

**TOWN OF WEDDINGTON**  
**REGULAR TOWN COUNCIL MEETING**  
**MONDAY DECEMBER 14, 2020 – 7:00 P.M.**  
**WEDDINGTON TOWN HALL**  
**1924 WEDDINGTON ROAD WEDDINGTON, NC 28104**  
**AGENDA**

DUE TO THE CURRENT STATES OF EMERGENCY RELATED TO COVID-19, THE MEETING WILL BE CONDUCTED VIRTUALLY AND LIVE STREAMED ON SOCIAL MEDIA. General Public Comments under agenda item 6 may be submitted in writing by December 14, 2020 by 4:00 PM. Comments regarding Public Hearing under agenda item 11A. will be accepted via email until 8:00 p.m. Tuesday December 15, 2020. Please send all comments to [kdewey@townofweddington.com](mailto:kdewey@townofweddington.com).

Prayer – Pastor Jeff Gardner, Threshold Church

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Mayor/Councilmember Reports
6. Public Comments
7. Presentations to Council
  - A. Vann Harrell, Union County Tax Administrator – Countywide Reappraisal
  - B. Bjorn Hansen, Union County Senior Planner – Union County 2050 Comprehensive Plan Update
8. Public Safety Report
9. Consent Agenda
  - A. Call for a Public Hearing to be held on Monday, January 11, 2020 at 7:00 p.m. at Weddington Town Hall for consideration of a text amendment to Section 46-79 Connection to Public Water Lines
  - B. Approve 2021 Town Council Regular Meeting and Holiday Schedule
10. Approval of Minutes
  - A. November 9, 2020 Town Council Regular Meeting Minutes
  - B. November 13, 2020 Town Council Special Meeting Minutes
11. Public Hearing
  - A. Discussion and Consideration of Approval of Annexation Agreement Ordinance Renewal with Village of Marvin
12. Old Business
13. New Business
  - A. Discussion and Consideration of Cardinal Row Preliminary Plat
  - B. Update of UDO Draft - Section 8
14. Update from Town Planner
15. Code Enforcement Report
16. Update from Finance Officer and Tax Collector
17. Transportation Report
18. Council Comments
19. Adjournment

**TOWN OF WEDDINGTON**  
**REGULAR TOWN COUNCIL MEETING**  
**MONDAY DECEMBER 14, 2020 – 7:00 P.M.**  
**WEDDINGTON TOWN HALL-ZOOM**  
**MINUTES**  
**PAGE 1 OF 5**

DUE TO THE CURRENT STATES OF EMERGENCY RELATED TO COVID-19, THE MEETING WILL BE CONDUCTED VIRTUALLY AND LIVE STREAMED ON SOCIAL MEDIA. General Public Comments under agenda item 6 may be submitted in writing by December 14, 2020 by 4:00 PM. Comments regarding Public Hearing under agenda item 11A. will be accepted via email until 8:00 p.m. Tuesday December 15, 2020. Please send all comments to kdewey@townofweddington.com.

Prayer – Pastor Jeff Gardner, Threshold Church

**1. Open the Meeting**

Mayor Callis called the meeting to order at 7:01 p.m.

**2. Pledge of Allegiance**

Council led the Pledge of Allegiance

**3. Determination of Quorum**

Quorum was determined with Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, Councilmembers Mike Smith and Anne Pruitt present. Councilmember Jeff Perryman was absent.

Staff: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Finance Officer Leslie Gaylord, Town Attorney Kevin Bringewatt

Visitors: Vann Harrell, Bjorn Hansen, Scott Swierski, Steve McClendon, Robin Merry

**4. Additions, Deletions and/or Adoption of the Agenda**

*Motion:* Mayor Pro Tem Propst made a motion to adopt the agenda as presented  
*Vote:* The motion passed with a unanimous roll call vote.

**5. Mayor/Councilmember Reports**

Mayor Callis encouraged residents to reach out with any questions or concerns to town staff or council to ensure they receive accurate information. Social media outlets are not necessarily reliable.

**6. Public Comments**

**7. Presentations to Council**

**A. Vann Harrell, Union County Tax Administrator – Countywide Reappraisal**

Mr. Harrell gave a presentation about the county tax revaluation. According to North Carolina General Statutes, the county is required to revalue on an 8-year cycle. It's about a 2 to 2 ½ year process. The goal is to re-establish equity and fairness in the tax process.

**B. Bjorn Hansen, Union County Senior Planner – Union County 2050 Comprehensive Plan Update**

Mr. Hansen gave a presentation on the Union County 2050 Comprehensive Plan. The plan can be reviewed on the county webpage and feedback will be accepted until Friday, December 18, 2020.

## 8. Public Safety Report

Deputy Joe Kropp gave the public safety report: He noted that there is traffic back up at 12-Mile Creek during elementary school dismissal. The deputies are trying to keep residents informed and ask that if possible, avoid the area during pick-up time. Deputy Kropp also noted that it is the holiday season, please lock your vehicles and homes and don't drink and drive.

Council member Pruitt asked for clarification on the governor's curfew mandate, what the Deputies have been directed to do when residents are out after 10 p.m. Deputy Kropp responded that they are conducting business as usual.

Mayor Callis commented on the traffic issue at the elementary school: she has been working with the transportation director at Union County Public Schools and Weddington Elementary School to find a solution. She plans to follow up and continue to look for a solution to get the waiting cars off the road.

## 9. Consent Agenda

- A. **Call for a Public Hearing to be held on Monday, January 11, 2021 at 7:00 p.m. at Weddington Town Hall for consideration of a text amendment to Section 46-79 Connection to Public Water Lines**
- B. **Approve 2021 Town Council Regular Meeting and Holiday Schedule**

*Motion:* Mayor Pro Tem Propst made a motion to approve the consent agenda as presented.

*Vote:* The motion passed with a unanimous roll call vote.

## 10. Approval of Minutes

- A. **November 9, 2020 Town Council Regular Meeting Minutes**

*Motion:* Councilmember Smith made a motion to approve the November 9, 2020 Town Council Regular Meeting Minutes as presented.

*Vote:* The motion passed with a unanimous roll call vote.

- B. **November 13, 2020 Town Council Special Meeting Minutes**

*Motion:* Councilmember Smith made a motion to approve the November 13, 2020 Town Council Special Meeting Minutes as presented.

*Vote:* The motion passed with a unanimous roll call vote.

## 11. Public Hearing

- A. **Discussion and Consideration of Approval of Annexation Agreement Ordinance Renewal with Village of Marvin**

Mayor Callis opened the public hearing. No comments were received via email. Mayor Callis called for a special meeting to be held Thursday, December 17, 2020 at 10:00 a.m. via Zoom for the consideration of approval of the renewal of the Annexation Agreement Ordinance with the Village of Marvin.

## 12. Old Business

## 13. New Business

### A. Discussion and Consideration of Cardinal Row Preliminary Plat

Ms. Thompson presented the staff report: Mr. Scott Swierski submitted a preliminary plat and construction plans for a 9-lot subdivision on 13.32 acres located near the southwest corner of Highway 84 and Lester Davis Road. A preliminary plat for a 9-lot subdivision was approved in June 2018. A preliminary plat is void two years after the approval date if a final plat is not submitted. The owner at the time had a buyer that wanted to purchase 3 larger lots so a final plat for 3 lots was approved by Planning Board. The new applicant would like to go back to the original approved 9-lot development. During the initial preliminary plat review, the Planning Board raised a few concerns and recommended denial. Concerns included the cul-de-sac length, needing a bulb end to the cul-de-sac for a turn-around, availability of other roadway alternatives, minimal front yards after widening Highway 84, and no buffering. The applicant improved the plans to address the Planning Board concerns prior to presenting to Town Council. The applicant provided a bulb turn-around, established a new front yard setback beyond the 50' requirement to create a viewshed buffer, and added a 30' non-disturbed area. The applicant also included a right-turn lane, as requested by the Town Council. Since then, the town amended the cul-de-sac length requirement to 16 home sites or 1200' whichever is less.

The following conditions were added to the approval from 2018:

- The driveway pipe for lot 8 is a built to NCDOT specifications,
- The maintenance for the pipe shall be included in the HOA documents,
- Maintenance of the shared driveway is included in the HOA documents,
- All maintenance documents and CCR's are reviewed by the town attorney, and
- A fire hydrant shall be added near lot 8, if necessary.

The Planning Board reviewed the preliminary plat on November 23, 2020. They noted a discrepancy between the plat and the conditions of approval about the maintenance of the pipe for Lot 8 and unanimously recommended approval. The town engineer determined that maintenance should be the responsibility of the lot 8 homeowner. The preliminary plat has not changed from the original approval therefore staff recommends approval of the Cardinal Row major subdivision with the same conditions bulleted above with the amendment to the second bullet stating the maintenance of the pipe on lot 8 shall be the responsibility of the owner of the lot.

Councilmember Pruitt asked if the maintenance of Cardinal Court would be held by NCDOT. Ms. Thompson responded that Cardinal Court is a private access driveway maintained by the HOA.

***Motion:***

Mayor Pro Tem Propst made a motion to approve the Cardinal Row Preliminary Plat with the conditions as follows:

- The driveway pipe for lot 8 is a built to NCDOT specifications,
- The maintenance for the pipe shall be the responsibility of the owner of the lot and shall be included in the HOA documents,
- Maintenance of the shared driveway is included in the HOA documents,

- All maintenance documents and CCR's are reviewed by the town attorney, and
- A fire hydrant shall be added near lot 8, if necessary.

*Vote:* The motion passed with a unanimous roll call vote.

## **B. Update of UDO Draft - Section 8**

Mr. Bringewatt presented the update on the UDO: Section 8 is subdivision regulations and focuses on the process of subdividing parcels. It includes revised language and a revised process. Minor subdivisions are a two-step administrative process. Major subdivisions, whether traditional or conservation are a 3-step conditional zoning process early on in the review. The Planning Board will review Sections 9 through 14 at their meeting this month and the review process is on track for the Planning Board to make their recommendation in February or March.

## **14. Update from Town Planner**

Ms. Thompson presented the update: Roots Farm LLC will be holding 2 more Public Information Meetings. A virtual meeting will be held on Wednesday 12/16 from 9 to 11, and an on-site meeting will be held on Friday 12/18 from 10 to Noon. They will be presenting an application packet to the Planning Board on Monday 12/21/20 at the regular planning board meeting. There is a possible annexation and rezoning in Indian Trail on Potter Road to connect to the Potter Cove subdivision. The application is to rezone from R-40 to CZ5. This would have 116 homes on 41 acres. There is a public information meeting on December 16 in Indian Trail. The Matthews House burn went well. Staff is getting quotes for clean-up and for seeding. Merry Christmas and a Happy Healthy New Year.

## **15. Code Enforcement Report**

Violations are getting cleaned up and moving off the report.

## **16. Update from Finance Officer and Tax Collector**

Ms. Gaylord presented the report: financial reports are in the packet. Anne Craven, who is conducting the audit for the town, is wrapping up work and has sent fraud questionnaires to be completed as soon as possible.

## **17. Transportation Report**

The monthly CRTPO meeting will be held on Wednesday 12/16 via zoom

## **18. Council Comments**

Councilmember Mike Smith: Thank you to everyone who attended this evening. I wish a Merry Christmas and Happy New Year to everybody. See you next year.

Mayor Pro Tem Janice Propst: Same as Mike-thank you and Merry Christmas to everyone and a Happy, Healthy New Year. Hopefully next year will be better.

Councilmember Anne Pruitt: I would like to echo those sentiments. A very Merry Christmas and a Happy, Healthy New Year. Be safe and wear your masks.

Mayor Elizabeth Callis: Thank you to everybody watching for getting through this meeting tonight. A safe and happy holiday. We all look forward to a new year in 2021.

**19. Adjournment**

**Motion:** Mayor Pro Tem Propst made a motion to adjourn the December 14, 2020 Regular Town Council Meeting at 8:28 p.m.

**Vote:** The motion passed with a unanimous roll call vote.

Approved Jan 11, 2021

Karen Dewey  
Karen Dewey, Town Clerk

Elizabeth Callis  
Elizabeth Callis, Mayor



**TOWN OF WEDDINGTON  
2021 TOWN COUNCIL REGULAR MEETING SCHEDULE**

**2<sup>ND</sup> MONDAY OF EVERY MONTH**

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
January 11, 2021	7:00 p.m.	Town Hall Council Chambers
RETREAT	8:30 a.m.	TBD
February 8, 2021	7:00 p.m.	Town Hall Council Chambers
March 8, 2021	7:00 p.m.	Town Hall Council Chambers
April 12, 2021	7:00 p.m.	Town Hall Council Chambers
May 10, 2021	7:00 p.m.	Town Hall Council Chambers
June 14, 2021	7:00 p.m.	Town Hall Council Chambers
July 12, 2021	7:00 p.m.	Town Hall Council Chambers
August 9, 2021	7:00 p.m.	Town Hall Council Chambers
September 13, 2021	7:00 p.m.	Town Hall Council Chambers
October 11, 2021	7:00 p.m.	Town Hall Council Chambers
November 8, 2021	7:00 p.m.	Town Hall Council Chambers
December 13, 2021	7:00 p.m.	Town Hall Council Chambers



**Town of Weddington**  
**2021 Holiday Calendar**

New Year's Day	January 1	Friday
Martin Luther King, Jr. Day	January 18	Monday
Good Friday	April 2	Friday
Memorial Day	May 31	Monday
Independence Day	July 5	Monday
Labor Day	September 6	Monday
Veterans Day	November 11	Thursday
Thanksgiving	November 25 & 26	Thursday & Friday
Christmas	December 24 & 27	Friday & Monday

*Approved at 12/14/2020 Regular Town Council Meeting*



TOWN OF WEDDINGTON  
BALANCE SHEET

FY 2020-2021

PERIOD ENDING: 11/30/2020

10 GENERAL FUND

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	2,168,491.79
10-1120-001 TRINITY MONEY MARKET	1,141,925.28
10-1170-000 NC CASH MGMT TRUST	558,767.69
10-1211-001 A/R PROPERTY TAX	435,836.02
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	12,884.24
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	8,845.30
10-1232-000 SALES TAX RECEIVABLE	263.95
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	2,356,559.00
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	10,255.10
10-1610-003 FIXED ASSETS - EQUIPMENT	18,445.58
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.00
10-1610-005 FIXED ASSETS - COMPUTERS	10,155.51
10-1610-006 FIXED ASSETS - COMPUTER SOFTWARE	182,994.00

	TOTAL ASSETS	6,932,274.46
--	--------------	--------------

LIABILITIES & EQUITY

LIABILITIES

10-2115-000 ACCOUNTS PAYABLE ACCRUAL	19,912.50
10-2120-000 BOND DEPOSIT PAYABLE	75,002.25
10-2155-000 HEALTH INSURANCE PAYABLE	-3,192.00
10-2156-000 LIFE INSURANCE PAYABLE	-32.20
10-2620-000 DEFERRED REVENUE - DELQ TAXES	12,882.27
10-2625-000 DEFERRED REVENUE - CURR YR TAX	435,837.99
10-2630-000 DEFERRED REVENUE-NEXT 8	8,845.30

	TOTAL LIABILITIES	549,256.11
--	-------------------	------------

EQUITY

10-2620-001 FUND BALANCE - UNASSIGNED	2,525,514.17
10-2620-003 FUND BALANCE-ASSIGNED	726,000.00
10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	2,605,260.19
10-2620-005 CURRENT YEAR EQUITY YTD	243,119.68
CURRENT FUND BALANCE - YTD NET REV	283,124.31

	TOTAL EQUITY	6,383,018.35
--	--------------	--------------

TOWN OF WEDDINGTON  
BALANCE SHEET

FY 2020-2021

PERIOD ENDING: 11/30/2020

10

TOTAL LIABILITIES & FUND EQUITY 6,932,274.46