



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, DECEMBER 11, 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 November 13, 2023 Regular Town Council Meeting Minutes
  - B. Approval of the Amendment to Contract to Audit Accounts
10. Old Business
  - A. Discussion and Consideration of Conditional Zoning Application by Toll Brothers, Inc. requesting Conditional Zoning approval for the Luna Development, an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road
11. Acceptance of the Union County Board of Elections Official Results for the Municipal Election November 7, 2023
12. Special Recognition
  - A. District 2 Councilmember Anne Pruitt
  - B. Mayor Pro Tem/District 4 Councilmember Janice Propst
  - C. Mayor Craig Horn
13. Oath of Office
  - A. Oath of Office for Mayor, Jim Bell
  - B. Oath of Office for District 2 Councilmember, Tom Smith
  - C. Oath of Office for District 4 Councilmember, Darcey Ladner
14. Recess/Call to Order
15. Determination of Quorum
16. Council Comments
17. Consent Agenda

- A. Adoption of the 2024 Council Regular Meeting Schedule
- B. Adoption of the 2024 Town Hall Holiday Schedule
- 18. Appointments
  - A. Appointment of Mayor Pro Tempore
  - B. Appointment of Delegate and Alternate to the CRTPO
  - C. Appointment of Council Members responsible for opening and reviewing bank statements
  - D. Appointment of Council Members as check signatory and back up signatory
- 19. New Business
- 20. Updates from Town Planner and Town Administrator
- 21. Code Enforcement Report
- 22. Update from Finance Officer and Tax Collector
- 23. Transportation Report
- 24. Council Closing Comments
- 25. Adjournment



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WEDDINGTON TOWN HALL  
MINUTES  
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**1. Open the Meeting**

Mayor Horn 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 all Councilmembers present: Mayor Craig Horn, Mayor Pro Tem Janice Propst, Councilmembers Anne Pruitt, Jeff Perryman, and Brannon Howie

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

Visitors: Bill Deter, Danny Ellis, Anne Ellis, Jim Drost, Chris Drost, Scott Ladner, Gayle Butler, Harry Chilcot, Steve Fellmeth, Ellen Fellmeth, Gordon Howard, Liz Holtey, Debbie Moffat, Samantha Donn, Bonnie Fisher, Janet Hall, Mark Horoschak, Joyce Plyler, Gina Ryals, Frank Gallo, Kristin Nicholson, Kenny Drakken, Walt Hogan, Dean Garber, Rusty Setzer, Tom Waters, Curtis McDonald, Tamara McDonald, Jack Braman, Melissa Emerine, Peter Ballea, Elaina Wolfe

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

Staff requested to add item 12. Proclamation Honoring the Weddington High School Football Team.

**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.

Mayor Pro Tem Propst recused herself from item 10. *Discussion and Consideration of Conditional Zoning Application by Toll Brothers, Inc. requesting Conditional Zoning approval for the Luna Development, an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road*

## **6. Mayor/Councilmember Reports**

Mayor Pro Tem Propst reported on the Town Holiday Tree Lighting. It was the biggest crowd in attendance. She stated her appreciation for the MCJROTC unit at Weddington High School and all the volunteers for their help with set up, stage management, and clean up.

Councilmember Perryman reported on the upcoming January WUMA meeting. It will be held on January 25, 2024 in Marvin. The County Manager, Brian Matthews will be in attendance to give a county update.

Mayor Horn reported on the Rea Road Extension and the settlement agreement with the Providence Volunteer Fire Department.

## **7. Public Comments**

Bill Deter- 401 Havenchase Way: Mr. Deter commented on a left-hand turn lane into the proposed Luna subdivision. He stated his concern that the proposal is for 18 homes, but it will be connected to 100 more homes via Delaney Drive. Mr. Deter asked that the Council consider that this is a safety issue rather than a transportation issue when deliberating on the proposed subdivision.

Dean Garber-1237 Bromley Drive: Mr. Garber commented on the Luna subdivision stormwater management. He urged Council to consider tabling the vote to make sure there is a plan in place to ensure no water comes through the Bromley Lake.

Chris Drost- 1203 Delaney Drive: Ms. Drost commented on damage to lakes and streams in because of the proposed subdivision.

Melissa Emerine – 953 Eagle Road: Ms. Emerine commented on a community meeting for a Toll proposed project on the Deal property. She asked that an in-person meeting be considered.

## **8. Public Safety Report**

Deputy Wrenn gave the Public Safety Report. He reported that 14 vehicles were stopped on Providence Road between 9 and 11 a.m. last Thursday and none were local residents. He reminded residents to not send cash in the mail as larcenies are up. If there are any questions or issues, all the deputies contact information is on the website or just reach out to the UCSO.

## 9. Consent Agenda

- A. Approval of November 13, 2023 Regular Town Council Meeting Minutes
- B. Approval of the Amendment to Contract to Audit Accounts

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

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

## 10. Old Business

- A. Discussion and Consideration of Conditional Zoning Application by Toll Brothers, Inc. requesting Conditional Zoning approval for the Luna Development, an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road

Ms. Wolter explained that with a conditional zoning approval, the Council will pass an ordinance that will zone the property in question. That ordinance will include all the development requirements and standards that the Council and Applicant have agreed to. These requirements can include the UDO requirements as well as agreed enhancements.

Mr. Tefft gave the staff report:

At its meeting of November 13, 2023, the Town Council held a public hearing, as well as held discussions with the applicant regarding the development proposal. Most of the comments and discussions centered on stormwater and traffic concerns that the development would have on the adjacent neighborhood (Bromley). The Town Council unanimously voted to defer consideration of the request to its December meeting so that appropriate conditions may be developed. Additionally, the following has been provided by the Town's Engineer, Bonnie Fisher/ LaBella Associates, regarding the proposal:

*The conceptual plan indicates that a proposed outfall pipe from BMP #2 will connect directly to an existing pipe located within a storm drainage easement (SDE) along the property line between 1316 Delaney Drive and 1400 Delaney Drive in the Bromley subdivision. A direct connection would eliminate an open ditch condition between the stormwater pond and the two downstream lots. We recommend that during the construction drawing development, the applicant evaluate the feasibility of this direct connection to the storm system downstream of BMP #2. This connection will require the cooperation of the two affected property owners. If they do not want to allow changes to their property, then the storm pond would drain to the existing ditch in its current condition.*

*The Stormwater Concept Plan submitted 9/11/23 (sheet attached) includes reference to the Town design standards for detention up to the 100-year storm event per ordinance.*

*The plan also indicates that stormwater quality permits will be obtained through NCDEQ.*

*The construction drawings phase will require detailed calculations and stormwater design after approval of the rezoning application. Final construction documents will not be recommended for approval until all conditions of the Town's Stormwater Management Ordinance are met.*

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO.

Mr. Tefft reviewed the Development Standards to be approved by the applicant:

1. **Development Standards.** *Development of the Property does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO) The development 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. **Access and Transportation.**
  - a. *All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.*
  - b. *Applicant agrees that the connection to Delaney Drive shall remain closed until such time that the construction of all homes has been completed.*
5. **Environmental Features and Open Space.** *The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.*
6. **Stormwater Management.** *Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.*

- a. *The feasibility of a direct connection from BMP #2 outlet to an existing storm drainage pipe and easement located along the property line between 1316 Delaney Drive and 1400 Delaney Drive will be evaluated. If a direct connection option is acceptable to the offsite property owners, the applicant will be required to obtain field survey, perform designs, and acquire permanent or temporary easements needed to construct the offsite improvements.*
- b. *The downstream stormwater management system from the proposed BMP #2 will be analyzed during the construction plan phase to ensure that the existing system can handle the additional flow.*
- c. *The storm drainage will be conveyed via channels and a storm pipe system to the proposed BMPs. Both the swales and the drainage system will be designed for the 100-year runoff.*
- d. *Provide a Performance Bond sufficient to handle the mitigation of any issues that may reasonably arise regarding the existing stormwater pond in the Bromley subdivision because of the construction of the Luna subdivision. The Performance Bond shall remain until such time that construction activities within the Luna subdivision and all 18 lots have been completed.*

**7. Architectural Standards:**

- a. *The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.*
- b. *Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements*
- c. *The proposed roofing materials will be architectural shingles, slate, tile and/or metal.*

8. **Permitted Uses.** *Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to eighteen (18) single-family residential units.*

Councilmember Perryman asked if the stormwater requirement will be for the 100-year flood. Mr. Tefft confirmed.

Councilmember Perryman asked Mr. Tefft to confirm that there is no requirement for a turn lane off Weddington Matthews Road because of the size of the development.

Ms. Wolter explained that the town ordinance states that there are certain levels of development that will trigger a traffic impact analysis. This development doesn't hit that level.

Mayor Horn asked who sets the amount of the bond and how long it's held. Mr. Tefft responded that the bond is based on the cost to develop those stormwater improvements. The town engineers will review and confirm that it is a legitimate number. The length of time depends on how long development takes and the final approval of the stormwater infrastructure.

Councilmember Pruitt commented that her obligation to the town, the residents, the applicant, as well as land own is to make sure this project abides by the Land

Use Plan and UDO. Council cannot consider projects on their emotions, or on available infrastructure or impact on schools when considering projects.

**Motion:** Councilmember Pruitt made a motion to approve the Conditional Zoning Application by Toll Brothers requesting Conditional Zoning approval for the Luna Development, an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road.

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

Land Use Plan Consistency Statement: *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. Nonetheless, positive findings can be made in support of this development proposal.*

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

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

**11. Acceptance of the Union County Board of Elections Official Results for the Municipal Election November 7, 2023**

**Motion:** Councilmember Perryman made a motion to accept the Union County Board of Elections Official Results for the November 7, 2023 Municipal Election

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

**12. Proclamation honoring the Weddington High School Football Team**

**13. Special Recognition**

- A. District 2 Councilmember Anne Pruitt**
- B. Mayor Pro Tem/District 4 Councilmember Janice Propst**
- C. Mayor Craig Horn**

Councilmember Howie expressed gratitude to outgoing councilmembers.

Councilmember Perryman recognized the outgoing councilmembers.

Mayor Horn thanked the Council and the residents for the opportunity to serve the community.

Mayor Pro Tem Propst thanked her family, the staff, fellow councilmembers and the residents. She wished success to the new councilmembers

Councilmember Pruitt thanked the Council and the residents.

**14. Oath of Office**

- A. Oath of Office for Mayor, Jim Bell**



Mayor Horn administered the Oath of Office to Jim Bell.

**B. Oath of Office for District 2 Councilmember, Tom Smith**

NC Representative David Willis administered the Oath of Office to Thomas Smith.

**C. Oath of Office for District 4 Councilmember, Darcey Ladner**

Mayor Bell administered the Oath of Office to Darcey Ladner.

**15. Recess/Call to Order**

Mayor Bell called for a recess at 8:07 p.m.

Mayor Bell called the meeting back to order at 8:17 p.m. and gave welcoming comments.

**16. Determination of Quorum**

Quorum was determined with all councilmembers present: Mayor Jim Bell, Councilmembers Jeff Perryman, Brannon Howie, Tom Smith and Darcey Ladner

**17. Council Comments**

Councilmember Perryman: Congratulated the new councilmembers and offered to help with the transition.

Councilmember Smith: Thanked Mayor Horn for all his efforts and thanked everybody who worked on his campaign. He thanked his wife Paula and stated he is looking forward to working with staff and council.

Councilmember Ladner: Thanked the voters and stated she is looking forward to working with everybody.

Councilmember Howie: Congratulated the new councilmembers and stated she is happy to serve as a resource.

Mayor Bell: Thanked Anne and Janice and the work they've done in the community

**18. Consent Agenda**

**A. Adoption of the 2024 Council Regular Meeting Schedule**

**B. Adoption of the 2024 Town Hall Holiday Schedule**

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

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

**19. Appointments**

**A. Appointment of Mayor Pro Tempore**

**Motion:** Councilmember Perryman made a motion to nominate Councilmember Tom Smith as Mayor Pro Tem

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

**B. Appointment of Delegate and Alternate to the CRTPO**

*Motion:* Mayor Pro Tem Smith made a motion to appoint Mayor Jim Bell as delegate to the CRTPO and Councilmember Perryman as alternate to the CRTPO.

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

**C. Appointment of Council Members responsible for opening and reviewing bank statements**

*Motion:* Councilmember Ladner made a motion to appoint Mayor Pro Tem Smith to reconcile bank statements and Councilmember Perryman to open bank statements.

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

**D. Appointment of Council Members as check signatory and back up signatory**

*Motion:* Councilmember Perryman made a motion to appoint Mayor Bell as primary check signatory and Councilmember Ladner as back up signatory.

**20. New Business**

Mayor Pro Tem Smith asked about updating the signs to reflect the new championships. Ms. Dewey responded that staff is working with the Athletic Booster Club to update the signs.

**21. Updates from Town Planner and Town Administrator**

Mr. Tefft gave the planning update:

- **Liberty Classical Academy**  
CZ for Private School  
Planning Board: 7/24 (Tabled)  
Traffic PIM: 8/22  
Planning Board: TBD
- **Deal Lake**  
189-acre conservation subdivision  
06129109, 06126001, 06126017,  
06126017B, 06126017C  
Site Walk/ Charette: 11/28

- **Eagles Landing**  
25-acre conservation subdivision  
7400/7402 New Town Road  
Site Walk/Charette: 12/14
- **Rea/ Providence**  
Conventional subdivision, 56 lots  
Sketch Plan submitted
- **Comprehensive Land Use Plan  
and Town Center Plan**  
Planning Board: 11/27; 12/18  
Town Council: 1/8/24

## 22. Code Enforcement Report

## 23. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the financial update.

## 24. Transportation Report

Ms. Dewey stated that the Forest Lawn and Potter Road Roundabout Right of Way acquisition will be starting in early 2024.

Mayor Bell stated that he attended the November CRTPO meeting.

## 25. Council Closing Comments

Reverend Patsy Sorrell, Associate Pastor at Weddington Methodist Church spoke on the relationship between the church and the town. She gave an prayer over the new Council and gave thanks for the outgoing councilmembers.

Councilmember Perryman thanked everybody for coming out. He wished everybody a Merry Christmas and Happy New Year and stated to take some time to spend time with family.

Mayor Pro Tem Smith thanked Mayor Horn and Janice Propst and Anne Pruitt for their service. He wished everybody a Merry Christmas and Happy New Year. He stated he looks forward to working with the staff and Council in the coming year.

Councilmember Ladner thanked Reverend Sorrell for her eloquent prayer. Merry Christmas.

Councilmember Howie thanked everybody for coming out, thanked Staff for their work through the transition, and Reverend Sorrell.

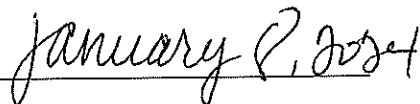
Mayor Bell thanked everybody and stated he is looking forward to working with everybody.

## 26. Adjournment


**Motion:** Mayor Pro Tem Smith made a motion to adjourn the December 11, 2023 Regular Council Meeting at 8:45 p.m.

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

Approved:



  
Karen Dewey, Town Administrator/Clerk

  
Jim Bell, Mayor

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