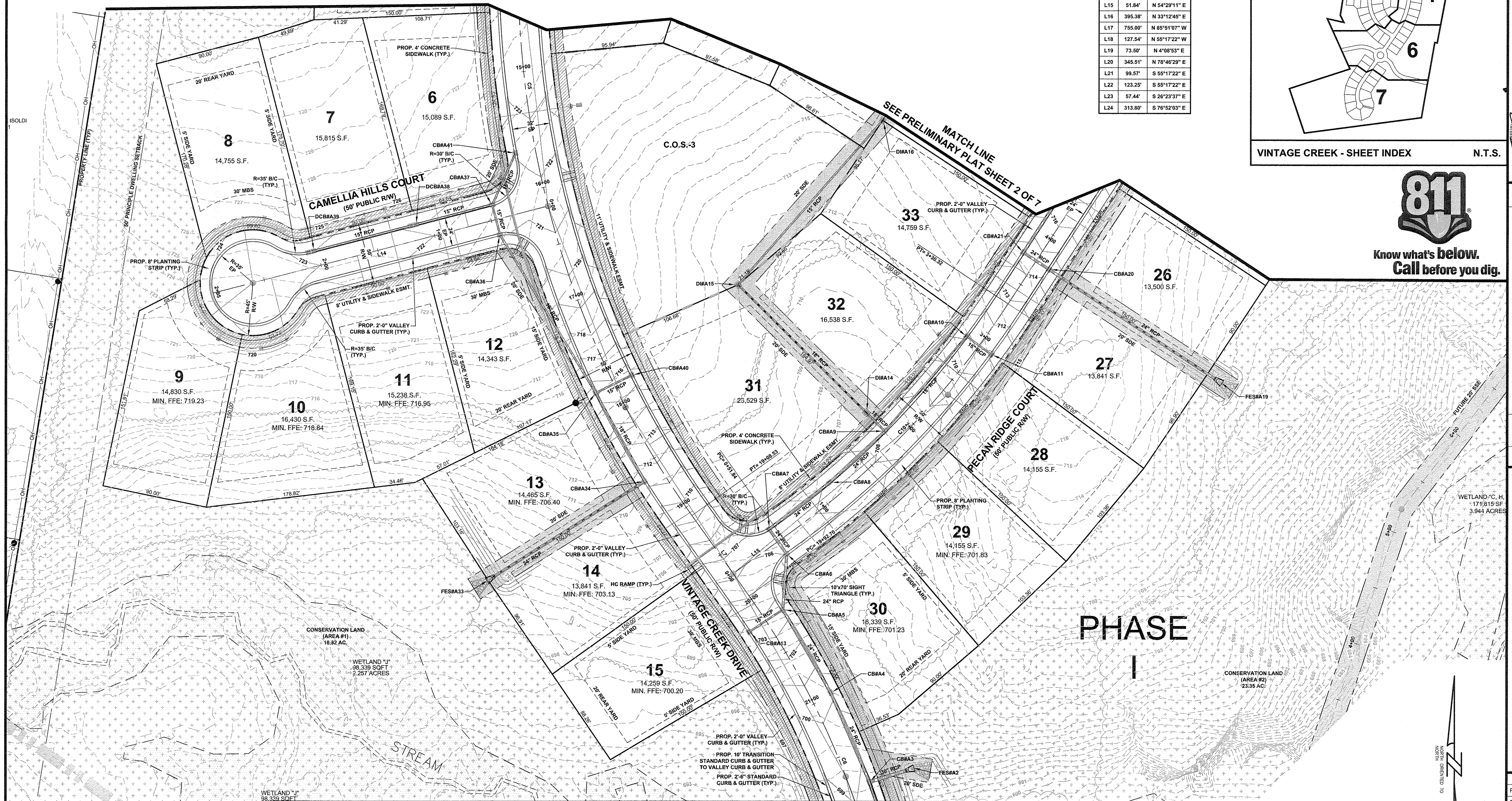
STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	67.39'	S 14°45'11"E
L2	62.59'	S 23°05'23"W
L3	157.64'	S 10°16'28"W
L4	37.20'	S 10°16'28"W
L5	91.12'	S 2°15'31"E
L6	121.98'	S 21°12'06"W
L7	84.17'	S 35°30'49"E
L8	122.95'	S 9°00'47"E
L9	297.91'	S 34°42'38"W
L10	523.04'	S 34°42'38"W
L11	59.90'	S 22°00'38"E
L12	31.79'	S 79°42'11"E
L13	154.66'	S 56°47'15"E
L14	295.00'	S 75°24'58"W
L15	51.84'	N 54°29'11"E
L16	395.38'	N 33°12'45"E
L17	755.00'	N 85°01'07"W
L18	127.54'	N 55°17'22"E
L19	73.50'	N 4°06'53"E
L20	345.51'	N 78°46'29"E
L21	99.57'	S 55°17'22"E
L22	123.25'	S 55°23'32"E
L23	57.44'	S 28°17'27"E
L24	318.80'	S 76°52'05"E



N.T.S.



**Know what's below.
Call before you dig.**



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLAT (3 OF 7)

VINTAGE CREEK

STILLWELL, NC, LLC

WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

ESP ASSOCIATES, P.A.
P.O. Box 7030
Charlotte, NC 28204
3475 Lakewood Blvd
Fort Mill, SC 29708
704-833-4649 (NC)
803-932-5491 (SC)
www.esp-associates.com

PROJECT INFORMATION

PROJECT MANAGER: DES

DESIGNED BY: MTK

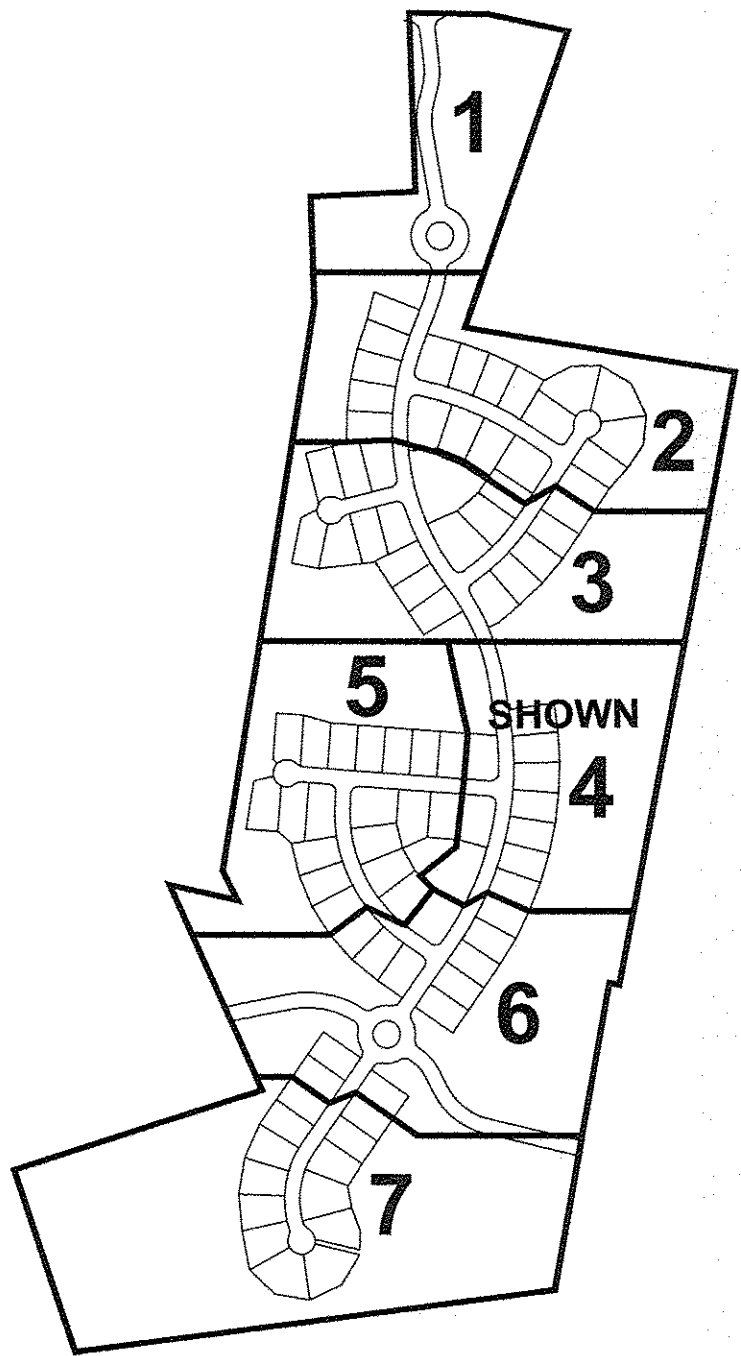
DRAWN BY: MTK

PROJECT NUMBER: 2005-400

ORIGINAL DATE: 01/21/2013

CHECKED:

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.
5. ALL HANDICAP ACCESS RAMP 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 LINE TABLE		
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L1	67.39'	S 14°45'51" E
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L24	313.90'	S 76°52'03" E

STREET CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	275.00'	181.69'	94.30'	178.40'	S 4°09'46" W	37°51'14"
C2	275.00'	160.14'	82.41'	157.88'	S 6°24'28" W	33°21'51"
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"
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GRAPHIC SCALE



ESP Associates, P.A.
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3475 Latemont Blvd
Fort Mill, SC 29708
704-588-4649 (NC)
803-502-4440 (SC)
www.espassociates.com

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

NORTH CAROLINA
PROFESSIONAL
SEAL
025775
ENGINEER
DANIS SIMMONS
6-5-13

BY	REVISION	DATE	NO.	1	2	3	4
MTK	UPDATED STORM DRAINAGE	02/11/13	1				
MTK	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS	03/19/13	2				
MTK	REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE	03/28/13	3				
MTK	PER AGENCY REVIEW COMMENTS	04/18/13	4				
MTK	PER AGENCY REVIEW & CLIENT COMMENTS	06/03/13	4				

PRELIMINARY PLAT (4 OF 7)

VINTAGE CREEK

STILLWELL NC, LLC WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

PROJECT INFORMATION

PROJECT MANAGER: DES

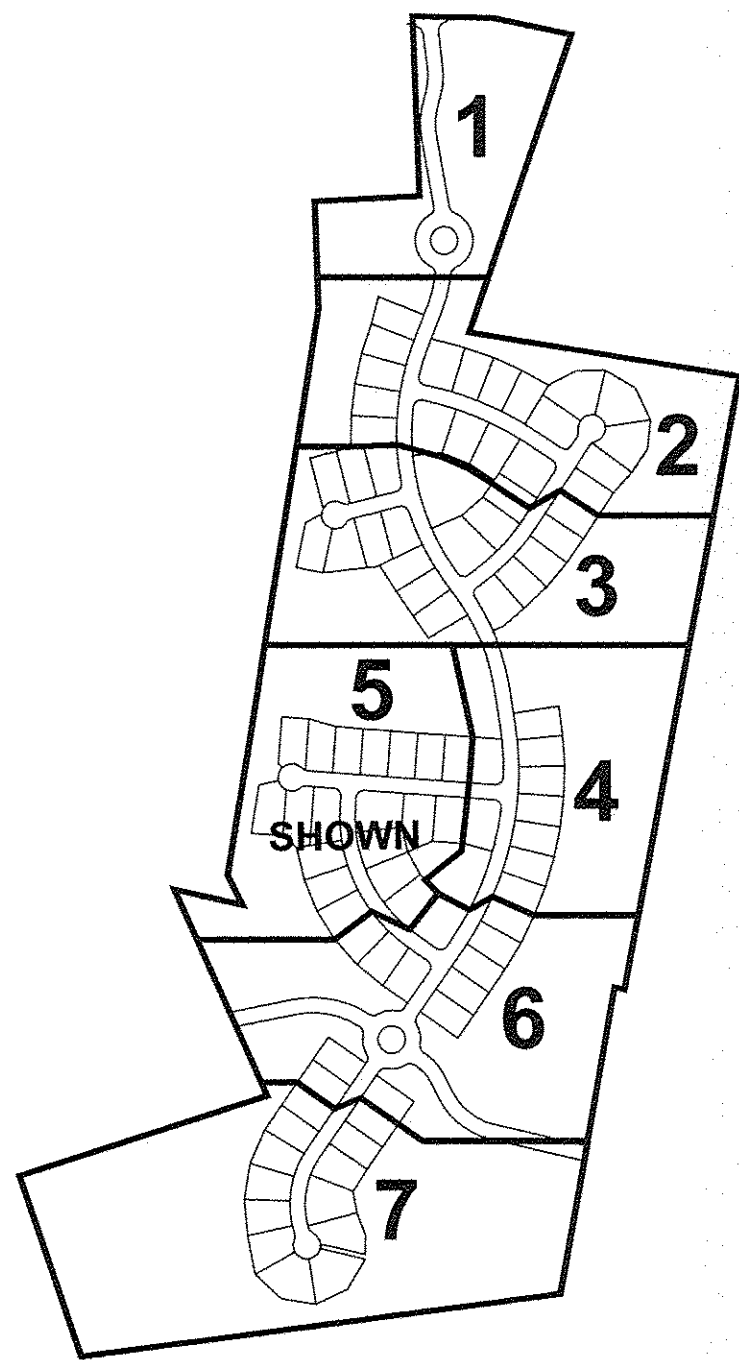
DESIGNED BY: MTK

DRAWN BY: MTK

PROJECT NUMBER: Z005.400

ORIGINAL DATE: 01/21/2013

SHEET: C-2.6



VINTAGE CREEK - SHEET INDEX

N.T.S.

SITE NOTES

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STREET CENTERLINE
LINE TABLE

LINE	LENGTH	BEARING
L1	67.39'	S 14°45'51" E
L2	62.59'	S 23°05'23" W
L3	157.64'	S 10°16'28" E
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L22	123.25'	S 55°17'22" E
L23	57.44'	S 26°23'37" E
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STREET CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	275.00'	181.89'	94.30'	178.40'	S 4°09'46" W	37°51'14"
C2	275.00'	160.14'	82.41'	157.88'	S 6°24'28" W	33°21'51"
C3	230.00'	32.18'	16.11'	32.15'	S 6°15'59" E	8°00'57"
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C6	700.00'	323.77'	164.83'	320.89'	S 22°15'48" E	26°30'02"
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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'	75.65'	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"



Know what's below.
Call before you dig.

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



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P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-883-6949 (NC)
803-502-2440 (SC)
www.egassociates.com

ESP

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

NORTH CAROLINA
REGISTERED PROFESSIONAL
ENGINEER
DANIEL SIMMONS
025775

BY	MTK	MTK	MTK	MTK
REVISION	MTK	MTK	MTK	MTK
1	02/11/13	03/19/13	03/26/13	04/18/13
2	03/19/13	03/26/13	04/18/13	06/03/13
3	03/19/13	03/26/13	04/18/13	06/03/13
4	03/19/13	03/26/13	04/18/13	06/03/13

PRELIMINARY PLAT (5 OF 7)

VINTAGE CREEK

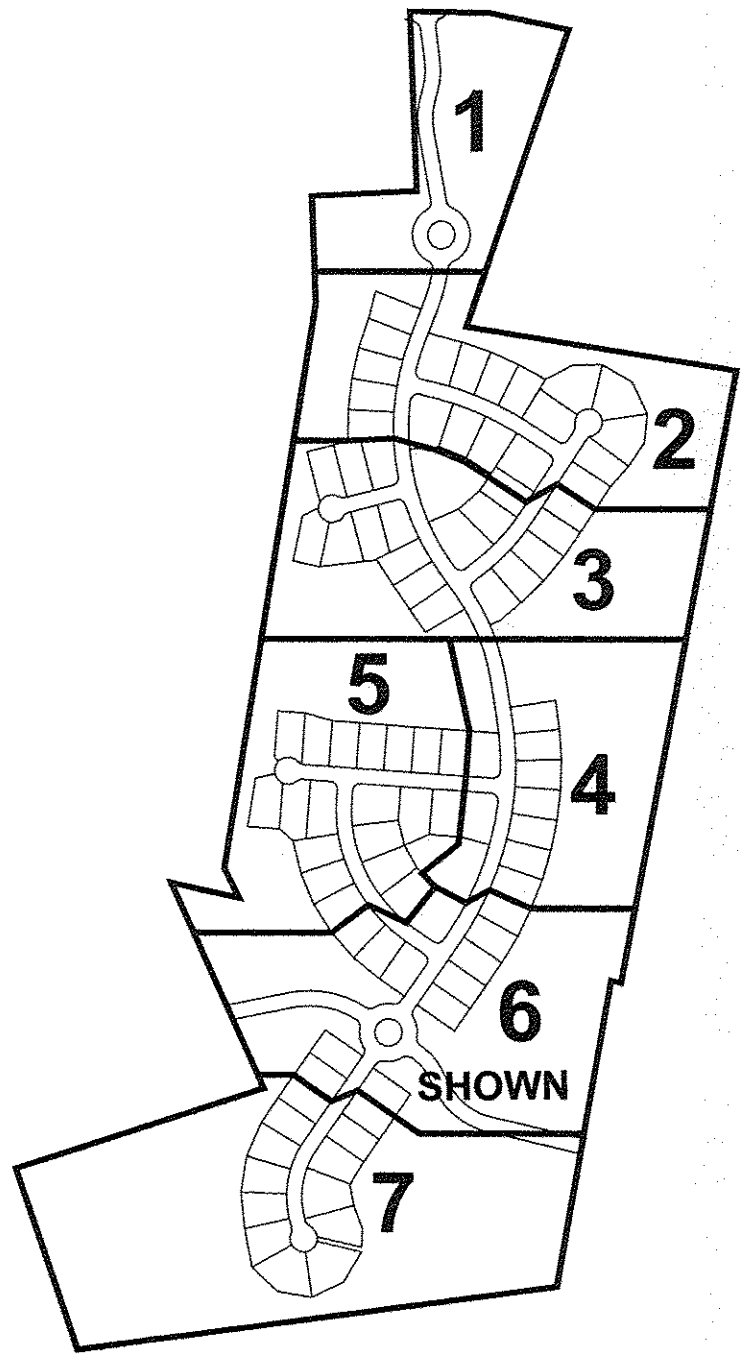
WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

STILLWELL NC, LLC

PROJECT INFORMATION

PROJECT MANAGER:	DES
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	Z105.400
ORIGINAL DATE:	01/12/2013

SHEET:
C-2.7



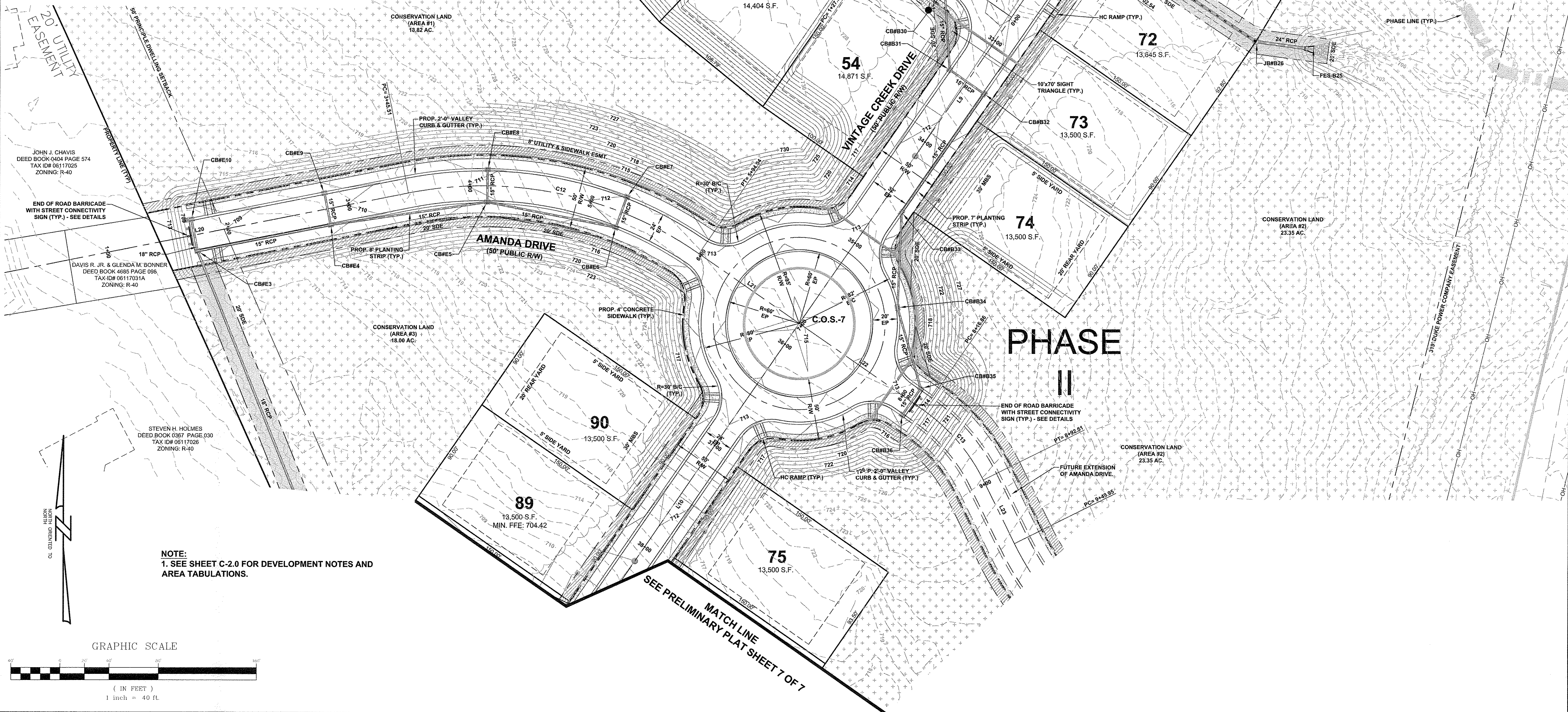
VINTAGE CREEK - SHEET INDEX

N.T.S.

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	67.39'	S 14°45'51" E
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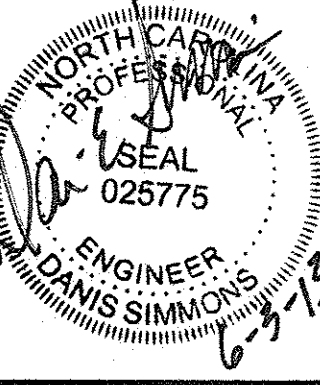
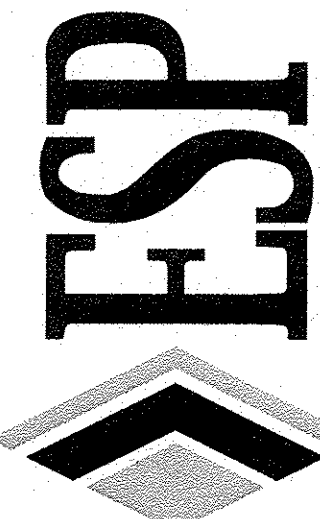
STREET CENTERLINE CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	275.00'	181.69'	94.30'	178.40'	S 4°09'46" W
C2	275.00'	160.14'	82.41'	157.88'	S 6°24'28" W
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- SITE NOTES**
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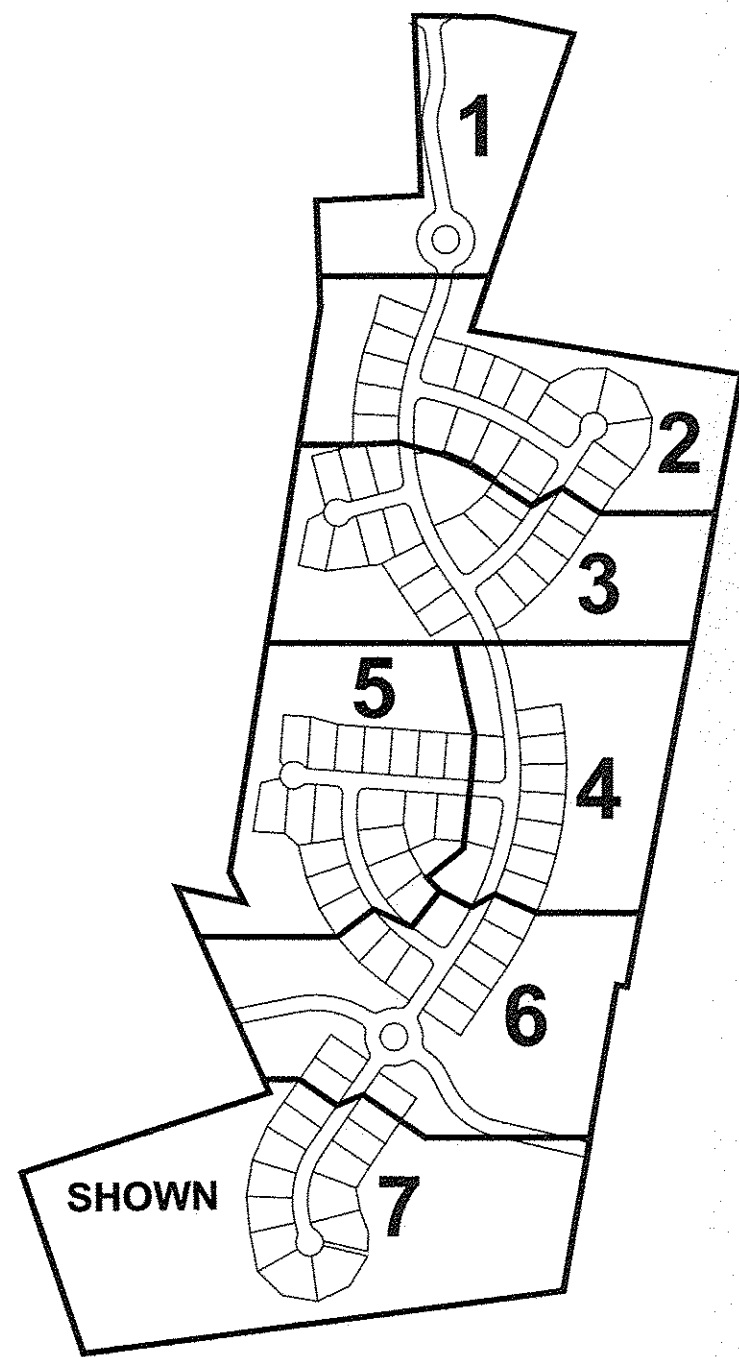


BY		REVISION	
MTK	MTK	MTK	MTK
1	02/11/13	1	UPDATED STORM DRAINAGE
2	03/18/13	2	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS
3	03/28/13	3	REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE
4	04/18/13	4	PER AGENCY REVIEW COMMENTS
5	08/03/13	5	PER AGENCY REVIEW & CLIENT COMMENTS

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



VINTAGE CREEK - SHEET INDEX

N.T.S.

SITE NOTES

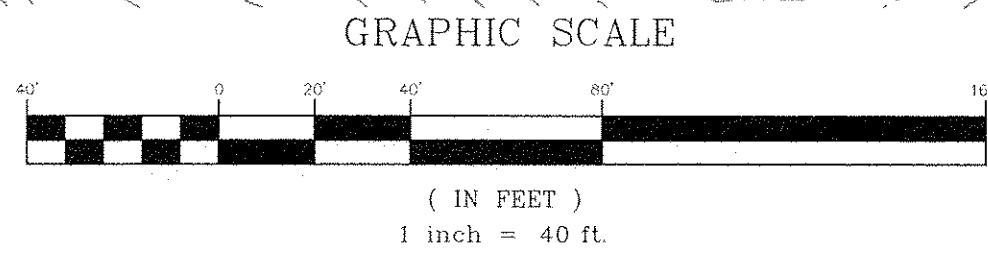
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C4	500.00'	204.73'	103.82'	203.30'	S 9°28'17" W	23°27'37"
C5	800.00'	791.89'	431.79'	759.96'	S 7°09'22" E	56°42'59"
C6	700.00'	323.77'	164.83'	320.89'	S 22°15'48" E	26°30'02"
C7	1000.00'	763.12'	401.22'	744.74'	S 12°50'56" W	43°43'25"
C8	300.00'	296.99'	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'	140.88'	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'	106.41'	196.13'	S 51°37'50" E	50°28'25"

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



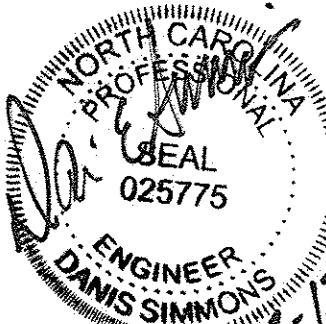
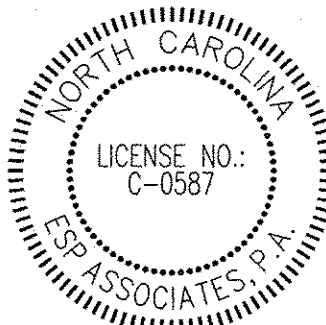
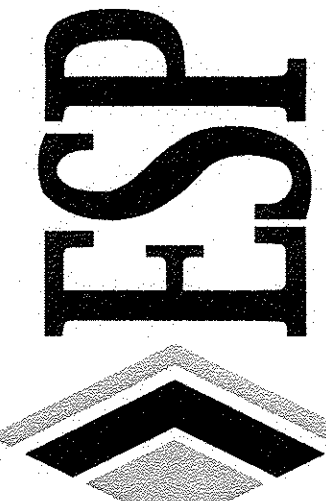
R.S. MORRIS FAMILY
LIMITED PARTNERSHIP
DEED BOOK 828 PAGE 202
PLAT BOOK 4 PAGE 184
TAX PARCEL NO. 06120011
ZONING: R-CD



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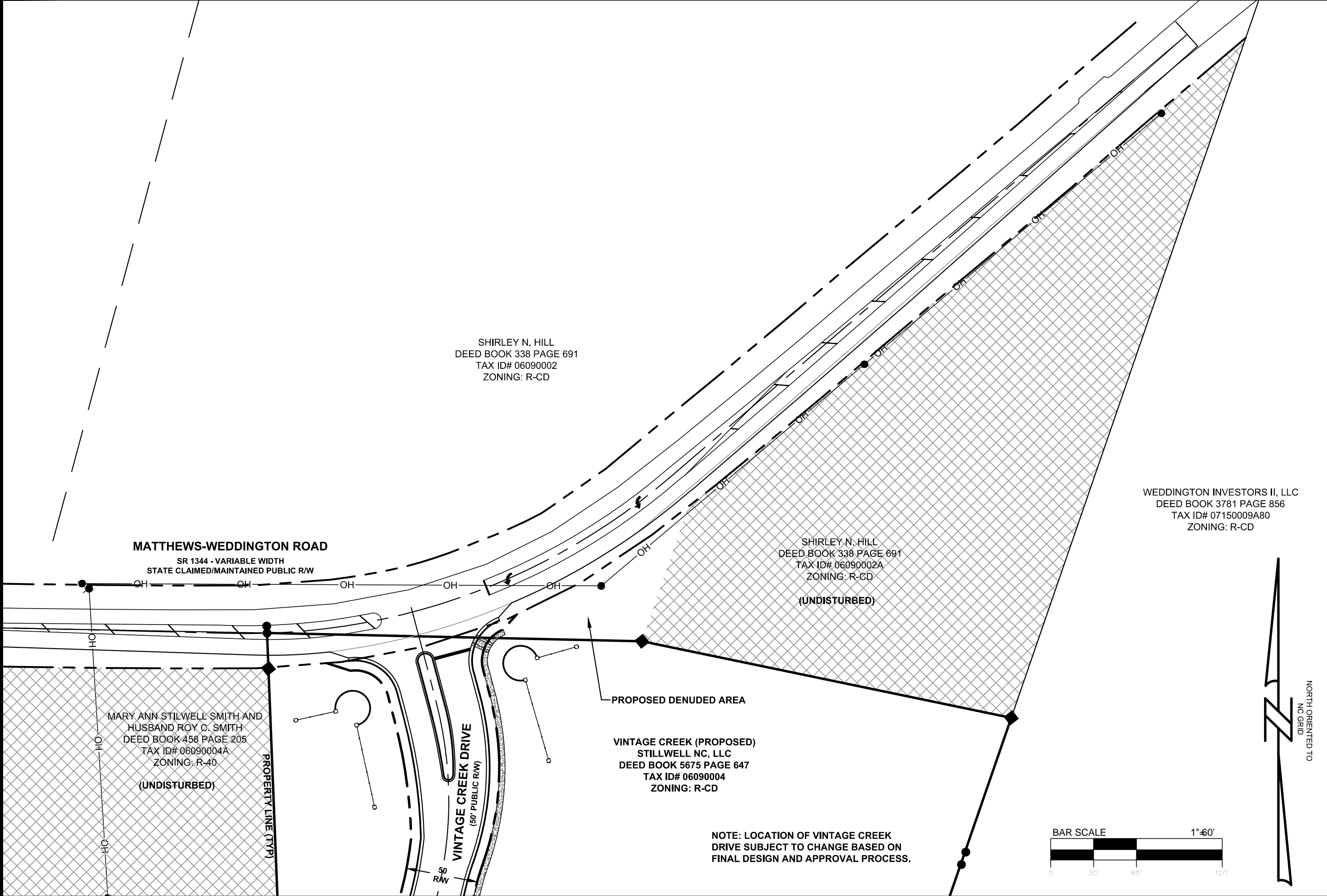


BY	DATE	REVISION
MTK	02/11/13	UPDATED STORM DRAINAGE
MTK	03/19/13	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS
MTK	03/26/13	REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE
MTK	04/18/13	PER AGENCY REVIEW COMMENTS
MTK	06/03/13	PER AGENCY REVIEW & CLIENT COMMENTS

PRELIMINARY PLAT (7 OF 7)	WEDDINGTON, NC, SANDY RIDGE TOWNSHIP
VINTAGE CREEK	
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-2.9





ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakenmont Blvd.
Fifth Floor
Charlotte, NC 28240
704.552.4400 (NC)
803.802.2440 (SC)
www.espaassociates.com

PROJECT NUMBER: Z105.400
DATE: 05 / 16 / 2013
SCALE: 1" = 60'
DRAWN BY/CHK BY: MTK / DES

WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

EXHIBIT - C

VINTAGE CREEK

STILLWELL NC, LLC



MORRISON APPRAISAL, INC.
PROVIDING EXCEPTIONAL VALUE SINCE 1985

Providence Volunteer Fire Department Inc.

5025 Hemby Rd • Weddington, NC



As of: March 20, 2013
Date of Report: April 2, 2013
Client: Providence Volunteer Fire Department
Prepared By: Morrison Appraisal, Inc.
Appraisers: Andrew Morrison

Jack Parks
Providence Volunteer Fire Dept.
P.O. Box 2670
Matthews, NC 28106

Dear Mr. Parks:

As requested, I have appraised the property located at 5025 Hemby Rd. in Weddington, NC. The subject property is an 8,329 sq. ft. Volunteer Fire Station. The property is owned by Providence Volunteer Fire Department Inc..

This report is a Summary Appraisal Report that complies with FIRREA, the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation appraisal requirements.

The appraiser or appraisers' firm has never previously appraised this property. The signatories of this report have the appropriate education and experience to appraise the subject property based on its classification above and its geographical location and have previously appraised similar properties in the subject market

Disclaimer Statement

This appraisal report was prepared for the sole use and benefit of Providence Volunteer Fire Department Inc., and the appraiser/client relationship is with Providence Volunteer Fire Department Inc. as the client. The report is based in part upon documents, writings and information owned and possessed by Providence Volunteer Fire Department Inc., and the information, analyses, conclusions, statements, and appraised values contained within the report are confidential unless data becomes a matter of public record.

Based on the information gathered and in consideration of the assumptions and limited conditions, it is my opinion that the market value of the fee simple interest as of March 20, 2013 is \$1,025,000 and after renovations the final value is estimated to be \$1,596,000.

**ESTIMATED MARKET VALUE OF THE FEE SIMPLE INTEREST
AS OF MARCH 20, 2013**

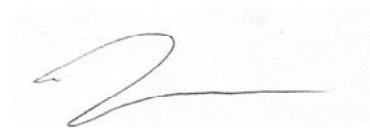
\$1,025,000

FINAL OPINION OF VALUE UPON COMPLETION OF THE RENOVATIONS

\$1,596,000

If you have any questions please let me know.

Sincerely,



Rob Morrison
NC#A400



Andrew Morrison
NC#7253
Appraisal Institute Associate Member
#497226



CERTIFICATION OF THE APPRAISAL

Rob Morrison and Andrew Morrison, certify that, to the best of our knowledge and belief,

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. We have not reported a predetermined opinion or conclusion, and we are not an advocate of anything other than assignment results. We have not paid fees, commissions, etc. in connection with procurement of this assignment.
6. We have made a personal inspection of the property that is the subject of this report.
7. No one provided significant real property appraisal assistance to the person(s) signing this certification.
8. The engagement in this assignment was not contingent upon developing or reporting predetermined results.
9. The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
10. We have performed no services, as an appraiser or in any other capacity regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.



CONTINGENT AND LIMITING CONDITIONS

1. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she consider to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
2. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinion about the title. The property is appraised on the basis of it being under responsible ownership.
3. The appraiser must provide prior consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and reference to any professional appraisal organization or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns: the mortgage insurer, consultants professional appraisal organizations: and state or federally approved financial institution; or any department, agency, or instrumentality of the United States for any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting services(s) without having to obtain the appraiser's proper written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relation, news, sales, or other media.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has noted in the appraisal report any adverse condition (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substance, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal, Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent condition of the property or adverse environmental conditions (the presence of hazardous wastes, toxic substance, etc.) that would make the property more or less valuable, and has assumed that there are no such condition and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The appraiser is not qualified to detect substances such as asbestos, urea-formaldehyde foam insulation, mold, radon gas or other potentially hazardous materials that may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property which would cause a loss in value. The client is urged to retain an expert in this field, if desired.

Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land buildings must not be used in conjunction with any other appraisal and are invalid if so used.
8. The appraisal has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, there are no guarantees express or implied, regarding this determination.
9. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
10. The appraiser has based the report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alteration on the assumption that completion of the improvements will be performed in a workmanlike manner.
11. The appraiser has not made a specific compliance survey and analysis of the subject parcel to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act ("ADA"). It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the subject parcel is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible non-compliance with the requirements of ADA in estimating the value of the subject.
12. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
13. Possession of the report, or a copy thereof, does not carry with it the right of publication.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

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IMPORTANT FACTS AND CONCLUSIONS

LOCATION AND OWNERSHIP

Property Location	5025 Hemby Rd Weddington
Map Reference	06-120-004A
Owner	Providence Volunteer Fire Department Inc.
Buyer	N/A
Legal Description (Deed Book-Page)	Deed Book 0386 Page 101

PROPERTY INFORMATION

Lot Size (acres)	1.259
Developable Land (acres)	1.259
Zoning	R-40
Assessed Tax Value	\$405,510
Description of Improvements	Volunteer Fire Station
Square Footage	8,329
Building to Land Ratio	15%
Highest and Best Use	Residential Use

APPRAISAL INFORMATION

Purpose of Appraisal	Estimate Market Value
Property Rights Appraised	Fee Simple
Intended User	Providence Volunteer Fire Department Inc.
Effective Date of Value	March 20, 2013
Proposed Date of Completion	December of 2013
Date of Report	April 2, 2013

VALUATION CONCLUSIONS

Value by the Cost Approach As Is	\$1,025,000
Value by the Cost Approach After Renovations	\$1,596,000
Value by the Income Approach	N/A
Value by the Sales Comparison Approach	N/A
Final Opinion of Value as of March 20, 2013	\$1,025,000
Final Opinion of Value After Renovations	\$1,596,000

INTRODUCTION

The property being appraised is a Volunteer Fire Station on a 1.259 acres site. The property is located at 5025 Hemby Rd in Weddington, North Carolina. It is owned by Providence Volunteer Fire Department Inc. and can be identified as tax parcel 06-120-004A. The deed is recorded in Deed Book 0386 Page 101. This appraisal is presented in a summary format report.

PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate market value for the land and improvements. The definition of market value used in this appraisal is as follows: (The Appraisal of Real Estate-12th Edition)

Market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the assumption of a sale as of the inspection date and the passing of title from seller to buyer under conditions whereby:

- a) buyer and seller are typically motivated.
- b) both parties are well informed or well advised, and each acting in what he considers his own best interest.
- c) a reasonable time is allowed for exposure in the open market.
- d) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto.
- e) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

INTENDED USE & INTENDED USER

It is the appraiser's understanding that the report will be used by Providence Volunteer Fire Department Inc. to determine the market value of the subject before and after planned renovations. Jack Parks of the fire department ordered the appraisal and the fire department is the intended user.

PROPERTY RIGHTS APPRAISED

The value of the subject is estimated in fee simple. Fee simple can be defined as “an absolute ownership unencumbered by any other interest or estate, subject only to the limitations by the governmental powers of taxation, eminent domain, police power, and escheat.”

(The Appraisal of Real Estate-12th Edition)

EFFECTIVE DATE OF THE APPRAISAL

The effective date of this appraisal is March 20, 2013, which is the date that Rob Morrison inspected the property. The date of the report is April 2, 2013. The improvements are going to be renovated and the estimated date of completion is December of 2013.

SCOPE OF APPRAISAL

The scope of work of this assignment is based on the intended use, requirements from the client, complexity of assignment and property, the sophistication of the market, and other pertinent information. The scope of work is described below.

INSPECTION

The scope of the appraisal includes an exterior and interior inspection of the subject property and observation of the surrounding area. The exterior of the subject was measured, an interior floor

plan was drawn, interior and exterior photos were taken, and the overall condition of the property was assessed. A set of plans were viewed to determine the proposed renovations.

DATA RESEARCH AND COLLECTION

The scope of the appraisal also includes gathering local and regional information on the subject property. Information from publications, property databases, conversations with market participants, realtors, and other appraisers, and previously performed appraisals are used to gather data such as property values, market trends, supply & demand, comparables, rates, etc.

DATA ANALYSIS

Information on comparable land sales and cost estimates will be used in the cost approach for the as is value and the value upon completion. The income and sales approaches are not used in this report due to the lack of comparable sales and rents.

VALUE METHODOLOGY

Cost Approach	Applicable	Utilized
Sales Comparison	Applicable	Not Utilized
Income Approach	Applicable	Not Utilized

DATA REPORTING

The report is presented in a summary format defined by Standard Rule 2-2(b) of USPAP. Supporting documentation of analyses, opinions, and conclusions is stored in the workfile. The appraisal is in accordance with applicable requirements of the Uniform Standard of Profession Appraisal Practice (USPAP). The appraiser has the experience necessary to complete this assignment. Andy Morrison assisted with gathering of the information in the report.

TAXES AND ASSESSMENTS

The tax value for the subject is shown below. The current tax rate is \$.665 per hundred for Union County and .03 for the Town of Weddington.

TAXES ASSESSMENT				
Tax Parcel	Building Value	Land Value	Features Value	Total Value
06-120-004A	\$226,190	\$179,320	\$0	\$405,510

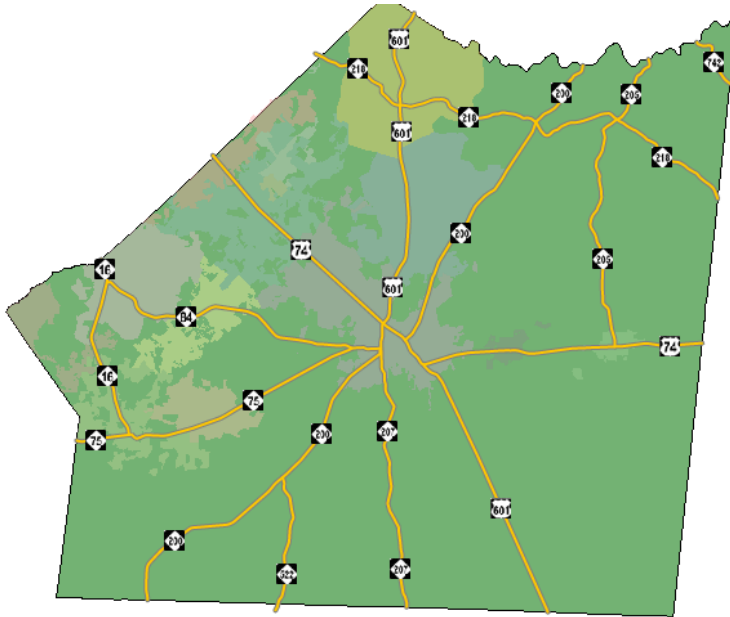
Taxes	Rate	Amount
Union	0.6650	\$2,696.64
Weddington	0.0300	\$121.65
Annual Taxes		\$2,818

HISTORY OF PROPERTY

Providence Volunteer Fire Department Inc. has owned the subject property for many years. The transaction is recorded in Deed Book 0386 Page 101 of the Union County public records.

UNION COUNTY DATA

Union County is a county of approximately 200,000 people that was established in 1842. The county has experienced a 56% growth rate since 2000. Monroe is the county seat and has an estimated 35,902 people. Union County is governed by a County Manager-County Commissioner type government. Union County is located southeast of Charlotte, North Carolina and the main highways are U. S. 74, Highway 601 and Highway 200.



UNION COUNTY POPULATION

Population & Growth

	Population
2014 Total Population	254,396
2009 Total Population	201,245
2000 Total Population	123,677
July 2008 Certified Population Estimate	191,108
July 2008 Certified Population Growth	67,336
July 2008 Certified Net Migration	54,555

Annual Growth Rate

2014-2009	4.8%
2009-2000	5.4%

Urban/Rural Representation

2000 Total Population: Urban - inside Urbanized Area	58,370
2000 Total Population: Urban - inside Urbanized Clusters	3,684
2000 Total Population: Rural - Farm	2,615
2000 Total Population: Rural - Nonfarm	59,008

Urban/Rural Percent

Urban - inside Urbanized Area	47.2%
Urban - inside Urbanized Clusters	3.0%
Rural - Farm	2.1%
Rural - Nonfarm	47.7%

Estimated Population by Age

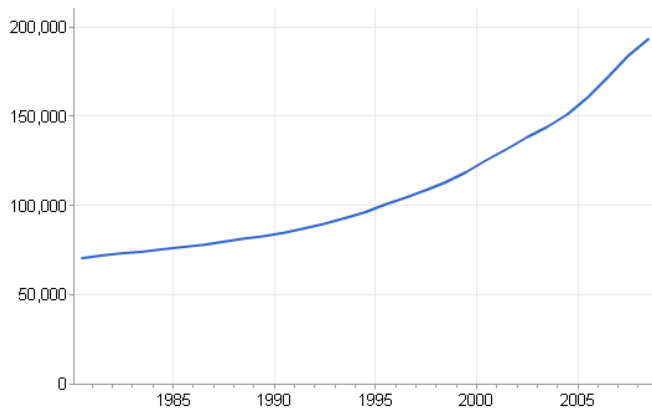
2014 Median Age	36
2009 Median Age	35
2000 Median Age	34
2009 Total Pop 0-19	62,393
2009 Total Pop 20-29	23,150
2009 Total Pop 30-39	29,359
2009 Total Pop 40-49	33,179
2009 Total Pop 50-59	25,562
2009 Total Pop 60+	27,602

Pop by Age, % Est.

0-19	31.0%
20-29	11.5%
30-39	14.6%
40-49	16.5%
50-59	12.7%
60+	13.7%



Growth Est or Total %/ Percent		
2014 Median Family Income	\$73,259	2.7%
2009 Median Family Income	\$71,319	28.2%
2000 Median Family Income	\$55,650	
2014 Median Household Income	\$70,110	5.3%
2009 Median Household Income	\$66,561	31.5%
2000 Median Household Income	\$50,622	
2009 Median Disposable Income	\$51,007	
2009-2014 Per Capita Income: Annual Compound Growth Rate %		0.7%
2014 Per Capita Income	\$28,459	3.6%
2009 Per Capita Income	\$27,469	25.0%
2000 Per Capita Income	\$21,978	
2000 Total Pop with Income Below Poverty Level	9,926	
2000 Percent of Pop with Income Below Poverty Level		8.1%



Data source: [U.S. Census Bureau, Population Division](http://www.census.gov) - Last updated November 20, 2009

UNION COUNTY EDUCATION

Union County has one public school system consisting of ten senior highs, nine middle and twenty-nine elementary schools.

Wingate University is located in Wingate, North Carolina, southeast of Monroe. This is a four-year private university that provides many Union County students with access to a four-year institution.

Pop Age 25+, %		
2009-10 Kindergarten-12th Enrollment	39,346	
2009 Average SAT score (2400 scale)	1,522	
2009 Percent of Graduates taking SAT	63.6%	
2007-08 Higher Education Completions	424	
2007-08 Higher Education Total Enrollment	2,185	
2009 Proj Education Attainment - At Least High School Graduate	106,798	83.5%
2009 Proj Education Attainment - At Least Bachelor's Degree	29,430	23.0%

HOUSING

The county was progressive in the past but have public water and sewer problems in the county and the lack of capacity has slowed growth.

The western part of the county was the fastest growing area with many new residential subdivisions being developed at a tremendous rate. However, this area has been hit the hardest by the recent downturn in the economy. The rest of the county has been effected; but not to the extent of the western portion.

		Growth / Appreciation Est
2014 Total Housing	94,384	26.1%
2009 Total Housing	74,823	
2014 Median Value of Owner Occupied Housing	\$208,991	16.5%
2009 Median Value of Owner Occupied Housing	\$179,351	45.5%
2009 Owner Occupied Housing	56,744	
2009 Renter Occupied Housing	13,915	
2009 Total Households	70,659	
2000 Median Year Housing Structure Built	1984	

EMPLOYMENT

The county has a diversified industry with new industries being recruited by Monroe and Union County.



Employment / Wages by Industry	2009 4th Qtr Employment	2009 Annual Employment	2009 4th Qtr Avg Weekly Wage	2009 Avg Weekly Wage
Total All Industries	52,230	52,961	\$716	\$663
Total Government	9,993	9,940	\$718	\$700
Total Private Industry	41,032	41,822	\$716	\$655
Agriculture Forestry	0	0	.	.
Fishing & Hunting				
Mining	0	0	.	.
Utilities	170	170	\$1,389	\$1,231
Construction	5,698	6,102	\$857	\$747
Manufacturing	10,049	10,348	\$852	\$778
Wholesale Trade	2,632	2,638	\$1,046	\$968
Retail Trade	5,972	5,940	\$475	\$460
Transportation and Warehousing	1,476	1,439	\$800	\$737
Information	578	568	\$710	\$640
Finance and Insurance	813	832	\$940	\$906
Real Estate and Rental and Leasing	465	459	\$673	\$613
Professional and Technical Services	1,293	1,284	\$1,108	\$977
Management of Companies, Enterprises	77	83	\$1,243	\$967
Administrative and Waste Services	2,803	2,827	\$563	\$533
Educational Services	6,649	6,567	\$652	\$660
Health Care and Social Assistance	4,695	4,741	\$735	\$635
Arts, Entertainment and Recreation	510	535	\$416	\$394
Accommodation and Food Services	3,373	3,377	\$238	\$231
Other Services Ex. Public Admin	1,261	1,274	\$552	\$521
Public Administration	2,353	2,394	\$789	\$731
Unclassified	159	184	\$1,068	\$1,017

The economy in Monroe is stable with a diversified industry. The unemployment rate is usually below the state average but the nation's economy has now affected the local area. The unemployment rate is usually below the state average but the nation's economy has now affected the local area as well. Most of the present industries are holding their position with few companies leaving the area. New companies are continually looking at the Union County area.

Local Businesses		Local Retail Business	
2010 Available Industrial Buildings	37	2009 Total Retail Sales (With Food/Drink) (\$mil)	\$1,419.5
2009Q4 Establishments: Total Private Industry	4,444	2009 Total Retail Businesses (With Food/Drink)	1,131
2009Q4 Establishments: Manufacturing	255	2009 Avg Sales/Business Total (with Food/Drink)	\$1,255,101

The close proximity to Charlotte, which is the state's largest city, is a strong influence on Union County. The location of Charlotte is responsible for the tremendous growth in western Union County. Many Union County residents work in Mecklenburg County. The average commute time is 29 minutes.



Workers, Travel Time

Avg Travel Time, Not at Home	29
Workers Not Working at Home	59,085
Travel Time to Work: < 5 minutes	1,433
Travel Time to Work: 5-9 minutes	4,759
Travel Time to Work: 10-14 minutes	6,580
Travel Time to Work: 15-19 minutes	8,422
Travel Time to Work: 20-24 minutes	8,130
Travel Time to Work: 25-29 minutes	3,680
Travel Time to Work: 30-34 minutes	8,835
Travel Time to Work: 35-39 minutes	2,023
Travel Time to Work: 40-44 minutes	2,734
Travel Time to Work: 45-59 minutes	6,985
Travel Time to Work: 60-89 minutes	4,049
Travel Time to Work: 90+ minutes	1,455

Workers, By Transportation

Worker Mode, Base	61,217
Work at Home	2,132
Drove Car/Truck/Van Alone	49,851
Carpooled Car/Truck/Van	7,943
Bus/Trolley Bus	154
Streetcar/Trolley Car	0
Subway/Elevated	0
Railroad	32
Ferryboat	0
Taxicab	44
Motorcycle	74
Bicycle	61
Walked	580
Other Means	346

Travel to Work

Worked in State/County of Residence
Worked in State/Outside County of Residence
Worked Outside State of Residence

Commuters

32,613
26,920
1,684

Percent by Residence

53.3%
44.0%
2.8%

TOP 10 EMPLOYERS

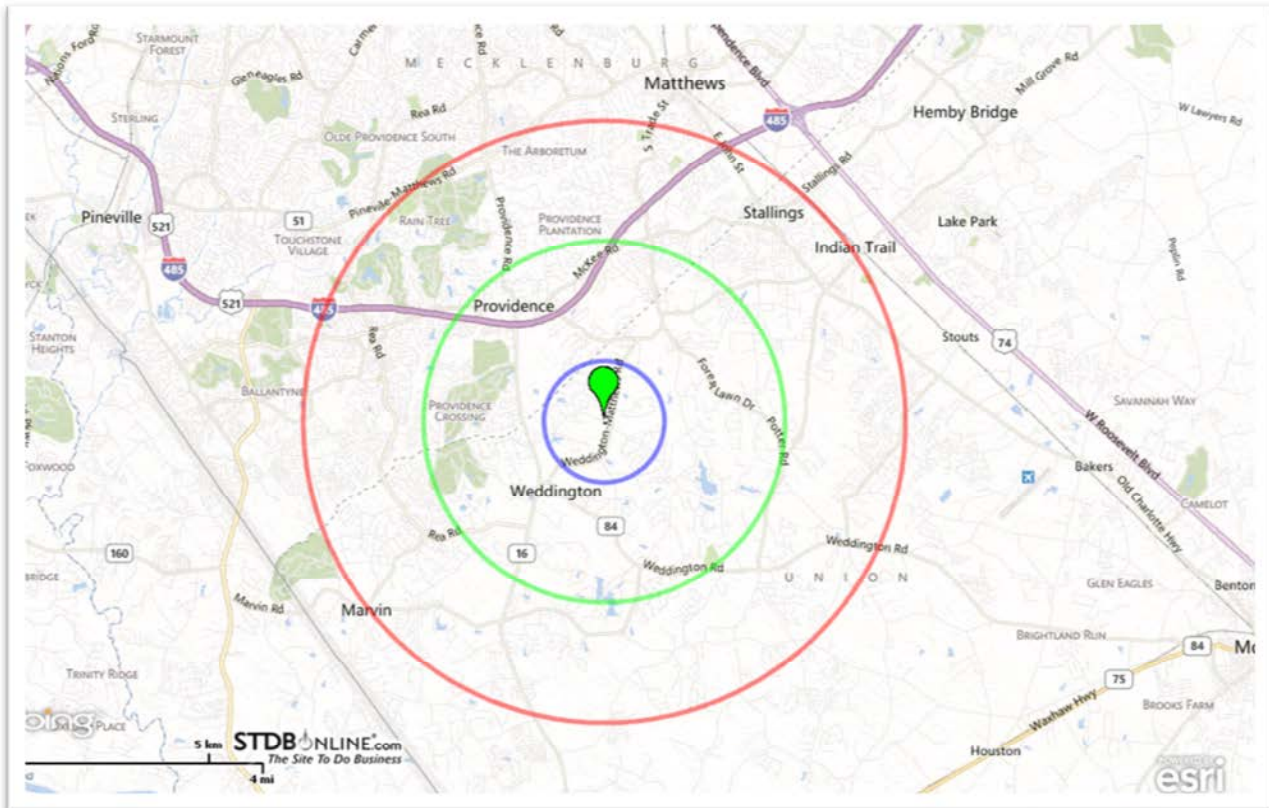
Rank	Year	Period	Company Name	Industry	Employment Range
1	2008	4	Union County Schools	Education & Health Services	1,000 plus
2	2008	4	Tyson Farms Inc	Manufacturing	1,000 plus
3	2008	4	Union Memorial Medical Center	Education & Health Services	1,000 plus
4	2008	4	Ati Allvac	Manufacturing	1,000 plus
5	2008	4	County Of Union	Public Administration	1,000 plus
6	2008	4	Wal-Mart Associates Inc	Trade, Transportation, & Utilities	500-999
7	2008	4	Mcgee Brothers Co Inc	Construction	500-999
8	2008	4	Harris Teeter Inc	Trade, Transportation, & Utilities	500-999
9	2008	4	City Of Monroe	Public Administration	500-999
10	2008	4	Charlotte Pipe & Foundry Company	Manufacturing	500-999

CONCLUSION

The outlook for Union County should be continued growth once economic conditions improve and the sewer issues are resolved. There is still developable land throughout the county and the low taxes/proximity to Charlotte will continue to bring growth to the area.



AREA DEMOGRAPHICS





Population Summary			
2000 Total Population	1,477	15,272	61,616
2010 Total Population	1,920	27,700	112,956
2012 Total Population	2,061	29,071	117,274
2012 Group Quarters	0	0	2
2017 Total Population	2,391	32,703	129,820
2012-2017 Annual Rate	5.02%	2.38%	2.05%
Household Summary			
2000 Households	487	4,845	21,395
2000 Average Household Size	3.04	3.14	2.87
2010 Households	652	9,223	39,063
2010 Average Household Size	2.94	3.00	2.89
2012 Households	710	9,753	40,698
2012 Average Household Size	2.90	2.98	2.88
2017 Households	818	10,937	44,704
2017 Average Household Size	2.92	2.99	2.90
2012-2017 Annual Rate	2.87%	2.32%	1.90%
2010 Families	578	7,756	31,453
2010 Average Family Size	3.15	3.31	3.27
2012 Families	627	8,143	32,583
2012 Average Family Size	3.10	3.29	3.26
2017 Families	721	9,111	35,822
2017 Average Family Size	3.13	3.32	3.30
2012-2017 Annual Rate	2.85%	2.27%	1.91%
Housing Unit Summary			
2000 Housing Units	498	5,118	22,540
Owner Occupied Housing Units	92.4%	89.7%	83.3%
Renter Occupied Housing Units	5.4%	5.0%	11.7%
Vacant Housing Units	2.2%	5.3%	5.1%
2010 Housing Units	677	9,681	40,960
Owner Occupied Housing Units	89.8%	83.8%	82.3%
Renter Occupied Housing Units	6.5%	11.4%	13.1%
Vacant Housing Units	3.7%	4.7%	4.6%
2012 Housing Units	736	10,221	42,749
Owner Occupied Housing Units	89.3%	82.8%	81.1%
Renter Occupied Housing Units	7.2%	12.7%	14.1%
Vacant Housing Units	3.5%	4.6%	4.8%
2017 Housing Units	847	11,448	46,957
Owner Occupied Housing Units	89.6%	83.1%	81.5%
Renter Occupied Housing Units	7.0%	12.5%	13.7%
Vacant Housing Units	3.4%	4.5%	4.8%
Median Household Income			
2012	\$111,970	\$111,804	\$97,322
2017	\$116,456	\$117,209	\$101,286
Median Home Value			
2012	\$442,674	\$371,333	\$296,592
2017	\$459,131	\$383,077	\$299,236
Per Capita Income			
2012	\$44,271	\$44,179	\$39,246
2017	\$50,033	\$50,972	\$43,730
Median Age			
2010	42.2	38.6	38.0
2012	42.5	38.9	38.2
2017	42.9	38.9	38.2



2012 Households by Income

Household Income Base	710	9,753	40,698
<\$15,000	2.4%	3.1%	3.5%
\$15,000 - \$24,999	3.5%	3.6%	4.3%
\$25,000 - \$34,999	3.1%	4.0%	4.7%
\$35,000 - \$49,999	7.3%	6.0%	8.9%
\$50,000 - \$74,999	8.6%	11.4%	15.4%
\$75,000 - \$99,999	13.4%	12.7%	14.4%
\$100,000 - \$149,999	32.8%	27.3%	25.5%
\$150,000 - \$199,999	8.5%	13.8%	11.3%
\$200,000+	20.6%	18.2%	11.9%
Average Household Income	\$134,106	\$131,165	\$113,053

2017 Households by Income

Household Income Base	818	10,937	44,704
<\$15,000	2.1%	2.6%	3.0%
\$15,000 - \$24,999	2.3%	2.5%	3.0%
\$25,000 - \$34,999	2.1%	2.6%	3.1%
\$35,000 - \$49,999	6.0%	4.8%	7.4%
\$50,000 - \$74,999	9.7%	12.2%	16.9%
\$75,000 - \$99,999	13.8%	13.2%	15.5%
\$100,000 - \$149,999	31.1%	26.4%	24.9%
\$150,000 - \$199,999	12.6%	15.4%	13.5%
\$200,000+	20.5%	20.3%	12.6%
Average Household Income	\$152,606	\$151,968	\$126,945

2012 Owner Occupied Housing Units by Value

Total	657	8,460	34,663
<\$50,000	0.3%	0.1%	0.3%
\$50,000 - \$99,999	3.2%	2.1%	2.1%
\$100,000 - \$149,999	1.8%	3.8%	6.1%
\$150,000 - \$199,999	3.0%	7.8%	13.8%
\$200,000 - \$249,999	4.6%	10.9%	15.6%
\$250,000 - \$299,999	5.6%	10.9%	12.9%
\$300,000 - \$399,999	21.0%	20.1%	19.0%
\$400,000 - \$499,999	24.7%	18.7%	12.9%
\$500,000 - \$749,999	30.9%	20.9%	12.7%
\$750,000 - \$999,999	4.9%	3.9%	3.2%
\$1,000,000 +	0.0%	0.8%	1.2%
Average Home Value	\$456,671	\$403,358	\$351,812

2017 Owner Occupied Housing Units by Value

Total	759	9,509	38,291
<\$50,000	0.1%	0.1%	0.1%
\$50,000 - \$99,999	1.8%	1.2%	1.3%
\$100,000 - \$149,999	1.2%	2.5%	4.3%
\$150,000 - \$199,999	2.8%	7.3%	13.2%
\$200,000 - \$249,999	5.1%	12.4%	17.9%
\$250,000 - \$299,999	5.8%	11.3%	13.4%
\$300,000 - \$399,999	19.0%	18.3%	17.7%
\$400,000 - \$499,999	24.1%	18.4%	12.9%
\$500,000 - \$749,999	34.3%	23.0%	14.1%
\$750,000 - \$999,999	5.9%	4.6%	3.8%
\$1,000,000 +	0.0%	0.8%	1.3%
Average Home Value	\$475,503	\$417,601	\$364,072



2010 Population by Age

Total	1,922	27,700	112,956
0 - 4	4.6%	6.3%	6.7%
5 - 9	8.0%	9.4%	9.5%
10 - 14	11.1%	10.5%	9.8%
15 - 24	12.4%	10.7%	10.3%
25 - 34	4.4%	7.6%	8.7%
35 - 44	15.1%	18.0%	18.3%
45 - 54	21.0%	18.7%	17.7%
55 - 64	14.3%	11.5%	10.9%
65 - 74	6.2%	5.0%	5.2%
75 - 84	2.0%	2.0%	2.2%
85 +	0.6%	0.6%	0.6%
18 +	69.3%	68.0%	68.6%

2012 Population by Age

Total	2,059	29,071	117,275
0 - 4	4.6%	6.3%	6.8%
5 - 9	7.9%	9.4%	9.5%
10 - 14	10.9%	10.3%	9.7%
15 - 24	12.1%	10.4%	10.1%
25 - 34	4.5%	7.9%	8.9%
35 - 44	14.9%	17.6%	17.9%
45 - 54	20.4%	18.2%	17.2%
55 - 64	15.0%	12.1%	11.5%
65 - 74	6.8%	5.4%	5.6%
75 - 84	2.1%	2.0%	2.2%
85 +	0.7%	0.6%	0.7%
18 +	69.9%	68.4%	68.8%

2017 Population by Age

Total	2,390	32,701	129,821
0 - 4	4.6%	6.3%	6.8%
5 - 9	7.9%	9.3%	9.5%
10 - 14	11.0%	10.4%	9.9%
15 - 24	11.6%	9.9%	9.6%
25 - 34	4.6%	8.0%	8.9%
35 - 44	14.1%	17.1%	17.5%
45 - 54	19.1%	16.9%	16.0%
55 - 64	15.9%	12.8%	12.0%
65 - 74	8.3%	6.6%	6.8%
75 - 84	2.3%	2.1%	2.3%
85 +	0.7%	0.6%	0.7%
18 +	70.2%	68.6%	68.8%

2010 Population by Sex

Males	971	13,600	54,894
Females	949	14,100	58,062

2012 Population by Sex

Males	1,044	14,294	57,053
Females	1,016	14,777	60,221

2017 Population by Sex

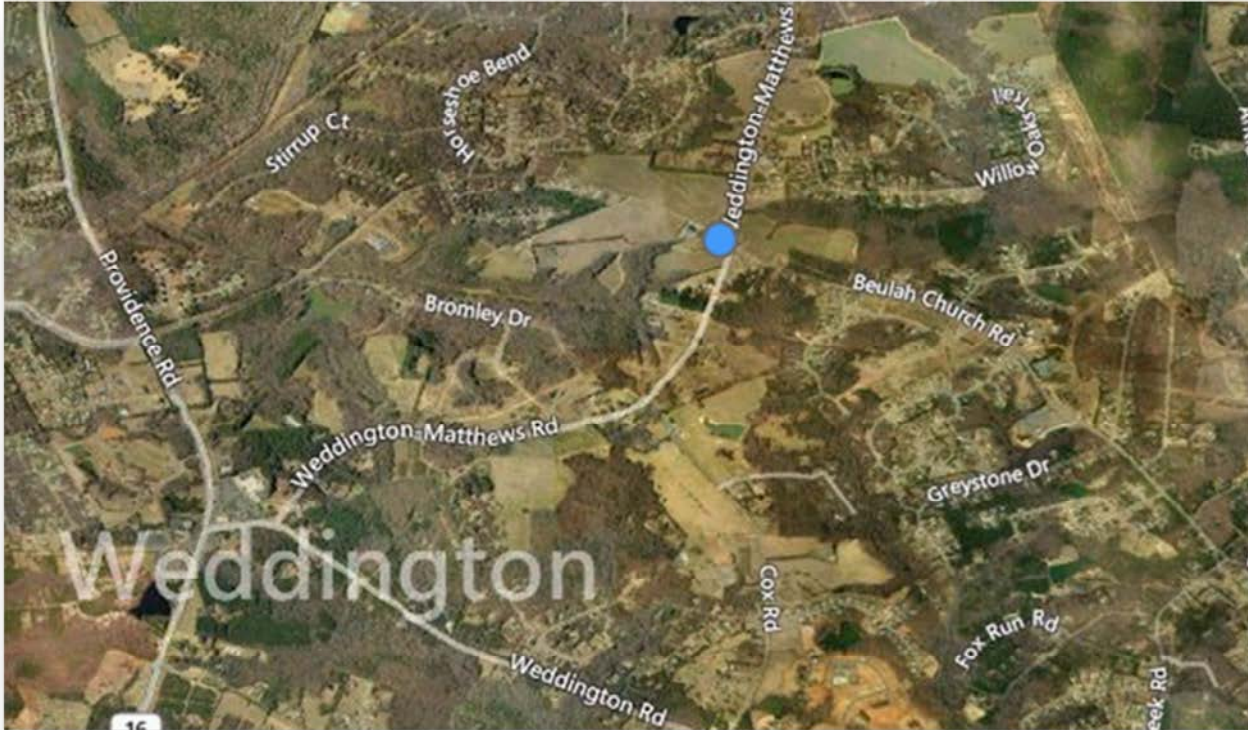
Males	1,213	16,094	63,197
Females	1,178	16,608	66,622



In Households	100.0%	100.0%	100.0%
In Family Households	5.4%	3.5%	2.0%
Householder	28.9%	28.2%	27.9%
Spouse	26.5%	25.1%	24.4%
Child	36.9%	37.3%	36.7%
Other relative	2.4%	2.1%	2.2%
Nonrelative	0.7%	0.7%	0.8%
In Nonfamily Households	4.6%	6.5%	8.0%
In Group Quarters	0.0%	0.0%	0.0%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.0%
2010 Households by Type			
Total	652	9,223	39,063
Households with 1 Person	9.0%	13.1%	16.2%
Households with 2+ People	51.0%	86.9%	83.8%
Family Households	88.7%	84.1%	80.5%
Husband-wife Families	81.6%	75.0%	70.5%
With Related Children	42.5%	43.1%	40.3%
Other Family (No Spouse Present)	7.2%	9.1%	10.0%
Other Family with Male Householder	2.0%	2.4%	2.5%
With Related Children	0.9%	1.5%	1.6%
Other Family with Female Householder	5.2%	6.7%	7.5%
With Related Children	3.7%	4.7%	5.2%
Nonfamily Households	2.3%	2.8%	3.2%
All Households with Children	47.4%	49.4%	47.4%
Multigenerational Households	3.2%	2.8%	2.8%
Unmarried Partner Households	2.5%	2.8%	3.1%
Male-female	1.8%	2.3%	2.6%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
1 Person Household	9.0%	13.1%	16.2%
2 Person Household	34.5%	31.5%	30.9%
3 Person Household	18.8%	18.4%	18.2%
4 Person Household	23.3%	23.9%	22.2%
5 Person Household	10.3%	9.5%	9.1%
6 Person Household	2.6%	2.6%	2.5%
7 + Person Household	1.5%	1.0%	1.0%
2010 Households by Tenure and Mortgage Status			
Owner Occupied	93.3%	88.0%	86.3%
Owned with a Mortgage/Loan	77.8%	76.4%	75.2%
Owned Free and Clear	15.5%	11.6%	11.1%
Renter Occupied	6.7%	12.0%	13.7%

NEIGHBORHOOD

The subject is located on Hemby Rd in Weddington. There had been experienced tremendous growth before the recession. Homes in the area are some of the highest valued residences in the county. The surrounding area is made up of residential and scattered commercial.



RESIDENTIAL MARKET

The residential market in western Union County is shown below.

MLS STATISTICAL DATA

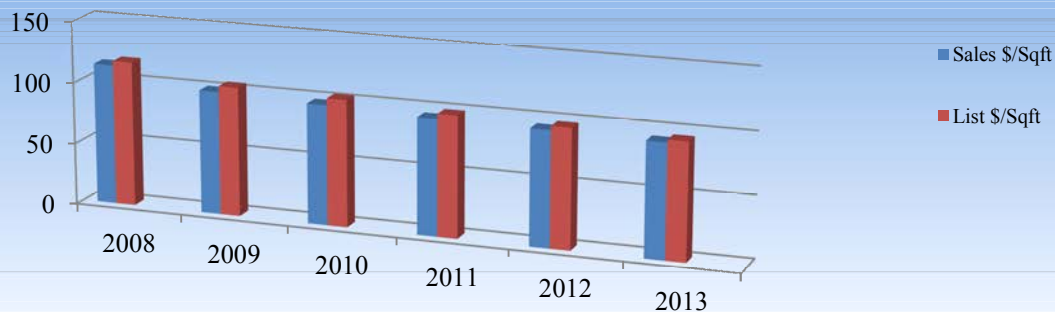
Single Family Homes

Year	Bed	Bath	SqFt	List Price	LP/SqFt	Sales Price	\$/SqFt	%LP	DOM	# Sales	Sales/Month
2008	4	3	3041	386837	117.46	373684	113.9	0.97	53	1306	108.83
2009	4	3	3136	352284	104.71	335796	99.97	0.96	58	1197	99.75
2010	4	3	3259	358394	102.84	335233	97.31	0.95	119	1183	98.58
2011	4	3	3246	337791	98.56	321625	94.36	0.96	119	1269	105.75
2012	4	3	3188	340222	96.9	321144	93.58	0.97	99	1584	132.00
2013	4	3	3026	301123	94.6	292623	92.27	0.97	97	373	124.33

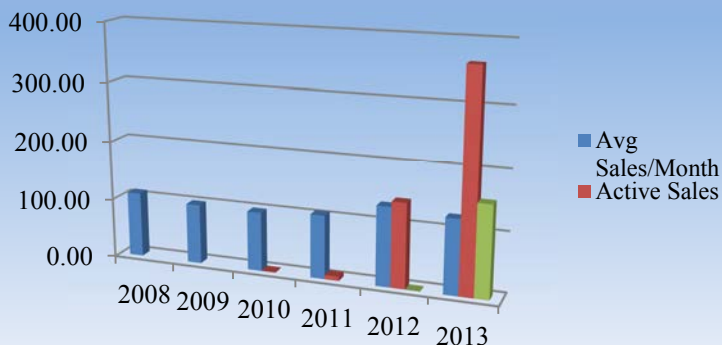
%Δ

Year	Avg \$/sq ft	Sales/Mont	DOM	%LP	#Active Sales	#Pending Sales
2008						
2009	-12%	8%	9%	-1%		
2010	-3%	1%	105%	-1%	1	
2011	-3%	7%	0%	1%	7	
2012	-1%	25%	-17%	1%	141	11%
2013	-1%	6%	-2%	0%	364	153

Single Family Home \$/Sq Ft



Average Sales/Month



Overall, the residential market appears close to the condition before the real estate boom and this may indicate healthy growth returning. Residential values can be a good indicator of the overall market. Home prices can be dictated by employment, wages, and confidence in the market.

COMMERCIAL MARKET

The subject is in the Town of Weddington and there is not much commercial use in Weddington. Most of the commercial use is located on Hwy 16 at the intersection of Hwy 84.

SITE ANALYSIS

The site contains 1.259 acres and is a rectangular shaped parcel located on the south side of Hemby Rd.

The site is fairly level.

According to flood map number 3710447700K, the subject is located in a Zone X which is outside the flood area.

Access is provided by Hemby Rd which is a two-lane state road.

Access to the site appears to be average. The subject has average exposure to the street.

SITE SUMMARY	
Location	Matthews Township
Size	1.259acres Total
Shape	1.259acres Developable
Topography	Rectangular
Flood Area	Fairly Level
Zoning	None
Utilities	R-40
Road Frontage (ft)/Access	Electric, Water, Sewer
Easements	200'/Average
Environmental	None

A soil analysis was not provided and it is assumed that the soil and subsoil conditions are adequate for any use of the property.

County water is utilized by the subject site. A septic tank is used for sewage disposal. Electrical, telephone and natural gas service are provided through the appropriate utility companies. The utilities appear to be adequate for the site.

A survey was not provided and it is assumed that there are no adverse easements, encroachments, or conditions affecting the site.

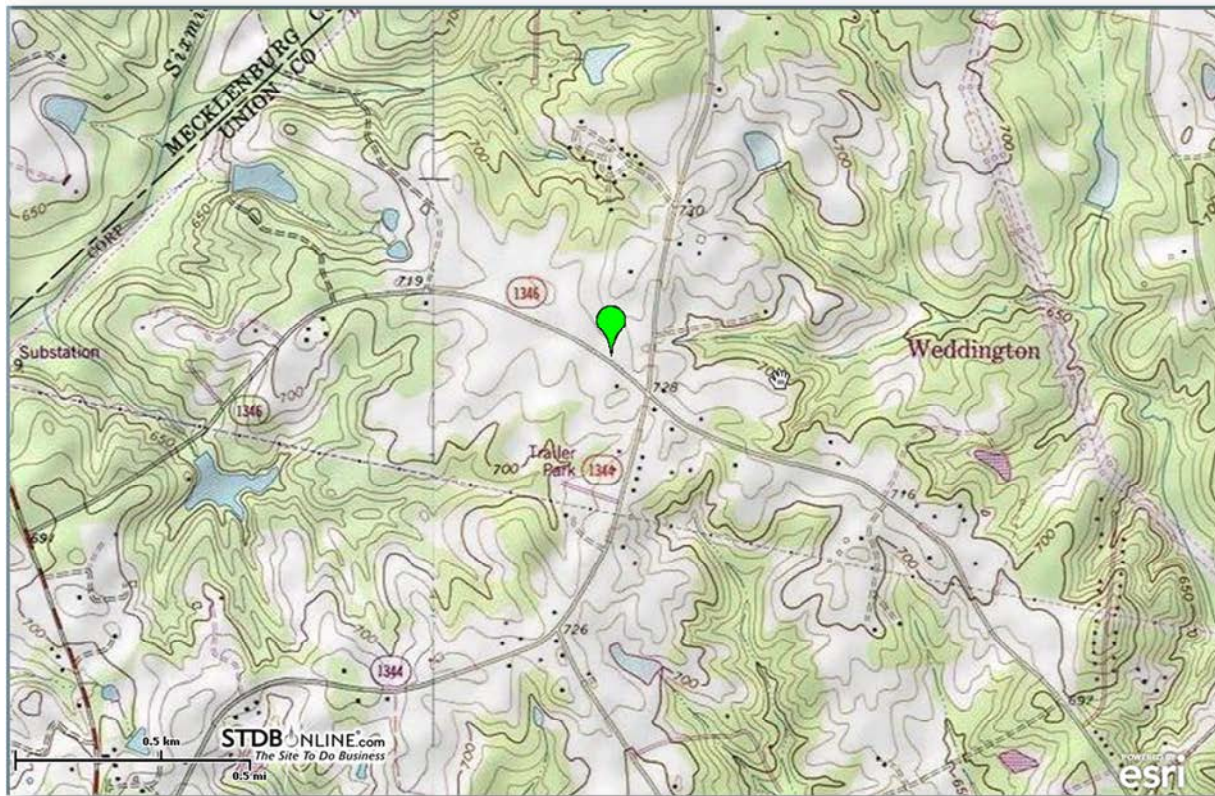
In concluding the site analysis, the appraiser is not aware of any adverse conditions that would prohibit maximum utilization of the property. The site is of adequate size and possesses the physical characteristics to support a variety of improvements.

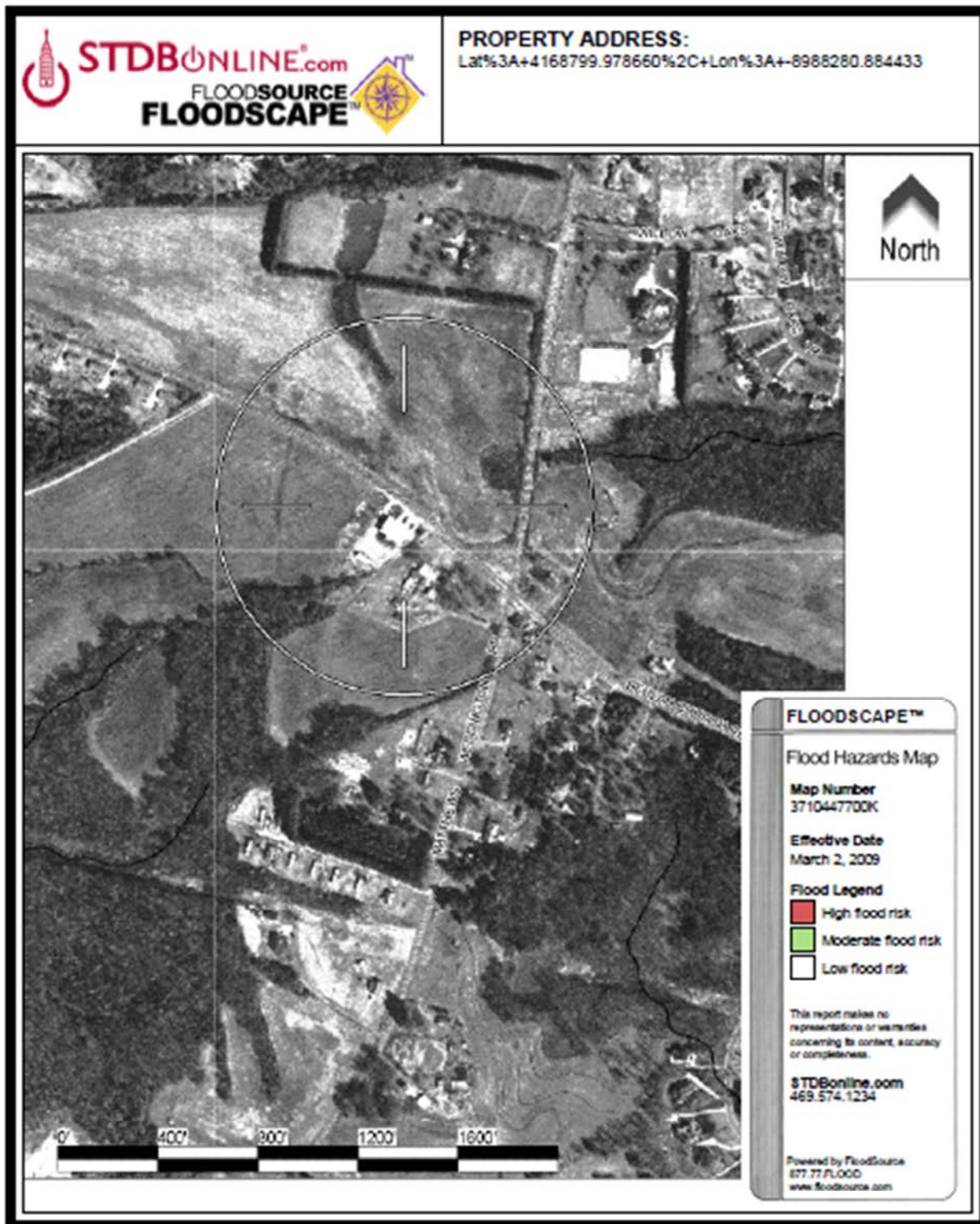
Tax Map





Topography Map





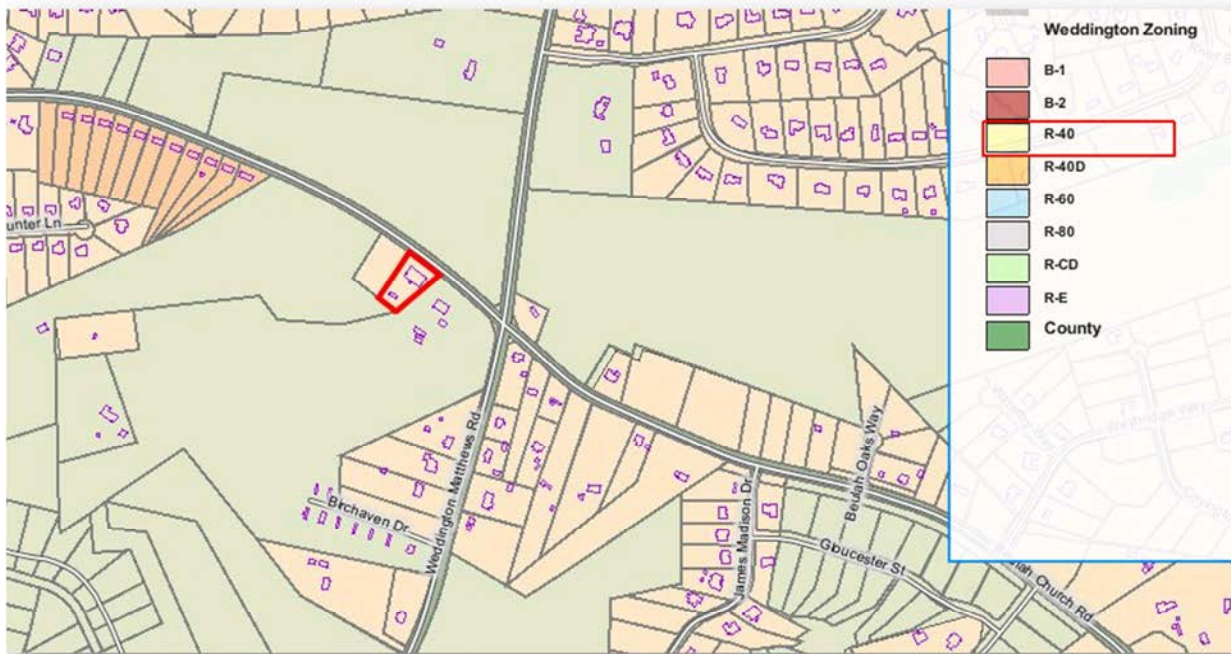
ZONING

The R-40 single-family district is established to provide for residential development at low densities consistent with suitability of the land and the rural character of the town. The zoning is controlled by the Town of Weddington and the subject conforms to the district.

- (1) *Permitted uses.* Permitted uses within the R-40 district shall be as follows:
 - a. All permitted uses in the R-60 zoning district.
 - b. Open space.
- (2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section -271. The council shall address review criteria for each use which is contained in section 58-271
 - a. Public parks and recreational facilities.
 - b. Churches, synagogues and other places of worship and their customary related uses.
 - c. Public and private schools serving all grades, including preschool facilities.
 - d. Country clubs, fraternal, social and other civic organizations.
 - e. **Emergency governmental service facilities, including police, fire and rescue.**
 - f. Golf courses, parks, playgrounds and community recreational centers (both public and private).
 - g. Essential services, classes II and III.
 - h. Funeral chapels.
 - i. Cemeteries.
 - j. Clubs.
 - k. Libraries.
 - l. Telecommunication towers.
 - m. Planned residential developments.
 - n. Amateur radio towers on lots containing other principal uses or structures. In no such instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
 - o. Government or town facility.
 - p. Land application of biosolids.
 - q. Agritourism.



Zoning Map



IMPROVEMENTS

The improvements currently consist of a brick and glass volunteer fire station with a metal detached building. There are plans to have the two buildings completely remodeled. The main building was constructed in 1984 and has an effective age of 15 years. The building has 8,329 sq ft and consists of truck parking, offices, sleeping area, kitchen, restrooms, utility room and generator room on the lower level. There is approximately 1991 sq ft on the second level that is made up of offices, workout room and classroom. The building has radiant heat in the truck area and central heat and air in the finished area.

Main Building

The plans call for this building to be remodeled. A new fire wall will be added that will separate the truck storage area from the remainder of the building. A new sprinkle system is being added. The finished area is going to be gutted and new drywall walls/ceilings are going to be added. New floor coverings are going to be added. When the building is remodeled two outside stairways will be required. One must include a lift for handicapped use.

Metal Building

The other building is a metal building that is 25x60 (1500sqft). This building is currently unfinished storage. It is going to be converted to finished area with a 24x25 (600sqft) storage area. The interior will be a living area and sleeping area, restrooms, and multipurpose rooms. This area will be heated and cooled.



IMPROVEMENT SUMMARY- Existing Improvements		
Improvement	Main Building	Metal Building
First Level	8,329	1,500
Finished Area	2,429	0
%	29.16%	0.00%
Garage Area/Storage Area	3,909	1,500
2nd Floor	1991	

Construction	Steel	Metal
Foundation	Concrete Slab	Concrete Slab
Exterior Walls	Brick & Glass	Metal
Quality	Average	Average
Roof	Built Up	Metal
HVAC	Heat Pump & Space Heat (Garage)	Heat Pump
Floors	VCT, Carpet, Tile, Concrete	Concrete
Ceilings	Drywall (Finished Areas)	Open
Ceiling Height	16'	14'
Overhead Doors	6) 14'	1) 12'
Personal Property	None	None
Rest Rooms	Good with Multi-fixtures	1) Restroom
Condition	Average	Average
Date of Construction	1984	approx 10 years
Effective Age	15	10
Economic Life	40	35



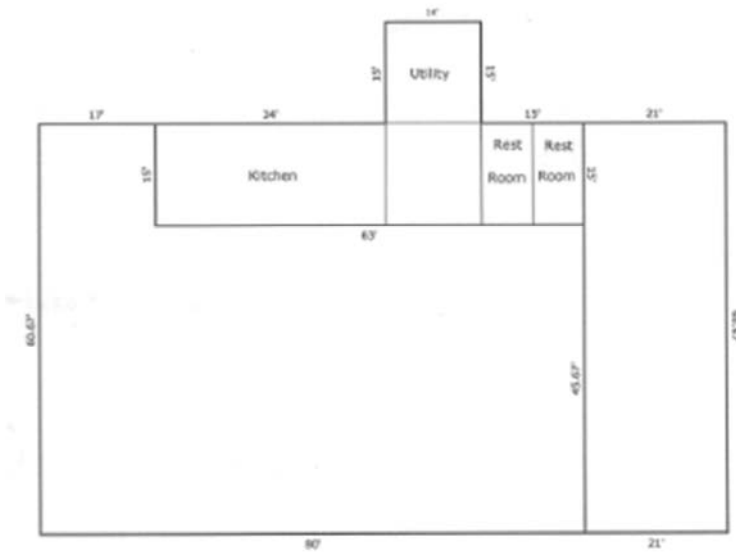
IMPROVEMENT SUMMARY- After Renovations

Improvement	Main Building	Metal Building
First Level	8,329	1,500
Finished Area	2,429	900
%	29.16%	60.00%
Garage Area/Storage Area	3,909	600
2nd Floor	1991	

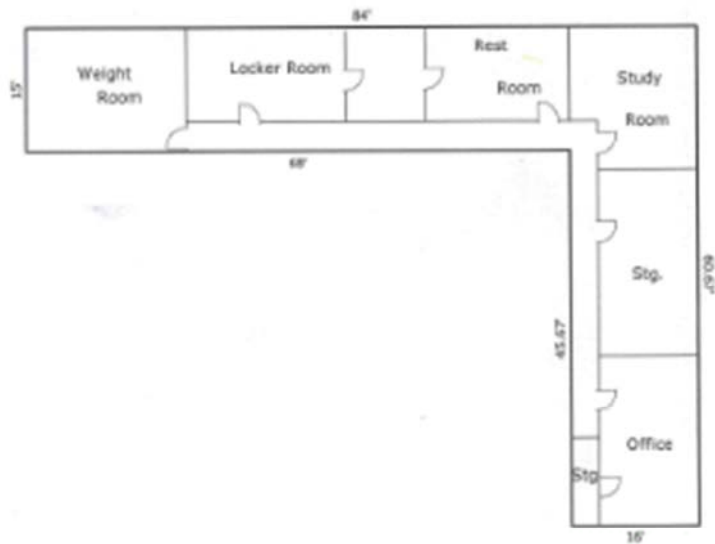
Construction	Steel	Metal
Foundation	Concrete Slab	Concrete Slab
Exterior Walls	Brick & Glass	Metal
Quality	Average	Average
Roof	Built-Up	Metal
HVAC	Heat Pump & Space Heat (Garage)	Heat Pump
Floors	VCT, Carpet, Tile, Concrete	Carpet, Vinyl
Ceilings	Drywall (Finished Areas)	Lay-in
Ceiling Height	16'	14'
Overhead Doors	6) 14'	1) 12'
Personal Property	None	None
Rest Rooms	Good with Multi-fixtures	1) Restroom
Condition	Average	Average
Date of Construction	1984	approx 10 years
Effective Age	5	5
Economic Life	40	35



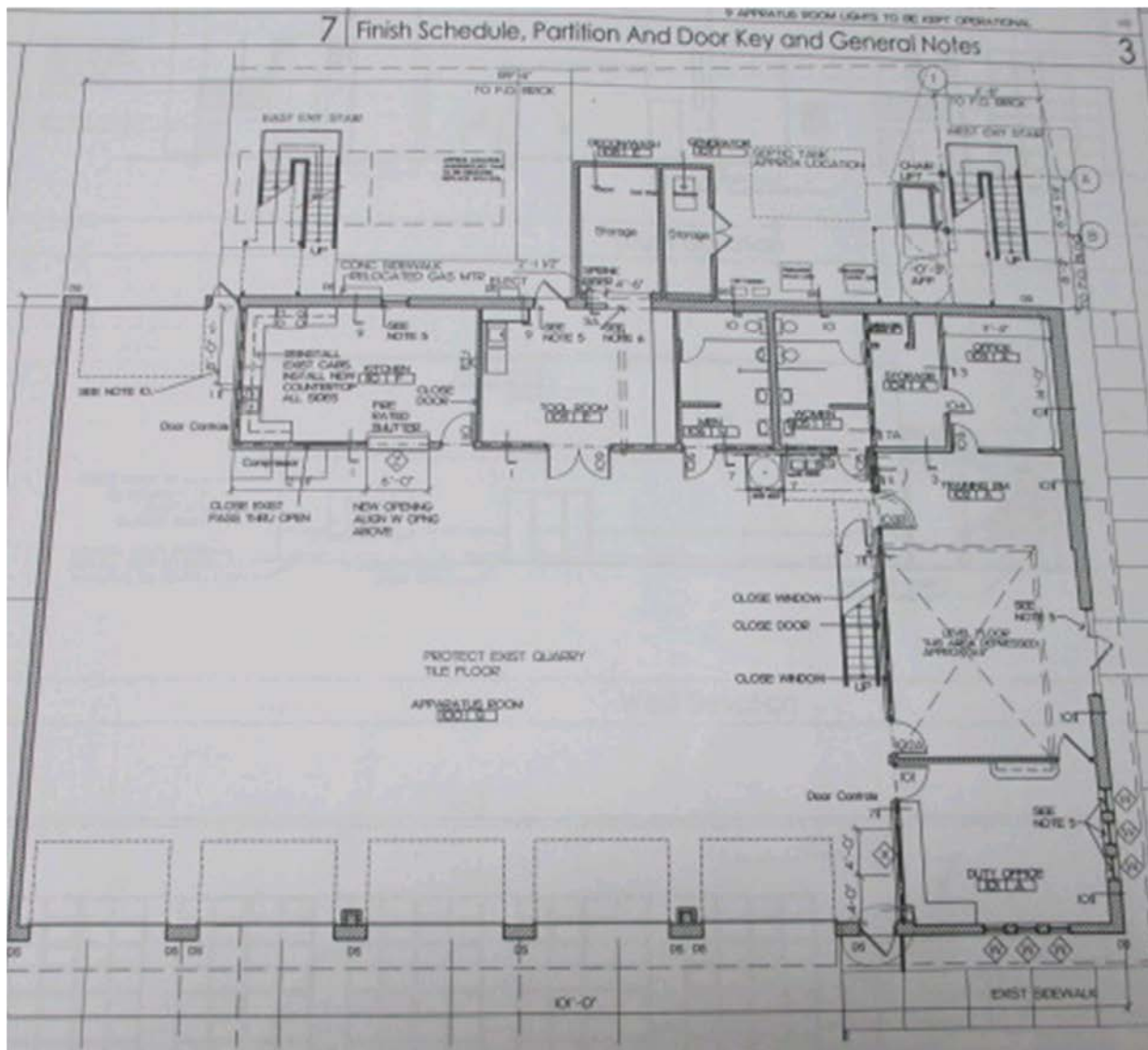
1st Floor Sketch



2nd Floor Sketch

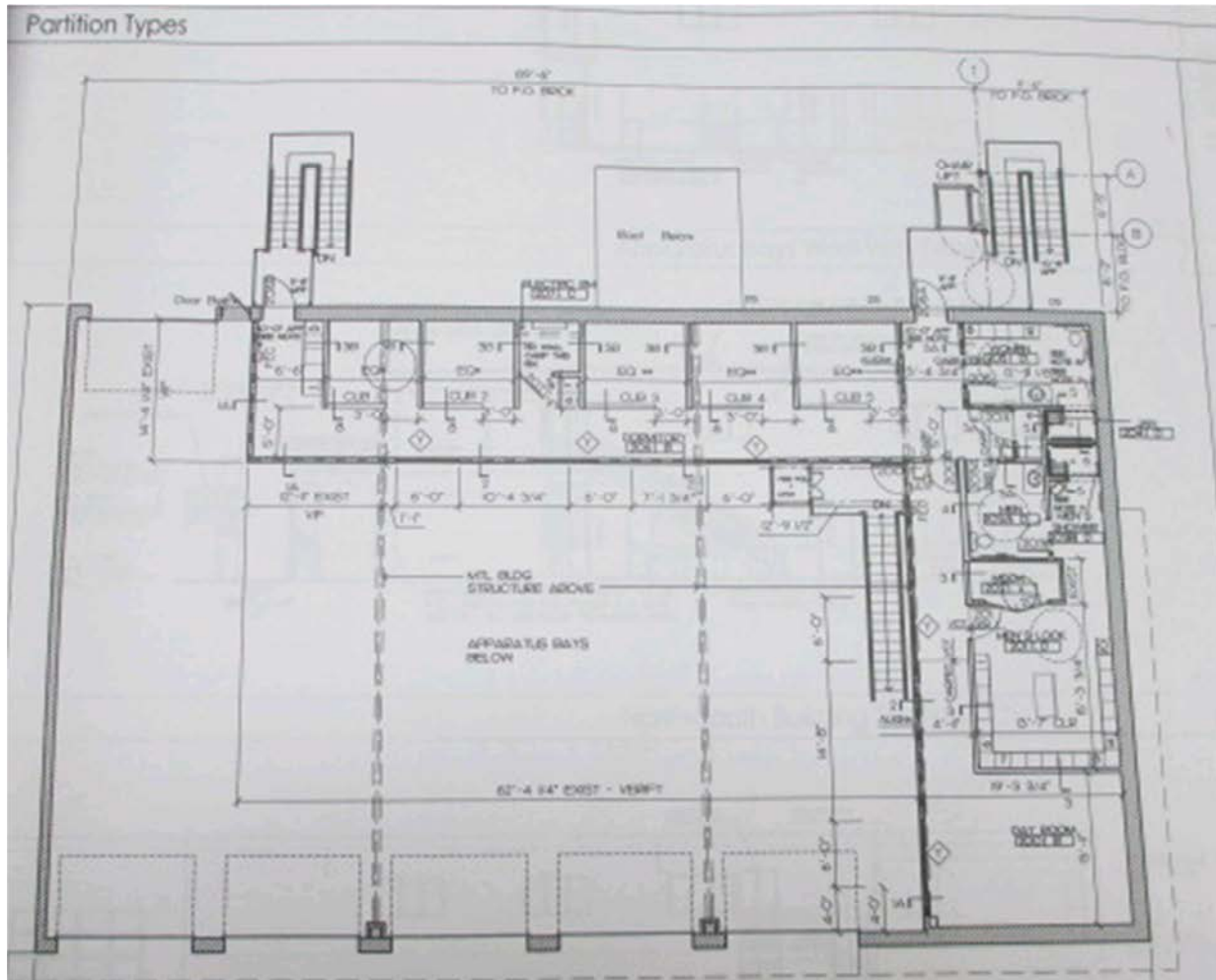


Main Building 1st Floor- Renovations



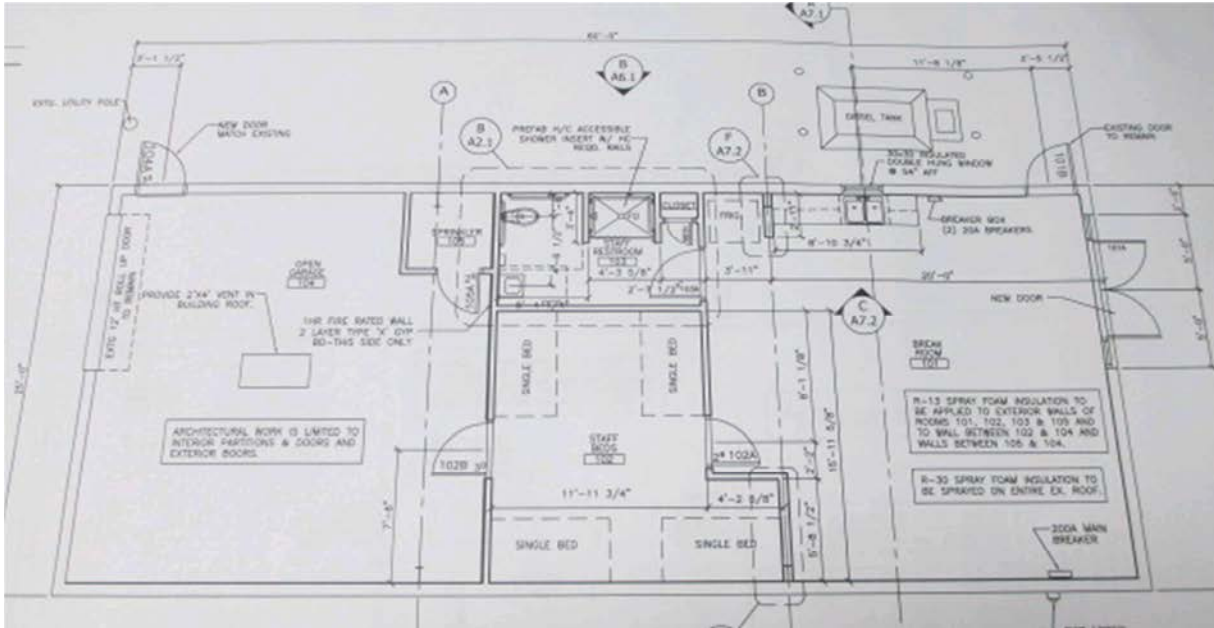


Main Building 2nd Floor Renovations





Metal Building- Renovations



SITE IMPROVEMENTS

The existing site improvements include gravel and concrete. The concrete pad in front of the truck bays is going to be replaced with reinforced concrete.

DEFERRED MAINTENANCE

Deferred maintenance applies to items in need of immediate repair. There is no deferred maintenance noted.

FUNCTIONAL OBSOLESCENCE

Functional Obsolescence is a flaw in the structure, materials, or design that diminishes the function, utility, and value of the improvement. The subject is well design and similar to competing properties in the market. There is no functional obsolescence.

PERSONAL PROPERTY

There is no personal property included in the estimated value.

Subject Aerial



SUBJECT PHOTOS

FRONT VIEW



REAR VIEW



Storage Building



Hemby Road



HIGHEST AND BEST USE

Highest and best use is defined as “the reasonable, probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.” (The Appraisal of Real Estate-12th Edition)

Two steps are used in estimating the highest and best use. First the highest and best use is estimated as if vacant. This method assumes that the site is vacant or it can be made vacant by demolition. Step two involves estimating the highest and best use as improved. Each step considers four main factors:

- 1) Is the use legally permissible?
- 2) Is the use physically possible?
- 3) Is the use financial feasible?
- 4) Is the use maximally productive?

AS VACANT

Legally Permissible

Currently the subject is zoned R-40 which allows residential uses. A change in zoning is unlikely due to the surrounding uses.

Physically Possible

The subject is a 1.259 acres that is accessible from Hemby Rd. The site appears to be well drained and has access to public utilities. It is rectangular shaped and the area outside of the setbacks is developable. Manpower and materials are available for all types of construction. These physical characteristics allow a variety of uses to be physically possible.

Financially Feasible

Currently the subject is surrounded by residential uses. The subject’s area experienced tremendous growth a few years ago. There is still demand in Weddington but the rapid growth has slowed due to overall economic conditions. Although, bank requirements are stringent, the interest rates are

very low and mortgage money is available with adequate equity investment for all types of construction. The zoning restrictions allow for one dwelling on site or other residential uses such as a religious institution or public service. Residential use is financially feasible.

Maximally Productive

The subject property is located on Hemby Rd in Weddington. The area is characterized by high end homes but values have been affected by the market crash. There is still demand but values have not completely recovered. The highest and best use of the site, as if vacant, is secondary residential use due to the single family market and the size of the lot.

Highest and Best Use As Improved

The subject is improved with volunteer fire station. The improvements were built in 1984 and have been well maintained. The building has been well maintained and has no deferred maintenance. The building to land ratio is approximately 18% which is typical. There are plans to remodel both buildings on site. Once renovations are complete, the subject is the highest and best use of the subject as improved.

Highest and Best Use Summary

Use-	Secondary Residential Use
User-	End User
Timing-	Immediately

MARKETING TIME/EXPOSURE TIME

The subject property consists of a volunteer fire station that is located in Weddington. Stations rarely sell and are usually built to suit on purchased land. The marketing/exposure time is very hard to estimate. It would probably take 1 year+ due to the specialized use. The marketing/exposure time is based on conversation with local realtors and information from MLS. As stated earlier, the subject must be priced competitively for the marketing time to be effective.

APPRAISAL PROCESS

There are three approaches to value that are widely accepted in the appraisal field. They are the cost approach, market or direct sales approach and income approach.

COST APPROACH

The cost approach is based on the proposition that the informed purchaser would pay no more than the cost of reproducing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements, which represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site and for which there exist no comparable properties on the market.

The cost approach uses local cost estimates or national cost services, which are available to estimate a depreciated value for the subject. The land value, which is estimated as if the property is vacant and available for its highest and best use, is added to the depreciated value of the improvements.

SALES COMPARISON APPROACH

The sales comparison approach is based on the proposition that an informed purchaser would pay no more for a property than the cost of acquiring an existing property with the same utility. This approach is applicable when an active market provides sufficient quantities of reliable data, which can be verified from authoritative sources.

The sales comparison approach is relatively unreliable in an inactive market or in estimating the value of properties for which no real comparable sales data are available. It is also questionable when sales data cannot be verified with principals to the transaction. Also referred to as the Market Comparison or Market Data Approach.

INCOME APPROACH

The income approach converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. The income approach is widely applied in appraising income-producing properties. Anticipated future income and/or reversions are discounted to a present worth figure through the capitalization process.

After the appropriate approaches to value are applied to the subject property, the conclusions, drawn from the information gathered, are reconciled into a final estimate of value.

LAND VALUE

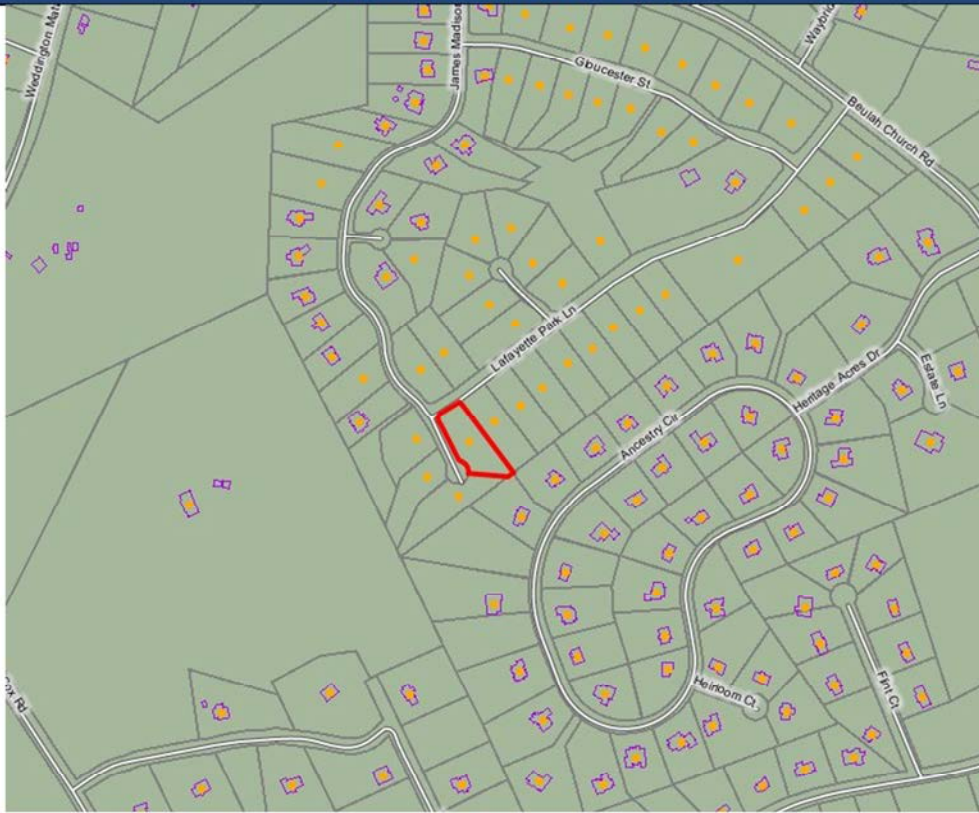
The preferred method of estimating land values is by direct comparison of the vacant subject parcel with comparable sales, which were recently sold. The value of the subject is predicated on the sale price of comparable sites. The process of comparison relies upon the principal of Substitution. The value of a parcel of land tends to be set by the cost of acquiring desirable similar parcels.

In the process of analyzing the most comparable land sales in the subject's area, the sales price of each comparable are converted to an appropriate unit of comparison and the comparable are compared on a direct physical basis with the subject. Adjustments are made to the comparable for significant differences with the subject site. Adjustments are primarily utilized to account for differences between comparable sales and the subject for time, location, and physical characteristics.

The value conclusion is arrived at by extraction, and adjustment correlation. In locating comparable land sales the appraiser tried to locate the vacant land sales with characteristics similar to the subject. The most comparable sales for the land are provided as follows.



COMPARABLE LAND SALE #1



LAND DESCRIPTION AND CHARACTERISTICS

Address	1215 Lalayete Park Lane	Total Acres	0.93
City/State	Weddington	Location	Weddington
Tax ID	06-123-155	Shape	Rectangular
		Topography	Fairly Level
Grantor	Myles Gordon	Flood Area	None
Grantee	Robert Chandler	Zoning	R-40
Legal Description	Book 5798 page 215	Utilities	Electric, Well, Sewer
Date of Sale	8/13/2012	Access/Frontage	Average
Prop. Rights	Fee Simple	Easements	None
Terms	Conventional	Improvements	None
Condition of Sale	Arms Length	Environmental	None

Comparable Land Sale Price	\$80,000
Plus assessments paid by buyer	
Plus subsoil correction cost	\$0
Plus razing cost/minus improvement value	\$0
Terms and conditions of Sale	\$0
Cash Equivalent Effective Sale Price	\$80,000
Price Per Acre	\$86,022

Comments



COMPARABLE LAND SALE #2



LAND DESCRIPTION AND CHARACTERISTICS

Address	Waxhaw Marvin Rd	Total Acres	3.999
City/State	Marvin, NC	Location	Waxhaw-Marvin Rd
Tax ID	06-210-006C	Shape	Irregular
		Topography	Fairly Level
Grantor	Jane Griffin	Flood Area	None
Grantee	Tony Glover	Zoning	R-40
Legal Description	Book 5933 Page 311	Utilities	Electric, Water, Sewer
Date of Sale	2/8/2013	Access/Frontage	Limited
Prop. Rights	Fee Simple	Easements	None
Terms	Conventional	Improvements	None
Condition of Sale	Arms Length	Environmental	None

Comparable Land Sale Price	\$170,000
Plus assessments paid by buyer	\$0
Plus subsoil correction cost	\$0
Plus razing cost/minus improvement value	\$0
Terms and conditions of Sale	\$0
Cash Equivalent Effective Sale Price	\$170,000
Price Per Acre	\$42,511

Comments

Home on site has no value



COMPARABLE LAND SALE #3



LAND DESCRIPTION AND CHARACTERISTICS

Address	2507A Waxhaw Marvin Rd	Total Acres	1.42
City/State	Waxhaw, NC	Location	Waxhaw-Marvin Rd
Tax ID	06-210-009C	Shape	Rectangular
		Topography	Fairly Level
Grantor	Johnny Helms	Flood Area	None
Grantee	Matthew Currin	Zoning	Rectangular
Legal Description	Book 5742 Page 845	Utilities	Water, Sewer, Electric
Date of Sale	5/24/2013	Access/Frontage	Average
Prop. Rights	Fee Simple	Easements	None
Terms	Conventional	Improvements	None
Condition of Sale	Arms Length	Environmental	None

Sale Price	\$68,500
Plus assessments paid by buyer	\$0
Plus subsoil correction cost	\$0
Plus razing cost/minus improvement value	\$0
Terms and conditions of Sale	\$0
Cash Equivalent Effective Sale Price	\$68,500
Price Per Acre	\$48,239

Comments

EXPLANATION OF ADJUSTMENTS

The following are generally accepted adjustment categories. The first four categories - real property rights appraised, financing, conditions of sale, and market conditions (time) are cumulative. Normally, a sale should be adjusted for the cumulative adjustments before the remaining adjustments such as location and other physical characteristics are applied. Location, physical characteristics and other adjustments are additive, and may be in any order. An explanation of each adjustment category is as follows:

PROPERTY RIGHTS APPRAISED - The real property rights conveyed is the first adjustment because the appraisal of the subject property rights can only be compared to similar property rights. All of the comparable sales are considered to be a fee simple transaction, which is the same property rights considered in this appraisal, and no adjustments are necessary.

FINANCING - A financing adjustment is actually a specific motivation adjustment and often is not capable of being accurately derived from the mathematical discounting process. The most reliable financing adjustment is from paired sales that are generally not available through sales information. Therefore, an adjustment will be made to each of the comparable sales based on the cash equivalency mathematical discounting process. Cash equivalency is the adjustment of a sales price to an equivalent price that is sold for cash absent the contract terms of the loan. The adjustment may be negative to reflect favorable terms of the loan. All of the comparable sales were considered to be cash equivalent transactions; therefore, no financing adjustments were necessary.

CONDITIONS OF SALE (MOTIVATION) - The first three adjustments, including conditions of sale, are applied before the market conditions adjustment. This is because of the motivation of the parties in the transaction to agree on the price paid at the time of sale. Typical adjustments under this category include adjustments for plottage, purchasing additional land for expansion, or other typically motivated sales. All of the sales were considered arms- length transactions, and no adjustments for conditions of sale were necessary.

MARKET CONDITIONS (TIME) - It is market conditions and not the passage of time that cause prices to change. This is an example of the principle of change. A market conditions adjustment is a cumulative adjustment within the sales comparison approach. The sales are recent and no adjustments are required.

LOCATION - The location of the comparable sales used in this report is compared to the subject. Factors directly related to location as well as trends and characteristics such as population, labor supply, transportation and existing land uses are considered. Two of the sales are lots outside of subdivisions in western Union County while comp 1 is located in a subdivision that is very close to the subject.

SIZE- Economics of scale are often considered in this adjustment when market proof supports the premise that the larger the property size the lower the unit price and vice versa. Comp 2 is larger in size.

SHAPE -Adjustments are considered based on optimum shape and overall utility of the comparable sales as compared to the subject. The sales are fairly similar in shape.

TOPOGRAPHY/FLOOD AREA - The effects of topography are considered in this adjustment and the relative differences between the comparable and the subject are considered. All sales and the subject have fairly level topography. None of the sales are located in flood areas.

ZONING - This adjustment is considered when different classifications of zoning are analyzed. Potential government restrictions are considered in this adjustment. The sales have similar zoning restrictions as the subject.

UTILITIES - This considers the approximate cost and availability of municipal and private utilities as these costs relate to valuing the subject land. All sales have access to public water.

FRONTAGE/ACCESS- This adjustment considers the amount of frontage and exposure of the property. The subject has average frontage. Sale 2 has limited frontage and requires adjustment.

EASEMENTS- This adjustment takes in account any easements or encroachments. No adjustments are needed.

IMPROVEMENTS- This adjustment considers any improvements that add value to the site. Sale 2 has a building but it has no contributory value.

ENVIRONMENTAL- Environmental issues that cause harm to the land are analyzed in this adjustment. There are no environmental issue affecting any of the sites.



Land Adjustment Grid

	Subject	Sale #1	Sale #2	Sale #3
Location	Hemby Rd	1215 Lafayette Park Lane	Waxhaw Marvin Rd	2507A Waxhaw Marvin Rd
Sale Date	N/A	8/13/2012	2/8/2013	5/24/2013
Land Area	1.26	0.930	3.999	1.420
Sales Price	N/A	\$80,000	\$170,000	\$68,500
Price per Acre.		\$86,022	\$42,511	\$48,239
Adjustments:				
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
		0%	0%	0%
Financing Terms	N/A	Conventional	Conventional	Conventional
		0%	0%	0%
Conditions of Sale	N/A	Arms Length	Arms Length	Arms Length
		0%	0%	0%
Market Conditions	N/A	No Change	No Change	No Change
		0%	0%	0%
Adjusted Price/Acre		\$86,022	\$42,511	\$48,239
Location	Matthews Township	Lafayette Park Lane	Waxhaw-Marvin Rd	Waxhaw-Marvin Rd
		0%	0%	0%
Size	1.26	0.930	3.999	1.420
		0%	30%	0%
Shape	Rectangular	Rectangular	Irregular	Rectangular
		0%	0%	0%
Topography	Fairly Level	Fairly Level	Fairly Level	Fairly Level
		0%	0%	0%
Flood Area	None	None	None	None
		0%	0%	0%
Zoning	R-40	R-40	R-40	Rectangular
		0%	0%	0%
Utilities	Electric, Water	Electric, Well, Sewer	Electric, Water	Electric, Water
		-10%	0%	0%
Road Frontage (ft)/Access	200'/Average	Average	Limited	Average
		0%	10%	0%
Easements	None	None	None	None
		0%	0%	0%
Improvements	None	None	None	None
		0%	0%	0%
Environmental	None	None	None	None
		0%	0%	0%
Total Adjustments		-10%	40%	0%
Price Per Acre		\$77,419	\$59,515	\$48,239

RECONCILIATION OF SALES

The sales produced a range of values from \$48,239 to \$77,419. Based on these sales a price per acre of \$62,000 appears to be reasonable. The subject has 1.259 acres @ \$62,000 which equals \$78,058 or \$78,000.

ESTIMATED LAND VALUE

\$78,000

COST APPROACH

The cost approach will use cost estimates from Marshall Valuation Service and local cost to estimate the replacement cost new of the subject. Marshall Valuation Service is a nationwide cost service that provides cost estimates for all types of buildings. These costs are localized by use of a local multiplier that is provided by the cost service and is updated quarterly. This data has been found to be very reliable. Local cost provided by local building contractors will also be considered. The value is estimated as is and as if the renovations are complete.

EXISTING IMPROVEMENTS

BASE PRICE

Main Building

Section 15 Fire Stations Class C & S Average to Good Quality of the cost service will be used to estimate the base price. Marshall suggests a base price of \$122.50.

Metal Building

Section 14 Storage Warehouse Class S Average Quality of the cost service will be used to estimate the base price. Marshall suggests a base price of \$28.93.

The perimeter multiplier, height multiplier, current cost multiplier, and the local multiplier are shown below.

Estimated Costs							
	Base	Perimeter	Height	Current	Local	\$/Sq Ft	Rounded
Main Building	122.5	0.975	1.066	1.07	0.91	\$123.97	\$124.00
Metal Building	28.93	1.323	1.00	1.04	0.90	\$35.82	\$36.00

ENTREPRENEURIAL INCENTIVE

This figure represents the amount investors expects to receive for contribution to a project and risk assumed. Investors in the market are typically motivated by a 5 to 15% incentive. The entrepreneurial incentive is estimated to be 10%.

DEPRECIATION

There are three methods of estimating depreciation: market extraction, age-life, and breakdown. The three are interrelated, but often one or the other will be the best depending upon the circumstances.

Breakdown Method

This method analyzes each cause of depreciation separately, measures the amount of each, and then total the estimates to derive a lump-sum figure that id deducted from the estimated replacement or reproduction cost. Five basic types of depreciation can affect structures:

1. Curable Physical Deterioration- a curable defect caused by deferred maintenance.
2. Incurable Physical Deterioration- a defect caused by physical deterioration that cannot by practically or economically corrected. Components are classified short-lived or long-lived.
3. Curable Functional Obsolescence- a curable defect caused by a flow in the structure, material, or design.
4. Incurable Functional obsolescence- a defect caused by a deficiency or super adequacy in the structure, materials, or design, which cannot be practically or economically corrected.
5. External Obsolescence- a defect, usually, incurable, caused by negative influences outside a site and generally incurable on the part of the owner, landlord, or tenant.

The improvements have an effective age of 10 years. The subject is a well-planned building and it fits in well with the surrounding area. There does not appear to be any functional or external obsolescence.

SITE IMPROVEMENTS

The site improvements are shown below.

	Concrete	Gravel
Units	7500	10,000
\$/Units	3.85	0.68
Incentive	10%	10%
Cost New	\$31,763	\$7,480
Effective Age	8	5
Econ Life	15	7
Minus Dep	53%	71%
Estimated Value	\$14,823	\$2,169
Est. Site Improvement Value		\$16,992 or \$17,000



COST APPROACH ANALYSIS

Replacement Cost New

	Area	Units	\$/Unit	
Direct Costs	Main Building	8,329	\$124.00	\$1,032,796
	Metal Building	1,500	\$36.00	\$54,000

Entrepreneurial Incentive	10%	\$108,680
Estimated Cost New		\$1,195,476

Depreciation

Physical Curable		\$0	
Physical Incurable	22.22%	\$265,635	
Functional Obsolescence		\$0	
External Obsolescence		\$0	
Total Depreciation		\$265,635	\$265,635

Summary

Depreciated Value of Buildings	\$929,841
Estimated Value of Site Improvement	\$17,000
Total Value of Improvements	\$946,841
Land Value	\$78,000
Estimated Value by the Cost Approach	\$1,024,841
Rounded	\$1,025,000

AS IS VALUE BY THE COST APPROACH- \$1,025,000

RENOVATED IMPROVEMENTS

BASE PRICE

Main Building

Section 15 Fire Stations Class S and C Good Quality of the cost service will be used to estimate the base price. Marshall suggests a base price of \$149.23 or \$149.00. This includes the wheelchair lift and the sprinkler system.

Metal Building

Section 14 Storage Warehouse Class S Average Quality of the cost service will be used to estimate the base price. Marshall suggests a base price of \$28.93 or \$29.00. Due to the amount of finished area, the office area will be added to the shell warehouse price. The finished area is estimated to be \$47.00/sqft.

The perimeter multiplier, height multiplier, current cost multiplier, and the local multiplier are shown below.

Direct Costs

	Base	Perimeter	Height	Current	Local	\$/Sq Ft	Rounded
Main Building	149.00	0.975	1.066	1.07	0.91	\$150.79	\$151.00
Metal Building	33.00	1.323	1.00	1.04	0.90	\$40.86	\$41.00
Finished area	47.00	1.323	1.00	1.04	0.90	\$58.20	\$58.00

ENTREPRENEURIAL INCENTIVE

Investors in the market are typically motivated by a 5 to 15% incentive. The entrepreneurial incentive is estimated to be 10%.

DEPRECIATION

The improvements will have an effective age of 5 years. The subject will be a well-planned building and that fits in well with the surrounding area. There does not appear to be any functional or external obsolescence.

SITE IMPROVEMENTS

The site improvements are shown below. The concrete will be replaced with heavy duty concrete but the gravel will remain.

Site Improvements	Concrete	Gravel
Units	7500	10,000
\$/Units	10.00	0.68
Incentive	10%	10%
Cost New	\$82,500	\$7,480
Effective Age	New	5
Econ Life	15	7
Minus Dep	0%	71%
Estimated Value	\$82,500	\$2,169

Est. Site Improvement Value	\$84,669 or \$85,000
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COST APPROACH ANALYSIS- After Renovations

Replacement Cost New

	Area	Units	\$/Unit	
Direct Costs	Main Building	8,329	\$151.00	\$1,257,679
	Metal Building	1,500	\$41.00	\$61,500
	Finished Area	900	\$58.00	\$52,200
Entrepreneurial Incentive		10%		\$137,138
Estimated Cost New				\$1,508,517

Depreciation

Physical Curable		\$0	
Physical Incurable	5%	\$75,426	
Functional Obsolescence		\$0	
External Obsolescence		\$0	
Total Depreciation		\$75,426	-\$75,426

Summary

Depreciated Value of Buildings	\$1,433,091
Estimated Value of Site Improvement	\$85,000
Total Value of Improvements	\$1,518,091
Land Value	\$78,000
Estimated Value by the Cost Approach	\$1,596,091
	Rounded \$1,596,000

VALUE BY THE COST APPROACH AFTER RENOVATIONS- \$1,596,000

SUMMARY OF COST APPROACH

As Is Value	\$1,025,000
After Renovations	\$1,596,000

FINAL RECONCILIATION AND OPINION OF VALUE

All the approaches were considered in estimating the value of the subject property. The sales comparison and income are not used due to the lack of comparable sales and rents.

The cost approach used cost estimates from local contractors as well as Marshall Valuation Service. Local land sales were used to determine the value of the land. The land value is supported with recent land sales. The sales are all recent and similar to the subject. The improvements are well maintained and suffer from typical depreciation. The proposed renovations are supported by Marshall cost estimates. There does not appear to be external obsolescence affecting the subject. The improvements are a special use and the cost applicable is reliable when estimating the value. The cost approach is reliable. The cost approach produced a value of \$1,025,000 as is and \$1,596,000 after renovations.

Based on this the conclusion, the estimated value of the subject as of March 20, 2013 is \$1,025,000.

FINAL OPINION OF VALUE AS OF MARCH 20, 2013

\$1,025,000

FINAL OPINION OF VALUE UPON COMPLETION OF RENOVATIONS

\$1,596,000

BIBLIOGRAPHY

The Appraisal Institute. The Appraisal of Real Estate- 12th Edition. Illinois: The Appraisal Institute, 2001.

The Appraisal Institute- “Market Analysis and Highest and Best Use”, Course Material- Appraisal, 2009.

Zoning Ordinance Town of Weddington, North Carolina

STDB Online "All Reports- Appraisal Version"

Karnes Report

Loopnet.com

Carolinarealtors.com

Charlotte Commercial Property Exchange

Rob Morrison, Appraiser
Office – 613 Euclid Street
Monroe, N. C. 28110

NC State Certified General Appraiser #A-400
SC State Certified #CG-2637

EDUCATION

BA Degree – University of North Carolina Monroe – 1974

APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

Course 101 – Introduction to Appraising Real Property
Society of Real Estate Appraisers – May 1992

Course 201 – Principals of Income Property Appraising – May 1985
Society of Real Estate Appraisers – May 1985

Course 202
Society of Real Estate Appraisers – January 1991

North Carolina State Certification
General Certification – 1990

Course Part A Standards of Professional Practice
Appraisal Institute – 1992

USPAP – 2003

NC Rules and Appraisal Guidelines
2004

USPAP Update/Appraising Small Subdivisions
2005

APPRAISAL COURSES PASSED BY CHALLENGING EXAMS

Course 8 – Appraising the Single Family Residence
American Institute of Real Estate Appraisers – 1980

Course 102 – Applied Residential Property Valuation

Society of Real Estate Appraisers – November 1986

Course 1-A1 – Real Estate Principals
American Institute of Real Estate Appraisers – 1987

Course 1-A2 – Basic Valuation Procedures
American Institute of Real Estate Appraisers - 1987

Introduction to Review Appraisal
McKissock Data Systems – June 1997

Fourteen hours of continuing education per year 1998-2002

Trouble Appraisals – Eric Little – June 2002

WORK HISTORY

1985 to Present –	Morrison Appraisal, Inc. – President Real Estate Appraiser – Residential and Non-Residential Fee Panel – FHA
1983 – 1985	Self-Employed as Real Estate Appraisal
1977 – 1985	Real Estate Broker Received Broker License in 1977
1975 – 1977	Real Estate Appraiser for Union County Tax Office

APPRAISAL SEMINARS

Highest and Best Use	AIREA
Demonstration Report Writing	SREA
Standards of Professional Practices	SREA
R-41 C Seminar	League of Savings and Loan

CONTINUING EDUCATION

NC Department of Transportation
Appraisals of Highway Right of Ways – 1993

Revised URAR Form
Appraisal Institute – May 1994

Fair Lending

Appraisal Institute – July 1994

Real Estate Update
Union County Board of Realtors – February 1995

Residential Applications
Mingle Institute – May 1996

PROFESSIONAL ORGANIZATIONS

National Associations of Realtors
Union County Board of Realtors

PARTIAL LIST OF APPRAISAL CLIENTS

Providence Volunteer Fire Department Inc.
Branch Banking & Trust
Whitley Mortgage
State Employees Credit Union
First National Bank
Trinity Bank
Yadkin Valley Bank
FHA Approved Appraiser

Andrew (Andy) Morrison, Appraiser
613 Euclid Street
Monroe, NC 28110

NC Certified General #A7253
Associate Member of the Appraisal Institute #497226
Candidate for the MAI Designation
-Completed Education
-Passed Comprehensive Exam

EDUCATION

BS Degree – Appalachian State University
Political Science- Pre-profession Legal Studies
Business Minor- December 2004

APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

R1 – Introduction to Real Estate Appraisal
Mingle Institute, Charlotte, NC- February 2005

R2 – Valuation Principles and Procedures
Mingle Institute, Charlotte, NC- April 2005

R3- Applied Residential Property Valuation
Mingle Institute, Charlotte, NC- May 2005

USPAP- Mingle Institute, Charlotte, NC- June 2005

G1- Introduction to Income Property Appraisal
Mingle Institute, Charlotte, NC- September 2005

G2- Advanced Income Capitalization Procedures
Mingle Institute, Charlotte, NC- October 2005

G3- Applied Income Property Valuation
Mingle Institute, Charlotte, NC- November 2005

Basic Income Capitalization
The Appraisal Institute, Greensboro, NC- May 2007

USPAP Update- Mingle Institute, Charlotte, NC- May 2007

Business Practices and Ethics-

The Appraisal Institute, Greensboro, NC- December 2007, Columbia, SC- May 2012

North Carolina General Certified Appraiser State Examination-

Passed December 2007

Report Writing and Valuation Analysis-

The Appraisal Institute, Greensboro, NC- July 2008

Advanced Income Capitalization-

The Appraisal Institute, Greensboro, NC- June 2009

USPAP Update- Mingle Institute, Charlotte, NC- July 2009

Market Analysis and Highest and Best Use-

The Appraisal Institute, Greensboro, NC- July 2009

Advanced Sales Comparison and Cost Approaches

The Appraisal Institute, Greensboro, NC- June 2010

Advanced Applications

The Appraisal Institute, Greensboro, NC- February 2011

Appraisal Institute Comprehensive Examination for the MAI Designation

Passed November 2011

USPAP Update- Erick Little & Company, Charlotte, NC- April 2012

SEMINARS

Residential Development- Valuation Trends, Issues, and Challenges

Online- October 2009

Using Spreadsheet Programs in Real Estate Appraisals

The Appraisal Institute, Greensboro, NC- February 2010

The Appraiser and the Site To Do Business: Location, Timing and Demographics

Online-August 2010

Understanding and Using Investor Surveys Effectively

Online- January 2011

Perspectives from Commercial Review Appraisers

Online- July 2011

WORK HISTORY

2005 to Dec 2009 – Morrison Appraisal, Inc.
Registered Trainee/Property Manager

Dec 2009 to Present- Morrison Appraisal, Inc.
Certified General Real Estate Appraiser

PROFESSIONAL ORGANIZATIONS

The Appraisal Institute

PARTIAL CLIENT LIST

- Providence Volunteer Fire Department Inc.
- Yadkin Valley Bank
- BB&T
- Capital Bank
- Mortgage Brokers
- Municipalities
- Real Estate Brokers
- Attorneys

COUNTIES SERVED



We received and opened the bids for the renovation of our station yesterday and Scott Garner, our architect, has reviewed the bids and makes the following recommendation for our renovation budget:

PVFD Station Renovation

Base Bid (Edison Foard) \$536,000

Construction Contingency \$53,600

Special Materials Inspection \$4,800

Architectural Fee Balance \$24,334

Miscellaneous (Printing, travel, ect. not included in Architectural Fee) \$3,500

Total \$622,324

The Base Bid represents the contractors fixed bid to make the renovations in accordance with the architectural and engineering specifications. The Construction Contingency is monies that should be available if unforeseen issues arise during the demo and construction for the renovation. It is 10% of the Base Bid. The Special Materials Inspection are fees that will be paid to a third party engineering inspection firm to inspect soil conditions and site work required for the foundations for the exterior stairwells and concrete pours around the station. This inspection is required by the building code. The Architectural Fee Balance is the remainder of the architectural fees that will be owned to complete the construction phase of the project. The Miscellaneous amount is for additional plans/specifications printing, travel ect. that might be required to accommodate code enforcement request from Union County.

Please review this budget and let us know if you need additional information. We appreciate your help in the completion of this project.

Thank you,

Jack Parks, President

Providence Volunteer Fire Department

5025 Hemby Road

Weddington, NC 28104

**TOWN OF WEDDINGTON
PROPOSED 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		161,200
Total Revenues and Fund		
Balance Appropriation		1,839,300
Expenditures		
Administrative Expenditures		438,960
Planning and Zoning Expenditures		200,365
General Government Expenditures		1,199,975
Total Expenditures		1,839,300

**TOWN OF WEDDINGTON
PROPOSED BUDGET
FY2014**

balance has changed

	ACTUAL AS OF 5/31/2013	FY 2013 PROPOSED AMENDED BUDGET	\$0.052 Tax FY 2014 PROPOSED BUDGET
REVENUE:			
10-3101-110 AD VALOREM TAX - CURRENT	978,660.66	970,000.00	975,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	3,197.25	3,450.00	7,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	1,779.95	1,750.00	1,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	43,191.48	48,000.00	60,000.00
10-3115-180 TAX INTEREST	2,154.87	2,000.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	111,777.34	148,000.00	156,000.00
10-3322-220 BEER & WINE TAX	38,771.81	42,500.00	43,350.00
10-3324-220 UTILITY FRANCHISE TAX	299,214.27	392,500.00	407,000.00
10-3340-400 ZONING & PERMIT FEES	24,830.00	20,000.00	10,000.00
10-3350-400 SUBDIVISION FEES	57,750.00	52,000.00	2,000.00
10-3830-891 MISCELLANEOUS REVENUES	3,447.00	3,000.00	1,500.00
10-3831-491 INVESTMENT INCOME	9,991.71	10,000.00	13,000.00
TOTAL REVENUE	1,574,766.34	1,693,200.00	1,678,100.00
GENERAL GOVERNMENT EXPENDITURE:			
10-4110-126 FIRE SERVICE	658,650.00	720,000.00	752,625.00
10-4110-127 FIRE DEPT CAPITAL	56,000.00	276,000.00	80,000.00
10-4110-128 POLICE PROTECTION	232,161.00	233,000.00	240,000.00
10-4110-192 ATTORNEY FEES	59,542.79	90,000.00	90,000.00
10-4110-195 ELECTION EXPENSE	1,899.50	2,000.00	11,000.00
10-4110-340 EVENTS & PUBLICATIONS	8,330.27	12,000.00	22,750.00
10-4110-495 OUTSIDE AGENCY FUNDING	2,356.60	3,000.00	3,600.00
TOTAL GENERAL GOVT EXPENDITURE	1,018,940.16	1,336,000.00	1,199,975.00
ADMINISTRATIVE EXPENDITURE:			
10-4120-121 SALARIES - CLERK	62,909.33	70,000.00	70,000.00
10-4120-123 SALARIES - TAX COLLECTOR	31,611.16	35,500.00	41,000.00
10-4120-124 SALARIES - FINANCE OFFICER	7,760.25	9,000.00	10,000.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	19,250.00	21,000.00	25,200.00
10-4120-181 FICA EXPENSE	9,541.33	12,000.00	12,000.00
10-4120-182 EMPLOYEE RETIREMENT	13,941.83	16,000.00	16,000.00
10-4120-183 EMPLOYEE INSURANCE	16,320.54	18,000.00	21,000.00
10-4120-184 EMPLOYEE LIFE INSURANCE	315.00	500.00	400.00
10-4120-185 EMPLOYEE S-T DISABILITY	252.00	310.00	325.00
SALARY ADJUSTMENTS			8,750.00
10-4120-191 AUDIT FEES	8,000.00	8,000.00	8,900.00
10-4120-193 CONTRACT LABOR	2,243.75	3,000.00	5,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	6,653.52	10,000.00	17,000.00
10-4120-210 PLANNING CONFERENCE	336.06	850.00	1,000.00
10-4120-321 TELEPHONE - ADMIN	2,548.14	3,750.00	4,000.00
10-4120-325 POSTAGE - ADMIN	2,601.75	4,250.00	4,200.00
10-4120-331 UTILITIES - ADMIN	3,074.11	4,000.00	4,725.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	33,851.06	35,000.00	38,000.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	53,872.91	52,000.00	55,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	26,761.00	36,000.00	36,000.00
REPAIRS & MAINTENANCE - SIDEWALKS			
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	970.00	1,000.00	1,250.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	4,452.00	6,250.00	6,250.00
10-4120-370 ADVERTISING - ADMIN	558.90	1,000.00	1,000.00

**TOWN OF WEDDINGTON
PROPOSED BUDGET
FY2014**

	ACTUAL AS OF 5/31/2013	FY 2013 PROPOSED AMENDED BUDGET	\$0.052 Tax FY 2014 PROPOSED BUDGET
balance has changed			
10-4120-397 TAX LISTING & TAX COLLECTION FEES	862.75	1,000.00	1,000.00
10-4120-400 ADMINISTRATIVE:TRAINING	1,753.00	4,000.00	4,100.00
10-4120-410 ADMINISTRATIVE:TRAVEL	5,407.80	6,000.00	6,500.00
10-4120-450 INSURANCE	10,153.35	11,500.00	14,360.00
10-4120-491 DUES & SUBSCRIPTIONS	12,289.00	20,000.00	21,000.00
10-4120-498 GIFTS & AWARDS	430.21	1,500.00	1,500.00
10-4120-499 MISCELLANEOUS	1,439.08	3,500.00	3,500.00
TOTAL ADMINISTRATIVE EXPENDITURE	340,159.83	394,910.00	438,960.00
PLANNING & ZONING EXPENDITURE:			
10-4130-121 SALARIES - ZONING ADMINISTRATOR	56,910.77	63,000.00	63,000.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATR	1,183.73	2,500.00	2,000.00
10-4130-123 SALARIES - RECEPTIONIST	17,763.83	21,000.00	20,000.00
10-4130-124 SALARIES - PLANNING BOARD	14,750.00	17,000.00	17,500.00
10-4130-125 SALARIES - SIGN REMOVAL	4,506.53	5,000.00	5,000.00
10-4130-181 FICA EXPENSE - P&Z	7,276.16	8,500.00	11,000.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	11,022.88	12,000.00	12,000.00
10-4130-183 EMPLOYEE INSURANCE	18,135.00	19,500.00	22,500.00
10-4130-184 EMPLOYEE LIFE INSURANCE	248.64	325.00	325.00
10-4130-185 EMPLOYEE S-T DISABILITY	108.00	215.00	215.00
SALARY ADJUSTMENTS			5,900.00
10-4130-193 CONSULTING	4,475.26	10,000.00	5,000.00
10-4130-194 CONSULTING - COG	2,890.78	1,500.00	5,000.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	3,456.78	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	9,000.00
10-4130-321 TELEPHONE - PLANNING & ZONING	2,548.23	3,750.00	4,000.00
10-4130-325 POSTAGE - PLANNING & ZONING	2,451.20	4,250.00	4,200.00
10-4130-331 UTILITIES - PLANNING & ZONING	3,074.10	4,000.00	4,725.00
10-4130-370 ADVERTISING - PLANNING & ZONING	280.26	750.00	1,000.00
TOTAL PLANNING & ZONING EXPENDITURE	151,082.15	182,290.00	200,365.00
TOTAL EXPENDITURES	1,510,182.14	1,913,200.00	1,839,300.00
NET REVENUES/(EXPENDITURES)	64,584.20	(220,000.00)	(161,200.00)
APPROPRIATION FROM FUND BALANCE - CURRENT YEAR		220,000.00	161,200.00
ASSIGNMENT OF FUND BALANCE FOR FUTURE CAPITAL NEEDS		118,000.00	118,000.00
TOTAL FY2014 FUND BALANCE APPROPRIATIONS AND ASSIGN		338,000.00	279,200.00

1 cent tax = approximately \$188,000.00

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

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

**TOWN OF WEDDINGTON
COUNCIL APPROVED EXPENDITURES**

FY2014

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	7,000.00
Events	Easter Egg Hunt	500.00
	Festival -- 30th anniversary	10,000.00
	Tree lighting	6,240.00
	Litter sweeps	250.00
	Meet and Greet local groups	260.00
Office supplies	Council chairs/lpad covers/vacuum	7,000.00
Grounds maintenance	Medians landscaping (watering)	1,000.00
Building	Flooring/carpet	23,000.00
Maintenance	Interior painting	5,000.00
Equipment Maintenance	CSI upgrade to ServicePlus	4,000.00
Transportation	Roundabout irrigation	9,000.00
Outside agency	Urban forester	3,600.00
Salary adj	COLA/Merit/Bonus/Taxes/Benefits	14,650.00
	Council increases	4,200.00
	One-time funding of state unemployment reserve	2,360.00
Total		930,685.00

FUND BALANCE ASSIGNMENTS

Library	\$250,000
Rea Road Engineering	\$200,000
Capital Projects	
Fire Service	\$100,000
Town Hall -- Building	\$15,000
Town Hall -- Sidewalks	\$3,000

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) Additional Fund Balance Assignments	(9,760.00)					(186,293.00)				
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) Additional Fund Balance Assignments				100,000.00	18,000.00	(161,200.00) (118,000.00)				
Projected As of June 30, 2014	28,933.00	250,000.00	200,000.00	100,000.00	18,000.00	1,582,954.00	2,179,887.00	459,825.00	919,650.00	275,895.00
Add: Projected Net Income/(Loss & Appropriation) Additional Fund Balance Assignments				100,000.00	18,000.00	(179,578.50) (118,000.00)				
Projected As of June 30, 2015	28,933.00	250,000.00	200,000.00	200,000.00	36,000.00	1,285,375.50	2,000,308.50	466,894.62	933,789.25	280,136.77
Add: Projected Net Income/(Loss & Appropriation) Additional Fund Balance Assignments				100,000.00	18,000.00	(211,998.67) (118,000.00)				
Projected As of June 30, 2016	28,933.00	250,000.00	200,000.00	300,000.00	54,000.00	955,376.83	1,788,309.83	481,462.17	962,924.33	288,877.30
Add: Projected Net Income/(Loss & Appropriation) Additional Fund Balance Assignments				100,000.00	(45,000.00) 18,000.00	(245,734.99) (118,000.00)				
Projected As of June 30, 2017	28,933.00	250,000.00	200,000.00	400,000.00	27,000.00	591,641.85	1,497,574.85	496,546.25	993,092.49	297,927.75
Add: Projected Net Income/(Loss & Appropriation) Additional Fund Balance Assignments				100,000.00	18,000.00	(281,464.80) (118,000.00)				
Projected As of June 30, 2018	28,933.00	250,000.00	200,000.00	500,000.00	45,000.00	192,177.04	1,216,110.04	512,166.20	1,024,332.40	204,866.48
Add: Projected Net Income/(Loss & Appropriation) Additional Fund Balance Assignments				(500,000.00) 100,000.00	18,000.00	(314,518.46) (118,000.00)				
Projected As of June 30, 2019	28,933.00	250,000.00	200,000.00	100,000.00	63,000.00	(240,341.42)	401,591.58	528,342.12	1,056,684.23	211,336.85

Balances in red are in violation of Town Policy

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; no other capital improvements or purchases included
Building maintenance & repairs include \$28k in renovation costs in FY2014; total maint & repairs forecasted at 2% increase thereafter
Admin costs forecasted at 2% overall increase

**TOWN OF WEDDINGTON, NORTH CAROLINA
2013-2014 GENERAL FUND BUDGET ORDINANCE
O-2013-06**

BE IT ORDAINED By The Town Council of Weddington, North Carolina, In Session Assembled:

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of Weddington Government and its activities for the fiscal year beginning July 1, 2013 and ending June 30, 2014, according to the following summary and schedules:

SUMMARY

<u>FUND</u>	<u>ESTIMATED REVENUES</u>	<u>FUND BALANCE APPROPRIATION</u>	<u>TOTAL APPROPRIATION</u>
General	\$1,678,100	\$171,200	\$1,849,300

Section 2. That for said fiscal year there is hereby appropriated out of the General Fund the following:

<u>GENERAL FUND</u>	<u>AMOUNT</u>
Administrative	\$ 448,960
Planning & Zoning	200,365
General Government	<u>1,199,975</u>
TOTAL APPROPRIATIONS – GENERAL FUND	<u>\$1,849,300</u>

Section 3. It is estimated that the following General Fund Revenues and Fund Balance Appropriations will be available during the fiscal year beginning July 1, 2013 and ending June 30, 2014 to meet the foregoing General Fund appropriations:

<u>REVENUE SOURCE</u>	<u>AMOUNT</u>
Ad Valorem Taxes	\$1,045,250
State-Collected Revenues	606,350
Zoning and Subdivision Revenues	12,000
Other Revenues	<u>14,500</u>
 TOTAL REVENUE GENERAL FUND	 <u>\$1,678,100</u>
 APPROPRIATION FROM FUND BALANCE	 <u>\$ 171,200</u>

Section 4. There is hereby levied for the fiscal year ending June 30, 2014 the following rate of taxes on each (\$100) assessed valuation of taxable property as listed as of January 1, 2013 for the purpose of raising the revenues from current year's property tax as set forth in the foregoing estimates of Revenues, and in order to finance foregoing appropriations:

GENERAL FUND	<u>\$0.052</u>
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Section 5. The Finance Officer is hereby authorized to transfer appropriations within a fund contained herein under the following conditions:

- a. She may transfer amounts between object of expenditure within a department without limitation.
- b. She may transfer amounts between departments of the same fund with an official report on such transfers to the Town Council.
- c. She may make expenditures and/or transfers from appropriations as necessary.

Section 6. All capital items, (items exceeding \$5,000), are to be approved in accord with the adopted budget. The Finance Officer will maintain a list of approved capital outlay items.

Adopted this 10th day of June, 2013.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk

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. SUPERSEDITION. *[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

MEMORANDUM

TO: Walker Davidson, Mayor
Town Council

CC: Amy McCollum, Town Clerk

FROM: Jordan Cook, Zoning Administrator/Planner

DATE: June 10, 2013

SUBJECT: **Polivka International Construction Documents**

Polivka International Company, Inc. has submitted their construction documents for the 15,000 square foot office building located at 13700 Providence Road, Weddington, NC.

General Information:

- The Polivka MX Rezoning request was approved by the Town Council on November 13, 2012 with thirteen conditions.
- The applicant now submits their construction documents in accordance with *Section 58-271 (h)* of the *Weddington Zoning Ordinance*.
- Throughout this process the Planning Board will act as the Design Review Board and review these documents in accordance with *Article V-Architectural Design Standards* and *Section 58-271 (h)* of the *Weddington Zoning Ordinance*.
- The conditions of approval are listed below for your reference.

Conditions of Approval:

1. Water Plans and Allocation must be approved by Union County Public Works;
2. Lighting Plan must be approved by Town Lighting Engineer;
3. All engineering must be approved by Town Engineer-***Stormwater Management Plan and Calculations approved by Town Engineer;***
4. NCDOT driveway permit must be approved by NCDOT;
5. Traffic Impact Analysis must be approved by Town Traffic Engineer-***Town Traffic Engineer recommendations included in packet;***
6. All signage must comply with *Chapter 58, Article 5* of the *Weddington Zoning Ordinance*;

7. Prior to the commencement of any construction, the Town Council must approve Construction Documents in accordance with *Section 58-271 (h)* of the *Weddington Zoning Ordinance*;
8. Applicant must provide detention volume controls for a 25 year storm-***Applicant has provided detention volume controls for a 25 year storm***;
9. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*.
10. Save the large tree near the house if at all possible, if not possible provide Zoning Administrator written documentation of why tree cannot be saved;
11. Any future sewer connection must be made at Providence Road (Highway 16);
12. Pedestrian crosswalks to be added to two driveway entrances along Providence Road-***Crosswalks have been added to site plan (sheet RZ 1)***;
13. Security lights in the parking lot can be on one hour after the last business closes until one hour before the first business opens.

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

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

Sec. 58-271. - Conditional zoning district amendment procedure.

(a) Application.

(1) Petitioning for a conditional zoning district and can be initiated only by the owner of the property or by his authorized agent or the Town of Weddington. All applications must include a site plan, drawn to scale, and supporting text, all of which will, if approved, become a part of the amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in the state, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations and conditions that, in addition to all predetermined requirements of this chapter, will govern the development and use of the property. The applicant shall, at a minimum, include as part of the application each of the items listed below:

- a. A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
- b. The names, addresses and the tax parcel numbers of the owners of all adjoining properties.
- c. All existing easements, reservations, and rights-of-way on the property to be rezoned.
- d. Proposed principal uses. For residential uses this shall include the number of units and an outline of the areas where the structures will be located. For nonresidential uses, designation of the areas within the development where particular types of uses will occur, with reference made to the list of uses found in subsection 58-60(1).
- e. Traffic impact analysis/study for the proposed service area, as determined by the town engineer, shall be required. In addition, 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 parking facilities along with typical street cross-sections).
- f. Lot sizes for residential and nonresidential uses and proposed outparcels, as applicable.
- g. Detailed information on the number, height, size and location of structures.
- h. All proposed setbacks, buffers, screening and landscaping required by this chapter or otherwise proposed by the applicant.
- i. All existing and proposed points of access to public streets from the development.
- j. A detailed description of all proposed phasing of development for the project.
- k. Number, location, type and size of all signs proposed to be erected by the developer at entrances to the site. Additionally, a general description of other proposed signs including number, location, type and size of all commercial signs. Actual approval of signs shall be a part of the design review provided for in subsection (h)(8) of this section.

- l. Exterior treatments of all principal structures including proposed materials and general architectural design.
- m. Delineation of areas within the regulatory floodplain as shown on official flood hazard boundary maps for county.
- n. Existing and proposed topography at five-foot contour intervals or less.
- o. Scale and physical relationship of buildings relative to abutting properties. This may be accomplished by providing existing and proposed topographic elevation cross-sections of the site showing proposed structures relative to existing adjacent properties.
- p. Lighting plan and proof of conformity to the article IV of chapter 14

(2) Said site plan, including all additional information shown on it, shall constitute part of the application for rezoning to a conditional zoning district. The zoning administrator, on a case-by-case basis and at his sole discretion, may specify how many copies of the application the applicant must submit in order to have enough copies for review. No application shall be deemed complete unless accompanied by a fee in accordance with the most recently adopted fee schedule adopted by the town council. Furthermore, 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.

(3) It is further acknowledged that the town reserves the right to approve a rezoning to a B-1(CD), B-2(CD) or MX conditional district simultaneously with the approval of a sketch plan for a major subdivision, providing that all applicable provisions of this section and article II, chapter 46 are followed. Furthermore, an application to rezone property to a conditional zoning district will also require the applicant to submit all construction plans for infrastructure improvements, individual buildings, and signs as provided in subsection (h)(8) of this section.

(b) *Additional requirements.* When reviewing an application to rezone property to a conditional zoning district, the planning board and/or town council may request additional information in addition to that required in subsection (a) of this section, as they deem necessary.

(c) *Public involvement meeting.* Once the requisite copies of the application have been submitted to the town and the requisite fees have been paid, a public involvement meeting (PIM) shall be scheduled and held. Such meetings shall occur prior to any recommendation by the planning staff and approval by the town council. The PIM is designed to provide an opportunity for community involvement in accordance with the following requirements:

(1) The applicant shall provide an agenda, schedule, location and list of participants such as landscape architects, engineers, etc., to answer questions from citizens and service providers for the project in cooperation with the planning staff.

(2) The PIM shall be a minimum of four hours. Two hours shall be scheduled during normal business hours to allow service providers (such as the state department of transportation, utilities, or the state department of environment and natural resources) to participate as needed and to allow citizens to appear at a convenient time throughout the period. It is strongly recommended that this portion of the PIM take place at the proposed development site. In addition, a two-hour evening period shall be scheduled at the town hall or other nearby location agreed upon by the applicant and planning staff.

(3) Notice of public involvement meetings shall, at a minimum, be given as follows:

- a. A public notice shall be sent by the town to a newspaper having general circulation in the town not less than ten days or more than 25 days prior to the date of the PIM.
- b. A notice shall be sent by first class mail by the town to the owners of all properties that lie within 1,300 feet of the exterior boundaries of the proposed development. The applicant shall furnish the town with mailing labels that depict the names and addresses of all such owners. Such notice shall be mailed to said property owners not less than ten days prior to the date of the PIM. The notification shall contain information regarding the PIM time and location, as well as a general description of the proposal.
- c. A PIM notification sign shall be posted by the town in a conspicuous place at the property not less than ten days prior to the PIM. The sign shall indicate the date, time and location of the PIM.
- d. The applicant shall reimburse the town for all expenses incurred to provide the notifications required by this subsection.

(4) Town staff will keep notes of citizen comments received during the PIM. In addition, all service provider comments shall be recorded by the town, including, but not limited to, all correspondence, reports and oral comments by service providers. After town review, this information will be available at the town hall and at subsequent meetings concerning the project. When practical, comments, ideas and suggestions presented during the PIM should be incorporated by the developer into the proposed development.

(5) Following the PIM, the applicant shall have the opportunity to make changes to the application to take into account information and comments received. One or more revised copies of the application shall be submitted to the zoning administrator for review. No additional fee shall be required to be paid for making such changes provided the zoning administrator receives the revised application within 30 days following the PIM. If a revised application is not received during said 30-day period, or if the applicant otherwise notifies the zoning administrator in writing that no revised application will be submitted, the zoning administrator shall review the original application.

(d) *Zoning administrator approval.* The zoning administrator shall have up to 30 days following any revision of the application (or up to 60 days following the PIM, if no revision is submitted) to make comments. If the administrator forwards no comments to the applicant by the end of said period, the application shall be submitted to the planning board for their review without any further comment. If the zoning administrator provides the applicant with comments on the application, the applicant shall have ten days after receiving the comments to inform the zoning administrator whether the application will be further revised. If the applicant informs the zoning administrator that the application will not be further revised, the zoning administrator shall submit the application to the planning board for their review at the next regularly scheduled meeting. If the applicant informs the zoning administrator that the application will be further revised, the zoning administrator shall not submit the current application to the planning board. Once the applicant submits a revised application, it shall be subject to review in accordance with this section.

(e) *Planning board review.* The applicant shall submit at least ten 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 planning board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and

ready for submission to the planning board in accordance with subsection 58-271(c)(4) of this section. The planning board may, by majority vote, shorten or waive the 15-day time period provided in this section for receipt of a completed application. The planning board shall have 30 days from the date that the application is presented to it to review the application and to take action. If such period expires without action taken by the planning board, the application shall then be transferred to the town council without a planning board recommendation.

(1) A planning board member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

(2) Upon making a recommendation, the planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and with any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the town council that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the town council.

(f) *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 take into account applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. Prior to making a decision on rezoning a piece of property to a conditional zoning district, the town council shall hold a public hearing. Notice of such public hearing shall be given as prescribed in subsection 58-270(g).

(1) A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application for a rezoning to a conditional district.

(2) Once the public hearing has been held, the town council shall take action on the application. The town council shall have the authority to:

- a. Approve the application as submitted;
- b. Deny approval of the application;
- c. Approve the application with modifications that are agreed to by the applicant; or
- d. Submit the application to the planning board for further study. The application may be resubmitted to the planning board with any modifications that are agreed to by the applicant. The planning board shall have up to 30 days from the date of such submission to make a report to the town council. Once the planning board issues its report, or if no report is issued within that time period, the town council can take action on the application in accordance with this subsection.

(3) In the town council's sole discretion, it may hold additional public hearings on an application at any time before it takes a final vote to approve or deny that application.

(4) A town council member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial and readily identifiable financial impact on the member.

(g) *Conditions to approval of application.* In approving an application for the reclassification of a piece of property to a conditional zoning district, the planning board may recommend, and the town council may request that reasonable and appropriate conditions be attached to approval of the application. Any such conditions may relate to the relationship of the proposed use to the surrounding property, to proposed support facilities (e.g., parking areas, pedestrian circulation systems), to screening and landscaping, to the timing of development, to street and right-of-way improvements, to water and sewer improvements, to provision of open space, or to any other matters that the planning board or town council may find appropriate or the applicant may propose. Such conditions to approval may include dedication of right-of-way or easements for streets and/or utilities to serve the development. The applicant shall have a reasonable opportunity to consider and respond to any such proposed conditions prior to final action by the town council.

(h) *Review of plans and construction documents.*

(1) If the town council approves the application, the applicant's plans and construction documents will be subject to review in accordance with this section.

(2) Where the DRB exists when the applicant submits any plans for review under this section, the DRB will review the plans in accordance with the following procedures. If no DRB exists when the applicant submits a set of plans for review, the functions of the DRB will be performed by the town planning board.

a. *Review of building schematics, landscape plans and signs.*

1. The applicant shall submit to the planning staff for review and comment detailed plans and schematic designs for all buildings on the site, landscaping on the site and signs on the site. The planning staff may provide such submitted plans to town consultants or to other third parties to assist the town's review. The applicant shall reimburse the town for all costs and expenses that the town incurs in reviewing plans under this section.

2. The applicant need not submit plans for all buildings, landscaping and signs simultaneously, and may instead submit multiple sets of plans, each of which shall be separately and independently reviewed. Notwithstanding this provision, the DRB or the town council need not review plans submitted to it if, in its sole discretion, it determines that it cannot effectively review those plans without simultaneously reviewing plans for other buildings, landscaping and/or signs.

3. If the zoning administrator determines that a set of plans submitted by the applicant is complete and contains all information necessary to determine if those plans satisfy the standards specified in this subsection, the zoning administrator shall forward those plans to the DRB.

4. The DRB shall have 60 days from the date a set of plans is submitted to it to recommend to the town council whether it should approve those plans. The DRB's recommendation will be based solely upon its determination of whether the plans and schematic designs satisfy the standards specified in this section and meet the requirements of the town's architectural design standards (see chapter 14, article V). If the DRB recommends that any plans not be approved, it shall state the reasons for that recommendation in writing and shall inform the applicant that it may withdraw those plans.

5. A set of plans shall be submitted to the town council at its next regularly scheduled meeting that occurs at least 15 days after the DRB issues its recommendation on those plans. The applicant may withdraw any plans before they are submitted to the council, and the council will not review any plans that are withdrawn. If the DRB makes no recommendation to the council within 60 days after a set of plans are submitted to it, the plans shall be submitted to the town council for review without a DRB recommendation.

6. The town will approve any plans submitted to it unless those plans either violate any requirements of this chapter, including any requirements applicable to the particular conditional zoning district at issue, violate any requirements, standards or conditions contained in the applicant's rezoning application, violate any requirements, standards, or conditions that are imposed under subsection (f) of this section, or will cause the development not to be in harmony with its surrounding area (collectively, the provisions of this subsection constitute the standards referenced in this section).

7. After reviewing plans submitted to it, the town council shall have the authority to:

- i. Approve the plans;
- ii. Deny approval of the plans;
- iii. Approve the plans with any modifications that are agreed to by the applicant;
or
- iv. Submit the plans to the DRB for further study. The plans may be resubmitted to the DRB with any modifications that are agreed to by the town council and the applicant. The DRB shall have 30 days from the date plans are resubmitted to it to make another recommendation to the town council on whether those plans should be approved. If the DRB makes no recommendation to the council within that time frame, the plans shall be resubmitted to the town council for its review.

8. No building may be constructed unless plans for that building have been approved by the town council in accordance with the process described in this subsection. No landscaping may begin unless plans for that landscaping have been approved by the town council in accordance with the above process. No signs may be erected unless the plans for those signs have been approved by the town council in accordance with the process described in this subsection.

b. *Review of other construction documents.*

1. Other than schematic designs and plans for buildings, landscaping and signs, all other plans, designs and other documents concerning any other construction or development activities will be reviewed in accordance with this subsection. Documents subject to review under this subsection will be referred to generically as construction documents. Construction documents include, by example only and without limitation, plans for all road improvements, stormwater detention, preconstruction and postconstruction best management practices and grading, soil and erosion control.

2. The applicant shall submit all construction documents to the town's zoning administrator for review. The applicant shall reimburse the town for all costs and expenses the town incurs in reviewing construction documents. The zoning

administrator will approve all construction documents unless they violate the standards of this section. No construction or development contemplated by any construction document may be begun unless and until the zoning administrator has approved that construction document in accordance with this subsection.

c. *Post approval review.* After any and all plans and construction documents for an improvement have been approved, the town staff or other town representatives will periodically inspect that improvement during the construction process and may halt any construction or development that violates the standards. Following completion of the project, the applicant shall request a final inspection. If all improvements and all other development satisfies the standards, the town will issue a certificate of zoning compliance.

(i) *Changes to an approved conditional zoning district.*

(1) Except as provided in this section, a request to change the site plan or the conditions governing an approved conditional zoning district shall be processed in accordance with this section as a new application to rezone property to a conditional zoning district.

(2) The zoning administrator shall have the delegated authority to approve an administrative amendment to an approved conditional zoning district site plan or to the governing conditions without the requested change having to be approved as a new application in accordance with this section. Such administrative amendments shall include only those changes that do not significantly alter the site plan or its conditions and do not significantly impact abutting properties.

(3) No administrative amendment may increase the amount of allowed nonresidential development by more than ten percent of the approved square footage or 1,000 square feet, whichever is less. No administrative amendment may increase the amount of residential development by more than ten percent of the approved square footage, if a maximum square footage for residential development was imposed, or may increase the maximum number of allowed dwelling units by more than five.

(4) Any request for an administrative amendment shall be in writing, signed by the property owner, and it shall detail the requested change. The applicant must provide any additional information requested by the zoning administrator. Accompanying the written request must be the applicable fee for administrative review, if any, that is required by the current town fee schedule. Any decision by the zoning administrator to approve or deny a request for an administrative amendment must be in writing and must state the grounds for approval or denial. The zoning administrator shall always have the discretion to decline to exercise the authority delegated by this section because the zoning administrator is uncertain if the requested change would qualify as an administrative amendment or because the zoning administrator determines that a public hearing and town council consideration is appropriate under the circumstances. If the zoning administrator declines to exercise the authority delegated by this section, the applicant can only apply for a rezoning in accordance with this section.

(Ord. No. O-2006-20, § 12.2, 11-13-2006; Ord. No. O-2009-08, 7-13-2009; Ord. No. O-2010-09, 6-14-2010)

(h) *Review of plans and construction documents.*

- (1) If the town council approves the application, the applicant's plans and construction documents will be subject to review in accordance with this section.
- (2) Where the DRB exists when the applicant submits any plans for review under this section, the DRB will review the plans in accordance with the following procedures. If no DRB exists when the applicant submits a set of plans for review, the functions of the DRB will be performed by the town planning board.

a. *Review of building schematics, landscape plans and signs.*

1. The applicant shall submit to the planning staff for review and comment detailed plans and schematic designs for all buildings on the site, landscaping on the site and signs on the site. The planning staff may provide such submitted plans to town consultants or to other third parties to assist the town's review. The applicant shall reimburse the town for all costs and expenses that the town incurs in reviewing plans under this section.
2. The applicant need not submit plans for all buildings, landscaping and signs simultaneously, and may instead submit multiple sets of plans, each of which shall be separately and independently reviewed. Notwithstanding this provision, the DRB or the town council need not review plans submitted to it if, in its sole discretion, it determines that it cannot effectively review those plans without simultaneously reviewing plans for other buildings, landscaping and/or signs.
3. If the zoning administrator determines that a set of plans submitted by the applicant is complete and contains all information necessary to determine if those plans satisfy the standards specified in this subsection, the zoning administrator shall forward those plans to the DRB.
4. The DRB shall have 60 days from the date a set of plans is submitted to it to recommend to the town council whether it should approve those plans. The DRB's recommendation will be based solely upon its determination of whether the plans and schematic designs satisfy the standards specified in this section and meet the requirements of the town's architectural design standards (see chapter 14, article V). If the DRB recommends that any plans not be approved, it shall state the reasons for that recommendation in writing and shall inform the applicant that it may withdraw those plans.
5. A set of plans shall be submitted to the town council at its next regularly scheduled meeting that occurs at least 15 days after the DRB issues its recommendation on those plans. The applicant may withdraw any plans before they are submitted to the council, and the council will not review any plans that are withdrawn. If the DRB makes no recommendation to the council within 60 days after a set of plans are submitted to it, the plans shall be submitted to the town council for review without a DRB recommendation.
6. The town will approve any plans submitted to it unless those plans either violate any requirements of this chapter, including any requirements applicable to the particular conditional zoning district at issue, violate any requirements, standards or conditions contained in the applicant's rezoning application, violate any requirements, standards, or conditions that are imposed under subsection (f) of this section, or will cause the development not to be in harmony with its surrounding area (collectively, the provisions of this subsection constitute the standards referenced in this section).
7. After reviewing plans submitted to it, the town council shall have the authority to:
 - i. Approve the plans;
 - ii. Deny approval of the plans;
 - iii. Approve the plans with any modifications that are agreed to by the applicant; or
 - iv. Submit the plans to the DRB for further study. The plans may be resubmitted to the DRB with any modifications that are agreed to by the town council and the applicant. The DRB shall have 30 days from the date plans are resubmitted to it to make another recommendation to the town council on whether those plans should be approved. If the DRB makes no recommendation to the council within that time frame, the plans shall be resubmitted to the town council for its review.
8. No building may be constructed unless plans for that building have been approved by the town council in accordance with the process described in this subsection. No landscaping may begin unless plans for that landscaping have been approved by the town council in accordance with the above process. No signs may be erected unless the plans for those signs have been approved by the town council in accordance with the process described in this subsection.

b. *Review of other construction documents.*

1. Other than schematic designs and plans for buildings, landscaping and signs, all other plans, designs and other documents concerning any other construction or development activities will be reviewed in accordance with this subsection. Documents subject to review under this subsection will be referred to generically as construction documents. Construction documents include, by example only and without limitation, plans for all road improvements, stormwater detention, preconstruction and postconstruction best management practices and grading, soil and erosion control.
2. The applicant shall submit all construction documents to the town's zoning administrator for review. The applicant shall reimburse the town for all costs and expenses the town incurs in reviewing construction documents. The zoning administrator will approve all construction documents unless they violate the standards of this section. No construction or development contemplated by any construction document may be begun unless and until the zoning administrator has approved that construction document in accordance with this subsection.

c. *Post approval review.* After any and all plans and construction documents for an improvement have been approved, the town staff or other town representatives will periodically inspect that improvement during the construction process and may halt any construction or development that violates the standards. Following completion of the project, the applicant shall request a final inspection. If all improvements and all other development satisfies the standards, the town will issue a certificate of zoning compliance.



EXTERIOR SKETCH



05.20.2013

Perry South Weddington

Weddington, NC

overcash demmitt architects





EXTERIOR SKETCH

05.20.2013

Perry South Weddington

Weddington, NC

overcash demmitt architects





PERRY SOUTH AT WEDDINGTON

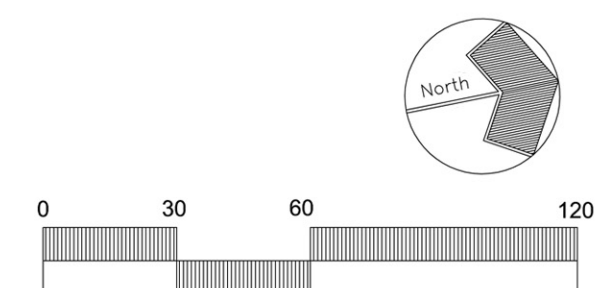
Weddington, North Carolina

05.20.2013



overcash demmitt architects

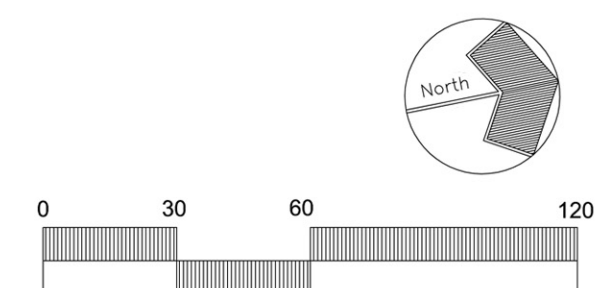




PERRY SOUTH AT WEDDINGTON

Weddington, North Carolina

05.20.2013



PERRY SOUTH AT WEDDINGTON

Weddington, North Carolina

05.20.2013

CONTRACT TO AUDIT ACCOUNTS
Of TOWN OF WEDDINGTON
 Governmental Unit

On this 25TH day of APRIL, 2013, TINSLEY & TERRY, CPAs, P.A.
 Auditor

19109 W. CATAWBA AVE., STE 116, CORNELIUS, NC 28031

Mailing Address

_____, hereinafter referred to as

the Auditor, and TOWN COUNCIL of TOWN OF WEDDINGTON, hereinafter referred
 Governing Board Governmental Unit
 to as the Governmental Unit, agree as follows:

1. The Auditor shall audit all statements and disclosures required by generally accepted accounting principles (GAAP) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit for the period beginning JULY 1, 2012, and ending JUNE 30, 2013. The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion will be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate discretely presented component units, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types).
2. At a minimum, the Auditor shall conduct his/her audit and render his/her report in accordance with generally accepted auditing standards. The Auditor shall perform the audit in accordance with *Government Auditing Standards* if required by the State Single Audit Implementation Act, as codified in G.S. 159-34. If required by OMB Circular A-133 and the State Single Audit Implementation Act, the Auditor shall perform a Single Audit. This audit and all associated workpapers may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit and/or workpapers are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC CPA Board).
3. This contract contemplates an unqualified opinion being rendered. If financial statements are not prepared in accordance with GAAP, or the statements fail to include all disclosures required by GAAP, please provide an explanation for that departure from GAAP in an attachment.
4. This contract contemplates an unqualified opinion being rendered. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract
5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2011 revisions, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of their most recent peer review report regardless of the date of the prior peer review report to the Governmental Unit and the Secretary of the LGC prior to the execution of the audit contract (See Item 22). If the audit firm received a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

 If the audit engagement is not subject to *Government Accounting Standards*, the Auditor shall provide an explanation as to why in an attachment.
6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to the State and Local Government Finance Division (SLGFD) within four months of fiscal year end. Audit report is due on: OCTOBER 31, 2013. If it becomes necessary to amend this due date or the audit fee, an amended contract along with a written explanation of the delay must be submitted to the Secretary of the LGC for approval.
7. It is agreed that generally accepted auditing standards include a review of the Governmental Unit's systems of internal control and accounting as same relates to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor will make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his findings, together with his recommendations for improvement. That written report must include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified)*. The Auditor shall file a copy of that report with the Secretary of the LGC.
8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit until the invoice has been approved by the Secretary of the LGC. (This also includes any progress billings.) [G.S. 159-34 and 115C-447] The process for

Contract to Audit Accounts (cont.) **TOWN OF WEDDINGTON**
(Name of Governmental Unit)

invoice approval has changed. All invoices for Audit work must be submitted by email in PDF format to the Secretary of the LGC for approval. The invoices must be sent through the portal at: <http://nctreasurer.slgfd.leapfile.net>. Subject line should read "Invoice - only. The PDF invoice marked 'approved' with approval date will be returned by email to the Auditor for them to present to the Governmental Unit for payment. Approval is not required on contracts and invoices for system improvements and similar services of a non-auditing nature.

9. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit shall pay to the Auditor, upon approval by the Secretary of the LGC, the following fee, which includes any cost the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (Federal and State grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts:

Year-end bookkeeping assistance – [For audits subject to Government Auditing Standards, this is limited to bookkeeping services permitted by revised Independence Standards] _____

Audit **\$5,870**

Preparation of the annual financial statements **\$2,130**

Prior to submission of the completed audited financial report, applicable compliance reports and amended contract (if required) the Auditor may submit invoices for approval for services rendered, not to exceed 75% of the total of the stated fees above. If the current contracted fee is not fixed in total, invoices for services rendered may be approved for up to 75% of the prior year audit fee. **The 75% cap for interim invoice approval for this audit contract is \$6,000** _____

10. If the Governmental Unit has outstanding revenue bonds, the Auditor shall include documentation either in the notes to the audited financial statements or as a separate report submitted to the SLGFD along with the audit report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor should be aware that any other bond compliance statements or additional reports required in the authorizing bond documents need to be submitted to the SLGFD simultaneously with the Governmental Unit's audited financial statements unless otherwise specified in the bond documents.
11. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include but not be limited to the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the client or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board as soon as practical after the close of the accounting period.
12. If the audit firm is required by the NC CPA Board or the Secretary of the LGC to have a pre-issuance review of their audit work, there must be a statement added to the engagement letter specifying the pre-issuance review including a statement that the Governmental Unit will not be billed for the pre-issuance review. The pre-issuance review must be performed prior to the completed audit being submitted to the LGC. The pre-issuance report must accompany the audit report upon submission to the LGC.
13. The Auditor shall electronically submit the report of audit to the LGC when (or prior to) submitting the invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the SLGFD by any interested parties. Any subsequent revisions to these reports must be sent to the Secretary of the LGC. These audited financial statements are used in the preparation of official statements for debt offerings (the Auditors' opinion is not included), by municipal bond rating services, to fulfill secondary market disclosure requirements of the Securities and Exchange Commission, and other lawful purposes of the Governmental Unit, without subsequent consent of the Auditor. If it is determined by the LGC that corrections need to be made to the Governmental Unit's financial statements, they should be provided within three days of notification unless, another time frame is agreed to by the LGC.

The LGC's process for submitting contracts, audit reports and Invoices are subject to change. Auditors should use the submission process in effect at the time of submission. The most current instructions will be found on our website: <https://www.nctreasurer.com/slg/Pages/Audit-Forms-and-Resources.aspx>

In addition, if the OSA designates certain programs to be audited as major programs, a turnaround document and a representation letter addressed to the OSA shall be submitted to the LGC.

14. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the LGC, this contract may be varied or changed to include the increased time and/or compensation as may be agreed upon by the Governing Board and the Auditor.
15. If an approved contract needs to be varied or changed for any reason, the change must be made in writing, signed and dated by all parties and pre-audited if the change includes a change in audit fee. This document and a written explanation of the change must be submitted by email in PDF format to the Secretary of the LGC for approval. The portal address to upload your amended contract and letter of explanation documents

Contract to Audit Accounts (cont.) **TOWN OF WEDDINGTON**

(Name of Governmental Unit)

is <http://nctreasurer.slgfd.leapfile.net> No change shall be effective unless approved by the Secretary of the LGC, the Governing Board, and the Auditor.

16. Whenever the Auditor uses an engagement letter with the Governmental Unit, Item 17 is to be completed by referencing the engagement letter and attaching a copy of the engagement letter to the contract to incorporate the engagement letter into the contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract will control. Engagement letter terms are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 22 of this contract. Engagement letters containing indemnification clauses will not be approved by the LGC.
17. Special provisions should be limited. Please list any special provisions in an attachment. SEE ENGAGEMENT LETTER
18. A separate contract should not be made for each division to be audited or report to be submitted. A separate contract must be executed for each component unit which is a local government and for which a separate audit report is issued.
19. The contract must be executed, pre-audited, physically signed by all parties and submitted in PDF format including Governmental Unit and Auditor signatures to the Secretary of the LGC. The current portal address to upload your contractual documents is <http://nctreasurer.slgfd.leapfile.net> Electronic signatures are not accepted at this time. Included with this contract are instructions to submit contracts and invoices for approval as of April 2013. These instructions are subject to change. Please check the NC Treasurer's web site at www.nctreasurer.com for the most recent instructions.
20. The contract is not valid until it is approved by the LGC Secretary. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.
21. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.
22. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted: (See Item 16.)
23. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided in the spaces below.

Audit Firm Signature:
Firm TINSLEY & TERRY, CPAs, P.A.

By CLARE H. MEYER, CPA

(Please type or print name)


(Signature of authorized audit firm representative)

Email Address of Audit Firm:

CLAREM@BELLSOUTH.NET

Date 4/25/13

Governmental Unit Signatures:

By WALKER DAVIDSON, MAYOR

(Please type or print name and title)

(Signature of Mayor/Chairperson of governing board)

Date _____

Date Governing Body Approved Audit Contract - G.S. 159-34(a)
Governmental Unit Signatures (continued):

Unit Signatures (continued): NA
(Chair of Audit Committee- please type or print name)

(Signature of Audit Committee Chairperson)

Date NA

(If Governmental Unit has no audit committee, this section should be marked "N/A.")

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act. Additionally, the following date is the date this audit contract was approved by the governing body.

LESLIE GAYLORD, CPA

Governmental Unit Finance Officer (Please type or print name)

(Signature)

Email Address of Finance Officer

LGAYLORD@TOWNOFWEDDINGTON.COM

Date _____

(Preaudit Certificate must be dated.)



System Review Report

August 22, 2012

To the Shareholders

Tinsley & Terry, CPA's, P.A.

and the Peer Review Committee of the North Carolina Association of Certified Public Accounts

We have reviewed the system of quality control for the accounting and auditing practice of Tinsley & Terry, CPA's, P.A. (the firm) in effect for the year ended April 30, 2012. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under the *Government Auditing Standards* and audits of employee benefit plans.

In our opinion, the system of quality control for the accounting auditing practice of Tinsley & Terry, CPA's, P.A. in effect for the year ended April 30, 2012, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Tinsley & Terry, CPA's, P.A. has received a peer review rating of *pass*.


Johnson Price Sprinkle PA

Johnson Price Sprinkle PA

79 Woodfin Place, Suite 300 • Asheville, NC 28801 • 828.254.2374 • Fax 252.9994 • www.jpspa.com

An Independent Member of the BDO Seidman Alliance.

TINSLEY & TERRY, CPAs, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

April 26, 2013

Town Council and Members of Management of
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

We are pleased to confirm our understanding of the services we are to provide the Town of Weddington for the year ended June 30, 2013. We will audit the financial statements of the governmental activities, the discretely presented component unit, and the major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the Town of Weddington as of and for the year ended June 30, 2013. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Town of Weddington's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Town of Weddington's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

We have also been engaged to report on supplementary information other than RSI that accompanies the Town of Weddington's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

- 1) Schedule of Ad Valorem Tax Receivable
- 2) Analysis of Current Tax Levy
- 3) Combining and Individual Fund Statements and Schedules
- 4) Budgetary Schedules

Audit Objective

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. Our audit will also include performing procedures on the financial information of the Providence Volunteer Fire Department, Inc. to enable us to express such an opinion. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If,

for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

Management Responsibilities

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. You agree to assume all management responsibilities for any nonattest services we provide; oversee the services by designating an individual, Leslie Gaylord, CPA, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services, and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation in the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence, (4) facilitating arrangements with the component unit management for access to their records.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) that the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors or any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the

appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Town of Weddington's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

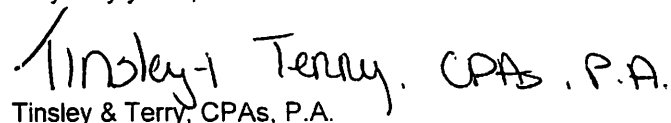
You agree that any dispute that may arise regarding the meaning, performance or enforcement of this engagement will, prior to resorting to litigation, be submitted to mediation, and that the parties will engage in the mediation process in good faith once a written request to mediate has been given by any party to the engagement. Any mediation initiated as a result of this engagement shall be administered within the county of Mecklenburg, according to its mediation rules, and any ensuing litigation shall be conducted within said county, according to North Carolina law. The results of any such mediation shall be binding only upon agreement of each party to be bound. The costs of any mediation proceeding shall be shared equally by the participating parties.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

We expect to begin our audit on approximately August 26, 2013 and to issue our reports no later than October 31, 2013. Clare H. Meyer, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses will not exceed \$8,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. We reserve the right to suspend services if payments to our firm are not up to date.

We appreciate the opportunity to be of service to the Town of Weddington and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,


Tinsley & Terry, CPAs, P.A.

RESPONSE:

This letter correctly sets forth the understanding of the Town of Weddington.

By: _____
Title: Mayor
Date: _____

By: _____
Title: Finance Officer
Date: _____

TOWN OF WEDDINGTON FUND BALANCE POLICY

Total Fund Balance Available for Appropriation

Total Fund Balance Available for Appropriation shall not be less than 50% of budgeted expenditures in any given year. This amount approximates the State average for towns of Weddington's size which do not operate their own electric systems. In addition, fund balance appropriations in any given year (other than appropriations for a capital project encompassed as part of fund balance assigned for capital projects) shall be limited as follows:

Not to exceed 15% of General Fund budget if the Total Fund Balance Available is greater than or equal to 75%.

Not to exceed 10% of General Fund budget if the Total Fund Balance Available is less than 75% but greater than or equal to 50%. In addition, a plan for the future replenishment of Total Fund Balance Available should be established.

Unassigned Fund Balance and Assigned Fund Balance

Total Fund Balance Available for Appropriations may be allocated between unassigned fund balance and assigned fund balance. Total unassigned fund balance shall not be less than 25% of budgeted general fund expenditures (equivalent to three months of operating expenses). Any excess may be transferred to assigned fund balance to be used for designated items such as future capital projects, transportation, events, etc.



TOWN OF WEDDINGTON MEMORANDUM

DATE: 6/10/13
TO: MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- I have received 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 June 24th Planning Board agenda.
- Staff has received an application for a 46 lot Conservation Subdivision called Highclere located on 56.819 acres along Rea Road. This parcel is owned by MFG Enterprises, Inc. Public Involvement Meetings will be held on Tuesday, June 11th on-site from 10:00am-12:00pm and Wednesday, June 12th at Town Hall from 4:00-6:00pm. This plan will be on the June 24th Planning Board agenda.
- Orleans Homebuilders has submitted the Lake Forest Preserve Phase 3B Final Plat for 41 lots. This Final Plat has not yet been assigned to a Planning Board meeting.
- The DrumStrong Temporary Use Permit Application was approved at the April 22nd Planning Board meeting. This event took place May 17-19 at the Misty Meadows Farm located at 455 Providence Road. The Town received several complaints and has received the police reports from that night. A violation letter will be sent to the DrumStrong applicant.
- 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 and is expected to be completed by September 6, 2013.
- The Town of Weddington and City of Charlotte are beginning to work on renewing the 2004 Weddington/Charlotte Annexation Agreement.
- The following items were on the May 20th Planning Board agenda:
 - Polivka Construction Documents
 - TUP Text Amendment
 - Violation Fee Text Amendment
 - Weddington/Banquet Facility Text Amendment's
- Union County plans to submit their Water Tower CZ Application in mid-July.

- The following items will be on the June 24th Planning Board agenda:
 - Beulah Acres Major Subdivision
 - Highclere Major Subdivision
 - All Nations Christian Fellowship Church Mobile Classrooms CUP
 - St. Mark Coptic Orthodox Church CZ Application
 - Height Exemption Text Amendment



TOWN OF WEDDINGTON MEMORANDUM

DATE: 6/6/13
TO: MAYOR AND TOWN COUNCIL
FROM: AMY S. MCCOLLUM, TOWN ADMINISTRATOR
RE: **UPDATE**

The Town newsletter was mailed to residents last week.

We have advertised requesting applications for the vacancy on the Public Safety Committee. The due date to receive applications is June 24.

The next Public Safety Meeting is tentatively scheduled for June 18 at 6:30 p.m.

Providence VFD Chief Joshua Dye has arranged for someone to train Town staff and Council on how to use the defibrillator and receive CPR training. The cost for each person is \$40.00 which covers the training costs and the cost of the cards from American Heart. Please let me know if the Council is interested in this training or if they would want staff to receive this training. Once I get direction from Council, dates for this training can be arranged.

A representative from Congressman Robert Pittenger's Office has requested to utilize a space at the Town Hall once a month to meet with constituents. They will be at the Town Hall on Monday, June 10 from 10 to 2 p.m.

Save the Date:

Weddington Country Festival – September 21, 2013



Union County Sheriff's Office

Events By Nature

For the Month of: May 2013

Date of Report

6/4/2013

1:55:08PM

<u>Event Type</u>	<u>Total</u>
911 ABANDONED CALL	14
911 HANG UP	11
911 MISDIAL	3
911 SILENT OPEN LINE	7
911 TEST CALL	5
ABC VIOLATION	1
ACCIDENT EMD	5
ACCIDENT PD COUNTY NO EMD	13
ALARMS LAW	46
ANIMAL BITE REPORT LAW	4
ANIMAL COMP SERVICE CALL LAW	5
ANIMAL LOST STRAY UNWNTD LAW	2
ARMED SUBJECT REPORT	1
ASSAULT SIMPLE LAW	1
ASSIST EMS OR FIRE	1
ATTEMPT TO LOCATE	3
BARKING DOG	1
BOLO	12
BURGLARY HOME OTHER NONBUSINESS	5
BURGLARY VEHICLE	2
BUSINESS CHECK	44
CALL BY PHONE	13
DISCHARGE OF FIREARM	3
DISTURBANCE OR NUISANCE	6
DOMESTIC DISTURBANCE	2
DRUG ACTIVITY IN PROGRESS	1
ESCORT	4
FOLLOW UP INVESTIGATION	4

<u>Event Type</u>	<u>Total</u>
FOOT PATROL	1
FRAUD DECEPTION FORGERY	3
FUNERAL ESCORT	2
HARASSMENT STALKING THREATS	1
IDENTITY THEFT	1
INVESTIGATION	3
JUVENILE COMPLAINT	2
KNOCK AND TALK	1
LARCENY THEFT	4
LOITERING COMPLAINT	1
LOST OR FOUND PROPERTY	1
MEET REQUEST NO REFERENCE GIVN	2
MISSING PERSON	1
MOTORIST ASSIST	3
NC DOT MISCELLANEOUS	1
NOISE COMPLAINT	7
NOTIFICATION OF DEATH	1
PREVENTATIVE PATROL	356
PROP DAMAGE VANDALISM MISCHIEF	4
PUBLIC SERVICE	5
PUBLIC WORKS CALL	4
RADAR PATROL INCLUDING TRAINIG	12
REFERAL OR INFORMATION CALL	1
RESIDENTIAL CHECK	4
SERVE CIVIL PAPER	2
SERVE CRIMINAL SUMMONS	2
SERVE WARRANT	2
SPEEDING VEHICLE COMPLAINT	1
SUICIDAL THREAT EPD	1
SUSPICIOUS CIRCUMSTANCES	6
SUSPICIOUS PERSON	14
SUSPICIOUS VEHICLE	11

<u>Event Type</u>	<u>Total</u>
TEST PLEASE LIMIT THESE	1
TRAFFIC DIRECT CONTROL	1
TRAFFIC STOP	36
TRAFFIC VIOLATION COMPLAINT	1
TRESPASSING UNWANTED SUBJ	8
UNLOCK REQUEST	1
WELL BEING CHECK	2

Total Calls for Month: 729

Providence VFD

1	total calls for Incident Type	111 Building Fire
1	total calls for Incident Type	150 Outside Rubbish Fire, Other
5	total calls for Incident Type	321 EMS Call, excluding vehicle accident with injury
4	total calls for Incident Type	322 Motor Vehicle Accident with Injuries
1	total calls for Incident Type	412 Gas Leak (Natural gas or LPG)
1	total calls for Incident Type	571 Cover Assignment, Stand-by, Move Up
3	total calls for Incident Type	600 Good Intent call, Other
6	total calls for Incident Type	611 Dispatched & canceled en route
2	total calls for Incident Type	Smoke Scare
8	total calls for Incident Type	Alarm system activation, no fire - unintentional
2	total calls for Incident Type	Carbon Monoxide detector Activation, No CO

NFIRS Incident Listing Summary Report

Total Incidents : 34

Training Hours – 503 Training Hours

Here is the break down of training hours to add to the report.

3 Business Meeting
160 Company Training
60 Multi Company Training
27 Driver Operator
20 New Driver Training
189 Recruit Training
50 Officer Training
17 Hazmat Hours
3 Night drills
3 EMS con ed

Providence Volunteer Fire Department

Balance Sheet

As of May 31, 2013

	<u>May 31, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking Accounts	
BB&T Checking-5119	83,982.88
BOA Payroll-7449	<u>5,224.68</u>
Total Checking Accounts	89,207.56
CD - BBT - 0094 (02/10/14)	119,487.22
Firemen Relief-BOA-8254	<u>39,750.13</u>
Total Checking/Savings	<u>248,444.91</u>
Total Current Assets	248,444.91
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	<u>32,452.08</u>
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	<u>-1,125,560.00</u>
Total Other Assets	<u>389,941.63</u>
TOTAL ASSETS	<u><u>812,869.11</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 - Payroll Liabilities	<u>4,258.39</u>
Total Other Current Liabilities	<u>4,258.39</u>
Total Current Liabilities	<u>4,258.39</u>
Total Liabilities	4,258.39

4:08 PM
06/03/13
Cash Basis

Providence Volunteer Fire Department

Balance Sheet

As of May 31, 2013

	<u>May 31, 13</u>
Equity	
3900 - Retained Earnings	865,509.77
Net Income	<u>-56,899.05</u>
Total Equity	<u>808,610.72</u>
 TOTAL LIABILITIES & EQUITY	 <u><u>812,869.11</u></u>

Providence Volunteer Fire Department

Income & Expense Budget Performance

May 2013

	<u>May 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - May 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
110 - Subsidies							
111 - Mecklenburg Cty	0.00	5,416.66	-5,416.66	59,590.63	59,583.34	7.29	65,000.00
112 - Union County	0.00			75.00			
113 - Town of Weddington	45,500.00	45,500.00	0.00	550,500.00	500,500.00	50,000.00	546,000.00
114 - Town of Weddington - Day Staff	0.00			15,705.00			
115 - Town of Weddington - Night Staff	0.00			9,885.00			
117 - Mecklenburg Cty Radio Subsidy	0.00	1,300.66	-1,300.66	14,300.00	14,307.34	-7.34	15,608.00
Total 110 - Subsidies	45,500.00	52,217.32	-6,717.32	650,055.63	574,390.68	75,664.95	626,608.00
120 - Dues & Fees							
121 - Union County Fire Fees	0.00	833.33	-833.33	9,487.00	9,166.67	320.33	10,000.00
Total 120 - Dues & Fees	0.00	833.33	-833.33	9,487.00	9,166.67	320.33	10,000.00
130 - Vol Donations							
131 - Memorials	0.00	41.66	-41.66	0.00	458.34	-458.34	500.00
134 - Other	0.00	250.00	-250.00	5,236.63	2,750.00	2,486.63	3,000.00
Total 130 - Vol Donations	0.00	291.66	-291.66	5,236.63	3,208.34	2,028.29	3,500.00
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	4,583.34	716.79	5,000.00
143 - Fuel Tax Refund	0.00	83.33	-83.33	0.00	916.67	-916.67	1,000.00
144 - Sales Tax Refund	0.00	250.00	-250.00	0.00	2,750.00	-2,750.00	3,000.00
145 - Interest	0.00	250.00	-250.00	160.37	2,750.00	-2,589.63	3,000.00
147 - Medic-EMS Reimbursement	1,027.50	1,000.00	27.50	10,418.85	11,000.00	-581.15	12,000.00
148 - Firemen Relief Interest	0.00			5.16			
155 - Christmas Fundraising Income	0.00	416.66	-416.66	8,999.00	4,583.34	4,415.66	5,000.00
156 - Newsletter Income	0.00	625.00	-625.00	3,055.00	6,875.00	-3,820.00	7,500.00
Total 140 - Other Income	1,027.50	3,041.65	-2,014.15	30,688.51	33,458.35	-2,769.84	36,500.00
150 - Uncategorized Income	7,447.50			7,737.84			
151 - Sale of Assets	0.00			10,000.00			
Total Income	53,975.00	56,383.96	-2,408.96	713,205.61	620,224.04	92,981.57	676,608.00
Expense							
200 - Administration							
202 - Legal Fees	0.00	83.33	-83.33	13,160.50	916.67	12,243.83	1,000.00
203 - Building Upgrade Fees	2,600.00			47,532.00			
204 - Ladder Shed Upgrade Fees	0.00			40,000.00			
209 - Annual Dinner/Award	0.00	500.00	-500.00	3,205.32	5,500.00	-2,294.68	6,000.00
210 - Fire Chief Discretionary	155.62	166.66	-11.04	1,218.83	1,833.34	-614.51	2,000.00
211 - Bank Charges & Credit Card Fees	0.00	20.83	-20.83	149.56	229.17	-79.61	250.00
212 - Prof Fees	450.00	333.33	116.67	4,950.00	3,666.67	1,283.33	4,000.00
213 - Computer Upgrades	0.00	166.66	-166.66	1,713.95	1,833.34	-119.39	2,000.00
214 - Off Supplies	0.00	208.33	-208.33	1,737.85	2,291.67	-553.82	2,500.00
215 - Printing/Newsletter	0.00	250.00	-250.00	1,297.70	2,750.00	-1,452.30	3,000.00
216 - Postage	15.64	125.00	-109.36	1,338.87	1,375.00	-36.13	1,500.00
217 - Dues, Subscriptions, & Internet	0.00	62.50	-62.50	1,565.49	687.50	877.99	750.00
218 - Fire Fighters' Association	0.00	41.66	-41.66	677.00	458.34	218.66	500.00
219 - Miscellaneous	64.98	166.66	-101.68	2,088.73	1,833.34	255.39	2,000.00
Total 200 - Administration	3,286.24	2,124.96	1,161.28	120,635.80	23,375.04	97,260.76	25,500.00

Providence Volunteer Fire Department

Income & Expense Budget Performance

May 2013

	<u>May 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - May 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual 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	6,416.67	-426.67	7,000.00
224 - Commercial Package	0.00	1,500.00	-1,500.00	18,170.00	16,500.00	1,670.00	18,000.00
Total 220 - Insurance	<u>0.00</u>	<u>2,083.33</u>	<u>-2,083.33</u>	<u>24,936.00</u>	<u>22,916.67</u>	<u>2,019.33</u>	<u>25,000.00</u>
225 - Drug Testing/Physical Exams	0.00	416.66	-416.66	5,035.00	4,583.34	451.66	5,000.00
230 - Taxes							
231 - Sales Taxes							
232 - Meck CO.	282.04	125.00	157.04	7,365.61	1,375.00	5,990.61	1,500.00
233 - Union County	154.33	33.33	121.00	1,054.89	366.67	688.22	400.00
Total 231 - Sales Taxes	<u>436.37</u>	<u>158.33</u>	<u>278.04</u>	<u>8,420.50</u>	<u>1,741.67</u>	<u>6,678.83</u>	<u>1,900.00</u>
236 - Property Tax	0.00	8.33	-8.33	0.00	91.67	-91.67	100.00
237 - Freight	0.00	8.33	-8.33	0.00	91.67	-91.67	100.00
Total 230 - Taxes	<u>436.37</u>	<u>174.99</u>	<u>261.38</u>	<u>8,420.50</u>	<u>1,925.01</u>	<u>6,495.49</u>	<u>2,100.00</u>
300 - Build Maintenance							
310 - Cleaning	0.00	41.66	-41.66	500.00	458.34	41.66	500.00
320 - Landscaping & Lawn Care	165.00	208.33	-43.33	1,880.00	2,291.67	-411.67	2,500.00
330 - Trash and Landfill	50.00	41.66	8.34	550.00	458.34	91.66	500.00
340 - Pest Control	0.00	41.66	-41.66	285.00	458.34	-173.34	500.00
350 - Maintenance Supplies	244.58	250.00	-5.42	5,880.19	2,750.00	3,130.19	3,000.00
351 - Furniture	0.00	166.66	-166.66	6,649.72	1,833.34	4,816.38	2,000.00
360 - Repairs	250.00	833.33	-583.33	7,099.85	9,166.67	-2,066.82	10,000.00
Total 300 - Build Maintenance	<u>709.58</u>	<u>1,583.30</u>	<u>-873.72</u>	<u>22,844.76</u>	<u>17,416.70</u>	<u>5,428.06</u>	<u>19,000.00</u>
400 - Utilities							
410 - Electric	688.53	750.00	-61.47	8,838.41	8,250.00	588.41	9,000.00
420 - Natural Gas	246.92	291.66	-44.74	2,102.10	3,208.34	-1,106.24	3,500.00
430 - Telephone	283.91	375.00	-91.09	3,656.68	4,125.00	-468.32	4,500.00
440 - Water	0.00	41.66	-41.66	356.66	458.34	-101.68	500.00
Total 400 - Utilities	<u>1,219.36</u>	<u>1,458.32</u>	<u>-238.96</u>	<u>14,953.85</u>	<u>16,041.68</u>	<u>-1,087.83</u>	<u>17,500.00</u>
500 - Fire Fighters' Equip/Training							
510 - Clothing							
512 - Dress Uniforms	0.00	166.66	-166.66	1,564.53	1,833.34	-268.81	2,000.00
513 - Clothing - Other	0.00	416.66	-416.66	3,019.85	4,583.34	-1,563.49	5,000.00
Total 510 - Clothing	<u>0.00</u>	<u>583.32</u>	<u>-583.32</u>	<u>4,584.38</u>	<u>6,416.68</u>	<u>-1,832.30</u>	<u>7,000.00</u>
520 - Equipment							
521 - Radios\ Pagers - New	3,000.00	250.00	2,750.00	3,000.00	2,750.00	250.00	3,000.00
522 - Radios\ Pagers - Maintenance	0.00	83.33	-83.33	191.98	916.67	-724.69	1,000.00
523 - Equipment - New	157.99	750.00	-592.01	46,523.02	8,250.00	38,273.02	9,000.00
524 - Equipment - Maintenance	0.00	416.66	-416.66	6,871.60	4,583.34	2,288.26	5,000.00
525 - Firefighting Supplies	547.09	416.66	130.43	1,410.89	4,583.34	-3,172.45	5,000.00
528 - Mecklenburg Radio Contract	7,069.44	1,300.00	5,769.44	7,069.44	14,300.00	-7,230.56	15,600.00
Total 520 - Equipment	<u>10,774.52</u>	<u>3,216.65</u>	<u>7,557.87</u>	<u>65,066.93</u>	<u>35,383.35</u>	<u>29,683.58</u>	<u>38,600.00</u>
529 - PPE (Personal Protective Equip)	325.00	2,916.66	-2,591.66	28,146.57	32,083.34	-3,936.77	35,000.00
530 - Medical							

Providence Volunteer Fire Department

Income & Expense Budget Performance

May 2013

	May 13	Budget	\$ Over Budget	Jul '12 - May 13	YTD Budget	\$ Over Budget	Annual Budget
532 - Supplies	114.77	208.33	-93.56	2,821.41	2,291.67	529.74	2,500.00
533 - Waste	200.58	125.00	75.58	1,909.78	1,375.00	534.78	1,500.00
Total 530 - Medical	315.35	333.33	-17.98	4,731.19	3,666.67	1,064.52	4,000.00
 540 - Training							
541 - Seminars	853.70	1,075.00	-221.30	4,459.11	11,825.00	-7,365.89	12,900.00
542 - Books	0.00	125.00	-125.00	353.53	1,375.00	-1,021.47	1,500.00
543 - PR Literature	1,428.54	125.00	1,303.54	1,428.54	1,375.00	53.54	1,500.00
544 - Other - Training Bonus	0.00	291.66	-291.66	2,520.00	3,208.34	-688.34	3,500.00
Total 540 - Training	2,282.24	1,616.66	665.58	8,761.18	17,783.34	-9,022.16	19,400.00
 Total 500 - Fire Fighters' Equip/Trainin	13,697.11	8,666.62	5,030.49	111,290.25	95,333.38	15,956.87	104,000.00
 600 - Fire Engines							
620 - '99 Southern Coach Eng #322	0.00	1,250.00	-1,250.00	9,873.13	13,750.00	-3,876.87	15,000.00
635 - '93 KME Engine #323	0.00			35,145.59			
640 - '03 Red Diamond #324	0.00	500.00	-500.00	16,652.42	5,500.00	11,152.42	6,000.00
650 - '02 Ford Quesco Brush #326	0.00	166.66	-166.66	2,117.99	1,833.34	284.65	2,000.00
660 - '95 Intern\Hackney Squad #32	0.00	416.66	-416.66	6,931.50	4,583.34	2,348.16	5,000.00
680 - '06 KME Pumper #321	6,820.84	1,333.33	5,487.51	13,845.51	14,666.67	-821.16	16,000.00
681 - Diesel Fuel	949.18	1,500.00	-550.82	17,421.03	16,500.00	921.03	18,000.00
682 - Gasoline	9.80	16.66	-6.86	190.20	183.34	6.86	200.00
683 - Cleaning Supplies	0.00	83.33	-83.33	0.00	916.67	-916.67	1,000.00
684 - Miscellaneous Parts	0.00	83.33	-83.33	902.77	916.67	-13.90	1,000.00
685 - Fire Engines - Other	0.00	500.00	-500.00	5,422.42	5,500.00	-77.58	6,000.00
Total 600 - Fire Engines	7,779.82	5,849.97	1,929.85	108,502.56	64,350.03	44,152.53	70,200.00
 800 - Firefighters Payroll							
801 - Payroll - Day Shift (Hourly)	20,640.25	17,480.00	3,160.25	174,066.82	192,280.00	-18,213.18	209,760.00
809 - Payroll - Day Shift (Stipend)	2,640.00	1,500.00	1,140.00	20,280.00	16,500.00	3,780.00	18,000.00
802 - Payroll - Night Shift (Hourly)	14,730.50	9,490.00	5,240.50	104,739.86	104,390.00	349.86	113,880.00
810 - Payroll - Night Shift (Stipend)	1,860.00	1,825.00	35.00	18,588.00	20,075.00	-1,487.00	21,900.00
815 - EMS Stipend	0.00			2,475.00			
808 - Payroll Expenses							
FICA	3,050.14	1,798.58	1,251.56	24,865.12	19,784.42	5,080.70	21,583.00
FUTA	0.00	125.00	-125.00	0.00	1,375.00	-1,375.00	1,500.00
SUTA	430.62	500.00	-69.38	3,344.73	5,500.00	-2,155.27	6,000.00
808 - Payroll Expenses - Other	79.95			1,690.41			
Total 808 - Payroll Expenses	3,560.71	2,423.58	1,137.13	29,900.26	26,659.42	3,240.84	29,083.00
 Total 800 - Firefighters Payroll	43,431.46	32,718.58	10,712.88	350,049.94	359,904.42	-9,854.48	392,623.00
 850 - Christmas Fundraising Expense	0.00	333.33	-333.33	3,436.00	3,666.67	-230.67	4,000.00
Total Expense	70,559.94	55,410.06	15,149.88	770,104.66	609,512.94	160,591.72	664,923.00
 Net Ordinary Income	-16,584.94	973.90	-17,558.84	-56,899.05	10,711.10	-67,610.15	11,685.00
 Net Income	-16,584.94	973.90	-17,558.84	-56,899.05	10,711.10	-67,610.15	11,685.00

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: June 4, 2013

SUBJECT: Monthly Report – May 2013

Transactions:	
Adjust Under \$5.00	\$(14.40)
Advertising Cost	\$235.20
Interest Charges	\$154.41
Refund	\$51.68
Penalty and Interest Payments	\$(227.04)
Taxes Collected:	
2011	\$(57.18)
2012	\$(3357.16)
As of May 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	\$2000.48
2009	\$2409.07
2010	\$3826.02
2011	\$5844.32
2012	\$18274.45
Total Outstanding:	\$33235.72

Per G.S. 105-369 Delinquent Tax Ad ran 05/22/2013
In the Union Observer

TOWN OF WEDDINGTON

REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2012-2013

05/01/2013 TO 05/31/2013					
		<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:					
10-3101-110	AD VALOREM TAX - CURRENT	3,306.96	978,660.66	970,000.00	-1
10-3102-110	AD VALOREM TAX - 1ST PRIOR Y	57.18	3,197.25	3,450.00	7
10-3103-110	AD VALOREM TAX - NEXT 8 YRS	0.00	1,779.95	1,750.00	-2
10-3110-121	AD VALOREM TAX - MOTOR VEH	5,949.65	43,191.48	48,000.00	10
10-3115-180	TAX INTEREST	213.96	2,154.87	2,000.00	-8
10-3231-220	LOCAL OPTION SALES TAX REV -	12,827.08	111,777.34	148,000.00	24
10-3322-220	BEER & WINE TAX	38,771.81	38,771.81	42,500.00	9
10-3324-220	UTILITY FRANCHISE TAX	0.00	299,214.27	392,500.00	24
10-3340-400	ZONING & PERMIT FEES	2,725.00	24,830.00	20,000.00	-24
10-3350-400	SUBDIVISION FEES	4,650.00	57,750.00	52,000.00	-11
10-3830-891	MISCELLANEOUS REVENUES	245.00	3,447.00	3,000.00	-15
10-3831-491	INVESTMENT INCOME	3,024.42	9,991.71	10,000.00	0
	TOTAL REVENUE	71,771.06	1,574,766.34	1,693,200.00	7
	AFTER TRANSFERS	71,771.06	1,574,766.34	1,693,200.00	
4110 GENERAL GOVERNMENT					
EXPENDITURE:					
10-4110-126	FIRE DEPT SUBSIDIES	59,900.00	714,650.00	996,000.00	28
10-4110-128	POLICE PROTECTION	0.00	232,161.00	233,000.00	0
10-4110-192	ATTORNEY FEES	5,407.00	59,542.79	90,000.00	34
10-4110-195	ELECTION EXPENSE	0.00	1,899.50	2,000.00	5
10-4110-340	EVENTS & PUBLICATIONS	309.00	8,330.27	12,000.00	31
10-4110-495	OUTSIDE AGENCY FUNDING	2,356.60	2,356.60	3,000.00	21
	TOTAL EXPENDITURE	67,972.60	1,018,940.16	1,336,000.00	24
	BEFORE TRANSFERS	-67,972.60	-1,018,940.16	-1,336,000.00	
	AFTER TRANSFERS	-67,972.60	-1,018,940.16	-1,336,000.00	
4120 ADMINISTRATIVE					
EXPENDITURE:					
10-4120-121	SALARIES - CLERK	5,843.30	62,909.33	70,000.00	10
10-4120-123	SALARIES - TAX COLLECTOR	3,159.19	31,611.16	35,500.00	11
10-4120-124	SALARIES - FINANCE OFFICER	694.98	7,760.25	9,000.00	14
10-4120-125	SALARIES - MAYOR & TOWN COU	1,750.00	19,250.00	21,000.00	8
10-4120-181	FICA EXPENSE	867.70	9,541.33	12,000.00	20
10-4120-182	EMPLOYEE RETIREMENT	1,327.88	13,941.83	16,000.00	13
10-4120-183	EMPLOYEE INSURANCE	1,485.00	16,320.54	18,000.00	9
10-4120-184	EMPLOYEE LIFE INSURANCE	-22.68	315.00	500.00	37
10-4120-185	EMPLOYEE S-T DISABILITY	24.00	252.00	310.00	19
10-4120-191	AUDIT FEES	0.00	8,000.00	8,000.00	0
10-4120-193	CONTRACT LABOR	-2,356.60	2,243.75	3,000.00	25
10-4120-200	OFFICE SUPPLIES - ADMIN	350.91	6,653.52	10,000.00	33
10-4120-210	PLANNING CONFERENCE	0.00	336.06	850.00	60
10-4120-321	TELEPHONE - ADMIN	255.09	2,548.14	3,750.00	32
10-4120-325	POSTAGE - ADMIN	0.00	2,601.75	4,250.00	39
10-4120-331	UTILITIES - ADMIN	228.37	3,074.11	4,000.00	23
10-4120-351	REPAIRS & MAINTENANCE - BUIL	0.00	33,851.06	35,000.00	3
10-4120-352	REPAIRS & MAINTENANCE - EQU	2,708.71	53,872.91	52,000.00	-4
10-4120-354	REPAIRS & MAINTENANCE - GRO	2,595.00	26,761.00	36,000.00	26
10-4120-355	REPAIRS & MAINTENANCE - PES	0.00	970.00	1,000.00	3
10-4120-356	REPAIRS & MAINTENANCE - CUS	400.00	4,452.00	6,250.00	29

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2012-2013

05/01/2013 TO 05/31/2013					
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>	
10-4120-370 ADVERTISING - ADMIN	115.65	558.90	1,000.00	44	
10-4120-397 TAX LISTING & TAX COLLECTION	-11.60	862.75	1,000.00	14	
10-4120-400 ADMINISTRATIVE:TRAINING	0.00	1,753.00	4,000.00	56	
10-4120-410 ADMINISTRATIVE:TRAVEL	266.18	5,407.80	6,000.00	10	
10-4120-450 INSURANCE	62.00	10,153.35	11,500.00	12	
10-4120-491 DUES & SUBSCRIPTIONS	0.00	12,289.00	20,000.00	39	
10-4120-498 GIFTS & AWARDS	89.02	430.21	1,500.00	71	
10-4120-499 MISCELLANEOUS	105.23	1,439.08	3,500.00	59	
TOTAL EXPENDITURE	19,937.33	340,159.83	394,910.00	14	
BEFORE TRANSFERS	-19,937.33	-340,159.83	-394,910.00		
AFTER TRANSFERS	-19,937.33	-340,159.83	-394,910.00		
4130 PLANNING & ZONING					
EXPENDITURE:					
10-4130-121 SALARIES - ZONING ADMINISTR	5,091.62	56,910.77	63,000.00	10	
10-4130-122 SALARIES - ASST ZONING ADMIN	79.56	1,183.73	2,500.00	53	
10-4130-123 SALARIES - RECEPTIONIST	1,696.70	17,763.83	21,000.00	15	
10-4130-124 SALARIES - PLANNING BOARD	1,250.00	14,750.00	17,000.00	13	
10-4130-125 SALARIES - SIGN REMOVAL	421.62	4,506.53	5,000.00	10	
10-4130-181 FICA EXPENSE - P&Z	653.25	7,276.16	8,500.00	14	
10-4130-182 EMPLOYEE RETIREMENT - P&Z	1,001.27	11,022.88	12,000.00	8	
10-4130-183 EMPLOYEE INSURANCE	2,385.00	18,135.00	19,500.00	7	
10-4130-184 EMPLOYEE LIFE INSURANCE	22.68	248.64	325.00	23	
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	108.00	215.00	50	
10-4130-193 CONSULTING	-2,620.00	4,475.26	10,000.00	55	
10-4130-194 CONSULTING - COG	1,350.00	2,890.78	5,000.00	42	
10-4130-200 OFFICE SUPPLIES - PLANNING &	339.26	3,456.78	5,000.00	31	
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	500.00	100	
10-4130-321 TELEPHONE - PLANNING & ZONI	255.08	2,548.23	3,750.00	32	
10-4130-325 POSTAGE - PLANNING & ZONING	-48.30	2,451.20	4,250.00	42	
10-4130-331 UTILITIES - PLANNING & ZONING	228.36	3,074.10	4,000.00	23	
10-4130-370 ADVERTISING - PLANNING & ZON	-50.45	280.26	750.00	63	
TOTAL EXPENDITURE	12,067.65	151,082.15	182,290.00	17	
BEFORE TRANSFERS	-12,067.65	-151,082.15	-182,290.00		
AFTER TRANSFERS	-12,067.65	-151,082.15	-182,290.00		
GRAND TOTAL	-28,206.52	64,584.20	-220,000.00		

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 05/31/2013

10

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	642,300.47
10-1120-001 TRINITY MONEY MARKET	1,179,336.54
10-1120-002 CITIZENS SOUTH CD'S	511,226.71
10-1170-000 NC CASH MGMT TRUST	530,027.66
10-1211-001 A/R PROPERTY TAX	18,274.45
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	5,844.32
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,116.95
10-1232-000 SALES TAX RECEIVABLE	498.28
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	3,894,120.19

LIABILITIES & EQUITY

LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	262,038.40
10-2155-000 HEALTH INSURANCE PAYABLE	47.47
10-2620-000 DEFERRED REVENUE - DELQ TAXES	5,844.32
10-2625-000 DEFERRED REVENUE - CURR YR TAX	18,274.45
10-2630-000 DEFERRED REVENUE-NEXT 8	9,116.95
TOTAL LIABILITIES	295,321.59

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

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 05/31/2013

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CURRENT FUND BALANCE - YTD NET REV

64,584.20

TOTAL EQUITY

3,598,798.60

TOTAL LIABILITIES & FUND EQUITY

3,894,120.19