

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 8, 2017 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104**

AGENDA
amended

Prayer – Mayor Bill Deter

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Presentation from Joe Morreale Union County School Board
5. Public Comments
6. Additions, Deletions and/or Adoption of the Agenda
7. Consent Agenda
 - A. Call for a public hearing to be held Monday, June 12, 2017 at 7:00 PM at Weddington Town Hall to consider the proposed budget for Fiscal Year 2017-2018 and set the tax rate.
 - B. Amendment to the Schedule of Fees.
 - C. Release Lake Forest Phase 3B Map 1 Roadway Performance Bond for \$111,840.23 and Lake Forest Phase 3B Map 2 Roadway Performance Bond for \$135,907.50.
 - ~~** D. Approval of Short Term Leave of Absence for Childbirth or Care of Immediate Family Member~~
8. Approval of Minutes
 - A. April 17, 2017 Regular Meeting Minutes
9. Public Hearing and Consideration of Public Hearing
 - A. Discussion and Consideration of an amendment to the Conditional Use Permit for Weddington Swim and Racquet Club.
 - ~~** B. Discussion and Consideration of a Text Amendment to Section 58-4 Definitions, Sections 58-56, 58-56.1, 58-57, 58-57.1, 58-60, and 58-61 Permitted uses and Add Article XI Small Cell Telecommunications Facility and Section 58-329 Requirements.~~
10. New Business
 - A. Quarterly Retreat Update
 - B. Exception for Deal Road Marginal Access Street
 - C. Discussion of Employee Bonus Payment and Vacation Buyout

11. Update from Planner
12. Code Enforcement Report
13. Update from Finance Officer and Tax Collector
 - A. Review and Discussion of Preliminary Budget for Fiscal Year 2017-2018
14. Public Safety Report
15. Transportation Report
16. Move into Closed Session pursuant to:
 - NCGS 143.318.11 (a)(3) Consult with the Attorney to protect the attorney-client privilege; To consider and give instructions concerning a potential or actual claim, administrative procedure, or judicial action; To consider and give instructions concerning judicial actions titled Town of Weddington vs. Cox and Providence Volunteer Fire Department vs. Town of Weddington; and
 - NCGS 143.318.11 (a) (1) to approve closed session minutes from April 17, 2017 and to approve and consider release of January 9, 2017 closed session minutes.
17. Council Comments
18. Adjournment

***amended at meeting*

TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 8, 2017 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 9

Mayor Deter offered an invocation prior to the opening of the meeting.

OPEN THE MEETING: Mayor Deter opened the May 8, 2017 Regular Town Council Meeting at 7:01 p.m.

PLEDGE OF ALLEGIANCE: Mayor Deter led the Pledge of Allegiance.

Quorum was determined with the following Councilmembers present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Janice Propst, and Scott Buzzard

Councilmember Smith was absent.

Staff Present: Town Attorney Anthony Fox, Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, and Finance Office Leslie Gaylord.

Visitors: Mark Knowles, Joe Morreale, Liz Calles, Jose Cabrera, Gordon Wilson, Mike Murphy, Planning Board Chairman Rob Dow

PRESENTATION FROM JOE MORREALE UNION COUNTY SCHOOL BOARD

Mr. Morreale presented an update from the Union County School Board. He discussed the facility repair issues and implementation of guidelines to review maintenance of school roofs. He reviewed the school overcrowding and redistricting issues. The School Board wants to commit to neighborhood schools and has hired the demographer McKibben to guide the district through the process. This study will be about more than capacity numbers and forecasts. Citizen Advisory Committees will also have a role in the redistricting. A recommendation for the 2018-2019 school year will be made in March 2018. The goal will be to fix the transportation issues and return to neighborhood schools. The School Board is also looking to implement technology on the school buses to allow parents to track the buses with GPS and a smart phone app. The School Board has presented the budget to the County Commissioners 10 days before the deadline.

Mayor Pro Tem Titherington asked for confirmation of the school board's goals. Mr. Morreale defined them as returning to neighborhood schools and reducing transportation inefficiencies. To do that, the school assignment will end up being the closest school to the home. While that cannot be guaranteed as some of the neighborhoods are extremely large, that is the goal. Transportation inefficiency has hurt the county; a lot of money from the state has been lost because of it.

The Mayor Pro Tem also asked how the budget process was going. Mr. Morreale responded that the process is different than in the past. The School Board met with the County Commissioners ahead of time to ensure they all had the same goals. The joint session meetings are going well and the budget was presented to the commissioners before the deadline.

Mayor Pro Tem Titherington also asked about Weddington Middle School's move to block scheduling: It is to place a stronger emphasis on math and english, is the move attributed to the new Superintendent? Mr. Morreale answered that it was a move on the part of the principal. The intention is to bring Weddington Middle School back into competition with the other area schools. The Council thanked Mr. Morreale for his time and his service.

PUBLIC COMMENTS

There were no public comments.

ADDITIONS, DELETIONS AND/OR ADOPTION OF THE AGENDA

Staff requested to remove item 7D from the consent agenda and table the subject until questions that had arisen could be answered. Staff also requested to table agenda item 9B as the text amendment needs review from the town attorney.

Motion: Mayor Pro Tem Titherington moved to approve the agenda as amended.

Vote: The motion passed with a unanimous vote.

CONSENT AGENDA

- A. Call for a public hearing to be held Monday, June 12, 2017 at 7:00 PM at Weddington Town Hall to consider the proposed budget for Fiscal Year 2017-2018 and set the tax rate.
- B. Amendment to the Schedule of Fees.
- C. Release Lake Forest Phase 3B Map 1 Roadway Performance Bond for \$111,840.23 and Lake Forest Phase 3B Map 2 Roadway Performance Bond for \$135,907.50.
- ~~D. Approval of Short Term Leave of Absence for Childbirth or Care of Immediate Family Member~~

Motion: Councilmember Buzzard moved to approve the consent agenda as amended per staff request.

Vote: The motion passed with a unanimous vote.

APPROVAL OF MINUTES

April 17, 2017 Regular Meeting Minutes

Motion: Councilmember Propst moved to approve the April 17, 2017 Regular Town Council Meeting Minutes as presented.

Vote: The motion passed with a unanimous vote.

PUBLIC HEARING AND CONSIDERATION OF PUBLIC HEARING

- A. Discussion and Consideration of an amendment to the Conditional Use Permit for Weddington Swim and Racquet Club.

Mayor Deter opened the public hearing.
No one signed up to speak.
Mayor Deter closed the public hearing.

Ms. Thompson was sworn in with Mark Knowles, applicant representative, and Mike Murphy, Director of the Weddington Swim and Racquet Club.

Ms. Thompson presented the staff report: Weddington Swim and Racquet Club requests an amendment to the Conditional Use Permit (CUP) for a proposed pavilion/bathroom structure located at 4315 Weddington-Matthews Road.

Application Information

Date of Application: February 21, 2017

Parcel ID#: 06-117-047

Property Location: 4315 Weddington-Matthews Road, Weddington

Existing Zoning: R-40, no zoning change required

Existing Use: Weddington Swim and Racquet Club (16 tennis courts, swimming pool and 4,200 square foot building)

Proposed Use: 36 x 37'4" bathroom/pavilion

Parcel Size: 13.75 Acres

General Information

A Conditional Use Permit (CUP) is required for country clubs, and community recreational centers (both public and private) in the R-40 zoning district. The original CUP was approved in November 2001 with conditions as follows: Hours of Operation to be 6:00 a.m. to 10:00 p.m.; Screening (Leyland Cypress or similar tree) to be planted at the side and back of Tennis Courts, as noted on the site plan submitted with the application; Screening shall be a minimum of 6 to 8 feet tall at time of planting; and, Lighting to be installed as approved and in conformance with the Town of Weddington Lighting Ordinance. An amendment was approved in May 2010 to add 3 additional tennis courts.

The applicant is proposing to amend their CUP to add a 36 x 37'4" bathroom/pavilion facility to better serve their members and guests. The facility will use the existing septic field, which Union County has approved.

The elevations include cedar posts, timber trusses, asphalt shingle roof, and fiber cement board and batten siding. The structure will have ceiling fans and wall sconces.

The site is screened by existing, mature vegetation. No additional screening is required.

The proposed use will not require additional parking.

The proposed use is an "Accessory Use". In the *Town of Weddington Zoning Ordinance*, accessory uses are defined as "minor uses or structures which are necessary to the operation or enjoyment of a permitted principal use, and are appropriate, incidental, and subordinate to any such uses". The setbacks for accessory structures are as follows:

Front Yard Setback- NA-accessory uses are not permitted in the front yard

Side Yard Setbacks- 15 feet

Rear Yard Setback- 15 feet

A conditional use amendment may be approved if the findings found in 58-82 are satisfied. The Planning Board reviewed the application on March 27, 2017 and recommended approval with the

conditions that the accessory building will be secured during non-operating hours and the conditions from the original CUP are maintained.

Staff recommends approval of the CUP amendment application with the following conditions:

- A zoning permit will be submitted and approved prior to beginning of construction.
- New structure will be secured during club non-operating hours.
- Conditions from original CUP application are maintained.
- Approve the findings as listed in the staff report or as amended by the Council this evening.

Mr. Knowles presented the club's feedback to the conditions. The accessory building will be equipped with roll down doors and security cameras and the bathroom doors will be locked during non-operating hours. He also gave background to the necessity of the new building for the convenience and safety of the club membership. The club does not anticipate any issues with the neighbors.

Mayor Pro Tem Titherington stated for the record that he is a member of the club. He expressed concerns regarding the access easement off Michelle Drive. Is there anything there to prevent members from accessing the club there? Mr. Knowles responded that it's an access for Union Power and the club uses it as access for large deliveries, like clay for the clay courts. It can also be used as an emergency vehicle access and for septic system servicing. Members don't use that road for general access. Mr. Murphy stated that there was discussion of a gate at the last Board Meeting and it was determined that there was no reason they couldn't put in a gate if necessary.

Mayor Pro Tem Titherington mentioned an emergency access road and gate within the High Gate Subdivision that's siren activated as an example of what could be placed there. That won't be a condition for approval, but that is something that may want to be considered. Mayor Deter added that his subdivision has a gate between their emergency access point and the Carrington Subdivision. They were told it doesn't have to be emergency activated. If the fire department needs through, they'll cut the chain.

Town Attorney Anthony Fox confirmed that Mayor Pro Tem Titherington has no financial interest in the outcome of this application. Mr. Fox reviewed the Findings of Fact for the applicant:

The proposed use will not materially endanger the public safety and health and will be developed in accordance with the requirements set forth in the Town of Weddington Zoning Ordinance. The Council unanimously agreed that the proposed pavilion/bathroom structure will not materially endanger the public safety and health and it will be developed in accordance with the requirements set forth in the town zoning ordinance. A zoning permit for construction of the shelter will be submitted and approval will be required.

The use meets all required conditions and specifications in the ordinance. The Council unanimously agreed that this amendment application does not change any of the uses outlined in the original approved CUP and therefore meets all required conditions and specifications in the ordinance.

The use will not substantially injure the value of an adjoining or abutting piece of property. The Council unanimously agrees that the amendment application shows substantial landscaping and buffering around the perimeter, and lighting is in keeping with the town ordinances and therefore will not substantially injure the value of adjoining or abutting properties.

The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with area in which it is to be located and will be in conformity with the Town of Weddington Ordinance. The Council unanimously agreed that this amendment application will be in harmony with the area in which it is to be located. It will only continue what is currently in use.

Motion: Mayor Pro Tem Titherington moved to approve the Weddington Swim and Racquet Club CUP amendment application as outlined in the Planning Board findings and staff report conditions with the added conditions of security updates including the roll down doors, security cameras, and locked doors.

Vote: The motion passed with a unanimous vote.

~~B. Discussion and Consideration of a Text Amendment to Section 58-4 Definitions, Sections 58-56, 58-56.1, 58-57, 58-57.1, 58-60, and 58-61 Permitted uses and Add Article XI Small Cell Telecommunications Facility and Section 58-329 Requirements.~~

NEW BUSINESS

A. Quarterly Retreat Update

The Council held a Retreat on February 11, 2017. During this meeting, action items were discussed and assigned. Over the last 3 months, approximately 33% of these action items have been completed. The Council discussed and assigned action items.

Councilmember Buzzard is tasked with keeping tabs on getting responses from the Council regarding review of the Town's roadway priorities and input on LARTP.

Councilmember Smith is tasked with:

- Car counts and speed data to give to NCDOT to support the Town's transportation needs.
- Capture crash data internally as the council does not feel NCDOT data is accurate.
- Electrical and plumbing inspections of Town Hall.
- Installing a sink for staff use in current deputy office (cost approx. \$1200)

Councilmember Propst is tasked with helping Ms. Thompson send out an in-house Town Survey; reaching out to local community colleges for assistance.

Mayor Deter is tasked with the streetlight at Tilley-Morris and Weddington-Matthews Roads.

All Councilmembers are tasked with:

- Identifying other areas in Town to consider streetlights
- Respond with roadway priorities to Councilmember Buzzard.

Ms. Thompson is tasked with working with the Planning Board to:

- Create ordinances to provide for a downtown look that is tied into the downtown overlay district.
- Write text amendments for minimum lot sizes, remove flag lots, requirements for preliminary plat/construction plan review, and noise.

B. Exception for Deal Road Marginal Access Street

Ms. Thompson presented the background for the Deal Road subdivision:

Cameron Helms with Deal Road Ventures, LLC submitted a subdivision sketch plan application for 16 lots on 19.96 acres located at the southwest corner of Weddington Road and Deal Road.

The Planning Board reviewed the sketch plan on April 28, 2017 and recommended approval conditioned upon the Town Council approving a private driveway access easement in lieu of a marginal access street.

46-76 c Marginal Access Street

Marginal Access Street. Where a tract of land to be subdivided adjoins a major or minor thoroughfare as designated on the town zoning map, the subdivider shall be required by the town council to provide a marginal access street parallel to the major thoroughfare or reverse frontage on a minor street for the lots to be developed adjacent to the major thoroughfare. Where reverse frontage is established, private driveways shall be prevented from having direct access to the thoroughfare. In cases where it is not feasible or practical for the subdivider to provide a marginal access street, or when the town council determines that the installation of a marginal access would result in a less desirable subdivision design, the town council may grant an exception to the requirement for a marginal access street. In granting said exception the town council shall find that the spirit and intent of this chapter are preserved and that circumstances particular to the subject property, such as topography or shape of the tract, exist to warrant the exception.

The original yield plan illustrated two private driveway access easements to serve lots abutting Highway 84 and Deal Road. Because the ordinance only allows private roads after a PRD is approved, and the PRD is only allowed in subdivisions 35 acres or more, staff believes the strict reading of the ordinance would require the applicant to show a street with publicly dedicated right of way located externally from the lots abutting Hwy 84 and Deal Road instead of the private driveway access easements.

In addition, the access for the lots fronting Highway 84 was within 600' of the intersection which NCDOT would not approve on the original yield plan.

Since the Planning Board meeting, the applicant updated the yield plan to provide public road right-of-way to the lots abutting Highway 84 with private driveways extending to lots 11 and 15. A *Private driveway* means a roadway serving two or fewer lots, building sites, or other division of land not intended to be public ingress or egress.

In doing so, the applicant lost one lot bringing the yield plan from 16 lots to 15 lots with a density of .75 units per acre.

The applicant is seeking approval for a private driveway access easement along Deal Road in lieu of the marginal access street.

Staff recommends approving the exception for the Deal Road Subdivision yield plan.

Mayor Pro Tem Titherington mentioned that the revised yield plan shows private driveways extending to lot numbers 11 and 15 which is consistent with what our ordinances allow. Tonight, the exception to allow a shared driveway to service lots 1-4 is being reviewed.

Ms. Thompson confirmed the above statement. She stated that in making these changes the applicant lost one lot after Planning Board made their recommendation. In speaking with the applicant's engineer the layout of the conservation subdivision will be substantially similar to what Planning Board approved. With the loss of one lot, they will increase the lot sizes of the some of the other lots and keep the overall layout the same. The Conservation plan will consist of 15 lots, with density at .75 units per acre.

Mayor Pro Tem Titherington asked for confirmation of the intent of the developer to build a Conservation subdivision and noted that this exception makes the subdivision more desirable to the Town's Land Use Plan.

Motion: Mayor Pro Tem Titherington moved to approve the Deal Road Subdivision Marginal Access Street Exception, based upon the findings that the property is unique, a marginal access street is not feasible, and that the installation of this street would make for a less desirable design; and in lieu of the marginal access street - a private driveway to serve lots 1-4 is approved. While the change in the yield plan is material (being over 5%), the Council will not require the sketch plan to go back through the Planning Board, noting that the Planning Board had taken into account that one lot would be lost in their deliberation. Ms. Thompson has the authority to approve the plans as long as the overall layout does not change and they use the conservation plan as they move forward in the process.

Vote: The motion passed with a unanimous vote.

C. Discussion of Employee Bonus Payment and Vacation Buyout

Mayor Pro Tem Titherington reviewed the topic. When the current council reviewed the employee handbook and made changes, one employee was adversely affected, so the Council made the decision to extend a good will gesture. The Council would like to thank Leslie Gaylord and Kim Woods for the tremendous amount of work they did during the staff transition by offering a \$750.00 bonus above their regular compensation.

UPDATE FROM PLANNER

Ms. Thompson presented updates on plan submittals. Staff has received construction plans for the Graham Allen subdivision. They will be presented to the Planning Board in June. There is a minor subdivision for Tuscan Ridge that will be reviewed within the next 2 months.

CODE ENFORCEMENT REPORT *(code enforcement report is hereby incorporated into these minutes)*

Mayor Deter reviewed the Code Enforcement Report. Item one will be discussed in closed session. Items 2 and 3 show no change in compliance and Ms. Thompson confirmed that the Town Attorney is composing a letter to the property owners. There was no further discussion.

UPDATE FROM FINANCE OFFICER AND TAX COLLECTOR

A. Review and Discussion of Preliminary Budget for Fiscal Year 2017-2018 *(Preliminary budget is hereby incorporated into these minutes)*

Ms. Gaylord presented the revised preliminary budget. She stated; It is the same as last month, with changes to the actual numbers for the current year. We will hold the public hearing on revenues with corresponding expenses. The 2017-2018 Budget will be approved in summary form. The Town is required by state statute to submit a balanced budget, meaning our revenues have to equal expenditures. Because of the property purchase, there is no projected surplus this year. Also, the tax rate remains unchanged at 5.2 cents per \$100 assessed value of property.

Ms. Gaylord asked for verification regarding fund balance assignments for next year. The Council agreed with where she assigned funds.

Mayor Deter inquired about the vehicle tax and local option/sales tax numbers. Ms. Gaylord confirmed that the projected numbers from the county were conservative, so the town totals appear large increases from last year's budget.

Mayor Deter also inquired about the Repairs and Maintenance section. The expenses have been high over the last two years. Ms. Gaylord responded that the Town will need the money to take care of the building on the new Town property. Also budgeted is a financial software upgrade. Ms. Gaylord also presented the regular monthly budget. There was no discussion.

PUBLIC SAFETY REPORT

No Updates

TRANSPORTATION REPORT

Councilmember Buzzard updated the Council on the road issues. The Tilley-Morris/Weddington-Matthews Road roundabout got initial approval as a small roadway project from the STBG-DA (Surface Transportation Block Grant-Direct Attributable). It will move on to the Technical Coordinating Committee, and if they give approval, it will move to the full CRTPO. Unless something unforeseen happens, the Town will get STBG-DA funds for the roundabout. The Council continued discussion of the project and the process for CRTPO project approval.

Mayor Pro Tem Titherington asked about Hemby and Beulah Church Roads. There is a plan to repave, but will it be widened? This is a dangerous intersection, with Twelve Mile Creek Road. The Town should consider presenting the issue to DOT before they submit for project funding. It is a bad intersection, especially for the school buses. Maybe Mr. Morreale can discuss the issue with the school board transportation group and they can put some pressure on DOT to look into it.

CLOSED SESSION

Motion: Mayor Pro Tem Titherington moved to enter in to closed session pursuant to:

- NCGS 143.318.11 (a)(3) Consult with the Attorney to protect the attorney-client privilege; To consider and give instructions concerning a potential or actual claim, administrative

procedure, or judicial action; To consider and give instructions concerning judicial actions titled Town of Weddington vs. Cox and Providence Volunteer Fire Department vs. Town of Weddington; and

- NCGS 143.318.11 (a) (1) to approve closed session minutes from April 17, 2017 and to approve and consider release of January 9, 2017 closed session minutes.

Vote: The motion passed with a unanimous vote.

The Council entered into closed session at 8:05 p.m.
Mayor Deter called the Council back to order at 9:05 p.m.

COUNCIL COMMENTS

Councilmember Buzzard: He would like to remind the public that we have three more food truck Fridays; come out and enjoy the festivities.

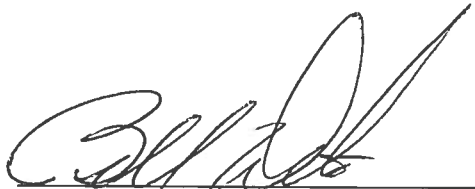
Mayor Deter: He would like to congratulate Janice on a very well done Friday festival. He did a quick survey of the vendors- the BBQ guy rated our event an 11 out of 10, the others rated us a 9 and 10 out of 10. Dreamchasers ran out of beer, and several folks came up and commented on what a great event it was. He would like to encourage the council to wear their name badges.

Councilmember Propst: The BBQ guy had 400 pounds of meat and he ran out. It was great.

ADJOURNMENT

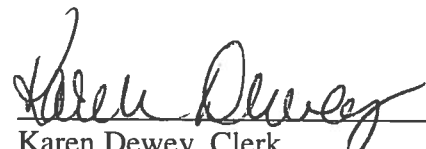
Motion: Councilmember Propst moved to adjourn the May 8, 2017 Regular Town Council Meeting at 9:07 p.m.

Vote: The motion passed with a unanimous vote.



Bill Deter, Mayor

Adopted: 12 June 2017



Karen Dewey, Clerk

**SCHEDULE OF FEES
ZONING AND SUBDIVISION ADMINISTRATION**

Zoning Confirmation	\$25.00
Floodplain Development Review	Reimbursement of Engineering Fees
Temporary structure permit (Section 58-13(1) & 58-13(2))	\$55.00
Temporary use permit for sales for civic organizations, etc... (Section 58-13(3)a)	\$27.50
Temporary use permit for public events (Section 58-13(3)b)	\$110.00
Subdivision sales office	\$110.00
Conditional use permit in hardship cases (Section 58-14a)	\$275.00
Conditional use permit for mobile classrooms (Section 58-14c)	\$385.00 + Notification
Conditional zoning district – New (Section 58-271)	\$1,650.00
Conditional zoning district major amendment (>= 1,000 SF Change)	\$1,200.00
Conditional zoning district minor amendment – Less than 1,000 SF	\$300.00
Construction Documents Review – MX	\$250.00
Construction Documents Review – All Other	\$100.00
Temporary sign permit including temporary banners, off-premise special event signs, construction announcement signs and subdivision sales signs (Section 58-151)	\$27.50 – Non-profit organizations as recognized by the IRS are exempt
Permanent sign permit (Section 58-147 thru 58-153)	\$50.00
ZONING PERMIT(S)	
a. Residential	\$110.00
b. Residential – Up-fit	\$25.00
c. Non-residential	\$275.00
d. Non-residential – up-fit	\$55.00
e. Accessory or Agricultural	\$50.00
f. Additions	
1. Minor, no more than 25% or 500 square feet total (unheated)	\$27.50
2. Minor, no more than 25% or 500 square feet total (heated)	\$55.00
3. Major	\$110.00
g. Renewal of zoning permit	\$110.00
CERTIFICATE OF COMPLIANCE	
a. Residential	\$110.00
b. Non-residential	\$275.00
c. Accessory or Agricultural	No Charge
d. Additions	
1. Minor, no more than 25% or 500 square feet total	No Charge
Variance (Section 58-234) and Modification of Subdivision Ordinance (Section 46-15)	\$715.00 + 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)	\$500.00
Amendment to zoning ordinance/text amendment	\$715.00 + Notification

Approval of changes to subdivision lots	
Per each subdivision	
a. 1 to 2 lots	\$110.00
b. 3 to 5 lots	\$220.00
c. 6 to 10 lots	\$330.00
Telecommunication Tower Engineering and Surveying Fee	Cost to Town + \$715.00 administrative fee
Small Cell Telecommunication Facility	\$75.00/unit
Annual Biosolids Land Application Permit Fee	\$33.00 for the first acre and \$22.00 for each additional acre
Notification of Affected Property Owners	
21-50	\$55.00
51-100	\$110.00
Over 100	\$220.00
Lot Line Revision and Recombination Fee	\$200.00
SUBDIVISION FEES	
MINOR SUBDIVISION	
Preliminary Plat Submittal - Subdivision Containing Up to 3 Lots	\$165.00 per Lot
Pre-Submittal Sketch for Easement Lot	\$110.00
Final Plat Submittal - Subdivision Containing Up to 3 Lots	\$55.00 per Lot
MAJOR SUBDIVISIONS	
Residential Conservation District (R-CD) Pre-Sketch Plan Conference	\$165.00
Sketch Plan Review	\$275.00 per Lot
Preliminary Plat Submittal	\$275.00 per Lot
Final Plat Submittal	\$110.00 per Lot
Site or Field Inspection	\$77.00/hr.
Copying Fee	\$.05 per copy for B/W and \$.25 per copy for Color
CD Disk	\$1.00

05/08/2017



**TOWN OF WEDDINGTON
BUDGET PUBLIC HEARING NOTICE**

The proposed 2017-2018 budget for the Town of Weddington has been presented to the Town Council and is available for public inspection in the Town Clerk's office at Town Hall from 9:00 a.m. to 1:00 p.m. Monday, Wednesday, and Friday.

There will be a public hearing on the proposed budget at 7:00 p.m. on June 12, 2017, at the Town Hall Council Chambers, 1924 Weddington Road, Weddington, NC 28104. The public is encouraged to attend this meeting.


The proposed budget is summarized as follows:

Revenues	
Ad Valorem Taxes	\$1,120,250
State-Collected Revenues	\$825,000
Zoning and Subdivision Revenues	\$75,000
Other Revenues	\$6,000
Total Revenues	\$2,026,250
Expenditures	
Administrative Expenditures	\$419,735
Planning and Zoning Expenditures	\$363,030
General Government Expenditures	\$1,243,485
Total Expenditures	\$2,026,250

The tax rate for 2017-2018 is \$0.052 per \$100 assessed tax value.

"In accordance with Title II of the Americans with Disabilities Act (ADA), the Town of Weddington does not discriminate on the basis of disability in conducting its meetings. Individuals with disabilities who require auxiliary aids or services or other accommodations for effective communication and participation in a meeting may contact the Town Clerk at 704-846-2709. Requests should be made at least 4 days prior to the meeting."

By Order of the Town Council



Karen E. Dewey, Town Clerk

Run Dates: May 31, 2017

WEDDINGTON CODE ENFORCEMENT REPORT

April, 2017

1. 404 Cottonfield Cir., James & Shannon Cox

- Wrecked car and inoperative pickup truck parked in side yard and visible from both streets
- Hearing scheduled and held at Town Hall. Owner and wife attended. Vehicles removed/relocated. 2/5/15
- Stockade style fence has been extended to screen side yard from view from front of property; vehicles disposed or relocated?; will continue to monitor—3/15/15
- 6/3/15---- Received email from Julian and website address and advertisement Mr. Cox is running on internet advertising his motor rebuilding business. 8 vehicles and enclosed trailer parked in driveway at this property
- 7/6/15----Issued citation with fine effective 7/10/15
- 8/3/15----5 vehicles in driveway, garage door closed, gate closed.
- 9/3/15----Town attorney to issue a "Cease and desist" letter to Cox.
- 9/9/15----5 vehicles in drive, garage door closed; gate closed.
- 9/16/15-----Attorney (Odom) called on behalf of Cox. Informed him that property is in violation of Zoning Ordinance and must be brought in to compliance to avoid legal action by Town to obtain compliance.
- 10/15/15----Violation continues.. Legal action needed.
- 2/29/16---Legal enforcement needed.
- 4/1/16—No change. Legal action pending.
- 5/2/16—No Change. Legal action pending.
- 6/7/16—No Change. Legal action pending.
- 8/4/16—No Change. Legal action pending.
- 9/8/16—No Change
- 11/1/16—Illegal operation appears to continue
- 12/7/16—No Change
- 1/31/17—No Change
- 2/28/17—Legal acition pending, depositions taken.
- 3/31/17—Legal action pending/underway.
- 4/30/17—Legal action pending.

2. 4005 Ambassador Ct., Inez B. McRae Trust

- **Corresponding with owner and his attorney, urging corrective action to prevent further deterioration of house.**
- **4/4/16---No response to correspondence sent 3/1/16 to owner and attorney. Will continue to monitor this one.**
- **Still monitoring this one. See attached explanation of code enforcement process.**
- **Still monitoring this one.**

- 8/4/16--Still monitoring this one.
- 9/8/16---Still monitoring this one.
- 11/1/16—Still monitoring.
- 12/7/16—No Change.
- 1/5/17---No Change.
- 1/31/17—Per owner's attorney, repair work to begin within 30 days.
- No change; will attempt to contact owner's/trust's attorney.
- No change as of 3/31/17; attorney for the Trust informed me via phone that Mr. McRae was planning on having some repair work done on roof. So far, no repairs have been started or done.
- 4/30/17—No change. Property still deteriorating.

3. Highway 84 & Twelve Mile Creek Rd.

- Large amount of stumps and demolition debris hauled in and dumped on this property. Contacting owner to have it removed.
- 6/7/16—Courtesy letter sent to owner informing him debris must be removed. No response. Notice of Violation with fine is next step.
- 8/4/16---Citation and fine issued. Meeting property owner on 8/4/16 to perform on- site inspection and to clarify what must be removed to clean property.
- 9/8/16---Owner is cleaning/hauling debris away and evicting tenant.
- 11/1/16—Stumps and some demolition debris still remain on property. Notice of violation/citation with fines issued effective 11/14/16.
- 12/7/16—No Change (stumps still on property).
- 1/5/17---No Change.
- 1/31/17—No Change.
- No Change.
- 3/31/17—No Change.
- 4/30/17—No Change. Stumps and some debris still on property.

4. "Illegal sign sweep".

- 5/3/16— 21 signs removed and disposed of.
- 5/26/16—5 illegal signs removed and disposed of.
- 8/4/16----No signs found during month.
- 9/8/16---No signs found during month.
- 11/1/16—No signs removed during month (political campaign underway).
- 12/7/16—No signs removed.
- 1/5/17----No signs removed.
- 1/31/17—No activity
- 3/31/17—No activity.

5. 8/4/16---8119 Lake Providence Dr.---construction of residence has discontinued. Courtesy letter sent to property owner seeking on-site inspection and closing/securing building to prevent unauthorized entry.
 - 9/8/16---One owner is deceased; surviving owner (wife) is incarcerated (per neighbor). At this time, it does not appear that anyone has been entering building; will continue to monitor this one. House is "dried in", deterioration from weather is not an issue.
 - 11/1/16—No change.
 - 12/7/16—No change.
 - 1/5/17---Monitoring this one.
 - 1/31/17—No change.
 - 2/28/17—No change.
 - 3/31/17—Still monitoring.
 - 4/30/17—No Change.

6. 8319 Lake Providence Dr.---property advertised as available for"venues"
 - 2/28/2017 Courtesy letter to owner informing them that such is not allowed in Residential zoning district
 - 3/31/17---Per owner, no such activity is planned. Will monitor for a few months.
 - 4/30/17—Still monitoring.

7. 8304 Foxbridge Dr.---accessory building without permit
 - Courtesy letter to owner informing him that permit is required from Town and Union county.
 - 2/28/17--No response to courtesy letter; violation notice is next step.
 - 3/31/17—Notice of Violation and Citation issued 3/24/17. Owner has contacted staff for required permits.
 - 4/30/17—Still in process/permits?

8. 2049 Fitzhugh Ln.
 - Extreme drainage/flooding from neighboring development approved prior to requirement for on- site detention. Met with owner on site 9/26 to explain Town's position and to give him suggestions on controlling water and preventing damage to home.
 - 12/7/16—Owner is making attempt to control/slow/redirect water and stabilize soil and prevent erosion as it crosses his lot.
 - 1/5/17---Resolved. Owner doing improvement/revisions to rear yard to stabilize/prevent erosion.
 - 3/31/17—No violations. Resolved.

9. 8425 Potter Rd.

- Large carport/accessory building built on lot—originally built to close to property line and larger than 2/3's size of residence---met with owners. They agreed to reduce size of building to comply with required side yard setback and size limitation per zoning ordinance.
- 12/7/16---re-inspection of building. Owner removed/dismantled sections of building to comply with sides yard setback and size limitation in zoning ordinance.
- 1/5/17---Resolved. Will monitor for several months.
- 1/31/17—Still monitoring this one
- 2/28/17—Still monitoring.
- 3/31/17---Still monitoring.
- 4/30/17—Still monitoring.

10. 3045 Rock Ridge Pass

- 2/28/17---Report of possible "event venue". Correspondence with owner informing them Zoning Regulations do not allow this; site inspection, no violation found, owner declares they have no intention of operating such a use. Will monitor for a few months.
- 3/31/17—Still monitoring.
- 4/30/17—Still monitoring.

11. 250 Rea Rd.

- 2/28/17----illegal sign. Courtesy letter to owner, 2/9/17; sign removed.
- 3/31/17—Resolved.

12. Antioch Plantation—logged lots

- 2 lots have been logged/clear cut. No erosion or mud in streets. It appears clearing is for new construction.

13. 2924 Michelle Dr.

- Wood cutting/firewood operation – in operation prior to Weddington's Zoning Reg's.