



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, JANUARY 8, 2024 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

1. Call Meeting to Order
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. Presentation from Fire Chief Steven McLendon, Wesley Chapel Fire Department
8. Presentation from Chief Deputy Tony Underwood, UCSO
9. Public Comments
10. Public Safety Report
11. Consent Agenda
  - A. Approval of December 11, 2023 Regular Town Council Meeting Minutes
  - B. Approval of FY 2024 Budget Amendment
12. Old Business
13. New Business
  - A. Discussion of Text Amendments
    - i. RCD minimum lot size
    - ii. Stormwater
  - B. Discussion of Amendment to UCSO Contract
  - C. Discussion of Amendment to Annexation agreement with Village of Marvin
  - D. Discussion of Ethics Agreement and Code of Conduct for all appointed Board Members
  - E. Discussion of dates for Council Retreat
14. Updates from Town Planner and Town Administrator
15. Code Enforcement Report
16. Update from Finance Officer and Tax Collector
17. Transportation Report
18. Council Comments
19. Adjournment



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WEDDINGTON TOWN HALL  
MINUTES  
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**1. Call Meeting to Order**

Mayor Bell called the meeting to order at 6:59 p.m.

**2. Pledge of Allegiance**

Council led the Pledge of Allegiance.

**3. Determination of Quorum**

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

Staff present: Town Administrator/Clerk Karen Dewey, Finance Officer Leslie Gaylord, Deputy Clerk/Admin Assistant Debbie Coram, Town Attorney Karen Wolter, Town Planner Robert Tefft (via phone), Deputy Grant Wrenn .

Visitors: Dorothy Thomas, Chief Deputy Tony Underwood, Lt. Shawn Mayhew, Fire Chief Steven McLendon, Cindy Hicks, Gayle Butler, Andrew Martinson, Debby Moffat, Jay Moffat, Liz Holtey, Kristin Nicholson, Kim Topalian, Leon Topalian, Frank Turek, Spencer Turek, Robert Iorizzo, Nicol Solis-Iorizzo, Bill Deter, Robert Wetteroff, Peter Balletta, Mike Maxon, John Drazhal, Bridget O'Brien, Drew Podrebarac, Tracy Stone, Andy Stallings, Charlie Bondurant, Sandy Welfare, Brent Lee, Neil Rayson, Buntin Podrebarac, Christopher Neve, Srikanth, Melissa Emerine, Chad Emerine

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

**Motion:** Mayor Pro Tem Smith 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.*

Mayor Bell read the Conflict of Interest Statement. Councilmember Howie recused herself from discussion of agenda item 13.B. as a member of the church and a member of the board of the preschool.

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

Councilmember Perryman reported that the next Western Union Municipal Alliance meeting will be on Thursday 25 January at 4:00 p.m. at Marvin Village Hall.

## **7. Presentation from Fire Chief Steven McLendon, Wesley Chapel Fire Department**

Chief McLendon presented the Wesley Chapel Fire Department recent ISO rating. He explained that fire departments are rated on an insurance scale 1 to 10. Wesley Chapel scored an 88, reducing the rating to Class 2 which could correlate to lower homeowners' insurance. One other non-municipal fire department in the state of North Carolina scored Class 2.

Councilmember Perryman asked if the inspectors had any recommendations to improve anything. Chief McLendon responded that they don't make recommendations and the score is based on different criteria. They can look at the score to see what areas to improve.

Mayor Pro Tem Smith asked what areas could improve. Chief McLendon responded that there are a couple of areas where there could be improvement: the infrastructure with fire hydrants. Roughly only 70% of the area is covered by hydrants; maximize training for all members; there are no full-time employees, all are part-time, in the four stations covering 46 square miles and about 62 to 65,000 people.

## **8. Presentation from Chief Deputy Tony Underwood, UCSO**

Chief Deputy Tony Underwood presented the end of year report with the Union County Sheriff's Office Business Manager Dottie Thomas.

Councilmember Perryman commented that Weddington currently pays for 3 deputies, Marvin pays for 2 deputies, he asked how often those deputies respond to calls in Wesley Chapel.

Chief Deputy Underwood responded that Wesley Chapel has been strongly encouraged to increase the deputy contract.

Mayor Bell asked about having a conversation about speeding in Weddington.

Council member Howie asked if there was a cost difference in contracting an overnight deputy as opposed to during the day. Chief Deputy Underwood responded that there is no cost differential.

## **9. Public Comments**

Drew Podrebarac-700 Eagle Road. Mr. Podrebarac commented on his concerns regarding a proposed development off Highway 84 and the less than 1 acre lots. He asked the Council to consider development proposed sewer. Love Weddington-less than one acre lots. Asked council to consider 1-acre lots.

Charlie Bonderant-646 Brandy Courts: Mr. Bonderant commented on the proposed development off Highway 84 and his expectation of due diligence on the impact of the development to conservation areas in Aero Plantation.

Spenser Turek: 535 Cottonfield Circle: Mr. Turek commented on his concern with lot sizes less than 1-acre minimum lots.

Brett Lee – 1000 Clover Crest Lane: Mr. Lee commented on overnight drag racing and stated his support for large lots and smart planning for future development.

Frank Turek – 665 Baron Road: Mr. Turek echoed previous comments regarding maintaining a 1-acre minimum lot size. He commented on the conservation land in Lake Forest Preserve.

### 10. Public Safety Report

Deputy Wrenn gave the Public Safety Report. He reminded residents to lock their cars as a deterrent to car break ins. He stated that the sheriff's office has resources to help with seasonal depression. He thanked the community for the offers of help after the house fires in the community.

Deputy Wrenn reported that the radar trailer is currently collecting traffic data on Providence Road and if any communities would like to post the trailer in their neighborhood, contact information is online.

### 11. Consent Agenda

- A. Approval of December 11, 2023 Regular Town Council Meeting Minutes
- B. Approval of FY 2024 Budget Amendment

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

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

### 12. Old Business

### 13. New Business

- A. Discussion of Text Amendments
  - i. RCD minimum lot size

Mayor Bell began the discussion stating that he feels like Weddington is losing character and he is of the opinion that RCD minimum lot size needs to be raised to 20,000 sq. ft.

Councilmember Perryman commented that when the town was first incorporated, one-acre lot size was due to the need for septic systems to perk.

Councilmember Howie echoed Councilmember Perryman's comments. She would like to invite professionals like the County Urban Forester and Bjorn Hansen from the county planning office to talk about lot sizes and the effect on the tree canopy.

Mayor Pro Tem Smith commented that the character and size of houses have changed and there are several RCD developments with ½ acre lots. He stated that the vision of RCD didn't plan on the houses being built today. He believes the minimum lot size needs to be increased and more environmentally friendly things steps need to be taken.

Councilmember Ladner stated that her platform was conservation and green space and the best ways to conserve those. Council continued discussion of residential conservation subdivisions and lot sizes.

Mr. Tefft commented that with 50% of the land being conserved, a smaller lot size gets the yield that would be developed conventionally. To encourage RCD development, developers need incentive.

Council agreed to discuss further and directed staff to check availability of Randall Arendt, Bjorn Hansen, and Keith O'Herrin to present information on lot sizes and conservation.

**i. Stormwater**

Mayor Bell stated that there are parts of the UDO that need to be updated to the 100-year stormwater standards.

Councilmember Howie reiterated that Council should hear from professionals.  
Mayor Pro Tem Smith commented that some of the standards need to be beefed up.

Mr. Tefft added that there aren't a lot of sections in the UDO that allow 10-year over 100-year standards. He will confer with the town engineer and get all locations in the UDO.

**B. Discussion of Amendment to UCSO Contract**

Mayor Bell gave the background: He met with Dr. Moore from Weddington Methodist Church (WMC) and Chief Deputy Neil Underwood and the previous mayor and mayor pro tem in late November to discuss amending the town UCSO contract to add a deputy and sharing that deputy with the Weddington Christian Academy at WMC as a school resource officer (SRO).

Councilmember Perryman stated his support for the idea and continuing to look in to working out the details.

Councilmember Ladner asked what the SRO would work. Deputy Underwood responded it would be an 8-hour day and 4-40-hour work weeks 12 months a year. Councilmember Ladner asked how this would be a fair split between the Town and school. Deputy Underwood and Ms. Hicks with the Weddington Christian Academy responded that the percentage split would be an approximation and the shift would be about 8 hours a day at the school and the deputy would be trained as an SRO. The town and church would enter into an agreement for a 70-30 time and cost split with the 70% for the church.

Ms. Thomas with the UCSO explained that the total cost of the deputy to be split would be \$115,000 annually.

Council agreed that this is worth pursuing with some questions to be worked out: the schedule of the church vs. town time, church agreement on paying 70%, how the length of the contract with the church would work.

**C. Discussion of Amendment to Annexation agreement with Village of Marvin**

Ms. Dewey presented the staff report: The Town of Weddington entered into an annexation agreement with the Village of Marvin in December 2000 and amended the agreement May 14, 2001. The agreement was renewed in December 31, 2020 with some changes to the annexation areas. Marvin Staff has requested an amendment to the current agreement to change 8 parcels in the Weddington annexation area to be designated in the Marvin annexation area. A developer

approached Village of Marvin Staff regarding annexing those properties for a mixed use, higher density development. The parcels are located at the New Town Road and Providence Road Intersection and on Crane Road. Marvin Staff has requested an amendment to the annexation agreement and Marvin Village Council has called for a public hearing to discuss a possibility of amending the annexation agreement to be held on Tuesday, January 9, 2024.

Councilmember Perryman stated when the agreement first came together, municipalities were able to involuntarily annex property. Now municipalities do not have annexation power at all. The biggest threat to municipalities is unincorporated county property on the borders. He would rather see property annexed into a municipality rather than stay unincorporated. There is all commercial on the corner anyway. Weddington should work with Marvin. See where that conversation goes.

Mayor Pro Tem Smith stated that the Village of Marvin staff should have directed the developer to come to Weddington first for a conversation. Marvin assumed Weddington didn't want the properties and Marvin wants Weddington to give them something without giving anything back in return. He would like to have a conversation with the developer and wants to understand the request first.

Councilmember Ladner stated her agreement with Mayor Pro Tem Smith. The town needs to start talking to developers. She doesn't want to give away land that could be future tax earnings and things that could benefit Weddington. She wants to understand what the developer wants to build there.

Councilmember Howie stated her agreement with Councilmember Perryman. There is all commercial around that area and the town cannot force annexation. With the UDO and Land Use Plan, it would be difficult to allow commercial down there outside of the downtown center. Weddington doesn't own this property and Marvin doesn't own it. The landowner shouldn't be punished.

Mayor Bell stated that he hates to see the loss of tax revenue but understands the issue with commercial there too.

Councilmember Perryman asked why new property owners went to Marvin. Ms. Dewey responded that the project being considered fits Marvin's zoning and land use plan and the developer is already working in Marvin on residential development.

Mayor Bell asked for a rough idea of the tax revenue possible. Ms Gaylord responded that if the land is valued at \$10 million at 4.2 cents.

Mayor Pro Tem Smith asked if Marvin can annex that property anyway. Ms. Wolter responded that the annexation agreement is a legal document so Marvin would not be able to annex anyway.

Councilmember Ladner asked if there was an advantage to agreeing to amend the agreement. Ms. Wolter responded that it could be better to have a municipality zoning on the property than the county's looser rules.

Council agreed to continue the discussion. Staff will reach out to developer to ask for an informal presentation.

#### **D. Discussion of Ethics Agreement and Code of Conduct for all appointed Board Members**

Mayor Bell stated that he requested Ms. Wolter to draft a code of conduct for all the advisory boards for Council to discuss. He stated that he believes if a person is representing the town on a volunteer board they should be held to a higher standard.

Ms. Wolter stated that Weddington has an ethics code included in the code of ordinances and she will incorporate this into the ethics agreement from the advisory boards.

Councilmembers agreed to implement an ethics agreement for the advisory boards.

Council asked Ms. Wolter to complete the code of ethics agreement and present for approval at the February 12 Town Council meeting.

#### **E. Discussion of dates for Council Retreat**

Council discussed availability for a work session retreat. Council agreed to meet on Monday, January 29<sup>th</sup> at 9 a.m. at a place to be determined.

### **14. Updates from Town Planner and Town Administrator**

Mr. Tefft gave an update:

#### **▪ Liberty Classical Academy**

CZ for Private School

Planning Board: 7/24/23 (Tabled)

Traffic PIM: 8/22/23

Planning Board: Denial

Town Council: 2/12/24

#### **▪ Deal Lake**

189-acre conservation subdivision

06129109, 06126001, 06126017, 06126017B,

06126017C

Site Walk/ Charette: 11/28/23

#### **▪ Eagles Landing**

25-acre conservation subdivision

7400/7402 New Town Road

Site Walk/Charette: 12/14/23

#### **▪ Rea/ Providence**

Conventional subdivision, 56 lots

Sketch Plan submitted

#### **▪ Comprehensive Land Use Plan and Town Center Plan**

Planning Board: 11/27/23; 12/18/23

Town Council: 2/12/24

Ms. Dewey presented the Administrator's report:

- Completed repair and painting of town hall exterior.
- Filed the quarterly report for the capital infrastructure fund grant.
- As far as the SCIF grant money goes. I am working on getting inside set up for streaming meetings and working on the park area
- Orientation Meeting with NCDOT Division on the 24<sup>th</sup> – an overview of the division, contacts and an update on all projects in Weddington.

- Urban archery season starts on the 13<sup>th</sup> and runs through February 18<sup>th</sup>. The intention of the Urban Archery Season is to reduce urban deer populations through increased hunter opportunity. The Urban Archery Season does not obligate private landowners to allow hunting on their property, nor does it eliminate the requirement for hunters to obtain permission from the landowner before hunting.
- Renewed the job posting for the planner position on LinkedIn, UNCCharlotte job board and waiting for approval for the App State job board.
- Will schedule Sarah Sinatra, with Inspire Placemaking Collective, to present the draft comp plan and downtown master plan at the retreat or the February meeting.
- Town Hall will be closed on Monday the 15<sup>th</sup> in observance of the Martin Luther King Jr. holiday.

### **15. Code Enforcement Report**

Report is in the packets.

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

Ms. Gaylord presented the financial reports. The audit was submitted this week. The auditor will probably present to the Council in March.

### **17. Transportation Report**

### **18. Council Comments**

Councilmember Howie: Thank you everyone for coming out and thank you for your comments, your input and your careful consideration of the comments you make and thank you very much to town staff for your hard work, for answering our phone calls and for your conversation.

Councilmember Ladner: Thank you to the town staff for a pretty amazing smooth transition. I'm looking forward to the Essentials of Municipal Government Conference in Greensboro on Thursday and Friday.

Mayor Pro Tem Smith: Same thing. All three of us will be in Greensboro on Thursday and Friday learning all about the government. Thank you everybody for coming out. We love to hear your opinion. If you do not speak, we don't mind read. We enjoy hearing from the people and all of us are accessible for conversation at any time. Thank you.

Councilmember Perryman: Well it sounds like a broken record. Thank you to the folks out here this evening. It's always good to see a room full because the more residents are involved the more informed everybody is going to be. Thank you town staff for doing an outstanding job. Robert, thank you for help. Day in and day out, you all do a great job for this town and this council. To the new members - this meeting you're going to, you'll enjoy and you're going to be surprised. You're going to have a good time. The last thing I want to say-not to end on a downer. When I hear somebody say, "tell them to move", there are so many levels where that is wrong. This town is big enough with 14,000 people and still growing, that there is a corner to find what you want and what makes you happy. I hope the people living in this town understand that and are not of the opinion that people can just move as needs change. We aren't that kind of town to just tell folks to move.



Mayor Bell: Thank you for coming out tonight. As you heard from earlier, I want to start streaming the meetings. If you can't be here, you can tune in. I'm all about public involvement. You can watch it. We are getting bids and we're going to fix that monitor so everybody can see. It's coming. Thanks again for coming out tonight. Your input, we need it. So, see you next time

**19. Adjournment**

**Motion:** Councilmember Perryman made a motion to adjourn the January 8, 2024 Regular Town Council Meeting at 9:01 p.m.

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

Approved: January 12, 2024

Jim Bell  
Jim Bell, Mayor

Karen Dewey  
Karen Dewey, Town Administrator/Clerk

