

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, SEPTEMBER 12, 2011 - 7:00 P.M.  
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on September 12, 2011, with Mayor Nancy D. Anderson presiding.

Present: Mayor Nancy D. Anderson, Councilmembers Werner Thomisser and Jerry McKee, Town Attorney Bobby Sullivan, Finance Officer Leslie Gaylord, Town Planner Jordan Cook and Town Administrator/Clerk Amy S. McCollum

Absent: Mayor Pro Tem Daniel Barry and Councilmember Robert Gilmartin

Visitors: Craig Hurt, Steven R. Carow, Ken Evans, Jane Evans, Daryl Matthews, Matthew Carow, Jim Vivian, Bill Price, Walker Davidson, Sharon Sanders, Jerilyn Davidson, Barbara Harrison, Judy Johnston, Jennifer Romaine, Sam Lowe, Lisa Stewart and Pam Hadley,

Mayor Nancy D. Anderson led the Council in The Lord's Prayer prior to the opening of the meeting.

**Item 1. Call to Order.** Mayor Nancy D. Anderson called the September 12, 2011 Regular Town Council Meeting to order at 7:05 p.m.

**Item 2. Pledge of Allegiance.** Mayor Anderson led in the Pledge of Allegiance. Everyone in attendance applauded the firemen and deputies in the room in honor of 9/11.

**Item 3. Determination of Quorum/Additions or Deletions to the Agenda.** There was a quorum.

Councilmember Jerry McKee requested that Item 10.e. be moved to the September 19 Continued Meeting and reworded to say the following: Discussion and Possible Action on the Water Tower Including Possible Clarifying or Rescinding of the Council's Prior Decision on the Water Tower Application.

Councilmember Werner Thomisser asked that the following items be moved to the September 19 Continued Meeting: 10 B, D, E and F and 11 B, C, F and G. Councilmember Thomisser also requested to move Item 8A from the Consent Agenda to New Business.

Councilmember Thomisser moved to approve the agenda with the changes as noted. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, McKee and Mayor Anderson  
NAYS: None

**Item 4. Presentation by Weddstock Committee.** Ms. Jerilyn Davidson discussed the Weddstock 5K race. She stated, "The parents of the kids in the Track and Field Program at the Weddington High School came together to plan the 5K. Our goal was to raise awareness of the poor conditions of the high school track and to hopefully raise some funds that could eventually be used for resurfacing. We had 126 5K runners ranging in ages from 3 to 70 years old. It was a fun morning that transitioned into a fun day. I want to now discuss the financial documents for the Weddstock Event. We had in-kind donations of \$168,290.00 and expenses were \$33,282.92. The total cost of the Weddstock Event was \$201,572.92. Income from the event was \$47,575.73 and expenses were \$33,282.92 with a profit of \$14,292.81. Kids

First of the Carolinas received \$8,991.72 in donations and ticket sales. In addition, the following non-profit service organizations earned money from donations, ticket sales and services provided: Weddington Cheerleaders (\$574.00), the Paint Ball Club (\$820.00), Droplets - Build wells in Africa (\$2,907.00), the Girl Scouts' French Trip (\$500.00) and Waddell MS Exchange Trip (\$500.00)."

A slideshow of highlights of the event was shown to the Council and public. Ms. Sharon Sanders stated, "We had good music and good food. All of the bands were local and two were Weddington residents. We had nothing but compliments. There were over 5,000 in attendance with 350 volunteers. Next year we would like to add a Marine Mud Run on the farm and would love to have more of a county fair feel with a dance floor. We already have commitments from five radio stations, a TV station and a car dealership for next year. It was a great event. Overall it was a successful event and we had a lot of support from the community. It was put together by 12 moms of the community."

Councilmember Thomisser – I would like to personally thank you for your leadership for putting this event together. To get 5,000 people in one day versus 5,000 people in four nights last year is quite the accomplishment. I think it shows that people really want an annual event where they can gather and socialize together.

Councilmember McKee - I would like to second that. What I saw from the packet and financials it looked outstanding. I applaud the effort that all the ladies put into this. I look forward for having it for years to come.

Mayor Anderson - This is what the people of Weddington said that they wanted. We used to have the Weddington fair every year. We were raising money for the schools. I think it is a wonderful event. You guys are awesome.

The Town Council was provided a packet of information regarding Weddstock.

#### **Item 5. Public Hearings.**

##### **A. Public Hearing to Review and Consider Emergency Gate and Entrance Gate Text Amendments.**

Mayor Anderson opened the public hearing to consider emergency gate and entrance gate text amendments. The Town Council received a copy of the proposed text amendments.

Town Planner Jordan Cook reviewed the text change with the Town Council. He stated, "At the Planning Retreat in March, our Town Attorney brought this subject up. He wanted stronger language in our code regarding entrance or emergency gates. The first section (46-76) is in regards to emergency access gates where it is a stubbed road similar to the one Highgate has off of Providence Road. What we are doing in this section and the next section (58-23) is requiring the Homeowners Association to perform an annual inspection and send those results to Town Hall. The second section (58-23) deals with the entrance gates in gated subdivisions. We are also requiring the annual inspection on these types of gates and the results be sent to Town Hall. We are requiring in this section that the HOA provide the access number to fire, police and any other emergency personnel. This is tightening up the code at the Attorney's request."

Mayor Anderson - Are these gates activated by sirens?

Town Planner Cook – Yes, that is the reason for the annual inspection. We want to make sure that the "yelp" is going to open those gates.

Councilmember McKee – Do all the gated communities have the siren part that will open the gate?

Town Planner Cook - We do not require that. We want to make sure that everyone has the access code.

Mayor Anderson - Dispatch is what you are talking about and they can relay to the first responders.

Councilmember Thomisser - In case of a fire – both departments respond. I know Providence VFD has the remote control for Highgate. What about Wesley Chapel VFD? Do they have a remote control as well?

Providence VFD Representative – As far as I know, they do not. The yelp on the truck should activate the gate.

Ms. Barbara Harrison – I live in a gated community. We do not give remotes. For the local deputies, we give a personal code. For fire we use the yelp. We do have that tested periodically to make sure that it still works.

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

**B. Public Hearing to Review and Consider Conditional Use Permit (CUP) to Conditional Zoning (CZ) Amendments in the Weddington Code of Ordinances.** Mayor Anderson opened the public hearing to consider CUP and CZ Amendments to the Weddington Code of Ordinances. The Town Council received a copy of the proposed text amendments.

Town Planner Cook - This is a housekeeping item. As you know a couple of months ago, we changed the majority of our code from conditional use permits to conditional zoning permits. At that time I advised everyone that we would still need to take a detailed look at the code and make sure that we did not miss any areas and update anywhere else where it refers to conditional use permits. What you are looking at here is five different sections. All I did in these sections is replaced “conditional use permit” with “conditional zoning permit”. That is throughout the code to make it consistent.

With there being no one wishing to speak in favor or against the proposed text change, Mayor Anderson closed the public hearing.

**Item 6. Approval of Minutes.**

**A. July 11, 2011 Regular Town Council Meeting Minutes.** Councilmember McKee moved to defer consideration of the July 11, 2011 Regular Town Council Meeting minutes until the September 19, 2011 Continued Meeting. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser and McKee
NAYS:	None

**B. August 17, 2011 Special Town Council Meeting Minutes.** Councilmember McKee moved to approve the August 17, 2011 Special Town Council Meeting minutes. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser and McKee
NAYS:	None

**Item 7. Public Comment.** Mr. Ken Evans – On the agenda you have an item for reconsideration of landscape bids. I would request that the Town Council consider the local bidder, Daryl’s Lawn Care, since he does live in Weddington and he is a local company. I believe that our tax dollars should be spent in Weddington. I realize he is not the lowest bidder but he is not the highest bidder.

Mr. Sam Lowe – What is happening at the corner of Beulah Church and Weddington-Matthews Road? Is there anything being done on this? Does the Town have some type of junk ordinance?

Ms. Lisa Stewart – I want to thank the Town Council for Weddstock. I was not a part of the initial planning. I came in at the end. On 11:00 a.m. on Saturday morning, I looked out at the sea of cars in your pastures and sea of people and I was proud to be a resident of Weddington.

**Item 8. Consent Agenda.**

**A. Call for a Public Hearing to Review and Consider Spittle and Matthews Land Use Map Amendment from Residential Conservation and Traditional Residential respectively to Business. Spittle property is located at 6874 Weddington-Matthews Road (Parcel # 06-150-059). Matthews Property is located at 6924 Weddington-Matthews Road (Parcel # 06-150-058). Public Hearing is to be Held October 10, 2011 at 7:00 p.m. at the Weddington Town Hall.** This item was moved to New Business for consideration.

**B. Consideration of Proclamation Proclaiming September 17 – 23, 2011 as Constitution Week.**  
Councilmember McKee moved to approve Proclamation P-2011-06:

**TOWN OF WEDDINGTON  
PROCLAMATION PROCLAIMING  
SEPTEMBER 17 THROUGH SEPTEMBER 23  
AS CONSTITUTION WEEK  
P-2011-06**

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

**WHEREAS**, September 17, 2011 marks the two hundred twenty-fourth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

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

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

**NOW, THEREFORE** I, Nancy D. Anderson, by virtue of the authority vested in me as Mayor of the Town of Weddington in the State of North Carolina do hereby proclaim the week of September 17 through 23 as

**CONSTITUTION WEEK**

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

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town to be affixed this 12<sup>th</sup> day of September of the year of our Lord two thousand and eleven.

The Town Council also received a copy of a letter dated August 3, 2011 from Elizabeth R. Gibson and a document discussing the history of Constitution Week.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser and McKee  
NAYS: None

**Item 9. Consideration of Public Hearings.**

**A. Consideration of Ordinance Adopting Text Amendments - Emergency Gate and Entrance Gate.**

Councilmember Thomisser moved to adopt Ordinance O-2011-12:

Mayor Anderson – I would suggest that we require all of the information to be submitted during National Safety Month.

**AN ORDINANCE TO AMEND SECTIONS 46-76 AND 58-23  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2011-12**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 46-76 AND 58-23 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Sec. 46-76. Road standards and buffering along thoroughfares.**

(g) *Culs-de-sac*. Permanent dead-end streets shall not exceed 600 feet in length in conventional subdivisions unless necessitated by topography or property accessibility and if the town council grants a modification per section 46-15. In conservation subdivisions, culs-de-sac may be greater than 600 feet in length in order to prevent the degradation and development of primary and secondary lands within the subdivision, thereby conserving the integrity of the conservation subdivision by preserving open space in an unaltered state. Cul-de-sac in conservation subdivisions shall not inhibit emergency vehicular access. The planning board shall review the sketch plan and existing resource and site analysis plan for a conservation subdivision that proposes culs-de-sac greater than 600 feet in length. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. The distance from the edge of pavement on the vehicular turnaround to the right-of-way line shall not be less than the distance from the edge of pavement to right-of-way line on the street approaching the turnaround. Cul-de-sac must be terminated with a circular right-of-way not less than 90 feet in diameter for curb and gutter section with not less than 37 feet of pavement from center to face of curb, and not less than 100 feet in diameter for shoulder section with not less than 40 feet of pavement from center to outer edge of pavement. Cul-de-sac designs other than the "Bulb" end design with a circular right-of-way will be subject to the approval of the Division Engineer of the Division of Highways, North Carolina Department of Transportation and the town council after review on an individual basis. Cul-de-sac in conventional subdivisions shall not be allowed where connection with an existing street is possible.

**In certain cases where connectivity is either not possible or not recommended, the Town may require the installation of one or more emergency access gates. The homeowner's association is responsible for the maintenance, testing and repairs of all functions of emergency access gates. An annual inspection and test of the gate shall be performed and the results submitted to Town Hall.**

**Any homeowner's association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to Town Hall.**

**Sec. 58-23. Planned residential developments.**

- (6) The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences or berms located at the external periphery of the PRD, as well as the maintenance and upkeep of any private streets in the PRD, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association. Accordingly, any bond accepted by the town per subsection 46-49(b) for a PRD subdivision shall be calculated using the construction costs of all such facilities (in addition to the cost of streets as provided in subsection 46-49(b)) and shall remain in place until the town council is satisfied (in its own exclusive discretion) that the homeowners' association is controlled by individual lot owners other than the developer (which generally the town council shall not deem to have occurred until one year, at a minimum, after a homeowners' association is incorporated and active) and has made necessary assessments for, and has otherwise taken over the full responsibility of, maintaining and repairing such streets and facilities. The decision to release such bonds shall rest entirely within the town council's discretion and shall be made based upon the homeowners' association's financial ability to properly maintain and repair these streets and facilities. After the bond is released by the town council, the homeowners' association shall be required to submit to the town, by January 15 of each calendar year, the names, addresses and telephone numbers of all duly elected members of its board of directors as well as a copy of its annual financial statements showing, at a minimum, the amount of funds budgeted to maintain such streets and facilities. In the event the town council, in its discretion, believes the homeowners' association is not adequately maintaining or repairing the streets or facilities or is not making assessments necessary to cover the cost of said maintenance or repairs, it may, after holding a hearing, require the homeowners' association to provide a bond as required in subsection 46-49(b). The hearing described above, shall be duly noticed by publication as provided in this chapter and by mailing notice of the hearing to at least one officer (according to the most recent list of officers the town has received) of the homeowners' association or to the homeowners' association's registered agent at least ten days before the hearing. The homeowners' association's bond may be eliminated, modified, or reinstated at the discretion of the town council after a hearing notice as described above.

**(7) Subdivisions which have an entrance gate are subject to the following regulations:**  
**The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate. An annual inspection and test of the gate system shall be performed and the results submitted to Town Hall. Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested. Any homeowner's association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to Town Hall.**

Adopted this 12<sup>th</sup> day of September, 2011.

All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser and McKee
NAYS:	None

**B. Consideration of Ordinance Adopting Text Amendments - Conditional Use Permit (CUP) to Conditional Zoning (CZ) Changes in the Weddington Code of Ordinances.** Councilmember McKee moved to adopt Ordinance O-2011-13:

**AN ORDINANCE TO AMEND SECTIONS 38-62, 58-147, 58-270,  
58-5, 58-295, 58-301, 58-302, 58-303 AND 58-305  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2011-13**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 38-62, 58-147, 58-270, 58-5, 58-295, 58-301, 58-302, 58-303 AND 58-305 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Sec. 38-62. - Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Approval authority means the town council or other board or official designated by ordinance or this article as being authorized to grant the specific zoning or land use permit or approval that constitutes a site specific development plan.

Site specific development plan means a plan of land development submitted to the town for purposes of obtaining one of the following zoning or land use permits or approvals:

- (1) Conditional use permit (article III, pertaining to conditional uses, of chapter 58, zoning).
- (2) Subdivision as defined in chapter 46, pertaining to subdivisions.
- (3) Conditional zoning permit (Chapter 58-271, pertaining to conditional zoning districts).**

Notwithstanding the foregoing, neither a variance, a sketch plan nor any other document that fails to describe with reasonable certainty the type and intensity of use for a specified parcel or parcels of property shall constitute a site specific development plan.

Zoning vested right means a right pursuant to G. S. 160A-385.1 to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan.

**Sec. 58-147. - General requirements.**

- (a) Any lighted sign or lighting device shall be so oriented as not to cast light upon a public right-of-way so as to cause glare, intensity or reflection that may constitute a traffic hazard or a nuisance, or cast light upon adjacent property that may constitute a nuisance.
- (b) Lighted signs shall employ only devices emitting a light of constant intensity, and no signs shall be illuminated by a flashing, intermittent, rotating or moving light.
- (c) No electric sign shall be so located with relation to pedestrian traffic as to permit such sign to be easily reached by any person. The bottom of such sign shall be located a minimum of ten feet above the grade immediately under said sign, if the sign is within 15 feet of the edge of the street right-of-way.
- (d) The area of a sign shall be measured by measuring one face of the entire sign including any border or trim and all of the elements of the matter displayed, but not including the base or apron, supports or other structural members. The area of a double face sign shall be the area of one face of the sign.
- (e) Nonconforming signs shall be subject to the provisions contained in section 58-112

(f) Fencing, scoreboards, and structures in the athletic fields may be utilized for customary signs, and all such signs shall be directed solely towards users of the facility. Such individual signs, whether temporary or permanent, shall not exceed 32 square feet in size and shall be permitted by the zoning administrator in the manner of other permanent, attached (on-structure) signs under section 58-148, or temporary signs under section 58-151, without amendment to the conditional use permit **or conditional zoning permit** so long as compliance with all standards in this chapter are met.

#### **Section 58-270**

(g) The zoning administrator shall transmit any decision of the planning board to the town council. Once action has been taken by the planning board or the time for action by the planning board has expired, the town council shall, no later than their next regularly scheduled meeting, consider calling for a public hearing or a requested conditional use permit, **conditional zoning permit**, zoning change, or other matter providing for public hearing under this chapter. Notification of the public hearing shall be made in the following manner:

(1) A notice shall be published in the newspaper having general circulation in the area once a week for two successive weeks, the first notice to be published not less than ten days, nor more than 25 days prior to the date established for the hearing. In computing such time the date of publication is not to be included but the date of the hearing shall be included.

(2) A notice shall be conspicuously placed in the town hall not less than ten days nor more than 25 days before the date established for the public hearing. However, failure to post a notice as provided by this section shall not invalidate any action taken with regard to the application.

(3) A notice shall be prominently posted on the subject property or on an adjacent public street or highway right-of-way. When an application concerns multiple parcels, a posting on each individual parcel is not required, but sufficient notices shall be posted to provide reasonable notice to interested persons.

(4) A notice shall be sent by first class mail to all owners of parcels of land abutting the subject property. The owners shall be identified by county tax listings and the notice shall be sent to the last address listed for each owner on the county tax abstracts. The notice shall be deposited in the mail at least ten, but not more than 25, days before the date of the public hearing. In computing notice periods under this section, the date of mailing is not to be included, but the date of the hearing shall be included.

(5) A notice shall be sent by first class mail to the owner of the subject property. The owner shall be identified by county tax listings and the notice shall be sent to the last address listed for the owner on the county tax abstracts. This notice shall be deposited in the mail at least ten, but not more than 25, days before the date of the public hearing. In computing notice periods under this section, the date of mailing is not to be included, but the date of the hearing shall be included.

(6) The zoning administrator shall certify that the requirements of subsections (g)(1)—(g)(4) of this section have been met. The town shall charge the applicant a separate fee to cover costs incurred.

#### **Sec. 58-5. Zoning districts established.**

In order to achieve the purpose of this chapter, the following districts, based on the concepts and proposals of the land development plan of the town, are hereby established. In addition to the primary uses which are permitted by right or through the issuance of a conditional use ~~use~~ **zoning** permit, other uses, including accessory uses, off-street parking and signs, are permitted as listed in this chapter:

(1) *R residential districts.* These districts are established to encourage the retention of existing farms and low density residential areas, which are compatible with the land development plan concept of retaining the suburban, rural character of the community. Residential development must be restricted to a sufficiently low density since there is no public water supply and development is dependent upon septic tanks on individual lots for sewage disposal. In order to provide for a healthful, rural environment, residential development must continue in a large lot, low density fashion.



- a. *R-80 single-family and agricultural.* This district allows for agricultural uses and single-family residential development. The minimum lot size is 80,000 square feet.
- b. *R-60 single-family and agricultural.* This district allows for agricultural uses and single-family development. The minimum lot size is 60,000 square feet.
- c. *R-40 single-family and agricultural.* This district allows for agricultural uses and single-family residential development. The minimum lot size is 40,000 square feet.
- d. *R-40(D) two-family development.* This district allows duplexes on lots with a minimum size of 40,000 square feet. This district was established to regulate one specific geographical area in the town. Since the area has been developed recently and contains a number of duplexes, the town does not want to label the area with a nonconforming status. However, in adhering to the policies and goals contained in the land development plan, the town has no intention of creating any other duplex districts elsewhere in the town. The concern with this type of residential development is that the higher density is in conflict with the low density and single-family character of the town.
- e. *R-CD residential conservation district.* The purpose of this district is to promote conservation subdivisions and encourage the preservation of open space and unique environmental features in the town, including, but not limited to, viewsheds, forestland, farmland, historic sites, steep slopes, rock formations and land adjacent to parks. Incentives are included in the R-CD district to encourage conservation subdivisions in the future by allowing residential lot sizes smaller than those found in other zoning districts in the town.
- f. *R-E residential district.* This district allows single-family residential development with a minimum lot size of 20,000 square feet. This district is established to regulate subdivisions that are annexed by the town and do not meet any existing zoning district. Since these lots are existing, the town does not want to label the area as nonconforming. However, in adhering to the policies and goals contained in the land development plan, the town has no intention of creating any other of these districts elsewhere in the town. The concern with this type of residential development is that the higher density is in conflict with the low density character of the town.

(2) *B business districts.* These districts were established before conditional zoning was available for use by municipalities. The town has no intention of creating any other of these districts elsewhere in the town. Conditional zoning districts are available for future retail, commercial and business.

- a. *B-1 general business district.*
  - 1. This district is established to provide an area for neighborhood business without undue conflict with, detriment to, or disruption from nearby land uses or zoning districts.
  - 2. This district is designed primarily for retailing of merchandise such as groceries, drugs and household items for furnishing certain personal, business, and professional services for the convenience of residents of the town area. This district is located at an accessible location with respect to traffic circulation in order to conveniently serve the resident population. All permitted uses locating in the B-1 district shall have a maximum gross floor area of 3,000 square feet. Uses otherwise permitted

within this zone which exceed a gross floor area of 3,000 square feet may be permitted on a conditional ~~use~~ **zoning** basis only.

b. *B-2 local shopping center district.* This district is established to provide for the controlled development of more intense retail and service uses designed to serve the immediate town area. Certain uses will be permitted on an individual use basis only. The purposes of a planned local shopping center district is to provide for an orderly arrangement of convenience and comparison shopping outlets and adequate off-street parking and other amenities. However, local shopping centers are allowed in this district only on a conditional use basis. This zone is not shown on the zoning map of the town at the time of the adoption of the ordinance from which this chapter is derived.

(3) *Conditional zoning district.*

a. The conditional zoning district process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this section establishes specific development standards for these uses that allows for flexibility in development while protecting existing nearby areas. The process for approval of a conditional zoning district is explained in section 58-271. The rezoning of any parcel of land to a conditional district should be a voluntary process initiated by the property owner. Any application to rezone an area to a conditional zoning district shall be reviewed in light of the goals, objectives and implementation strategies of the town land use plan and all other plans and regulations officially adopted by the town council. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions which ensure compatibility of the use with the use and enjoyment of neighboring properties and in accordance with the general plans of development of the town.

b. *B-1(CD) general business district.* The B-1(CD) general business district is hereby established as a conditional zoning district. The B-1(CD) district is intended to provide an area for a neighborhood business without undue conflict with, detriment to, or destruction from nearby land uses or zoning districts. These districts were established before conditional zoning was available for use by municipalities. The town has no intention of creating any other of these districts elsewhere in the town. Conditional zoning districts are available for future retail, commercial and business. Any development or redevelopment occurring after August 1, 2010, shall comply with MX development standards.

This district is designed primarily for retailing of merchandise such as groceries, drugs and household items for furnishing certain personal, business, and professional services for the convenience of residents of the town area. This district is located at an accessible location with respect to traffic circulation in order to conveniently serve the resident population.

c. *B-2(CD) local shopping center district.* The B-2(CD) local shopping center district is hereby established to provide for the controlled development of more intense retail and service uses designed to serve the immediate town area. Certain uses will be permitted on an individual use basis. The purpose of a planned local

shopping center district is to provide for an orderly arrangement of convenience and comparison shopping outlets and adequate off-street parking and other amenities. These districts were established before conditional zoning was available for use by municipalities. The town has no intention of creating any other of these districts elsewhere in the town. Conditional zoning districts are available for future retail, commercial and business. Any development or redevelopment occurring after August 1, 2010, shall comply with MX development standards.

d. *MX mixed-use district.* The MX mixed-use district is hereby established as a conditional zoning district. The MX mixed-use district is intended as a limited use district with a very high level of design control including both site and building features. It is designed to allow a variety of office, commercial and limited residential uses only in carefully considered locations requiring a high level of design control by the town. Each site proposed for MX mixed-use district zoning must be evaluated by the town council as to its appropriateness for such designated use. Factors to be taken into consideration include, but are not limited to, accessibility, surrounding uses, site design including building arrangement, aesthetics, signage, height, size and elevation design, traffic impact within the proposed development and the surrounding service area including vehicular and pedestrian circulation and parking area design and location, setbacks, buffer effectiveness and stormwater management. It is the intent of the district to encourage high quality design and innovative arrangement of buildings, parking and open space. Because of the nature of all the factors listed, the approval of a location for the MX mixed-use district is at the sole discretion of the town council and in no way implies that any other site will be found acceptable for similar designation.

(4) *E-D educational district.* This district is established to provide for the specific circumstances and needs of the educational institutions, (limited to elementary, middle and high school) within the town's jurisdiction. The uses permitted within this district shall be limited to those of an educational nature for the necessary operation of the educational institutions. Requirements specific to this district are listed in article II, section 58-61 of this Code. Discontinuation of any school shall result in the loss of the educational district zoning and will initiate a rezoning back to the original zoning district. Additionally, discontinuation of any school after five years will require the property owner to remove the buildings.

#### **Section 58-295. - Compliance with federal standards.**

The town recognizes that a tower cannot be prohibited, nor can a conditional ~~use~~ **zoning** permit be denied on the basis of environmental or health concerns relating to radio emissions if the tower complies with the Federal Radio Frequency Emission Standards. The town requires that the applicant must provide documentation proving that the proposed tower complies with the Federal Radio Frequency Emission Standards.

#### **Section 58-301. - Increasing tower height.**

Normal maintenance and repair of the structure can be completed without the issuance of a conditional ~~use~~ **zoning** permit. Co-location of additional providers to an existing tower or an upgrade of the equipment on an existing tower requires review and approval by the zoning officer to ensure the tower will continue to satisfy this ordinance and other applicable requirements. Notwithstanding any other language in this section, any change to an existing tower that will increase the tower's height, alter the

tower's lighting, or alter the painting or exterior appearance of the tower requires the issuance of a new conditional ~~use~~ **zoning** permit for the tower.

**Section 58-302. - Freestanding signs.**

Freestanding signs are prohibited. Wall signs, limited to identification area, shall be allowed on equipment structures or fences surrounding the telecommunication tower, provided it does not exceed nine square feet in size. Any signage must be specifically addressed in the conditional ~~use~~ **zoning** application and permit.

**Section 58-303. - Proof of insurance.**

The provider must show proof of adequate insurance coverage for any potential damage caused by or to the tower prior to the issuance of a conditional ~~use~~ **zoning** permit. Once approved, documentation of adequate insurance must be provided to the town every 12 months.

**Section 58-305. - Conditional ~~use~~ zoning permit application requirements.**

All applications for a conditional ~~use~~ **zoning** permit for a telecommunication tower must include the following information, in addition to any other applicable information contained in this chapter:

- (1) Identification of intended provider;
- (2) Radiated signal strength and direction of signal;
- (3) Documentation by a registered engineer that the tower has sufficient structural integrity to accommodate more than one user;
- (4) A statement from the provider indicating intent to allow shared use of the tower and how others will be accommodated;
- (5) Evidence that the property owners of residentially zoned property within 300 feet of the site, in addition to adjacent property owners, have been notified by the applicant within 14 days of the public hearing. This notification should include the date and time of the public hearing, as well as the proposed tower height and design;
- (6) Documentation that the telecommunication tower complies with the Federal Radio Frequency Emission Standards;
- (7) Screening, if applicable, must be shown on the site plan detailing the type, amount of plantings and location;
- (8) Documentation of collapse area; and
- (9) Documentation that the provider has explored all means for stealth tower locations and co-location opportunities, which must accompany requests for new towers.

Adopted this 12<sup>th</sup> day of September, 2011.

All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser and McKee
NAYS:	None

**Item 10. Old Business.**

**A. Consideration of Rescinding Award of Landscaping Bid Approved at the August 8, 2011 Town Council Meeting – Councilmember McKee.** The Town Council received a copy of the following memo from Town Administrator/Clerk Amy McCollum:

At your August 8, 2011 meeting, the Town Council awarded a bid for landscaping maintenance of the medians and shoulders for Providence, Hemby, Rea and Weddington Roads. Following the award and before contract execution, Staff notified the contractor that the Town was reconsidering its landscaping

contract requirements and had decided to rebid the landscaping opportunity. At that time the contract language had not been finalized and a contract had not been signed. Staff notified the contractor on August 15 to refrain from incurring any expenses relating to the contract opportunity and also instructed the contractor that he could submit a bid for consideration. The Town, however, has paid the contractor for all invoices received to date.

Councilmember McKee moved to rescind the award of the landscaping bid approved at the August 8, 2011 Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser and McKee  
NAYS: None

**B. Review and Consideration of Bid Proposals for Landscaping Maintenance of Medians and Shoulders – Councilmember McKee.** This item was moved to the September 19, 2011 Continued Meeting.

**C. Review and Consideration of Town Monument Locations – Councilmembers McKee and Thomisser.** The Town Council received a copy of the following memo from Town Administrator/Clerk McCollum:

The Downtown Core Committee met on August 3, 2011 to discuss and consider the location of the Town Gateway Markers. The Committee recommended placement of the marker between the 5<sup>th</sup> and 6<sup>th</sup> light pole (near the current Weddington Dental Adopt-a-Highway Sign) as you enter Weddington and before you get to the Highgate Subdivision. The Committee also recommended that another marker be placed at Providence/Ennis Road and possibly on Rea Road at the Weddington Town Limits sign. Highgate has advised that if the Town places the marker at the above mentioned location that they would allow the Town to place it on their property. Property owners would have to be approached regarding the Providence/Ennis site. Proper paperwork would have to be completed and approved by NCDOT regarding the Rea Road site. If the Town Council approves these locations, the property owners and NCDOT will be contacted and the necessary agreements will need to be signed. Buzz Bizzell has advised that the monuments have been built and could be placed on the sites as early as next week.

The Town Council received excerpts from the minutes from the Downtown Core Committee Meeting regarding this subject. The Town Council was shown pictures of the proposed marker/monument at each location.

Councilmember McKee stated, “If at some time the Council entertains the idea of moving the monuments to another location, they can be moved. The landscaping will be done by the Town and maintained by the Town. When we put up the monuments, then we will determine what type of landscaping.”

Councilmember Thomisser moved to approve the locations as discussed above for the placement of the Town monuments. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser and McKee  
NAYS: None

Mayor Anderson stated, “Let the record show that I fully support these recommendations.”

**D. Review and Discussion of Future Fire Service in Weddington.** This item was moved to the September 19, 2011 Continued Town Council Meeting.

**E. Clarify Previous Motion Regarding Park/Open Space for the Water Tower Site.** This item was moved to the September 19, 2011 Continued Town Council Meeting and reworded.

**F. Explore Support from Town Council Regarding a Redesign of the Water Storage Facility.** This item was moved to the September 19, 2011 Continued Town Council Meeting.

**Item 11. New Business.**

**A. Consideration of Fees Schedule Amendment.** Town Planner Cook stated, “This is developing a fee for a Land Use Plan Map Amendment. Currently we allow for citizens or developers to actually apply for a Land Use Plan Change or Land Use Map Amendment. There is a lot of work and detail involved in that. I think it would be appropriate to set up a fee for that for those reasons and so we do not have an influx of applications for Land Use Plan changes throughout the Town.”

Councilmember McKee moved to approve the proposed Fees Schedule Amendment:

<b>SCHEDULE OF FEES ZONING AND SUBDIVISION ADMINISTRATION</b>	
Code of Ordinances	\$175.00 plus shipping and handling
Zoning Confirmation	\$5.00
Floodplain Development Review	Reimbursement of Engineering Fees
Application for temporary structure permit (Section 58-13(1) & 58-13(2))	\$50.00
Application for temporary use permit for sales for civic organizations, etc... (Section 58-13(3)a)	\$25.00
Application for temporary use permit for public events (Section 58-13(3)b)	\$100.00
Application for permit for subdivision sales office	\$100.00
Application for conditional use permit in hardship cases (Section 58-14a)	\$250.00
Application for conditional use permit for mobile classrooms (Section 58-14c)	\$350.00 + Notification
Application for conditional zoning district (Section 58-271)	\$1,500.00
Application for conditional zoning district minor amendment	\$500.00
Application for temporary sign permit (Section 58-151)	\$25.00 – Non-profit organizations as recognized by the IRS are exempt
Application for permanent sign permit (Section 58-147 thru 58-153)	\$35.00
<b>Land Use Plan or Map Amendment</b>	<b>\$250.00</b>
<b>APPLICATION FOR ZONING PERMIT(S)</b>	
a. Residential	\$100.00
b. Non-residential	\$250.00
c. Non-residential – up-fit	\$50.00
d. Accessory or Agricultural	\$25.00
e. Additions	
1. Minor, no more than 25% or 500 square feet total (unheated)	\$25.00
2. Minor, no more than 25% or 500 square feet total (heated)	\$50.00
3. Major	\$100.00
Application for renewal of zoning permit:	\$100.00
<b>APPLICATION FOR CERTIFICATE OF COMPLIANCE</b>	
a. Residential	\$100.00
b. Non-residential	\$250.00
c. Accessory or Agricultural	No Charge
d. Additions	
1. Minor, no more than 25% or 500 square feet total	No Charge

Application for variance (Section 58-234) and Modification of Subdivision Ordinance (Section 46-15)	\$650.00 + Notification
Appeal of decision of zoning officer to Board of Adjustment (Section 58-208(6), 58-209(4)) and Application to Board of Adjustment for interpretation of ordinance)	\$200.00
Application for amendment to zoning ordinance/Zoning Map Change	\$650.00 + Notification
Approval of changes to subdivision lots	
Per each subdivision	
a. 1 to 2 lots	\$100.00
b. 3 to 5 lots	\$200.00
c. 6 to 10 lots	\$300.00
Telecommunication Tower Engineering and Surveying Fee	Cost to Town + \$650.00 administrative fee
Annual Biosolids Land Application Permit Fee	\$30.00 for the first acre and \$20.00 for each additional acre
Notification of Affected Property Owners	
21-50	\$50.00
51-100	\$100.00
Over 100	\$200.00
<b>SUBDIVISION FEES</b>	
<b>MINOR SUBDIVISION</b>	
Preliminary Plat Submittal - Subdivision Containing Up to 3 Lots	\$150.00 per Lot
Pre-Submittal Sketch for Easement Lot	\$100.00
Final Plat Submittal - Subdivision Containing Up to 3 Lots	\$50.00 per Lot
<b>MAJOR SUBDIVISIONS</b>	
<i>Residential Conservation District (R-CD) Pre-Sketch Plan Conference</i>	\$150.00
Sketch Plan Review	\$250.00 per Lot
Preliminary Plat Submittal	\$250.00 per Lot
Final Plat Submittal	\$100.00 per Lot
Site or Field Inspection	\$70.00/hr.
Copying Fee	\$.05 per copy

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser and McKee  
NAYS: None

**B. Review and Consideration of Town Hall Landscaping/Pavilion Plan – Councilmember McKee.**

This item was continued until the September 19, 2011 Continued Town Council Meeting.

**C. Review and Consideration of Policy Regarding Awarding of Contracts.** This item was continued until the September 19, 2011 Continued Town Council Meeting.

**D. Review and Consideration of Developing Citizen of the Year Guidelines.** The Town Council received the following memo from Town Administrator/Clerk McCollum:

Town Staff was approached by a citizen recommending a person for Weddington Citizen of the Year. The Town currently does not have any guidelines or criteria for this concept. Please advise if you would like for me to proceed in getting examples of guidelines from other municipalities to be reviewed by the Town Council.

Councilmember Thomisser moved to develop criteria/guidelines for a Weddington Citizen of the Year. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser and McKee  
NAYS: None

**E. Review and Consideration of Town Hall Signage – Councilmember McKee.** The Town Council received the following memo from Town Administrator/Clerk McCollum:

The Town requested that Buzz Bizzell create a new design for the Town Hall sign. Due to the increased traffic and removal of hedge/landscaping, we have had a difficult time with the current sign staying mounted. The proposed sign is attached. It does conform to the Town's Sign Ordinance. The cost of the sign including installation is \$3,724.75. The Downtown Core Committee did recommend approval at their August 3, 2011 Meeting.

By consensus, Council agreed to roll this consideration into the overall Town Hall Landscaping Plan and consider after more details are known regarding the traffic circle.

**F. Review and Consideration of the Makeup of Public Safety Advisory Board – Mayor Anderson.** This item was continued until the September 19, 2011 Continued Town Council Meeting.

**G. Set Agenda for October 10, 2011 Joint Meeting with Union County Board of County Commissioners.** This item was continued until the September 19, 2011 Continued Town Council Meeting.

**H. Consideration of Accepting Letter of Credit for Meadows at Weddington.** The Town Council received the following memo from Town Administrator/Clerk McCollum:

The Town previously held a Letter of Credit for the subdivision Meadows at Weddington. On February 24, 2011, staff had to call upon that Letter of Credit because it was not extended in the proper amount of time. We are currently holding \$148,668.00 for this subdivision. Since that time, Mr. James Little, owner of the property, has requested that the Town allow him to post another Letter of Credit in the amount of \$148,668.00 and then the Town would give him the money that we are holding. I have received confirmation from Carolina Premier Bank that they will provide Mr. Little with a new Letter of Credit for this matter. Currently only three of the 30 lots are developed and Mr. Little does not want to proceed at this time with finalizing improvements to the roads until more houses are built.

The Town Council received a copy of a letter from Mr. James M. Little dated 9/2/11.

Councilmember McKee moved to allow Meadows at Weddington to submit a new Letter of Credit in the amount of \$148,668.00 contingent upon all US Infrastructure fees being paid. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser and McKee  
NAYS: None

**I. Update from 8/10/11 COG Meeting – Councilmember Thomisser.** The Town Council received a packet of materials from the 8/10/11 COG Meeting for their information and Councilmember Thomisser discussed the meeting he attended on behalf of the Town.



**J. Consideration of Letter of Endorsement – HUD Grant 2011.** The Town Council received information requesting a letter of endorsement from the Town for a HUD Sustainability Planning Grant for COG in association with the Catawba Regional COG of Rock Hill.

Councilmember Thomisser moved to not provide a Letter of Endorsement at this time. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser and McKee  
NAYS: None

**K. Call for a Public Hearing to Review and Consider Spittle and Matthews Land Use Map Amendment from Residential Conservation and Traditional Residential respectively to Business. Spittle property is located at 6874 Weddington-Matthews Road (Parcel # 06-150-059). Matthews Property is located at 6924 Weddington-Matthews Road (Parcel # 06-150-058). Public Hearing is to be Held October 10, 2011 at 7:00 p.m.** The Town Council received a copy of the Zoning Map Change Application dated July 15, 2011 and a map showing the area.

Town Planner Cook - You have in your packet the application and an aerial image. There would be additional details and materials at the public hearing. This is the Spittle's request for a Land Use Plan change from Residential Conservation to Business. The Planning Board did give this a favorable recommendation and also asked that the Town Council consider changing the Land Use Designation on the Matthews property as well.

Mayor Anderson - For anyone to apply for an M-X district zoning, the land use designation must be business.

Town Planner Cook - This would be the first step.

Mayor Anderson - Many times those are done concurrently. They would still have to come before the Town Council and start from the very beginning.

Town Planner Cook - The M-X rezoning would have to have a site specific plan that is approved by the Town Council.

Councilmember Thomisser - Where do you stop? The 2006 survey shows that 72% do not want any more commercial. I have a problem with this and I cannot support it going to a public hearing.

Councilmember McKee moved to call for a public hearing to review and consider the Spittle and Matthews Land Use Map Amendment from Residential Conservation and Traditional Residential to Business. The public hearing is to be held October 10, 2011 at 7:00 p.m. He stated, "This is just calling for a public hearing. Everyone has the right to bring their case regardless of what their case is as long as it is within the ordinances that govern the Town of Weddington."

The vote on the motion is as follows:

AYES: Councilmember McKee  
NAYS: Councilmember Thomisser

Mayor Anderson voted in the affirmative; therefore, the motion passed.

**Item No. 12. Update from Town Planner.** The Town Council received the following update from Town Planner Cook:

- Installation of the traffic signal and turning lanes at the Hemby Road/Beulah Church Road and Weddington-Matthews Road intersection is complete. Councilmember Thomisser advised that if you are coming from the Town Hall on Weddington-Matthews Road approaching that intersection there is a blind spot. Mayor Anderson advised that she would address this issue with NCDOT.
- Work on the NC 84 Weddington-Matthews Road Dual Lane Roundabout has begun. NCDOT will have engineers, surveyors, geologists, and others gathering data for the next several months. Mayor Anderson stated, "The money has been approved for the traffic circle. I spoke with Richard Hancock today. They are hiring a consultant to have the design done. It will require shutting down the intersection for some time so construction will not start until the summer of next year because school has already started. I told him that we were trying to do some landscaping. NCDOT has been surveying. They will get back to me in the next couple of days on the impact to the Town's property. I have communicated to them that we want water and electrical to the traffic circle." Councilmember Thomisser advised that it was his understanding that NCDOT is paying for this entire project and asked the Mayor to discuss the benefits of the traffic circle. Mayor Anderson stated, "When they were designing the road, they realized that they were going to have to improve the intersection with either a light or a traffic circle. Traffic circles actually move traffic much faster than lights do and we also have the added problem there are no median cuts through here." The fire department also advised that a double roundabout would actually give them more room to maneuver than a single lane roundabout.
- NCDOT is also in the process of receiving the proper permits from NCDWQ (NC Division of Water Quality) and the US Army Corps of Engineers for the construction of the relocation of Weddington Church Road. The Town has been notified that the NCDWQ permit has been approved. However, US Army Corps of Engineers has not returned staff phone calls or e-mails regarding project updates. Mayor Anderson stated, "All permits are in place. I actually called the church this afternoon and informed them that the next step would be the acquisition of right-of-way and the return of right-of-way. The church has agreed to donate the right-of-way for the new road and NCDOT will take up the pavement at the old road and return it. Unfortunately since this has taken so long they have passed the paving season. They are going to locally let this project but they are not going to do so until March of next year."
- Weddstock took place on Saturday, August 20<sup>th</sup> from 8:00am to 11:00pm on The Hunter Farm. The Town had no complaints regarding the event and received only positive feedback.
- Staff has received a Land Use Map amendment application from Jim Spittle at 6874 Weddington-Matthews Road. This application will be on the October 10<sup>th</sup> Town Council agenda for Public Hearing and Consideration. The Planning Board also asked that the Town Council consider amending the Land Use Map for the Matthews property as well. The Matthews property is directly adjacent to the Spittle property.
- Union County Planning Director Dick Black has asked that the Town consider renewing its annexation agreement with Charlotte sooner than 2014 when it is set to expire. The Board of County Commissioners asked Mr. Black to contact surrounding municipalities who have an annexation agreement with Charlotte to see if they would also renew sooner. Several unincorporated Union County residents have expressed concern over being annexed by Charlotte. By consensus, Council directed staff to move ahead on renewing the annexation agreement.
- At the August 22<sup>nd</sup> Planning Board meeting the Planning Board discussed developing a Farmers Market definition and development standards to allow a Farmers Market in Weddington. The Planning Board asked that the Downtown Committee and Parks and Recreation Committee discuss this and report back to the Planning Board before any text is created.

- The following text amendments may be on the September 26<sup>th</sup> Planning Board agenda for discussion:
  - Banners on town light poles along Providence Road and Weddington Road. Banners would be for Temporary Uses and/or Special Events throughout town.
  - Signage Ordinance-Staff and Planning Board will begin looking at how to improve and clarify the current signage ordinance.

**Item No. 13. Update from Town Administrator/Clerk.** The Town Council received the following update from Town Administrator/Clerk McCollum:

A joint meeting with the Union County Board of County Commissioners is scheduled for October 10, 2011 at 4:30. A light dinner will also be served that night. We are trying to move the location of that meeting to the Helms Hall and then the Regular Meeting would follow at 7:00 p.m. at the same location.

**Update on Streetscape Project**

- Ornamental Post & Panel is in the process of rebuilding the stone portion of the light poles. Per Buzz Bizzell the rebuilding of the stone bases for all street lights should be completed by Friday of this week.
- The Downtown Core Committee has made a recommendation on the location of two of the monuments for the Downtown area. Their recommendation is on your agenda for Monday night.
- Buzz Bizzell is working on a banner concept for the upcoming Christmas/Holiday season.
- Buzz Bizzell has also developed a Weddington Town Limits sign that is being considered by the Downtown Committee.
- Mr. Bizzell has designed a new Weddington Town Hall sign which is on your agenda for Monday night.
- The missing banner on Providence Road near Weddington UMC will be replaced by Friday of this week.

The following terms on Boards and Committees will expire in December. Applications have been requested. Currently, there is also a vacancy on the Public Safety Advisory Board due to the resignation of Mary Ann DeSimone.

- Planning Board – Scott Buzzard and Jeff Perryman
- Parks and Recreation Advisory Board – Scott Buzzard, Jeff Perryman and Robert Gilmartin
- Downtown Core Committee – Scott Buzzard and Jerry McKee
- Public Safety – Jerry McKee

The newsletter should be mailed out to residents this week.

Work is to be completed Tuesday and Thursday on finalizing the repairs to Jordan's office due to the water leak.

Tax bills were mailed on September 2.

A date is being scheduled to work on proposed revisions to the Town Council Rules of Procedures.

**Events Scheduled**

- Litter Sweep is scheduled for October 1 here at the Town Hall at 9:00 a.m.
- Tree Lighting is scheduled for December 2 here at the Town Hall at 5:00 p.m. Rain date is December 3, 2011.
- 2012 Easter Egg Hunt is scheduled for March 31, 2012.

The Parks and Recreation Advisory Board is working on the Farmer's Market Concept and will have representatives from Matthews and Waxhaw to speak at their November meeting.

Finally, Ipads are being purchased this week. We will be working with our IT person on the transition. Town email addresses will be set up for all Councilmembers.

NC House Speaker Thom Tillis is scheduled to come to Western Union County on September 30. Representative Craig Horn is working on the details of that event and will keep the Town informed.

I was contacted by the League of Women Voters regarding a Candidates Forum. They are working to host the forum in Weddington. They are currently looking at the Weddington High School to host the event in October. They are to get back with me on the definite date and a formal invitation will be sent to all candidates.

**Upcoming Dates:**

September 19 - Continued Town Council Meeting beginning at 6:00 p.m.  
September 22 - CERT Subcommittee Meeting beginning at 7:00 p.m.  
September 26 - Planning Board Meeting – 7:00 p.m.  
October 1 - Litter Sweep – 9:00 a.m.  
October 10 - Joint Meeting with UC Board of County Commissioners at 4:30 p.m.  
October 10 - Regular Town Council Meeting at 7:00 p.m.

**Item No. 14. Public Safety Report.**

**Weddington Deputies** – 401 Calls

**Wesley Chapel VFD** – 112 Calls

**Providence VFD** – The Town Council received the Chief's Monthly Report, Income and Expense Budget Performance and Balance Sheet for August 2011.

**Item No. 15. 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 8/1/2011 to 8/31/2011.

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

**Monthly Report – August 2011**

<b>Transactions</b>	
<b>Taxes Collected:</b>	
<b>As of August 31, 2011; the following taxes remain Outstanding:</b>	
2002	\$82.07
2003	\$196.11
2004	\$159.59
2005	\$291.65
2006	\$180.70

2007	\$308.39
2008	\$2,945.33
2009	\$4,591.57
2010	\$14,391.99
<b>Total Outstanding:</b>	<b>\$23,147.40</b>

The Town Council received the Unpaid Balance Report by Receipt Number.

**Item No. 16. Transportation Report.** Mayor Anderson advised that the Town should have something by the end of the week for the environmental study update on the Rea Road Extension project.

**Item No. 17. Council Comments.** Mayor Anderson stated, "I remember 9-11 and how we all felt to be an American that day. We need to try to recover some of that good will."

**Item No. 18. Closed Session – Pursuant to NCGS 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged and Pursuant to NCGS 143-318.11 (a) (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.** Councilmember McKee moved to move the Closed Session until the September 19, 2011 Continued Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser and McKee  
NAYS: None

**Item No. 19. Continuation until September 19, 2011 at 6:00 p.m.** Councilmember Thomisser moved to recess the meeting until September 19 at 6:00 p.m. here at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser and McKee  
NAYS: None

The meeting ended at 8:53 p.m.

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Nancy D. Anderson, Mayor

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Amy S. McCollum, Town Clerk