



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, OCTOBER 9, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Consent Agenda
 - A. Approval of September 11, 2023 Regular Town Council Meeting Minutes
 - B. Approve Proclamation P-2023-03 designating October 24, 2023 as World Polio Day
 - C. Approve Proclamation P-2023-04 designating October as Domestic Violence Awareness Month
10. Old Business
11. New Business
 - A. Conditional Zoning Application by Richard Daryl Matthews, requesting Conditional Zoning approval for the establishment of a Bed and Breakfast, and Event Venue use to be associated with the parcel located at 201 S. Providence Road.
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
12. Updates from Town Planner and Town Administrator
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Adjournment

Weddington

9/2023

UCR Code	Description	Date of Report	Incident ID	
13B				
13B	SIMPLE AFFRAY	9/1/23	202306498	
13B	SIMPLE ASSAULT	9/1/23	202306500	
13B	CYBERBULLYING	9/8/23	202306683	
13B	SIMPLE ASSAULT	9/20/23	202307052	
13B	SIMPLE AFFRAY	9/21/23	202307095	
13B	SIMPLE AFFRAY	9/29/23	202307327	
			Total:	6
220				
220	BREAKING/ENTERING-FELONY	9/23/23	202307147	
			Total:	1
23F				
23F	BEL / THEFT FROM MOTOR VEHICLE	9/18/23	202306979	
23F	BEL / THEFT FROM MOTOR VEHICLE	9/25/23	202307179	
23F	BEL / THEFT FROM MOTOR VEHICLE	9/27/23	202307231	
			Total:	3
23H				
23H	LARCENY-MISDEMEANOR	9/25/23	202307183	
			Total:	1
250				
250	UTTERING FORGED INSTRUMENT	9/15/23	202306906	
250	UTTERING FORGED INSTRUMENT	9/19/23	202306997	
			Total:	2
26A				
26A	IDENTITY THEFT	9/20/23	202307068	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	9/26/23	202307206	
			Total:	2
290				
290	INJURY TO PERSONAL PROPERTY	9/5/23	202306590	
			Total:	1
90F				
90F	VIOLATION DOMESTIC VIOLENCE PROTECTION (9/19/23	202307029	
			Total:	1
999				
999	YOUTH ACCESS TO TOBACCO, VAPOR OR WRAP	9/1/23	202306502	
999	ACCIDENT NO VISIBLE INJURY	9/1/23	202306517	
999	ACCIDENT NO VISIBLE INJURY	9/1/23	202306515	
999	ACCIDENT NO VISIBLE INJURY	9/1/23	202306518	
999	ANIMAL CALL	9/2/23	202306541	
999	ANIMAL CALL	9/5/23	202306582	

Weddington

9/2023

UCR Code	Description	Date of Report	Incident ID	
999	HIT & RUN - LEAVE SCENE	9/6/23	202306630	
999	ACCIDENT NO VISIBLE INJURY	9/6/23	202306632	
999	ACCIDENT NO VISIBLE INJURY	9/7/23	202306642	
999	ACCIDENT NO VISIBLE INJURY	9/7/23	202306650	
999	DEATH INVESTIGATION	9/9/23	202306712	
999	LOST PROPERTY	9/11/23	202306750	
999	ACCIDENT NO VISIBLE INJURY	9/14/23	202306868	
999	ACCIDENT NO VISIBLE INJURY	9/14/23	202306874	
999	ACCIDENT NO VISIBLE INJURY	9/15/23	202306921	
999	ACCIDENT NO VISIBLE INJURY	9/16/23	202306926	
999	ANIMAL CALL	9/19/23	202307005	
999	ANIMAL CALL BITE	9/21/23	202307100	
999	INVESTIGATION	9/22/23	202307119	
999	ANIMAL CALL	9/26/23	202307195	
999	ACCIDENT POSSIBLE INJURY	9/26/23	202307204	
999	ACCIDENT POSSIBLE INJURY	9/26/23	202307226	
999	ACCIDENT NO VISIBLE INJURY	9/27/23	202307260	
999	INVESTIGATION	9/29/23	202307328	
999	FOUND PROPERTY	9/29/23	202307334	
999	MISSING PERSON	9/29/23	202307352	
			Total:	26
9999				
9999	MENTAL HEALTH INVESTIGATION	9/20/23	202307037	
9999	MENTAL HEALTH INVESTIGATION	9/26/23	202307205	
			Total:	2

Monthly Crime Total **45**

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 11, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 5**

1. Open the Meeting

Mayor Horn called the meeting to order at 7:03 p.m.

2. Pledge of Allegiance

Council led the Pledge of Allegiance

3. Determination of Quorum

Quorum was determined with Mayor Craig Horn, Mayor Pro Tem Janice Propst, Councilmembers Anne Pruitt and Jeff Perryman present.

Councilmember Howie arrived at 7:08 p.m.

Staff Present: Town Administrator/Clerk Karen Dewey, Finance Officer Leslie Gaylord, Admin Assistant/Deputy Clerk Debbie Coram, Town Attorney Karen Wolter
Town Planner Robert Tefft via telephone

Visitors: Brian Kay, Walt Hogan, Elizabeth Callis, Harry Chilcot, Catherine Bracey, Samantha Donn, Jack Plyler, Kristin Nicholson, Marcus Nicholson, Christopher Neve, Rusty Setzer Tracy Stone, Liz Holtey, Bill Deter, Tom Smith, Kim Topalian, Jim Bell, Darcey Ladner

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

Councilmember Perryman requested to move item number 6. Mayor/Councilmember Reports to item 11. before New Business. Council agreed.

Motion: Councilmember Pruitt made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

5. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*

Ms. Dewey read the Conflict of Interest Statement. No Councilmembers had a conflict of interest.

~~6. Mayor/Councilmember Reports~~

6. Public Comments

No one signed up for public comment.

7. Public Safety Report

Deputy Wrenn gave the Public Safety Report. Dep Wrenn thanked the public for keeping good lines of communication with the UCSO. He reviewed the monthly incident report and explained that there were a lot of traffic stops as the UCSO conducted speed prevention operations on Providence Road. Deputy Wrenn introduced Deputy Taylor Gordon as the new Weddington Contract Deputy. Deputy Gordon has worked 5 years with the UCSO in the jail, courthouse and Lake Park as a Contract Deputy. She is a Weddington High School Graduate and lives in Waxhaw.

8. Consent Agenda

- A. Approval of August 14, 2023 Regular Town Council Meeting Minutes**
- B. Approval of release of Tuscan Ridge Bond**
- C. Authorize Staff to Approve Renewal of Contract with Labella Engineering Services**
- D. Authorize Staff to approve proposal from DeHaan Painting for painting and repair of exterior of Town Hall**

Motion: Councilmember Pruitt made a motion to approve the Consent Agenda as presented.

Vote: The motion passed with a unanimous vote.

9. Old Business

No Old Business to discuss.

10. Mayor and Council Member Reports

Councilmember Perryman gave an update from the August WUMA meeting. There has been no change in county funding model for sewer and water. The current county budget does not address items in the capital plan, it is prioritizing money on repair and maintenance. WUMA also discussed how General Assembly is making moves to preempt local zoning laws through legislation. HB488 SB 378 address building code changes. The next WUMA meeting is Thursday, Sept 28 at Weddington Town Hall at 4:00.

Mayor Pro Tem Propst reported that the Town free shred event will be October 7th from 10 a.m. to 1 p.m. The Tree Lighting and Holiday celebration will be Friday, November 17th from 5:30 to 8:30. Please contact Town Staff to volunteer.

Mayor Horn stated that we are in election season and congratulated all the candidates who stepped up to run. He stated that political signs that are in the right of way before October 19th will be picked up and kept at Town Hall.

11. New Business

A. Approval of Proclamation 2023-02 for Constitution Week and Presentation to the Halifax Convention Chapter of the Daughters of the American Revolution

Mayor Horn read the proclamation for Constitution Week and presented it to the Daughters of the American Revolution - Halifax Convention Chapter.

Catherine Bracey and representatives for the Daughters of the American Revolution presented the National Distinguished Citizens Award to Mayor Horn. This award is presented to a distinguished citizen who fulfills the qualities of honor, courage, leadership, and patriotism and has contributed to the defense and the security, and thereby the freedom of the community, state, or nation in an exceptional matter.

12. Updates from Town Planner and Town Administrator

Mr. Tefft gave the planning updates:

- **Liberty Classical Academy**
 - CZ for Private School
 - Planning Board Continued on 7/24
 - Traffic PIM held 8/22
 - Planning Board on 9/25-asked to be postponed
- **Ennis Road Subdivision**
 - Conventional subdivision of 12 lots
 - Public Information Meeting 8/21
 - Planning Board TBD
- **John Walker Matthews Property**
 - Event venue
 - PIM held 9/11
 - Planning Board 9/25
- **LDS Temple**
 - 345 Providence Road
 - No application submitted
- **Luna Subdivision**
 - Conventional subdivision of 18 lots
 - Public Information Meeting held 8/15
 - Planning Board 9/25

Ms. Dewey gave the Administrator update:

- Town has received funds for the State Capital Infrastructure Fund Grant. We will be creating a special fund for this money and submitting a project budget ordinance.
- Consultants have submitted a draft of the Comprehensive Plan, staff is reviewing.
- Staff received the invoice request for right of way acquisition for the Forest Lawn and Potter Road Roundabout. The project is on track to start right of way acquisition in December. The County will be contributing \$75,000 to this part of the project

13. Code Enforcement Report

In packets, no discussion

14. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update. Town received the disbursement from the State Capital Infrastructure Fund Grant and received training in quarterly reporting. Those funds will be in a separate fund and will not show up in the general fund accounts. The monthly financial and tax reports are in the packet. Tax bills should be mailed within the next two weeks.

15. Transportation Report

Mayor Horn gave the transportation update. CRTPO meets next week. The Waxhaw Bypass and I77 widening from South Carolina border to uptown are topics of discussion. The mayor also reviewed the new tax structure for road funding.

16. Council Comments

Councilmember Howie apologized for arriving late to the meeting. She thanked the Rotary Club for putting up the flags in honor of September 11th and she congratulated Mayor Horn for the well-deserved award from the Daughters of the American Revolution.

Mayor Pro Tem Propst congratulated Mayor Horn and the Daughters of the American Revolution. She thanked everybody for coming out and announced that if anybody is interested in volunteering with the Holiday Lighting event or the shredding event, to contact Town Staff. She also thanked the volunteers that helped at movie night.

Councilmember Pruitt thanked the people who donated to the school supply drive for Walter Bickett Elementary. She thanked all those in attendance this evening and gave congratulations to Mayor Horn.

Councilmember Perryman thanked everybody for coming out and stated that it's good to see a crowd in the room. He congratulated Mayor Horn and finished his comments by reflecting on the anniversary of September 11th.

Mayor Horn stated that it's interesting to celebrate the US Constitution on a day that we mourn the loss of thousands of Americans due to the actions of people that don't understand us. He encouraged everybody to reflect on the constitution. The Mayor thanked the residents for attending the meeting and encouraged all to talk to the Councilmembers.

17. Enter into Closed Session Pursuant to NCGS 143-318.11(a)(3) to consult with an attorney on matters protected by the attorney-client privilege relating to Providence Volunteer Fire Department versus Town of Weddington.

Motion: Councilmember Perryman made a motion to enter into Closed Session at 7:51 p.m.

Vote: The motion passed with a unanimous vote.

Mayor Horn called the meeting back to order at 8:06 p.m.

18. Adjournment

Motion Councilmember Perryman made a motion to adjourn the September 11, 2023 Regular Town Council Meeting at 8:06 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

D. Craig Horn, Mayor

Karen Dewey, Town Administrator/Clerk



**TOWN OF WEDDINGTON
PROCLAMATION
P-2023-03**

WHEREAS, Rotary is a global network of neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, and the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than \$2.2 billion and countless volunteer hours to protecting nearly 3 billion children in 122 countries; and

WHEREAS, Rotary is working to raise an additional \$50 million per year, which would be leveraged for maximum impact by an additional \$100 million annually from the Bill & Melinda Gates Foundation; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

WHEREAS, in addition, Rotary has played a major role in decisions by donor governments to contribute more than \$10 billion to the effort; and

WHEREAS, there are over 1.4 million Rotary members in 36,000 clubs throughout the world that sponsor service projects to address such critical issues as poverty, disease, hunger, illiteracy, and the environment in their local communities and abroad;

Therefore, I, Craig Horn, Mayor of the **Town of Weddington** of the State of NC, do hereby proclaim 24 October World Polio Day and encourage all citizens to join me and Rotary International in the fight for a polio-free world.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 9th day of October, 2023.

D. Craig Horn, Mayor

Attest:

Karen Dewey, Town Clerk



**TOWN OF WEDDINGTON
PROCLAMATION
P-2023-04**

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 four families is impacted by domestic violence with an annual cost to Union County of \$11,688,756; and

WHEREAS, according to the North Carolina Coalition Against Domestic Violence, there have been 1,421 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 48,310 crisis calls and provided services to over 34,245 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, Craig Horn, Mayor of the Town of Weddington, do hereby proclaim October 2023 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 9th day of October 2023.

D. Craig Horn, Mayor

Karen Dewey, Town Administrator/Clerk



TO: Town Council
FROM: Robert G. Tefft, CNU-A, Town Planner
DATE: October 9, 2023
SUBJECT: Application by Richard Daryl Matthews, requesting Conditional Zoning approval for the establishment of a Bed and Breakfast, and Event Venue use to be associated with the parcel located at 201 S. Providence Road.

APPLICATION INFORMATION:

SUBMITTAL DATE: August 18, 2023
APPLICANT: Richard Daryl Matthews
PROPERTY LOCATION: 201 S. Providence Road
PARCEL ID#: 06150077D
ACREAGE: +/- 5.00 acres
EXISTING LAND USE: Conservation Residential
EXISTING ZONING: Residential-Conservation District (R-CD)

BACKGROUND:

The existing single-family home located at 201 S. Providence Road was constructed circa 1883 as the residence of John Walker Matthews, and as the center of the Matthews family farming operations. The home has remained in the Matthews family since its construction and has recently been renovated with appropriate care given to maintain the architectural appearance of the original home.

PROPOSAL:

The applicant is proposing the adaptive reuse of the historic single-family home as a bed and breakfast and event venue for weddings, banquets, retreats, birthday parties, and corporate events. In addition, while the property would continue to be used for the temporary sale of pumpkins and Christmas trees in the

autumn and winter months, a farmers' market would be added to operate during the summer months.

As a part of the event venue development, the applicant envisions the conversion of an existing 586 square foot garage into a dressing room; the construction of an approximately 4,000 square foot event barn to include a catering kitchen; and the provision of exterior event seating areas and parking. The applicant proposes that the venue would operate Monday – Thursday: 8:00 am to 9:00 pm, and Friday – Sunday: 7:00 am to 10:00 pm.

Development Standards.

The development proposal includes Development Standards that form a part of the Conditional Zoning Plan (Plan). The development shall be governed by this Plan and all applicable Unified Development Ordinance (UDO) requirements unless specifically identified in the Plan.

Permissible Uses:

Pursuant to the Development Standards proposed by the applicant, the permissible uses for the development proposal would be as follows:

- Bed and Breakfast (historic home only)
- Event Venue
- Seasonal Farmers' Market, Pumpkin Patch, and Christmas Tree Lot

Town staff have no objections or concerns with the permissible uses.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

UDO Section D-607(C), Conditional Rezoning.

As required by UDO Section D-607(C)(5), the applicant held their required Community Meeting on-site on Monday, September 11, 2023, at 4:00 pm. While the Town has not yet received an attendance log or minutes of this meeting from the applicant, once received these will be provided and posted on the Town's website.

The Town Council is tentatively scheduled to hold a public hearing regarding this application on Monday, October 9, 2023, at 7:00 pm. The Conditional Zoning process allows the developer and the town to ask for conditions which could include special exceptions to rules or additional improvements. The town and the developer must agree on a condition for it to become a part of an approval.

UDO Section D-703(D), Permitted Uses (by zoning district).

Pursuant to Table 1, Permitted Uses, as contained within UDO Section D-703(D), neither of the Bed and Breakfast nor Event Venue uses are specifically listed as permissible uses within the R-CD or any other zoning district. There are, however, several listed uses that include the same potential functionality as an event venue that are permissible in the R-CD (i.e., County Clubs, Places of Worship, and Community Recreation Centers).

Farmers' markets, as well as seasonal pumpkin and Christmas tree sales are typically allowed in any zoning district as a temporary use provided certain standards are met and that a temporary use permit is obtained for each event. The applicant is asking that these three otherwise temporary uses be established as a permitted "permanent" use on the property whereby they would no longer need obtain a temporary use permit for every event. The events would still be seasonal in nature and not continuously in operation.

UDO Section D-703(E), Lot and Building Standards Table.

Pursuant to Table 2, Lot and Building Standards, as contained within UDO Section D-703(E), all development within the R-CD is required to meet certain standards. The following table identifies those standards, as well as how the subject development proposal complies:

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		40,000 sq. ft.	218,235.6 sq. ft.
Minimum Lot Width		120	473.66'
Minimum Setbacks	Front	50'	90'
	Side	15'	159' (north) 65' (south)
	Rear	40'	96' (east)
Maximum Height		35'	35' ¹
Maximum Floor Area Ratio		N/A	N/A

¹ The proposal does not include a proposed maximum height; however, it also does not propose any deviation from this established standard.

UDO Section D-917C, Specific Requirements for Non-Residential Development.

1. *Landscaping, Screening, and Buffers.* Landscaping, screening, and buffers shall meet or exceed the minimum standards as provided per D-918(I). A buffer shall be built and maintained the entire width of the property fronting major or minor thoroughfares and major or minor roads. The buffers shall be built the width of the setback. All such buffers and/or screens shall be built in such a manner as to effectively screen the development from any major or minor thoroughfare and major or minor road, and/or residential or commercial property existing at the time the CZ zoning is approved. All such landscaping, screening and buffers shall include, protect, and maintain existing and planted trees.

While a preliminary landscape plan has not been provided, it is believed that the development proposal will be able to achieve compliance with the minimum standards set forth in UDO Section D-918(I). Should the application be approved, final compliance will be determined upon the submittal of plans for Zoning Permit.

2. *Parking Decks.* If one or more parking decks are to be built in accordance with the guidelines herein and contain 33 percent or greater of the required off-street parking for the development, the maximum allowable floor area ratio may be increased by the Town Council up to a ratio of 0.25. Parking decks not to exceed three above grade levels of parking may be allowed provided they do not exceed the maximum height provided in subsection 3, below. To the maximum extent possible, such decks shall be built of materials and designed in a manner to blend in with the associated development. Cars on all levels of a structural parking facility must be screened from view from outside the structure. Retail or office uses may be allowed on the periphery of all levels of the parking deck.

No parking decks are proposed. As such, this requirement is not applicable.

3. *Building Height.* The majority of buildings in the development shall be two stories high. However, one-story and/or three-story buildings will also be used to provide a varied skyline for the

development. A majority of the gross floor area within the development shall be contained in buildings that are two stories or shorter. All buildings or structures within 50 feet of residentially zoned property shall be limited to two stories and shall have a maximum building height of 35 feet, as measured from ground level to the peak of the roof.

While the plans provided do not include specific height information for the buildings comprising the development proposal, there is no expectation that any of the existing buildings to be renovated, or new buildings proposed for the property would exceed the established maximum height of 35'. Moreover, it would likely be inappropriate for any of these buildings to exceed this height given the potential detrimental impact this could have relative to the existing historic home.

- 4. Gross Floor Area. No individual use within a non-residential development shall have a gross floor area greater than 8,000 square feet, except for supermarkets, libraries, and town and government facilities, which may be as large as 25,000 square feet. Furthermore, individual retail uses having a gross floor area of greater than 20,000 square feet shall not comprise greater than 25 percent of the total gross floor area in the development devoted to retail use.*

As depicted in the table below, the various buildings included with the development proposal would comprise approximately 6,454 square feet of gross floor area, which is well below the 8,000 square foot maximum. Accordingly, this provision would be met.

Historic Single-Family Home	1,688
Existing Garage	586
Existing Shed	180
New Event Barn	4,000
Total	6,454

- 5. Design Requirements. The first floors of all nonresidential buildings must be designed to encourage pedestrian activity and use by arranging windows and doors so that individual uses within a building are visible and accessible from the street on at least 50 percent of the length of the first-floor frontage that faces roads, sidewalks, or other areas of significant pedestrian activity. Where the first floor of a nonresidential building has expanses of blank wall, each such expanse of blank wall may not exceed 20 feet in length. The term "blank wall", for the purposes of this section, means a wall that does not contain transparent windows or doors or significant ornamentation, decoration, or articulation.*

As has been noted previously with other submittals, this provision is intended more for the engagement of pedestrians with retail storefronts. Accordingly, it would not seem to be appropriate to require compliance with this provision given the nature of the use.

- 6. Pedestrian Friendly. Nonresidential portions of a development (including, but not limited to, the landscaping, parking, and lighting of those portions) shall be designed so that they encourage and facilitate pedestrian use of those portions. In addition to other design elements that encourage and facilitate pedestrian use, in nonresidential portions of a development, sidewalks shall be placed in front of all principal buildings, and small pocket parks shall be created whenever feasible.*

As with the above provision, this provision is intended more for the engagement of pedestrians with retail storefronts. Accordingly, it would not seem to be appropriate to require compliance with this provision given the nature of the use.

- 7. Off-Street Parking Areas. Large expansive off-street parking lots are not allowed. Accordingly, each off-street parking area shall contain no more than 150 off-street parking spaces and shall meet or exceed the standards in section [D-918(L)].*

The development proposal includes the construction of a 66-space parking lot, which is well below the maximum established in this provision. The sketch plan provided does not provide sufficient detail to fully determine compliance with all standards set forth in UDO Section D-918(L). However, given the nature of this application and process, the plans provided are sufficient and a finding can be made that the development proposal should be able to achieve compliance with the minimum standards set forth in UDO Section D-918(L). Should the application be approved, final compliance will be determined upon the submittal of plans for Zoning Permit.

8. *Internal Streets; Private Ownership; Parking. Streets within the development may be privately owned and maintained. On-street parking is allowed and may be counted towards meeting the off-street parking requirements. For both on-street and off-street parking, a parking space shall be not less than nine feet in width or less than 20 feet in length, and all parking spaces shall be clearly marked and maintained so that the boundaries of each space may be easily seen. In off-street parking lots with more than 20 standard spaces, one compact parking space may be permitted for every five standard spaces. Each compact space shall be at least seven feet wide and at least 17 feet long, and shall be clearly marked, "compact cars only".*

No internal / privately maintained streets are proposed. As such, this requirement is not applicable.

9. *No Outdoor Storage. Any outdoor storage of retail goods is prohibited. Notwithstanding this provision, garden materials such as flowers, plants, shrubs, fertilizer, and pine needles, etc., may be stored outdoors, but only if appropriately located, screened, and secured. Such outside storage shall be allowed only at the sole discretion of the Town Council and shall be included in calculating the floor area ratio for the site.*

No outdoor storage is proposed. As such, this requirement is not applicable.

10. *Open Space. At a minimum, ten percent of the gross acreage of the project (minus any required setbacks and buffers, utility easements, stormwater detention areas, and marginal lands including, but not limited to, wetlands, floodplains, steep slopes, and bodies of water) shall consist of prominently located and pedestrian-accessible village green open spaces so as to encourage walking and pedestrian activity within the development. No development may occur within any such open space except for the creation of sidewalks, other walking paths, and any type of development commonly found in small public parks, such as statues or other art.*

As discussed previously regarding other provisions contained herein, this provision is intended more for the engagement of pedestrians with retail storefronts. Accordingly, it would not seem to be appropriate to require compliance with this provision given the nature of the use.

11. *Stormwater Management. The post development rate of stormwater runoff from any lot shall not exceed the predevelopment rate of runoff for a 10-year storm. The applicant shall provide, at a minimum, the following information to the Administrator as part of his application to obtain a zoning permit:*

- a. *An engineering report made and certified as true and correct by a registered engineer licensed to do business in the state. Such report shall include the following:*
- 1. The routing of stormwater for the predevelopment and post-development conditions of the proposed building lot.*
 - 2. Calculations showing the peak estimated rates of runoff using a ten-year return period for predevelopment and post-development conditions for the lot, including each stream leaving the proposed building lot.*

3. *Calculations, plans, and specifications for stormwater retention/detention facilities or other means to effect peak rate attenuation.*
 4. *A statement indicating the rate of post-development stormwater runoff for the proposed building lot will not be greater than the predevelopment rate for a 10-year storm.*
- b. *A statement from the owner acknowledging responsibility for the operation and maintenance of required retention/detention facilities, and to disclose such obligation to future owners.*

The development proposal has been reviewed by the Town's engineers, LaBella Associates (LaBella), who generated numerous comments as a part of their review. While LaBella's full review comments are included as an attachment to this staff report, it should be noted that the most substantial of these comments is the lack of a stormwater management plan for the project. LaBella believes that addition of the parking lot will most likely push the subject parcel beyond the established impervious surface threshold and therefore mandate that the Town's stormwater detention requirements be met. While it is not unreasonable that the applicant be required to demonstrate whether they will trigger such requirements, or even how they would ultimately be able to comply with those requirements as a part of this proposal, it is certainly not an absolute necessity in order for a Conditional Zoning approval to be made as all of this can be ascertained post-approval without detriment to the Town.

UDO Section D-917D, Supplemental Requirements for Certain Uses.

UDO Section D-917D, establishes supplements requirements for certain uses; however, not for all uses that are specifically listed in the UDO, and not for either of the uses included with the subject development proposal. As such, this Section is not applicable.

UDO Section D-918, General Requirements.

The various provisions set forth in UDO Section D-918, including, but not limited to visibility at intersections, lighting, screening, and landscaping, fences and walls, signs, and off-street parking and loading, as applicable, shall be reviewed for compliance with the submittal of plans for a Zoning Permit. It is noted, however, that there do not appear to be any immediate concerns regarding compliance with these provisions.

UDO Appendix 5, Architectural Standards.

It is noted that many of the basic building design standards established in Appendix 5 are intended more for the engagement of pedestrians with retail storefronts rather than school buildings, which are not typically associated with these types of design requirements. Nonetheless, should this application be approved, these standards shall be reviewed for compliance at time of submittal for a Zoning Permit.

RELATION TO THE CODE OF ORDINANCES:

Appendix C, Traffic Impact Analysis.

Pursuant to Sec. II (A) (1), a Traffic Impact Analysis (TIA) is required for any CZ which is expected to create 50 or more peak hour vehicle trips or 500 or more daily vehicle trips. The applicant hired Ramey Kemp Associates (RKA) to prepare an estimation of the trip generation for the development proposal (see attached). The prepared estimate found that the development would not trigger a TIA based upon NCDOT requirements (3,000 trips/day) but would generate more than the 50 peak hour trip threshold established by the Town. However, RKA also made a finding that as the subject proposal is intended to primarily host weddings, and that these events would occur outside of commuter peak periods on weekends when regional traffic volumes are much lower, a TIA is not recommended. Essentially, the effort to produce a

TIA would not result in much other than costs to the applicant, as the results would not produce a need for any improvements to the roadway network associated with the project.

LAND USE PLAN CONSISTENCY:

Land Use Goals:

Goal 1: To ensure that all new development takes place in a manner that conserves open space and scenic views.

It could be argued that the most scenic view associated with the subject property is that of the historic single-family home. This development proposal is a means of continuing to be able to fund the perpetual maintenance, conservation, and preservation of this structure. As such, the development proposal meets the above Goal.

Goal 2: To limit development activities on environmentally sensitive lands.

The development proposal does not include any activities within a designated flood zone or any other environmentally sensitive lands. As such, the development proposal meets the above Goal.

Goal 3: Minimize the visual effect of development from surrounding properties and roadways.

The development proposal will be required to provide a perimeter landscape buffer that will, at minimum, meet the standards established within the UDO. As such, the development proposal meets the above Goal.

Goal 4: To maintain the Town's strong single-family residential character.

The development proposal will result in the continued preservation of an existing historic single-family residence through its adaptive reuse as a bed and breakfast and event venue. While this adaptive reuse does not result in the property continuing to be used as a single-family residence, the structure itself, as well as its character will continue to be preserved. As such, the development proposal is, at worst, meeting the very spirit of the above Goal.

Goal 5: To retain a mix of land uses that reinforces Weddington's unique small-town character.

The continued retention and preservation of the existing historic single-family residence through its adaptive reuse as a bed and breakfast and event venue will meet the above Goal.

Land Use Policies:

Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby protecting property values.

Based upon the level of plans required to be submitted at this phase of the development approval process, the development proposal would comply with this Policy. Should the project be approved, further review shall be conducted upon submittal for a Zoning Permit.

Policy 10: Minimize the number of street curb cuts to avoid traffic congestion and ensure public safety.

One existing curb cut exists roughly at the center of the parcel providing access to the rear of the historic home, the existing garage, and the gravel lot that serves the seasonal pumpkin patch

and Christmas tree lot. The application proposes an additional curb cut toward the north end of the parcel that would be the sole ingress/egress for the new 66-space parking lot. It is unclear from those plans provided if this new parking lot could instead be accessed from the driveway stemming from the existing curb cut; however, this would only be desirable within the first 60' of the parcel and not from an accessway that would require a connection to the rear of the historic home. If such a connection can be made, then it is recommended that this be a condition of approval.

Policy 11: Ensure that land uses abutting residential development are compatible with the scale, intensity, and overall character of existing and planned neighborhoods.

The land uses abutting the subject property are as follows:

North	Agricultural
South	Single-Family Home
East	Agricultural
West	Vacant

Compatibility between the proposed development and the surrounding vacant properties and agricultural uses is not in question. There is some concern regarding the adjacent single-family home to the south (parcel 06150078A) given its proximity to the proposed barn (approximately 183'); however, the barn is intended to be an enclosed structure with its only openings on the north side where it would connect to the patios. These open-air patios would be approximately 230' from the nearest corner of the adjacent home. To provide some context for this, the applicants own home is similarly located to the barn (approximately 196'). Additionally, the applicant has proposed that the venue would only be open until 9pm Monday-Thursday, and 10pm Friday-Saturday with the property to be vacant by 11pm. Given all the above, the development proposal will meet the Policy.

Policy 12: Consider land use descriptions shown in Exhibit 1 and the Future Land Use Map shown in Exhibit 2 in making zoning and development decisions.

Land Use	Description
<i>Traditional Residential</i>	<i>This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be, zoned for 40,000 square foot lots at a density of approximately one dwelling unit per acre, in accordance with the Town's current Residential (R-40, R-40D, R-60, R-80, RE and RCD conventional) zoning districts.</i>
<i>Conservation Residential</i>	<i>This category applies to the areas within the Town that are currently zoned RCD or are six acres or greater in area. Some of this area has not been developed while some of the area is currently a conventional or conservation subdivision. Conventional subdivisions shall have minimum lot sizes of 40,000 square feet, plus be subject to a 10% open space requirement. Conservation subdivisions shall be subject to a conditional zoning permit and allow for smaller lot sizes yet retain a density of approximately one dwelling unit per 40,000 square feet.</i>

<i>Neighborhood Business</i>	<i>Existing commercially zoned (MX, B-1(CD) or B-2(CD)) parcels that lie in the vicinity of the “Town Center” or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington residents. All new commercial development will be in the Town Center and is subject to additional requirements found in the Downtown Overlay District.</i>
------------------------------	--

The subject parcel has a Conservation Residential Land Use designation, and while the associated description does not discuss any land use other than conservation subdivisions, there are numerous non-conservation subdivision uses that are already permissible in the corresponding R-CD which is clearly the intended associated zoning district. There would not appear to be an issue with the development proposal compliance with this policy more so than the current description of the land use designation not being adequate.

Public Facilities and Services Goals:

Goal 2: To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities.

It is expected that the proposed development would receive adequate water service without any anticipated issues. However, the subject parcel does not have immediate access to sewer so the site would need to be service via a septic system. At present, it is unclear as to the size and location of this septic system on the parcel, or as to whether Union County would approve of the system.

Public Facilities and Services Policies:

Policy 2: Require transportation, water, wastewater and drainage system improvements to be constructed concurrent with new development and that provide adequate capacity to meet demands from existing and new users.

See response above for Public Facilities and Services Goal 2.

Community Design and Image Goals:

Goal 1: To maintain and enhance the Town’s aesthetic qualities and physical character.

Based upon the level of plans required to be submitted at this phase of the development approval process, the development proposal would comply with this Goal. Should the project be approved, further review shall be conducted upon submittal for a Zoning Permit.

Community Design and Image Policies:

Policy 1: Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history.

Policy 2: Continue to support the adaptive reuse of historic structures in the community.

This is very much the intent of the development proposal: the continued preservation of the existing historic home by means of its adaptive reuse as a bed and breakfast and event venue. As such, the development proposal meets both above Policies.

Policy 4: Maintain design standards for future non-residential developments.

Based upon the level of plans required to be submitted at this phase of the development approval process, the development proposal would comply with this Policy. Should the project be approved, further review shall be conducted upon submittal for a Zoning Permit.

Based upon the above, staff provides the following Land Use Plan Consistency Statement for consideration:

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there may also be Goals and Policies for which there may be reason for concern, positive findings can nonetheless be made in support of this development proposal.

RECOMMENDATION:

At its meeting of September 25, 2023, the Planning Board recommended that the request for Conditional Zoning to allow for the establishment of a Bed and Breakfast, and Event Venue use to be associated with the parcel located at 201 S. Providence Road, be **approved**, subject to the following conditions:

1. That the applicant returns to the Planning Board with architectural details on structures/outbuilding to be constructed.
2. That the applicant returns to the Planning Board with details on proposed parking surfaces and either revisions connecting the 66-space parking lot to the existing curb cut on Providence Road or justification as to why this cannot occur.
3. That the applicant incorporates revisions into the development proposal to address comments provided by the town engineer (stormwater management and other engineering comments).

ATTACHMENTS:

Application
Sketch Plan and Statement from Applicant
Trip Generation Letter
Zoning Map
Engineering Review Comments from LaBella Associates

TOWN OF WEDDINGTON
Conditional Zoning Application

This application is required for all conditional zoning applications. Completed applications along with all associated submittal requirements, must be submitted via the Town's Self-Service Permitting Portal.

No application shall be considered complete unless accompanied by the application fee in the amount of \$1,650.00.

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. The applicant, by filing this application, agrees to comply with all applicable requirements of the Unified Development Ordinance.

APPLICANT INFORMATION

Name: Richard Daryl Matthews

Mailing Address: 225 Old Mill Rd Watauga NC 28173

Phone Number: 704-651-9152 Email: fordonlyman@aol.com

PROPERTY OWNER INFORMATION (if different from applicant)

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

SUBJECT PROPERTY INFORMATION

Location: 201 Providence Rd. s

Parcel Number: 061500770

Existing Zoning: RCD

Use of Property: Wedding Venue, Event Venue, Bed + Breakfast, Seasonal Events

APPLICATION SUBMITTAL INFORMATION

All applications must include a site plan, drawn to scale, and supporting text that, as approved, will become a part of the Ordinance amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in North Carolina, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions in addition to all predetermined Ordinance requirements, will govern the development and use of the property. The applicant acknowledges that they will review the conditional zoning request prior to any zoning permits being issued by the Town for such project. The applicant shall, at a minimum, include as part of the application, each of the items listed below (including all submittal requirements listed in Appendix 2 of the UDO):

- A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
- The owner's names, addresses and the tax parcel numbers of all adjoining properties.
- All existing easements, reservations, and right-of-way on the property or properties in question.
- Proposed principal uses: a general summary of the uses that will take place, with reference made to the list of uses found in Section D-703 of the Unified Development Ordinance.
- Traffic impact analysis/study for the proposed service area, as determined by the Town Engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all shared parking facilities) along with typical street cross-sections.
- General information on the number, height, size, and location of structures.
- All proposed setbacks, buffers, screening, and landscaping required by these regulations or otherwise proposed by the petitioner.
- All existing and proposed points of access to public streets.
- Proposed phasing of the project.
- Proposed number, location, type, and size of all commercial signs.
- Exterior treatment of all principal structures.
- Delineation of all marginal lands, including areas within the regulatory floodplain, as shown on official Flood Hazard Boundary Maps for Union County.
- Existing and proposed topography at five-foot contour intervals or less.
- Scale and physical relationship of buildings relative to abutting properties.
- Public Involvement Meeting Labels.

Planning Board Review

Before the Planning Board review, the applicant must provide a written report of at least one community meeting held by the applicant. Reasonable notice of the required community meeting shall be provided as stated in Section D-607.C.5 of the Unified Development Ordinance. The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the

The Historic Home Place

Mission Statement

Our mission is twofold, to open a community focused venue that provides a gathering place for local events and provide a revenue stream to help maintain the historic John Walker Matthews house. The house, located at 201 Providence Road South in Weddington, NC, was constructed in 1883 as the residence of John Walker Matthews and the center of the Matthews family farming operations. The house has remained in the Matthews family for over 140 years and is currently owned by Daryl Matthews. The exterior of the house has recently been remodeled with care given to maintaining the design and construction of the house as it was in 1883. Our plan is to use the house as a bed and breakfast for overnight lodging and as the center piece for an event venue for weddings, banquets, family retreats/birthday parties and corporate events. This will coexist with the existing Christmas Tree Lot, and Pumpkin Patch currently operated by the Matthews family. Plans are to also use the Christmas tree and Pumpkin Patch facilities as a Farmer's Market in the summer months.

Organization Structure

We plan to hire an experienced manager to oversee the use of the facilities and work with the community as a planner for scheduled events. The manager will coordinate the schedule for the facility and work directly with the individuals that rent the facilities to achieve successful events while respecting the values of Weddington.

Facilities Overview

Existing 1883 House – The existing 1688 sq. ft. house will serve as a bed and breakfast as well as the main office for the facility. The house will also be available for a bride/bridesmaids dressing room, honeymoon suite and small corporate meetings and retreats.

Existing Garage – This 586 sq. ft. building will be converted into a dressing area for grooms and groomsmen.

Existing Shed – The existing 180 sq. ft. shed is planned to be used as a storage facility.

New Event Barn – A 4000 sq. ft. event barn is being designed to complement the exterior of the 1883 house and will be used to host weddings, community parties, banquets and corporate functions. This facility will include restrooms and a warming/catering kitchen and is to include a covered patio.

Exterior Event Seating – Two areas of the property are being designated for landscaping that will accommodate outdoor events such as weddings.

Parking – A parking area of 135'x175' is designed to have 66 parking spaces including 3 handicapped spots. The parking will have access off Providence Road South either via the existing driveway cut for the 1883 house or with a new driveway cut.

Operating Schedule

The operating schedule will be as follows:

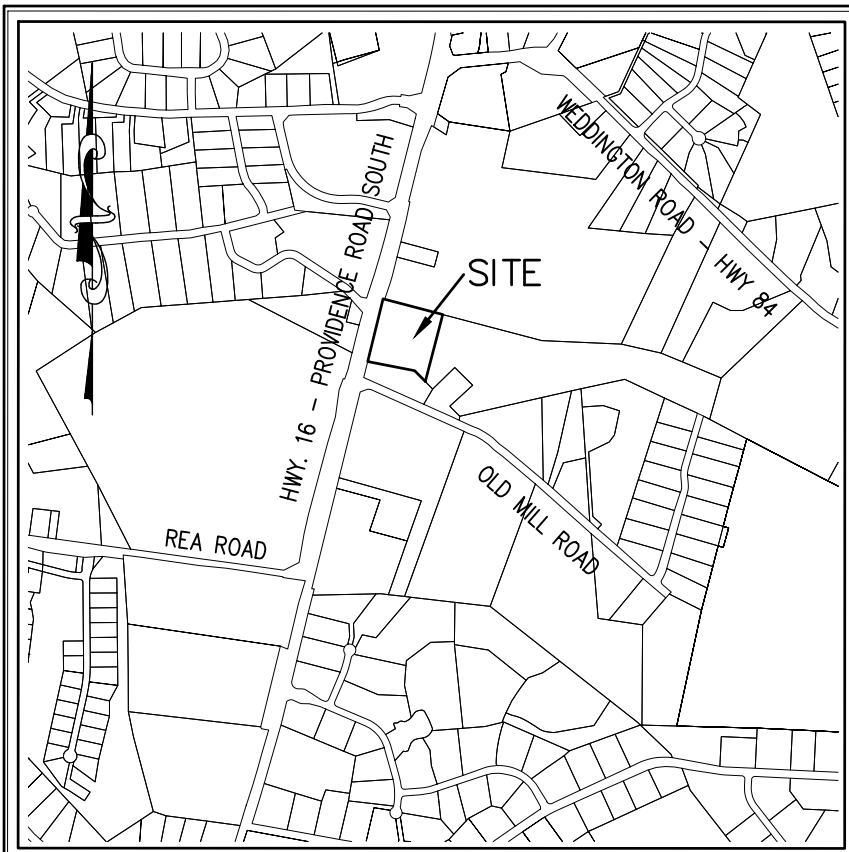
Monday – Thursday 8am to 9pm

Friday – Sunday 7am to 10pm

Note: The property is to be vacated by 11pm.

Goals

Our goal is to make this facility a well-respected and treasured benefit for the citizens of Weddington. A place where visiting friends and family can stay. A place where your daughters and sons can get married and the community can gather. A place where you can host a retreat for your associates and still enjoy the small town rural appeal that has been the magnet that has brought families to Weddington. Our goal is to make Weddington an even better place to live.



Vicinity Map

(NTS)

Site Plan Descriptions & Uses

201 Providence Road S.
 Tax Parcel 06150077D
 Zoning: Central Business District (CBD)
 Setbacks:
 Front 50'
 Side 15'
 Rear 40'
 Total Area: 5.01 Acres

Proposed Uses:

Weddings, banquets, Event venue with Bed and Breakfast, Temporary Events, Pumpkin Lot, Christmas Tree Lot, Farmers Market
 Provided the lot is at least five acres, but nothing shall prohibit one or more of these uses from being combined on a single five acre lot.

2 Story Wooden Dwelling

1888 square feet
 Will contain the following:
 Main Office
 Bride and Bridesmaid Dressing Room
 Honeymoon Suite
 Bed and Breakfast
 Corporate Meeting and Retreats

Garage

586 square feet
 Will contain the following:
 Groomsman Man cave and Dressing Room

Sheds

Wellhouse 1:180 square feet
 Shed 2:711 square feet
 Will contain the following:
 Storage

Barn

3840 square feet
 Will contain one or more of the following:
 Indoor Weddings
 Kitchen and Restrooms
 Receptions
 Parties
 Corporate functions
 Retreats
 Banquets

Parking Space

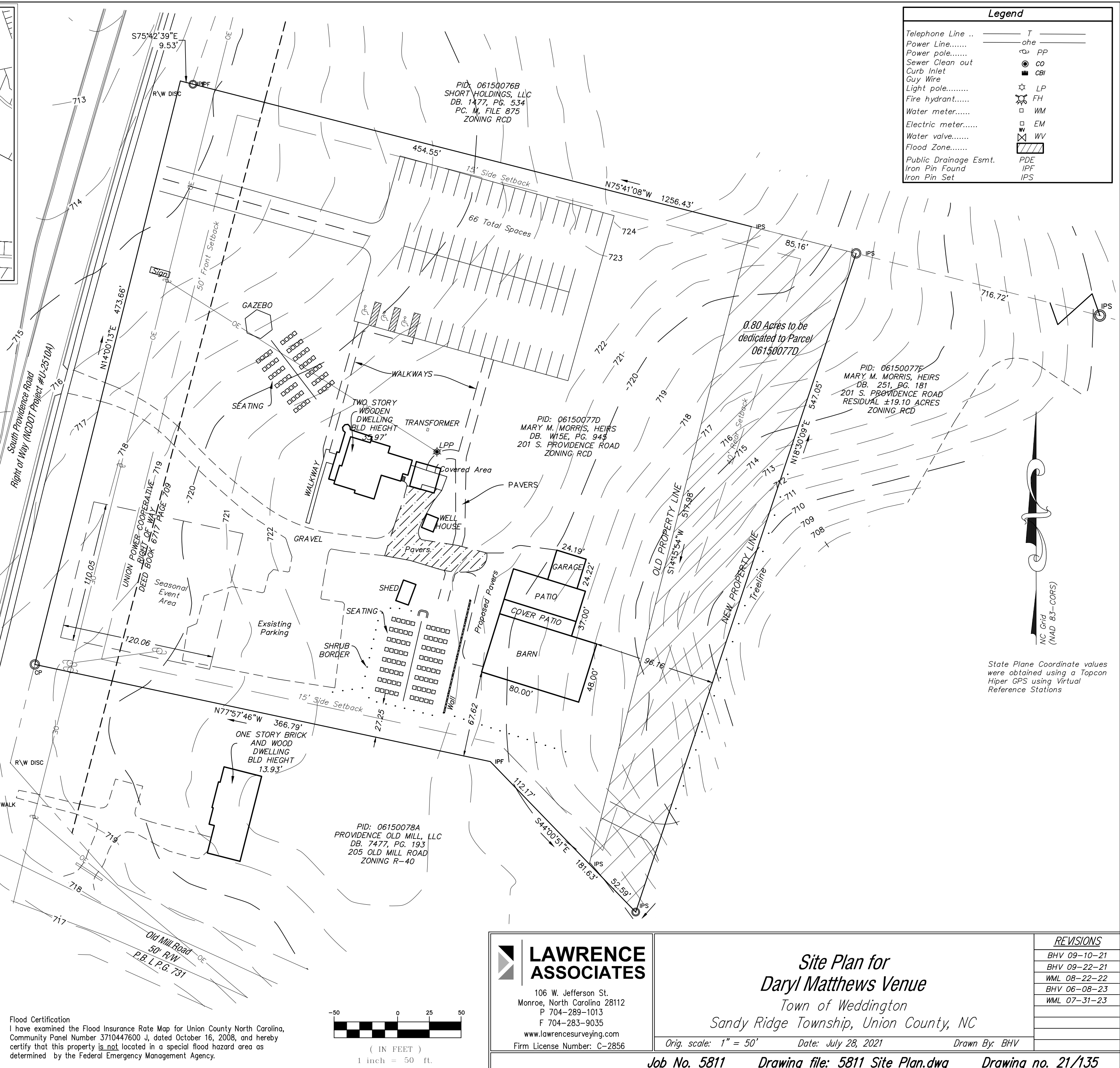
135' x 175' parking lot
 Site will have:
 63 guest parking spaces
 3 handicap parking spaces

Owner

Daryl Matthews
 (704) 651-9152
 225 Old Mill Road, Waxhaw NC. 28173

NOTES

1. Areas computed using coordinate geometry.
2. This map was prepared without the benefit of a title search. Survey subject to full title search.
3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
4. All distances shown are horizontal ground distances.
5. Rebar set at all corners unless otherwise noted.
6. Broken lines indicate property lines not surveyed.
7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
8. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
9. Other underground utilities may exist but their locations are not known.
10. The residual 19.10 Acres has access to Abellia Drive a 50' Public R/W
11. Request Conditional Zoning



Legend	
Telephone Line ..	T
Power Line.....	che
Power pole.....	PP
Sewer Clean out	CO
Curb Inlet	CBI
Guy Wire	LP
Light pole.....	LP
Fire hydrant.....	FH
Water meter.....	WM
Electric meter.....	EM
Water valve.....	WV
Flood Zone.....	[Hatched Box]
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS



State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

<p>LAWRENCE ASSOCIATES 106 W. Jefferson St. Monroe, North Carolina 28112 P 704-289-1013 F 704-283-9035 www.lawrencesurveying.com Firm License Number: C-2856</p>	<p><i>Site Plan for</i> Daryl Matthews Venue <i>Town of Weddington</i> <i>Sandy Ridge Township, Union County, NC</i></p>		<p><i>REVISIONS</i></p> <table border="1"> <tr><td>BHV 09-10-21</td></tr> <tr><td>BHV 09-22-21</td></tr> <tr><td>WML 08-22-22</td></tr> <tr><td>BHV 06-08-23</td></tr> <tr><td>WML 07-31-23</td></tr> </table>	BHV 09-10-21	BHV 09-22-21	WML 08-22-22	BHV 06-08-23	WML 07-31-23
	BHV 09-10-21							
BHV 09-22-21								
WML 08-22-22								
BHV 06-08-23								
WML 07-31-23								
<p>Orig. scale: 1" = 50' Date: July 28, 2021 Drawn By: BHV</p>	<p>Job No. 5811 Drawing file: 5811 Site Plan.dwg Drawing no. 21/135</p>							

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS



T 919 872 5115

5808 Faringdon Pl,
Raleigh, NC 27609

August 10, 2023

Robert Tefft, CNU-A
Town Planner / Zoning Administrator
1924 Weddington Road
Weddington, NC 28104
P: 704.846.2709
E: rtefft@townofweddington.com

Reference: Wedding Venue – Weddington, NC

Subject: Trip Generation Letter

Dear Mr. Tefft:

This letter provides an estimate of the trip generation for a proposed wedding venue development located at 201 Providence Road (NC 16) in Weddington, North Carolina. The site currently contains a historic house and is proposed to be expanded and converted into a wedding venue consisting of a wooden dwelling, a garage, and barn. The wooden dwelling is expected to house a main office, bride and bridesmaid dressing room, honeymoon suite, bed and breakfast, and corporate meeting rooms. The garage is expected to contain a groomsmen's room and dressing room. The barn provides indoor space and could be used for weddings reception, parties, corporate functions, retreats, and banquets. Along with the new facilities, an additional surface parking lot containing approximately 65 parking spaces along with a new access point along Providence Road is proposed. Post expansion, the site is proposed to be served by a total of two (2) right-in/right-out driveways along Providence Road. Refer to the attachments for the preliminary site plan.

Trip Generation

To develop trip generation estimates for the proposed wedding venue, a maximum number of occupants for a peak event was analyzed based on guest projections provided by the ownership team. As shown in Table 1, the maximum event (likely a wedding) at the facility could accommodate up to 125 guests. This number was then broken down to show an expected number of guests that would arrive at the venue by driving versus rideshare options. Along with the split of guests arriving by vehicle versus rideshare, an average vehicle occupancy of 1.4 persons per vehicle (PPV) was assumed for guests. This PPV estimate is assumed to be conservative as guests typically arrive to weddings in pairs or groups. Estimates for employees and vendors are also shown in Table 1 along with their assumed average vehicle occupancy. In summary, Table 1 shows that approximately 100 vehicles could be expected at a wedding with 125 guests in attendance.

Table 1: Event Trip Distribution Summary

Category	Person Trips	Average Vehicle Occupancy (Persons per vehicle)	Vehicle Trips
Maximum Event	125 guests	1.4 PPV	90
<i>Drive (80%)</i>	<i>100 guests</i>	<i>1.4 PPV</i>	<i>72</i>
<i>Ride Share (20%)</i>	<i>25 guests</i>	<i>1.4 PPV</i>	<i>18</i>
Employee/Vendors	10 employees	1.1 PPV	10
Total			100

Table 2 below uses the summary information from Table 1 to derive a trip generation estimate for the facility. As shown, it is estimated that the buildout of the development would be expected to generate approximately 236 daily when a full event occurs. It is estimated that 118 trips (100 entering and 18 exiting) would occur during the arrival peak hour and 118 trips (18 entering and 100 exiting) would occur during departure peak hour. As mentioned previously, these estimates are based on the maximum event at the venue.

Table 2: Site Trip Generation Summary

Wedding	Daily Traffic (vpd)	Arrival Peak Hour Trips (vph)		Departure Peak Hour Trips (vph)	
		Enter	Exit	Enter	Exit
Guests (Driving)	144	72	0	0	72
Guests (Ride Share)	72	18	18	18	18
Employee/Vendor	20	10	0	0	10
Total	236	100	18	18	100

TIA Determination

To determine whether a TIA is required of the subject development, both North Carolina Department of Transportation (NCDOT) and the Town of Weddington thresholds were assessed. NCDOT requires a TIA when the proposed development is anticipated to generate in excess of 3,000 trips per day while the Town of Weddington requires a TIA when the proposed development is anticipated to generate more than 50 peak hour trips. Using these guidelines verbatim would imply that the subject development does not trigger an NCDOT TIA however would satisfy the minimum thresholds for a TIA under the Town’s requirements.

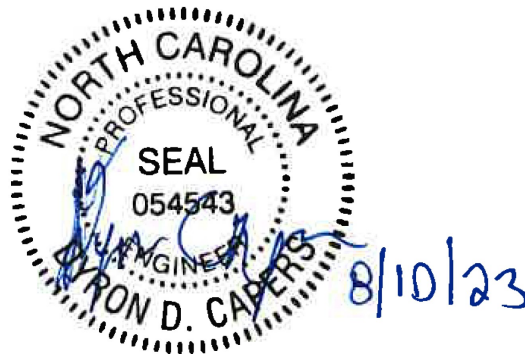
It's important to note that the subject application is intended to primarily host weddings. These events would occur outside of commuter peak periods on weekends when regional traffic volumes are much lower. While this development technically satisfies the Town’s TIA threshold, a TIA is not recommended given the timing of the events not coinciding with commuter travel periods.

Findings and Summary

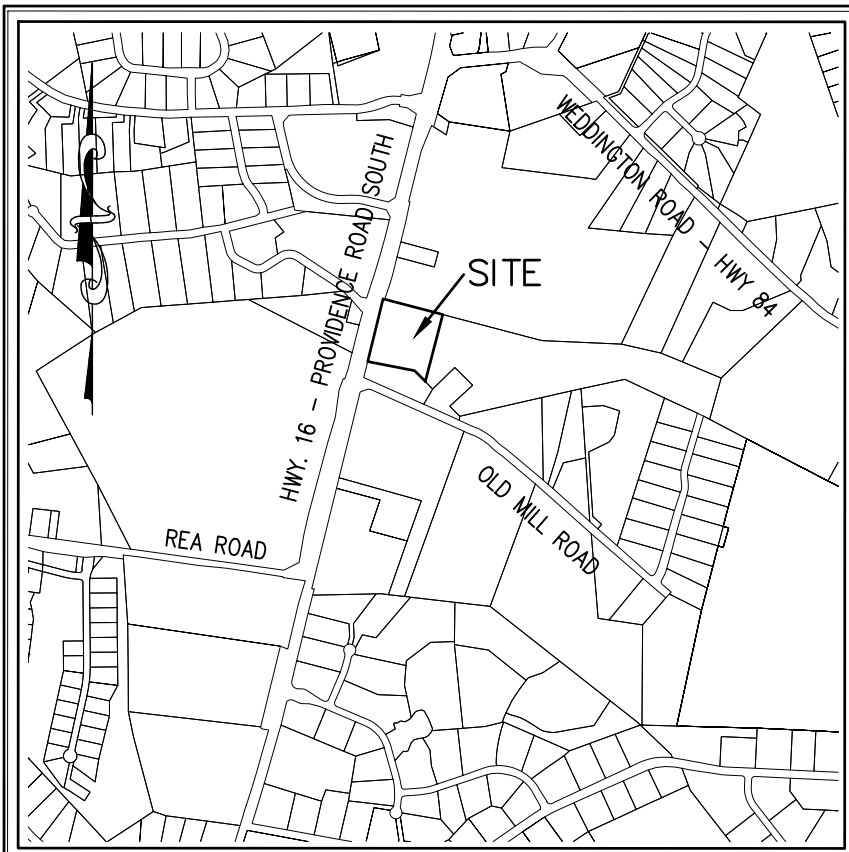
As shown in this memorandum, the proposed wedding venue located at 201 Providence Road (NC 16) in Weddington, North Carolina is expected to host weddings with a maximum attendance of 125 guests. Trip generation estimates were derived using this information and showed that 118 peak hour trips could be expected during both the arrival and departure periods before and after a wedding. Given these trip generation estimates, the site would not trigger an NCDOT TIA however would meet the minimum TIA threshold using the Town’s guidelines. While this development satisfies the Town’s TIA threshold, a TIA is not recommended of this application given the timing of the events not coinciding with commuter travel periods.

If you have any questions or concerns, please feel free to contact me at (919) 872-5115.

Sincerely,
Dyron Capers, PE
Traffic Engineering Project Manager
Infrastructure Consulting Services, Inc.
dba
Ramey Kemp Associates
NC Corporate License # F-1489



Attachments: Preliminary Site Plan



Vicinity Map

(NTS)

Site Plan Descriptions & Uses

201 S Providence Rd.
 Tax Parcel 06150077D
 Zoning: Central Business District (CBD)
 Setbacks:
 Front 50'
 Side 15'
 Rear 40'
 Total Area: 5.01 Acres

Proposed Uses:
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 Bed and Breakfast
 Corporate Meeting and Retreats

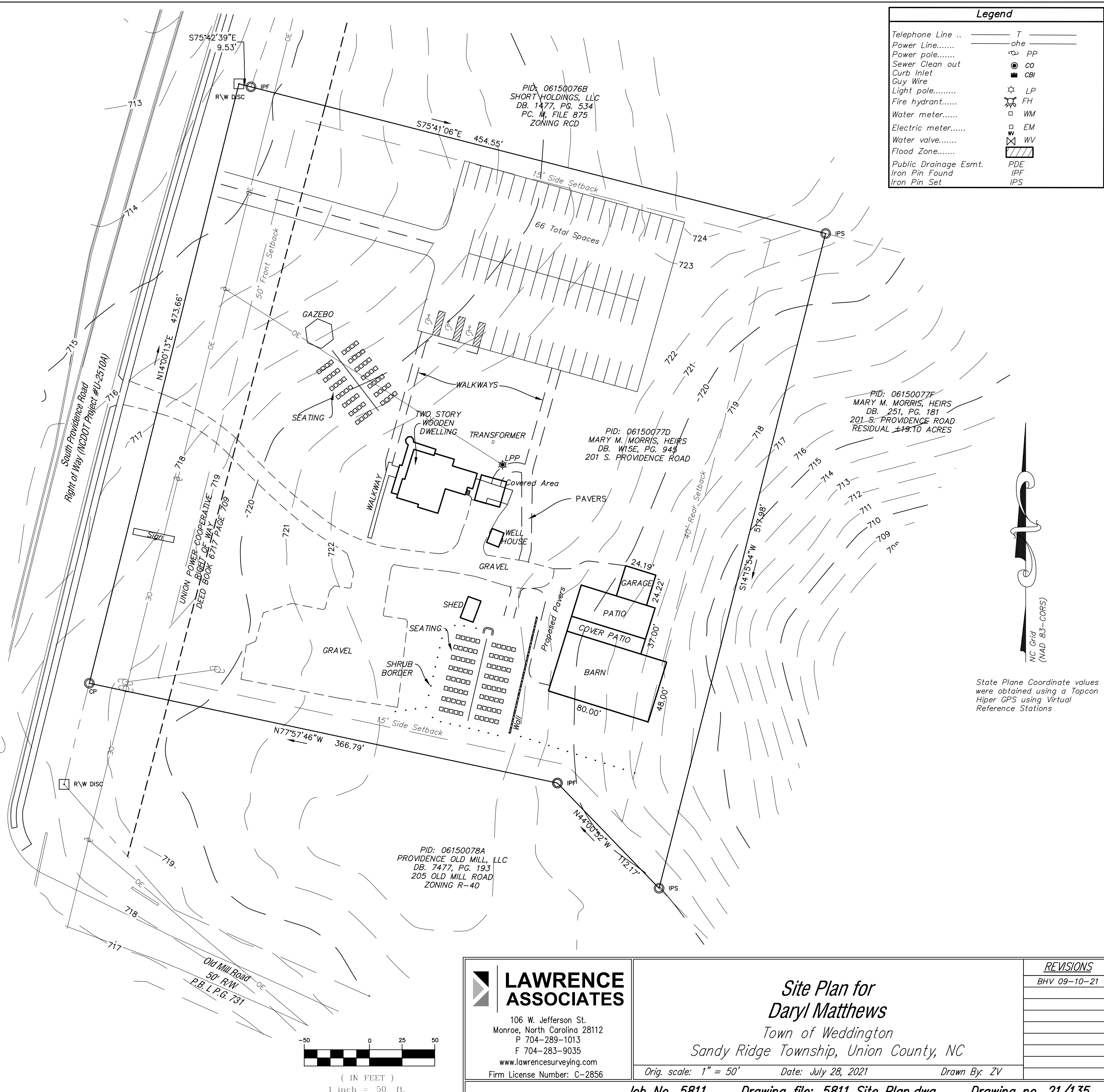
Garage
 586 square feet
 Will contain the following:
 Groomsmen Man Cave and Dressing Room

Sheds
 Shed 1: 180 square feet
 Shed 2: 711 square feet
 Will contain the following:
 Storage

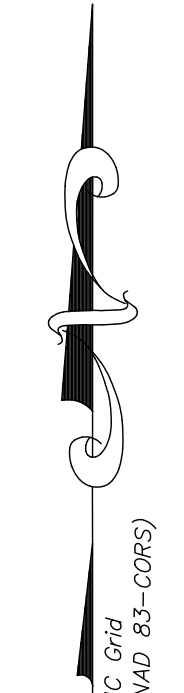
Barn
 6620 square feet
 Will contain one or more of the following:
 Indoor Weddings
 Kitchen and Restrooms
 Receptions
 Parties
 Corporate functions
 Retreats
 Banquets

Parking Space
 135' x 175' parking lot
 Site will have:
 63 guest parking spaces
 3 handicap parking spaces

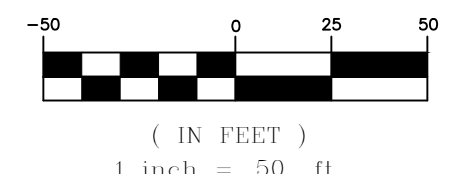
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 9. Other underground utilities may exist but their locations are not known.
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Legend	
Telephone Line ..	T
Power Line.....	oh
Power pole.....	PP
Sewer Clean out	CO
Curb Inlet	CBI
Guy Wire	LP
Light pole.....	LP
Fire hydrant.....	FH
Water meter.....	WM
Electric meter.....	EM
Water valve.....	WV
Flood Zone.....	[Symbol]
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS

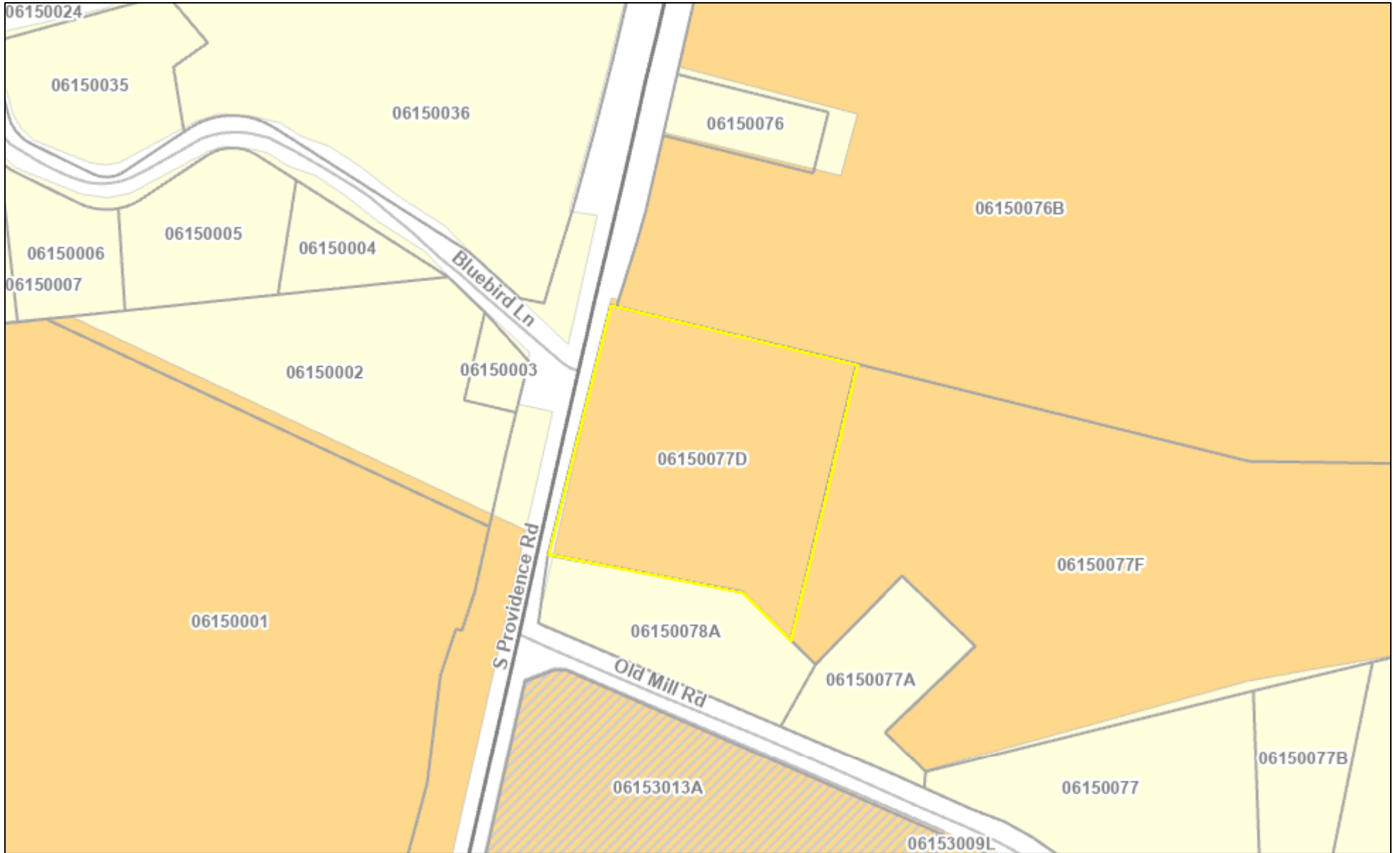


State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations



<p>LAWRENCE ASSOCIATES 106 W. Jefferson St. Monroe, North Carolina 28112 P 704-289-1013 F 704-283-9035 www.lawrencesurveying.com Firm License Number: C-2856</p>	<p><i>Site Plan for</i> Daryl Matthews <i>Town of Weddington</i> <i>Sandy Ridge Township, Union County, NC</i></p>		<p><i>REVISIONS</i> BHV 09-10-21</p>
	<p>Orig. scale: 1" = 50' Date: July 28, 2021 Drawn By: ZV</p>		<p>Job No. 5811 Drawing file: 5811 Site Plan.dwg Drawing no. 21/135</p>

201 S. PROVIDENCE ROAD

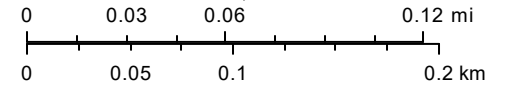


September 18, 2023

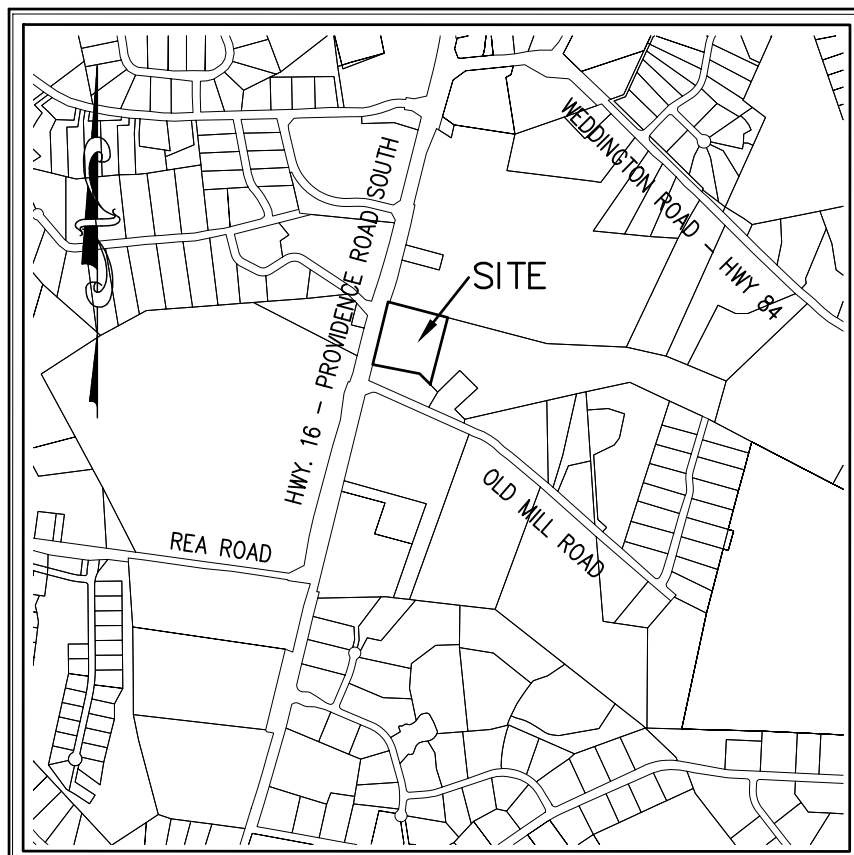
Weddington Zoning

 B1 (CD)	 ED	 R-40D	 R-CD	 Downtown Overlay
 B2 (CD)	 MX	 R-60	 RE	
	 R-40	 R-80	 Conditional Zoning	

1:3,684



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Vicinity Map (NTS)

Site Plan Descriptions & Uses

201 Providence Road S. Tax Parcel 06150077D. Zoning: Central Business District (CBD). Setbacks: Front 50', Side 15', Rear 40'. Total Area: 5.01 Acres.

Proposed Uses:

Weddings, banquets, Event venue with Bed and Breakfast, Temporary Events, Pumpkin Lot, Christmas Tree Lot, Farmers Market. Provided the lot is at least five acres, but nothing shall prohibit one or more of these uses from being combined on a single five acre lot.

2 Story Wooden Dwelling

1688 square feet. Will contain the following: Main Office, Bride and Bridesmaid Dressing Room, Honeymoon Suite, Bed and Breakfast, Corporate Meeting and Retreats.

Garage

586 square feet. Will contain the following: Groomsman Man cave and Dressing Room.

Sheds

Wellhouse 1:180 square feet, Shed 2:711 square feet. Will contain the following: Storage.

Barn

3840 square feet. Will contain one or more of the following: Indoor Weddings, Kitchen and Restrooms, Receptions, Parties, Corporate functions, Retreats, Banquets.

Parking Space

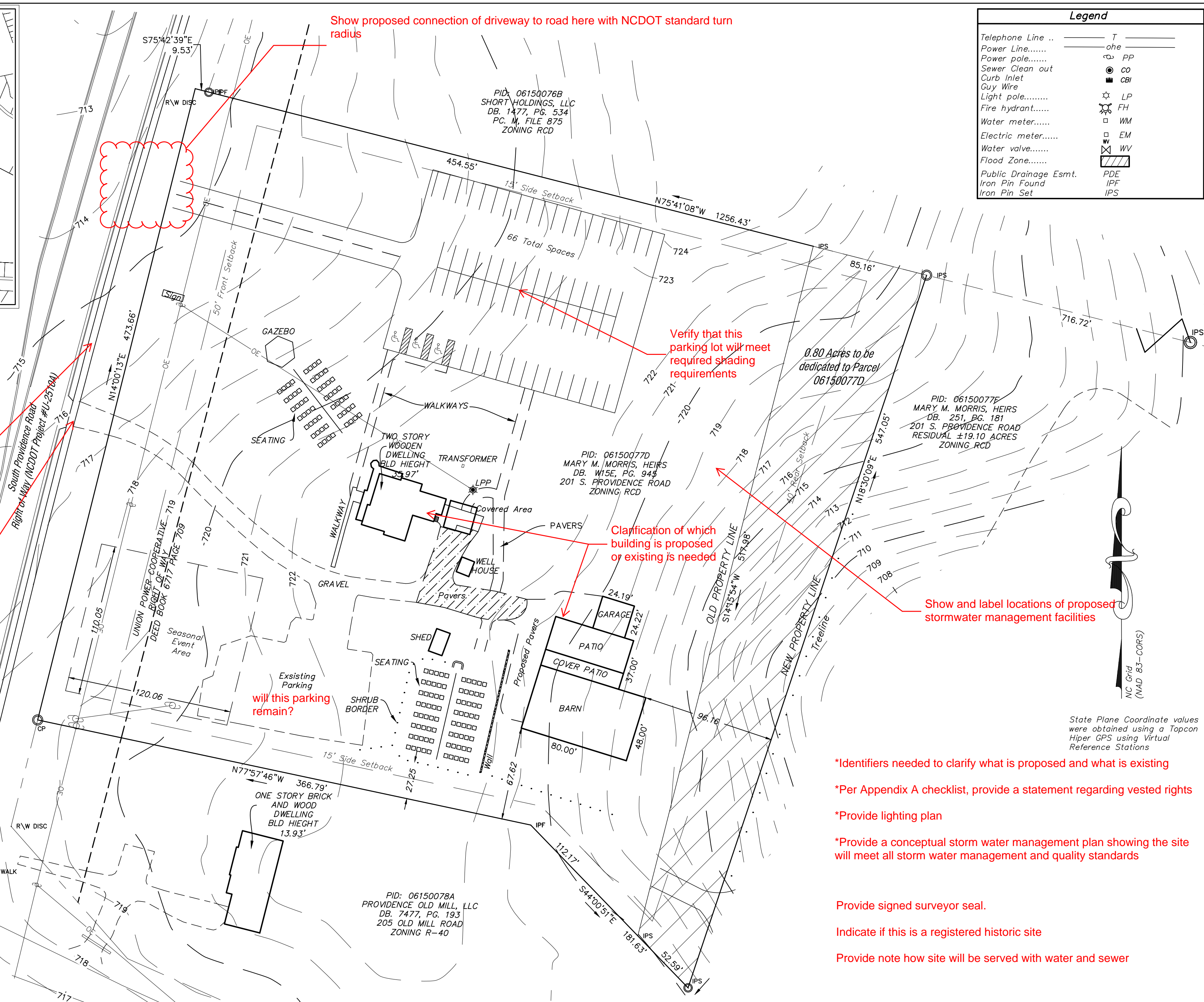
135' x 175' parking lot. Site will have: 63 guest parking spaces, 3 handicap parking spaces.

Owner

Daryl Matthews (704) 651-9152, 225 Old Mill Road, Waxhaw NC. 28173

NOTES

- 1. Areas computed using coordinate geometry. 2. This map was prepared without the benefit of a title search. Survey subject to full title search. 3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied. 4. All distances shown are horizontal ground distances. 5. Rebar set at all corners unless otherwise noted. 6. Broken lines indicate property lines not surveyed. 7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly". 8. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas. 9. Other underground utilities may exist but their locations are not known. 10. The residual 19.10 Acres has access to Abellia Drive a 50' Public R/W. 11. Request Conditional Zoning.



Legend table listing symbols for Telephone Line, Power Line, Sewer Clean out, Curb Inlet, Guy Wire, Light pole, Fire hydrant, Water meter, Electric meter, Water valve, Flood Zone, Public Drainage Esmt., Iron Pin Found, and Iron Pin Set.

Will sidewalk be required from the site connecting to this sidewalk?

Will this driveway remain open?

will this parking remain?

Show proposed connection of driveway to road here with NCDOT standard turn radius

Verify that this parking lot will meet required shading requirements

Clayfication of which building is proposed or existing is needed

Show and label locations of proposed stormwater management facilities

*Identifiers needed to clarify what is proposed and what is existing

*Per Appendix A checklist, provide a statement regarding vested rights

*Provide lighting plan

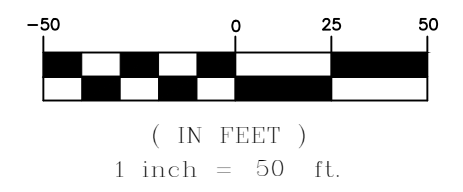
*Provide a conceptual storm water management plan showing the site will meet all storm water management and quality standards

Provide signed surveyor seal.

Indicate if this is a registered historic site

Provide note how site will be served with water and sewer

Flood Certification: I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710447600 J, dated October 16, 2008, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.



Lawrence Associates logo and contact info, Site Plan for Daryl Matthews Venue, Town of Weddington, Sandy Ridge Township, Union County, NC. Includes drawing date (July 28, 2021), scale (1" = 50'), and drawing number (21/135).

Date: September 19, 2023

To Town Council,

On Monday, September 11, 2023 the rezoning community meeting for the proposed John Walker Matthews Venue was held at 201 Providence Rd. S. There were approximately 30 people in attendance from 4:00 to 6:00 pm.

The overall interest appeared to be around 90 percent positive for the venue and would very much like to see this for the town. A small group of people had concerns about the conditional zoning for this project setting a precedent for other property owners. This Historical Property contains 5 acres and that is what would be used for the venue. We were questioned about the septic system for the venue, which we have already had Union County Engineers to inspect and have been approved for up to 175 people. Bathrooms for the venue were asked about and our proposal for has also has been approved by Union County , and we will have more than they required. The comment sheets that were received had positive comments.

This is one of two recognized historical properties left in the town of Weddington. The Matthews family is proposing to preserve the beautiful farm house and open space and offer a place where the community and families can come together and enjoy.

The Matthews Family

Daryl Matthews

2024

2023

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	482,899.18	520,440.38
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	92,101.29	653,198.99
10-1130-001	BB&T/TRUIST MONEY MARKET	1,267,594.11	1,255,891.35
10-1140-000	WACHOVIA	0.00	0.00
10-1170-000	NC CASH MGMT TRUST	3,839,959.69	3,790,285.88
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	50,891.97	61,871.47
10-1211-001	A/R PROPERTY TAX	1,852.99-	23,888.25
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	20,977.39	4,455.90
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,541.63	5,291.01
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,379.90	1,486.54
10-1214-000	PREPAID ASSETS	0.00	23,907.81
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	53,244.88
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	11,618.53
10-1217-000	A/R INTERGOVT	0.00	0.00
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	10,155.51	10,155.51
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>8,525,260.11</u>	<u>9,167,348.93</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	23,207.46
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	0.00	22,806.00
10-2116-000	CUSTOMER REFUNDS	5,577.04	1,470.45
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25	75,002.25
10-2151-000	FICA TAXES PAYABLE	0.00	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	0.00	0.00
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	1,306.00-	0.00
10-2156-000	LIFE INSURANCE PAYABLE	16.64-	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	1,379.90	1,486.54
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	50,891.97	61,871.47
10-2620-000	DEFERRED REVENUE - DELQ TAXES	20,977.39	4,455.90
10-2625-000	DEFERRED REVENUE - CURR YR TAX	1,852.99-	23,888.25
10-2630-000	DEFERRED REVENUE-NEXT 8	9,541.63	5,291.01
	Total Liabilities	<u>160,194.55</u>	<u>219,479.33</u>
10-2640-001	FUND BALANCE - UNASSIGNED	3,131,556.46	3,131,556.46
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,761,097.05	2,761,097.05
10-2640-005	CURRENT YEAR EQUITY YTD	698,968.50	698,968.50
	Total	<u>7,411,622.01</u>	<u>7,411,622.01</u>

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 09/30/23

	2024	2023
Revenue	396,266.54	4,189,191.35
Less Expenses	979,070.58	2,652,943.76
Net	<u>582,804.04</u>	<u>1,536,247.59</u>
Total Fund Balance	<u>6,828,817.97</u>	<u>8,947,869.60</u>
Total Liabilities & Fund Balance	<u>6,989,012.52</u>	<u>9,167,348.93</u>

WEDDINGTON
Statement of Revenue and Expenditures - Standard

Revenue Account Range: First to Last
Expend Account Range: First to Last
Print Zero YTD Activity: No

Include Non-Anticipated: Yes
Include Non-Budget: No

Year To Date As Of: 09/30/23
Current Period: 09/01/23 to 09/30/23
Prior Year: 09/01/22 to 09/30/22

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
10-3101-110	AD VALOREM TAX - CURRENT	17,160.62	1,395,000.00	1,414.01	1,852.99	1,393,147.01 -	0
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	407.62	9,500.00	0.00	2,888.54	6,611.46 -	30
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	0.00	575.00	0.00	186.08	388.92 -	32
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	0.00	123,750.00	0.00	12,379.87	111,370.13 -	10
10-3115-180	TAX INTEREST	38.18	2,250.00	0.00	251.13	1,998.87 -	11
10-3120-000	SOLID WASTE FEE REVENUES	0.00	1,125,000.00	528.00	10,979.50	1,114,020.50 -	1
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	60,264.39	615,000.00	121,833.47	180,496.85	434,503.15 -	29
10-3322-220	BEER & WINE TAX	0.00	50,000.00	0.00	0.00	50,000.00 -	0
10-3324-220	UTILITY FRANCHISE TAX	108,277.60	475,000.00	107,375.12	107,375.12	367,624.88 -	23
10-3340-400	ZONING & PERMIT FEES	1,620.00	10,000.00	2,060.00	10,865.00	865.00	109
10-3350-400	SUBDIVISION FEES	0.00	10,000.00	2,206.25	4,071.25	5,928.75 -	41
10-3360-400	STORMWATER EROSION CONTROL FEES	0.00	5,000.00	0.00	0.00	5,000.00 -	0
10-3830-891	MISCELLANEOUS REVENUES	3,350.00	5,000.00	25.00	1,862.95	3,137.05 -	37
10-3831-491	INVESTMENT INCOME	18.77	85,000.00	21,995.00	63,057.26	21,942.74 -	74
General Fund Revenue Totals		191,137.18	3,911,075.00	257,436.85	396,266.54	3,514,808.46 -	10

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	0.00	1,065,000.00	86,724.10	256,542.12	808,457.88	24
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0
10-4110-126	FIRE DEPT SUBSIDIES	68,121.08	841,975.00	70,164.67	210,494.01	631,480.99	25
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	0.00	347,750.00	0.00	88,138.47	259,611.53	25

WEDDINGTON
Statement of Revenue and Expenditures

10/05/2023
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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
10-4110-160	EVENT PUBLIC SAFETY	0.00	2,500.00	0.00	0.00	2,500.00	0
10-4110-180	GOVERNING BOARD	0.00	0.00	0.00	0.00	0.00	0
10-4110-190	LEGAL	0.00	0.00	0.00	0.00	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	5,000.00	67,500.00	5,000.00	10,000.00	57,500.00	15
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	0.00	15,000.00	0.00	0.00	15,000.00	0
10-4110-340	PUBLICATIONS	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	0.00	7,587.50	0.00	0.00	7,587.50	0
10-4110-343	SPRING EVENT	0.00	7,087.50	0.00	0.00	7,087.50	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	51,500.00	1,440.68	2,028.18	49,471.82	4
10-4110-499	OTHER	0.00	500,000.00	0.00	0.00	500,000.00	0
	4110 GENERAL GOVERNMENT	73,121.08	2,930,900.00	163,329.45	567,202.78	2,363,697.22	19
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - CLERK	4,348.30	66,325.00	5,416.66	16,249.98	50,075.02	24
10-4120-123	SALARIES - TAX COLLECTOR	4,352.69	56,625.00	4,293.96	13,426.76	43,198.24	24
10-4120-124	SALARIES - FINANCE OFFICER	905.58	19,225.00	926.44	4,364.02	14,860.98	23
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	2,100.00	25,200.00	2,100.00	6,300.00	18,900.00	25
10-4120-181	FICA EXPENSE	895.55	15,000.00	974.38	3,086.07	11,913.93	21
10-4120-182	EMPLOYEE RETIREMENT	1,757.59	23,000.00	2,039.24	6,232.13	16,767.87	27
10-4120-183	EMPLOYEE INSURANCE	1,325.00	15,250.00	1,292.00	3,876.00	11,374.00	25
10-4120-184	EMPLOYEE LIFE INSURANCE	16.00	200.00	16.64	49.92	150.08	25
10-4120-185	EMPLOYEE S-T DISABILITY	14.50	175.00	14.00	42.00	133.00	24
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	9,000.00	0.00	0.00	9,000.00	0
10-4120-193	CONTRACT LABOR	2,662.72	143,800.00	28,675.00	37,430.87	106,369.13	26

WEDDINGTON
Statement of Revenue and Expenditures

10/05/2023
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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	366.66	9,500.00	786.22	1,161.81	8,338.19	12
10-4120-210	PLANNING CONFERENCE	0.00	3,500.00	0.00	0.00	3,500.00	0
10-4120-321	TELEPHONE - ADMIN	272.78	2,000.00	136.40	272.71	1,727.29	14
10-4120-325	POSTAGE - ADMIN	0.00	2,500.00	0.00	300.00	2,200.00	12
10-4120-331	UTILITIES - ADMIN	552.78	5,000.00	225.41	550.22	4,449.78	11
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	0.00	29,500.00	4,110.00	4,110.00	25,390.00	14
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	2,474.79	75,000.00	2,625.51	12,102.09	62,897.91	16
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	4,095.00	72,250.00	11,177.00	19,712.00	52,538.00	27
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	0.00	1,500.00	0.00	540.00	960.00	36
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	500.00	7,000.00	800.00	1,300.00	5,700.00	19
10-4120-370	ADVERTISING - ADMIN	0.00	500.00	0.00	215.77	284.23	43
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	0.00	500.00	0
10-4120-400	ADMINISTRATIVE:TRAINING	4,384.00	8,000.00	0.00	670.31	7,329.69	8
10-4120-410	ADMINISTRATIVE:TRAVEL	202.81	4,500.00	1,176.34	1,586.75	2,913.25	35
10-4120-450	INSURANCE	0.00	20,000.00	0.00	19,600.93	399.07	98
10-4120-491	DUES & SUBSCRIPTIONS	50.00	23,500.00	265.00	2,249.00	21,251.00	10
10-4120-498	GIFTS & AWARDS	24.48	2,000.00	0.00	85.76	1,914.24	4
10-4120-499	MISCELLANEOUS	657.60	80,000.00	28,131.96	30,113.98	49,886.02	38
	4120 ADMINISTRATIVE	31,958.83	720,550.00	95,182.16	185,629.08	534,920.92	26
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4130-121	SALARIES - ZONING ADMINISTRATOR	6,875.00	88,625.00	3,622.68	9,993.60	78,631.40	11
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	1,587.60	26,975.00	1,657.48	4,883.11	22,091.89	18
10-4130-124	SALARIES - PLANNING BOARD	100.00	5,150.00	200.00	600.00	4,550.00	12
10-4130-125	SALARIES - SIGN REMOVAL	315.00	6,575.00	359.10	954.45	5,620.55	15
10-4130-181	FICA EXPENSE - P&Z	524.49	11,000.00	446.72	1,257.08	9,742.92	11

WEDDINGTON
Statement of Revenue and Expenditures

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,045.00	18,000.00	579.63	1,598.98	16,401.02	9
10-4130-183	EMPLOYEE INSURANCE	1,111.00	15,250.00	0.00	212.00 -	15,462.00	1 -
10-4130-184	EMPLOYEE LIFE INSURANCE	26.56	375.00	0.00	9.92	365.08	3
10-4130-185	EMPLOYEE S-T DISABILITY	14.50	175.00	0.00	0.00	175.00	0
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	6,697.39	95,000.00	5,416.92	9,591.71	85,408.29	10
10-4130-193	CONSULTING	3,107.00	50,000.00	2,412.25	18,051.00	31,949.00	36
10-4130-194	CONSULTING - COG	0.00	7,500.00	0.00	0.00	7,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	366.68	7,500.00	566.30	941.89	6,558.11	13
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	0.00	2,500.00	0.00	0.00	2,500.00	0
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	0.00	281,000.00	177,000.00	177,000.00	104,000.00	63
10-4130-321	TELEPHONE - PLANNING & ZONING	272.78	2,000.00	136.41	272.73	1,727.27	14
10-4130-325	POSTAGE - PLANNING & ZONING	0.00	2,500.00	0.00	300.00	2,200.00	12
10-4130-331	UTILITIES - PLANNING & ZONING	234.92	5,000.00	404.64	780.48	4,219.52	16
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	500.00	0.00	215.77	284.23	43
4130 ECONOMIC & PHYSICAL DEVELOPMEN'		22,277.92	625,875.00	192,802.13	226,238.72	399,636.28	36
General Fund Expenditure Totals		127,357.83	4,277,325.00	451,313.74	979,070.58	3,298,254.42	23

10 General Fund	Prior	Current	YTD
Revenues:	191,137.18	257,436.85	396,266.54
Expenditures:	127,357.83	451,313.74	979,070.58
Net Income:	63,779.35	193,876.89 -	582,804.04 -

WEDDINGTON
Statement of Revenue and Expenditures

10/05/2023
12:37 PM

Grand Totals	Prior	Current	YTD
Revenues:	191,137.18	257,436.85	396,266.54
Expenditures:	127,357.83	451,313.74	979,070.58
Net Income:	63,779.35	193,876.89 -	582,804.04 -

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: October 9, 2023

SUBJECT: Monthly Report–September2023

Transactions:	
Balance Adjustments	\$(39.15)
Overpayment 2023 Lockbox	\$(1414.01)
Taxes Collected:	
As of September 30, 2023; the following taxes remain Outstanding:	
2012	\$254.18
2013	\$273.97
2014	\$244.09
2015	\$601.73
2016	\$421.78
2017	\$670.94
2018	\$552.01
2019	\$1290.63
2020	\$1124.03
2021	\$4697.17
2022	\$21,788.01
2023 Prepay	\$(1852.99)
Total Outstanding:	\$30,065.55