



**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



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REGULAR TOWN COUNCIL MEETING
MONDAY, OCTOBER 9, 2023 – 7:00 P.M.
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1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
MINUTES
PAGE 1 OF 9**

1. Open the Meeting

Mayor Pro Tem Janice Propst called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Council led the Pledge of Allegiance.

3. Determination of Quorum

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

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

Visitors: Walton Hogan, Jen Conway, Mike Morse, Rick Allen Schwieger, Bill Deter, Greg Doggett, John Allen, Shelia Allen, Drew Podrebarac, Tom Smith, Brian Bednar, Joyce Plyler, Nancy Anderson, Daryl Matthews, Elaina Wolfe, Kristin Nicholson, Marcus Nicholson, Patricia Hines, Christopher Neve, Julie Staley, Cooper Young, Tracy Stone, Jim Bell, Darcy Ladner

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

Motion: Councilmember Perryman made a motion to adopt the agenda as presented.

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 councilmember had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Perryman reported on the September WUMA meeting in Weddington. The delegates discussed the issues surrounding the state legislature chipping away and municipal controls. It started with the workforce housing bill and as of September 21st there is a bill before the Senate that was introduced in

April and revised that will allow all schools in certain zoning districts without completing a conditional zoning application process. The next WUMA meeting is in Stallings on October 26th at 4 p.m. The last meeting of the year will be in Wesley Chapel on Tuesday November 21st. After the first of the year, the delegates want to invite the Union County representatives to a meeting to discuss the issues.

Councilmember Pruitt reported that contact information for the Union County representatives in the General Assembly is on the WUMA website as well as links to the proposed bills that threaten municipal autonomy.

Mayor Pro Tem Propst reported that the Fall Shred Event had a pretty good attendance. We will hope to hold one again in the spring. The Tree Lighting is Friday, November 17th from 5:30 to 8:30. Mayor Pro Tem Propst also commented on the Union County Chamber of Commerce Event in September was attended by the Mayor, Town Administrator and herself. It was a presentation from ?? and his book, "Thirteen Ways to Kill Your Community". It was 2 hours of thought-provoking conversation and she highly recommends the book to all looking to better their community.

7. Public Comments

Bill Deter - 401 Havenchase Drive: Mr. Deter thanked the Council for the shredding event and hopes that it will continue. He also asked Councilmember Perryman for a copy of the draft of SB692 after the meeting.

Tom Smith – 1840 Tanglebriar Court: Mr. Smith commented on the Proclamation for World Polio Day on the agenda. He stated that The Rotary International Club has been working to eradicate polio since 1988 and has helped to drop the number of cases from 350,000 to just 8 this year and those cases are in Afghanistan and Pakistan. October 24th is World Polio Day.

Nancy Anderson – 13624 Providence Road – Ms. Anderson expressed concern with how Providence Road is accessed. She commented on the roundabout in front of town hall and that it was planned with an access point to move through the property off 84 to access Providence Road. Ms. Anderson also commented on SB 692 stating that she had a conversation with Senator Todd Johnson, and he was appalled to find his bill had been amended as it was.

8. Public Safety Report

Deputy Wrenn gave the public safety report. He thanked the public for their support in the community. He thanked residents for reaching out and letting the deputies know where they are needed. He commented on the resource officers at the schools are stretched thin as there has been a lot of social media activity on the schools. Deputy Wrenn also mentioned that HOAs are suggesting residents come to the end of their driveways for Halloween night to hand out candy to avoid strangers from casing homes for opportunities. He asked that residents to lock their cars. Valuables may not be taken, but garage codes can be.

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**

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

Vote: The motion passed with a unanimous vote.

10. Old Business

No 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

Mayor Pro Tem Propst opened the public hearing.
Mr. Tefft presented the staff report.

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.

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.

Ms. Dewey read into the record comments from Henry and Adell Keen: 259 Old Mill Road - We have lived in Weddington for 34 years and at our residence on Old Mill Road since 1996. In that time we have seen Weddington grow and grow well. Few communities that have grown as much as we have can still boast of the open and green spaces, walking trails, produce market, and a farm for family fun; all in our midst, that we continue to enjoy.

We live on Old Mill Road near the proposed Matthews Family Event Space located on Providence Road in the Historic Home. We encourage you to approve this beautiful Historic Home as an event space. An event space of this size and its use for family celebrations would fit in perfectly to the already established charm of our lovely town. Another consideration is the fact that these owners are long-time residents of Weddington. They have always been, and continue to be invested in the Town of Weddington, fully supporting the managed growth and the well-being of the Town. That fact should be considered and honored as well. Please vote to approve the Matthews Family Historic Home on Providence as an Event Space of family celebrations.

Bill Deter: 401 Havenchase Drive-Mr. Deter commented on the application and the conditions set by the Planning Board. He asked how an event with 125 people would be accommodated with only two bathrooms. He commented on “bed and breakfast” and “event venue” not having a definition in the UDO. He stated his adamant opposition to the project with the unanswered questions and concerns that commercial zoning will be opened up down Providence Road.

Greg Doggett: Old Mill Road-Mr. Doggett commented that he was born and raised in the Town of Weddington and has been a neighbor to the home for 9 years. He stated his support in this project and preserving the beautiful home.

Drew Podrebarac: Eagle Road –Mr. Podrebarac commented that he was born and raised in the Town of Weddington and he was a member of the first class to attend Weddington schools from elementary through High School. He stated that he loves Weddington and he supports preserving the town this way. He believes this is a wise decision and is a good move. He doesn’t agree that this will hurt the town.

Brian Bednar: 171 Larkfield –Mr. Bednar stated that he grew up in Mecklenburg County and has been a Weddington resident since 2015. He commented that this is a perfect use for this property, and it looks phenomenal. He stated that he understands the concerns with the unanswered questions, but he has confidence in the Planning Board and the Town Council, and the permitting rules will be followed, like stormwater and erosion control and NCDOT will govern the allowed curb cuts. He stated that this project is a tasteful way to protect the asset of the home and protects open space.

Nancy Anderson: 13624 Providence Road –Ms. Anderson stated that she is a 4th generation Weddington resident. She gave some background of the historic designation of the property. Ms. Anderson stated that she believes this rezoning is essential to allow the family to generate some revenue to restore and preserve the house. This is a great opportunity to preserve Weddington.

Darcey Ladner: 301 Old Mill Road –Ms. Ladner stated that she is neighbors with the applicant. She commented the project looks phenomenal. She asked if traffic would be coming off Providence Road or Old Mill. The applicant, Mr. Matthews confirmed traffic would come off Providence Road.

Rick Allen Swieger: - 332 Old Mill Road –Mr. Swieger stated that his property was once owned by the Matthews family and his wife works at the Matthews pumpkin patch and Christmas Tree lot. He commented that he is 100% in favor of approving this project. It is great for Weddington and the community and will make Weddington more attractive.

Jen Conway: 3209 Hartford Way –Ms. Conway stated that she is a member of the town Planning Board and Historic Preservation Commission. She commented that she believes it is the boards’ responsibility to help

preserve the few historical homes that are left in the community. Ms. Conway referred to the demolished historic home on Providence Road without any aspects preserved. She stated that the town has already approved a conditional zoning application for a Wedding venue, and this will be a great addition to Weddington.

Mayor Pro Tem Propst closed the public hearing.

ii. Discussion and Possible Consideration

Councilmember Howie asked about the conditions from the Planning Board and the architectural details of the outbuildings. Ms. Wolter explained that council can make a condition that the architectural details of the outbuildings will be generally consistent with the existing historic home and refer to the pictures submitted to the council from the applicant. The architectural design and compliance will be reviewed and approved during the permit process.

Mr. Matthews agreed with the condition.

Councilmember Pruitt asked to clarify when its going to be approved during the permitting process, will drawings be submitted with the permit and the planner will approve those based on those conditions. Ms. Wolter confirmed.

Board member Howie asked about the parking surfaces. Ms. Wolter stated parking shall consist of no fewer than 66 parking spaces and the design of the parking area will be consistent with the existing character of the historical property. The material used for the parking lot will be either pea gravel or pervious surface and will be reviewed and approved at the permitting process.

Mr. Matthews agreed with the condition.

Board member Howie asked about the stormwater approvals. Ms. Wolter stated the applicant will meet all requirements for stormwater management as required by the Weddington Uniform Development Ordinance and as required by town engineers.

Mr. Matthews agreed with the condition and stated that the stormwater approvals are already in the process.

Councilmember Pruitt asked what the maximum number of bedrooms for the bed and breakfast would be. Mr. Matthews stated that there were 2 bedrooms maximum. Councilmember Pruitt asked for the condition providing for a maximum of 3 bedrooms.

Mr. Matthews agreed with the condition.

Councilmember Pruitt stated that a definition of bed and breakfast would be included in the list of conditions. Ms. Wolter explained that permitted uses would be included in the conditional zoning ordinance.

Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD district. In addition, the following uses are permitted:

- a. Bed and Breakfast in the Historical Home only that may provide three rooms for sleeping accommodations and a morning meal for a small number of guests.
- b. Event Venue – Property intended to host up to 150 (people) for events such as weddings, reunions, corporate events.
 - i. Conversion of existing 586 square foot garage into a dressing room

- ii. Construction of a 4000 square foot event Barn with catering kitchen with the ability to host events of up to 150 people
- iii. Outdoor event spaces as shown on the Site Plan

c. Permanent seasonal Farmer's market, Pumpkin patch and Christmas Tree sales (no enclosed retail).

Mr. Matthews agreed with the permitted uses.

Councilmember Pruitt asked if this changes anything with the historic designation of the property. Historic Preservation Chairman Jen Conway responded that it does not.

Councilmember Pruitt asked if Mr. Matthews or a subsequent owner wanted to change something, would they have to come back before the council? Ms. Wolter explained that there are two ways to amend a conditional zoning, a minor amendment that is administratively approved or a major amendment that would come before the council in the same process.

Councilmember Pruitt asked who is responsible for reviewing all conditions are met. Ms. Wolter stated that approvals are administrative after this. The project is required to meet all the requirements in the UDO.

Councilmember Perryman stated that he was at the community meeting and toured the house and property. He commented that this is an admirable effort to keep the historic house. He agreed with most of the public hearing comments. He stated that this decision will save this property it will not open the door to more commercial development all over the town.

Mayor Pro Tem Propst reiterated that this is not commercial zoning, but conditional zoning. Mr. Matthews cannot sell the property for something commercial. She stated that it will preserve the community history, and she appreciates the Matthews family wanting to preserve the community history.

Ms. Wolter asked Mr. Matthews if he agreed with all the development standards:

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan

4. **Architectural Requirements.** Architectural details of the outbuildings will be generally consistent with the existing historic home and what was submitted to the Town. Architectural design compliance will be reviewed and approved during the permitting process.
5. **Parking.** Parking shall consist of no fewer than 66 parking spaces and the design of the parking area will be consistent with the existing character of the historical property. The material used for the parking lot will be either pea gravel or pervious surface and will be reviewed and approved at the permitting process.
6. **Permitted Uses.** Permitted uses for this site include all uses permitted in the R-CD district. In addition, the following uses are permitted:
 - a. Bed and Breakfast in the Historical Home only that may provide three rooms for sleeping accommodations and a morning meal for a small number of guests.
 - b. Event Venue – Property intended to host up to 150 (people) for events such as weddings, reunions, corporate events.
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 - iii. Outdoor event spaces as shown on the Site Plan
 - c. Permanent seasonal Farmer’s market, Pumpkin patch and Christmas Tree sales (no enclosed retail).
7. **Stormwater Management.** Applicant shall meet all requirements for storm water management as required by the Weddington Uniform Development Ordinance and as required by town engineers.
8. **Driveway.** Applicant will obtain NCDOT approval for a second curb cut on South Providence Road to allow for a driveway to the proposed parking lot.

Motion: Councilmember Perryman made a motion to approve Conditional Zoning Ordinance 2023-01 with conditions and as read into the record above.

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Perryman made a motion to approve the Land Use Plan Consistency Statement as presented:

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.

Vote: The motion passed with a unanimous vote.

12. Updates from Town Planner and Town Administrator

- **Liberty Classical Academy**
 - CZ for Private School
 - Planning Board: 7/24 and 10/23
 - Traffic PIM: 8/22 and 10/25
- **Ennis Road Subdivision**
 - Conventional subdivision of 12 lots
 - Public Information Meeting 8/21
 - Planning Board TBD
- **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 and 10/23
- **Beckingham**
 - Conventional subdivision of 42 lots
 - Public Information Meeting held 9/12
 - Planning Board: 10/23
- **Comprehensive Land Use Plan and Town Center Plan**
 - Planning Board 11/27/23
 - Town Council: 1/8/24

Ms. Dewey stated that the roof on the council chambers has been repaired. The first quarter reporting for the SCIF grant has been completed. Painting on town hall will begin the end of November.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the update: 1st quarter financial statements are in the packed. Tax bills are at the printer to be mailed out next week, but are available online now. Trash fees are included with the taxes. at the printer to be mailed. The quarterly update on ARPA money: the town started with \$1.6 million, was at \$835,000 at the start of the current fiscal year and currently we are at \$628,000. We are using the funds for payroll and the deputy contract. At the end of this fiscal year, we should be at \$225,000 to be spent out by December 2024.

14. Transportation Report

None this month.

15. Council Comments

Councilmember Howie: Thank you staff, we have the best in the state-maybe even the nation. Thank you to Mayor Pro Tem Propst for spearheading our events. We just had a successful shred event and are planning our forthcoming successful tree lighting. Our tree lighting is magical, but there is someone pulling strings in the back. Thank you Matthews family for bringing forth an opportunity for Weddington to stay Weddington.

Councilmember Pruitt: Thank you Matthews family for keeping the house. I appreciate that it's right on Providence road for everybody to drive by and see. It's the perfect spot. And thank you Janice for everything you do for events.

Councilmember Perryman: I'd like to ditto everything already said. We've got a great town staff and a great set of deputies. We manage to always get the cream of the crop. I want to give a shout out to the student resource officer at Weddington High School. I have a daughter who is a senior and she had a group of friends over this weekend talking about how great and cool their resource officer is. It is awesome that high school students have that feeling toward these guys who put their life on the line everyday for us.

Mayor Pro Tem Propst: I agree with everything that has been said. We have a great staff of 5 people, 3 full-time and 2 part-time. Y'all are tremendous. Darryl, Sheila, and John-I am so excited for what you're bringing to Weddington. I think this is a wonderful opportunity for our community. My vision has always

been about bringing people together and building community. This venue is going to be such an asses. I thank you for saving your home.

16. Adjournment

Motion: Councilmember Pruitt made a motion to adjourn the October 9, 2023 Regular Town Council meeting at 8:30 p.m.

Vote: The motion passed with a unanimous vote.

Approved: November 13, 2023

Karen Dewey
Karen Dewey, Town Administrator/Clerk

D. Craig Horn
D. Craig Horn, Mayor



**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

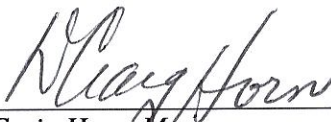
WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

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;

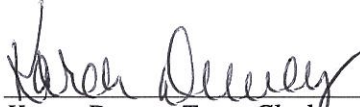
Therefore, I, Craig Horn, Mayor of the **Town of Weddington** of the State of NC, do hereby proclaim 24 October World Polio Day and encourage all citizens to join me and Rotary International in the fight for a polio-free world.

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

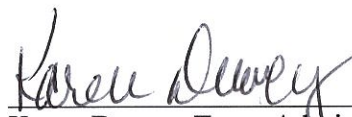
WHEREAS, the key to prevention is education, community awareness, having zero tolerance for domestic violence, and requiring accountability by the abuser; and

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.

Attest:



Karen Dewey, Town Administrator/Clerk



D. Craig Horn, Mayor

