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**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, NOVEMBER 14, 2016 – 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

PUBLIC ADDRESS TO THE COUNCIL

Any individual or group who wishes to address the Council may do so at this time. Each speaker will have three (3) minutes to make their remarks and shall obey reasonable standards of courtesy in their remarks. Typically, this is a time for the Mayor and Council to hear from the public and not respond. If questions are raised, a member of the Town Council or Staff may contact the individual after the meeting to help address issues raised. If the item you wish to speak about is a Public Hearing item, address your concerns during that time and not under the Public Comment period.

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

CONSENT AGENDA

The Council may designate a part of the agenda as the "Consent Agenda." Items placed on the consent agenda are judged to be non-controversial and routine. Any member of the Council may remove an item from the consent agenda and place it on the regular agenda while the agenda is being discussed and revised prior to its adoption at the beginning of the meeting. All items on the consent agenda shall be voted on and adopted by a single motion, with the minutes reflecting the motion and vote on each item.

6. Consent Agenda
 - A. Review and Consideration of 2017 Holiday Schedule
 - B. Call for 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
 - C. Call for 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
7. Approval of Minutes
 - A. Approval of October 10, 2016 Regular Town Council Meeting Minutes

PUBLIC HEARINGS

The Public must sign up before the beginning of the meeting to speak on an item under Public Hearings. The Mayor will recognize speakers in the order in which their names appear on the sign-up sheet. The Council sets the rules for the Public Hearing. The rules may include, but are not limited to, rules fixing the maximum time allotted to each speaker; providing for

the designation of spokespersons for groups of persons supporting or opposing the same positions; providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the Town Hall; and for providing for the maintenance of order and decorum in the conduct of the hearing.

Each speaker must address the Council from the lectern and begin their remarks by giving their name and address. Each speaker will have three (3) minutes to make remarks. A speaker may not yield any of his or her time to another speaker. Speakers must be courteous in their language and presentation. Personal attacks on the Council or members of the public will not be tolerated.

The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and shall rule on objections from other members of the Council on discourteous behavior. A majority vote of the Council may overrule the Mayor's ruling on standards of courtesy. Speakers may leave written comments and/or supporting documents, if any, with the Town Clerk to the Council.

8. Public Hearing and Consideration of Public Hearing

- A. Review and Consideration of Text Amendment to Section 46-45(f) Addresses and Cluster Mailboxes

9. Old Business

- A. Review and Consideration of Preliminary Plat for the Major Subdivision Weddington Pond
(Previously Sugar Magnolia)
- B. Review and Consideration of The Woods Final Plat Phase 1 Map 1
- C. Review and Consideration of Conditional Approval of The Woods Phase 1 Map 2
- D. Review and Consideration of additional repairs to Town Hall

10. New Business - None

11. Update from Planner

12. Code Enforcement Report

13. Update from Finance Officer and Tax Collector

14. Public Safety Report

15. Transportation Report

16. Council Comments

17. Closed Session –

[N.C.G.S. 143-318.11 (a)(6)] –

____ To consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee

____ To hear or investigate a complaint, charge, or grievance by or against a public officer or employee

[N.C.G.S. 143-318.11 (a)(3)]

Consult with the Attorney

_____ **To protect the attorney-client privilege**

_____ **To consider and give instructions concerning a potential or actual claim, administrative procedure, or judicial action**

18. Possible Action from Closed Session

19. Adjournment



TOWN OF
WEDDINGTON

1924 Weddington Road • Weddington, North Carolina 28104

2017 HOLIDAY SCHEDULE

New Year's Day	Monday, January 2
Birthday of Martin Luther King, Jr.	Monday, January 16
Good Friday	Friday, April 14
Memorial Day	Monday, May 29
Independence Day	Tuesday, July 4
Labor Day	Monday, September 4
Veterans Day	Friday, November 10
Thanksgiving	Thursday, November 23
Day after Thanksgiving	Friday, November 24
Christmas Holiday	Monday, December 25
Christmas Holiday	Tuesday, December 26

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

MEMORANDUM

TO: Town Council

FROM: Nadine Bennett, Interim Zoning Administrator/Planner

DATE: November 1, 2016

SUBJECT: Update to List of Acceptable Plant Species

We received a landscape plan for the Atherton Phase 3 buffer. The plan listed a number of plant species that were not specifically listed in our ordinance. The landscape architect who submitted the plan noted that our current plant list is dated and could use a refresh. He advised that plant lists “can’t (and shouldn’t) be all inclusive, yet they should provide for variety and flexibility in plant selections, which in turn, adds to the variety and aesthetics of a locale.” He suggested the following language (to which I made minor revisions):

Alternate plant varieties, hybrids, cultivars, subspecies, etc. of those species (or varieties, hybrids, cultivars, etc.) listed may also be submitted for plan review and approved at the discretion of the Zoning Administrator.

This language makes sense to me and will solve the short term issue of the Atherton plan. However, I also believe that it might be best (in the future) to take the plant list out of the ordinance and make it a standalone document referenced in the ordinance instead. This way, the list could evolve and change without constant text amendments.

This change was recommended unanimously by the Planning Board at their October meeting.

APPENDIX I. - LIST OF ACCEPTABLE PLANT SPECIES

Alternate plant varieties, hybrids, cultivars, subspecies, etc. of those species (or varieties, hybrids, cultivars, etc.) listed may also be submitted for plan review and approved at the discretion of the Zoning Administrator.

Botanical Name	Common Name
LARGE MATURING TREES	
Abies firma	Japanese fir
Acer platanoides	Norway Maple
Acer rubrum	Red Maple
Acer saccharinum	Silver Maple
Saccharum	Sugar Maple
Altis laevigata	Sugar hackberry
Amelanchier Canadensis	Serviceberry
Betula negra	River Birch
Carya illinoensis	Pecan
Carya glabra	Shagbark hickory
Carya cordiformis	Pignut hickory
Cedrus deodara	Deodar cedar
Celtis occidentalis	Hackberry
Cryptoeria japonica	Japanese cryptomeria

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

MEMORANDUM

TO: Town Council

FROM: Nadine Bennett, Interim Zoning Administrator/Planner

DATE: November 1, 2016

SUBJECT: Change in Subdivision Bond Amount

SL 2015-187, enacted in 2015, limits the amount of performance guarantee bonds to 125 percent of the estimated cost of completing improvements. Our ordinance currently requires 150 percent. This text change will correct all references to 150 percent.

The Planning Board recommended this change unanimously at their October meeting.

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

(b)

Improvement and guarantee standards.

(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.

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

(3)

Yard regulations

i.

Maintenance plans and maintenance agreement:

3.

The maintenance plan shall be submitted with an application for preliminary plat approval of the subdivision, and shall be in accordance with the following requirements:

i.

The maintenance plan shall specify ownership of required open space.

ii.

The maintenance plan shall establish a regular operation and maintenance program appropriate to the uses to be undertaken on the subject open space, pursuant to subsection 58-58(4)g.2.

iii.

The maintenance plan shall specify required insurance and all maintenance and operating costs, and shall define the means for funding the maintenance plan on an ongoing basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs.

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)

Standards for developments not located within a conservation subdivision.

i.

Maintenance plans and maintenance agreement:

1.

The cost and responsibility of maintaining required open space shall be borne by the fee simple owner of the required conservation lands, or by another party as specified in an executed, binding and enforceable maintenance agreement, who is a holder of the conservation easement.

2.

The applicant must submit, with an application for preliminary plat approval, a maintenance agreement that obligates either the property owner of the open space, or other specified party as provided above, to implement the maintenance plan.

3.

The maintenance plan shall be submitted with an application for preliminary plat approval of the subdivision, and shall be in accordance with the following requirements:

i.

The maintenance plan shall specify ownership of required open space;

ii.

The maintenance plan shall establish a regular operation and maintenance program appropriate to the uses to be undertaken on the subject open space, pursuant to subsection (4)g.2. of this section;

iii.

The maintenance plan shall specify required insurance and all maintenance and operating costs, and shall define the means for funding the maintenance plan on an on-going basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs;

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)

Standards for developments located in conservation subdivisions.

i.

Maintenance plans and maintenance agreement.

1.

The cost and responsibility of maintaining the required conservation lands and associated common facilities shall be borne by the fee simple owner of the required conservation lands, or by another party as specified in an executed, binding and enforceable maintenance agreement, who is a holder of the conservation easement.

2.

The applicant must submit, with an application for preliminary plat approval, a maintenance agreement that obligates either the property owner of the conservation lands, or other specified party as provided above, to implement the maintenance plan.

3.

The maintenance plan shall be submitted with an application for preliminary plat approval of a conservation subdivision, and shall be in accordance with the following requirements:

i.

The maintenance plan shall specify ownership of required conservation lands.

ii.

The maintenance plan shall establish a regular operation and maintenance program appropriate to the uses to be undertaken on the subject conservation lands, pursuant to subsection (4)g.2. of this section.

iii.

The maintenance plan shall specify required insurance and all maintenance and operating costs, and shall define the means for funding the maintenance plan on an on-going basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs.

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).

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

MEMORANDUM

TO: Town Council

FROM: Nadine Bennett, Interim Zoning Administrator/Planner

DATE: November 1, 2016

SUBJECT: Change in Subdivision Bond Amount

SL 2015-187, enacted in 2015, limits the amount of performance guarantee bonds to 125 percent of the estimated cost of completing improvements. Our ordinance currently requires 150 percent. This text change will correct all references to 150 percent.

The Planning Board recommended this change unanimously at their October meeting.

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, OCTOBER 10, 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 October 10, 2016, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Scott Buzzard, Janice Propst, Town Attorney Bobby Sullivan, Town Administrator/Clerk Peggy S. Piontek, and Planning Board Chairman Dorine Sharp

Absent: Finance Officer Leslie Gaylord

Visitors: Amelie Schoel, Ron Gilkerson, Ed Goscicki, Rob Dow, Bill Price, Brookes Versaggi, Marcos Bilbao, Walton Hogan, David Weirich, Judge Jeff Carpenter, Robert Price, Reid Owen, Bob Davis, Pender McElroy, Mike Sealy, Stephen Goodwin, Mike Kissel, Mark Van Dyne, Dan Barry, Liz Callis, Anna-Marie Smith, Eric Blowers, Jeff Gardiner and Graham Adams

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

Item No. 1. Open the Meeting Mayor Deter opened the October 10, 2016 Regular Town Council Meeting at 7:00 p.m. and announced that Mayor Pro Tem Titherington will be a little late.

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. Presentations

A. Presentation of the Union County Curbside Collection Program - Ed Goscicki and Ron Gilkerson

Mr. Goscicki stated to Council that he is going to local jurisdictions proposing a cooperative approach for solid waste within the municipalities of western Union County to see if they are interested in it. He would prefer a vote of the Town Council tonight if possible. If the Council is interested, Mr. Goscicki and staff will define what the services, requirements, and what the agreement will look like which will then need to be adopted by Union County Commissioners. At that time an agreement will be drawn up for the participating municipalities. Union County is trying to get the waste stream directed through them. Some of the topics Mr. Goscicki presented included:

- Enhancement of services and cost reduction for residents
- The broad spectrum of solid waste services Union County currently provides
- Convenient center sites

- Collection includes construction and demolition, municipal solid waste, composting, recyclable, household hazardous wastes, used oil, tires and electronic waste
- All homes are not required to participate
- The current curbside collection system
- All participating companies will need to be qualified by Union County
- An overall view of the cooperative approach which includes what they would pick up

Council had a brief back and forth discussion with Mr. Goscicki and Mr. Gilkerson resulting in advising them that they would like to think about it and discuss it amongst themselves before making any decisions or commitments.

Item No. 5. Public Comments

Eric Blowers stated that he would have liked to have the County representatives here for his comments and that this is the first time he has ever seen a Weddington agenda not list public comments first. He addressed some concerns with the presentation just heard:

- The nearest transport station is in Monroe. The County's is 26 miles beyond that resulting in unnecessary fuel expense to company.
- The County needs to market as a market participant not with government regulations to give them a leg up.
- Anyone who supports this is in favor of bigger government.
- A prequalification ordinance is already in the County's books from 1982 which states that every trash truck must be inspected by the County which they do not do.
- The County should not change a law because they have expenses that need to be met.
- There is no accounting for the waste stream by recording the company and the County from where it originated to the State.
- The idea about prequalifying companies is great.
- The County is trying to take over this function.

Eric Blowers acknowledged that he appreciated some of the things the County suggested but feels the only reason they are doing it is to control the flow into their transfer station. He asked Council not to consider doing this and if they need a working group on it, he is volunteering to assist them in any way to illuminate the other side of the situation.

Amelie Schoel stated she is running for the Union County School Board for District 5. She provided professional and personal background on herself and her family and said what prompted her decision to run. She has regularly attended School Board meetings and has learned a lot about Union County Public Schools' finances, facilities, curriculum and policy committees. She requested support as attention is focused on moving forward for our children, communities and future. Ms. Schoel advised her goal is to positively engage individuals, communities, local municipalities and County government in the future of Union County Public Schools and would appreciate their support.

Jeff Carpenter stated he is a Superior Court Judge and is running for re-election. He was appointed by Governor McCrory in February to take Judge Lee's position when he retired and has been in the position since June 2016. He provided his professional background and said he has met most of the residents here in an informal setting but chose to attend this evening to introduce himself. Judge Carpenter

suggested that Council can get information about him from the residents without him having to do it tonight. He said he would appreciate them checking him out and if he meets their standards and criteria he would appreciate their support.

Item No. 6. Additions, Deletions and/or Adoption of the Agenda

Councilwoman Janice Propst made a motion to add the August 8, 2016 meeting minutes to the agenda item 8d. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst
NAYS: None

Mayor Pro Tem Titherington entered the meeting.

Item No. 7. Consent Agenda

- A. Call for Public Hearing for Review and Consideration of Text Amendment to Section 46-45(f) Addresses and Cluster Mailboxes**
- B. Consideration of Proclamation for Domestic Violence Awareness Month (COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Councilman Mike Smith moved 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 August 29, 2016 Special Town Council Meeting Minutes

Councilwoman Propst moved to approve the August 29, 2016 Special 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

B. Approval of September 8, 2016 Special Town Council Meeting Minutes

Councilwoman Propst moved to approve the September 8, 2016 Special 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

C. Approval of September 12, 2016 Regular Town Council Meeting Minutes

Mayor Pro Tem Titherington requested a change on the top of page 7 to read “flooding abutting prior neighbors.”

Councilwoman Propst moved to approve the September 12, 2016 regular Town Council Meeting Minutes as modified. All were in favor, with votes recorded as follows:

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

D. Approval of August 8, 2016 Regular Town Council Meeting Minutes – this item was added with a motion made by Councilwoman Propst in Additions and Deletions

Councilwoman Propst moved to approve the August 8, 2016 Regular 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. Review and Consideration of Preliminary Plat for the major subdivision, Weddington Pond (formerly Sugar Magnolia)

Mayor Deter opened and closed the Public Hearing as no one had signed up to speak.

Planning Board Chairman Dorine Sharp – The memo in your packet is the one that was drafted for the Planning Board by previous Town Planner Julian Burton with a couple of minor changes. Weddington Pond proposes a Conservation Subdivision that is 20.51 acres located off Weddington Road (Highway 84). The Planning Board approved the Sketch Plan on December 22nd, 2015. The applicant/developer is Bonterra Builders and Mr. Kissel is here as a representative for them should you have questions or comments. It is a Conservation Subdivision and must go through the Conditional Zoning process which is why we had to call for a public hearing.

The Conservation Subdivision must base the number of proposed lots on a yield plan to determine the number of lots that they can build if it was being proposed as an R40 subdivision which would consist of and is 18 lots. We do have an issue with the Conservation Land. The memo from Mr. Burton states Section 58-58 (4) of the Weddington Zoning Ordinance stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. The developer subtracted off the road right of way and then divided that by two to calculate the amount of conservation land. Also we did bring up to the applicant at the Planning Board meeting that they didn't allow for any common open space for an entrance. So we have two problems here:

- 1) They don't meet the requirement because they subtracted the road right of way first and this says gross acreage;

2) If they want an entrance they need to designate some common open space which is also going to remove some of that conservation land from your project.

Mr. Mike Kissel – Some of that I printed up, entry monuments and such that we have in that center island. So we are just looking for a very simple door on that center island that's what we have there. I have got Mark Van Dyne here from Design Resource Group the engineer on the project that ought to know the acreage.

Mr. Mark Van Dyne – As far as the Conservation area, the right of way that we excluded was the dedicated right of way on the existing public road not the right of ways internal to the site. It was also excluded when we did our yield plan for the 18 lots. It was our understanding that was the gross acreage that we were working with. It was missed when I discussed it with Mr. Burton but we can go back and look at it. As far as the gross acreage that we were dealing with was our property after the required dedication to NCDOT for right of way.

Planning Board Chairman Sharp – But it's still your property. Your subdivision still owns that property, it's not like you are giving NCDOT the property.

Mr. Van Dyne – No, it's going to be dedicated to NCDOT. It will be NCDOT right of way, it's required. When we did our yield plan and our lots that acreage did not count towards our acreage toward the yield plan. It totally came out of the calculations for all of that so that's kind of how we look at it. From the site that we could actually develop we started with the road. We had to give the property to NCDOT. We were left with gross area that we could actually develop. Then we put internal roads which do not count as part of our acreage against the 50%. The internal streets, it's just that right of way along the perimeter of the Weddington Road part.

Mayor Pro Tem Titherington – Planning Board Chairman Sharp and I discussed this at length today and with RCD, as you know, we have 50% requirement and with the ratios. Shown here you are at about 46%. When we look at our RCD in town the other ones did it with gross acreage not after the right of way. I think you are short probably $\frac{3}{4}$ of an acre and we would just ask to do what you need to do to get up to 50% because that's the spirit of the RCD.

Mr. Van Dyne – That's with adding back in the right of way?

Mayor Pro Tem Titherington – Yes, that's how we have looked at the RCD's. The total plat that you are required, so in this case is 20.5 acres, that's the amount we will be looking for you to set aside.

Planning Board Chairman Sharp – We look at the size of the parcel before anything is done to it. You have presented us with a 20.5 acres parcel and that's the size of the parcel that we do our calculations on.

Mr. Van Dyne – We have the ability in our site plan to tighten up a couple of lots and get that back. It's not a problem.

Mayor Deter – By my calculations it's about .77 acres.

Mr. Van Dyne – As we did our site plan we tried to provide conservation land and maximize the lot size for the residents. We can obviously shrink those down and meet those criteria.

Planning Board Chairman Sharp – If they are going to put the monument in that center island, that's fine they can take their conservation land all the way up the roadway.

Mayor Pro Tem Titherington – We should probably make that a condition so it doesn't get lost in translation.

Planning Board Chairman Sharp – When the entry monument comes before the Planning Board we will make a note that since there is no common open space the monument would have to go in that central median. I'm going to continue with the report so that if there are any changes Council can comment on them now.

Utilities

- Weddington Pond is to be served by Union County Public Water and Sewer.

Access and Traffic Analysis

- The subdivision will be accessed by one entrance on Weddington Road, and the plan also includes a road stub for future connectivity.
- The subdivision did not meet the threshold for a formal Traffic Impact Analysis.
- The property is near to the Rea Road extension, but will not be directly impacted by the road improvements. There are right and left hand turn lanes shown on the plat.

PIMS

- PIMs were held on November 2nd, and November 3rd, both at Town Hall and on-site.
- Questions were general in nature and did not indicate any significant concerns about development of the property.

Additional Information:

- Lot 15 is currently the largest lot at 20,668 square feet or .48 acres.
- Lot 7 is the smallest lot at 14,583 square feet or .34 acres.

Construction Documents

- USI has provided approval of the stormwater concept plan, and provided one round of review comments on the full set of construction documents. Several days ago we received another set of concerns from USI.

Recommended Conditions of Approval

1. Final Construction Document approval from US Infrastructure prior to any construction.
2. Construction document approval from UCPW prior to any construction.
3. Due to lack of common open space the entrance monument must be in the median.
4. Change Monroe Weddington Road to Weddington Road Highway 84.

Mayor Pro Tem Titherington – Looking at the map the entrance road that comes in is one lane and T’s off at the roundabout. NCDOT always tells us that they are not taking over a road unless there are four driveway cuts. So how do you plan to address that?

Mr. Van Dyne – We are addressing that with NCDOT now. Some of the communication we have had is that they are looking at as far as the benchmarks being the model for a neighborhood is the flow of traffic that would be essential to the system. That rule is intended for a long road that has just four houses then yes NCDOT essential service would be to move circulation of the traffic in the neighborhood.

Planning Board Chairman Sharp – Can you get something in writing from NCDOT on that because we talked about this at the Planning Board meeting?

Mr. Van Dyne – Will that be a condition then?

Planning Board Chairman Sharp – I would suggest adding a condition to provide confirmation from NCDOT regarding the willingness of the State to take over Weddington Pond Boulevard.

Mayor Pro Tem Titherington – Is this septic?

Planning Board Chairman Sharp – It is not septic; it is water and sewer. I believe you are waiting on the pump station?

Mr. Van Dyne – We are working on two different avenues with Union County Public Works. I think there’s an option and I know there is a provision.

Planning Board Chairman Sharp – That all has to be finalized before they get the final plat but not at this point.

Mayor Deter – This has to go back to the Planning Board and unless there are any additional questions or comments I am looking for a motion.

Planning Board Chairman Sharp – If you can get this done and have it to us early next week we can put you on this month’s Planning Board agenda. You can come right back to the Council next month.

Mayor Pro Tem Titherington made a motion to send Weddington Pond RCD Conservation Subdivision Conditional Preliminary Plat back to the Planning Board to address different issues. 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. Review and Consideration of Threshold Church Construction Documents

Jeff Gardiner from Threshold Church and Graham Adams the Architect were present.

Planning Board Chairman Sharp – Last month you approved the Conditional Rezoning for Phase II of Threshold Church but had not received the Construction Documents. Phase I was approved in 2014, Phase II includes a 17,000 square foot building expansion, additional parking and storm water management facilities. USI has provided an approval of the storm water concept plan and a first review of the full Construction Documents set. The set in your packet does not address the first round of comments, but changes to the overall site plan are unlikely. If the site plan changes significantly then the Town Planner will consider another Planning Board review and recommendation to the Council.

Recommended Condition of Approval:

1. All engineering associated with Construction Documents to be approved by the engineering consultant.

Mayor Pro Tem Titherington – The set in our packet does not address the first round of comments. From your perspective is there anything we need to be concerned about there?

Planning Board Chairman Sharp – I think everything is fairly minor and it’s just a little tweak, so there are no concerns.

Mayor Deter– As I looked at one of the drawings it looked like the roof line was 40 feet.

Planning Board Chairman Sharp – We measure the height of the building to the eaves. The habitation area is what I call it. They meet the height requirement.

Mayor Pro Tem Titherington moved to approve the Threshold Church Conditional Rezoning Construction Documents for Phase II with the condition that the full Construction Documents does address the comments from the first round approved by USI. 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 Final Plat, Phase 1 Map 1 for the major subdivision the Enclave at Weddington.

Planning Board Chairman Sharp – This matter came before you last month and the concern was that when the Preliminary Plat was approved there was a requirement to add a right turn lane. They have done so and there is a map with the surveyor’s seal that shows the right turn lane was added.

Recommended conditions of approval:

1. Bond estimates to be approved by the Town’s engineering consultant – *This has been done, staff has a letter from USI*
2. Bond instruments to be reviewed and approved by the Town Attorney, and the final bond instruments must be submitted to the Town prior to recording of the final plat. *They are in that process and have already sent the bond templates to the Town Attorney.*

3. Each remaining lot to be recorded in the Enclave at Weddington subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Enclave at Weddington Homeowners Association or its Developer.
4. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.

You do have a letter on your desk that states they have gotten their approvals for the sewer from Union County Public Works.

Mayor Pro Tem Titherington – You are aware of the storm water from TDON on the preliminary, right?

Mr. Owen Reid – Yes we are.

Councilwoman Propst moved to approve Enclave at Weddington RCD Conservation Subdivision Conditional Zoning Final Phase Map 1 with the addition of the map that has the right turn lane and the conditions recommended by staff. 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 modified agreement with N-FOCUS for Interim Planner Position

Councilman Scott Buzzard – I guess this is my fault. I thought we had addressed this in our September meeting but there might need to be some clarification. We had requested from N-FOCUS that they provide a Junior Planner position so I tried to figure out what we needed as far as the Town goes. They came back and said that it was not an option and that it would have to default to the original proposal which I thought we had talked about. The only difference, to make sure everyone is aware, is that the original proposal was for a two week period but we added an extra day so there is an additional charge for that day which they split up into two pay periods. That's really the only difference from the proposal that you have seen from the beginning to where we are now. The agreement document is with our Town Attorneys and they should be able to finalize that shortly.

Mayor Deter – I think the motion we passed last month was for a Junior Planner but now we have information for a Senior Planner and our not to exceed \$500.00 per week has been driven up because we incorporated another day is what put us beyond the original motion.

Councilman Buzzard – Right and I apologize, I thought we had taken care of that when we came back from the Regular September meeting which was for clarification purposes and that's where we are right now.

Mayor Pro Tem Titherington – Now that we have covered 16 hours do we want to up that? At this point are we not going to make a new motion to approve a higher compensation package?

Councilwoman Propst – We would like to increase the hours from 16 hours to 24 hours starting the last week of October so she can actually participate in the Planning Board meetings and the Town Council meetings at night.

Mayor Pro Tem Titherington – So the \$2,021.12 that you have on here for every other week is for 16 hours, is that correct?

Councilwoman Propst – That's up to 24 hours; if she isn't needed for 24 hours a week then some weeks might be 22 hours so we are looking for up to 24 hours a week.

Mayor Pro Tem Titherington – If I understand the math that is about \$3,100.00 every other week is that the number we need to approve for 24 hours?

Mayor Deter – I think her value is to be here during the day time and when she's available to have Ms. Sharp handle these night hours.

Planning Board Chairman Sharp – That will work while I am familiar with everything. What's happening now is as new projects are coming in Interim Town Planner Nadine Bennett is starting them at the ground level and working through them. I call it a transition because right now she has not worked with the Enclave and these other projects. But as new projects come in she will need to be the one to answer your questions because she will be the one who will have all the details about the process they have gone through. Maybe another month or two but after that she will be the one you will want here to answer your concerns.

Mayor Deter – When will we have a Town Planner on board? If it's going to be an extended period of time then I agree it will be beneficial to have Ms. Bennett attend these meetings. If it's going to be within the next couple of months until we will have a Planner on board then I would default back to having Ms. Sharp handle it and have Ms. Bennett for the day time hours. That's the next discussion for the Council.

Planning Board Chairman Sharp – I think a lot of this is determined by what is on your agenda as to whether I would be the better person or would Ms. Bennett be the better person. She is going to start doing the Planning Board meetings because she has been the one working with the developers on these new items that are coming in.

Councilman Buzzard – Another thing I should point out, I believe on the proposal on the very last page they did have a per hour addition. It could be that we just have the proposal in place and then if and when we would have additional hours we will know roughly what the costs are.

Mayor Deter – Are we talking about a basic contract that we discussed we are going to do and then if we want instead of 16 hours we want her to come for 4 hours or whatever length the meetings are, we would just be adding at whatever the hourly rate.

Councilman Buzzard – I believe that's the case. I would have to verify with N-FOCUS but I am fairly certain that's what our conversations were about.

Councilwoman Propst – Yes it says on call, so I’m assuming.

Mayor Deter - That would give us the flexibility we need.

Councilman Buzzard – I will verify that because with the discussions with N-FOCUS was if we had a part time planner with one at N-FOCUS available it would also do that and that might be where those costs come from. At the very least that would be the high end of that cost it might be less because we are doing a contract. I will verify that.

Mayor Deter – Now I’m looking for what action do we take?

Councilman Buzzard - One other thing to discuss because we have only interviewed one person at this point and I’m not sure when it will be filled, it might benefit us to extend the contract through the first Friday after the November Town Council meeting. That would give us the ability to make any changes that we deem necessary at the November meeting.

Mayor Pro Tem Titherington – Just so we don’t have to come back, so we have the flexibility to add, are we not better off just saying we will approve it up to the end of the year “not to exceed December 31st”. Then just do a cap on the current rate is \$2,021.12 for a Senior Planner for two weeks and if we want to up to 24 hours we can do it per diem if it’s about the same. That’s probably the safe way to do it, just extend it to the end of the year that way we have the flexibility versus to come back.

Mayor Deter – Contractually it looks like they gave us a bi-weekly plan and if we wanted to extend the period there was a different rate. I just want to make sure.

Councilman Buzzard – No, actually that rate’s pretty close.

Mayor Deter – I like the idea of not having to come back. If we do what we discussed, just extend it to the end of the year and if an opportunity came up the first of December are we still contracted until the end of the year?

Planning Board Chairman Sharp – If we do hire someone we will want Ms. Bennett on hand to help the new person get started, bring them up to speed, and allow them time to get familiar with our ordinances so overlapping would be beneficial.

Councilman Buzzard moved to contract with N-FOCUS at a bi-weekly rate not to exceed \$2,100.00 through the end of the calendar year December 31, 2016 plus any additional as needed at the hourly rate provided by N-FOCUS. With additional review by our Town Attorney of the contract with Scott Buzzard signing of the contract. All were in favor, with votes recorded as follows:

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

NAYS: None

Town Administrator Peggy Piontek – Is there anything additional we need in the motion to cover what has already been paid, pursuant to the Finance Officer’s email?

Town Attorney Bobby Sullivan – The intent of this contract will cover back to the beginning services that have already been provided. As long as you approve that today it's retroactive, it will cover everything going back to even before this date.

Mayor Deter – We have a contract dated today does it automatically assume it covers payments we've made?

Town Attorney Sullivan – The contract should designate when the services started. As part of our legal review we will just make sure of the date the contract starts.

Item No. 11. New Business

A. Review and Consideration of Entry Monument and Landscape Construction Documents for the major subdivision the Enclave at Weddington

Planning Board Chairman Sharp – You packet includes the Enclave at Weddington entrance and landscape documents, entry monument site plan, architectural plans and landscaping construction documents. This comes to you for your review because this is a conditional zoning for a Conservation Subdivision. The documents are labeled the Falls of Weddington which has now taken over Enclave.

Mr. Reid Owen – The Enclave has been annexed into the Falls of Weddington HOA. That's why we are using the Falls of Weddington signage. All the monuments and the land staking is the same as has been previously approved at the Falls of Weddington entrances and we are working very closely with them on our total landscaping as far as plantings.

Planning Board Chairman Sharp – It's all being coordinated with the Falls of Weddington plans. You have entry monuments for the entrance off Antioch Church Road. All monument structures are outside the right of way and sight triangles are on both sides of the entrance. The sign is under the required maximum area of 20 square feet per sign and the top of the sign is less than 7 feet tall. One of your maps is labeled right turn lane exhibit, so they have included the right turn lane in the drawing.

Recommended Conditions of Approval:

1. All lighting must meet the Town's lighting ordinance.
2. All landscape plantings must be on the Town's approved List of Acceptable Plant Species.

The plants currently are on the list, but it's something we wanted to make sure of if they decide they want to change something they don't have to come back.

Mayor Pro Tem Titherington moved to approve Enclave at Weddington entrance and landscape documents with the two recommended conditions for lighting and landscaping as recommended by staff. 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 Final Plat, Phase 1 Map 2 for the major subdivision the Enclave at Weddington

Planning Board Chairman Sharp – You approved Phase 1 Map 1 tonight.

Project Information:

The Enclave at Weddington is an approved 42 lot conservation subdivision located on 53.52 acres. Phase 1 Map 2 includes the remaining 29 lots. The subdivision is located on Antioch Church Road and is being developed by Meritage Homes.

Conservation Land

The conservation land calculations indicate that 29.28 acres of the 53.52 acres has been dedicated to conservation land. 22.25 acres are included within Map 2.

Utilities

- The Enclave at Weddington is to be served by Union County Public Water and Sewer. They are in the process; they have all their documentation into Union County. You saw the letter from Map 1 we just haven't gotten the letter yet from Map 2, it's in process.

Access and Traffic Analysis

- The subdivision will be accessed by one entrance on Antioch Church Road.
- The Town Planner, in coordination with Justin Carroll, determined that the subdivision did not meet the threshold for a formal Traffic Impact Analysis. The applicant is providing a left turn lane in to the site and coordinating with NCDOT for design approvals and that was all discussed with Map 1.

PIMS

- PIMs were held on June 2nd and June 3rd, 2015, both at Town Hall and on-site.

Additional Information:

- The Cluster Mailbox Unit is shown on Map 1, and hydrants are shown on both maps.
- The subdivision will include curb and gutter, and sidewalks will be provided on one side of the street and around the culs-de-sacs.

Construction Documents

- USI provided final approval for the construction documents on May 9th, 2016.

Recommended Conditions:

1. Bond estimates to be approved by the Town's engineering consultant.
2. Bond instruments to be reviewed and approved by the Town Attorney, and the final bond instruments must be submitted to the Town prior to recording of the final plat.
3. Each remaining lot to be recorded in the Enclave at Weddington subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Enclave at Weddington Homeowners Association or its Developer.
4. Vehicle control signs including but not limited to stop signs and speed limit signs shall be

installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.

We need to make one additional condition since we have not gotten the letter from Union County:

5. Approval letter from Union County Public Works.

Mayor Pro Tem Titherington moved to approve Enclave at Weddington RCD Conservation Subdivision Conditional Zoning Final Plat, Phase 1 Map 2 with conditions as outlined by staff with the added condition of approval letter from Union County Public Works for water and sewer being presented to the Town. All were in favor, with votes recorded as follows:

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

Mr. Reid – We need to get the bonds approved so we can move forward. We submitted that to the Town Attorney and we would appreciate it if we can get his comments back so we can get those issued and move forward with the project.

C. Review and Consideration of the Woods Final Plat Phase 1

Planning Board Chairman Sharp – The Woods is a proposed 275.39 acre 204 lot subdivision of which Phase 1 is 125 lots, 124 residential lots and 1 amenity center lot. Phase 1 is 162.45 acres including all rights of way. Common area consists of 20.76 acres. The subdivision is located on Weddington Road/Hwy 84 and is being developed by IB Development LLC as an R-CD Conventional Subdivision. This is basically a by-right permitted subdivision. The Town Council approved the preliminary plat on June 18, 2007 and the final plat was received by the Town on June 12, 2015. The preliminary plat was still in effect because of permit extension deadlines provided by the state to developers during the economic downturn.

Development standards:

- Minimum lot size - 40,000 sq ft.
- Minimum lot width - 120 feet
- Minimum front yard setback - 50 feet
- Minimum rear yard setback - 40 feet
- Minimum side yard setback - 15 feet
- Minimum corner side yard setback - 25 feet
- The smallest lot size is 40,002 sq ft, lot # 55

The preliminary plat was reviewed by the Planning Board on March 26, 2007 and given a favorable recommendation with conditions. The Town Council approved the Preliminary Plat on June 18, 2007. The Conditional Use Permit for a Planned Residential Development (PRD) was approved by the Town Council on Sept. 22, 2007. They already have their Conditional Use Permit to have private roads and be a gated community. The Declared Covenants, Conditions and Restrictions document is on file. The Woods Subdivision Final Plat has been found to be in general conformance with the Town of Weddington Zoning and Subdivision Ordinances that were in effect at the time of their initial submittal.

All required permits and approval documents have been received by the town with one issue still needing to be addressed:

1. The subdivision shows 2 entrances, one on Highway 84 and one on the proposed Rea Road extension. NCDOT has agreed to issue a permit for the Highway 84 entrance, but will not permit an entrance on Rea Road at this time due to possible route variations.
2. The amenity center lot is a conditional use and will require a separate application from the Developer.

Recommended Conditions of Approval:

1. Add a note to the plat stating the community septic field area located in Phase 2 of the development cannot be used for single family homes until those septic fields are abandoned.
2. Bond estimates to be approved by the Town's engineering consultant.
3. Bond instruments to be reviewed and approved by the Town Attorney, and the final bond instruments must be submitted to the Town prior to recording the final plat.
4. Each lot to be recorded in the Woods subdivision shall include on its Deed a statement that any roads in the subdivision are private and not the responsibility of the Town of Weddington and shall be maintained by the Woods Homeowners Association or its Developer.
5. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
6. Coordinate with USPS and NCDOT to provide cluster mailboxes within the subdivision.
7. Any entry monuments require Planning Board approval. Details of the entrance, gate house, gate, and turnaround were approved by the Town Council in 2007 as part of the Conditional Use Permit.

If they make any significant changes they would have to come back and amend their Conditional Use Permit. We do have the documentation that approved on where the gates were going to be located and the stacking area.

8. No construction may take place on the amenity center lot until a conditional use permit has been approved by the Town Council.

Planning Board Action:

The Planning Board unanimously voted on an unfavorable recommendation, stating that the preliminary plat was approved with two entrances. NCDOT has approved only one entrance at Highway 84/Weddington Road and will not approve the second entryway until the Rea Road extension path is final.

You have two sets of maps; the first set is from the original with the roadway drainage. If you jump back where it says index sheet for the Woods Phase 1 it gives you the overview of the plat and then you have separate maps that go through the individual portions of the subdivision. Bob Davis and Mike Sealy are here to answer your questions.

Mayor Pro Tem Titherington – As I look at this again, left hand turn lanes were included but there is no right hand turn lane coming off of Highway 84.

Planning Board Chairman Sharp – Correct.

Mr. Bob Davis – There is no right hand turn in.

Mayor Pro Tem Titherington – A lot of the other developers are working with us to get the traffic off of major thoroughfares. We get concerned about health and safety and the welfare of those traveling on them. Highway 84 has changed tremendously in the last nine years; is that something that you might consider, putting a right hand turn lane off of Highway 84 on that property?

Mr. Davis – Not at this time since everything is all done. It would have been a conversation at the preliminary plat phase. It is a nice wide entrance and has room for about half a dozen cars to get off the road in a hurry prior to the gate and turn around. It was discussed during the preliminary phase. I don't anticipate it being a problem.

Mayor Pro Tem Titherington – I didn't see a taper off of there either. It's just a straight right turn.

Mr. Davis – NCDOT has a standard requirement on turn out curb and gutter six feet back and there is a bit of a taper in there.

Planning Board Chairman Sharp – If you look at page 165 you can see how the entrance is configured.

Mayor Pro Tem Titherington – Not much there to get them off Highway 84.

Planning Board Chairman Sharp – It is a very wide turn also, they do not have to cut it tight to stay on their side of center line.

Mayor Deter – I believe that gate is way back.

Planning Board Chairman Sharp – It is.

Mayor Pro Tem Titherington – I get concerned from a health and safety perspective for the residents. Back in 2007 the Town was about 5,000 people and now we are looking at 10,000 going toward 20,000 and Highway 84 is a tough road and if the answer is no, that you don't want to do it, I get it.

Mr. Davis – It's not my decision because I'm just the engineer. I think it's going to be fine and it meets the ordinances of the Town.

Planning Board Chairman Sharp – As you go through the maps starting with page 165 the final record map of the Woods you have the index sheet that we just referred to and then page 165 and the next several pages are all the blow ups of the index sheet showing the different portions of the subdivision.

Mayor Deter – There has been a lot of discussion on this because it began nine years ago. We have reviewed the Planning Board and Town Council minutes. I was in contact with NCDOT to determine when they will determine the final route of Rea Road and I think I speak for the Council that we want to find a way to make this happen. I tried to find out when the road plan is going to take place and Lee Ainsworth didn't know and would check with an engineer with that timeline and site date and he was

unable to get back to me by today. We want to move this thing along but I would say because there are so many unknowns that we need to get our arms around would it be to everyone's advantage to defer this to next month and perhaps send it back to the Planning Board realizing it's coming back to the Council next month? We can hope to get more information and will be better able to address these issues that we are trying to get our arms around.

Councilman Mike Smith – Ms. Sharp, is the only issue here the documentation missing from NCDOT about the second entrance on Rea Road?

Planning Board Chairman Sharp – Correct. What the Planning Board stated is that we have all the other permits in place. The preliminary plat that was approved showed two entrances and the final plat that you have before you shows two entrances but we don't have any documentation from NCDOT about permitting a second entrance.

Councilman Smith – Okay, that's what we are missing.

Mayor Pro Tem Titherington – I looked at it and I think we want to obviously keep this project rolling, but I am very concerned about it being 125 lots going down to one road down from two. NCDOT as of 9:30 this morning said they don't have that yet and I also understand from various conversations that it's supposed to be happening quickly. I think it's important for us to have that whole view and I also think that we need to get a better handle on what that set plan is because I am concerned on health, welfare and safety of this Town.

Planning Board Chairman Sharp – I don't think you can do anything about it.

Mayor Pro Tem Titherington – I know we can't but as a question I would just like to take a look at it.

Planning Board Chairman Sharp – I have it in the planning office.

Mayor Pro Tem Titherington – I would ask that you get up with me on that because it's my biggest concern.

Mayor Pro Tem Titherington moved to table Council consideration on the final plat until the November Town Council meeting and send the plat back to the Planning Board in the interim for consideration of a possible plat modification pending NCDOT providing additional information. All were in favor, with votes recorded as follows:

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

NAYS: None

D. Review and Consideration of Town Events

Mayor Deter – We have had a lot of discussion going back to the retreat in February. In your packet is a document that explains the finances for the fall festival. Mayor Deter provided a detailed explanation (**COPY ATTACHED HERETO AND MADE A PART OF THE RECORD**). The bottom line is our cash receipts exceeded our expenses by \$3,700.00. I have a proposal to hire an event planner, not part

of the town staff, but an independent contractor to handle the events at \$15.00 per hour who would average four hours a week. Depending on the week, prior to the big festival it could be more and in between fewer hours, it would average four hours a week. This person would be paid basically from festival profits so it would not impact the Town budget and yet we would be able to continue the three events and our two litter sweep events. I'm presenting this to Council for discussion and seeking approval to do that.

Councilman Smith – Have you researched it? Is it a single person or a company?

Mayor Deter – I view this as one person.

Councilman Smith – Is it to continue the events we are doing or will we be adding any new events?

Mayor Deter - Maintain the events that we have, Spring Egg Hunt, Fall Festival, Tree Lighting and then the spring and fall litter sweep. These are fairly simple. Matter of fact litter sweep is Saturday if anyone wants to come out and help pick up trash. It's just maintaining what we do now.

Councilman Smith – In looking at some of the expenses, I know there is mileage. Would this account for mileage, would that be included?

Mayor Deter – I did a lot of driving around and so I wanted to include that as part of the expense. It's probably not precise, I've been working with Tax Collector Kim Woods because it goes in our expense report and she estimated that it came to \$300.00.

Councilman Smith – It would be \$15.00 an hour plus mileage, correct?

Mayor Deter – Yes, mileage would be part of the expenses. Also I have other miscellaneous items in the amount of \$350.00 that's simply items that were put on the Town credit card and we haven't gotten the bill, so it's a ball park number I got from Ms. Woods. I'm trying to capture all the expenses. Expenses that aren't captured there is Town Administrator Piontek's time which is significant and made it difficult for her to do her other work, Administrative Assistant Tonya Goodson's time and my time but I'm the Mayor; I work for free. It captures basically what I would call are the key expenses related to this event.

Councilman Smith – We spoke about this at the retreat and because of that I have had some discussions with Councilmembers Propst and Buzzard and we are trying to propel this forward the general consensus was we would like to continue with the events of the town. What I would like to do is to try some others, new things, new events. Would you be agreeable if I suggested tabling it so maybe we can discuss more on what we wanted to do and how we wanted it structured, maybe for the retreat? We could maybe get a better idea of discussing ideas that other Councilmembers have as to other events and to what we might want to do as well.

Mayor Deter – In addition to or in place of?

Councilman Smith – That’s what we want to discuss. This is the first I’ve really seen this in the packet so I have not had a chance to wrap my head around it. I don’t want to approve this yet because I’d like the chance to discuss this and maybe see what other events we might be interested in.

Mayor Pro Tem Titherington – Is it a question of just that you might add additional events to it? You have the tree lighting coming up.

Councilman Smith – For me it would be additional, but that’s what I want to discuss. There has been very little discussion on this.

Councilman Buzzard – Or replacement, I know I had some conversations with some of the artists after the festival and they had some ideas. They both sit on the Waxhaw Artists Council so they had some ideas that it might be a massaging of what we have adding to or changing. Before we commit to hiring a planner, although it’s fairly inexpensive at first blush, I think as a Council we should have a better idea of what we want to do.

Councilman Smith – That’s where I’m coming from, not necessarily the expense but what direction we might want to go to or stay the course.

Mayor Pro Tem Titherington – I’m hearing two different things. When we left the retreat Council members Propst and Buzzard said they would do this, they would try and get some folks and that became more difficult. Then the feeling was let’s go back to the way we had it and Mayor Deter ended up doing a lot of that fall festival himself. We have the tree event coming up; unless Council members Propst and Buzzard are prepared to step up to the plate on that or if we have those people you talked about back in February. If we don’t if you have somebody who’s willing to do this for \$15.00 per hour it’s been covering its expenses for three or four years now and throwing some of it to the Town I don’t see anything wrong with that. The tree event is coming up which we probably have to start working on now as a Town and if you want to add other events or tweak them, I don’t think that precludes it, but I think if we have someone who is interested in doing it, to me it’s a bird in the hand. Moving forward if there are tweaks or other events we want to add then we go forth but if you guys have other people on hook that are going to come and do this work then I think we should know that. But when we left it in February it was we don’t have that infrastructure in place so I’m a little hesitant to say no to that because I don’t know if we can count on Mayor Deter and staff doing all that work for December. I am very concerned about that. It is one of our biggest events as a Town, turn out wise, for the last three years. That would be my concern on tabling this and not acting on it.

Councilman Smith – My concern is going forward without knowing where we are going. We might want to change things or add things; those are my concerns. I don’t think it’s a matter of getting involved, we are involved. It’s just a matter of seeing which direction we want to go in. I’d like to have a little more discussion.

Councilman Buzzard – If it is a matter of timing for the tree event then do we have someone as far as an idea or are we going to have to put an ad in the paper looking for someone?

Mayor Deter – I have someone already lined up to take this position, but if we don’t move forward then obviously I’m going to be spending a lot of time contacting churches for choirs, getting trees, bell

ringers and all the stuff that goes with it. I'll be very honest with you this whole festival was a killer, not just for me but for staff as well.

Mayor Pro Tem Titherington – Yes, and we are short a planner right now.

Mayor Deter – If the concern is that we are locking ourselves into an event planner I don't think that's the case. It can be conditioned to serve at the will of the Town.

Councilwoman Propst – Do we have the list of people who participated as far as the choirs last year?

Town Administrator Piontek – If we do there is a lot of work involved in contacting them and getting back to you.

Councilwoman Propst – Sure, I think we can delegate for tree lighting amongst the council members. I don't have a problem calling a few people. I know the choir participates, I know the school has groups that participate. Weddington and Antioch Elementary Schools participate. I have no problem calling some people.

Mayor Pro Tem Titherington – Mayor, did you say you had someone interested in this?

Mayor Deter – I have a person that's interested that has great experience. It's not just contacting churches and choirs, it's lining up food, getting trees; there's a lot of work involved.

Councilman Smith – As I recall from last year, there wasn't a lot of food.

Mayor Deter – It's not like the festival.

Councilman Smith – Right, some hot chocolate, cider and cookies.

Mayor Pro Tem Titherington – Are you taking it on?

Councilman Smith – I'm saying that I would like to discuss this at the retreat. Is what I'm saying.

Mayor Pro Tem Titherington – Well, the retreat is in February.

Councilman Smith – Exactly.

Mayor Pro Tem Titherington – So what are we going to do?

Councilwoman Propst – For the tree lighting I think the Council is going to take it on. Is that what you are saying?

Mayor Pro Tem Titherington – Who is taking point on it? Truthfully I am concerned because we have staff trying to hang wall-paper right now on top of everything else.

Councilwoman Propst – I'll be the point person for the tree lighting.

Councilman Buzzard – We asked twice and Mayor Deter said he has a person but he hasn't told us who the person is.

Mayor Deter – I'll tell you who the person is, all you have to do is ask.

Councilman Buzzard – I did.

Mayor Deter – The person is Barbara Harrison.

Mayor Pro Tem Titherington – So Barbara's willing to do all this?

Mayor Deter – Yes. I will continue to help to a large degree and it will require some of staff's time. Nowhere near what we have done in the past. I think we have an opportunity here and I hate to see us let it slip away.

Mayor Pro Tem Titherington – So we are basically doing this as a break even. That's for the year by the way.

Mayor Deter – This is for all festivals.

Mayor Pro Tem Titherington – For Egg Hunt, Fall Festival, two litter sweeps and the tree lighting which is what she used to head up when she was on Council.

Mayor Deter – I'm doing the litter sweep on Saturday.

Mayor Pro Tem Titherington – She had handled all that, NCDOT was aware, deputy's on streets where we are working, there was always a lot of coordination, so she did all that for the last four years and she said she's committed to doing that for \$15.00 per hour?

Mayor Deter – Yes.

Mayor Pro Tem Titherington – Which basically says that what we have left over from this fall we will break even for a year.

Mayor Deter - Correct we would have festivals at no expense to the town.

Mayor Pro Tem Titherington – A lot of that extra work she will end up doing because she would be going out and getting all those donations, in-kind donations and cash.

Mayor Deter – I would help on some of that. Some of these are new because I knew different people and had different contacts and would follow up with hers.

Mayor Pro Tem Titherington – Like all the bikes for giveaways and all that stuff. Why wouldn't we want to do that? If it's a question of just tweaking or changing events do you think there would be any sensitivity to that? Does anyone have another event or suggestion to change it?

Councilwoman Propst – I was speaking with Councilman Smith about going to some other towns and talk to them about other types of events that they are doing. Hoping that all ages of the families can come and participate like movie nights for a family, things like that. Things like that would be a lot easier to do than the fall festival that I think would be less for the staff to have to put a lot of hours into. Yet we could have those maybe in the spring or fall, probably the better parts of the year when it's not so hot. I had already asked Councilman Smith if he would go with me to two or three towns to just research that. So I think why he's saying what he's saying is because we wanted to see if there were some other whole family events that would be easier to incorporate with less hours involved to get them off the ground.

Mayor Pro Tem Titherington – Right. We have been talking about that for years, we were going to put something together for a symphony or movie night and I see that as a great add on.

Councilwoman Propst – At the retreat we did discuss an event committee but Councilman Buzzard and I have been around long enough to realize that a lot of people didn't want an organized committee where you had to have meetings with minutes and all that stuff. To find the real volunteers that will do the job. My time is a little less stressful so I could put some more time into going to these towns, doing some research and I think that's where he's getting his idea of waiting until February to figure out what the Town wants to do for the next year with more organized ideas and details.

Councilman Smith – That's where we might be able to explore it more then.

Councilwoman Propst – If you can give me the information you have for the tree lighting from last year I don't mind starting to take that on. I don't know where we are with the trees, did we ever decide if we were going to hire someone to decorate or are we going to do that as a group?

Mayor Deter – I think the estimates we had were about \$3,000.00.

Councilwoman Propst – So we are going to do it as a group?

Mayor Deter – If you are our December person, you are the person.

Councilwoman Propst – I'm not going to do it by myself.

Mayor Deter – Well that's what we need clarity on.

Councilwoman Propst – I'm saying I'll be glad to help but I'm not decorating the whole tree by myself.

Councilman Smith – Right. Didn't the landscaper do it last year?

Councilwoman Propst – He did the trees outside. I'm talking about the big one, I've helped with that tree many times but I can't do it by myself.

Councilman Smith - I know Mayor Deter had spoken about you and your wife decorating Town Hall.

Mayor Deter – That’s part of why I’m doing these festivals also. We have a good strong base, now we just need to keep it going.

Councilman Smith – I think we can all do it as a group, come in here and decorate Town Hall. Mayor Pro Tem Titherington, are you available?

Mayor Pro Tem Titherington – It would depend on when.

Councilman Smith – We could do it over the weekend.

Mayor Deter– If the Council doesn’t want to follow this route and that’s the Council’s decision then what I’m looking for from the Council is someone who is going to step up and do this thing in December.

Councilwoman Propst – I just said I would.

Mayor Deter – I mean from A to Z, not help.

Councilwoman Propst – I said I would but I will I need the information from the past so I don’t have to start from ground zero. I will be glad to do the tree lighting starting with the information provided to me tomorrow and I will say I will be willing with this Council’s entire help do the inside tree. I helped with that tree for more than one year.

Councilman Buzzard – I think they are two different things.

Councilwoman Propst – Yes, the tree lighting and that we have to have the decorating of the tree before the tree lighting.

Councilman Buzzard - I’m fine with that. I decorate three trees at my house every year so I will be more than willing to assist with the decorations. It will probably be a good gauge as far as that, Mayor Deter obviously did a lot and I think that the fall festival is probably the largest but we can see.

Councilwoman Propst – He did and it was a lot of work.

Councilman Smith – There’s no doubt there was a lot of effort put into that. I’m not trying to minimize that.

Mayor Pro Tem Titherington – I’m going to push on this; it’s a lot of work that goes into the outside for this as well. If it’s Barbara who’s got this history and has done it then why wouldn’t we go forward with that?

Councilwoman Propst – To contract with the landscaper all we have to do is say “you’re putting up the trees”. He does it all the time. I work with him all the time so I don’t see a problem with me telling him to do the trees. As far as the decorations I need to find out what we have and we will have to organize a time period so everybody can put it on their schedule.

Mayor Pro Tem Titherington – All the decorations that were done outside, all the s'mores, all of the events that were out there. I'm just sitting here saying why wouldn't we do that for \$15.00 an hour? That's donation time, I'm struggling with it.

Councilman Buzzard - I'm a bit concerned that it would be somebody who is part of the town staff in a broad sense of the word. That we would pay any Planning Board person extra for that. If that's something that they believe strongly in then I would think that time would be donated as opposed to have to be paid for.

Mayor Pro Tem Titherington – Okay. I guess I think \$15.00 an hour is donation time but you guys have a different opinion of what's going on.

Councilwoman Propst – I donated my time when I helped do the tree and decorate this hall for several years and I was on the Planning Board.

Mayor Deter – I'd like to see a motion made in support of this and then Council can vote.

Mayor Pro Tem Titherington moved to hire an event planner for \$15.00 per hour to help coordinate Easter and Fall festivals, Christmas Tree Lighting, two Litter Sweeps and any other activities that Council assumes that they would like to try and do. I think it's the prudent thing to do and will alleviate stress from the staff. The motion failed with votes recorded as follows:

AYES: Mayor Pro Tem Titherington

NAYS: Councilmembers Smith, Buzzard, Propst

Mayor Deter – Councilwoman Propst, you are taking the lead for the December activities.

Councilwoman Propst – Yes. Ms. Piontek, if you will get that information as soon as you can to me I'll get started on it.

E. Review and Consideration of additional landscaping /plantings in our highway medians

Councilwoman Propst - I was asked to speak with our landscaper about possible additions to the medians and in your packet you have several pages where he has distributed the funds budgeted for this project and divided it out by the area. Councilwoman Propst advised that she rode along with the landscaper to determine where the Town would want to enhance the roadways. She reviewed the information and provided a detailed description of what is being planted and where resulting in a cost of \$17,873.00 and we budgeted \$20,000.00 (**COPY ATTACHED HERETO AND MADE A PART OF THE RECORD**).

Mayor Pro Tem Titherington – Weddington Matthews Road and Tilley Morris Road that looks a lot better than about 18 months ago.

Councilwoman Propst – I missed that one, yes Tilley Morris there is only just monkey grass there but when I rode with him back in the spring he said it would look better with more monkey grass to fill it out.

Mayor Pro Tem Titherington – Did he look at roses in there to do that?

Councilwoman Propst – The only thing about roses is we did have issues this summer with some pests. We had issues with spraying on roses and issues spraying on some of the oak trees. He would probably suggest we should wait until we see if we get a roundabout. Then we could discuss that.

Mayor Pro Tem Titherington – That leads to my next question which is about the roundabout.

Councilwoman Propst – We can discuss that on another conversation, there are several suggestions for the roundabout. We have the money if you want to do something.

Mayor Pro Tem Titherington – I was just asking because I think there was some issue about a flag pole and then running power out there to put a tree up during the holidays but that's a safety and sight issue so it would have to be more of a ground cover.

Councilwoman Propst – It would have to be like Liriope or Monkey Grass and something short.

Mayor Pro Tem Titherington – I'm just wondering if that is something we should consider. We don't have to solve it tonight but since there is some money left maybe we can put it in there.

Mayor Deter – Since we have more funds why not put more plantings on any of the medians that are not filled. Why can't we add more plantings to fill them up? Is there any reason why we can't use those funds to get more plants in those areas?

Councilwoman Propst – Going which way?

Mayor Deter – On any of the medians, Rea Road looks like it would be totally filled.

Councilwoman Propst – Not really, that's just at the end. There's a huge green span of dirt grass that's really not nice grass. That's another thing we could start spending some money on nicer grass in the median.

Councilman Smith – I spoke with him about that and there is no real way to water and make sure it grows. The only thing that will grow there is Bermuda Grass.

Mayor Deter – For example, median at the bridge on Providence Road, so that's when you come out on Hemby Road turn right and go north you get down to the bridge, there are some plantings there. He's going to plant a lot of this stuff and we're saying we don't know how many linear feet that will give us but it won't fill up that median. Can he extend whatever those plants are with the additional funds?

Councilwoman Propst – What I can say is that we have \$2,000.00 and you've pretty much figured out what he likes to do. He likes to keep with the kaleiscopes because they are healthy and attractive. He likes to stay with the day lilies because they are low maintenance and the monkey grass. How about after he gets this done or has this near the end we can see if he wants to spend the \$2,000.00 where he sees the best fit.

Mayor Deter – For \$2,000.00 he would have to deliver and install but does he put in another 82 kaleiscopes, 5 roses, bedding soil whatever that would give us. That seems to be the sequence he’s planting. We don’t have to but if he’s going to be out there working on it.

Councilwoman Propst – He will probably start in November because he’s really busy right now with irrigation, sod and seed.

Mayor Pro Tem Titherington – That sounds good. Thanks for working on that.

Councilwoman Propst – You are welcome.

Item No. 12. Update from Planner

Planning Board Chairman Sharp – We have a couple of subdivisions that we have been approached by developers we have had pre sketch conferences. One of them is a small subdivision on Beulah Church Road with no new existing roads required. It’s basically a large parcel and they will just subdivide it to about six or seven lots. There’s another subdivision where the interim planner and I are going to do a walkthrough of the property on Wednesday and it’s behind the fire department. Part of the existing property is behind the fire department and kind of wraps around towards Hemby Road. We have drawings in the planning office if you would like to see them, they are pre sketch plans. We have met with the developers and after the walkthrough Public Involvement Meetings will be scheduled.

Mayor Deter – Didn’t you also have a discussion with a woman about a possible school?

Planning Board Chairman Sharp – We were approached today. There is someone who is looking for a parcel to build a charter school. She does not own the property yet. She’s looking in this area so she’s investigating Marvin, Weddington and unincorporated Union County to decide what land is available and what kind of requirements are necessary for each area.

Councilwoman Propst – What kind of property amount do they need?

Planning Board Chairman Sharp – She said they wanted eight acres. They don’t have a site yet so it may or may not come into Weddington.

Item No. 13. Code Enforcement Report – none

Mayor Deter – Along the lines of Code Enforcement I sent everyone an email just before this meeting pertaining to the Cox property, asking for a response.

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

Mayor Deter – Ms. Gaylord is not here tonight and the discussions I had with her she didn’t see any major issues in terms of the budget. Unless there are any questions I’ll move on to the next item.

Item No. 15. Public Safety Report

Public Safety Committee Chairman Marcos Bilbao – Looking to do a better job at tracking reporting efforts. Here's a list of some of the things we are working on. If you have any questions please interrupt me:

- Looking to get CPR training going to have one of our committee members trained as a trainer. We have funding and once the training is completed we are planning on having CPR training classes available for the residents twice a year.
- Coordinate with HOA's communication, coordination, conduit for road issues, CPR training, develop a contact list and that's in development
- We are looking to have a mechanism for road issues like pot holes possibly through social media, ride around or off the web to get information on road issues.
- At the retreat it was mentioned street lights on the roundabout. We need to do some research on that to understand what the ask is and the potential for responding to that.
- The traffic speed counters we have a pretty good handle on that as far as software and hardware perspective. If there is a need we can get that deployed.
- We are still looking to get the trailer and speed sign fixed up and ready to deploy.

Mayor Pro Tem Titherington – Is it fixed yet? I know that was one of the things you were looking at.

Public Safety Committee Chairman Bilbao – We have the paint and the parts but we just haven't gotten it all together.

Mayor Pro Tem Titherington – Great, thank you.

- The idea is to create a long term schedule and if there is a priority we can interrupt that schedule and slip in with a 2 week interval for getting each of those things deployed.
- Speed limit requires a conversation understanding on how those things are set and how we can affect that and see if there is something we should change there.
- Reflective sign, another request from the retreat, at Twelve Mile Creek Road and Beulah Church Road given a change order for a reflective sign.

Mayor Pro Tem Titherington – Has anyone spoken to NCDOT about that one?

Public Safety Committee Chairman Bilbao – We are looking to. I think we are going to sit down with them and go over everything.

Mayor Pro Tem Titherington – Stuff like that is a simple fix on their part to complete that.

Mayor Deter – There is a knocked down sign non-reflective if you come in on Tilley Morris Road from Charlotte. I sent them an email with the location and they took care of it.

- Flashing sign at schools – look at possibility on flashing signs, I don't know if there are any town ordinances to consider.
- This was brought up at the last meeting, Weddington Elementary as school is going in and coming out, not sure what's changed but traffic seems to be piling up and cars are driving on the wrong side of the road to be able to get out. We are looking at what's going on and what we can do about it.

Mayor Pro Tem Titherington – Craig Horn sent an email out and Councilman Smith mentioned to me about a week ago that he was going to try to get up with him.

Councilman Smith – Yes, actually I was at that meeting so Ms. Crooks and I are going to reach out to Craig Horn just to see what we can do. It might fall on the schools. I had some suggestions for them that they were willing to listen. We are not even sure if they are aware of those problems and I didn't go by there in the morning but it didn't stack up like that last year; it was intermittent. It didn't stack up in the morning and now it is so something has changed. In the afternoon it was hit or miss, sometimes it was stacking up and sometimes it wasn't so I thought we could contact the school and find out what that was and maybe we can offer some alternative suggestions.

- Continue the Town newsletter and supply updates to keep up coordination and communication.

Councilwoman Propst – I mentioned this to Councilman Smith last year. The high school kids were cutting through Weddington Hills off of Twelve Mile Creek Road and using that as a way to get out on Highway 84 in the morning as opposed to staying in line because Twelve Mile Creek backed up so far they couldn't get out on Highway 84 in a timely manner so they found a way to cut through Weddington Hills.

Mayor Pro Tem Titherington – Going into the school?

Councilwoman Propst – Yes, going to the school. I heard this through people who are traveling on Highway 84 to Monroe and they are saying these kids are crazy. They are pulling out in front of cars because they can't stand to wait in traffic. I mentioned it to Councilman Smith. The person that complained to me thought it was students from Weddington Hills but it's not, it's kids from all over using that as a cut through to get to Highway 84. I don't know what we can do but it is an issue for the poor people who live in Weddington Hills. This girl was concerned that one of these kids are going to get killed because of the way they were using that neighborhood.

Councilman Smith - I noticed cars pulling into the neighborhood and couldn't figure out why but when you go out onto Highway 84 you can see what they are doing. They are circumventing the intersection. The only thing I can suggest is to put a sign up that states "no thru traffic" between certain hours but then it would be a matter of enforcing it.

Public Safety Committee Chairman Bilbao – For things like that if you have some presence of police once or twice.

Councilwoman Propst – Maybe the deputies can get that stopped. She was really concerned because they were pulling out in front of people doing the speed limit.

Public Safety Committee Chairman Bilbao – We are looking to meet with Deputy Rodriguez's replacement to develop a relationship. Do we know if it's still an issue?

Councilwoman Propst – I can call her tomorrow and find out.

Item No. 16. Transportation Report

Councilman Buzzard – Unfortunately due to the unrest in downtown Charlotte the CRTPO meeting for September was cancelled.

Item No. 17. Council Comments

Councilwoman Propst – Thank you for coming out, thanks for staying for those that stayed we appreciate your participation in the town.

Councilman Smith – Thanks the people that stayed, I appreciate it. Good luck.

Councilman Buzzard – I appreciate the comments from everyone and for coming out and being a part of the town.

Mayor Pro Tem Titherington – None

Mayor Deter – Litter Sweep is Saturday. Come on out, we will give you a vest, orange bag and we will even give you gloves. Coffee and donuts will be here so come out and help keep our town beautiful.

18. Adjournment

Councilwoman Propst moved 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 9:30 p.m.

Bill Deter, Mayor

Attest:

Peggy S. Piontek, Town Clerk

**PROCLAMATION
DOMESTIC VIOLENCE AWARENESS MONTH**

WHEREAS, domestic violence affects all Union County residents, and far too many people suffer abuse at the hands of a spouse, partner, parent, child, or sibling; these victims can be of any age, race, religion, or economic status and the resulting damage is inflicted not only on the victims, but their children, families, and communities; and

WHEREAS, domestic violence includes not only physical but also mental abuse, emotional abuse, financial abuse, sexual abuse, and isolation; and

WHEREAS, domestic violence is widespread, including one in three Americans who have witnessed an incident of domestic violence with an annual cost to US companies of \$3.5 billion in lost work time, increased health care costs, higher turnover, and lower productivity; and

WHEREAS, according to the North Carolina Coalition Against Domestic Violence, there have been 819 women, men, and children murdered as a result of domestic violence since January 1, 2002 in North Carolina; and

WHEREAS, according to the North Carolina Council for Women, domestic violence programs across the state responded to over 114,034 crisis calls and provided services to over 57,000 victims last year; and

WHEREAS, the key to prevention is education, community awareness, having zero tolerance for domestic violence, and requiring accountability by the abuser; and

WHEREAS, Union County recognizes the importance of having collaborations by multiple partners to promote social norms, policies and laws that support gender equity and foster intimate partnerships based on mutual respect, equality, and trust; and

NOW, THEREFORE, be it resolved that I, Bill Deter, Mayor of the Town of Weddington, do hereby proclaim October 2016 as Domestic Violence Awareness Month in Union County and urge all citizens to support this observance. I further urge our citizens to increase their awareness and education of this destructive force which deeply affects a large number of families in our State each year and to become part of the efforts to stop violence in families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this the 10th day of October 2016.

Bill Deter, Mayor of the Town of Weddington

2016 WEDDINGTON FALL FESTIVAL REVENUE and EXPENSE

CASH INCOME	EXPENSES	"IN KIND DONATIONS"
Artist Fees (8) \$350	1 new tent \$80	AMC Theater \$40
Arboretum/Obgyn \$250	BBQ Purchase \$195	American Burger \$10
Carolina Healthcare \$500	Bouncy/Spin art \$294	Bella & Guy Salon \$105
Chesterbrook Academy \$250	Deputies (3) \$487	Carrabba's \$25
Compunet \$250	Fund Raising Mileage est. \$300	Char Bar 7 \$25
Daryl's lawn service \$250	Hinson Girls \$875	Cheesecake Factory \$50
David Rogers Builders \$250	Junior Scoops \$68	Chik-Filet \$25
Haymond Properties \$250	McCollum Staffing \$216	Cinema 14 Theaters \$20
Kuester Management \$1,000	Other Miscellaneous \$350	Coca-Cola \$500
Mere Designs \$500	RCS Porta Johns \$575	Costco \$25
MI Homes \$1,000	Recreational Equipment \$6,449	Craig Horn - NC flag \$25
Park Sterling Bank \$500	Refrigerator Rental \$120	Hickory Tavern (2) \$45
Parker - Poe \$1,000	Signage \$120	Hunter Farme - pumpkins \$900
Polivka International \$2,500	Whispering Hope Farms \$700	Illios Noches \$50
Serene Dental \$250		Kristophers Sports Bar \$65
Shea Group Homes \$500		Lovely Nails Spa \$40
Taylor Morrison Bldrs \$1,000		Lowes (2) \$255
Anonymous \$1,000		Marios Pizza \$25
Toll Brothers \$500		Massage Envy (2) \$158
Weddington Animal Hptal \$250		Mere Design time \$150
Weddington Associates \$500		Olive Garden \$25
Weddington Dental \$250		Pittenger - cuff links \$25
CASH DONATIONS \$13,100		Pittenger - US Flag \$25
		Publix \$100
Raffel Ticket Sales \$371		RCS - discount \$500
Food Ticket Sales \$597		Sun Valley Cinema \$25
Clothing Sales \$3		Targets (3) \$150
Rides & Petting Zoo \$490		Walmart (2) \$75
TOTAL CASH RECEIPTS \$14,561	TOTAL EXPENSES \$10,829	TOTAL IN KIND VALUE \$3,463

CASH RECEIPTS LESS EXPENSES \$3,732
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Proposal:

Higher an Event Planner (not part of Town Staff but an independent contractor) at \$15/hr who would average about 4 hours/week.....some weeks more, some weeks less.
This person will be paid from festival profits not the town budget.

October 4, 2016



225 Old Mill Rd. Waxhaw, NC 28173
704-651-9152

**LANDSCAPE ESTIMATE FOR
PROVIDENCE RD. & REA RD MEDIANS**

WEDDINGTON LIFE CENTER MEDIAN

DELIVERED & INSTALLED 33 KALIEDSCOPES \$1155.00

MEDIAN IN FRONT OF HUNTERS FARM

DELIVERED & INSTALLED

35 LIRIOPE	1 GAL	\$280.00
45 DAYLILIES	1 GAL	\$450.00
66 KALIEDSCOPES	3 GAL	\$2310.00
23 KNOCKOUT ROSES	3 GAL	\$ 920.00
DOUBLEHAMMER MULCH	20 YDS	\$800.00
BEDDING SOIL		\$100.00
SPRAY, TILL & EDGE BEDS		\$300.00
	TOTAL	\$5160.00

HEMBY ROAD MEDIAN

DELIVERED & INSTALLED

72 LIRIOPES \$576.00

97 DAYLILLIES		\$970.00
DOUBLEHAMMERED MULCH	9YDS	\$360.00
SPRAY, TILL, EDGE BEDS		\$175.00
BEDDING SOIL		\$ 30.00
	TOTAL	\$2111.00

MEDIAN SOUTH OF HEMBY RD ON PROVIDENCE RD.

REMOVED DEAD MUHLY GRASSES		\$ 35.00
TRANSPLANT 25 MUHLY GRASSES		\$750.00
23 CARISSA HOLLIES		\$920.00
BEDDING SOIL		\$ 75.00
DOUBLEHAMMERED MULCH	1 YD	\$ 40.00
	TOTAL	\$1820.00

MEDIAN NORTH OF HEMBY RD ON PROVIDENCE RD.

DELIVER & INSTALL		
25 CONE FLOWERS		\$375.00
2 MUHLY GRASSES		\$ 80.00
BEDDING SOIL		\$ 20.00
DOUBLEHAMMERED MULCH	1 YD	\$ 40.00
	TOTAL	\$515.00

MEDIAN AT BRIDGE ON PROVIDENCE RD

DELIVER & INSTALL 30 CONE FLOWERS		\$450.00
BEDDING SOIL		\$ 25.00

DOUBLEHAMMERED MULCH	1 YD	\$40.00
		TOTAL
		515.00

MEDIAN ON REA RD AT PROVIDENCE

DELIVER & INSTALL

82 KALIEDSCOPE		\$2870.00
5 ROSES		\$200.00
BEDDING SOIL		\$100.00
DOUBLEHAMMERED MULCH	3YDS	\$120.00
		TOTAL
		\$3290.00

BED ALONG ROAD AT ENTRANCE

DELIVER & INSTALL

33 RADIANCE ABELIA	3 GAL	1320.00
9 ENCORE AZALEAS CARNATION	3 GAL	\$405.00
50 DAYLILLIES	1 GAL	\$500.00
BEDDING SOIL		\$ 50.00
		TOTAL
		2275.00

BED LEFT FRONT CORNER OF BUILDING & SIDE

1 VARIGATED ACUBA	1 GAL	\$40.00
11 LENTON ROSES	3 GAL	\$440.00
3 SOFT TOUCH HOLLIES	3 GAL	\$105.00
29 LIRIOPE	1 GAL	\$232.00
BEDDING SOIL		\$15.00
		TOTAL
		\$832.00

WEDDINGTON-MATTHEWS & TILLEY MORRIS RD

DELIVER & INSTALL 25 VARIGATED LIRIOPE \$200.00

TOTAL \$200.00

GRAND TOTAL \$17873.00

Median In Front of Hunter Farms

35 Liriope	45 Daylilies	33 Kaliedscope Abelias	23 Knockout Roses	33 Kaliedscope Abelias
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Median South of Hemby Rd Intersection on Providence

Transplant 25 Muhly Grass
Install 23 Carissa Hollies

Median on Hemby Rd

72 Liriope	97 Daylilies	Existing Plants
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Rea Rd. Median

Existing Daylilies	Existing Muhly GRASS	Rose (T) Rose (T) Rose (T) Rose (T) Rose (T) Rose (T)	41 Kaliedscopes 41 Kaliedscopes	Existing Muhly GRASS
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TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

09/01/2016 TO 09/30/2016

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	68,784.46	163,902.35	985,000.00	83
10-3102-110 AD VALOREM TAX - 1ST PRIOR	528.00	777.54	3,500.00	78
10-3103-110 AD VALOREM TAX - NEXT 8	0.00	0.00	1,500.00	100
10-3110-121 AD VALOREM TAX - MOTOR	9,627.75	9,627.75	80,000.00	88
10-3115-180 TAX INTEREST	47.55	70.99	2,250.00	97
10-3231-220 LOCAL OPTION SALES TAX REV	0.00	0.00	311,250.00	100
10-3322-220 BEER & WINE TAX	0.00	0.00	45,000.00	100
10-3324-220 UTILITY FRANCHISE TAX	102,460.69	102,460.69	475,000.00	78
10-3340-400 ZONING & PERMIT FEES	2,550.00	9,250.50	24,850.00	63
10-3350-400 SUBDIVISION FEES	100.00	5,020.00	58,300.00	91
10-3830-891 MISCELLANEOUS REVENUES	200.00	466.00	1,000.00	53
10-3831-491 INVESTMENT INCOME	37.61	37.61	5,000.00	99
TOTAL REVENUE	<u>184,336.06</u>	<u>291,613.43</u>	<u>1,992,650.00</u>	<u>85</u>
AFTER TRANSFERS	<u>184,336.06</u>	<u>291,613.43</u>	<u>1,992,650.00</u>	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	61,350.01	177,927.51	717,710.00	75
10-4110-127 FIRE DEPARTMENT	0.00	0.00	10,000.00	100
10-4110-128 POLICE PROTECTION	0.00	64,250.25	258,620.00	75
10-4110-192 ATTORNEY FEES - GENERAL	0.00	2,247.50	95,000.00	98
10-4110-193 ATTORNEY FEES - LITIGATION	0.00	1,266.00	100,000.00	99
10-4110-195 ELECTION EXPENSE	0.00	0.00	3,500.00	100
10-4110-340 PUBLICATIONS	0.00	0.00	12,000.00	100
10-4110-341 WEDDINGTON FESTIVAL	2,619.39	-3,996.02	10,000.00	140
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	0.00	6,500.00	100
10-4110-343 SPRING EVENT	0.00	0.00	750.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	0.00	500.00	100
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	1,500.00	100
TOTAL EXPENDITURE	<u>63,969.40</u>	<u>241,695.24</u>	<u>1,216,080.00</u>	<u>80</u>
BEFORE TRANSFERS	<u>-63,969.40</u>	<u>-241,695.24</u>	<u>-1,216,080.00</u>	
AFTER TRANSFERS	<u>-63,969.40</u>	<u>-241,695.24</u>	<u>-1,216,080.00</u>	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	6,055.42	18,166.26	73,150.00	75
10-4120-123 SALARIES - TAX COLLECTOR	3,517.71	10,255.93	47,650.00	78
10-4120-124 SALARIES - FINANCE OFFICER	900.13	2,198.21	14,250.00	85
10-4120-125 SALARIES - MAYOR & TOWN	2,100.00	6,300.00	25,200.00	75
10-4120-181 FICA EXPENSE	961.76	2,824.17	12,800.00	78
10-4120-182 EMPLOYEE RETIREMENT	1,468.54	4,360.09	19,650.00	78

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

09/01/2016 TO 09/30/2016

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-183 EMPLOYEE INSURANCE	2,026.00	6,078.00	26,000.00	77
10-4120-184 EMPLOYEE LIFE INSURANCE	38.92	99.40	400.00	75
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	72.00	300.00	76
10-4120-191 AUDIT FEES	0.00	0.00	8,500.00	100
10-4120-193 CONTRACT LABOR	0.00	0.00	19,000.00	100
10-4120-200 OFFICE SUPPLIES - ADMIN	835.95	2,950.98	13,000.00	77
10-4120-210 PLANNING CONFERENCE	0.00	0.00	4,000.00	100
10-4120-321 TELEPHONE - ADMIN	203.54	590.02	3,500.00	83
10-4120-325 POSTAGE - ADMIN	570.40	711.90	2,500.00	72
10-4120-331 UTILITIES - ADMIN	677.38	999.83	4,250.00	76
10-4120-351 REPAIRS & MAINTENANCE -	0.00	0.00	22,500.00	100
10-4120-352 REPAIRS & MAINTENANCE -	16,166.78	24,185.96	65,000.00	63
10-4120-354 REPAIRS & MAINTENANCE -	3,515.00	6,577.50	63,520.00	90
10-4120-355 REPAIRS & MAINTENANCE -	0.00	595.00	1,000.00	41
10-4120-356 REPAIRS & MAINTENANCE -	500.00	900.00	6,000.00	85
10-4120-370 ADVERTISING - ADMIN	0.00	107.10	1,000.00	89
10-4120-397 TAX LISTING & TAX	15.48	-31.12	500.00	106
10-4120-400 ADMINISTRATIVE:TRAINING	0.00	0.00	4,000.00	100
10-4120-410 ADMINISTRATIVE:TRAVEL	276.53	625.42	5,000.00	87
10-4120-450 INSURANCE	0.00	13,533.28	15,500.00	13
10-4120-491 DUES & SUBSCRIPTIONS	0.00	14,091.92	18,000.00	22
10-4120-498 GIFTS & AWARDS	221.74	721.74	3,000.00	76
10-4120-499 MISCELLANEOUS	407.80	411.72	5,000.00	92
TOTAL EXPENDITURE	<u>40,483.08</u>	<u>117,325.31</u>	<u>484,170.00</u>	<u>76</u>
BEFORE TRANSFERS	<u>-40,483.08</u>	<u>-117,325.31</u>	<u>-484,170.00</u>	
AFTER TRANSFERS	<u>-40,483.08</u>	<u>-117,325.31</u>	<u>-484,170.00</u>	

4130 PLANNING & ZONING

EXPENDITURE:

10-4130-121 SALARIES - ZONING	0.00	11,311.73	58,750.00	81
10-4130-122 SALARIES - ASST ZONING	921.57	1,067.43	2,250.00	53
10-4130-123 SALARIES - ADMINISTRATIVE	1,732.80	5,208.00	25,725.00	80
10-4130-124 SALARIES - PLANNING BOARD	425.00	1,075.00	5,200.00	79
10-4130-125 SALARIES - SIGN REMOVAL	246.61	692.09	4,000.00	83
10-4130-181 FICA EXPENSE - P&Z	254.47	1,480.68	8,025.00	82
10-4130-182 EMPLOYEE RETIREMENT - P&Z	265.81	2,534.09	13,500.00	81
10-4130-183 EMPLOYEE INSURANCE	1,013.00	5,065.00	27,000.00	81
10-4130-184 EMPLOYEE LIFE INSURANCE	8.96	49.84	300.00	83
10-4130-185 EMPLOYEE S-T DISABILITY	0.00	24.00	150.00	84
10-4130-193 CONSULTING	2,356.75	-1,819.42	10,000.00	118
10-4130-194 CONSULTING - COG	1,250.00	655.00	21,750.00	97
10-4130-200 OFFICE SUPPLIES - PLANNING	720.08	2,472.54	5,000.00	51
10-4130-201 ZONING SPECIFIC OFFICE	0.00	0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	0.00	249.46	2,500.00	90

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

09/01/2016 TO 09/30/2016

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-220 INFRASTRUCTURE	0.00	0.00	94,500.00	100
10-4130-321 TELEPHONE - PLANNING &	203.56	590.05	3,500.00	83
10-4130-325 POSTAGE - PLANNING & ZONING	525.31	666.81	2,500.00	73
10-4130-331 UTILITIES - PLANNING & ZONING	677.37	999.82	4,250.00	76
10-4130-370 ADVERTISING - PLANNING &	-76.50	30.60	1,000.00	97
TOTAL EXPENDITURE	<u>10,524.79</u>	<u>32,352.72</u>	<u>292,400.00</u>	<u>89</u>
BEFORE TRANSFERS	<u>-10,524.79</u>	<u>-32,352.72</u>	<u>-292,400.00</u>	
AFTER TRANSFERS	<u>-10,524.79</u>	<u>-32,352.72</u>	<u>-292,400.00</u>	
GRAND TOTAL	<u><u>69,358.79</u></u>	<u><u>-99,759.84</u></u>	<u><u>0.00</u></u>	

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Dorine Sharp

DATE: **November 9, 2016**

SUBJECT: Public Hearing for Review and Consideration of Text Amendment to Section 46-45(f) Addresses and Cluster Mailboxes

This was presented to Council at the September meeting, that we would be calling for a Public Hearing because staff was contacted by Union County asking if we would permit Union County do all the addressing for the subdivisions. The Planning Board heard this at their September meeting and the Planning Board gave it a unanimous favorable recommendation.

**AN ORDINANCE TO AMEND SECTION 46-45
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2016-10**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 46-45 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

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

[- -]

(f)

Addresses and cluster mailboxes.

(1)

Final plats must include the location of cluster mailbox units (CBU) to serve all the lots included on the plat. The plat must also include a note stating that all CBU locations will be approved by the USPS. If the roadways on the plat are labeled as public rights-of-way, then the plat must also include a note stating that all CBU locations must be approved by NCDOT.

(2)

The applicant may request an address for the property following final plat approval.

~~The zoning administrator will assign an address and facilitate approval from Union County Emergency Services. All addresses will be assigned by the Union County Tax Administrator's office.~~

(3)

Every lot shall display the distinctive house number assigned to that lot by ~~the zoning administrator~~ Union County and recognized by Union County Emergency Services. The individual house number shall be no less than four inches in height and shall be in a contrasting color to the background. The house number shall be displayed in one of the following fashions:

a.

If the number is displayed on a house, the number shall be placed upon the front of the house in such a position as to remain plainly visible to all traffic coming to the premises from either direction, or

b.

If a house is more than 100 feet from the roadway or is not clearly visible from the roadway, the number shall be displayed within 50 feet of the roadway, and on a surface that is plainly visible to all traffic coming to the premises from either direction.

(Ord. No. 04-09-13, §§ 309, 309A, 9-13-2004; Ord. No. O-2005-05, § 1, 8-8-2005; Ord. No. O-2005-11, 12-12-2005; Ord. No. O-2006-02, 2-13-2006; Ord. No. O-2010-11, 7-12-2010; Ord. No. O-2014-15, 12-8-2014; Ord. No. O-2015-13, 11-9-2015)

Adopted the 14th day of November 2016

Bill Deter, Mayor

Attest:

Peggy Piontek, Town Clerk

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Dorine Sharp

DATE: October 26, 2016

SUBJECT: Weddington Pond R-CD Conservation Subdivision Conditional Preliminary Plat (formerly Sugar Magnolia)

The Town Council sent this back to the Planning Board with concerns that the amount of open space provided does not meet the 50% of gross acreage of the tract. Bonterra Builders has revised the plat to show the parcel size after the DOT roadway dedication.

When DOT builds a road they acquire the land under the road and the road right-of-way. When Hwy 84 was built, DOT only acquired an easement for this purpose. (Providence Road is also this way.) The Planning Board felt that the gross acreage calculation should not include property that is under pavement along with the right-of-way that is already dedicated for public use. Weddington Pond will deed this land to DOT.

The Planning Board recommended removing the stub to The Woods since The Woods is a PRD (gated community).

Weddington Pond R-CD Conservation Subdivision Conditional Preliminary Plat

Bonterra Builders submits a subdivision preliminary plat application for an 18 lot Residential Conservation Subdivision on 18.95 acres located off Weddington Road (Highway 84). The Planning Board approved the Sketch Plan on December 22nd, 2015.

Application Information:

Date of Application: May 1st, 2016
Applicant/Developer Name: Bonterra Builders
Parcel ID#: 06156005; 06126004; 06126004A
Property Location: Weddington Road
Existing Zoning: R-CD
Proposed Zoning: R-CD (Conservation Subdivision through the Conditional Zoning process)
Existing Land Use: Residential Conservation
Proposed Land Use: Residential Conservation (CZ)
Parcel Size: 18.95 acres.

Project Information:

Weddington Pond is a proposed 18 lot subdivision on 18.95 acres. The subdivision is located on Weddington Road and is being developed by Bonterra Builders, as an R-CD conservation subdivision.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site density is 0.95 dwelling units per acre.

Conservation Land Summary:

Section 58-58 (4) of the *Weddington Zoning Ordinance* stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR's. Conservation lands are broken down into three tiers and given different priorities. Weddington Pond has provided 9.482 acres of conservation lands. Easements and right-of-ways are not included within the conservation lands.

Utilities

- Weddington Pond is to be served by Union County Public Water and Sewer.

Access and Traffic Analysis

- The subdivision will be accessed by one entrance on Weddington Road, and the plan also includes a road stub for future connectivity.
- The Town Planner, in coordination with Justin Carroll, determined that the subdivision did not meet the threshold for a formal Traffic Impact Analysis.
- The property is near to the Rea Road extension, but will not be directly impacted by the road improvements

PIMS

- PIMs were held on November 2nd, and November 3rd, both at Town Hall and on-site.
- Questions were general in nature and did not indicate any significant concerns about development of the property.

Additional Information:

- Lot 15 is the largest lot at 20,668 square feet or .48 acres.
- Lot 7 is the smallest lot at 14,583 square feet or .34 acres.

Construction Documents

- USI has provided approval of the stormwater concept plan, and provided one round of review comments on the full set of construction documents.

Recommended Conditions of Approval

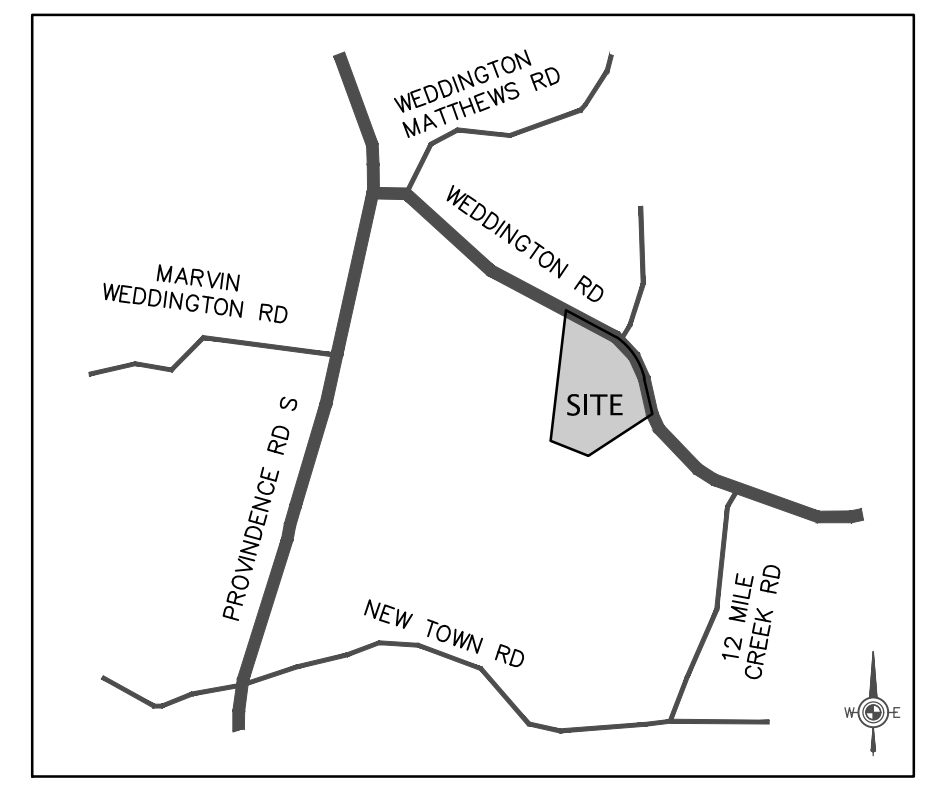
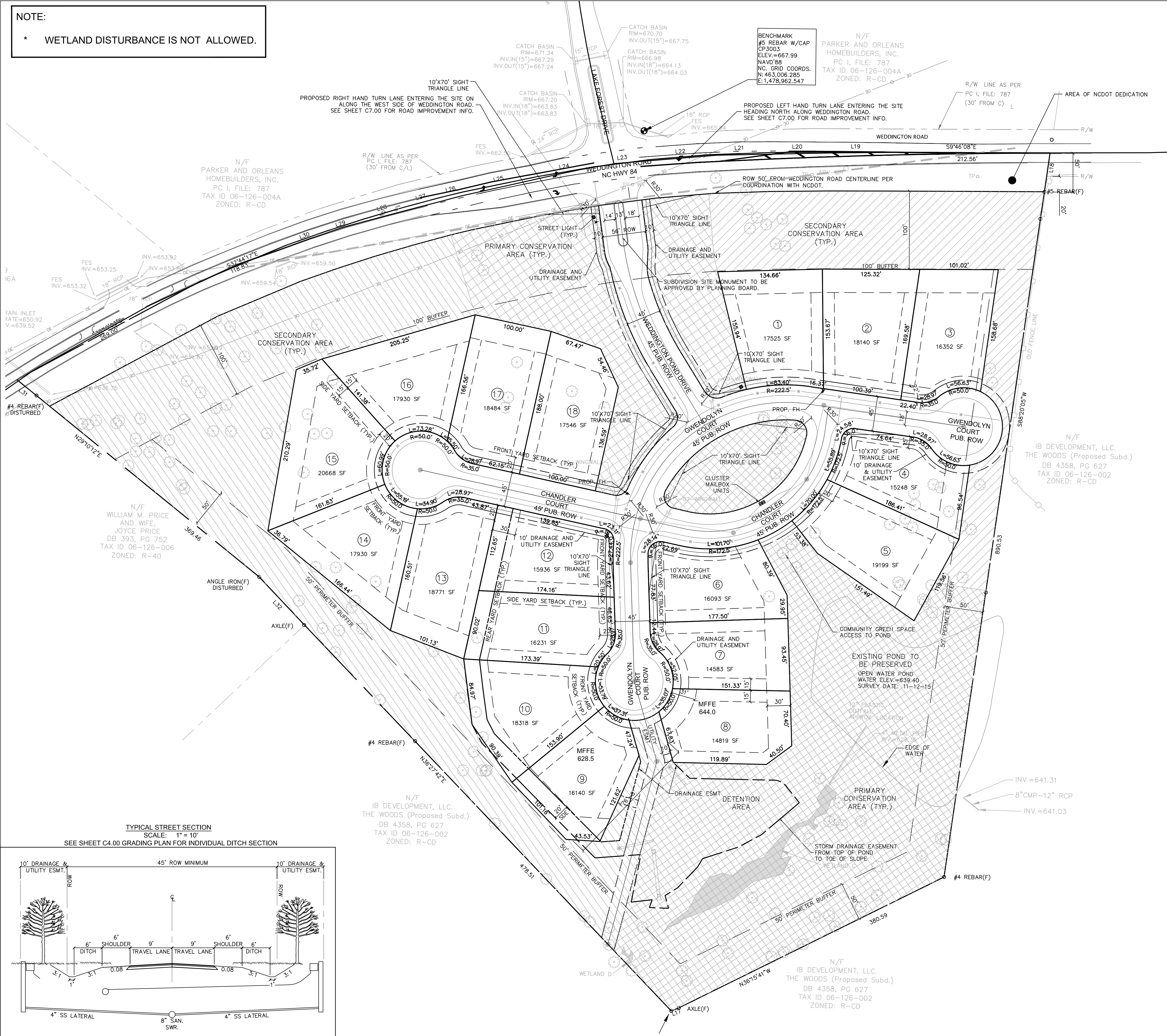
1. Final Construction Document approval from US Infrastructure prior to any construction
2. Construction document approval from UCPW prior to any construction
3. The entrance monument to be placed in the entrance road median. Plans for the entrance monument to be approved by the Planning Board and Town Council.

4. Provide verification from NCDOT that the state will take over the entrance road Weddington Pond Blvd without the required four driveway cuts.

Planning Board Action for the Preliminary Plat:

Recommended approval unanimously with the above conditions.

NOTE:
* WETLAND DISTURBANCE IS NOT ALLOWED.



VICINITY MAP
NOT TO SCALE

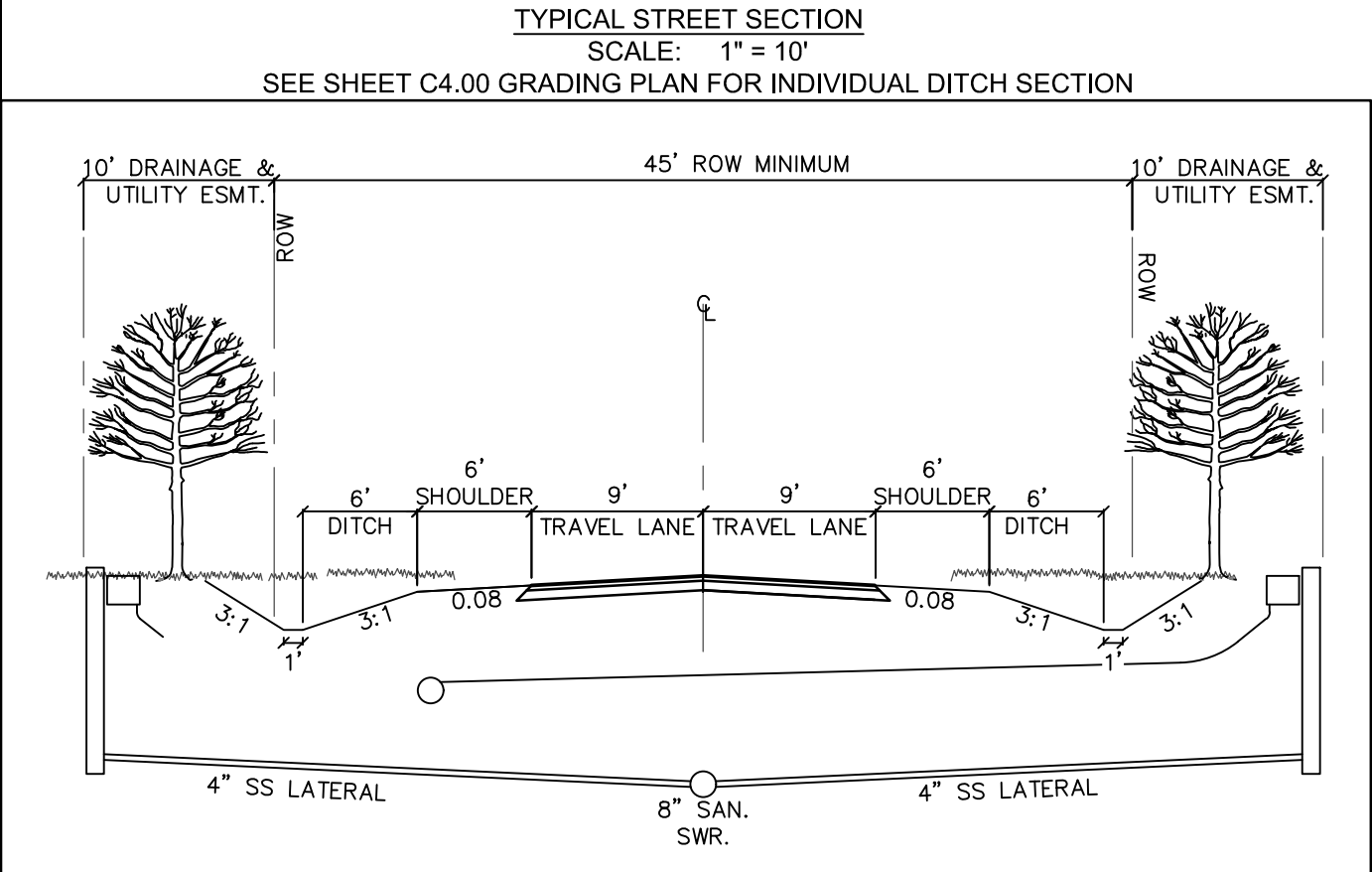
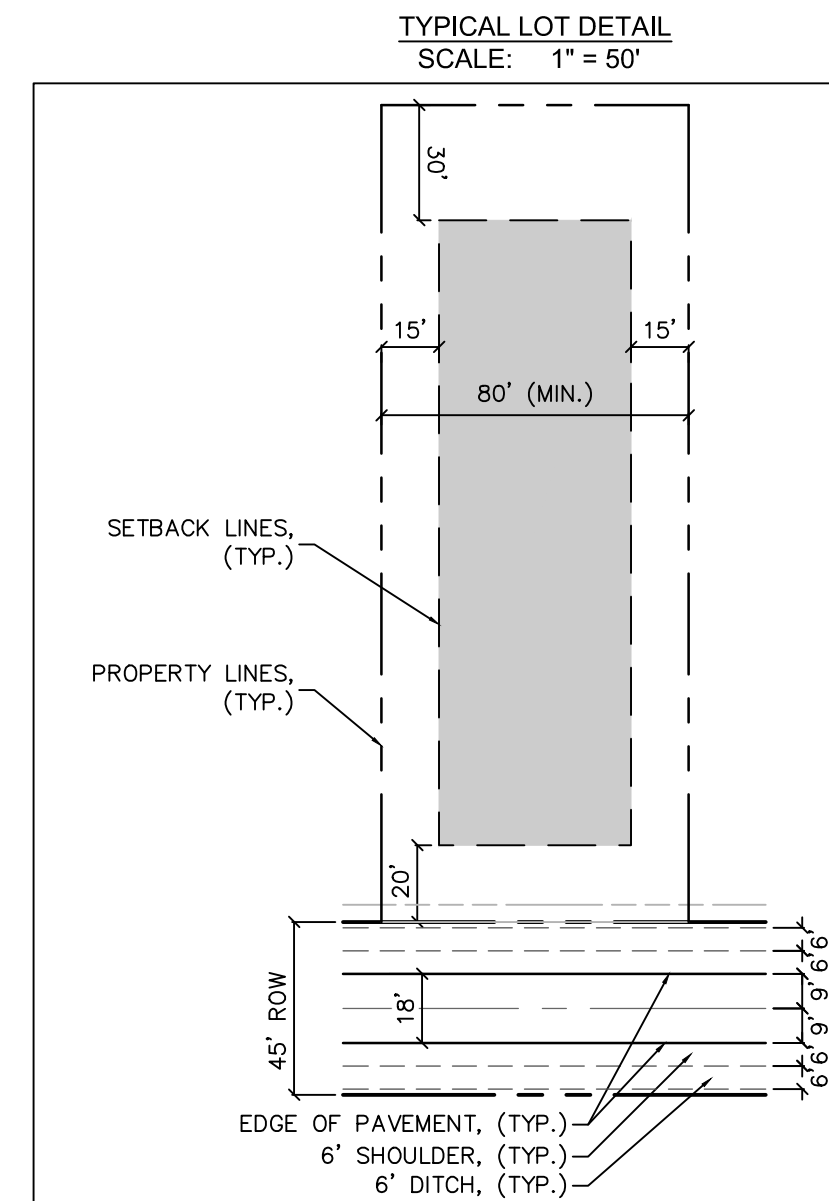
SITE DATA

TAX MAP NO:	06126005
MUNICIPALITY:	TOWN OF WEDDINGTON (UNION COUNTY, NC)
SITE AREA:	+/- 18.95 ACRES (825,251 SF)
EXISTING ZONING:	R-CD
PROPOSED ZONING:	R-CD - CONSERVATION SUBDIVISION
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL LOTS ALLOWED:	18 LOTS (PER MAX YIELD PLAN)
TOTAL LOTS PROVIDED:	18 LOTS
DENSITY:	0.95 D.U.A.
OPEN SPACE REQUIRED:	50% CONSERVATION = +/- 9.48 ACRES (412,625 SF)
OPEN SPACE PROPOSED:	50.1% = 9.482 ACRES (413,047 SF) (LOTS AND ROW EXCLUDED FROM CONSERVATION AREA).
FRONT YARD SETBACK:	20'
REAR YARD SETBACK:	30'
SIDE YARD SETBACK:	15' (30' HOME SEPARATION)
MINIMUM LOT WIDTH:	80' (AT BUILDING LINE) (30' STREET FRONTAGE)
MINIMUM LOT SIZE:	12,000 SF (PROPOSED SMALLEST LOT SIZE=14,583 SF)
MAX BUILDING HEIGHT:	35'

- 4.898 ACRES (213,355 SF) OF PRIMARY CONSERVATION AREA
AREAS INCLUDE: VIEWSHEDS, WETLANDS, POND AND HARDWOOD TREES
- 4.584 ACRES (199,692 SF) SECONDARY CONSERVATION AREA
AREAS INCLUDE: EVERGREEN FORESTLAND AND OPEN SPACE

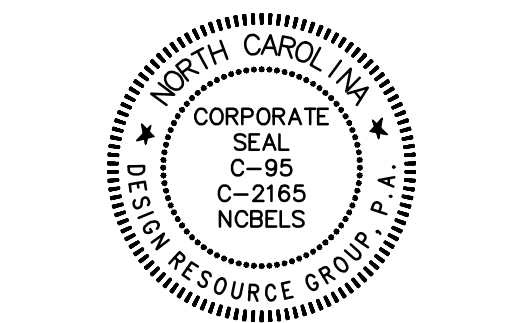
CONSULTANTS:

DEVELOPER:	BONTERRA BUILDERS MIKE KISSEL 5615 POTTER ROAD MATTHEWS, NC 28104 MKISSEL@BONTERRABUILDERS.COM 704.821.8020
OWNER:	BONTERRA BUILDERS, LLC 5615 POTTER ROAD MATTHEWS, NC 28104
CIVIL ENGINEER & PLANNER:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
SURVEYOR:	THE ISAACS GROUP 8720 RED OAK BLVD, SUITE 420 CHARLOTTE, NC 28217 704.527.3440



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgp.com



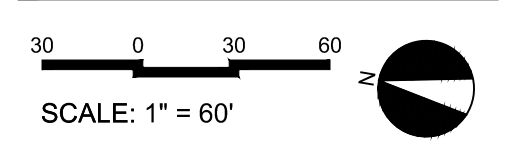
CONSTRUCTION DOCUMENTS



WEDDINGTON POND
TOWN OF WEDDINGTON
SANDY RIDGE TOWNSHIP, UNION COUNTY, NC

BONTERRA BUILDERS
5615 POTTER ROAD
MATTHEWS, NC 28104
704.821.8020

OVERALL SITE PLAN



PROJECT #: 409-017
DRAWN BY: KL
CHECKED BY: MV

SEPTEMBER 23, 2016

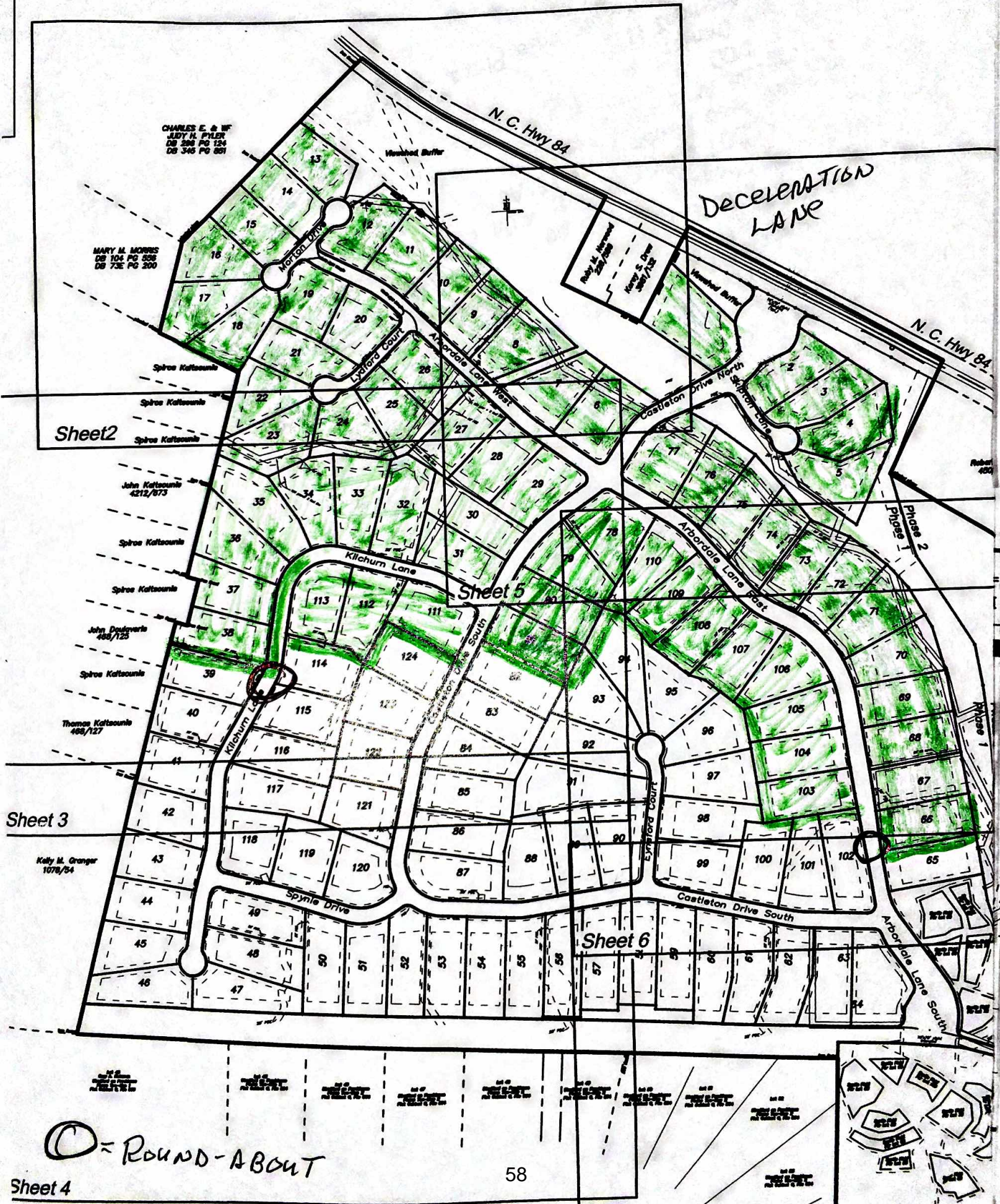
REVISIONS:

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

TO: Mayor and Town Council
FROM: Dorine Sharp
DATE: October 26, 2016
SUBJECT: The Woods

The Planning Board sent a unanimous favorable recommendation to the Town Council for the Woods Final Plat Phase 1 Map 1 with the recommended conditions, and a unanimous favorable recommendation for the Conditional Approval for Phase 1 Map 2 with the recommended conditions.

Exhibit A
 Delineation of Map 1 and Map 2



○ = ROUND-ABOUT

The Woods Final Plat, Phase 1 – Conditions for Approval and Conditional Approval:

WHEREAS, the Developer and the Town acknowledge the unique posture of the Woods development, its 2007 preliminary plat submittal/approval and its final plat submittal and the unknown alignment of the Rea Road Extension; and

WHEREAS, the Developer and the Town recognize that the preliminary plat called for a second entrance to the Wood development to connect to the future Rea Road Extension; and

WHEREAS, the Developer believes that the Rea Road Extension connection requirement is not required since the Rea Road Extension is not an existing road at the time of final plat approval; and

WHEREAS, the Town disagrees with that interpretation and believes that the Rea Road Extension connection is a requirement of the preliminary plat; and

WHEREAS, the Town and the Developer seek to resolve this issue by providing for the approval of Map 1 of the Woods Final Plat, Phase 1 with conditions and the conditional approval of Map 2 of the Woods Final Plat, Phase 1 with conditions; and

WHEREAS, the Developer has volunteered to construct a deceleration lane for traffic entering the subdivision along Highway 84, and the Town has agreed to accept such offer; and

WHEREAS, the Developer agrees to the following final plat approval process and waives any rights, claims or actions as to this approach:

A. Map 1 and Map 2 of the Woods Final Plat Phase 1.

The Woods Final Plat, Phase 1 shall include the consideration and approval of Final Plat, Phase, Map 1 with conditions and the conditional approval of Final Plat, Phase 1 Map 2 with conditions. Map 1 shall include that part of the Woods subdivision as shown on the attached Exhibit A shaded in green, said area running south of Highway 84 and including lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, and 113, containing 65 total lots. Map 2 shall include that remaining part of the Woods subdivision as shown on the attached Exhibit A unshaded, said area running north of the Rea Road Extension and including lots 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, and 124, containing 59 total lots.

B. Map 1 shall include the following Conditions of Approval:

1. Add a note to the plat stating the community septic field area located in the area identified in Map 1 of the development cannot be used for single family homes until those septic fields are abandoned.
2. Bond estimates to be approved by the Town's engineering consultant for Map 1.

3. Bond instruments to be reviewed and approved by the Town Attorney, and the final bond instruments must be submitted to and approved by the Town prior to recording the final plat for Map 1.
4. Each lot to be recorded in Map 1 of the Woods subdivision shall include on its Deed a statement that any roads in the subdivision are private and not the responsibility of the Town of Weddington and shall be maintained by the Woods Homeowners Association or its Developer.
5. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association. All speed limits within the subdivision shall be no greater than 25 mph.
6. Coordinate with USPS and DOT to provide cluster mailboxes within the area of subdivision shown in Map 1.
7. Any entry monuments require Planning Board approval. Details of the Entrance (Gate House, Gate, and Turnaround) were approved by the Town Council in 2007 as part of the PRD Conditional Use Permit.
8. A temporary gravel turnaround shall be constructed at the ends of Arbordale Lane East and Kilchurn Lanes large enough for a fire truck to turn around. These turnarounds may be eliminated when construction of these roads are continued into the area in Map 2.

C. Map 2 may be Conditionally Approved with the following Conditions of Approval:

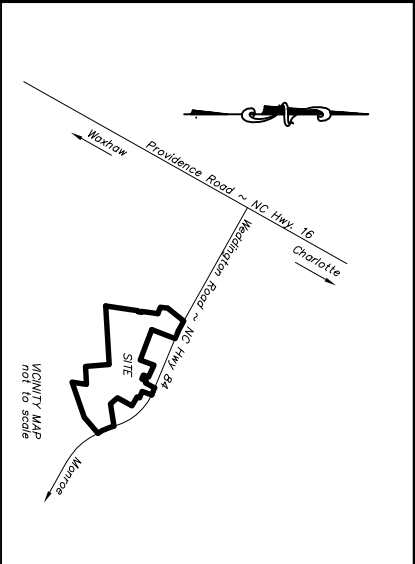
1. Add a note to the plat stating the community septic field area located in the area identified in Map 2 of the development cannot be used for single family homes until those septic fields are abandoned.
2. Bond estimates to be approved by the Town's engineering consultant for Map 2.
3. Bond instruments to be reviewed and approved by the Town Attorney, and the final bond instruments must be submitted to and approved by the Town prior to recording the final plat for Map 2.
4. Each lot to be recorded in Map 2 of the Woods subdivision shall include on its Deed a statement that any roads in the subdivision are private and not the responsibility of the Town of Weddington and shall be maintained by the Woods Homeowners Association or its Developer.
5. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association.. All speed limits within the subdivision shall be no greater than 25 mph.
6. Coordinate with USPS and DOT to provide cluster mailboxes within the area of the subdivision shown as Map 2.
7. Any entry monuments require Planning Board approval. Details of the Entrance (Gate House, Gate, and Turnaround) were approved by the Town Council in 2007 as part of the PRD Conditional Use Permit).
8. Arbordale Lane South will include an entrance stub that will provide connectivity to the Rea Road Extension when construction occurs.
9. No plat for Map 2 shall be filed with Union County until the final corridor alignment of the Rea Road Extension identified in the Record of Decision by NCDOT (the "Final Corridor Alignment"), has been made public subject to the conditions listed above and the following:

a. The Final Corridor Alignment shall remain as shown on Exhibit A or shall not require any changes to the lots shown on Map 2;

b. Subject to all of the above conditions being met, the conditionally approved plat shall become the approved final plat and the mayor may sign the mylars and Map 2 may be recorded with Union County; or

c. If, the Final Corridor Alignment is changed from the alignment shown on Exhibit A or requires changes to any of the platted lots in Map 2, final plat approval of Map 2 shall not occur without the review and approval of the revised plat for Map 2 by the Planning Board and the Town Council. The 2007 Town Subdivision Ordinance would continue to be applicable. Minor changes would be considered as lot line revisions as applicable.

10. No construction may take place on the amenity center lot until a conditional use permit has been obtained and approved by the Town Council.



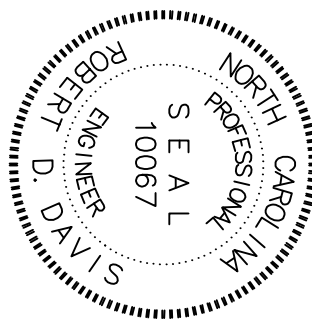
Legend	
GPUE.....	General Public Utility Easement
PDE.....	Public Drainage Easement
R/W.....	Right-of-Way
Typ.....	Typical
PFE.....	Flood Protection Elevation
Wetlands	Wetlands
Public Drainage Easement	Public Drainage Easement



NOTES

REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 AREAS COMPUTED USING COORDINATE GEOMETRY.
 THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEY SUBJECT TO FULL TITLE SEARCH.
 THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
 ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
 ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
 LAWRENCE ASSOCIATES MAKES NO GUARANTEES TO THE COMPACTNESS OR TO THE NONEXISTENCE OF ADDITIONAL SPOOLS AREAS.
 BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED
 AN ADDITIONAL 10' TEMPORARY CONSTRUCTION EASEMENT SHALL BE RESERVED OUTSIDE OF ALL GPUE.
 AN ADDITIONAL 10' TEMPORARY CONSTRUCTION EASEMENT (S' EITHER SIDE OF 20' FUTURE UTILITY EASEMENT) SHALL BE RESERVED OUTSIDE OF ALL FUTURE UTILITY EASEMENTS.
 A BLANKET EASEMENT EXIST ACROSS ALL COMMON AREAS FOR THE PURPOSE OF FUTURE SEPTIC DRAIN FIELD LOCATIONS WHERE APPROVED BY UNION COUNTY ENVIRONMENTAL HEALTH AND DEVELOPER.
 UTILITY EASEMENT TO INCLUDE ALL PRIVATE ROAD RIGHT OF WAYS PLUS THE ADDITIONAL GPUE ADJACENT TO THE RIGHT OF WAY (AS SHOWN) TO INCLUDE THE INSTALLATION AND REPAIR TO ALL UTILITIES INCLUDING PUBLIC WATER & SEWER TO BE MAINTAINED BY UNION COUNTY PUBLIC WORKS ONCE ACTIVATED.

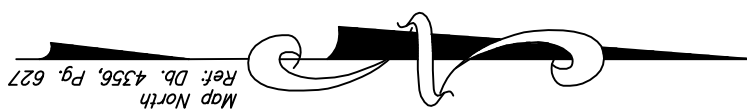
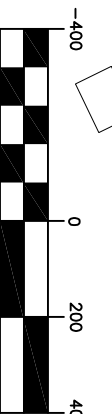
I, Robert D. Davis, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.
 N.C.P.E. # 10067
 Date: 06/06/2015



State of North Carolina
 County of Union
 Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____

Users of this plat are required to see sheet 7 of 7 for notes, certificates and other information required for the recording of this plat.



- Parcel Numbers: 06150071, 06126002, 061260034, 061260066, 06126008, 061260084, 06126011, 061260104, 06126010
- Deed References: DB 4355 PG 768, DB 4358 PG 627, DB 4358 PG 631
- Total area: 275.39 acres
 88.99 Acres in Phase 1, Map 1 including all rights of way
 2.71 Acres in open space (to be conveyed to NCDOT along N.C. Hwy 84)
 71.44 Acres in new road R/W and lots
 63.22 Acres in 65 new lots
 8.52 Acres in new street right of way.
- Zoning: RCD
- Property Owner:
 IB Development LLC
 2901 Blythe Road
 Waxhaw, NC 28173
 Phone: 704-993-0003
- Developed By:
 IB Development, LLC DBA
 The Woods Development Company, LLC
 2901 Blythe Road
 Waxhaw, NC 28173
 Phone: 704-993-0003
- Existing Use: Vacant
 Proposed Use: Residential Subdivision
- Lots Proposed: 65 (Phase 1, Map 1)
- Minimum Lot Size: 40,000 sf
- Yard Requirements:
 Front Setback: 50'
 Rear Setback: 40'
 Side Setback: 15'
 Site Corner Setback: 25'
 Min Lot Width: 120'
- Total Phase 1, Map 1 Lot Area within the FEMA Flood Plain:
 219,542 sq. ft. = 5.04 ac.
- Smallest Lot Area: 40,006 sq ft (Lot 9 & Lot 112)
- Total Linear Footage of Proposed Streets:
 6441.5'
- Common Areas to be dedicated to Homeowner's Association:
 Open Space 3.06 Acres
- Flood Information taken from FEMA Map Number 3710447600U
- Iron pins to be set at all property corners prior to the recording of this map.
- This subdivision is a Planned Residential Development (PRD) with private roads and entrance gate.

Notes:

- Any stream disturbance will be in accordance with, and limited to that allowed by NCDENR and USACE regulations.
- A portion of parcels assembled are zoned R40. The open space required has been calculated as if the entire project is RCD. This yields more open space than is generally required.
- All adjoining land uses are residential.
- Water lines and appurtenance are to be located within the proposed street rights of way and at the proposed GUE at the front of lots.
- Pedestrian walking paths as shown on the preliminary plan are shown as schematic and illustrative. Precise location will vary somewhat to minimize disturbance and highlight attractive physical features.
- Minimum finish floor elevations by Robert D. Davis Professional Engineer

Developed By:
 IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road
 Waxhaw NC 28173
 Tel: 704-993-0003

Sheet 1 of 7



106 W. Jefferson St.
 Monroe, North Carolina 28112
 P 704-289-1013 866-557-8051
 F 704-283-9035
 www.lawrenceassociates.com
 Firm License Number: C-28856

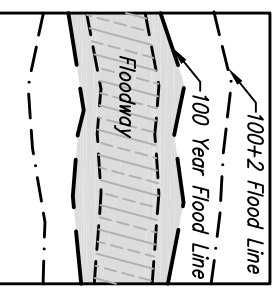
Job No. 1739

Index Sheet For
The Woods -Phase 1, Map 1
 Town of Weddington, Sandy Ridge Township Union County, NC
 Owner: IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road, Waxhaw NC 28173
 Date: November 7, 2016
 Drawn By: FDL
 Orig. scale: 1" = 400'

Drawing file: RM-INDEX-Woods-Phase 1-Map 1.dwg Drawing no. 16/204

Flood Note

Flood Lines shown per Flood Study Robert D. Davis, PE. CLDMR 16-04-65958R
 Flood Protection Elevations (FPE) determined by Robert D. Davis, PE
 Use of land within a Floodway or Special Hazard Area (SFHA) is substantially restricted by the Town of Weddington Zoning Ordinance.

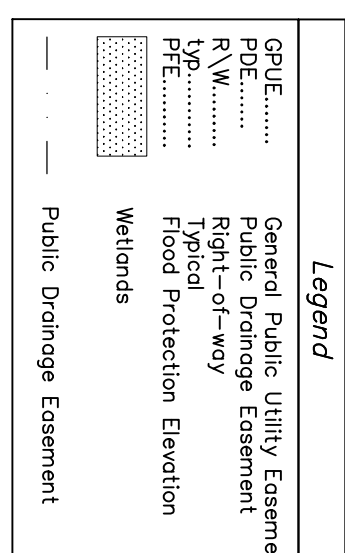


Tax # 06-150-0728
 Charles E. Plyler and
 Judy H. Plyler
 Dk. 296, Pg. 124
 Dk. 345, Pg. 851
 (Now or Formerly)

I, Robert D. Davis, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.
 N.C.P.E. # _____
 Date: _____
 (Signature and Seal)

Kenneth Roy Evans &
 Jane Shaver Evans
 Dk. 6454, Pg. 670
 Plat Cabinet K, File 560
 Area Dedicated to MCDOT
 As Public R/W
 47,394 sq. ft. - 109 Acres

Kenneth Roy Evans &
 Jane Shaver Evans
 Dk. 6494, Pg. 688
 Plat Cabinet K, File 500



Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Date _____
 Review Officer

State of North Carolina
 County of Union



Tax # 06-150-0728
 Charles E. Plyler and
 Judy H. Plyler
 Dk. 296, Pg. 124
 Dk. 345, Pg. 851
 (Now or Formerly)

Tax # 06-150-0770
 Mary Matthews Morris, Heirs
 Dk. 104, Pg. 556
 Wk. 73E, Pg. 200
 (Now or Formerly)

Abellia Estates

Tax # 06-153-0126
 Spiros Katsounis, et al
 Lot 12
 Abellia Estates
 P.C. H, File 964

Tax # 06-153-0124
 Angelo Katsounis
 Dk. 4598, Pg. 436
 Lot 11
 Abellia Estates
 P.C. H, File 964

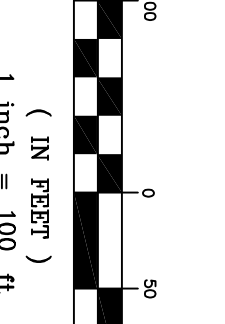
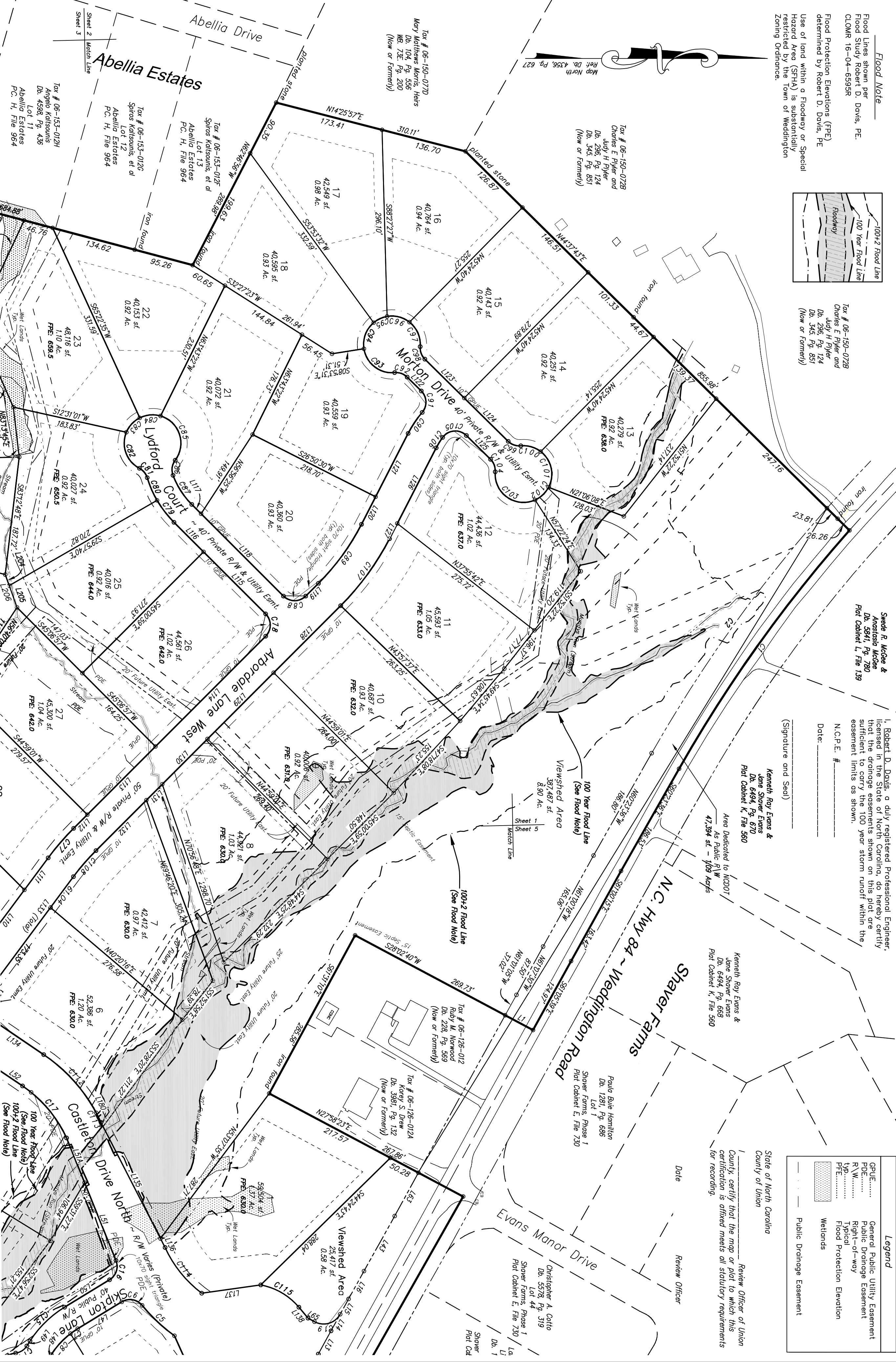
Tax # 06-150-0728
 Charles E. Plyler and
 Judy H. Plyler
 Dk. 296, Pg. 124
 Dk. 345, Pg. 851
 (Now or Formerly)

Suede R. McGee &
 Anastasia McGee
 Dk. 5841, Pg. 780
 Plat Cabinet L, File 139

Viewshed Area
 (See Flood Note)
 307,487 sq. ft.
 8.90 Acres

Viewshed Area
 (See Flood Note)
 307,487 sq. ft.
 8.90 Acres

Viewshed Area
 (See Flood Note)
 307,487 sq. ft.
 8.90 Acres



(IN FEET)
 1 inch = 100 ft.

Users of this plat are required to see sheet 7 of 7 for notes, certificates and other information required for the recording of this plat.

Developed By:
 IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road
 Waxhaw NC 28173
 Tel: 704-993-0003



LAWRENCE ASSOCIATES
 106 W. Jefferson St.
 Monroe, North Carolina 28112
 P 704-288-1013 866-557-8051
 F 704-283-9035
 www.lawrenceassociates.com
 Firm License Number: C-2856

**Final Record Map Of
 The Woods -Phase 1, Map 1**
 Town of Weddington, Sandy Ridge Township Union County, NC
 Owner: IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road, Waxhaw NC 28173
 Date: November 7, 2016
 Drawn By: FDL

Job No. 1739

Drawing file: RM-the-Woods-Phase 1-Map 1.dwg Drawing no. 16/204

REVISIONS

No.	Description

Legend

- GPUE: General Public Utility Easement
- PDE: Public Drainage Easement
- R/W: Right-of-way
- Typ: Typical
- PE: Flood Protection Elevation
- Wetlands
- Public Drainage Easement

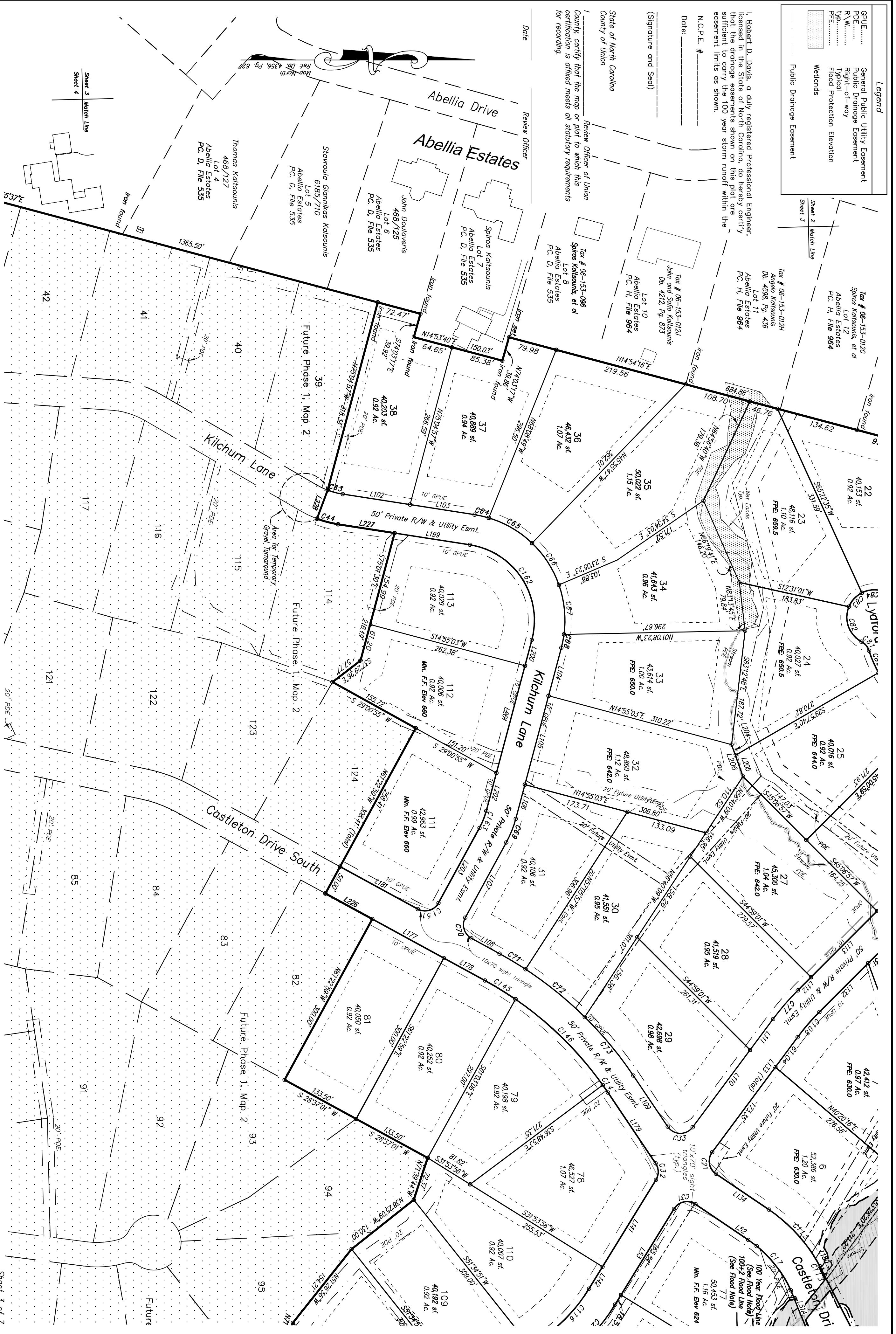
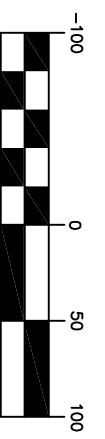
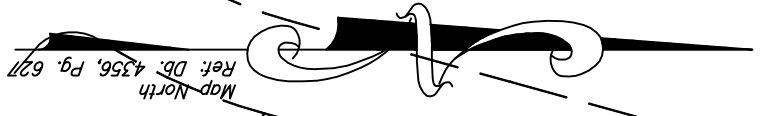
I, Robert D. Davis, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

N.C.P.E. # _____
 Date: _____
 (Signature and Seal)

Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

State of North Carolina
 County of Union

Date _____
 Review Officer _____



Users of this plat are required to see sheet 7 of 7 for notes, certificates and other information required for the recording of this plat.

Developed By:
 IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road
 Waxhaw NC 28173
 Tel: 704-993-0003



LAWRENCE ASSOCIATES

106 W. Jefferson St.
 Moores, North Carolina 28112
 P 704-289-1013 866-531-8051
 F 704-283-9035
 www.lawrenceassociates.com
 Firm License Number: C-2856

**Final Record Map Of
 The Woods - Phase 1, Map 1**

Town of Weddington, Sandy Ridge Township Union County, NC
 Owner: IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road, Waxhaw NC 28173

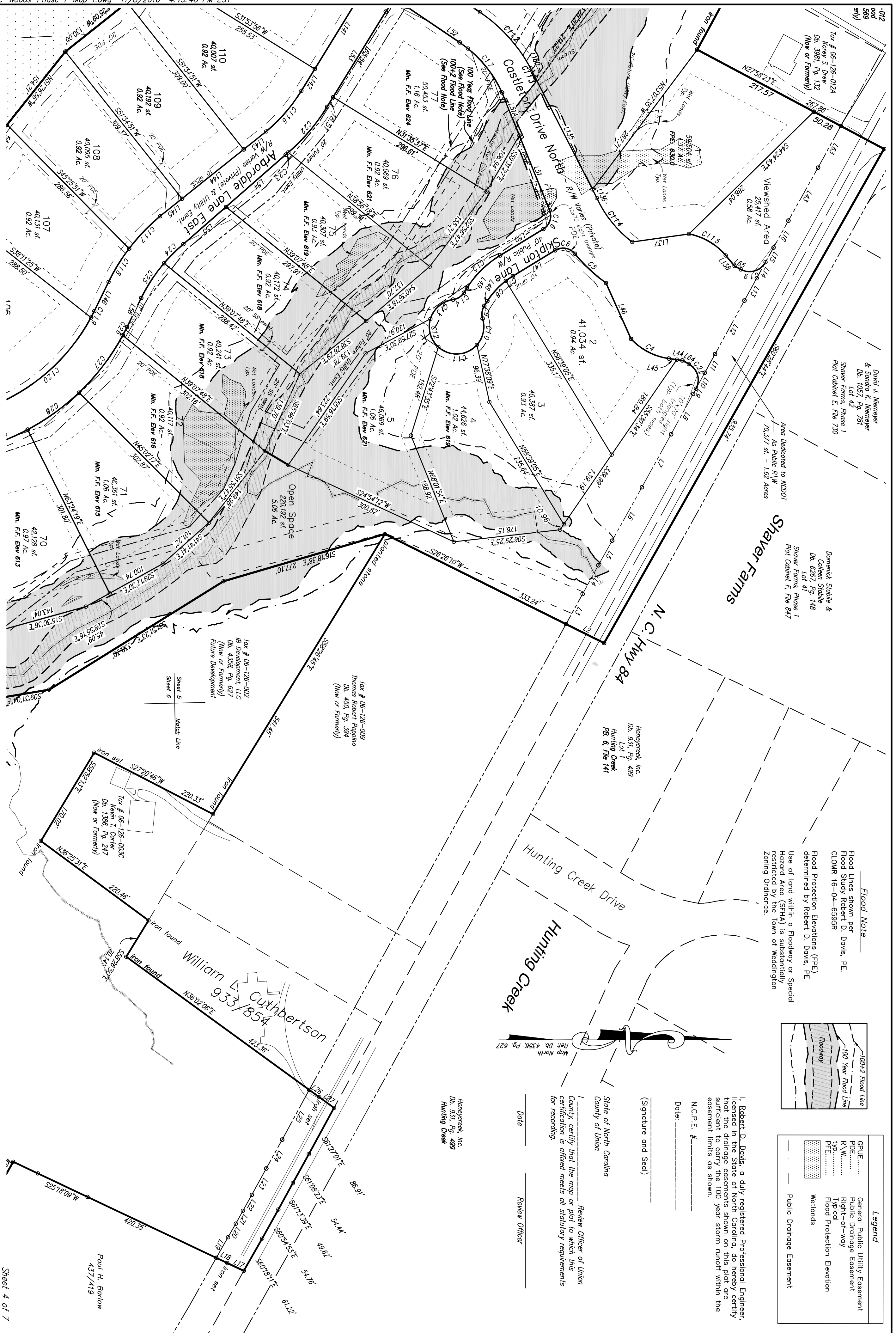
Job No. 1739

Drawing file: RM-the-Woods-Phase 1-Map 1.dwg

Drawing no. 16/204

Sheet 3 of 7

REVISIONS

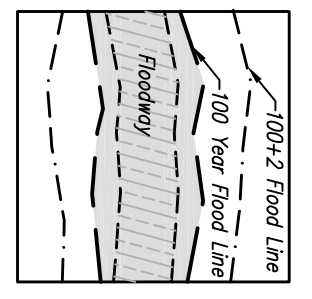


Flood Note

Flood Lines shown per Robert D. Davis, PE.
 Flood Study Robert D. Davis, PE.
 CLOMR 16-04-6595R

Flood Protection Elevations (FPE) determined by Robert D. Davis, PE

Use of land within a Floodway or Special Hazard Area (SFHA) is substantially restricted by the Town of Weddington Zoning Ordinance.



Legend	
GRUE.....	General Public Utility Easement
PUE.....	Public Drainage Easement
R/W.....	Right-of-Way
FPE.....	Flood Protection Elevation
W.....	Wetlands
.....	Public Drainage Easement

I, Robert D. Davis, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

N.C.P.E. # _____
 Date: _____
 (Signature and Seal)

State of North Carolina
 County of Union

Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date: _____ Review Officer: _____

Honeycreek, Inc.
 Ds. 331, Pg. 499
 Hunting Creek
 P.B. 6, File 141

Paul H. Barlow
 437/419

Sheet 4 of 7

Users of this plat are required to see sheet 7 of 7 for notes, certificates and other information required for the recording of this plat.

Developed By:
 IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road
 Waxhaw NC 28173
 Tel: 704-983-0003



LAWRENCE ASSOCIATES

106 W. Jefferson St.
 Monroe, North Carolina 28112
 P 704-289-1013 866-557-8051
 F 704-283-9035
 www.lawrenceassociates.com
 Firm License Number: C-2856

Final Record Map Of The Woods -Phase 1, Map 1

Town of Weddington, Sandy Ridge Township Union County, NC

Owner: IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road, Waxhaw NC 28173

Orig. scale: 1" = 100'
 Date: November 7, 2016
 Drawn By: FDJ

REVISIONS

Job No. 1739 Drawing file: RM-the-Woods-Phase 1-Map 1.dwg Drawing no. 16/204

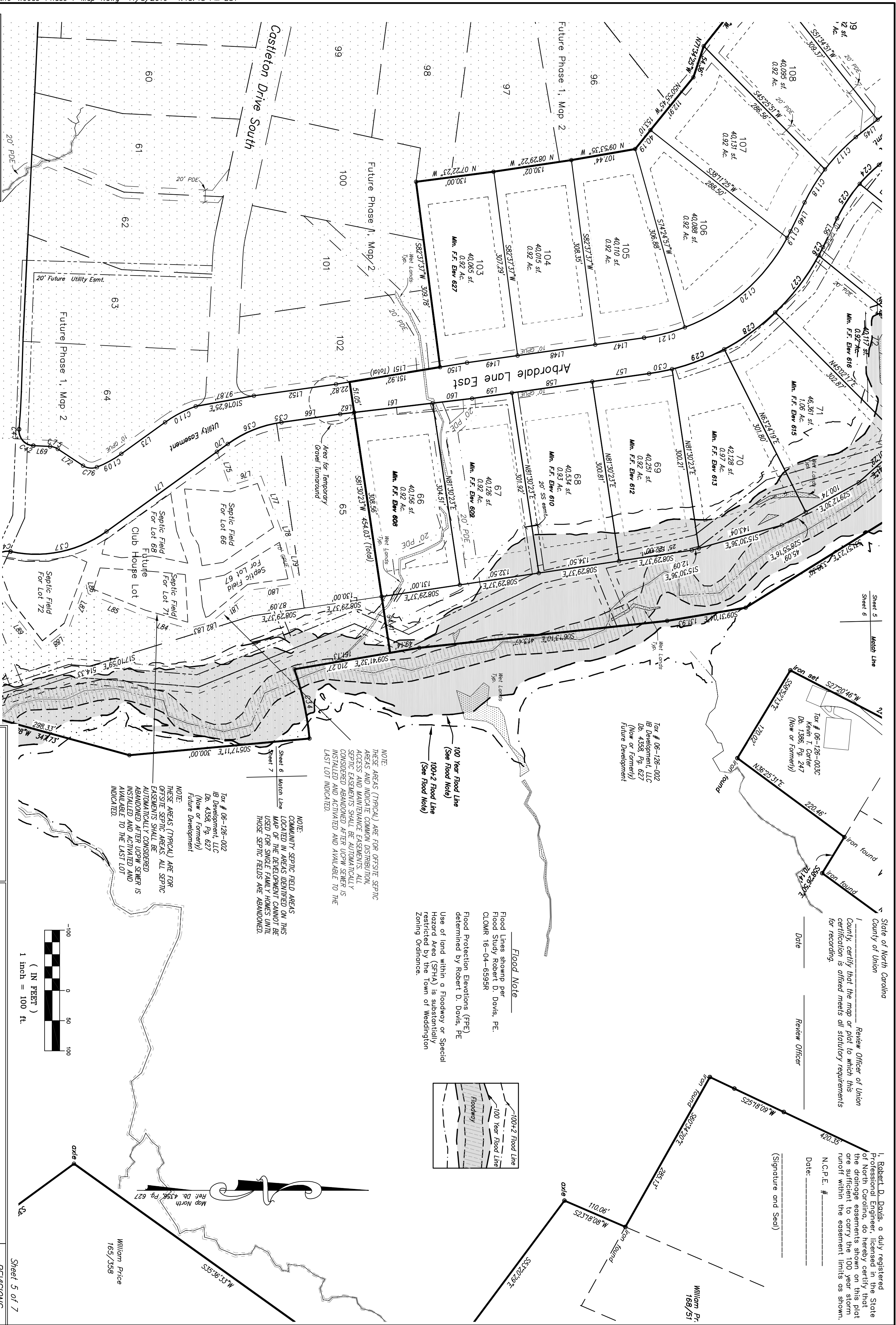
State of North Carolina
County of Union

Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date: _____ Review Officer: _____

N.C.P.E. # _____
Date: _____
(Signature and Seal)

I, Robert D. Davis, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.



Legend

GPUE	General Public Utility Easement
PDE	Public Drainage Easement
R.W.	Right-of-way
SP	Typical Flood Protection Elevation
Wetlands	Wetlands
	Public Drainage Easement

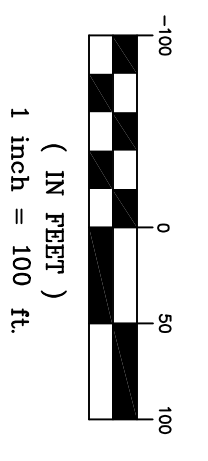
Users of this plat are required to see sheet 7 of 7 for notes, certificates and other information required for the recording of this plat.

Developed By:
IB Development Company, DBA
The Woods Development Company, LLC
2901 Blythe Road
Waxhaw NC 28173
Tel: 704-993-0003



**Final Record Map Of
The Woods -Phase 1, Map 1**

Town of Weddington, Sandy Ridge Township Union County, NC
Owner: IB Development Company, DBA
The Woods Development Company, LLC
2901 Blythe Road, Waxhaw NC 28173



NOTE:
COMMUNITY SEPTIC FIELD AREAS LOCATED IN AREAS IDENTIFIED ON THIS MAP OF THE DEVELOPMENT CANNOT BE USED FOR SINGLE FAMILY HOMES UNTIL THOSE SEPTIC FIELDS ARE ABANDONED.

NOTE:
THESE AREAS (TYPICAL) ARE FOR OFFSITE SEPTIC AREAS AND INDICATE COMMON DISTRIBUTION, ACCESS AND MAINTENANCE EASEMENTS. SEPTIC EASEMENTS SHALL BE FORMALLY CONSIDERED ABANDONED AFTER UPON SEWER IS INSTALLED AND ACTIVATED AND AVAILABLE TO THE LAST LOT INDICATED.

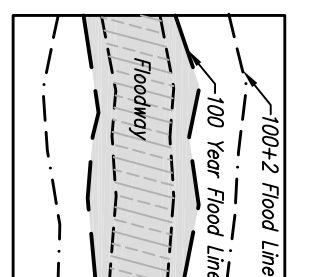
NOTE:
THESE AREAS (TYPICAL) ARE FOR OFFSITE SEPTIC AREAS. ALL SEPTIC EASEMENTS SHALL BE AUTOMATICALLY CONSIDERED ABANDONED AFTER UPON SEWER IS INSTALLED AND ACTIVATED AND AVAILABLE TO THE LAST LOT INDICATED.

Flood Note

Flood Lines shown per Flood Study Robert D. Davis, PE. CLOMR 16-04-6595R

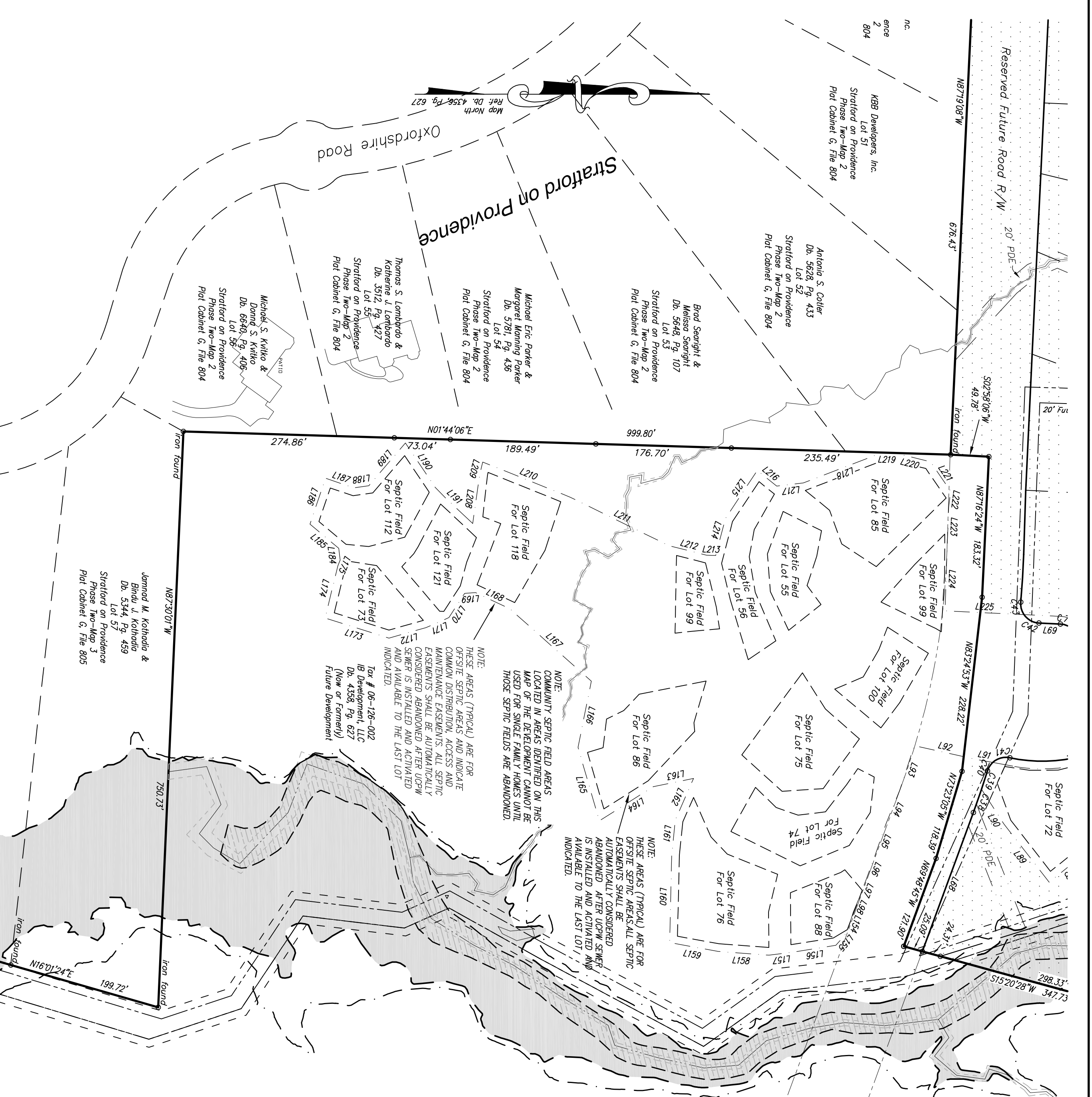
Flood Protection Elevations (FPE) determined by Robert D. Davis, PE

Use of land within a Floodway or Special Hazard Area (SFHA) is substantially restricted by the Town of Weddington Zoning Ordinance.



Job No. 1739 Drawing file: RM-the-Woods-Phase 1-Map 1.dwg Drawing no. 16/204

REVISIONS



NOTE: COMMUNITY SEPTIC FIELD AREAS LOCATED IN AREAS IDENTIFIED ON THIS MAP OF THE DEVELOPMENT CANNOT BE USED FOR SINGLE FAMILY HOMES UNTIL THOSE SEPTIC FIELDS ARE ABANDONED.

NOTE: THESE AREAS (TYPICAL) ARE FOR OFFSITE SEPTIC AREAS AND INDICATE COMMON DISTRIBUTION, ACCESS AND MAINTENANCE EASEMENTS. ALL SEPTIC EASEMENTS SHALL BE AUTOMATICALLY CONSIDERED ABANDONED AFTER UCPW SEWER IS INSTALLED AND ACTIVATED AND AVAILABLE TO THE LAST LOT INDICATED.

NOTE: THESE AREAS (TYPICAL) ARE FOR OFFSITE SEPTIC AREAS ALL SEPTIC EASEMENTS SHALL BE AUTOMATICALLY CONSIDERED ABANDONED AFTER UCPW SEWER IS INSTALLED AND ACTIVATED AND AVAILABLE TO THE LAST LOT INDICATED.

Legend	
GPUE.....	General Public Utility Easement
PDE:.....	Public Drainage Easement
R/W:.....	Right-of-way
Typical	Typical
FPE:.....	Flood Protection Elevation
Wetlands	Wetlands
Public Drainage Easement	Public Drainage Easement

I, Robert D. Davis, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

N.C.P.E. # _____
 Date: _____

(Signature and Seal)

State of North Carolina
 County of Union

Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

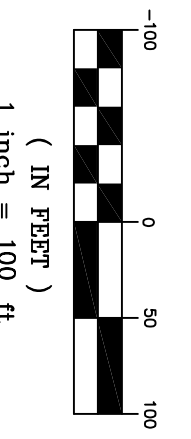
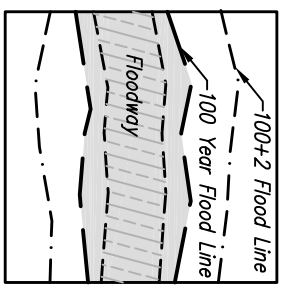
Date _____ Review Officer _____

Tax # 06-126-002
 IB Development, LLC
 Db. 4358, Pg. 627
 (Now or Formerly)
 Future Development

Flood Note
 Flood Lines shown per Flood Study Robert D. Davis, PE. CLOMR 16-04-6595R

Flood Protection Elevations (FPE) determined by Robert D. Davis, PE

Use of land within a Floodway or Special Hazard Area (SFHA) is substantially restricted by the Town of Weddington Zoning Ordinance.



Users of this plat are required to see sheet 7 of 7 for notes, certificates and other information required for the recording of this plat.

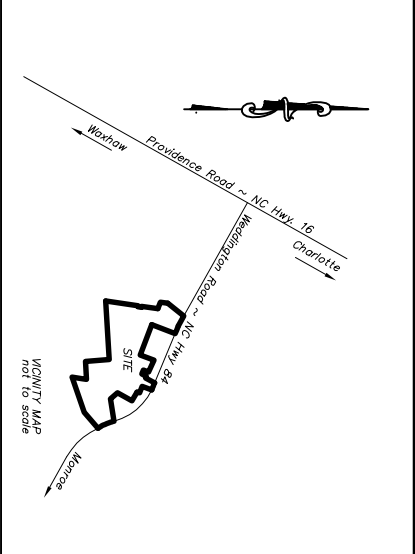
Developed By:
 IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road
 Waxhaw NC 28173
 Tel: 704-993-0003

LAWRENCE ASSOCIATES

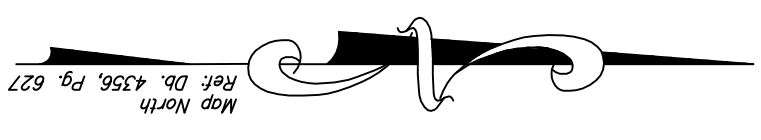
106 W. Jefferson St.
 Monroe, North Carolina 28112
 P 704-289-1013 866-557-8051
 F 704-283-9035
 www.lawrencsurveying.com
 Firm License Number: C-2856

Job No. 1739

<p>Final Record Map Of The Woods -Phase 1, Map 1</p> <p>Town of Weddington, Sandy Ridge Township Union County, NC</p> <p>Owner: IB Development Company, DBA The Woods Development Company, LLC 2901 Blythe Road, Waxhaw NC 28173</p> <p>Orig. scale: 1" = 100' Date: November 7, 2016</p> <p>Drawn By: FDL</p>	
REVISIONS	



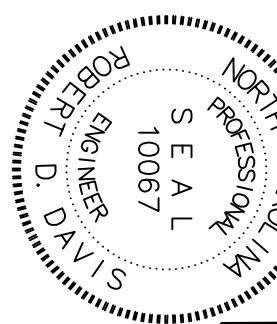
Legend	
GPUE.....	General Public Utility Easement
PDE.....	Public Drainage Easement
R/W.....	Right-of-Way
Typ.....	Typical
PFE.....	Flood Protection Elevation
Wetlands	Wetlands
Public Drainage Easement	Public Drainage Easement



NOTES

REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 AREAS COMPUTED USING COORDINATE GEOMETRY.
 THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEY SUBJECT TO FULL TITLE SEARCH.
 THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
 ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
 ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. LANCELANGE ASSOCIATES MAKES NO GUARANTEES TO THE COMPACTNESS OR TO THE NONEXISTENCE OF ADDITIONAL SPOOLS AREAS.
 BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 AN ADDITIONAL 10' TEMPORARY CONSTRUCTION EASEMENT SHALL BE RESERVED OUTSIDE OF ALL GPUE.
 AN ADDITIONAL 10' TEMPORARY CONSTRUCTION EASEMENT (S' EITHER SIDE OF 20' FUTURE UTILITY EASEMENT) SHALL BE RESERVED OUTSIDE OF ALL FUTURE UTILITY EASEMENTS.
 A BLANKET EASEMENT EXIST ACROSS ALL COMMON AREAS FOR THE PURPOSE OF FUTURE SEPTIC DRAIN FIELD LOCATIONS WHERE APPROVED BY UNION COUNTY ENVIRONMENTAL HEALTH AND DEVELOPER.
 UTILITY EASEMENT TO INCLUDE ALL PRIVATE ROAD RIGHT OF WAYS PLUS THE ADDITIONAL GPUE ADJACENT TO THE RIGHT OF WAY (AS SHOWN) TO INCLUDE THE INSTALLATION AND REPAIR TO ALL UTILITIES INCLUDING PUBLIC WATER & SEWER TO BE MAINTAINED BY UNION COUNTY PUBLIC WORKS ONCE ACTIVATED.

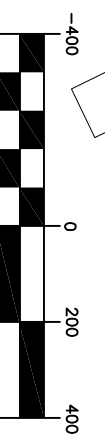
I, Robert D. Davis, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.
 N.C.P.E. # 10067
 Date: 06/06/2015



Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____

Users of this plat are required to see sheet 5 of 5 for notes, certificates and other information required for the recording of this plat.




- Parcel Numbers: 06150071, 06126002, 06126003A, 06126006B, 06126008, 06126008A, 06126011, 06126010A, 06126010
- Deed References: DB 4355 PG 768, DB 4358 PG 627, DB 4358 PG 631
- Total area: 275.39 acres
 73.76 Acres in Phase 1, Map 2 including all rights of way
 6.21 Acres of R/W reserved along the southern property line
 6.47 Acres of Subdivision R/W
 2.15 Acres in open space
 0.36 Acres in Future Road Buffer
 3.07 Acres in Club House Tract
 68.19 Acres in new road R/W and lots
 55.50 Acres in 59 new lots
 12.68 Acres in new street right of way.
- Zoning: RCD
- Property Owner:
 IB Development LLC
 2901 Blythe Road
 Waxhaw, NC 28173
 Phone: 704-993-0003
- Developed By:
 IB Development, LLC DBA
 The Woods Development Company, LLC
 2901 Blythe Road
 Waxhaw, NC 28173
 Phone: 704-993-0003
- Existing Use: Vacant
 Proposed Use: Residential Subdivision
- Lots Proposed: 59 + 1 (Clubhouse Tract) = 60 (Phase 1, Map 2)
- Minimum Lot Size: 40,000 sf
- Yard Requirements:
 Front Setback: 50'
 Rear Setback: 40'
 Side Setback: 15'
 Side Corner Setback: 25'
 Min Lot Width: 120'
- Total Phase 1, Map 2 Lot Area within the FEMA Flood Plain:
 517 sf = 0.01 ac (Club House Lot)
 12. Smallest Lot Area: 40,002 sf (Lot 55)
- Total Linear Footage of Proposed Streets:
 5,142.6'
- Common Areas and Clubhouse Area to be dedicated to Homeowner's Association.
 Open Space 2.15 Acres
 Future Road Buffer 0.36 Acres
 Future Road R/W 6.21 Acres
 Club Lot 3.07 Acres
- Flood Information taken from FEMA Map Number 3710447600J
- Iron pins to be set at all property corners prior to the recording of this map.
- This subdivision is a Planned Residential Development (PRD) with private roads and entrance gate.

Notes:

- Any stream disturbance will be in accordance with, and limited to that allowed by NCDENR and USACE regulations.
- A portion of parcels assembled are zoned R40. The open space required has been calculated as if the entire project is RCD. This yields more open space than is generally required.
- All adjoining land uses are residential.
- Water lines and appurtenance are to be located within the proposed street rights of way and or the proposed GPUE at the front of lots.
- Pedestrian walking paths as shown on the preliminary plan are shown as schematic and illustrative. Precise location will vary somewhat to minimize disturbance and highlight attractive physical features.
- Minimum finish floor elevations by Robert D. Davis Professional Engineer

Developed By:
 IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road
 Waxhaw NC 28173
 Tel: 704-993-0003

Sheet 1 of 5



LAWRENCE ASSOCIATES
 106 W. Jefferson St.
 Monroe, North Carolina 28112
 P 704-289-1013 866-557-8051
 F 704-283-9035
 www.lawrenceassociates.com
 Firm License Number: C-2856

Index Sheet For
The Woods -Phase 1, Map 2
 Town of Weddington, Sandy Ridge Township Union County, NC
 Owner: IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road, Waxhaw NC 28173
 Date: November 7, 2016
 Drawn By: FDL

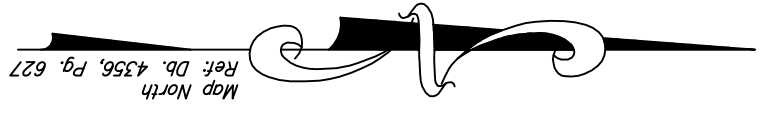
Job No. 1739 Drawing file: Index-Woods-Phase 1-Map 2.dwg Drawing no. 16/205

Legend

- GPUE..... General Public Utility Easement
- PDE..... Public Drainage Easement
- R/W..... Right-of-way
- Typ..... Typical
- PE..... Flood Protection Elevation
- Wetlands
- Public Drainage Easement

I, Robert D. Davis, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

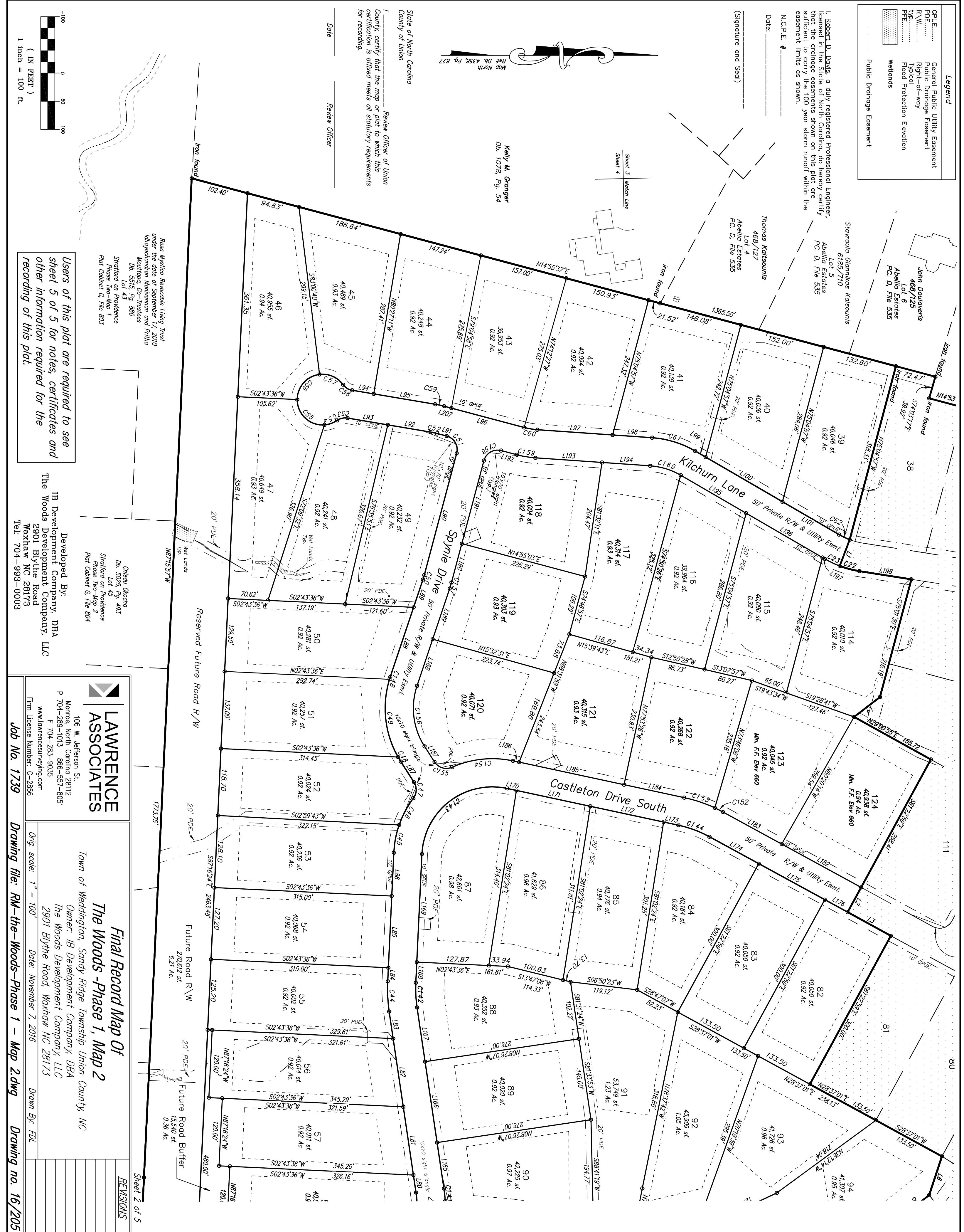
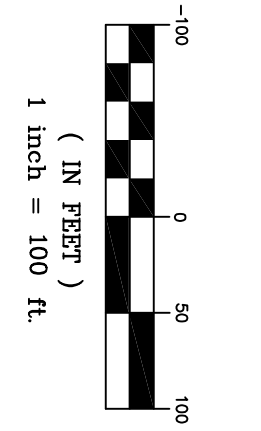
N.C.P.E. # _____
 Date: _____
 (Signature and Seal)



State of North Carolina
 County of Union

Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____



Rosa Myrica Revocable Living Trust
 under the date of September 17, 2010
 Montgomery, North Carolina and Pritha
 Montuapa, Co-Trustees
 Dk. 5515, Pg. 890
 Lot 43

Stratford on Providence
 Phase Two-Map 1
 Plat Cabinet G, File 803

Chiedu Okochia
 Dk. 5025, Pg. 493
 Lot 45

Stratford on Providence
 Phase Two-Map 2
 Plat Cabinet G, File 804

Users of this plat are required to see
 sheet 5 of 5 for notes, certificates and
 other information required for the
 recording of this plat.

Developed By:
 IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road
 Waxhaw NC 28173
 Tel: 704-993-0003

LAWRENCE ASSOCIATES

106 W. Jefferson St.
 Moores, North Carolina 28112
 P 704-289-1013 866-531-8051
 F 704-283-9035
 www.lawrenceassociates.com
 Firm License Number: C-2856

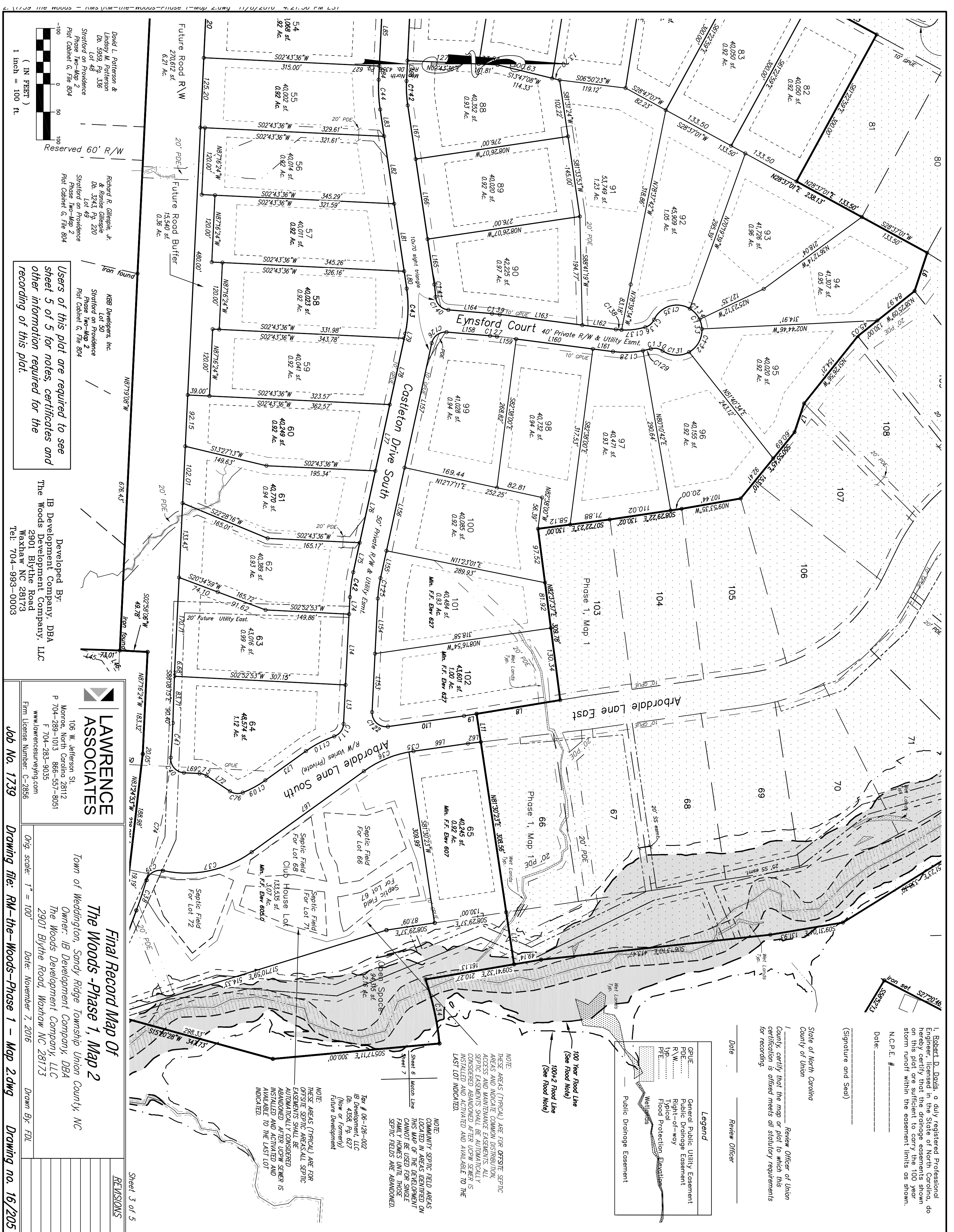
**Final Record Map Of
 The Woods -Phase 1, Map 2**

Town of Weddington, Sandy Ridge Township Union County, NC

Owner: IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road, Waxhaw NC 28173

REVISIONS

Job No. 1739 Drawing file: RM-the-Woods-Phase 1 - Map 2.dwg Drawing no. 16/205



1 inch = 100 ft.

David L. Patterson & Lindsey M. Patterson
 DB: 3539, Pg. 336
 Stratford on Providence
 Phase Two-Map 2
 Plat Cabinet G, File 804

Richard R. Gillespie, Jr. & Franise Gillespie
 DB: 3243, Pg. 220
 Stratford on Providence
 Phase Two-Map 2
 Plat Cabinet G, File 804

KBB Developers, Inc.
 Lot 50
 Stratford on Providence
 Phase Two-Map 2
 Plat Cabinet G, File 804

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 Waxhaw NC 28173
 Tel: 704-993-0003

LAWRENCE ASSOCIATES
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 Monroe, North Carolina 28112
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 F 704-283-9033
 www.lawrenceassociates.com
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Final Record Map Of The Woods -Phase 1, Map 2
 Town of Weddington, Sandy Ridge Township Union County, NC
 Owner: IB Development Company, DBA The Woods Development Company, LLC
 2901 Blythe Road, Waxhaw NC 28173
 Date: November 7, 2016
 Drawn By: FDL

REVISIONS

Sheet 3 of 5

NOTE: COMMUNITY SEPTIC FIELD AREAS LOCATED IN AREAS IDENTIFIED ON THIS MAP OR THE DEVELOPMENT CANNOT BE USED FOR SINGLE FAMILY HOMES UNTIL THOSE SEPTIC FIELDS ARE ABANDONED.

NOTE: THESE AREAS (TYPICAL) ARE FOR OFFSITE SEPTIC AREAS. ALL SEPTIC ASSESSMENTS SHALL BE AUTOMATICALLY CONSIDERED ABANDONED AFTER UICP SEWER IS INSTALLED AND ACTIVATED AND AVAILABLE TO THE LAST LOT INDICATED.

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STATE OF NORTH CAROLINA
 County of Union
 I, Robert D. Davis, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage assessments shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.
 N.C.P.E. # _____
 Date: _____
 (Signature and Seal)

Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

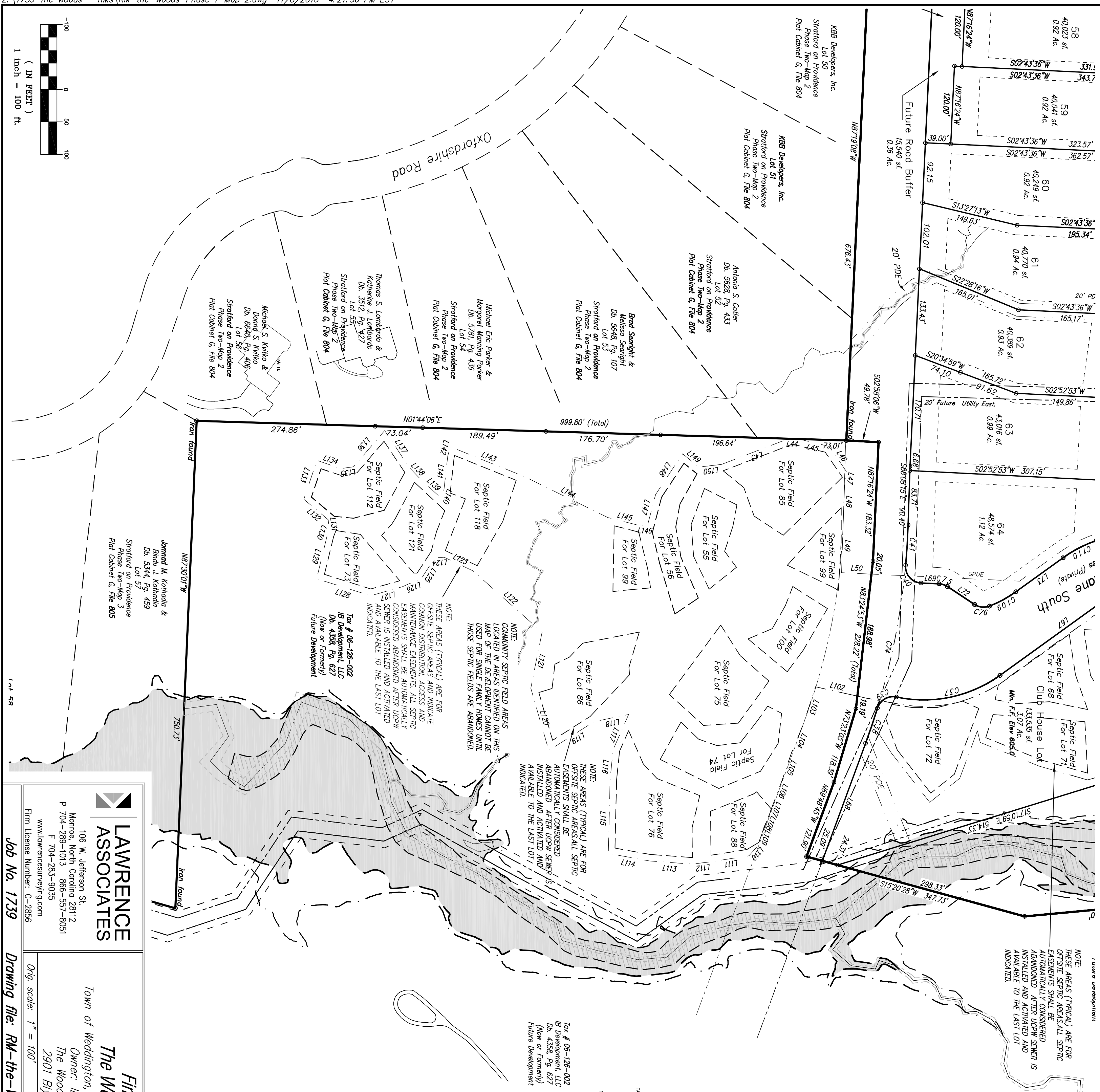
Date _____ Review Officer _____

Legend

GPUE	General Public Utility Easement
PDE	Public Drainage Easement
R/W	Right-of-way
Typical	Typical Flood Protection Easements
Wetlands	Wetlands
Public Drainage Easement	Public Drainage Easement

100 Year Flood Line (See Flood Note)
 100+2 Flood Line (See Flood Note)

NOTE: THESE AREAS (TYPICAL) ARE FOR OFFSITE SEPTIC AREAS AND INDICATE COMMON DISTRIBUTION, ACCESS AND MAINTENANCE EASEMENTS. ALL SEPTIC ASSESSMENTS SHALL BE AUTOMATICALLY CONSIDERED ABANDONED AFTER UICP SEWER IS INSTALLED AND ACTIVATED AND AVAILABLE TO THE LAST LOT INDICATED.



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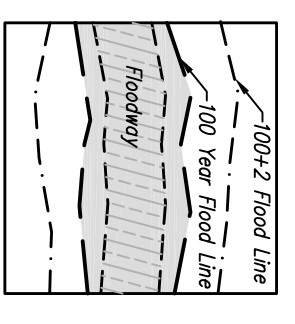
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GPUE.....	General Public Utility Easement
PDE.....	Public Drainage Easement
R/W.....	Right-of-way
PE.....	Typical Flood Protection Elevation
.....	Flood Protection Elevation
.....	Wetlands
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 County of Union
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 Date _____ Review Officer _____

Map North
 Ref. Dk. 4356, Pg. 627

Flood Note
 Flood Lines shown per Flood Study Robert D. Davis, PE. CLOMR 16-04-6595R
 Flood Protection Elevations (FPE) determined by Robert D. Davis, PE
 Use of land within a Floodway or Special Hazard Area (SFHA) is substantially restricted by the Town of Weddington Zoning Ordinance.

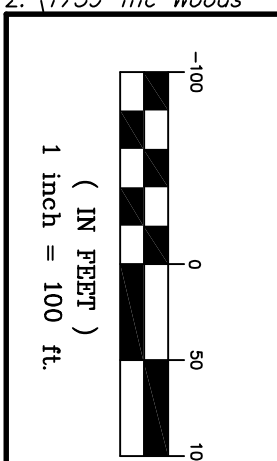


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 Waxhaw, NC 28173
 Tel: 704-993-0003

Users of this plat are required to see sheet 5 of 5 for notes, certificates and other information required for the recording of this plat.

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Final Record Map Of The Woods -Phase 1, Map 2
 Town of Weddington, Sandy Ridge Township Union County, NC
 Owner: IB Development Company, DBA
 The Woods Development Company, LLC
 2901 Blythe Road, Waxhaw NC 28173
 Date: November 7, 2016
 Drawn By: FDJ
 Job No. 1739
 Drawing file: RM-the-Woods-Phase 1 - Map 2.dwg
 Drawing no. 16/205



Chris Wendt

Estimate

For: The Town Of Weddington / I.C.O. Michael Smith
1924 Monroe-Weddington Rd, Matthews, NC 28104
Phone:

Estimate No: 4473
Date: Jun 21, 2016

Description	Quantity	Rate	Amount
-------------	----------	------	--------

The following estimate as for additional work needed at the Weddington Town Hall Drainage that needs to be repaired. If you're standing in front of the home the area to the left has a negative grade going towards the structure. The grade needs to be raised. We are recommending installing a natural drain system to get the water out of there. The grading along this area will direct water to a drain box that will be installed to catch the water and get it out of this area where it's currently being held and blocked. By installing a natural drain system and allowing the water to escape would be the most appropriate thing to do given the current grade. The contractor will have to temporarily remove part of the ramp in order to get the drain pipe in the ground. The ramp will be put back together immediately the same day as the pipe is installed. The water will discharge at the most appropriate place more than likely at the sidewalk. Approximate cost to repair \$2,650.00	1.00	\$2,650.00	\$2,650.00
--	------	------------	------------

Repair of porch foundation wall. The porch foundation wall on the parking lot side has suffered from a great deal of water and compaction. The grade in this area is flat and does not naturally shed water. There is a substantial amount of effervescence on the two walls. The areas that are the worst are where the downspout connectors are connected to an underground discharge pipe. These discharge pipes are clogged and restricted. The installer also use the wrong type. The proper pipe to use is a solid pipe not a perforated one. The contractor is going to include the water remediation part of this in that section and this particular section is for a wall support. The wall has become very weak and can be move by hand. The contractor is recommending a metal brace systems supporting the wall to the existing structure to add as Support. Also the water problem must be fixed as it will just continue to settle and cause effervescence and weaken the wall. By using brick ties and tying it back into the existing wall it gives much needed additional support to the structure. This part of the estimate covers the brick supports.	1.00	\$1,850.00	\$1,850.00
--	------	------------	------------

Description	Quantity	Rate	Amount
<p>Water remediation around the part of the porch that is causing the most amount of immediate damage. This includes new drainage lines dug into the ground and discharged away from the foundation. This price also includes raking back all of the mulch and organic matter and installing screened red clay with a compacted slope away from the house to naturally shed water. The contractor will rake the mulch back over the repaired area after the area is repaired. This is the area around the corner to the side stairs. Picture above shows new grade install and how the water discharge works.</p>	1.00	\$2,350.00	\$2,350.00
<p>Paver repair. The approximate square footage between 120 and 135. This area of pavers is by far one of the worst on the property. It appears that somebody has made a drainage repair and attempted to put the pavers back in place. This entire area has taken on water & silt for who-knows-how-long. This paver area also sat on a concrete pad approximately 3 to 4 inches thick. Over the years as water has made it down to this area and has froze and it is expanded and gotten continuously worse. Everytime it rains water has further saturated the soil underneath this particular repair area. Also sand was used as the sub base and its approximately 6 inches thick. This area has to be dug out and removed and the proper material put back in to give the pavers in this area the proper support. We will use approximately 2-3 inches of ABC crush and run compacted in place. Followed by a three-quarter inch bed of granite fines for the pavers to be leveled in. The pavers that we will install in this area will resemble the ones that were existing. There may be a slight color difference but usually it's very hard to tell. We will install them according to the existing brick coping levels. We again have to replace all of the bricks in this area, the existing ones were bound with concrete and could not be reused.</p>	1.00	\$3,250.00	\$3,250.00
<p>Water remediation around the property that was laid out by an orange marker line. Includes one 9x9 deep well drain box right before the water could potentially spill onto the new brick paver repair area. All of the gutters from this area will be tied onto the system discharged on the other side of the garage where it is currently being discharged.</p>	1.00	\$1,850.00	\$1,850.00
<p>Screwing gutter back on to home and doing an in-depth cleaning of the gutter system on the garage.</p>	1.00	\$175.00	\$175.00
<p>Removal of existing metal handrail on back entrance from garage. Installation of two handrails on each end of the steps installed. Existing handrail has a crack at the base and two missing bolts holding it in place. The cost of the metal handrails should be known in a few days and once I have that I can follow up with the manufacturing cost of a handrail and my installation cost.</p>	1.00	\$0.00	\$0.00
<p>* Indicates non-taxable item</p>			
<p>Liability insurance is available upon request.</p>		Subtotal	\$12,125.00
<p>No deposit is required.</p>		TAX (0.00%)	\$0.00
<p>Terms are 1/2 at a reasonable halfway point, and the remaining balance upon completion.</p>		Total	\$12,125.00
<p>Contractor will leave the project clean and complete.</p>			
<p>Any additional repairs that will be needed that we cannot see or that come up unexpectedly will be talked about and approved prior to any work being started or completed.</p>			
<p>2 Year warranty on all brick repairs. warranty covers all craftsmanship on the repairs</p>			

Attachment #1

Example of setting grade



Attachment #2

Sloping a grade away from home.



Attachment #3

Grad



Attachment #4

Drainage pipe



WEDDINGTON CODE ENFORCEMENT REPORT

November 2, 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
-

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.
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.**
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.**
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).
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.
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.

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

10/01/2016 TO 10/31/2016

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	131,996.84	295,899.19	985,000.00	70
10-3102-110 AD VALOREM TAX - 1ST PRIOR	0.00	777.54	3,500.00	78
10-3103-110 AD VALOREM TAX - NEXT 8	8.82	8.82	1,500.00	99
10-3110-121 AD VALOREM TAX - MOTOR	8,488.32	18,116.07	80,000.00	77
10-3115-180 TAX INTEREST	0.00	70.99	2,250.00	97
10-3231-220 LOCAL OPTION SALES TAX REV	25,725.23	25,725.23	311,250.00	92
10-3322-220 BEER & WINE TAX	0.00	0.00	45,000.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	102,460.69	475,000.00	78
10-3340-400 ZONING & PERMIT FEES	5,060.00	14,310.50	24,850.00	42
10-3350-400 SUBDIVISION FEES	6,875.00	11,895.00	58,300.00	80
10-3830-891 MISCELLANEOUS REVENUES	1.00	467.00	1,000.00	53
10-3831-491 INVESTMENT INCOME	5.78	43.39	5,000.00	99
TOTAL REVENUE	<u>178,160.99</u>	<u>469,774.42</u>	<u>1,992,650.00</u>	<u>76</u>
AFTER TRANSFERS	<u>178,160.99</u>	<u>469,774.42</u>	<u>1,992,650.00</u>	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	59,309.17	237,236.68	717,710.00	67
10-4110-127 FIRE DEPARTMENT	0.00	0.00	10,000.00	100
10-4110-128 POLICE PROTECTION	64,250.25	128,500.50	258,620.00	50
10-4110-192 ATTORNEY FEES - GENERAL	3,715.65	5,963.15	95,000.00	94
10-4110-193 ATTORNEY FEES - LITIGATION	11,365.73	12,631.73	100,000.00	87
10-4110-195 ELECTION EXPENSE	0.00	0.00	3,500.00	100
10-4110-340 PUBLICATIONS	0.00	0.00	12,000.00	100
10-4110-341 WEDDINGTON FESTIVAL	128.00	-3,868.02	10,000.00	139
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	0.00	6,500.00	100
10-4110-343 SPRING EVENT	0.00	0.00	750.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	0.00	500.00	100
10-4110-495 COMMITTEE & OUTSIDE	0.00	0.00	1,500.00	100
TOTAL EXPENDITURE	<u>138,768.80</u>	<u>380,464.04</u>	<u>1,216,080.00</u>	<u>69</u>
BEFORE TRANSFERS	<u>-138,768.80</u>	<u>-380,464.04</u>	<u>-1,216,080.00</u>	
AFTER TRANSFERS	<u>-138,768.80</u>	<u>-380,464.04</u>	<u>-1,216,080.00</u>	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	6,055.42	24,221.68	73,150.00	67
10-4120-123 SALARIES - TAX COLLECTOR	3,347.89	13,603.82	47,650.00	71
10-4120-124 SALARIES - FINANCE OFFICER	1,364.40	3,562.61	14,250.00	75
10-4120-125 SALARIES - MAYOR & TOWN	2,100.00	8,400.00	25,200.00	67
10-4120-181 FICA EXPENSE	984.30	3,808.47	12,800.00	70
10-4120-182 EMPLOYEE RETIREMENT	1,442.48	5,802.57	19,650.00	70

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

10/01/2016 TO 10/31/2016

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-183 EMPLOYEE INSURANCE	2,026.00	8,104.00	26,000.00	69
10-4120-184 EMPLOYEE LIFE INSURANCE	32.76	132.16	400.00	67
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	96.00	300.00	68
10-4120-191 AUDIT FEES	0.00	0.00	8,500.00	100
10-4120-193 CONTRACT LABOR	4,547.52	4,547.52	19,000.00	76
10-4120-200 OFFICE SUPPLIES - ADMIN	158.14	2,506.68	13,000.00	81
10-4120-210 PLANNING CONFERENCE	0.00	0.00	4,000.00	100
10-4120-321 TELEPHONE - ADMIN	203.54	793.56	3,500.00	77
10-4120-325 POSTAGE - ADMIN	0.00	711.90	2,500.00	72
10-4120-331 UTILITIES - ADMIN	143.41	1,143.24	4,250.00	73
10-4120-351 REPAIRS & MAINTENANCE -	0.00	0.00	22,500.00	100
10-4120-352 REPAIRS & MAINTENANCE -	2,860.14	27,046.10	65,000.00	58
10-4120-354 REPAIRS & MAINTENANCE -	4,015.00	10,592.50	63,520.00	83
10-4120-355 REPAIRS & MAINTENANCE -	0.00	595.00	1,000.00	41
10-4120-356 REPAIRS & MAINTENANCE -	400.00	1,300.00	6,000.00	78
10-4120-370 ADVERTISING - ADMIN	0.00	107.10	1,000.00	89
10-4120-397 TAX LISTING & TAX	15.35	-15.77	500.00	103
10-4120-400 ADMINISTRATIVE:TRAINING	541.50	541.50	4,000.00	86
10-4120-410 ADMINISTRATIVE:TRAVEL	131.60	757.02	5,000.00	85
10-4120-450 INSURANCE	0.00	13,533.28	15,500.00	13
10-4120-491 DUES & SUBSCRIPTIONS	0.00	14,091.92	18,000.00	22
10-4120-498 GIFTS & AWARDS	0.00	721.74	3,000.00	76
10-4120-499 MISCELLANEOUS	726.37	1,138.09	5,000.00	77
TOTAL EXPENDITURE	<u>31,119.82</u>	<u>147,842.69</u>	<u>484,170.00</u>	<u>69</u>
BEFORE TRANSFERS	<u>-31,119.82</u>	<u>-147,842.69</u>	<u>-484,170.00</u>	
AFTER TRANSFERS	<u>-31,119.82</u>	<u>-147,842.69</u>	<u>-484,170.00</u>	

4130 PLANNING & ZONING

EXPENDITURE:

10-4130-121 SALARIES - ZONING	0.00	11,311.73	58,750.00	81
10-4130-122 SALARIES - ASST ZONING	1,027.65	2,095.08	2,250.00	7
10-4130-123 SALARIES - ADMINISTRATIVE	1,665.60	6,873.60	25,725.00	73
10-4130-124 SALARIES - PLANNING BOARD	425.00	1,500.00	5,200.00	71
10-4130-125 SALARIES - SIGN REMOVAL	322.18	1,014.27	4,000.00	75
10-4130-181 FICA EXPENSE - P&Z	263.24	1,743.92	8,025.00	78
10-4130-182 EMPLOYEE RETIREMENT - P&Z	255.50	2,789.59	13,500.00	79
10-4130-183 EMPLOYEE INSURANCE	3,063.00	8,128.00	27,000.00	70
10-4130-184 EMPLOYEE LIFE INSURANCE	38.64	88.48	300.00	71
10-4130-185 EMPLOYEE S-T DISABILITY	0.00	24.00	150.00	84
10-4130-193 CONSULTING	-4,990.50	-6,809.92	10,000.00	168
10-4130-194 CONSULTING - COG	1,250.00	1,905.00	21,750.00	91
10-4130-200 OFFICE SUPPLIES - PLANNING	158.15	2,028.24	5,000.00	59
10-4130-201 ZONING SPECIFIC OFFICE	0.00	0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	0.00	249.46	2,500.00	90

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

10/01/2016 TO 10/31/2016

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-220 INFRASTRUCTURE	0.00	0.00	94,500.00	100
10-4130-321 TELEPHONE - PLANNING &	203.56	793.61	3,500.00	77
10-4130-325 POSTAGE - PLANNING & ZONING	0.00	666.81	2,500.00	73
10-4130-331 UTILITIES - PLANNING & ZONING	143.41	1,143.23	4,250.00	73
10-4130-370 ADVERTISING - PLANNING &	34.85	65.45	1,000.00	93
TOTAL EXPENDITURE	<u>3,860.28</u>	<u>35,610.55</u>	<u>292,400.00</u>	<u>88</u>
BEFORE TRANSFERS	<u>-3,860.28</u>	<u>-35,610.55</u>	<u>-292,400.00</u>	
AFTER TRANSFERS	<u>-3,860.28</u>	<u>-35,610.55</u>	<u>-292,400.00</u>	
GRAND TOTAL	<u><u>4,412.09</u></u>	<u><u>-94,142.86</u></u>	<u><u>0.00</u></u>	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2016-2017

PERIOD ENDING: 10/31/2016

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	934,265.52
10-1120-001	TRINITY MONEY MARKET	1,110,651.32
10-1170-000	NC CASH MGMT TRUST	531,365.62
10-1211-001	A/R PROPERTY TAX	748,952.18
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	5,119.26
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	19,821.41
10-1232-000	SALES TAX RECEIVABLE	1,689.35
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	5,273,553.50

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2620-000	DEFERRED REVENUE - DELQ TAXES	5,119.26
10-2625-000	DEFERRED REVENUE - CURR YR TAX	748,952.18
10-2630-000	DEFERRED REVENUE-NEXT 8	11,333.09
	TOTAL LIABILITIES	840,406.78

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	-94,142.86
	TOTAL EQUITY	4,433,146.72

	5,273,553.50
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TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: November 14, 2016

SUBJECT: Monthly Report –October 2016

Transactions:	
Utilities Tax Charge	\$10321.83
Overpayment	\$(.18)
Interest Charges	\$81.61
Adjustments Under 5.00	\$.74
Penalty & Interest Payments	\$(1.38)
Releases	\$(57.33)
Refunds	\$138.89
Discoveries	\$13.68
Taxes Collected:	
2016	\$(131974.26)
As of October 31, 2016; the following taxes remain Outstanding:	
2006	\$56.80
2007	\$93.78
2008	\$1033.81
2009	\$865.35
2010	\$729.72
2011	\$381.13
2012	\$2329.63
2013	\$2770.42
2014	\$3072.45
2015	\$5119.26
2016	\$748952.18
Total Outstanding:	\$765404.53