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**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JANUARY 9, 2017 – 7:00 P.M.
WEDDINGTON TOWN HALL | 1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104**

AGENDA

Prayer – Mayor Bill Deter

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Public Comments
5. Additions, Deletions and/or Adoption of the Agenda
6. Consent Agenda
 - A. Call for public hearing to be held Monday, February 13, 2017 at 7:00 p.m. at Weddington Town Hall for the following:
 1. Text Amendment Section 46-49 to eliminate maintenance bonds for roads from the Town Ordinances
 2. Text Amendment to Section 58-4 Definitions to add Building Footprint to the Town Ordinances
 3. Section 58-16 Accessory Uses and Structures
 - B. Designate Lisa Thompson as Deputy Finance Officer
 - C. Approve Corporate Authorization Resolution for Park Sterling Bank for change in authorized check signers
 - D. Designate Leslie Gaylord as Interim Clerk
 - E. Approve Amended Contract for Engineering Services with US Infrastructure of Carolina, Inc.
7. Approval of Minutes
 - A. December 12, 2016 Regular Town Council Meeting
8. Public Hearings
 - A. Discussion and Consideration of Text Amendment to Section 58-4 Definitions; to add a definition for Gross Area/Acreage
 - B. Discussion and Consideration of Text Amendment to add Section 46-79 titled Blasting
 - C. Discussion and Consideration of Text Amendment to Section 58-270(h) titled Protest Petitions.
9. Old Business
 - A. Discussion of Employee Handbook
 - B. Review and Consideration of a Modification of the Subdivision Ordinance Section 46-76(g) Cul-de-sac for Graham Allen subdivision

10. New Business
 - A. Discussion of Easter Egg Hunt and Litter Sweep
 - B. Discussion and Consideration of Resolution R- 2017-01 for SR2 – Reid Dairy Road
 - C. Discussion of February Town Retreat
 - D. Discussion and Consideration of Weddington Activity Center Intersection on NC16;
 - E. Discussion and Consideration of the Long Leaf and Antioch Church Rd. Intersection
11. Update from Planner
12. Update from Finance Officer and Tax Collector
13. Public Safety Report
14. Transportation Report
15. Code Enforcement Report
16. Council Comments
17. Move into Closed Session Pursuant to NCGS 143-318.11 (a)(1)(5) to Adopt Closed Session Minutes and to Discuss the Possible Acquisition of Real Property
18. Adjournment

**TOWN OF
WEDDINGTON**

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: January 9, 2017

SUBJECT: **Maintenance Bonds**

Municipalities may require performance and maintenance guarantees to assure the completion and maintenance of required improvements. Often jurisdictions may require some amount above the estimated cost to address the risk of increased costs over time.

Legislation passed in 2016 (SL 2015-187) has narrowed the authority for subdivision performance guarantees.

- The statutes explicitly state that the performance guarantee shall only be used for completion of the required improvements and not for repairs or maintenance after completion.
- A performance guarantee may be up to 125% of the estimated cost of completing the improvements.

Stormwater facilities are the exception to this rule. Local governments have explicit authority for financial arrangements to ensure adequate maintenance and replacement of stormwater management facilities.

The following text amendments are required to comply with state statute.

The Planning Board unanimously recommended approval. Sec. 46-45 (b)(4) was added since the Planning Board's review.

Sec. 46-45. - Final major subdivision plat submission and review.

(b) (1)

Optional agreement. In lieu of requiring the completion, installation and, if applicable, dedication of all improvements prior to final plat approval, the town may enter into an agreement with the subdivider whereby the subdivider shall guarantee completion of all required improvements as specified on the approved preliminary plat for that portion of the subdivision to be shown on the final plat within two years from the date of final plat approval, unless otherwise specified in the written agreement. Once said agreement is signed by both parties and the security required herein is provided, the final plat may be approved by the town council; provided, however, that all other requirements of this article are met. To secure this agreement, the subdivider shall provide either one or a combination of the following guarantees in an amount equal to ~~4.5~~ **1.25** times the costs,

as estimated by the subdivider and approved by the town planner or engineer, of installing all required improvements on the approved preliminary plat for that portion of the subdivision to be shown on the final plat. The amount shall be subject to the approval of the town council or the planning board; provided, however, that the planning board shall have no authority to approve bonds in excess of \$1,000,000.00.

(b) (4)

Release of guarantee surety. In its sole discretion, the town council or planning board may release a portion of any security posted as the improvements are completed and recommended for approval by the town planner, so long as the town maintains the posted security in an amount equal to at least ~~4.5~~**1.25** times the estimated costs of installation of the remaining improvements. However, notwithstanding the above, nothing shall require the town council or planning board to release any portion of security posted until such time as all improvements are installed and approved by the town council or planning board. Within 30 days after receiving the town planner's recommendation, the town council or planning board shall approve or not approve said improvements. Once all required improvements on the preliminary plat for that portion of the subdivision to be shown on the final plat have been installed and approved, then all security posted for said improvements shall be released by the town council or planning board.

Sec. 46-49. - Maintenance of dedicated areas until acceptance.

(a)

~~Subject to subsection (c) of this section,~~ All facilities and improvements with respect to which the owner makes an offer of dedication to public use shall be maintained by the owner until such offer of dedication is accepted by the appropriate public authority.

(b)

~~The owner of any development containing streets intended for public dedication shall post a performance bond or other sufficient surety to guarantee that such streets will be properly maintained until the offer of dedication is accepted by the state department of transportation or by formal acceptance by resolution of the town. The owner of any planned residential development (PRD) also shall post a performance bond or other sufficient surety to guarantee that any private streets in the PRD will be properly maintained until a homeowners' association has assumed full responsibility for maintaining such streets in accordance with [section 58-23](#). In either case, the amount of the security shall constitute 15 percent of the cost of the improvements (road base and pavement). The owner shall provide information sufficient for the town subdivision administrator to determine the actual cost of improvements. If the surety/bond described in this subsection is not provided, the town may not issue zoning permits to any properties on the said streets.~~

(c)

~~The town council may relieve the owner of the requirements of this section if it determines that a property owners' association has been established for the development, and that this association has accepted responsibility for the subject improvements, and is capable of performing the obligations set forth in subsection (a) of this section. The council may require the property owners association post the bond referred to in subsection (b) of this section.~~

(d)

~~The bond/surety referred to in subsection (b) of this section shall be posted with the town prior to the release of any guarantee surety referred to in subsection [46-45\(b\)\(3\)](#).~~

(e)

~~The duration of the financial guarantee referred to in subsection (b) of this section shall be of a reasonable period no less than 12 months to allow for acceptance of improvements by the state department of transportation or by a homeowners' association. In no case shall the duration of the financial guarantee for maintenance exceed 24 months. All subdivisions whose streets are not accepted at least 30 days prior to the expiration of the financial guarantee shall be required to extend or replace the financial guarantee for an additional 24 months, or to a date determined by town council. The subdivision administrator shall notify the owner/property owners association at least 90 days prior to the time said guarantee is about to expire. If the owner/property owners' association does not extend or replace said guarantee within 60 days of said notification, the subdivision administrator shall through the town attorney's office, and after notifying the town clerk's office, begin proceedings for calling upon the guarantee.~~

Sec. 58-54. - R-40 single-family district.

(3)(i)(3)(iv)

The property owner or other specified party as provided above, shall be required to escrow or bond sufficient funds for the maintenance and operation costs of the open space for two years. The amount of such escrow or bond shall be equal to ~~4.5~~ **1.25** of the biannual estimated maintenance and operational costs, and shall be in a form as provided in subsection [46-45\(b\)](#).

Sec. 58-58. - R-CD residential conservation district.

(3)(i)(3)(iv)

The property owner or other specified party as provided above, shall be required to escrow or bond sufficient funds for the maintenance and operation costs of the open space for two years. The amount of such escrow or bond shall be equal to ~~4.5~~ **1.25** times the biannual estimated maintenance and operational costs, and shall be in a form as provided in subsection [46-45\(b\)](#);

(4)(i)(3)(iv)

The property owner or other specified party as provided above, shall be required to escrow or bond sufficient funds for the maintenance and operation costs of the conservation lands for two years. The amount of such escrow or bond shall be equal to ~~4.5~~ **1.25** times the biannual estimated maintenance and operational costs, and shall be in a form as provided in subsection [46-45\(b\)](#).

Staff recommends calling for a public hearing to be held Monday, February 13, 2017 at 7:00 PM at Weddington Town Hall to consider a text amendment to Section 46-49 eliminating maintenance bonds.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: January 9, 2017

SUBJECT: Accessory Structure Language

Accessory structures are limited in size to ensure they are incidental and subordinate to the primary residential use. Section 58-16 states that accessory uses shall not exceed two-thirds of the footprint of the principal building.

A definition of footprint was brought forth to Planning Board in November. Typically, the footprint can be found using the Union County GIS system, but the new definition included a provision on how to calculate the footprint in case it isn't listed.

The interim planner and the planning board saw a need to further clarify the accessory structure requirements. Specifically, if the cumulative of all accessory structures has to meet the size limit or if each accessory structure is required to be less than two-thirds of the footprint of the primary structure.

The Planning Board reviewed the language below and unanimously approved the text with minor amendments that have been updated. Since the Planning Board meeting, staff has made a few additional changes highlighted in gray.

Sec. 58-4. - Definitions.

Building footprint is the total amount of area on the ground covered by the building structure, in lieu of exact measurements for the principal structure the total square footage divided by the number of floors may be used for the building footprint.

Sec. 58-16. - Accessory uses and structures.

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, shall be permitted in all districts with certain exceptions as described herein as an accessory use, subject to the following:

(1)

Accessory uses or structures, well houses and swimming pools shall be located ~~no closer than 15 feet to any side or rear lot line in conventional subdivisions and no~~

closer than the setback for the principal building or 15 feet to any side or rear lot line whichever is less. Well houses shall be allowed in any yard.

Notwithstanding any other provision in this section, any accessory structure with a building footprint exceeding 200 square feet may be located in any nonrequired side or rear yard and must comply with all setback requirements of principal structures for that zoning district.

(2)

In any residential district or on any lot containing a principal residential use, no accessory use or structure shall be permitted that involves or requires any construction features which are not residential in nature or character. Accessory uses shall be located on the same lot as the principal use.

(3)

An accessory building other than barns or farm-related structures may not exceed the height of the principal building.

(4)

Other than barns or farm-related structures, ~~an accessory building~~ **the total combined footprints square footage of all accessory structures** (including above ground swimming pools) on any parcel less than six acres shall not exceed two-thirds of the footprint of the principal building. **On lots 6 acres or greater, the total combined footprints of all principal and accessory structures (including above ground swimming pools) shall not exceed 15 percent of the gross lot area.**

Staff recommends calling for a public hearing to be held Monday, February 13, 2017 at 7:00 p.m. at Weddington Town Hall to consider a text amendment to Section 58-4 and 58-16.

CORPORATE AUTHORIZATION RESOLUTION

Park Sterling Bank
13731 Providence Road
Weddington, NC 28104

By: TOWN OF WEDDINGTON
1924 WEDDINGTON RD
WEDDINGTON NC 28104-8318

Referred to in this document as "Financial Institution"

Referred to in this document as "Corporation"

I, NC, certify that I am Secretary (clerk) of the above named corporation organized under the laws of TOWN OF WEDDINGTON, Federal Employer I.D. Number 56-1388727, engaged in business under the trade name of TOWN OF WEDDINGTON, and that the resolutions on this document are a correct copy of the resolutions adopted at a meeting of the Board of Directors of the Corporation duly and properly called and held on 01/09/17 1/9/17 (date). These resolutions appear in the minutes of this meeting and have not been rescinded or modified.

AGENTS Any Agent listed below, subject to any written limitations, is authorized to exercise the powers granted as indicated below:

Name and Title or Position	Signature	Facsimile Signature (if used)
A. <u>Leslie Gaylord, Finance Officer</u>	X	X
B. <u>Lisa Thompson, Deputy Finance Officer / Administrator</u>	X	X
C. <u>Scott Buzzard, Councilman</u>	X	X
D. <u>Peter William Deter, Mayor</u>	X	X
E. _____	X	X
F. _____	X	X

POWERS GRANTED (Attach one or more Agents to each power by placing the letter corresponding to their name in the area before each power. Following each power indicate the number of Agent signatures required to exercise the power.)

Indicate A, B, C, D, E, and/or F	Description of Power	Indicate number of signatures required
<u>A, B, C, D</u>	(1) Exercise all of the powers listed in this resolution.	<u>2</u>
_____	(2) Open any deposit or share account(s) in the name of the Corporation.	_____
_____	(3) Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with this Financial Institution.	_____
_____	(4) Borrow money on behalf and in the name of the Corporation, sign, execute and deliver promissory notes or other evidences of indebtedness.	_____
_____	(5) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the Corporation as security for sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.	_____
_____	(6) Enter into a written lease for the purpose of renting, maintaining, accessing and terminating a Safe Deposit Box in this Financial Institution.	_____
_____	(7) Other _____	_____

LIMITATIONS ON POWERS The following are the Corporation's express limitations on the powers granted under this resolution.

EFFECT ON PREVIOUS RESOLUTIONS This resolution supersedes resolution dated _____. If not completed, all resolutions remain in effect.

CERTIFICATION OF AUTHORITY

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions on page 2 and to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same. (Apply seal below where appropriate.)

☐ If checked, the Corporation is a non-profit corporation.

In Witness Whereof, I have subscribed my name to this document and affixed the seal of the Corporation on _____ (date).

Attest by One Other Officer _____

Secretary _____

RESOLUTIONS

The Corporation named on this resolution resolves that.

- (1) The Financial Institution is designated as a depository for the funds of the Corporation and to provide other financial accommodations indicated in this resolution.
- (2) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by the Financial Institution. Any and all prior resolutions adopted by the Board of Directors of the Corporation and certified to the Financial Institution as governing the operation of this corporation's account(s), are in full force and effect, until the Financial Institution receives and acknowledges an express written notice of its revocation, modification or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to the Financial Institution, establishing the authority for the changes.
- (3) The signature of an Agent on this resolution is conclusive evidence of their authority to act on behalf of the Corporation. Any Agent, so long as they act in a representative capacity as an Agent of the Corporation, is authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated on page one, from time to time with the Financial Institution, subject to any restrictions on this resolution or otherwise agreed to in writing.
- (4) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Corporation with the Financial Institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.
- (5) The Corporation agrees to the terms and conditions of any account agreement, properly opened by any Agent of the Corporation. The Corporation authorizes the Financial Institution, at any time, to charge the Corporation for all checks, drafts, or other orders, for the payment of money, that are drawn on the Financial Institution, so long as they contain the required number of signatures for this purpose.
- (6) The Corporation acknowledges and agrees that the Financial Institution may furnish at its discretion automated access devices to Agents of the Corporation to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.
- (7) The Corporation acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that are filed separately by the Corporation with the Financial Institution from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The Corporation authorizes each Agent to have custody of the Corporation's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The Financial Institution shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

Pennsylvania. The designation of an Agent does not create a power of attorney; therefore, Agents are not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code) unless the agency was created by a separate power of attorney. Any provision that assigns Financial Institution rights to act on behalf of any person or entity is not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code).

FOR FINANCIAL INSTITUTION USE ONLY

Acknowledged and received on _____ (date) by _____ (Initials) ☐ This resolution is superseded by resolution dated _____.

Comments:

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, DECEMBER 12, 2016 – 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 December 12, 2016, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Scott Buzzard, Janice Propst, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Interim Planner Nadine Bennett, and Planning Board Chairman Dorine Sharp

Absent:

Visitors: Bill Price, Walt Hogan, Barbara Harrison, Pat Harrison, Lisa Thompson, Wes Boles, Liz Callis, Anna-Marie Smith

Mayor Bill Deter offered the Invocation prior to the opening of the meeting.

Item No. 1. Open the Meeting Mayor Deter opened the December 12, 2016 Regular Town Council Meeting at 7:02 p.m.

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

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

Item No. 4. Public Comments

There were no public comments.

Item No. 5. Additions, Deletions and/or Adoption of the Agenda

Mayor Pro Tem Don Titherington asked to add Recognition of Dorine Sharp to the agenda as Item 6. Councilwoman Janice Propst made a motion to accept the agenda with the additional item. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

Item No. 6. Special Recognition of Planning Board Chairman Dorine Sharp – *This item was added to the agenda by a motion made by Councilwoman Janice Propst.*

Mayor Deter – Dorine has been on our Planning Board for 16 years and has been working for the Town for 19. I've got some comments here that were sent in from your many friends around the area. I am just going to read these and I will give them to you.

Karen Dunn – As you retire from the Weddington Planning Board know that your dedication and the decades of service to the Town will be hard to match. Very rarely do communities have the opportunity to have a person with the unique combination of vision, knowledge and fairness at the helm for so long. You are not just a volunteer but a very valuable asset. Your leadership and commitment will leave a legacy of planning, innovation, conservation and environmental stewardship for future residents. It has been an honor and a pleasure working with you and I wish you the very best in the future.

Shannon Martel from the City of Kannapolis – Congratulations, Dorine. You have done so much for Weddington and I wish you the very best of luck in the future.

Mary Jo Golnitz from the Town of Matthews – Dorine, I enjoyed working with you. You have always been professional in dealing with staff and the Board. Your attention to detail was certainly appreciated. Nowadays it is very rare that someone serves on a board for that long. The Town of Weddington is fortunate to have someone so dedicated.

Kim Woods – Let me start by saying how very much you will be missed. Your expertise and knowledge over the years has been invaluable. Thank you for the dedication you have given to the Town of Weddington. On a personal note, thank you for all of the help you have given to me over the years. Every time I ran into a zoning situation I knew who to call. I wish you the best as you navigate your retirement years. They are well deserved. Enjoy the beach and enjoy every moment.

Julian Burton from the City of Concord – I guess you finally decided to remove the many hats that you've worn for Weddington for so long. It will be impossible for the Town to replace you and all the future planners, planning boards and councils will be worse off without you. You helped me so much in my time as the planner and I couldn't have done it without you. I am so excited for you to move officially into retirement. You will be able to relax on the beach and get even more time to go on your many excursions around the country. I am sure you already have some great trips lined up – maybe a national championship game for Ohio State (I am writing this before the OSU/Michigan game). Enjoy yourself!

Mayor Deter - I have some other things here. I got with Nadine and asked her if she could pull out an idea of the number of subdivisions you've been involved with during your time at the Town of Weddington. She went through the archives and I believe she said some of these were probably written on clay tablets. I'm going to read through this real quick:

Ascot Estates
Atherton Estates
Avery
Beulah Oaks

Highgate I, II and III
Lake Forest Preserve
Meadows at Weddington
Potters Creek

Bonner Oaks
Brookhaven – The Preserve
Bromley
Carrington
Crown Estates at Lochaven
Devonridge
Eirlys
Enclave
Gardens at Providence
Graham Hall
Hadley Park
Hedgemore
Highclere

Providence Forest
Sanctuary at Weddington
Stratford Hall
Stratford on Providence
The Falls at Weddington
The Retreat
The Woods
Vintage Creek
Waybridge at Weddington
Weddington Heights
Weddington Pond
Weddington Reserve
Williamsburg

Now we know we're missing some but this, as near as we can tell, is over 2,000 houses. This council, like presidents, we're going to blame any problems on you. But when people talk about the growth and traffic and all that's coming we are going to blame that on Dorine Sharp.

Mayor Deter presented Ms. Dorine Sharp with a plaque in appreciation of her many years of service and dedication to the Town.

Mayor Deter – Dorine, we can't put into words the value you've been to this town. Before we give you an opportunity to speak, I'd like to open it up to the Council if any of the councilmembers has anything they'd like to say.

Councilwoman Propst – I worked with Dorine for 4 ½ years on the Planning Board and also in the years that I've been involved with the Town, I've known Dorine for quite a long time myself. So, Dorine, I just deeply appreciate all the things you've done for this Town, the commitment you've had to Weddington and your friendship, and I appreciate everything you've done.

Councilmember Michael Smith - I just want to thank you for helping me as I came in as a new councilman. There was a lot I didn't know and I knew who to go to for the answers and I greatly appreciate that as coming from a field where detail is important I appreciate your attention to detail on everything. Sixteen years – I don't how you did it, but I do appreciate that and I just thank you for all the help you've given since I've been on the council. It's greatly appreciated.

Councilmember Scott Buzzard – Similarly to Janice, you kind of took me in as somebody who had no idea what was going on and showed me the ropes and it's amazing the wealth of knowledge that you have and what you have done and did for the Town of Weddington. I know you're going on to good things in your life but Weddington, I think, is going to miss you a lot.

Mayor Pro Tem Titherington – Dorine, the amount of hours that we can't put into words because I know a lot of it was done behind the scenes and in those roles so many times there's work that goes on to get prepared and I would just try to think that for 19 years what you do for this Town. So as a resident that moved here a long time ago, it's meant the world to me; it's meant the world to my family. A lot of my family is in this town now because of the way you've made this a really special place. Your

commitment to live true to the word of what the citizens want and to help find happy mediums for everybody has just been tremendous and it's a testament to what you've done. Thank you personally from the bottom of my heart and thank you from the Town and we're a much better place because you've been here. We'll miss you.

Town Attorney Anthony Fox– This is the Council's moment but I also want to express my sincere and deepest gratitude for the role that Dorine has done over the years. If I had been prepared I'd have an honorary law degree for her to present tonight because she is truly a stalward in terms of the service and the knowledge base that she has delivered to this Town. Certainly an amount of institutional knowledge will be lost, but the Town is better off for having her wisdom and her intellect involved in the day-to-day affairs of the Town.

Ms. Dorine Sharp – It has been a pleasure to work with the various councils and Planning Board members. The people in Weddington are just absolutely so lucky to have the folks that they have representing them. I have to say, and it's now Rob's turn to be on the block, Rob has been on the Planning Board longer than I have. I was appointed in December 1997 and I think he has been on since January 1997 and for 17 years you've been the Vice-Chairman to my chairmanship so if anything went wrong I could always blame it on Rob. It has been a pleasure. I love Weddington and obviously I've tried to make it a better place and good for all of us. And as you can tell, two of your councilmen have been on the Planning Board. That says something that the people coming from the Planning Board want to continue to serve the Town. I thank you all very much.

Item No. 7. Consent Agenda

- A. Call for Public Hearing on January 9, 2016 at 7:00pm to add "Gross area/acreage of a tract of land" to section 58-4 definitions of the Town Ordinances.**
- B. Call for Public Hearing on January 9, 2016 at 7:00pm to add section 46-79 Blasting to the Town Ordinances.**
- C. Call for Public Hearing on January 9, 2016 at 7:00pm for text amendment section 58-270(h) protest petitions.**
- D. Adoption of 2017 Council meeting schedule.**

Mayor Pro Tem Titherington made a motion to approve the Consent Agenda as written. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington
NAYS: None

Item No. 8. Approval of Minutes

- A. Approval of November 14, 2016 Regular Town Council Meeting Minutes**

Mayor Pro Tem Titherington made a correction to the motion for the Woods Phase I Map 2 to mirror it with the motion for the Woods Phase 2 Map 1.

Councilman Smith made a motion to approve the November 14, 2016 Regular Town Council Meeting Minutes as amended. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington
NAYS: None

B. Approval of November 21, 2016 Continued Town Council Meeting Minutes

Councilman Smith made a motion to approve the November 21, 2016 Continued Town Council Meeting Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington
NAYS: None

Item No. 9 Public Hearing and Consideration of Public Hearing

A. Public Hearing for Review and Consideration of Text Amendment to Appendix I. – List of Acceptable Plant Species of the Weddington Zoning Ordinance to add items to the list

Mayor Deter opened and closed the public hearing as no one signed up to speak.

Interim Planner Nadine Bennett – Right after I got here as the interim planner, I received a landscape plan and there are a couple of plants, trees and shrubs on there that were not actually on our approved list. So I had a kind of back and forth conversation with the landscape architect and he pointed out that our list was just a little bit outdated because there are new hybrids coming out all the time. We went back and forth a little bit about the best way to approach it and, rather than trying to update the list plant by plant, it seemed a better idea to just say that it was at the zoning administrator's discretion to approve plants that were not on the list that were hybrids of existing ones that are on the list. Obviously, the zoning administrator would be researching the plant just to make sure that it was similar to the one that is on the list, but it seemed the best way to approach it.

Mayor Pro Tem Titherington made a motion to adopt the text amendment change to Appendix I. – List of Acceptable Plant Species of the Weddington Zoning Ordinance to add items to the list. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington
NAYS: None

B. Public Hearing for Review and Consideration of Text Amendment to Section 46-45 (b) (1), Section 58-54 (3) i 3 iv. Section 58-58 (3) i 3 iv and Section 58-58 (4) I 3 iv of the Weddington Zoning Ordinance regarding maintenance bonds

Mayor Deter opened the public hearing.

Attorney Fox requested that Council continue the meeting and table this matter to the next Council meeting due to recent legislative changes with regards to maintenance bonds that still need to be incorporated in the text amendment and that the text amendment be sent back to the Planning Board until next month prior to any action being taken.

Mayor Pro Tem Titherington made a motion to send back to the Planning Board for additional review the text amendment to Section 46-45 (b) (1), Section 58-54 (3) i 3 iv. Section 58-58 (3) i 3 iv and Section 58-58 (4) I 3 iv of the Weddington Zoning Ordinance regarding maintenance bonds. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

Item No. 10. Old Business

A. Discussion and Consideration of N-Focus and/or other contracts for temporary help

Councilmember Buzzard said there has not been much that has transpired with N-Focus at this time so no further discussion is needed.

Mayor Pro Tem Titherington clarified that staff is covering the roles for the month of December.

B. Discussion and review of revised employee handbook

Mayor Pro Tem Titherington suggested putting this on the agenda for review in January and discussion at the February retreat. This would allow the new administrator to look at it and also allow for some adjustments to be made based on current feedback from Wesley Chapel and some of the surrounding towns.

Item No. 11. New Business

A. Review and Consideration of the Final Plat for Falls at Weddington Phase I Map 3

Interim Planner Bennett – There are two separate items – Phase I Map 3 and Phase I Map 4 but I will discuss them together. You have already approved Map 1 and 2. It was recommended unanimously by the Planning Board and it comes with 6 recommended conditions of approval. We don't have a bond estimate yet but we will receive that before you would sign off on it. That's one of the conditions.

Mayor Pro Tem Titherington made a motion to approve the Final Plat for Falls at Weddington Phase I Map 3 with the 6 conditions listed by staff as well as with additional conditions for receipt of the NCDOT letter approving street construction and for the letter of acceptance from UCPW for water and sewer. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington
NAYS: None

B. Review and Consideration of the Final Plat for Falls at Weddington Phase I Map 4

Mayor Pro Tem Titherington made a motion to approve the Final Plat for Falls at Weddington Phase I Map 4 with the 6 conditions listed by staff as well as with additional conditions for receipt of the NCDOT letter approving street construction and for the letter of acceptance from UCPW for water and sewer. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington
NAYS: None

C. Review and Consideration of a Modification of the Subdivision Ordinance Section 46-76(g) Cul-de-sac for Graham Allen subdivision

Attorney Fox – I believe this to be a process that requires the council to make certain findings and, even though it is not quasi-judicial, if it gets reviewed, the courts are going to want to make sure we have competent evidence and so for that purpose I would want the board to treat the testimony that it hears as sworn testimony for purposes of a judicial process should someone challenge the board's process and findings. What I would suggest the board do in this situation is I would prefer that council would hear from the applicant and hear from your administrator and that the testimony that they give will be sworn testimony in order for the board to then review the request for modification and then as to the ordinance provision I would want this council to make a finding as to whether each of the requirements has or has not been met based upon what is presented before you tonight. Those five findings would require the council to hear the evidence and see whether or not the evidence carries the burden requisite to making those particular findings.

Interim Planner Bennett and Mr. Wes Boles with WK Dickson Engineering were sworn in.

Mr. Wes Boles – We are requesting approximately 1000 foot cul de sac due to site constraints of not having any adjacent stub streets or all the surrounding properties have been developed so there is no ability to tie a future stub street into the property.

Interim Planner Bennett – It is 1026 feet.

The applicant inquired if he should now go over the five findings.

Attorney Fox – The first one is that there are special circumstances or conditions affecting said property such that the strict application of the provisions of this chapter would deprive the applicant of a reasonable use of his land. What I hear you say to that is that there is adjacent property that is conservation subdivision that limits...

Mr. Boles – Yes, sir. It limits the ability to provide stub streets.

Councilwoman Propst – There are two properties, aren't there?

Interim Planner Bennett – Yes, there are two different conservation lands and then there is also Duke Power easement.

Attorney Fox – The second one is that the modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner. Anything you want to add on that other than just affirming?

Mr. Boles – Yes, in terms of the original statement.

Attorney Fox – The circumstances giving rise to the need for the modification are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this chapter.

Mr. Boles – The same statement is just saying that the land around it has already been developed.

Attorney Fox – The granting of the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which said property is situated.

Mr. Boles – We are going to be held to DOT standards for roadway design and turnarounds in relationship to public safety.

Attorney Fox – The modification will not vary provisions of Chapter 58 applicable to the property – which is the subdivision ordinance.

Mr. Boles – I think we are going through the steps that are outlined for a modification.

Interim Planner Bennett – Yes. If I could add because it wasn't in the memo, the Planning Board did recommend this unanimously at their meeting in November and I can answer any questions.

Attorney Fox – Nadine, do you want to add anything to these findings other than what was testified to?

Interim Planner Bennett – I would agree with him, again as you said, it's definitely the nature of the property itself. It's not common to the properties around it and it's because of the conservation land on two sides and then the easement by Duke Power on the other. There's just no place to stub.

Councilwoman Propst – And it's an elongated property.

Interim Planner Bennett – And it's elongated property, yes.

Councilmember Smith – And this was approved by the Planning Board?

Interim Planner Bennett – It was recommended approval by the Planning Board.

Councilwoman Propst – And the 600 foot cul de sac that we chose to have as the modification limit before you have to have a modification, did we choose that for any type of specific reason? 600 feet?

Interim Planner Bennett – I would imagine it's a pretty common cul de sac length in the area and probably throughout the state because that's how the planners work. We could look at others but it's so they have more connectivity in a subdivision and we just don't have the one long street of houses all emptying out in the same place. That's the intent of it – fewer houses...

Mayor Deter – I think there was also a public safety issue in terms of fire access getting down there and running hoses. I think that was an element of it.

Attorney Fox – Nadine, could you testify to whether or not there are safety issues associated with over a 1000 foot cul de sac?

Interim Planner Bennett – As far as I know there are not safety issues with that. And they also have two entrances to the subdivision. I'm certainly not an expert on it so you're not getting expert testimony on that but as far as I'm aware and he says they're going to be meeting DOT requirements for turnaround.

Councilwoman Propst – And there are two entrances to the neighborhood and they are two separate roads.

Mayor Deter – I think the 1000 foot comes from where the two entrances come together.

Interim Planner Bennett – Yes, it's measured from a through street.

Mayor Deter asked for any discussion from Council.

Attorney Fox – The council will have the ability to ask either Nadine or the applicant any questions they want.

Mayor Deter – I have a question. On one of the items here, it says "due to the elongated nature of the property and the Town's requirements for 40,000 square foot lots, retention ponds, etc.", we do have ordinances that allow for less than 40,000 square foot lots under RCD ordinances, so I don't know if that creates any opportunities but that is a...

Interim Planner Bennett – If I could add to that though if you weren't allowed to have this cul de sac length modification, he wouldn't have the same number of lots that they're getting right now. It's not going to change the number of lots. They would still have fewer lots if they were doing a conservation subdivision because they would have to do a yield plan that showed what they could do under the ordinances and if they couldn't have this layout under the ordinances then they're not getting that number of lots.

Councilmember Buzzard – That may or may not be true. They have this cul de sac length because of this specific road configuration but that doesn't mean that there's not a road configuration that could provide the same yield which would then be able to be used for the RCD calculation.

Interim Planner Bennett – That's true.

Councilmember Buzzard – I wish we would have had more time to review this and I realize that's not the fault of the applicant, but I would like to make a motion that we table our vote on this until the January meeting.

Councilmember Smith – I got this at the last second too. I wouldn't mind looking a little bit more in-depth myself just to see if there was something else that was missed. I'm not comfortable because I'm just not familiar with it.

All were in favor of Councilmember Buzzard's motion to table this until the January meeting, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington
NAYS: None

D. Review and Consideration of Sign for All Saints Anglican Church

Interim Planner Bennett – This was another one recommended unanimously by the Planning Board. That was their second trip to the Planning Board – the first time they came, the sign was too large. They reduced it to the size that's required by the ordinance - which the condition on approval was that it made the requirements of the ordinance and it does now.

Mayor Pro Tem Titherington – It looks fine. My concern is for the neighbors across the street. This reminds me of when we worked with Pulte to kind of adjust the entrance off of Lochaven to make sure that when people come out they're not shining into the neighbors' bedrooms at night. So not that we can dictate it. but maybe we can ask them just to make sure that when they look at placement of the signs that for the first three or four houses across the street at Hemby they can kind of shoot it up in between the houses.

Mayor Deter – If I understand this right, the lighting is really just the three crosses, right?

Interim Planner Bennett – What they said was that it was a halo effect.

Mayor Deter – Kind of like over here in the Town Center. You've got your sign. There's no light coming forward because this is not transparent so you will see a halo effect.

Mayor Pro Tem Titherington – More backlit?

Interim Planner Bennett – Yes, correct.

Mayor Pro Tem Titherington – Walk me through that, Nadine. Clarify that for me.

Interim Planner Bennett – From what I understand, there's not light going off into the neighborhood. There wouldn't be anything projected.

Councilwoman Propst - It would just have a halo effect around the sign.

Interim Planner Bennett – That’s my understanding.

Mayor Deter – It’s not a solid cross. There’s a light behind it. The light doesn’t come through the cross but you’d see...

Mayor Pro Tem Titherington – Gotcha, it’s backlit. But what about the big 90 inches? Is that lit at night too?

Mayor Deter – The crosses are illuminated and not the sign? That the actual rectangular part that says All Saints Anglican Church and then some lines of text, that is not lit? The only illumination is the three crosses?

Mayor Pro Tem Titherington – It’s going to be perpendicular to Hemby?

Ms. Sharp – Right, no ground lighting and it’s perpendicular to Hemby. It’s not facing the street.

Mayor Pro Tem Titherington – Strike my concern and thank you.

Mayor Deter – And the positioning? I know Planning Board has already reviewed this, but positioning doesn’t address any sight lines or stuff like that.

Ms. Sharp – We saw where the sign would be located and it’s way outside of sight triangles.

Attorney Fox – Do you feel that there’s a need to, if the council were to approve it, state that they are approving based upon these assumptions?

Councilwoman Propst made a motion to approve the All Saints Anglican Church sign as written and as detailed that the illumination is only revolving around the three crosses within the sign. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

E. Consideration of appointments to the Planning Board, Board of Adjustment, and Historic Preservation Commission

Mayor Deter – We have two openings coming up.

Mayor Pro Tem Titherington nominated Brad Prillaman for reappointment to the Planning Board, Board of Adjustment and Historic Preservation Commission.

Mayor Pro Tem Titherington made a motion to reappoint Brad Prillaman to the Planning Board, Board of Adjustment and Historic Preservation Commission. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington
NAYS: None

Councilmember Smith nominated Walt Hogan for Planning Board, Board of Adjustment and Historic Preservation Commission.

Councilmember Smith – Walt's come to, I think, every council meeting, every Planning Board meeting for I don't know how many of the past few years. I know that he is very well versed on what's going on in Town and I think he is about as up-to-date on what's going on with the Planning Board and what's being built in the Town probably just as much as we are and I think he would be an excellent addition.

Councilmember Buzzard asked for clarification as to whether being appointed to the Planning Board automatically puts you on the Board of Adjustment. Ms. Sharp verified that it is in the ordinance and that Planning Board members also serve as the Board of Adjustment. The Board of Adjustment is made up of seven members – 5 regular members and two alternates. The two alternates are always the two people who have been on the Board of Adjustment for the least period of time.

Councilmember Smith made a motion to appoint Walt Hogan to the Planning Board, Board of Adjustment and Historic Preservation Commission. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington
NAYS: None

F. Discussion on dates for the Town Retreat in February 2017

Mayor Deter – Historically we have had them in February and they've been two day retreats. I've had discussions individually with the various councilmembers and we seem to be gaining a consensus around a one-day retreat with a date of Saturday, February 11th.

Mayor Pro Tem Titherington and Councilmember Buzzard indicated that the date is good for them.

Councilmember Smith – I don't understand the concept behind the retreats and if it's a good idea and concept, but I'm wondering if maybe we can handle these items without having to do the retreat. I'm really not in favor of doing the retreat. I'd like to see if there's another alternative to that.

Councilwoman Propst – I don't have any comments. I'm going to be neutral on this one. I will attend if we have the retreat. I prefer a Saturday. I think it's easier for people that work.

Councilmember Buzzard – It might be too that the retreat takes a different path than what our last retreat was. I can't speak to you all's prior to that, but I know having attended some as a Planning Board member we've done various different things. We've done team building exercises at retreats; we've had all sorts of things. Not all have been completely agenda driven.

Councilwoman Propst – I agree. I think if we're going to have a retreat it needs to focus on just Weddington issues. I don't think we need to have as many speakers as we did last year. Possibly just

focus on specific issues that are revolving around Weddington, possibly team building issues and exercises.

Mayor Deter – Generally at the retreat we try to focus on more strategic issues; longer-term issues. That's when we do our initial shot and broad brush budget direction. Anthony, is this something I just need to get consensus from the council on a date or does this need to be a formalized motion on the retreat?

Attorney Fox – I think you want to get consensus on the council on it and I recall that, in the past too, council has ability to set the agenda by each member of council identifying points of interest that they would like to have discussed at the retreat and the retreat agenda is then built around council input.

Councilwoman Propst inquired if we are going to try to have a facilitator again. Mayor Deter said we have budgeted for a facilitator and in his opinion it makes it easier for the administrator and keeps things on focus and prevents things from getting bogged down. He stated that we can discuss it further at the January meeting but he would need to know if we want to start lining up a facilitator for that date. Mayor Pro Tem Titherington and Councilmember Buzzard agreed that we should start the process.

Attorney Fox commented that the facilitator may be different if the issue is around team building than a facilitator that is just going to deal with strategic issues.

Councilmember Smith – Do we want to figure out what we want to do before we reach out to facilitators because that might change depending on the direction we go? I think it might be a good idea to figure out where we want to go and what we want to do.

Mayor Deter agreed.

The date for the retreat is set for Saturday, February 11th.

G. Discussion and Consideration of an employment offer for a Planner/Administrator

Mayor Deter – We've been very fortunate to have found a Planner/Administrator that everyone thinks is very talented. There's the procedural issue of getting authorization to send an offer.

Councilmember Smith made a motion for council to approve the letter that was sent to Lisa Thompson with an offer accepting her employment as Planner/Administrator which is a salaried position with the salary included in the offer letter and employment to commence December 13th. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

Item No. 12. Update from Planner

Interim Planner Bennett – That is the update: Lisa is going to be your new planner. One of her first things is a meeting on Monday about the property next door developing. They held off talking about it until she was on board so that she would be there from the beginning. We'll be having a discussion about that on Monday and they will be moving forward. The subdivision that Dorine and I had walked that was on Weddington-Matthews Road – they are on hold while they work out some issues that might have to do with power lines there, but they are on hold. The smaller subdivision that I think you mentioned – apparently that one is on hold as well. When I asked about it, he didn't even mention it, so I'm guessing that at least for now that one is not going anywhere.

Item No. 13. Code Enforcement Report

Interim Planner Bennett – You have a report and it came in right before the agenda went out. It doesn't look very updated, but the most important thing that you need to be aware of is the structure on Potter Road because you probably all heard about it. It's the accessory structure that was too large and too close to the property line for those of you that didn't hear. The neighbor came in to complain. They actually came in for a permit; it was approved, but it was approved in error. The structure was way too large for the house. When Kim approved it, they had the square footage of the accessory structure written down and she thought that that was the square footage of the primary structure. It was just a little bit of confusion about the permit itself. But they did actually come originally for a permit but we had to pull that permit. Sam went out and looked at the property, measured the distance to the property line, looked at the square footage of it and it was too big and too close. So we pulled that permit; they came back in to ask what they could do. I said if you bring it down to the correct size and you make sure it's the proper distance from the property line you should be okay. Another complaint about this property is that they are running a business out of it. Sam has investigated that in the past as well and he went out again. He's been out now twice since this newest complaint came out when he was looking at the structure. From what he's seen on the property and from talking to the property owners, they do have a business, but they don't store anything on the property. It's a drywall business. It's a home occupation. They might have their office there, but no employees are on the property and there's no drywall stored on the property either. The neighbors – it's a he said/she said - they are saying that it is definitely a commercial operation and it's a commercial structure and it's not residential in nature which is a requirement in your ordinance that doesn't have any kind of explanation to it. So really it's a metal carport on the property. This issue is going to continue. From the Town's perspective they meet the ordinance right now. It's the proper size; it's the right distance from the property line; and if you want to talk about residential in nature, it's a metal carport and there are plenty of metal carports out there on residential properties. I think the neighbors are just very concerned about the way it looks and the fact that they say they are running a business out of it. Again, it's been investigated more than once and Sam is going to continue to keep an eye on it, but I am sure this is going to come to you at some point.

Attorney Fox – Are there any covenants that address the material used in any accessory structures? That's not a Town issue but just inquiring.

Interim Planner Bennett – The neighbors are saying they are going to get the Homeowner's Association and that's fine. If the Homeowner's Association has something to say about it, then we don't have

anything to say about that. We can only enforce our ordinances as they're written. So if they want to pursue it that way, they can. But again I am sure that you're going to hear from them.

Councilmember Buzzard indicated that the prudent thing is to have Sam continue to monitor it.

Mayor Pro Tem Titherington – On Ambassador Court, Sam came back and he has some thresholds relative to the dilapidation and that we can actually tear it down. I would rather take it from our attorney what the correct definition is before we can do anything. I think he said it was over 50-60% now. Does that ring a bell?

Anthony – It is over 60%? It's a question of whether or not under the statutes it becomes dilapidated or deteriorated and it's dilapidated when the costs of repair exceeds a certain threshold. Sometimes city or town ordinances vary that amount but I think it is 60 but I can't remember off the top of my head.

Mayor Pro Tem Titherington – So there are town ordinances that vary that amount?

Attorney Fox – If you've adopted it and have a minimum code, if it's a part of your ordinance, it can be in your town ordinance. It also is a state statute but that statute sets out the threshold of authority to enforce whether or not it is deteriorated or dilapidated. Deteriorated you have to give the owner opportunity to cure it. The owner can cure it by boarding it up.

Mayor Pro Tem Titherington – Well, we paid to do that. We have a lien on it.

Attorney Fox – And that's all you can do until it goes beyond that percentage and therefore is deemed dilapidated and that's when you get to the opportunity to remove it.

Mayor Pro Tem Titherington – I'd just like to know what that percentage is and verify that because I think the last go around, when Sam went out there, he said the roof rafters are starting to sink and they were going to rot and at this point I'd almost be one to just pay somebody a service fee to go out and get a local contractor to give us a real estimate to repair.

Councilwoman Propst indicated it is a safety issue.

Mayor Deter – I was going to give an update on Item 1 – 404 Cottonfield Circle. Myself and Nick Tosco had about three hours of mediation. The mediator said basically we have come to an impasse so the next item is a trial scheduled for April 17th.

Attorney Fox – Dilapidated: 50% is in your ordinance, costs in excess of 50% of its value.

Mayor Pro Tem Titherington – So from what I recall, Sam's perspective was that we were getting close to that. I don't think Sam is a certified contractor. I guess my question for council is do we want to have somebody come out that is more of an expert in that field?

Mayor Deter – We have to get an appraisal value of the house and then the repair estimate.

Attorney Fox – Part of the process will include a hearing if you were to make that determination; once he makes that determination, he notifies the property owner and gives the property owner the opportunity to be heard on his opinion of the value. At that time the property owner can come in and if the property owner chooses not to come in and he's made that determination; he makes that finding then the property owner is essentially estopped from further challenging that because they failed to appear at the hearing. What I'm saying is Sam is your Code Enforcement Officer; he's trained in code enforcement responsibility. Code Enforcement Officers make those determinations all the time.

Mayor Pro Tem Titherington – Even on the repair value?

Attorney Fox – That has been deemed sufficient and competent testimony based upon his background and experience. And his background and experience is probably something that shows some contracting experience. You can strengthen that by finding an expert to give you a particular value.

Mayor Pro Tem Titherington – And we would base that off of County tax records as far as where do they start the value at? The home value – is it that the status or state of the house in the shape it's in therefore it's at a discount or is at what the going rate is in the neighborhood and what it should be at? What's your starting point?

Attorney Fox – For the starting point I would go to your ordinance. It says if the cost is 50% of its value as determined by finding of the inspector, it's incumbent on the property owner to challenge that, but certainly that inspector can make that determination consistent with your ordinance.

Mayor Pro Tem Titherington – If Council is okay with this I would like to have Nadine or Lisa tomorrow reach out to Sam and have him do another site visit and come back with those two questions as to what we would estimate repair at and what is the current value of the house and then we can do some checks.

Mayor Deter – So then the owner would have to come back and say “no, the home value is this – x – and the cost to repair is “y” and I disagree with what your code enforcement person says.”

Attorney Fox – The process is that the owner has the opportunity to be heard on and the owner can present whatever case the owner desires to present at that time.

Councilwoman Propst – Is it Sam's job to also then go ahead and get the average cost of a marketable home in the neighborhood so we could use those? Are we going to need to have that too?

Attorney Fox – I think it's Sam's role as an inspector to make those calls. He can determine if he's competent or if he feels that he needs somebody else to help him opine as to that. I think that what I hear you say as a council is that you would give Sam that flexibility, that discretion to determine if he feels competent enough to present a case that shows value in a way that he feels is competent and sustainable.

Council indicated that they were comfortable with having Sam bring them estimates for both what the value of the house is in its current condition and costs to repair it to bring it back into sellable shape.

Attorney Fox indicated that Council may also want to have Sam include in the report the basis for his assumptions.

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

Finance Officer Leslie Gaylord informed Council that the financial statements are in their packets. There were no questions from Council.

Item No. 15. Public Safety Report

Councilmember Smith spoke with the Public Safety Committee Chairman about expediting the repairs to the radar trailer. He also found out that we already have traffic data for Twelve Mile Creek.

Mayor Pro Tem Titherington noted that the Public Safety Committee was also working on Council's request with respect to street lights.

Item No. 16. Transportation Report

Councilmember Buzzard – Unfortunately I don't have a whole lot. MUMPO is in the process of working through some of their smaller project bids and items, so hopefully we will have an idea about where we stand at the Weddington-Matthews Road and Tilley-Morris intersection and that would be on that. Outside of that we did get a note from NCDOT. Hopefully that is out on our website and Facebook soliciting comments from citizens as far as an NCDOT survey so anybody who wants to jump on our website and find that link, I encourage you to do so.

Item No. 17. Council Comments

Councilwoman Propst - Thanks everybody that came out for the Christmas Tree Lighting. It was a very nice evening and I wish everybody a very merry Christmas.

Councilmember Smith – I wanted to thank Janice, Leslie & Kim for working on the Christmas Tree Lighting. It was a very good event and I appreciate all your hard work. Thanks everybody for coming out. Through this season I just kind of want to acknowledge some of the people that do a lot for us around our community such as our firemen, our police. With all the things that happen around the country these days especially with our law enforcement I just want to tell them that my prayers are with them and I hope that everyone has a merry Christmas, and I also want to throw an honorable mention for our military who is out there making sure that we all have a merry Christmas. Everybody have a merry Christmas.

Councilmember Buzzard – I'd like to add Mike to the list of those that helped out with putting together what I think turned out to be a very good Christmas Tree Lighting. It's a tradition that we started and many different people have built upon it and I'm very happy and pleased with the fact that we can

continue with that tradition here. I want to say Merry Christmas to everybody and thank them for coming out and have safe holiday travels.

Mayor Pro Tem Titherington – Mike and Janice, again thank you, and Leslie, thank you for your help. Dorine, again I was just saying “retainer” meaning like on a retainer but also “*retain her*.” If things change, let us know, okay? Y’all have a Merry Christmas and Dorine, God speed.

Mayor Deter – I would like to thank everyone who worked on the Christmas Tree Lighting and wish everybody a merry Christmas and a happy New Year and keep coming out to the meetings. If you don’t engage in your Town’s activities, you can’t complain about them.

Item No. 18. Adjournment

Councilmember Smith made a motion to Adjourn. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

The meeting ended at 8:15 p.m.

Bill Deter, Mayor

Attest:

Leslie Gaylord

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: January 9, 2017

SUBJECT: Gross Acreage - Defined

The Town has several parcels with lot lines that extend to the center line of the road. When calculating lot yield or open space, the land dedicated or proposed to be dedicated to NCDOT should not be included in the calculation. The following definition was drafted.

The Planning Board reviewed the definition on November 28, 2016. The Planning Board unanimously recommended approval.

Sec. 58-4. - Definitions.

Gross area/acreage of a tract of land is the total square footage of a parcel excluding area contained in a current DOT easement that the developer will be deeding to NCDOT.

Staff is proposing the following changes:

Gross area/acreage of a tract of land is the total square footage of a parcel excluding ~~area contained in a current DOT easement that the developer will be deeding to NCDOT.~~ excluding existing or dedicated public road rights-of-way.

Staff recommends approval of the text amendment to the Town of Ordinance's Section 58-4 Defining Gross area/acreage

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: January 9, 2017

SUBJECT: **Blasting**

Concerns over blasting were raised by the Town Council.

Blasting is governed by Chapter 33 of the Fire Code and permits are issued by the Fire Marshal. The County requires a permit, \$500,000 liability insurance and a site map of blasting locations. If the applicant stores magazines on-site, the Fire Marshall conducts a pre-blast site walk.

The following language requires the applicant to provide the town with a copy of the permit and notification to adjacent property owners.

The Planning Board reviewed the language on November 28, 2016 and unanimously recommended approval.

Sec. 46-79 Blasting

- (a) Blasting permits are issued by the Union County Fire Marshal.**
 - (b) Any applicant for a blasting permit shall submit a copy of said application to the Town along with a certificate of insurance evidencing all insurances carried by the applicant.**
 - (c) After receipt of blasting permit from the Union County Fire Marshal the applicant shall send a copy of the blasting permit to the Town. The applicant shall notify in writing the Town and all occupants and owners of residences and businesses adjoining the property where the blasting will occur of the intention to use explosives at least 48 hours before each blast.**
 - (d) Hours of Detonation. Hours of detonation shall be limited to daylight hours, no earlier than 8:00 a.m. or later than 5:00 p.m., Monday through Friday, except by special exception specifically authorized by the Town Administrator. Blasting shall also be prohibited on the following legal holidays: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.**
-

Staff recommends approval of the text amendment to the Code of Ordinance's Section 46-79 titled Blasting

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: January 9, 2017

SUBJECT: Protest Petitions

S.L. 2015-160 allows written protests to be filed with the city clerk and requires those objections be presented to the council, but provides that a simple majority is required to adopt the amendment.

The Planning Board unanimously recommended this language at their November meeting.

Sec. 58-270. - Amendments to text and map

(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.

(h)

~~A written application of protest may be filed with reference to any proposed change or amendment to the zoning map. In case of a protest against such change, an amendment shall not become effective except by favorable vote of three-fourths of the town council. For purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered members of the council for calculation of the requisite three-fourths vote. To qualify as a protest, the application must be signed by the owners of either 20 percent or more of the area included in the proposed change or five percent of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the town may rely on the county tax listing to determine the owners of potentially qualifying areas. This section shall not be applicable to any amendment, which initially zones property added to the territorial coverage of this chapter as a result of annexation or otherwise.~~

(1)

~~No protest against any proposed change shall be valid or effective unless it is in the form of a written application actually bearing the signatures of the requisite number of property owners and stating that the signers do protest the proposed change or amendment, and unless it shall have been received by the town clerk in sufficient time to allow the town at least two normal workdays excluding Saturdays, Sundays and legal holidays before the date established for a public hearing on the proposed change or amendment to determine the sufficiency and accuracy of the application.~~

(2)

~~All protest petitions shall be on a form prescribed and furnished by the zoning administrator and such form may prescribe any reasonable information deemed necessary to permit the zoning administrator to determine the sufficiency and accuracy of the application.~~

(h) If any resident or property owner in the town submits a written statement regarding a proposed amendment, modification, or repeal to a zoning ordinance to the clerk to the board at least two business days prior to the proposed vote on such change, the clerk to the board shall deliver such written statement to the Town Council. If the proposed

change is the subject of a quasi-judicial proceeding under G.S. § 160A-388, the clerk shall provide only the names and addresses of the individuals providing written comment, and the provision of such names and addresses to all members of the board shall not disqualify any member of the board from voting.

- (i) After the public hearing has been conducted and officially closed, the town council shall render a decision concerning the proposal not later than the next regularly scheduled town council meeting. The decision shall be made in any one of the methods provided in subsections (e) or (f) of this section. A town council member shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member

Staff recommends approval of the text amendment to Code of Ordinance's Section 58-270 (h) regarding protest petitions.

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

MEMORANDUM

TO: Town Council

FROM: Lisa Thompson Town Administrator/Planner

DATE: January 9, 2017

SUBJECT: Subdivision Modification

Graham Allen subdivision is requesting a modification of the subdivision ordinance from Section 46-76(g), related to cul-de-sac length. Cul-de-sacs are limited to 600 feet in length. Graham Allen is requesting a 1,026 cul-de-sac due to the shape of the lot. Generally, a subdivision would add a stub street to a neighboring property to shorten the cul-de-sac (which is measured from a through street). However, this property is bordered on all sides by conservation land for Brookhaven and Vintage Creek subdivisions. This gives them no ability to stub.

In making a decision on this modification, you will need to make the findings highlighted in the following ordinance language.

Sec. 46-15. - Modifications.

(a)

Authorization. The town council may authorize a modification of these regulations when, in its opinion, undue hardship may result from strict compliance with these regulations. Such a modification shall be granted only to the extent that is absolutely necessary and not to an extent which would violate the intent of this chapter.

(b)

Procedure. A petition for any such modification shall be submitted in writing by the subdivider to the subdivision administrator. The petition shall include:

(1)

The precise nature of the proposed modification of this chapter.

(2)

The reasons that the need for the modification has occurred.

(3)

A plat of the subject property drawn to a scale, suitable for recordation in the office of the appropriate county register of deeds, in which the property is located, indicating:

North arrow.

Dimensions of the subject property.

The precise dimensions of the modification requested.

(4)

The grounds for the modification and all facts relied upon by the subdivider.

(c)

Review and recommendation. The subdivision administrator shall review the petition and submit his written comments and recommendations with the petition to the planning board. The planning board shall consider the modification request and make a recommendation regarding the modification to the town council. The modification request and any recommendation from the planning board may be handled simultaneously by the planning board with the plat approval process for such subdivision and shall be subject to all submittal and recommendation deadlines and guidelines associated with such plat approval process.

(d)

Consideration by town council. The town council shall consider the modification request once a recommendation has been received from the planning board, or the time for planning board review has elapsed with no recommendation having been forwarded, whichever comes first. In granting any modification, the town council shall make the findings required in this subsection, taking into account the nature of the proposed subdivision, the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No modification shall be granted unless the town council finds that:

(1)

There are special circumstances or conditions affecting said property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

(2)

The modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

(3)

The circumstances giving rise to the need for the modification are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this chapter.

(4)

The granting of the modification will not be detrimental to the public health, safety and welfare or be injurious to other property in the territory in which said property is situated.

(5)

The modification will not vary the provisions of [chapter 58](#) applicable to the property.

In approving modifications, the town council may require such conditions as will, in its judgment, secure substantially the objectives and standards or requirements of this chapter.

Culs-de-sac.

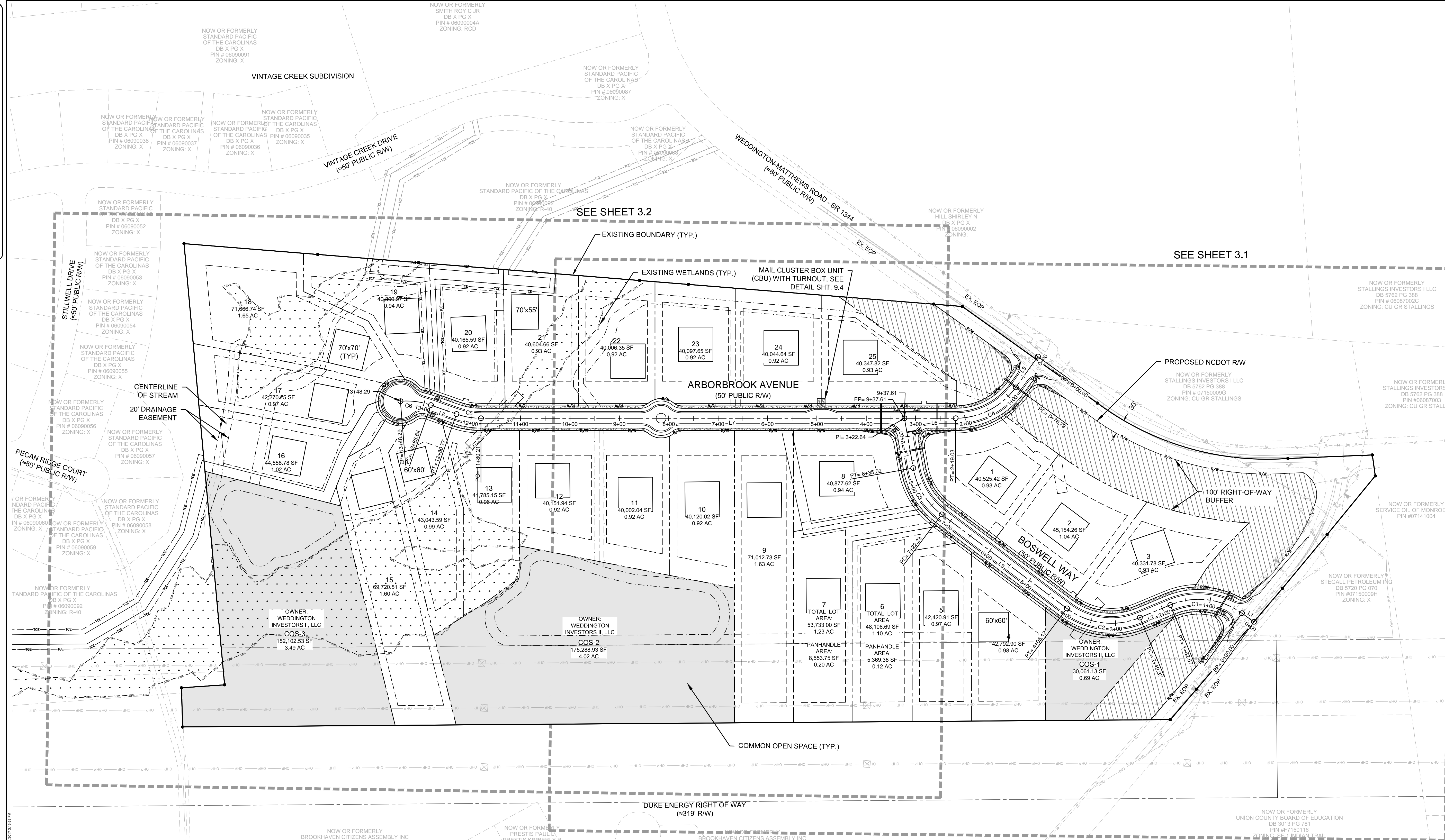
(1)

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 pavement and right-of-way diameters shall be in accordance with NCDOT design standards. 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. Culs-de-sac in conventional subdivisions shall not be allowed where connection with an existing street is possible.

The Town Council shall approve the modification accepting the findings in The Weddington Code of Ordinances Section 46-15 (d) or the Town Council can deny the modification.

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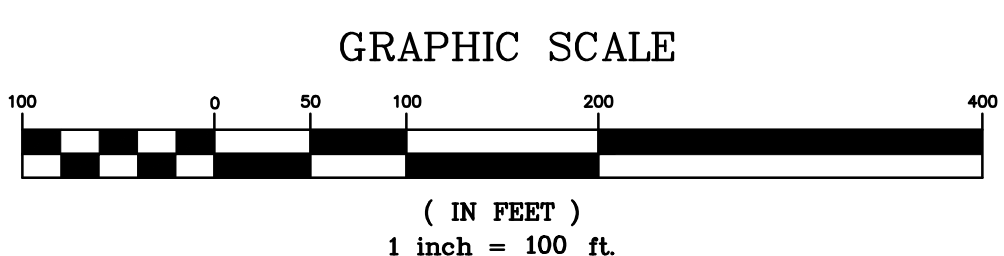


COMMON OPEN SPACE TABLE				
COS #	TOTAL ALLOWABLE NON-UTILITY ROW AREA	TOTAL UTILITY ROW AREA	ALLOWABLE UTILITY ROW AREA	ALLOWABLE CALCULATED COS AREA
COS-1	6,283.30 SF	23,777.82 SF	11,888.91 SF	18,172.21 SF
	0.14 AC	0.55 AC	0.27 AC	0.42 AC
COS-2	82,253.37 SF	93,035.56 SF	46,517.78 SF	128,771.15 SF
	1.89 AC	2.14 AC	1.07 AC	2.96 AC
COS-3	92,807.68 SF	59,294.85 SF	29,647.43 SF	122,455.11 SF
	2.13 AC	1.36 AC	0.68 AC	2.81 AC

CURVE TABLE									
CURVE #	RADIUS	LENGTH	TANGENT	DELTA	PC	PT	PI STA	CHD BRG	CHD LENGTH
C1	150.00'	152.57'	83.62'	058°16'36"	0+30.00	1+82.57	1+13.62	S20°57'04"W	146.08'
C2	150.00'	155.76'	85.72'	059°29'40"	2+49.37	4+05.12	3+35.09	S21°33'36"W	148.85'
C3	150.00'	112.78'	59.21'	043°04'46"	7+22.23	8+35.02	7+81.44	S72°50'49"W	110.14'
C4	150.00'	142.24'	76.98'	054°19'54"	0+76.79	2+19.03	1+53.77	S12°46'45"E	136.97'
C5	150.00'	50.56'	25.52'	019°18'52"	11+80.21	12+30.77	12+05.73	S24°02'38"W	50.33'
C6	150.00'	62.65'	31.79'	023°55'48"	12+85.64	13+48.29	13+17.43	S21°44'10"W	62.19'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00'	S50°05'21.50"W
L2	66.80'	S08°11'14.10"E
L3	317.11'	S51°18'26.07"W
L4	102.59'	N85°36'47.53"W
L5	76.79'	S39°56'41.49"E
L6	103.60'	S14°23'12.47"W
L7	857.57'	S14°23'12.47"W
L8	54.86'	S33°42'04.08"W

LEGEND (STAKING)			
SYMBOL	DETAIL	SYMBOL	DETAIL
	PROPOSED SIDEWALK NCDOT #848.01		ADJOINING PROPERTY LINE --/
	PROPOSED HANDICAP RAMP NCDOT #848.05		PROPERTY/BOUNDARY LINE --/
	PROPOSED STOP SIGN --/		LOT LINE --/
	STORM DRAIN EASEMENT --/		TEMPORARY CONSTRUCTION EASEMENT --/
	SANITARY SEWER EASEMENT --/		BUFFER --/
	PROPOSED 2'-0" VALLEY GUTTER NCDOT #846.01		RIGHT OF WAY --/
	BUILDING SETBACK --/		



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PROFESSIONAL SEAL

REVISION RECORD		REVISION PER NCDOT COMMENTS		DESCRIPTION	
NO	DATE	NO	DATE	DESCRIPTION	BY
1.	12/9/16				

PROJECT NAME:
GRAHAM ALLEN SUBDIVISION
TOWN OF WEDDINGTON, UNION COUNTY, NC

DRAWING TITLE:
OVERALL SITE PLAN

PROJ. MGR.: BET
DESIGN BY: MDJ
DRAWN BY: MDJ
PROJ. DATE: OCT. 2016
DRAWING NUMBER:
3.0
WKD PROJ. NO.:
20160191.00.CL

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION, RECORDATION, CONVEYANCES, OR SALES

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

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

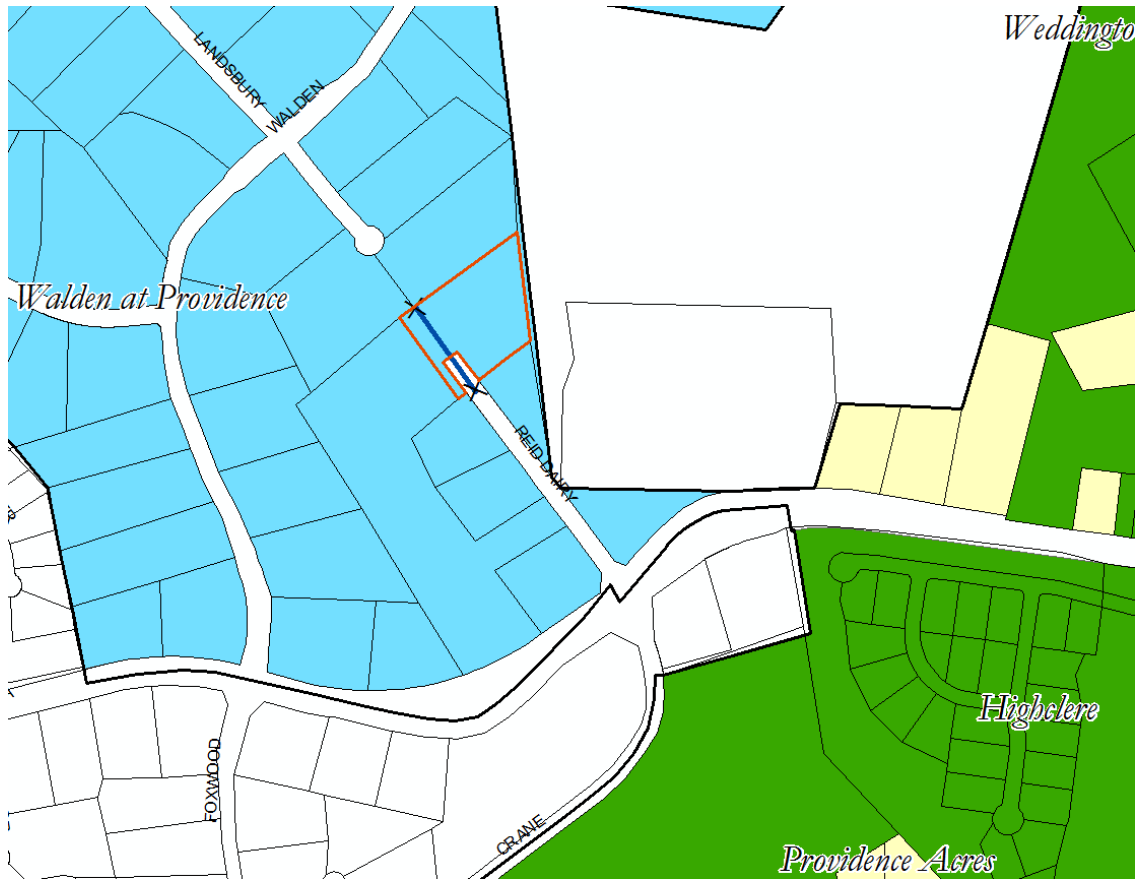
DATE: 1/9/2016

SUBJECT: Resolution to abandon a portion of Reid Dairy Road

NCDOT received a petition to abandon a portion of Reid Dairy Road. Prior to abandoning maintenance NCDOT requires a resolution from the town stating that it is acceptable. The right-of-way extends from Rea Road to the Walden at Providence property line. The portion of right-of-way being abandoned from the State Maintained Road system is wholly within parcel 06-177-010.

A map and the Resolution R-2017-01 are attached.

Staff recommends approval of Resolution R-2017-01; a resolution abandoning a portion of Reid Dairy Road from the State Maintained System.



TOWN OF WEDDINGTON
RESOLUTION REQUESTING NCDOT ABANDON A PORTION OF REID DAIRY
ROAD FROM THE STATE MAINTENANCE SYSTEM

R-2017-01

WHEREAS, the property owner of parcel 06-177-010 has petitioned NCDOT to abandon a portion of Reid Dairy Road (SR 1384) from the State Maintained Road System; and

WHEREAS, the portion of Reid Dairy Road that has been petitioned for abandonment of maintenance is completely contained within the parcel; and

WHEREAS, there is no recorded right-of-way to connect Reid Dairy Road with the adjacent development;

NOW THEREFORE BE IT RESOLVED THAT the Town of Weddington consents to the North Carolina Department of Transportation abandon maintenance of a portion of Reid Dairy Road beginning at parcel 06-177-010 and continuing for 363' to parcel numbers 06-177-023 and 06-177-024 from NCDOT's maintenance obligation.

Adopted this 9th day of January, 2017.

Bill Deter, Mayor

Attest:

Leslie Gaylord, Interim Town Clerk

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: January 9, 2017

SUBJECT: NC 16 @ Weddington Activity Center - Access

A complaint was received about vehicles attempting to turn left out of the activity center drive which are staging in the middle of the road. Due to the minimal width between the northbound and southbound lanes, cars are partially blocking the inside northbound thru lane.

In speaking with NCDOT the following scenarios were discussed.

Since there is a U-turn location large enough for passenger cars just north of this access point, they would not be completely restricting access by adding sticks to force a right hand turn-only.

If there was a future roadway connection to Weddington Matthews Rd., there is a chance NCDOT would allow a traffic signal here, once warranted.

NCDOT staff mentioned that the Town should consider a superstreet intersection here. This would require true widening at both intersections. At the activity center drive they would need to widen out to allow for concrete medians to be installed in the middle of the intersection to make the intersection a true directional crossover similar to the one at the northern most Harris Teeter access drive. They would also need to make the U-turn bulb bigger at the intersection north of here to accommodate vehicles larger than passenger cars. Both the lefts onto this new road and the U-turns could be signalized. The superstreet would provide for more capacity, have less delay and less congestion.

But without a valid reason to make these changes (safety being the primary reason) NCDOT is not sure if they could currently support this change without the affected property owners/businesses being on board with the change.

Sketches provided by NCDOT are attached.





Google



Union County Sheriff's Office

Date of Report

List of Events

1/1/2017

Alarm Calls

9:00:24AM

For the Month of: December 2016

Incident #	Date/Time	Street	City	Subdivision	Prime Unit		
Nature	Priority	Agcy	Zone	Business	Caller Name	Close Code	
1	2016323976	12/1/2016 9:25:00	3026 KINGS MANOR DR	WED	HIGH	W1	CAL
	ALARMS LAW	7	UCSO	T10		BLOCK, ANN	
	PB ASSET [12/01/16 09:25:40 MGARCIA] ALARM MONITORING CENTER CB# 800-535-2478 OP# 11 [12/01/16 09:26:18 MGARCIA] AC REQ- 22 [12/01/16 09:31:03 MGARCIA]						
2	2016325299	12/2/2016 15:11:37	217 NELSON RD	WED	WELN	W2	F
	ALARMS LAW	7	UCSO	T10			
	BASEMENT DOOR [12/02/16 15:12:01 NHRBOLICH] ATT KH / OP DM6 / 8002382727 [12/02/16 15:12:44 NHRBOLICH] On scene I spoke to the homeowners who were not aware that the alarm had been set off. I walked to the basement door with the homeowner and he checked the door and advised all was okay, that one of his workers had gotten something from the basement and must have set off the alarm. False alarm. [12/02/16 15:30:55 Unit:W2]						
3	2016326044	12/3/2016 11:19:06	1924 WEDDINGTON RD	WED		C313	F
	ALARMS LAW	7	UCSO	T10 WEDDINGTON TOWN HALL			
	PERIMETER ALARM [12/03/16 11:19:38 KMICHAELS] VECTOR SEC OP 469 CB 800 937 8268 [12/03/16 11:20:06 KMICHAELS] ATT KH [12/03/16 11:20:11 KMICHAELS] KEY HOLDER ETA 3 MIN / BLACK SUV / BILL DETER [12/03/16 11:22:14 NHRBOLICH] Employee set alarm off in error. [12/03/16 11:51:15 Unit:C313]						
4	2016326555	12/3/2016 23:16:20	1420 ANTIOCH CHURCH RD	WED	PROL	W2	CAL
	ALARMS LAW	7	UCSO	T10		LIAGAS, VASISAL	
	MEDICAL ALERT PANICK [12/03/16 23:17:03 BJOHNSON] FALSE ALARM [12/03/16 23:17:23 BJOHNSON] LOSS PREV SER//OPER ID BETSY//8005268781 [12/03/16 23:18:19 BJOHNSON] 22 [12/03/16 23:18:26 BJOHNSON] PER AC PANIC ALARM [12/03/16 23:19:09 BJOHNSON]						
5	2016327162	12/4/2016 18:29:09	201 PUMPKIN SEED CT	WED	ATHE	W2	F
	ALARMS LAW	7	UCSO	T10		AFERTON MODEL	
	foyer motion [12/04/16 18:29:26 MRHODEN] CPI 8009487133 OP#WILL [12/04/16 18:30:09 MRHODEN] Door and windows appeared to be secure. False alarm. [12/04/16 18:45:21 Unit:W2]						
6	2016329683	12/7/2016 9:41:01	4317 HORSESHOE BEND	WED	PROW	W3	F
	ALARMS LAW	7	UCSO	T10		HUYNH, HENRY	

Incident #	Date/Time	Street	City	Subdivision	Prime Unit		
Nature	Priority	Agcy	Zone	Business	Caller Name	Close Code	
KITCHEN MOTION [12/07/16 09:41:34 MHELMs]							
X 2 [12/07/16 09:41:43 MHELMs]							
ATT KH // CPI // CB 8009487133 // OP 4301 [12/07/16 09:42:20 MHELMs]							
NN2CK.							
2ND 28 NC ISSUE TNV5545.							
Doors and windows were secure. No sign of attempted forced entry. Animals were heard inside. [12/07/16 09:55:38 Unit:W3]							
7	2016331013	12/8/2016 14:36:46	217 NELSON RD	WED	WELN	W3	F
	ALARMS LAW	7	UCSO	T10	ALEXANDER, JENNIFER		
BASEMENT DOOR [12/08/16 14:37:13 NHRBOLICH]							
ATT KH / OP K92 / 8776387730 [12/08/16 14:37:34 NHRBOLICH]							
UDTS: {W3} OPEN DOOR DISCOVERED [12/08/16 14:54:00 CDROWAN]							
{W3} INSIDE CHECKING RESIDENCE [12/08/16 14:55:24 CDROWAN]							
877 238 7730 [12/08/16 14:57:37 SWATTS]							
{W3} RESIDENCE CLEAR [12/08/16 14:58:49 CDROWAN]							
NAME AND # FROM HX- JELLY CADY 704-441-5466 [12/08/16 14:59:01 CDROWAN]							
ALC ADV THEY WILL HAVE KH RESPOND [12/08/16 14:59:54 NHRBOLICH]							
Made contact with homeowners and they are en-route, ETA 5mins. [12/08/16 15:02:16 Unit:W3]							
NN2CK. [12/08/16 15:02:25 Unit:W3]							
Met with owner he stated everything appeared ok. [12/08/16 15:11:16 Unit:W3]							
Basement door was open, owner stated that it was closed when they left. Stated all doors have to be shut to arm system. I did see a white male in his teens next door.							
Subjt left while I was checking basement. Homeowner stated that next door neighbors do have teenage kids. [12/08/16 15:12:56 Unit:W3]							
8	2016331944	12/9/2016 12:58:54	3008 BLICKLING DR	WED	GARD	W3	F
	ALARMS LAW	7	UCSO	T10	REED, WALLACE		
BACK DOOR MOTION [12/09/16 12:59:25 TJONES]							
#GTL // ADT SECURITY // 8772387730 [12/09/16 13:00:03 TJONES]							
Residence was secure. Met with a Real Estate agent that had a showing. Cleared residence after being let in. Alls was 10-4 and what not. [12/09/16 13:35:08 Unit:W3]							
9	2016332369	12/9/2016 21:21:57	13651 PROVIDENCE RD	WED		W1	F
	ALARMS LAW	7	UCSO	T10	SUBWAY WEDDINGTON		
ZONE 3 BACK DOOR [12/09/16 21:22:18 BHUGHES]							
18002970543,OPER YLC, PROTECTION1, ATTEMPT KH [12/09/16 21:22:40 BHUGHES]							
Employees just left the business and set the alarm off by accident. False alarm. [12/09/16 21:25:54 Unit:W1]							
10	2016333213	12/10/2016 18:02:24	8134 SHANNON WOODS LN	WED	SHAW	W1	F
	ALARMS LAW	7	UCSO	T10	FAIR, COREY		
FRONT DOOR AND GARAGE DOOR AND LIVING ROOM MOTION [12/10/16 18:02:56 TJONES]							
#4331 // CPI SECURITY // 8009487133 [12/10/16 18:03:35 TJONES]							
Homeowner advised false alarm. [12/10/16 18:30:07 Unit:W1]							
11	2016333601	12/11/2016 4:04:04	509 WEDDINGTON RD	WED		A314	F
	ALARMS LAW	7	UCSO	T10	CHESTERBROOK ACADEMY		
GLASS BREAK 3S AND 4S OR 4S 2 [12/11/16 04:04:53 JHUSKEY]							
SONITROL, 704-423-5268, OP 18 [12/11/16 04:05:06 JHUSKEY]							
{A314} ALL DOOR AND WINDOW THAT HE CAN'T GET TO APPEAR SECURE [12/11/16 04:18:47 MKGREENE]							
All exterior doors that I could reach were secure. All side and back doors and windows were inside fence. I could see them and they all appeared secure and 10-4.							
CCOM unable to reach AC or KH for further. Clearing code F. [12/11/16 04:26:15 Unit:A314]							

	Incident #	Date/Time	Street	City	Subdivision	Prime Unit		
	Nature	Priority	Agcy	Zone	Business	Caller Name	Close Code	
12	2016333644	12/11/2016 5:40:43			13639 PROVIDENCE RD	WED	B321	N
	ALARMS LAW	7	UCSO	T10	HARRIS TEETER WEDDINGTON			
	PHAR 360 MOTION [12/11/16 05:41:09 MKGREENE] I VERIFY SEC OPER JOHN 800-888-4443 [12/11/16 05:41:34 MKGREENE] Deputy Coulston took call [12/11/16 05:47:19 Unit:B314] UDTS: {B321} NO NEED TO CHECK STATUS [12/11/16 05:57:08 MKGREENE] Spoke with manager of store Tony, he stated that he called the alarm company and they told him that they would ignore the alarm going off. Employees are at the store getting ready for opening. [12/11/16 06:04:01 Unit:B321]							
13	2016333781	12/11/2016 9:56:57			1254 DELANEY DR	WED	B314	N
	ALARMS LAW	7	UCSO	T10		BROL	REYNOLDS, PATRICK	
	LIVINGROOM MOTION [12/11/16 09:57:32 MGARCIA] CPI CB# 800-948-1733 OP# 4214 [12/11/16 09:58:15 MGARCIA] Deputy Wicker took call [12/11/16 09:59:06 Unit:B314] AC REQ -22 [12/11/16 10:03:58 TJONES]							
14	2016336678	12/14/2016 10:02:11			4018 ANTIOCH CHURCH RD	WED	W3	CAL
	ALARMS LAW	7	UCSO	T10			AIRES, JEFFERY	
	FRONT DOOR [12/14/16 10:03:38 MGARCIA] ALARM MONITORING COMPANY CB# 8005352478 OP# 2 [12/14/16 10:05:00 MGARCIA] -22 PER AC [12/14/16 10:09:30 ACOPELAND]							
15	2016337192	12/14/2016 19:54:08			3987 MOURNING DOVE DR	WED	W1	CAL
	ALARMS LAW	7	UCSO	T10		WEDO	GRIFFIN, CHRISTOPHER	
	AUDIBLE [12/14/16 19:54:33 JHUSKEY] FAMILY MASTER GLASS BREAK AND FOYER MOTION [12/14/16 19:55:43 JHUSKEY] TWC, OP 1025, 844-399-6388 [12/14/16 19:56:21 JHUSKEY] NO KH RESPONDING, SPOKE TO H/O, UNABLE TO VERIFY PASSWORD...CARA GRIFFIN IS ON SCENE [12/14/16 19:59:11 JHUSKEY] AC REQ -22 [12/14/16 20:02:33 JHUSKEY]							
16	2016338665	12/16/2016 8:05:26			3927 N TWELVE MILE CREEK RD	MAT	243	F
	ALARMS LAW	7	UCSO	T10	WEDDINGTON ELEMENTARY SCHOOL			
	HOLD UP [12/16/16 08:05:54 KMICHAELS] SENTRY WATCH OP 403 CB 800 632 4961 [12/16/16 08:06:15 KMICHAELS] NO KH ATT [12/16/16 08:06:19 KMICHAELS] Checked on the school everything was okay. Accidental button hit. Clear Code F. [12/16/16 08:13:46 Unit:243]							
17	2016340144	12/17/2016 19:08:03			6009 PINEWOOD CT	WED	C324	CAL
	ALARMS LAW	7	UCSO	T10		PRON	CLAW, MICHAEL	
	FRONT DOOR [12/17/16 19:08:26 MBALDWIN] CPI / 800-948-7133 / OP#4486 [12/17/16 19:08:52 MBALDWIN] -22 PER AC [12/17/16 19:11:12 MGADAIRE]							
18	2016340176	12/17/2016 19:56:22			3809 MOURNING DOVE DR	WED	D321	F
	ALARMS LAW	7	UCSO	T10		WEDO	PINCUS, PHYLLIS	
	MASTER BEDROOM MOTION [12/17/16 19:56:52 MBALDWIN] CPI / 800-948-7133 / OP#3370 [12/17/16 19:57:24 MBALDWIN] All external doors and windows appeared secure. Several cats and an unconfined dog inside the residence. [12/17/16 20:14:36 Unit:D321]							

	Incident #	Date/Time	Agcy	Street	City	Subdivision	Prime Unit		
	Nature	Priority		Zone	Business	Caller Name	Close Code		
19	2016341433	12/19/2016 6:27:31		6064 OXFORDSHIRE RD		WED	STRT	A324	F
	ALARMS LAW	7	UCSO	T10			DAVIS, THOMAS		
	LIVING ROOM DOOR [12/19/16 06:28:24 BJOHNSON] ALARM MONIT CTR//OPER ID JESSICA//8005352478 [12/19/16 06:29:12 BJOHNSON] {A324} U-HAUL PARKED NEAR RW [12/19/16 06:49:30 EBROWER] Spoke with Terry Wolf. She advised that she was house sitting for her son-in-law Thomas Davis. She said she went to let the dog out and the alarm went off. All appears okay. [12/19/16 06:59:35 Unit:A324]								
20	2016342568	12/20/2016 8:43:43		213 SUGARPLUM CT		WED	LAKF	A334	CAL
	ALARMS LAW	7	UCSO	T10			WELLS, RYAN & AMY		
	BEDROOM INTERIOR DOOR [12/20/16 08:44:13 MGARCIA] CPI CB# 18009487133 OP# 3102 [12/20/16 08:45:03 MGARCIA] AC COULD HEAR DOG BARKING OVER LOUD SPEAKER [12/20/16 08:45:13 MGARCIA] AC REQ -22 [12/20/16 08:46:45 TJONES]								
21	2016343492	12/21/2016 5:27:22		13639 PROVIDENCE RD		WED		246	CAL
	ALARMS LAW	7	UCSO	T10	HARRIS TEETER WEDDINGTON				
	PHARMACY 360 INFARED [12/21/16 05:27:49 MGADAIRE] IVERIFY // 800-888-4443 // OP JAMES // WILL ATT KH [12/21/16 05:28:27 MGADAIRE] -22 PAC [12/21/16 05:30:10 MGADAIRE]								
22	2016343973	12/21/2016 15:09:12		4901 WEDDINGTON RD		WED		W2	F
	ALARMS LAW	7	UCSO	T10	WEDDINGTON HIGH SCHOOL				
	DISTRESS SIGNAL [12/21/16 15:09:42 KMICHAELS] SENTRY WATCH OP KIM CB 800 632 4961 [12/21/16 15:10:06 KMICHAELS] ATT KH [12/21/16 15:10:13 KMICHAELS] KH ETA 15 MICHAEL HART IN BLK TOYOTA [12/21/16 15:12:32 SFURR] UDTS: {W2} NO NEED TO CHECK STATUS [12/21/16 15:21:26 CDROWAN] False alarm. [12/21/16 15:50:03 Unit:W2]								
23	2016344531	12/22/2016 4:38:40		625 ENNIS RD		WED		D314	F
	ALARMS LAW	7	UCSO	T10			LUGINBILL, TOM		
	BASEMENT BEDROOM DOOR [12/22/16 04:39:24 BJOHNSON] CPI SEC//OP ID 2984//8009487133 [12/22/16 04:40:05 BJOHNSON] A MALE AND FEMALE ON SITE//FEMALE INITIALLY GAVE HOSTAGE PASSWORD [12/22/16 04:40:39 BJOHNSON] AC CALLED THEM ON THEIR CELLPHONES AND NEITHER PARTY FEMALE OR MALE THAT ARE ON PREMISES ANSWERED [12/22/16 04:41:02 BJOHNSON] AC CALLED IN FOR UPDATE [12/22/16 05:03:43 MGADAIRE] Spoke with homeowner, helping her mother and opened the basement door by mistake. All is 10-4. [12/22/16 05:10:57 Unit:D314]								
24	2016344594	12/22/2016 7:20:15		3024 KINGS MANOR DR		WED	HIGH	D324	F
	ALARMS LAW	7	UCSO	T10			GUTHRIE, LINDA		
	FAMILY ROOM GLASS BREAK [12/22/16 07:20:49 ACHILDERS] ADT / OP 141342 / 877.238.7730 [12/22/16 07:21:43 ACHILDERS] UDTS: {D324} NO NEED TO CHECK STATUS [12/22/16 08:03:50 KMICHAELS] Spoke to neighbor who was on the phone with the homeowner and they advised that they believe the battery is running low. Homeowner advised they wil call alarm company to have alarm reset. All appeared secured. [12/22/16 08:04:08 Unit:D324]								

	Incident #	Date/Time	Agcy	Street	City	Subdivision	Prime Unit		
	Nature	Priority	Zone	Business		Caller Name		Close	Code
25	2016344897	12/22/2016 13:45:08	13:45:08	4315 WEDDINGTON MATTHEWS RD	WED	MAND		CALM	
	ALARMS LAW	7	UCSO	T10 WEDDINGTON SWIM AND RAQUET					
	DOORS AND BACK HALL MOTION [12/22/16 13:45:34 CDROWAN]								
	ATT KH// SEC CEN// 8002865699// OP 7032 [12/22/16 13:45:58 CDROWAN]								
	PER ALC OP 7032 / -22 [12/22/16 13:47:37 NHRBOLICH]								
26	2016345693	12/23/2016 8:54:51	8:54:51	13731 PROVIDENCE RD	WED			A334	F
	ALARMS LAW	7	UCSO	T10 CITIZENS SOUTH BANK					
	BURG VAULT DOOR [12/23/16 08:55:15 ACHILDERS]								
	SEC OP 7032 / 800.230.6975 [12/23/16 08:55:26 ACHILDERS]								
27	2016346244	12/23/2016 19:37:40	19:37:40	411 WALDEN TR	WED	WALD		253	F
	ALARMS LAW	7	UCSO	T10				LEWIS, DAMION	
	HALLWAY MOTION, 18002306975, OPER 7170, SEC CENT [12/23/16 19:38:12 BHUGHES]								
	{253} CHECKING ALL THE DOORS AND WINDOWS IN THE GIGANTIC HOUSE [12/23/16 19:54:55 MKGREENE]								
	ALL DOORS AND WINDOWS APPEARED SECURE [12/23/16 19:55:56 Unit:253]								
28	2016348007	12/25/2016 19:26:51	19:26:51	5009 OXFORDSHIRE RD	WED	STRT		W1	CAL
	ALARMS LAW	7	UCSO	T10				WILLIAMS, BEN	
	burg [12/25/16 19:27:16 CWARD]								
	KITCHEN MOTION OPER 4026 8009487133 [12/25/16 19:27:51 CWARD]								
	ATT KH [12/25/16 19:27:57 CWARD]								
	-22 AUTH OPER 4026 [12/25/16 19:30:51 BHUGHES]								
29	2016348072	12/25/2016 21:46:29	21:46:29	1060 LAKE FOREST DR	WED	LAKF		B314	F
	ALARMS LAW	7	UCSO	T10				VARADARAJAN, RAVISANKAR	
	BURG [12/25/16 21:46:42 CWARD]								
	BACK DOOR CPI OPER 3866 8009487133 [12/25/16 21:47:46 CWARD]								
	HO ON SITE NOTICED GARAGE DOOR WAS OPEN AND BACK DOOR ALARM WENT OFF [12/25/16 21:48:12 CWARD]								
	HO ALSO RECV. STRANGE PHONE CALL HE DIDNT ANSWER AND THATS WHEN ALARM WENT OFF [12/25/16 21:48:40 CWARD]								
	HO IS INSIDE THE RES PER ALARM COM [12/25/16 21:49:01 CWARD]								
	I checked the residence and checked the outside all appears to be ok [12/25/16 22:05:02 Unit:B314]								
30	2016350341	12/28/2016 9:53:44	9:53:44	1060 LAKE FOREST DR	WED	LAKF		W1	CAL
	ALARMS LAW	7	UCSO	T10				VARADARAJAN, RAVISANKAR	
	BACK DOOR [12/28/16 09:54:03 ACHILDERS]								
	CPI / OP 2973 / 800.948.7133 [12/28/16 09:54:15 ACHILDERS]								
	AC REQ -22 [12/28/16 09:56:57 MGARCIA]								
31	2016351735	12/29/2016 14:42:26	14:42:26	2235 GARDEN VIEW LN	WED	HADL		243	F
	ALARMS LAW	7	UCSO	T10				THOMPSON, ANGELA	

	Incident #	Date/Time	Street	City	Subdivision	Prime Unit		
	Nature	Priority	Agcy	Zone	Business	Caller Name	Close	Code
	FAMILY ROOM GLASS BREAK [12/29/16 14:42:48 MGARCIA] ADT CB# 8772387730 OP# 137797 [12/29/16 14:43:24 MGARCIA] KH -17 // ETA IS 5-10 MINS // WHI FORD EXPEDITION // KH IS ANGELA THOMPSON [12/29/16 14:49:46 TJONES] {243} DDF9107 // BLUE PICKUP IN DRIVEWAY [12/29/16 14:49:59 JCROSS] UDTS: {243} NO NEED TO CHECK STATUS [12/29/16 14:55:58 JCROSS] Front exterior window was broken, there was a ladder by the window. It appeared the wind knocked over the ladder and broke the window. All other doors and windows were secure. [12/29/16 14:58:13 Unit:W3] Arrived on the scene with Deputy Hunt conducted a perimeter check. All doors and all but except one window appeared to be secured. Noticed that a step ladder on the front porch might have been blown over by the high windy conditions and caused the ladder to break the exterior window. Homeowner and caller arrived on the scene and was notified of our findings. All secured. Clear Code F. [12/29/16 14:59:05 Unit:243]							
32	2016352068	12/29/2016	21:05:09		1458 WILLOW OAKS TR	WED	WILA	B314 F
	ALARMS LAW	7	UCSO	T10			MUHLSTEFF, CHRIS	
	PANIC ALARM [12/29/16 21:05:30 BJOHNSON] KEYPAD [12/29/16 21:05:53 BJOHNSON] NOT ABLE TO REACH ANYONE AT THE LOCATION [12/29/16 21:06:10 BJOHNSON] ADT SEC//OP ID OKO//8772857397 [12/29/16 21:07:11 BJOHNSON] Homeowner advised false alarm. [12/29/16 21:27:09 Unit:W1] set off by the homeowner all appears to be ok [12/29/16 21:27:32 Unit:B314]							
33	2016352773	12/30/2016	16:19:04		9007 PINE LAUREL DR	WED	HIGH	243 F
	ALARMS LAW	7	UCSO	T10			CHALMERS, RONNIE	
	FAMILY ROOM [12/30/16 16:19:17 NHRBOLICH] ATT KH / OP 7082 / 8002306975 [12/30/16 16:19:33 NHRBOLICH] NNTC [12/30/16 16:39:52 Unit:243] Arrived on the scene and conducted a perimeter check. All windows and doors appeared to be secured. Neighbor came over and advised the same. Neighbor stated she believed that the Homeowners daughter just left the residence and may have set off the alarm accidentally. Clear Code F. [12/30/16 16:41:07 Unit:243]							

Total Number of Calls for Month: **33**



Union County Sheriff's Office

Events By Nature

For the Month of: December 2016

Date of Report

1/1/2017

9:00:26AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	26
911 MISDIAL	4
ABANDONED VEHICLE	2
ACCIDENT EMD	6
ACCIDENT HITRUN PD LAW	1
ACCIDENT PD COUNTY NO EMD	18
ALARMS LAW	33
ANIMAL BITE FOLLOW UP	3
ANIMAL BITE REPORT LAW	3
ANIMAL COMP SERVICE CALL LAW	10
ASSAULT SIMPLE LAW	1
ASSIST EMS OR FIRE	3
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	4
BARKING DOG	1
BOLO	16
BURGLARY HOME OTHER NONBUSINESS	4
BUSINESS CHECK	17
CALL BY PHONE	13
DELIVER MESSAGE	1
DISCHARGE OF FIREARM	1
DISTURBANCE OR NUISANCE	1
DOMESTIC DISTURBANCE	7
ESCORT	2
FOLLOW UP INVESTIGATION	8
FRAUD DECEPTION FORGERY	5
FUNERAL ESCORT	3
HARASSMENT STALKING THREATS	2

<u>Event Type</u>	<u>Total</u>
ILLEGAL DUMPING LITTERING	1
INVESTIGATION	5
JURISDICTION CONFIRMATION LAW	9
JUVENILE COMPLAINT	1
LARCENY THEFT	4
LIVE STOCK ON HIGHWAY	6
MEET REQUEST NO REFERENCE GIVN	4
MENTAL DISORDER	2
MISSING PERSON	2
MOTORIST ASSIST	6
NOISE COMPLAINT	1
NOTIFICATION OF DEATH	1
PREVENTATIVE PATROL	531
PROP DAMAGE VANDALISM MISCHIEF	4
PUBLIC SERVICE	1
RADAR PATROL INCLUDING TRAINIG	25
REFERAL OR INFORMATION CALL	3
REPOSESSION OF PROPERTY	2
RESIDENTIAL CHECK	2
SERVE CIVIL PAPER	1
SERVE WARRANT	6
STRUCTURE FIRE EFD	1
SUICIDE THREAT OR ATTEMPT	1
SUSPICIOUS CIRCUMSTANCES	5
SUSPICIOUS PERSON	5
SUSPICIOUS VEHICLE	12
TRAFFIC DIRECT CONTROL	1
TRAFFIC HAZARD	3
TRAFFIC STOP	96
TRAFFIC VIOLATION COMPLAINT	2
TRESPASSING UNWANTED SUBJ	1
WELL BEING CHECK	3

Total Calls for Month: **943**

Weddington

12/2016

UCR Code	Description	Date of Report	Incident ID	
13A				
13A	ASSAULT INFLICTING SERIOUS BODILY INJURY	12/27/16	201611830	
			Total:	1
13C				
13C	COMMUNICATING THREATS	12/1/16	201611013	
			Total:	1
220				
220	ATT BREAK OR ENTER BLDG (M)	12/13/16	201611407	
220	BREAKING/ENTERING-FELONY	12/19/16	201611607	
220	BREAKING/ENTERING-FELONY	12/30/16	201611934	
			Total:	3
23H				
23H	LARCENY-MISDEMEANOR	12/7/16	201611229	
23H	LARCENY-FIREARM	12/19/16	201611607	
23H	LARCENY-MISDEMEANOR	12/22/16	201611692	Unfounded
23H	LARCENY-MISDEMEANOR	12/28/16	201611839	
			Total:	4
250				
250	UTTERING FORGED INSTRUMENT	12/28/16	201611839	
			Total:	1
26A				
26A	FINANCIAL CARD FRAUD	12/5/16	201611124	
26A	IDENTITY THEFT	12/8/16	201611268	
26A	IDENTITY THEFT	12/19/16	201611609	
26A	IDENTITY THEFT	12/20/16	201611635	
			Total:	4
270				
270	LARCENY BY EMPLOYEES	12/14/16	201611427	
			Total:	1
290				
290	INJURY TO PERSONAL PROPERTY	12/19/16	201611604	
290	INJURY TO REAL PROPERTY	12/21/16	201611671	
			Total:	2
35A				
35A	POSSESS MARIJUANA UP TO 1/2 OZ	12/31/16	201611943	
			Total:	1
90F				
90F	STALKING	12/12/16	201611387	

Weddington

12/2016

UCR Code	Description	Date of Report	Incident ID	
90F	STALKING	12/25/16	201611756	
			Total:	2
90I				
90I	RUNAWAY	12/7/16	201611211	
			Total:	1
90J				
90J	TRESPASS - 2ND DEG	12/25/16	201611756	
			Total:	1
999				
999	ANIMAL CALL BITE	12/2/16	201611027	
999	ANIMAL CALL BITE	12/2/16	201611032	
999	ACCIDENT NO VISIBLE INJURY	12/5/16	201611138	
999	ACCIDENT NO VISIBLE INJURY	12/6/16	201611148	
999	INVESTIGATION	12/7/16	201611197	
999	ANIMAL CALL	12/8/16	201611247	
999	ANIMAL CALL BITE	12/9/16	201611279	
999	ACCIDENT POSSIBLE INJURY	12/10/16	201611326	
999	MISSING PERSON	12/17/16	201611531	
999	ANIMAL CALL BITE	12/26/16	201611782	
999	ANIMAL CALL	12/27/16	201611811	
999	ACCIDENT NO VISIBLE INJURY	12/27/16	201611819	
999	ACCIDENT NO VISIBLE INJURY	12/28/16	201611854	
999	DOMESTIC	12/31/16	201611943	
			Total:	14
9999				
9999	ATTEMPTED SUICIDE	12/10/16	201611324	
9999	MENTAL HEALTH INVESTIGATION	12/15/16	201611481	
			Total:	2

Monthly Crime Total

38

WEDDINGTON CODE ENFORCEMENT REPORT

January 5, 2016

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.

2. 2101 Eagle Pass Ct., Richard Mrugalski, Jr.

- Electrical contractor business operating from home
- Owner is moving business to commercial space (first of Feb., 2016)
- 3/9/16—Notice of Violation and Citation issued with fines commencing 3/14/16.
- 3/15/16—Owner has moved business to commercial space in Indian Trail.
- 4/1/16—Will continue to monitor this one.
- 5/2/16—Continuing to monitor this one. Construction underway for large addition to residence and also a large building at rear of property for storage of vehicles.
- Still monitoring this one.

- 8/4/16---No commercial activity observed. Will still monitor until construction of addition to house is completed.
- 9/8/16---No Change, construction on addition continuing.
- 11/1/16—Still monitoring this one.
- 12/7/16—Addition to house near completion. Property has been fenced 6 ft. stockade type fencing.
- 1/5/17—Still monitoring.

3. 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.

4. 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.

5. 1164 Willow Oaks Tr.

- 5/26/16—Inspection of property. Utility building built w/out permit and too close to property line. Courtesy letter sent to property owner informing them of need for permit and for building to be moved to meet 15 ft. setback.

- 8/4/16---Building to be moved to comply with required setbacks from property lines
 - 9/8/16---Building has been moved to comply with zoning setbacks.
 - 11/2/16. Violation corrected, case resolved.
6. **"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.
 -
7. * 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.
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.
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.

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: January 9, 2017

SUBJECT: Monthly Report –December 2016

Transactions:	
Adjustments <5.00	\$(2.37)
Overpayment	\$(67.70)
Penalty and Interest Payments	\$(81.20)
Refunds	\$5237.79
Discoveries	\$7675.80
Taxes Collected:	
2012	\$(221.04)
2013	\$(221.04)
2015	\$(177.84)
2016	\$(191954.70)
As of December 31, 2016; the following taxes remain Outstanding:	
2006	\$56.80
2007	\$83.43
2008	\$993.07
2009	\$854.25
2010	\$712.75
2011	\$375.64
2012	\$2108.59
2013	\$2454.88
2014	\$3033.14
2015	\$4947.03
2016	\$231212.04
Total Outstanding:	\$246831.62

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2016-2017

PERIOD ENDING: 12/31/2016

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,438,377.82
10-1120-001	TRINITY MONEY MARKET	1,112,510.02
10-1170-000	NC CASH MGMT TRUST	531,999.04
10-1211-001	A/R PROPERTY TAX	231,212.04
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	4,947.03
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,672.55
10-1232-000	SALES TAX RECEIVABLE	1,888.54
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	1,753,018.11
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	23,513.12
10-1610-003	FIXED ASSETS - EQUIPMENT	118,306.60
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS		<u>5,253,295.88</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2155-000	HEALTH INSURANCE PAYABLE	-1,013.00
10-2156-000	LIFE INSURANCE PAYABLE	-14.00
10-2620-000	DEFERRED REVENUE - DELQ TAXES	4,947.03
10-2625-000	DEFERRED REVENUE - CURR YR TAX	231,212.04
10-2630-000	DEFERRED REVENUE-NEXT 8	10,672.55
TOTAL LIABILITIES		<u>320,806.87</u>

EQUITY

10-2620-001	FUND BALANCE - UNASSIGNED	2,238,530.00
10-2620-003	FUND BALANCE-ASSIGNED	54,000.00
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	1,921,691.04
10-2620-005	CURRENT YEAR EQUITY YTD	313,068.54
CURRENT FUND BALANCE - YTD NET REV		405,199.43
TOTAL EQUITY		<u>4,932,489.01</u>

TOTAL LIABILITIES & FUND EQUITY	<u>5,253,295.88</u>
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TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

12/01/2016 TO 12/31/2016

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	192,028.99	826,697.55	985,000.00	16
10-3102-110 AD VALOREM TAX - 1ST PRIOR	177.84	955.38	3,500.00	73
10-3103-110 AD VALOREM TAX - NEXT 8	442.08	427.80	1,500.00	71
10-3110-121 AD VALOREM TAX - MOTOR	6,597.74	32,691.44	80,000.00	59
10-3115-180 TAX INTEREST	65.61	136.60	2,250.00	94
10-3231-220 LOCAL OPTION SALES TAX REV	27,293.43	80,568.94	311,250.00	74
10-3322-220 BEER & WINE TAX	0.00	0.00	45,000.00	100
10-3324-220 UTILITY FRANCHISE TAX	127,649.43	230,110.12	475,000.00	52
10-3340-400 ZONING & PERMIT FEES	2,865.00	19,038.00	24,850.00	23
10-3350-400 SUBDIVISION FEES	0.00	17,560.00	58,300.00	70
10-3830-891 MISCELLANEOUS REVENUES	208.00	941.00	1,000.00	6
10-3831-491 INVESTMENT INCOME	2,492.12	2,535.51	5,000.00	49
TOTAL REVENUE	359,820.24	1,211,662.34	1,992,650.00	39
AFTER TRANSFERS				
	359,820.24	1,211,662.34	1,992,650.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	59,309.17	355,855.02	717,710.00	50
10-4110-127 FIRE DEPARTMENT	0.00	0.00	10,000.00	100
10-4110-128 POLICE PROTECTION	0.00	128,500.50	258,620.00	50
10-4110-192 ATTORNEY FEES - GENERAL	13,987.14	33,118.51	95,000.00	65
10-4110-193 ATTORNEY FEES - LITIGATION	0.00	13,064.83	100,000.00	87
10-4110-195 ELECTION EXPENSE	0.00	0.00	3,500.00	100
10-4110-340 PUBLICATIONS	0.00	3,145.92	12,000.00	74
10-4110-341 WEDDINGTON FESTIVAL	0.00	-3,868.02	10,000.00	139
10-4110-342 HOLIDAY/TREE LIGHTING	3,547.43	4,235.38	6,500.00	35
10-4110-343 SPRING EVENT	0.00	0.00	750.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	89.76	500.00	82
10-4110-495 COMMITTEE & OUTSIDE	0.00	0.00	1,500.00	100
TOTAL EXPENDITURE	76,843.74	534,141.90	1,216,080.00	56
BEFORE TRANSFERS				
	-76,843.74	-534,141.90	-1,216,080.00	
AFTER TRANSFERS				
	-76,843.74	-534,141.90	-1,216,080.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	2,895.69	34,897.48	73,150.00	52
10-4120-123 SALARIES - TAX COLLECTOR	3,596.55	21,393.78	47,650.00	55
10-4120-124 SALARIES - FINANCE OFFICER	2,624.58	7,710.28	14,250.00	46
10-4120-125 SALARIES - MAYOR & TOWN	2,100.00	12,600.00	25,200.00	50
10-4120-181 FICA EXPENSE	858.07	5,859.62	12,800.00	54
10-4120-182 EMPLOYEE RETIREMENT	648.68	8,203.88	19,650.00	58

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

12/01/2016 TO 12/31/2016

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-183 EMPLOYEE INSURANCE	1,013.00	10,130.00	26,000.00	61
10-4120-184 EMPLOYEE LIFE INSURANCE	12.60	157.36	400.00	61
10-4120-185 EMPLOYEE S-T DISABILITY	12.00	120.00	300.00	60
10-4120-191 AUDIT FEES	0.00	0.00	8,500.00	100
10-4120-193 CONTRACT LABOR	5,705.38	15,810.97	19,000.00	17
10-4120-200 OFFICE SUPPLIES - ADMIN	85.54	3,617.32	13,000.00	72
10-4120-210 PLANNING CONFERENCE	0.00	0.00	4,000.00	100
10-4120-321 TELEPHONE - ADMIN	203.46	1,200.59	3,500.00	66
10-4120-325 POSTAGE - ADMIN	0.00	711.90	2,500.00	72
10-4120-331 UTILITIES - ADMIN	405.09	1,931.06	4,250.00	55
10-4120-351 REPAIRS & MAINTENANCE -	0.00	3,743.00	30,500.00	88
10-4120-352 REPAIRS & MAINTENANCE -	988.61	31,374.70	65,000.00	52
10-4120-354 REPAIRS & MAINTENANCE -	12,245.00	21,362.35	63,520.00	66
10-4120-355 REPAIRS & MAINTENANCE -	0.00	705.00	1,000.00	30
10-4120-356 REPAIRS & MAINTENANCE -	520.00	2,220.00	6,000.00	63
10-4120-370 ADVERTISING - ADMIN	126.82	250.49	1,000.00	75
10-4120-397 TAX LISTING & TAX	-118.85	-109.37	500.00	122
10-4120-400 ADMINISTRATIVE:TRAINING	0.00	541.50	4,000.00	86
10-4120-410 ADMINISTRATIVE:TRAVEL	320.62	2,266.63	5,000.00	55
10-4120-450 INSURANCE	0.00	13,533.28	15,500.00	13
10-4120-491 DUES & SUBSCRIPTIONS	300.00	14,391.92	18,000.00	20
10-4120-498 GIFTS & AWARDS	117.85	957.39	3,000.00	68
10-4120-499 MISCELLANEOUS	253.61	1,660.23	5,000.00	67
TOTAL EXPENDITURE	34,914.30	217,241.36	492,170.00	56
BEFORE TRANSFERS	-34,914.30	-217,241.36	-492,170.00	
AFTER TRANSFERS	-34,914.30	-217,241.36	-492,170.00	

4130 PLANNING & ZONING

EXPENDITURE:

10-4130-121 SALARIES - ZONING	3,724.27	15,036.00	58,750.00	74
10-4130-122 SALARIES - ASST ZONING	649.74	2,958.24	2,250.00	-31
10-4130-123 SALARIES - ADMINISTRATIVE	2,176.90	11,093.05	25,725.00	57
10-4130-124 SALARIES - PLANNING BOARD	375.00	2,300.00	5,200.00	56
10-4130-125 SALARIES - SIGN REMOVAL	222.74	1,459.75	4,000.00	64
10-4130-181 FICA EXPENSE - P&Z	546.87	2,512.95	8,025.00	69
10-4130-182 EMPLOYEE RETIREMENT - P&Z	905.24	3,961.37	13,500.00	71
10-4130-183 EMPLOYEE INSURANCE	0.00	9,141.00	27,000.00	66
10-4130-184 EMPLOYEE LIFE INSURANCE	0.00	94.64	300.00	68
10-4130-185 EMPLOYEE S-T DISABILITY	0.00	24.00	150.00	84
10-4130-193 CONSULTING	-315.00	-4,047.42	8,500.00	148
10-4130-194 CONSULTING - COG	1,250.00	3,155.00	21,750.00	85
10-4130-200 OFFICE SUPPLIES - PLANNING	80.85	3,134.20	5,000.00	37
10-4130-201 ZONING SPECIFIC OFFICE	0.00	0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	0.00	249.46	1,000.00	75

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

12/01/2016 TO 12/31/2016

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-220 INFRASTRUCTURE	0.00	0.00	89,500.00	100
10-4130-321 TELEPHONE - PLANNING &	203.48	1,200.66	3,500.00	66
10-4130-325 POSTAGE - PLANNING & ZONING	0.00	666.81	2,500.00	73
10-4130-331 UTILITIES - PLANNING & ZONING	405.12	1,931.08	4,250.00	55
10-4130-370 ADVERTISING - PLANNING &	126.83	208.86	1,000.00	79
TOTAL EXPENDITURE	<u>10,352.04</u>	<u>55,079.65</u>	<u>284,400.00</u>	<u>81</u>
BEFORE TRANSFERS	<u>-10,352.04</u>	<u>-55,079.65</u>	<u>-284,400.00</u>	
AFTER TRANSFERS	<u>-10,352.04</u>	<u>-55,079.65</u>	<u>-284,400.00</u>	
GRAND TOTAL	<u>237,710.16</u>	<u>405,199.43</u>	<u>0.00</u>	

FY 2016-2017

TOWN OF WEDDINGTON
BUDGET CHANGES REPORT

DATES: 07/01/2016 TO 06/30/2017

<u>REFERENCE</u>	<u>CHANGE NUMBER</u>	<u>DATE</u>	<u>INITIALS</u>	<u>ORIGINAL BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	1799	12/31/2016	LG	22,500.00	8,000.00	30,500.00
10-4130-193 CONSULTING	1798	12/31/2016	LG	10,000.00	-1,500.00	8,500.00
10-4130-215 HISTORIC PRESERVATION	1776	12/31/2016	LG	2,500.00	-1,500.00	1,000.00
10-4130-220 INFRASTRUCTURE	1777	12/31/2016	LG	94,500.00	-5,000.00	89,500.00
					<u>0.00</u>	