



TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 3, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA *AMENDED

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
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. Approve April 29, 2024 Town Council Special Meeting Minutes
 - B. Approve May 13, 2024 Town Council Regular Meeting Minutes
 - C. Approve FY 2023-2024 Budget Amendment
 - D. Approve FY 2023-2024 Audit Contract with Ann Craven, CPA, PLLC for an amount not to exceed \$10,800.
10. Old Business
 - A. Fiscal Year 2024-2025 Budget
 - i. Public Hearing
 - ii. Discussion and Possible Consideration of Fiscal Year 2024-2025 Proposed Budget Ordinance and Set the Tax Rate
 - B. Discussion and Possible Consideration of Comprehensive Land Use Plan and Downtown Master Plan
 - C. Discussion of Amending the Planning Board Rules of Procedure to add Public Comments to Regular Planning Board Meetings
11. New Business
12. Code Enforcement Report
- * ~~13. Update from Finance Officer and Tax Collector~~
13. Updates from Town Planner and Town Administrator
14. Transportation Report
15. Council Comments
16. Adjournment



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WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Mayor Bell called the meeting to order at 7:00 p.m.

2. 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: Town Planner Greg Gordos, Finance Officer Leslie Gaylord; Town Attorney, Karen Wolter

Visitors: Gayle Butler, Kim Topalian, Walton Hogan, Liz Holtey, Chad Emerine, Melissa Emerine, Bill Deter, Wendy Shaw, Rusty Setzer, Joyce Plyler, Christopher Neve, Sheila Allen, John Allen, Linda Manus, Rich Watson

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Ms. Gaylord asked to amend the agenda to remove 13. Update from Finance Officer and Tax Collector as reports are not ready because the meeting is being led earlier in the month than usual.

Motion: Mayor Pro Tem Smith 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.*

Mayor Bell read the Conflict of Interest Statement. No Councilmembers had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Perryman stated his appreciation for those that came out to the CRTPO presentation at the May WUMA meeting. The next meeting will be held in Marvin on June 27th at 4:00 p.m.

Councilmember Ladner reported on the TreesUnion board meeting. She is serving as secretary. The July meeting will be held on the 16th at 6 p.m. in Wesley Chapel.

7. Public Comments

Kim Topalian 130 Bluebird Lane: Ms. Topalian commented on adding public comments at planning board meetings. She asked the town attorney to cite statutes when giving legal advice.

Walton Hogan 5009 Laurel Grove Lane: Mr. Hogan commented on the merits of adding public comments at planning board meetings.

Chad Emerine 953 Eagle Road: Mr. Emerine thanked the council for their work on the Land Use Plan. He commented on the yield plan submitted with the Deal Lake RCD Application. He asked Council to instruct staff to inform Toll Brothers to start over with the process.

Wendy Shaw 6733 Weddington Matthews Road: Ms. Shaw commented on the lack of communication from town hall regarding her concerns over development on a neighboring parcel.

Joyce Plyler 1046 Bromley Drive: Ms. Plyler commented on the inaccuracy of the equation used to project population and grammatical errors in land use plan. She also commented on adding public comments at the planning board meetings.

Christopher Neve 110 Chasestone Court: Mr. Neve commented on the budget and how to retain the new lower tax rate with proposed changes, for example adding two night-time deputies and park development. He commented on how the changes will be worked into the budget and how taxes will be affected down the road.

8. Public Safety Report

Deputy Wrenn gave the Public Safety Report:

- There has been a dramatic spike in calls
- Deputies are working with the highway patrol and Union County on traffic saturation.
- Reach out with any concerns or with a radar trailer request
- More traffic saturation exercises will be conducted. He plans one or two a month.
- Deputies have seen more complaints about motorcycles lately. There are different rules for chasing motorcycles.

9. Consent Agenda

- A. Approve April 29, 2024 Town Council Special Meeting Minutes**
- B. Approve May 13, 2024 Town Council Regular Meeting Minutes**
- C. Approve FY 2023-2024 Budget Amendment**
- D. Approve FY 2023-2024 Audit Contract with Ann Craven, CPA, PLLC for an amount not to exceed \$10,800.**

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

Vote: The motion passed with a unanimous vote.

10. Old Business

A. Fiscal Year 2024-2025 Budget

Mayor Bell opened the public hearing at 7:28 p.m.

i. Public Hearing

No residents signed up to speak

Mayor Bell closed public hearing at 7:28 p.m.

ii. Discussion and Possible Consideration of Fiscal Year 2024-2025 Proposed Budget Ordinance and Set the Tax Rate

Motion: Mayor Pro Tem Smith made a motion to approve the FY 2024-2025 Proposed Budget Ordinance.

Mayor Bell opened the floor for discussion. He led with the topic of adding additional deputies. Councilmember Perryman commented that having extra deputies is like insurance. He stated this can be reviewed and if the call volume doesn't show a need, the extra deputies can be pared back. Councilmember Perryman agrees that the money should be appropriated, and the town should give it a shot to see its effect.

Mayor Pro Tem Smith stated that having full-time deputies in town is a service of the government. Weddington has expensive houses and are targets to the ne'er do wells that come down from Charlotte. He stated it is the responsibility of the town to cover the deputy situation and he is in favor of it being in the budget and for approving a contract.

Councilmember Ladner stated that she is in favor of the appropriation for extra deputies being in the budget.

Councilmember Howie stated that the council has the choice and the means to project the citizens and provide 24-hour coverage. With the lowering of the tax rate, the town can provide the coverage.

Mayor Bell asked Ms. Gaylord if this will affect the tax rate.

Ms. Gaylord responded that the money is in the budget to do it and currently the town is generating enough income. The reduction of the fire service made funds available.

Mayor Bell stated that the town wants Deputy Wrenn to remain in the Administrative Deputy roll. He said he looked into Mecklenburg County crime statistics and compared to Union County. Adding the deputies will help keep the crime rate lower.

Mayor Pro Tem Smith commented that the funds are in the budget. The lower tax rate will affect the other taxes received from the state.

Vote: The motion passed with a unanimous vote.

Ms. Gaylord asked if the motion approved the tax rate. Ms. Wolter asked council to make a separate motion to clarify the tax rate.

Motion: Mayor Pro Tem made a motion to set the tax rate at \$0.025 per \$100 assessed valuation.

Vote: The motion passed with a unanimous vote.

Council directed staff to talk to the Union County Sheriff's Office about additional deputy contracting.

B. Discussion and Possible Consideration of Comprehensive Land Use Plan and Downtown Master Plan

Mayor Bell commented dropping the Town Center/Downtown Master Plan and changes in the Comprehensive Plan referring to the downtown plan.

Councilmember Ladner commented on the confusion over the lup and the DMP.

Mayor Pro Tem Smith commented on getting rid of the Town Center Plan and deleting section 5 in the land use goals. Deleting it doesn't restrict the town.

Councilmember Perryman agreed

Councilmember Howie agreed. There has been confusion with the different iterations. She agreed with eliminating goal 5 to help eliminate confusion.

Council discussed addition of tree canopy protection to land use plan or UDO. Ms. Wolter advised that the town can create a separate tree protection plan.

Mayor Pro Tem Smith discussed additional concerns with the Comprehensive Land Use Plan.

- Agriculture as a Future Land Use. Ms. Wolter commented that it only applies to Future Land Use. Generally, this is a plan and not direct zoning. This refers to goals and policies. Currently everything is zoned conditional.
- Land Use 1.1B wants "buildable land" included in traditional residential subdivisions.
- Add Land Use 1.5 to clearly define or exclude what is not buildable: Developable Land: Developable land excludes: Wetlands, Submerged Lands, Steep Slopes >25%, Floodways, the 100-year Flood Plain, lands under High Voltage Power Lines (conducting 69 kilowatts or more) and any Environmentally Sensitive Area the Town has so designated.

Council discussed concerns. Ms. Wolter confirmed the amendments that Council discussed and advised that Council can approve the Plan as presented with proposed amendments. Council confirmed need for edit on the paragraph under "Housing Trends" on page 28.

Motion: Mayor Pro Tem Smith made a motion to approve the Comprehensive Land Use Plan with the following amendments:

Eliminate: Land Use Goal 5

Add: To Land Use Goal 1.1B "buildable land" after 40,000 sq. feet.

Add: Land Use Goal 1.5 Developable Land: Developable land excludes: Wetlands, Submerged Lands, Steep Slopes >25%, Floodways, the 100-year Flood Plain, lands under High Voltage Power Lines (conducting 69 kilowatts or more) and any Environmentally Sensitive Area the Town has so designated.

Edit grammatical error on page 28-Housing Trends

Councilmember Howie asked where the language for Developable Land came from. Mayor Pro Tem responded that it came from the UDO. Mayor Pro Tem Smith commented on the public comments made about the projected population that the original estimates were scaled back.

Vote: The motion passed with the unanimous vote

Motion: Councilmember Perryman made a motion to not adopt the Town Center/Downtown Master Plan presented.

Vote: The motion passed with a unanimous vote.

C. Discussion of Amending the Planning Board Rules of Procedure to add Public Comments to Regular Planning Board Meetings

Mayor Bell asked council to discuss: 1. Public comments for Planning Board Meetings, 2. Adding a 2nd mandatory community meeting with Council for Applicants. 3. Require a second community meeting in the event of a major change in what the developer presents at the first community meeting,

Ms. Wolter stated the goal would be to provide an early "no" to developers on the project presented. Not that Council would vote no, but that to comment on the plan that is presented, and to express your concerns in an open format, before the developer has spent a lot of money.

Councilmember Perryman agreed with adding public comments to the planning board agenda and he would like to see #2 and #3 combined. After the Community Meeting, ask the developer to make a presentation of their proposed plan to the Council. Any noted changes, found by the Planner, in what was presented at the community meeting, the developer will be asked to hold a second community meeting, amending the plan according to the feedback received from the public and Council members.

Mr. Gordos commented that major and minor changes are usually defined under zoning codes. Minor changes can be reviewed and approved administratively by the Planner. A major change,

such as an increase in density, decreasing in landscaping, increases in road size or surface as defined in the UDO.

Mayor Pro Tem Smith asked if there would be a trigger to send the developer back to a second community meeting, for major changes in their presentation, so that a council meeting between the community meeting and the Planning Board isn't necessary.

Council discussed merits of different meeting settings and triggers for additional meetings.

Motion: Councilmember Ladner made a motion to approve the amended Planning Board Rules of Procedure to add Public Comments.

Councilmember Howie stated that she prefers the extra community meeting trigger over the Planning Board public comments.

Mayor Pro Tem Smith asked if text should be included regarding the extending public comment period at the chairman's discretion. Ms. Wolter stated that the chairman has that authority without it being spelled out in the Rules of Procedure.

Vote: The motion passed with a 3-1 vote. Mayor Pro Tem Smith, Council members Ladner and Perryman voted in favor, Councilmember Howie voted against.

Council directed Staff to draft text amendments to add the extra community meeting for major changes in development application and an extra public comment and presentation to Council after a community meeting before it is presented to the Planning Board.

11. New Business

No New Business to discuss.

12. Code Enforcement Report

Mr. Gordos reported that there has been an increase in activity, but it's too early in the month for a formal report. Mayor Bell asked if there were enforcement measures in place. Ms. Wolter confirmed that the Town has enforcement measures assigned by the state statutes

~~13. Update from Finance Officer and Tax Collector~~

13. Updates from Town Planner and Town Administrator

Mr. Gordos gave a planning update

- **Deal Lake Subdivision**
93-lot conservation subdivision
Site Walk/ Charette: 11/28/23
Community Meeting: 5/2/24

Planning Board: TBD

Rea/ Providence Subdivision

Conventional subdivision, 56 lots

Sketch Plan reviewed; TIA under review

Planning Board: tent. 6/24/24

- **Ennis Road Subdivision**

Conventional subdivision, 14 lots

Planning Board: TBD

- **7112 New Town Road**

Prop. Land Use: Churches, Synagogues and Other Places of Worship

Community Meeting: 5/22/24

Planning Board: TBD

- **13700 Providence Road**

2 additional buildings, MX (CD) zoning

TIA submittal under review

Community Meeting: 6/10/24

Councilmember Howie asked what the zoning for the proposed buildings at 13700 Providence Road is. Mr. Gordos responded that it is zoned mixed use and will remain zoned as that.

14. Transportation Report

No transportation report.

15. Council Comments

Councilmember Ladner: Thanked the Flags for heroes for the flags around Town Hall over the Memorial Day Weekend.

Councilmember Howie: I echo Darcey, that is such a wonderful look. Thank you to whoever puts those out. Thank you to staff for your dedication to the town.

Mayor Pro Tem Smith: The flags are from the Waxhaw Weddington Rotary Club. By July 4 we are hoping to have 30-40 more flags on the lawn. It will turn into a fundraiser for the Queen City Honor Flight. I helped put those flags out. It was rewarding to put them up and take them down.

Councilmember Perryman: Thanks to everybody for being here tonight. It's nice to have a full room. Thanks to town staff for all you do. We have the best in the state.

Mayor Bell: Thanks to everybody for coming out and staying late and letting us hammer through some of this stuff We are trying to put up some guardrails and protect what we are doing and make some solid changes going forward. I appreciate you guys hanging in there. By the way, next week the streaming equipment will be installed and by next month we should have it up and Kim won't have to come out and video it. Keep the emails coming, it helps to have resident input.

16. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the June 3, 2024 Regular Town Council Meeting at 8:48 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

July 8, 2024
Karen Dewey

Karen Dewey, Town Administrator/Clerk

Jim Bell, Mayor

Jim Bell