



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

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 state law, 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. Pre Application Presentation from Jack Paton and Chip McGee
10. Consent Agenda
  - A. Approve June 3, 2024 Town Council Regular Meeting Minutes
  - B. Approve UCLF Grant Agreement in an amount not to exceed \$75,000
  - C. Approve NCDOT Agreement for installation of Forest Lawn and Antioch Church Intersection traffic signal in an amount not to exceed \$75,000
  - D. Authorize Tax Collector to Collect 2024 Real Property Taxes
  - E. Authorize Tax Collector to Charge off 2013 Property Taxes.
11. Old Business
12. New Business
  - A. Approval of Proclamation P-2024-02 to Proclaim July as Disability Inclusion Month
  - B. Text Amendment 2024-02 An Ordinance of the Town of Weddington amending the Unified Development Ordinance by amending section D-917C; Specific Requirements for Non-Residential Development, to correct an inconsistency with stormwater requirements; amending Section D-917D, Supplemental Requirements for Certain Uses, to correct an inconsistency with stormwater requirements; certifying consistency with the Town's Land Use Plan and proper advertisement; providing for severability and providing an effective date.
    - i. Public Hearing
    - ii. Discussion and Possible Consideration
  - C. Discussion and Possible Consideration of Text Amendment 2024-02 An Ordinance of the Town of Weddington amending the Unified Development Ordinance by amending Section D-607C; Weddington Specific Process Steps for Legislative Decisions, to require

a second mandatory Community Meeting for projects considering a major change and its enforcement by the Zoning Administrator thereto; certifying consistency with the Town's Land Use Plan and proper advertisement; providing for severability and providing an effective date.

- i. Public Hearing
- ii. Discussion and Possible Consideration

\*\* D. Discussion of recent actions of the NC General Assembly

- 13. Code Enforcement Report
- 14. Update from Finance Officer and Tax Collector
- 15. Updates from Town Planner and Town Administrator
- 16. Transportation Report
- 17. Council Comments
- 18. Adjournment



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, JULY 8, 2024 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 7**

**1. Call to Order**

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

**2. Determination of Quorum**

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

Staff: Town Administrator/Clerk Karen Dewey, Town Planner Greg Gordos, Town Finance Officer Leslie Gaylord, Admin Assistant/Deputy Clerk Debbie Coram, Town Attorney Karen Wolter, UCSO Deputy Grant Wrenn

Visitors: Gayle Butler, Christy Awad, Mike Morse, Allen Hauser, William McLuskie, Brenda McLuskie, Caitlyn McLuskie, Bill Deter, Wendy Shaw, Katie Corie, Christopher Neve, Chad Emerine, Melissia Emerine, Carly Oberle, Christy Martin, Don Martin

**3. Pledge of Allegiance**

Council led the Pledge of Allegiance

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

Councilmember Perryman asked to amend the agenda to add item 12.D. Discussion of recent actions of the NC General Assembly in the short session.

**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 state law, 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 Councilmember had a conflict of interest.

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

Councilmember Perryman gave an update on the June WUMA meeting in Marvin. The delegates discussed agenda items for the rest of the year. Including a county update from County Manager Brian Matthews, an update from Union County Public Works, and invite the Union County Legislative Delegation. Next meeting on August 22 in Mineral Springs.

Mayor Pro Tem Smith commented on the Flags for Heroes display and sponsorships are available and go toward the Honor Flight program.

Mayor Bell reported on his meeting with Union County Emergency Management Director Andrew Ansley.

## **7. Public Comments**

Christopher Neve-110 Chasestone Court: Mr. Neve commented on the Weddington tax rate being affected by the fire service change and adding extra deputies and the additional money in the budget for the park.

Chad Emerine-953 Eagle Road: Mr. Emerine commented on the Toll Brothers 2<sup>nd</sup> community meeting notice having an error on the date. He asked that the town ask Toll Brothers to reschedule.

## **8. Public Safety Report**

Deputy Wrenn gave the Public Safety Report. He reported that Deputy Gilliard has moved to be a school resource officer and Deputy Nick Hrbolich has joined the Weddington team.

Accidents down. Reckless driving up. School is out and UCSO is labeling those incidents as that. Residential checks are entered into the UCSO system, so depending on the time, any deputy in the area will respond. The traffic stop numbers are down because drivers have gotten used to the patterns.

Reminder to call when you need help or see someone that needs help. Contact information is on the website.

## **9. Pre-Application Presentation from Jack Paton and Chip McGee**

Mr. Paton and Mr. McGee gave a brief presentation on a proposed project at 264 Providence Road. A par 3 short course at that intersection to reimagine how people access golf and keep the rural character of Weddington and give families a place to gather.

Mayor Pro Tem Smith asked about the zoning and if it would go through commercial zoning application. Mr. Gordos responded that golf courses are conditionally allowed in a residential zone. Mayor Bell asked if a 9-hole par 3 course can be put on 6 to 8 acres. The presenters responded that it can be done. The closest example is The Cradle in Pinehurst and the golf area is on about 4 acres. Mayor Bell asked if the property is land-locked or if there may be expansion in the future. The

applicant responded that this is all their vision is for now. A 9-hole short course is more accessible to more people.

Mayor Pro Tem Smith asked what else would be on the property. The applicants responded that a small pro shop and parking lot. Mayor Pro Tem Smith asked if there would be a bar or food. The applicants responded that they've looked into a small bar with beer and wine, but nothing more. Mayor Bell inquired about the traffic impact and parking spaces. The applicants responded that with a short course, there won't be many people on the course at the same time.

Councilmember Perryman asked what their timeline is. The applicants responded that the development phase would be about 18 months from breaking ground to completion. Councilmember Perryman clarified what their application timeline would be. The applicants responded that they would like it to be considered within the next 6 months.

## 10. Consent Agenda

- A. Approve June 3, 2024 Town Council Regular Meeting Minutes
- B. Approve UCLF Grant Agreement in an amount not to exceed \$75,000
- C. Approve NCDOT Agreement for installation of Forest Lawn and Antioch Church Intersection traffic signal in an amount not to exceed \$75,000
- D. Authorize Tax Collector to Collect 2024 Real Property Taxes
- E. Authorize Tax Collector to Charge off 2013 Property Taxes.

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

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

## 11. Old Business

No Old Business to discuss.

## 12. New Business

- A. Approval of Proclamation P-2024-02 to Proclaim July as Disability Inclusion Month

Mayor Bell introduced Carly Oberle, Founder of Let's Include Landon, a non-profit organization advocating for including people of all abilities in activities in the community. Mayor Bell read Proclamation P-2024-02.

Ms. Oberle thanked the Council and Mayor Bell. She invited the public to check out the organization at Letsincludelandon.org.

Councilmember Perryman thanked Ms. Oberle for her work.

- B. Text Amendment 2024-02 An Ordinance of the Town of Weddington amending the Unified Development Ordinance by amending section D-917C; Specific Requirements for Non-Residential Development, to correct an inconsistency with stormwater requirements; amending Section D-917D, Supplemental Requirements for Certain Uses, to correct an inconsistency with stormwater requirements;

**certifying consistency with the Town’s Land Use Plan and proper advertisement; providing for severability and providing an effective date.**

Mr. Gordos gave background. The UDO that was adopted had stricter standards for residential development for stormwater events. Nonresidential and commercial code referenced 10-year storm events. This amendment will make standards consistent throughout code.

**i. Public Hearing**

Mayor Bell opened the public hearing at 7:40 p.m.  
No one signed up to talk.  
Mayor Bell closed the public hearing at 7:41 p.m.

**ii. Discussion and Possible Consideration**

**Motion:** Mayor Pro Tem Smith made a motion to approve B. Text Amendment 2024-02 An Ordinance of the Town of Weddington amending the Unified Development Ordinance by amending section D-917C; Specific Requirements for Non-Residential Development, to correct an inconsistency with stormwater requirements; amending Section D-917D, Supplemental Requirements for Certain Uses, to correct an inconsistency with stormwater requirements; certifying consistency with the Town’s Land Use Plan and proper advertisement; providing for severability and providing an effective date.

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

**C. Discussion and Possible Consideration of Text Amendment 2024-02 An Ordinance of the Town of Weddington amending the Unified Development Ordinance by amending Section D-607C; Weddington Specific Process Steps for Legislative Decisions, to require a second mandatory Community Meeting for projects considering a major change and its enforcement by the Zoning Administrator thereto; certifying consistency with the Town’s Land Use Plan and proper advertisement; providing for severability and providing an effective date.**

Mayor Pro Tem Smith asked what the Planning Board recommended. Mr. Gordos explained that there are 3 parts to this text. First requiring a second community meeting if insufficient information is provided or a major change is proposed after the first community meeting, and a second public comment opportunity would come before the Town Council with a preliminary presentation before the project is presented to the Planning Board.

**i. Public Hearing**

Mayor Bell opened the public hearing at 7:46 p.m.

Chad Emerine – 953 Eagle Road: Mr. Emerine stated his support for this text amendment to keep transparency.  
Mayor Bell closed the public hearing at 7:47 p.m.

**ii. Discussion and Possible Consideration**

Councilmember Perryman clarified that the Council is not trying to take any of the duties from the Planning Board by adding the extra public comment in front of the Town Council. It will also provide an opportunity for Councilmembers unable to make the community meetings to see the proposal and ask questions.

Councilmember Howie commented that this item is a good step in the process to provide facts and a complete package.

Mayor Pro Tem Smith commented that ability of Council to ask questions in this stage is important

Mayor Bell commented that it is better to be able to provide feedback before applicants are too invested in the process.

**Motion:** Mayor Pro Tem Smith made a motion to approve Text Amendment 2024-02 An Ordinance of the Town of Weddington amending the Unified Development Ordinance by amending Section D-607C; Weddington Specific Process Steps for Legislative Decisions, to require a second mandatory Community Meeting for projects considering a major change and its enforcement by the Zoning Administrator thereto; certifying consistency with the Town’s Land Use Plan and proper advertisement; providing for severability and providing an effective date.

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

Ms. Wolter requested that Council consider a statement of reasonableness and consistency by approving a Land Use Consistency Statement.

**Motion:** Councilmember Howie made a motion that Text Amendments 2024-02 and 2024-03 are consistent with the comprehensive plan and is reasonable for the reasons given by staff.

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

**D. Discussion of recent actions of the NC General Assembly in the short session**

Councilmember Perryman gave a background on the bills before the General Assembly that propose to erode local municipal zoning authority. Some examples are forcing development of workforce housing, redefining single family homes to include duplexes, triplexes, etc. and limiting local ETJ and deannexation. He discussed the town of Summerfield and the local house bill, that deannexed about 1000 acres from the middle of the town. He commented on

the statements from those in support of the measure: Supporters referred to Summerfield as a paper town as it provides few services and were created to stave off past annexation efforts by surrounding larger cities. Summerfield officials argued against state intrusion and cited desire of residents to remain a community of single-family homes on larger lots. The deannexation legislation was a result of a developer who wished to build a multi-family home development in the town and town decisions had blocked the developer's plans. The threat to our town and all small municipalities is not from their elected officials in town, but in Raleigh, slowly chipping away local zoning authority. This issue is not going away. Residents are going to have to let legislators know that they don't want this. When the long session starts next year, more bills will be pushed through, including redefining single-family housing. Legislators say it would provide more affordable housing and developers will get to increase density. The Union County delegation all voted in support of the deannexation. Mr. Perryman encouraged residents to reach out to the Union County delegation and ask why they voted this way.

### **13. Code Enforcement Report**

Code enforcement report was given to the Council. Staff is monitoring violations.

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

Financial statements in the packet are preliminary as the Fiscal Year ended on 30 June. Tax settlement is being worked on and will be completed by next meeting.

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

Mr. Gordos gave a planning update. Staff has received a lot of interest for developments in town. There is a meeting on Thursday from 6 to 7:30 for a 9-lot subdivision on Forest Lawn Drive at the high school. Information is on the website. On Tuesday, a second community meeting for Deal Lake. The text amendment approved doesn't pertain to this project, but the developer has changed the development to more of a traditional R-40 development.

Ms. Dewey gave an updated. Union County working on the Hazard Mitigation Plan. Please encourage residents to reply to the survey on the website. Staff is working to organize a conditional zoning training for Planning Board and Council.

### **16. Transportation Report**

Mayor Bell gave an update: NCDOT is continuing to study the development of the I-77 South corridor. Cost has risen to 4.2 billion dollars for 11 miles.

### **17. Council Comments**



Mayor Pro Tem Smith: Thank you everybody for coming out. It's been a nice day-a little hot and humid. Hopefully Greg got out to see a bunch of the town today and looking at projects and everything else to keep everybody straight. Again, thank you and glad you came out.

Councilmember Howie: Thank you Deputy Wrenn and the whole team for their ardent service in our community. It is not unnoticed. Thank you staff for just being as wonderful as you are. I appreciate all your help. Also, I wanted to express my thanks to the Rotary Club of Waxhaw-Weddington for the flags they put out on the 4<sup>th</sup> of July, they had our town looking nice.

Councilmember Perryman: I'd like to thank everybody, echoing the same sentiment. I know that now we have our new high-tech IT systems going it is going to take a little bit of work to make sure that everything runs as expected every time. I do want to take a moment to address a couple things that Chris, Mr. Neve, said about the tax rate. Nobody likes paying taxes, nobody likes paying more taxes. I think there's a little more that everybody needs to understand about the issues that came along with handing the fire service back to the county. This town had been wanting to do that for a long time. We were unable to do so when we were involved with litigation with the Providence Volunteer Fire Department. And if you go back as far as tax rates go, up until about 2 years ago, we were actually charging more than the county was charging – Weddington was paying more than the county rate until the revaluation. Weddington was paying less after the revaluation. The giving back of the fire department services to the county was and is still the best thing to do for us and Wesley Chapel Fire Department. The issue of us having our own fire district was not a good process. We've been working on it for a long time. Each fire department petitions the county for their own rate. The county doesn't set one rate for everyone in the county. Unfortunately, the .3983 was the rate that was approved this time around. Revaluation is coming next year so these numbers are going to change again. We made a decision that we needed to make and it caused the rates to go up. With that I will finish by thanking staff, you always do a great job. We really appreciate it. Next month everything's going to work.

Mayor Bell: I want to thank everybody for coming out tonight and everybody watching on streaming too. Don't just sit at home, come be a part of it and speak in the public comment section. Thank you for watching. Thank you guys for coming.

### 18. Adjournment

**Motion:** Mayor Pro Tem Smith made a motion to adjourn the July 8, 2024 Regular Town Council meeting at 8:18 p.m.

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

Approved: August 12, 2024

Jim Bell  
Jim Bell, Mayor

Karen Dewey  
Karen Dewey, Town Administrator/Clerk

**TO:** Mayor and Town Council  
**FROM:** Kim H. Woods, Tax Collector  
**DATE:** July 8, 2024  
**SUBJECT:** Charge Off of 2013 Property Taxes

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North Carolina General Statute 105-378(a) establishes a continuing ten year statute of limitations against enforcement remedies provided by law for the collection of taxes or the enforcement of any liens. The ten year period is measured from the September 1<sup>st</sup> due date.

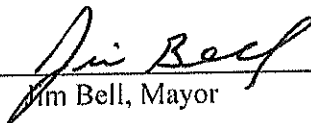
In accordance with General Statutes 105.378(a), I am hereby requesting authorization to charge off 2013 personal property taxes as insolvents. The balance is as follows:

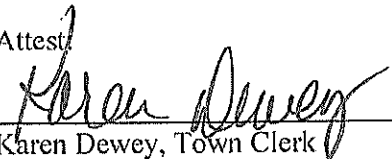
2013 \$105.36

Respectfully submitted,

Kim H. Woods  
Town of Weddington  
Tax Collector

Witness my hand and official seal this 8th day of July 2024.

  
\_\_\_\_\_  
Jim Bell, Mayor

Attest  
  
\_\_\_\_\_  
Karen Dewey, Town Clerk

**TO:** Mayor and Town Council  
**FROM:** Kim H. Woods, Tax Collector  
**DATE:** July 8, 2024  
**SUBJECT:** 2024 Real Property Taxes

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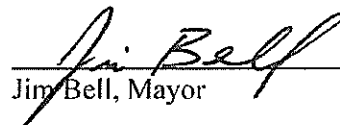
In accordance with General Statutes 105.321, I am hereby requesting authorization to collect the 2024 Real Property Taxes for the Town of Weddington.


State of North Carolina  
Town of Weddington

To the Tax Collector of the Town of Weddington

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the Town of Weddington Collections Department and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Weddington, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with the law.

Witness my hand and official seal this 8th day of July 2024.

  
\_\_\_\_\_  
Jim Bell, Mayor

Attest  
  
\_\_\_\_\_  
Karen Dewey, Town Clerk



TOWN OF WEDDINGTON  
PROCLAMATION  
P-2024-02

WHEREAS Let's Include Landon, founded in 2023, is a non-profit organization whose mission is to create opportunities to bring children with and without disabilities together to create real bonds and true friendships;

WHEREAS inclusion means children with disabilities are not in separate activities nor lead separate lives; separating people by ability disadvantages everyone. Belonging is a human need;

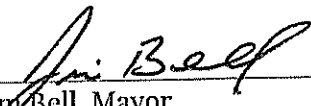
WHEREAS disability inclusion is mutually beneficial. Children with disabilities will benefit by being just as much a part of their community as their non-disabled peers, be part of a team, have a best friend, create true friendships, and have a sense of belonging. And non-disabled peers will benefit from learning compassion, patience, respect, kindness, citizenship, and understanding the value of differences and how to successfully work and play with people who are different;

WHEREAS families in the community pledge to accept, respect, and include people of ALL abilities, including their neurodivergent peers and peers with developmental delays and disabilities;

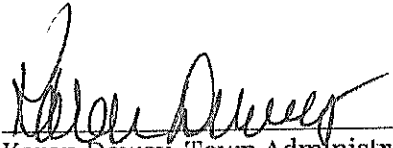
WHEREAS inclusion starts with each individual person. And each person pledges to help their community be more inclusive;

WHEREAS every child is valued because of their strengths, gifts, and even challenges. As disability is simply...diversity. We must trust that every child is an incredible whole person who does not need to be fixed;

NOW, THEREFORE, I, Jim Bell, Mayor of the Town of Weddington, on behalf of the Weddington Town Council and citizens of Weddington, do hereby proclaim July 2024 as Disability Inclusion Month in The Town of Weddington.

  
\_\_\_\_\_  
Jim Bell, Mayor

Attest:

  
\_\_\_\_\_  
Karen Dewcy, Town Administrator/Clerk

