

**TOWN OF WEDDINGTON  
SPECIAL TOWN COUNCIL MEETING  
2016 BOARD RETREAT  
FEBRUARY 19, 2016 - 9:00 A.M.  
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Meeting/Retreat at the Firethorne Country Club, 1108 Firethorne Club Drive, Marvin, NC 28173 on February 19, 2016, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Mike Smith, Scott Buzzard and Janice Propst, Planning Board Chairman Dorine Sharp, Vice Chairman Rob Dow, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Julian Burton, and Town Administrator Peggy Piontek

Visitors: Michelle Nance, Jason Wager

Mayor Deter called the meeting back to order at 9:00 a.m.

**Growth Issues (Part II) Transportation Planning part II**

**5. Transportation Planning Part II**

**a. Charlotte Regional Transportation Planning Organization (CRTPO) Update**

Councilman Buzzard stated there are two issues coming up. He is looking for input from the Council and citizens. Comprehensive Transportation Plan (CTP) is the entire wish list for CRTPO's region to include sidewalks, bike paths and roadways, is a long term plan and is not fiscally constrained. They are soliciting information from residents and municipalities. The State Transportation Improvement Plan (STIP) is where the State is scoring funded projects and it trickles down to the CRTPO. If municipalities want to co-fund that is taken into the ranking process consideration. The first one opens up in April where they solicit input for the regional projects (Highway 74, 84 all of the interstates as well). In August, it opens up to the divisional level projects which would be something we would review and request. The difference between the CTP (all projects out there) and the STIP (funded projects) is money. Councilman Buzzard requested that Council determine what the priorities are, how to score them and if there is interest in moving them up by co-funding any projects.

Action Items –  
CTP

- Gap Analysis executive summary of what is out now that decisions would be based off of.
- Contract comments (I-77).
- August – Divisional projects input to be requested – priorities?
- Forecast: Input to be requested.

## STIP

- Fiscally constrained.
- April projects solicited.
- Time line and evaluation criteria and then some analysis, helping with professional planning support.
- Budget line item for professional services.

### **b. Rea Road Extension**

#### **i. Public Hearing Concerns from 1/26 meeting**

Mayor Deter advised that the opportunity for public comments is still open. The comments received to date fall into 3 categories he refers to as: Dogwood/Optimist Parks /WCWAA corridor; not in my back yard; collateral issues like crosswalks. Mayor Deter stated that a lot of comments are about WCWAA Optimist Park. He informed Council that he met with Mayor Kapfhammer of Wesley Chapel. Their Council told NCDOT they are willing to give up the frontage of Dogwood Park if that saves WCWAA Park. NCDOT could not guarantee that. Mayor Deter suggested writing a letter from both jurisdictions. Mayor Kapfhammer will put together a letter related to the congestion portion and will send it to Mayor Deter who will forward to Council for approval.

By consensus Council agreed with Mayor Deter presenting a letter.

#### **ii. Commercial and other issues**

As Rea Road is widened, we want to understand the land use vision and have some clarity so that when the proposals come before us we are prepared.

Planning Board Vice Chairman Rob Dow stated that the Town's Land Use Plan does not recognize the potential of new large intersections caused by Rea Road. It would be a modest modification to recognize and strengthen the development of Rea Road and those corners and again emphasizing the commercial section currently in the Land Use Plan is still the only area going to be considered.

Action Items –

- Land Use Plan confirms commercial center in its 5 year plan.
- Specifically address new Rea Road area and reemphasize Town vision - Planning Board to send text to Council.
- Adopt the Land Use Plan with a new date.
- Town Planner Burton to seek answer and background information to Rea Road alignment question.
- Administrator Piontek to put DOT Rea Road Extension files and link on Town website.

## **6. Long Term Median Planting**

Mayor Deter advised that Councilwoman Harrison took care of our long term planting plan. He asked what the Town is doing with the medians. He stated the entrance to Weddington is beautiful. He asked if the plan is to run that landscaping all the way through or put trees in there and suggested the Town have a plan.

Action –

- Median plan is already complete, Finance Officer Gaylord will research with prior staff on what it is and where it is within the next month. Landscape Architect and Urban Forester is a resource for this topic.

### **a. Discussion and Consideration of Daryl's Lawn Care invoice for medians**

Mayor Deter stated that this matter was addressed at the February Council meeting. Council had several questions and Councilwoman Propst volunteered to get the information and report back to Council at the retreat. Councilwoman Propst relayed those answers and Council was satisfied.

Councilman Smith moved to approve payment of \$14,630.00 on the invoice. All were in favor, with votes recorded as follows:

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

NAYS: None

Mr. Dow suggested that the Town consider entering into an agreement with NCDOT on maintenance of the right-of-way property in front of gymnastics center.

Action -

- Parallel work on median plan elements – Councilmembers Smith and Propst
- Get with DOT get agreement on maintaining the landscaping in front of Gymnastics center - Mr. Dow and Town Planner Burton

## **7. Residential Conservation District Subdivision Ordinance**

### **a. Minimum Lot Size**

### **b. Balancing density development**

When the Falls at Weddington was developed in theory 50% open space was expected in both sections. But it could be certain areas are less and some more when split by a road. The question is what do we do about it, balance on both sides or are we allowing flexibility on both sides.

- Do we want to increase the minimum lot size?
- Do you want to see a change to Conservation Subdivisions and if so what sort of change do you want to take place?

Mr. Dow stated that all things relate to one another. The benefits and goals of a Conservation Subdivision are to maintain the green open area that we want when the town is totally built out.

Action-

- Send it back to the Planning Board to look at things that control our lot size, minimum size lot increase, and setbacks. There is a lot that can produce the type of development that the Town will be pleased with, the developer will profit from and the homeowner will be pleased with. A developer will be forced to be innovative with his design.

Action -

- Create a formula – a minimum density ratio.
- Take it on a case by case basis on the typography.
- Lot size minimum, minimum building line width, setbacks, flexibility, case by case, goals spread out.

### **b.View Shed Priority**

Ms. Sharp read the ordinance pertaining to open space as it applies to conventional subdivisions. When the text was sent it read “should/ shall” but the Council changed it to “may”. Town Planner Burton recommended the text change because “may” doesn’t do anything and recommends “should”. She asked if that would still leave the Town the flexibility of not requiring a view shed above the buffer.

Action -

- Put shall unless as otherwise determined by the planning board (discretion language)

With respect to tiers for conservation subdivisions – priorities pertaining to primary conservation land, do we want view sheds added in tier a?

Action-

- Create a text amendment and put view shed in tier a.

## **8. Street Addressing Concerns**

Numbering is inconsistent on Antioch Church road and others. There is concern that emergency personnel will have difficulty responding. Councilman Smith advised that records for 911 are linked together with tax parcel and GIS mapping.

## **9. Sign Ordinances**

Town Attorney Fox provided an update on a recent Supreme Court sign decision and advised the sign ordinance needs to be revised.

- All signs must be the same on content (no discrimination).
- Sizes must be the same.

Action on political signs for the Planning Board

- Timeframe they can be out.
- Size of signs.
- Have attorney review ordinance and advise Planning Board.
- Planning Board to present proposal to Council.
- Check Ordinance on placing signage on trees.

## **10. State Forrest Harvesting Program**

Town Planner Burton explained that part of the issue that has come up is a property in Providence Acres that ended up being a part of the forestry program. A lot of residents have experienced unpleasant issues as a result of this program. The County Forester has reservations about municipalities putting in place regulations mitigating impact. However the residents are dealing with impact and Town Planner Burton pointed out which parcels are part of program: Carrington, property off Lochaven and Cottonfield Circle as well as some others. The County doesn't get the plans before they are implemented. You have to have a certified forester that has to be involved but are not required to come before the Town or county. There is an enforcement issue. He did not recommend that the Town do anything on the policy.

Action -

- Send a letter to parcel owners requesting they inform the Town if they are going to sell their land and consider select cutting and leaving buffers.
- Limited control over state program; we are not always notified.
- Weight limits on streets to prevent damage from timber trucks.

- Buffers left.
  - Voluntary best practices request from Town – sustainable forestry initiative.
  - Town Attorney will create letter mentioned above – to state forestry, to land owner, DENR and legislators outlining the issue and requesting assistance.
- Suggestions: *We would appreciate working with you to mitigate the damage with your program.*

## **Organizational Structures and Matters**

### **1. Expansion of Council from 4 plus Mayor to 6 plus Mayor** **a. Four (4) in district and two (2) at-large**

Town Attorney Fox explained what a charter is and how the charter can be changed. He suggested there needs to be an amendment to codify the change by ordinance adopted by the town. We can decide if we want to allow it to a vote of the residents, along with a public hearing requirement. The Council shall consist of any number not less than 3 or more than 12. It can be achieved by a charter amendment by this Council.

Councilman Buzzard stated the Town is very spread out and there are very distinct issues effecting portions of the town. He stated that we already have to live in a particular district but that doesn't mean it is represented. You are more obligated to those that voted than who you represent. He believes we could potentially work better or more efficiently with a larger group and provided examples. He summarized that it would enable the Council to have more people in a work session (3 as opposed to 2 now) in accordance with the open meeting law. The discussion resulted in the Council not being in favor of the suggestion for the following concerns:

Concerns:

- Possibility of 4 (including the mayor) representatives from the same district
- More people would be added expense for salaries
- Less accountability
- No real issue now that can't be overcome
- Added complexity
- Doubles the communications challenges for the Mayor
- Not enough space in chambers and at the council table

### **b. Elections would be majority not plurality**

The Council was not in favor of this suggestion because of the possible runoff expenses if there is no majority.

## **2. Reconstitute Parks & Recreation Advisory Board**

- a. Representation from Council, Planning Board and citizens at large**
- b. Create a meeting schedule**
- c. Would it include festivals and litter sweeps**

Mayor Deter asked that if Parks & Recreation is resurrected would the Council want them to have the responsibility of events and litter sweep as opposed to him and staff handling it.

Councilman Buzzard explained to be eligible for federal grant funds you have to have an established Parks & Recreation Committee. It makes sense that they would also be responsible for events. Some of the tasks involved would be events. A meeting schedule must be created and there should be representation from Council, Planning Board and citizens at-large. The Council agreed that they should be responsible for events.

Councilman Smith stated that he enjoys having the events but he recommends an Events Committee plan them.

Action –

Councilmembers Buzzard & Propst will:

- Create committee charter to determine the name, roles and representation.
- Intended to take the load off the staff and Council.
- Public Safety Committee member should be considered as part of this.
- Planning Board will be polled to find out if there is member interest in being a part of it and provide that information to Council Members Buzzard & Propst.
- Determine budgets for the Committee.
- Advertise for volunteers.

### **d. Weddington trails/greenways**

Mayor Deter explained he has had conversations with Mayors from other jurisdictions and the Town Planner on what it would encompass. He reviewed some results of past town surveys. Council had a conversation ultimately resulting in not being in favor of the trails and greenways for the following reasons:

- Cost analysis for public trail maintenance.
- Information on existing plan.
- Safety issues.
- Focus on connectivity on undeveloped property.

- Preservation of right of way.

Action –

As the Comprehensive Transportation Plan is reviewed, look at sidewalks and bike lanes. Mayor Pro Tem Titherington will work with Town Planner Burton on this.

### **3. Town Hall Repair**

Mayor Deter provided a proposal to put before the town for two actions:

1. Crawl space/venting  
Spend \$5,000 - \$8,000 to vapor barrier the crawlspace – condition, completely seal and put in dehumidifier.

Mayor Pro Tem Titherington suggested talking to Union County building inspector on crawl space solution suggestions.

2. Siding/painting  
Remove caulking and have house painted and fix rotted wood and shutters.

Action –

- Councilwoman Propst will get names of painters experienced on older homes.
- Get bids for both items.
- Get confirmation from Union County Building Inspector that sealing the crawl space is the right course of action.

## **FY2016-17 Budget Planning**

### **1. YTD Performance to plan**

The Town Council received the FY2017 Estimated Town Operating Budget for FY 2017 and a list of Non-Operating Expenditures.

Items discussed:

- The name of Account 10-4110-340 should be changed to Publications.
- Change the name from Easter Egg Hunt to Spring Event.

Wesley Chapel Fire Department

- Get a line item budget detailing the \$711,000.00.
- Get explanations for how expenditures are allocated to Weddington.



- Why was there an increase in salary and savings in fuel?
- What is the \$67,000.00 for Capital?

**2. Add budget line item for infrastructure**

Account 10-4130-220, transportation and improvements can be renamed as infrastructure. That is where current infrastructure expenditures are placed.

**3. Wish List**

The group reviewed the wish list for Fiscal Year 2017.

**4. Five year projections (operating and fund balance)**

Finance Officer Gaylord provided preliminary five-year projections to the Town Council for their review.

**5. Budget Schedule**

Town Finance Officer Leslie Gaylord reviewed the budget preparation timeline.

Councilman Smith made a motion to adjourn the meeting. All were in favor with the votes recorded as follows:

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

The meeting ended at 4:00 pm

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**Mayor Bill Deter**

Attest:

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Peggy Piontek, Town Clerk