



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 9, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

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. Presentation from Union County Public Schools
8. Public Comments
9. Public Safety Report
10. Consent Agenda
 - A. Approve August 8, 2024 Town Council Regular Meeting Minutes
 - B. Approve Proclamation 2024-03 to Proclaim September 17 through 23 as Constitution Week
11. Old Business
12. New Business
 - A. Text Amendment 2024-04 An Ordinance of the Town of Weddington amending the Unified Development Ordinance Section D-703.E Lot and Building Standards Table for R-CD Conservation zoning districts
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - B. Discussion of possible text amendments to Town of Weddington Unified Development Ordinance
 - i. Section D-917A Specific Requirements for All Residential Development: Eliminate 50-foot buffer option from UDO and require 100 ft. buffer
 - ii. Section D-607 Weddington Specific Process Steps for Legislative Decisions: Require 15 days between application submission and Planning Board presentation for conditional zoning applications
 - iii. Specific Land Use Plan Goals and Policies into UDO
 - C. Discussion of Internal Staff Policies and Procedures
 - i. Limit developer presentations at Planning Board and Council vote
 - ii. Presence of town attorney at Planning Board for development presentations

iii. Policy for agenda and packet delivery for Council and Planning Board

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. Enter into closed session pursuant to NCGS 143-381.11 (a)(5) To establish the public body's negotiation position for the material terms of a contract
19. Adjournment

Agenda Item 9.

Public Safety Report

Weddington

8/2024

UCR Code	Description	Date of Report	Incident ID	
13C				
13C	COMMUNICATING THREATS	8/7/24	202406011	
13C	COMMUNICATING THREATS	8/22/24	202406388	
			Total:	2
210				
210	BLACKMAIL	8/17/24	202406245	
			Total:	1
23H				
23H	LARCENY-FELONY	8/13/24	202406150	
23H	LARCENY OF CHOSE IN ACTION	8/15/24	202406211	
23H	LARCENY-MISDEMEANOR	8/18/24	202406271	
			Total:	3
26A				
26A	OBTAINING PROPERTY BY FALSE PRETENSES	8/8/24	202406039	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	8/10/24	202406080	
26A	IDENTITY THEFT	8/17/24	202406250	
26A	FRAUD-CREDIT DEVICE	8/29/24	202406579	
			Total:	4
290				
290	INJURY TO PERSONAL PROPERTY	8/22/24	202406389	
			Total:	1
90F				
90F	CONTRIB DELINQ MINOR, UNDISCIPLINED, ABUS	8/24/24	202406451	
			Total:	1
90J				
90J	TRESPASS - 1ST DEG	8/6/24	202406006	
90J	TRESPASS - 2ND DEG	8/26/24	202406476	
			Total:	2
999				
999	ACCIDENT NO VISIBLE INJURY	8/2/24	202405913	
999	ANIMAL CALL	8/2/24	202405923	
999	INVESTIGATION	8/3/24	202405940	
999	DOMESTIC	8/5/24	202405965	
999	OVERDOSE	8/11/24	202406103	
999	ACCIDENT NO VISIBLE INJURY	8/12/24	202406109	
999	SEARCH WARRANT	8/13/24	202406139	
999	ACCIDENT NO VISIBLE INJURY	8/13/24	202406138	
999	ACCIDENT NO VISIBLE INJURY	8/14/24	202406176	
999	ACCIDENT NO VISIBLE INJURY	8/14/24	202406179	
999	ACCIDENT NO VISIBLE INJURY	8/21/24	202406341	
999	ACCIDENT NO VISIBLE INJURY	8/23/24	202406401	
999	ANIMAL CALL	8/23/24	202406402	

Weddington

8/2024

UCR Code	Description	Date of Report	Incident ID	
999	ACCIDENT NO VISIBLE INJURY	8/26/24	202406498	
999	ACCIDENT NO VISIBLE INJURY	8/26/24	202406501	
999	INVESTIGATION	8/26/24	202406504	
999	INVESTIGATION	8/27/24	202406511	
999	HIT & RUN ACCIDENT-PP OR PVA	8/28/24	202406557	
999	DWLR NON IMPAIRED REV	8/29/24	202406580	
999	ANIMAL CALL	8/30/24	202406608	
			Total:	20
9999				
9999	MENTAL HEALTH INVESTIGATION	8/27/24	202406513	
9999	MENTAL HEALTH INVESTIGATION	8/29/24	202406588	
			Total:	2
99Y				
99Y	SOLICIT CHILD BY COMPUTER	8/2/24	202405911	
			Total:	1

Monthly Crime Total **37**

Agenda Item 10

Consent Agenda

- A. Approve August 8 2024 Town Council Regular Meeting Minutes
- B. Approve Proclamation 2024-03 Constitution Week



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, AUGUST 12, 2024 – 7:00 P.M.
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 Mayor Jim Bell, Councilmembers Brannon Howie, Darcey Ladner, and Jeff Perryman present. Mayor Pro Tem Smith was absent.

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

Visitors: Chad Emerine, Melissa Emerine, Kimberly Topalian, Mary Waller, Mark Kime, Ian Cline, Charles BonDurant, Sal Vicari, Josh Stewart, Liz Holtey, Eddie Moore, Aquil Mohammed, Holly Edwards, Randy Goddard, Marc Momsen, Keith Fenn, Debbie Moffat, John Drazhal, Heather Milgrom, Mike Morse, Bill Deter, Larry Burton, Bo Shinn, Brian Hall, Sherry Garvey, Michael Shea, Curtis McDonald, Julie Staley, Tracy Stone, Nancy Pratt.

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Council discussed amending the agenda to add items 9.B. Classica Homes presentation with public comment for a 9-lot conventional subdivision off Forest Lawn Drive and 9.C. Keystone Homes presentation with public comment for a 12-lot conventional subdivision off Deal Road.

Motion: Councilmember Perryman made a motion to approve 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 Ladner reported that the September TreesUnion meeting will be held on the 10th at 7:00 p.m. at Wesley Chapel Village Hall.

Councilmember Perryman reported that the next WUMA meeting will be in Mineral Springs at 4:00 on August 22, 2024.

7. Public Comments

Kim Topalian 130 Bluebird Lane commented on the Polivka proposal for additional office buildings and a planning board member that recused herself from the original development approval and if she would recuse herself for the same reasons for this development proposal.

Barbara Schick 205 Dornock Drive commented that she was checking out the meeting and is looking to get involved.

8. Public Safety Report

Deputy Wrenn gave the Public Safety Report. He noted that the number of hang ups increased, as did assaults, domestic disturbance calls and business checks. Preventative patrols went from 390 to 536 especially at night. Traffic stops increased from 104 to 133. There were 872 total calls for service. Mayor Bell asked if the digital speed check signs are effective in slowing drivers down. Deputy Wrenn responded that he can reach out to the Marvin deputy for some confirmation on that. He stated that he cannot give an opinion as how they work in Marvin and if they would work in Weddington. Mayor Bell asked who is responsible for keeping speed signs visible. Deputy Wrenn responded that it will responsibility of the state if the sign is within the right of way.

9. Project Presentations and Public Comment

A. Empire Communities Subdivision at/near 149 Providence Road and 154 Weddington Road

Mike Shea with Empire Homes, Eddie Moore with McAdams, and Randy Goddard with Design Resource Group presented a proposed subdivision on 61.72 acres off Providence Road and Weddington Road.

Shea built Atherton in Weddington, Oldenburg in Marvin. Blackstone in Wesley Chapel. The brand suits the area with big lots, traditional septic, additional acreage and as many trees as possible. Mayor Bell asked how they define traditional septic. Mr. Shea responded that it is

each house has a residential septic system. Shea will try to upgrade the system to make it smaller to enable homeowners to have more usable yard. Mayor Bell stated that is not the conventional system that most of Weddington has. The applicant responded these are engineered type slow drip and are more modern. In septic studies with complicated soil matter to put in complicated systems. The Mayor and Applicant continued discussion around the septic plans.

Mr. Moore continued the presentation: 34 lots are proposed on almost 62 acres with very rural character. Average lot size is about 45,000 square feet with 10% of the land saved for open space and tree preservation up to 20% total. Two entrances are planned, one on Weddington Road and one on Providence at the existing traffic light. There are 100-foot thoroughfare buffers, screened buffers, and opportunities to preserve existing trees. No curb and gutter, similar to Atherton. Architectural inspiration is primarily brick and stone with varying roof pitches and side load garages with opportunity for carriage garages behind the house. Randy Goddard presented information on traffic improvements into the site and the impact analysis. Access on Providence will include a southbound left turn lane opposite of the northbound left. There will be a northbound right turn lane on Providence and an alignment with the signal at Lenny Stadler. Lanes will be re-marked left and through right combination lane. There will be a connection opposite of Atherton. A westbound turn lane right, and an eastbound left. Weddington Road will be widened.

Mayor Bell asked how long do you anticipate starting the project? Mr. Goddard: as soon as we can. 2026 will have the first home for sale. Applicant would like to be sold out by time Rea Road is complete.

Mayor Bell asked about the a very nice upscale entrance in the character of Weddington and nice landscaping package proposal for that. Mr. Shea responded that they share the same sentiment.

Mayor Bell asked what the home size and price point would be. Mr. Shea responded that the homes will be generally 5 bedrooms with 5,000 sq feet and a 3-4 car garage. They will look at each home and lot and price to where market can be pushed probably 1.6-2 million.

Mayor Bell asked about lots adjacent to proposed project, if the applicant had thought about developing those. Mr. Shea responded that the interior road would bisect lots, and that is not desirable. What folks are asking for property. The lots need to be desirable.

Councilmember Ladner asked what buildable acres are? Mr. Gordos responded that in the conditional zoning 11 step process, that will be looked at. The goal is to have positive feedback and changes to layout based on this presentation. One of the later steps will be reviewing for that requirement.

Councilmember Ladner asked of the 62 acres, how many are buildable? The applicant responded that other than creek, all are buildable.

Councilmember Ladner asked if that was more than 34 acres and if all lots perk. The applicant responded that it was, and they are in the process of the septic study now.

Mayor repeated his encouragement for traditional septic systems rather than what seems to be something fairly new.

Public Comments:

Chad Emerine 953 Eagle Road. Mr. Emerine commented that Shea makes a good product and he appreciates the 100-foot buffer and stream buffer. He stated that he lives downstream so as much protection is appreciated. He expressed his concern for the use of the class 5 engineered septic system. He asked the developer to make it conventional.

Melissa Emerine 953 Eagle Road. Ms. Emerine referred to Mr. Gosicki's septic/sewer report for the town in 2022. Reported that land wouldn't be suitable for on-lot septic systems. Will soil work for conventional septic. She asked if the developer contacted the owner of the 5 acres north of property. The applicant responded that the parcel was not ideal for this project.

Ms. Emerine expressed concern over 5 acres being used for commercial development. She expressed this is a nice product and commented her concern over engineered septic system.

Mayor asked if the homes would be on slab or crawlspace. The applicant responded the homes would be on crawlspace.

Kim Topalian 130 Bluebird Lane: Ms. Topalian expressed her appreciation for the professionalism in the presentation.

**** B. *Classica Homes Subdivision at 3308 Forest Lawn Drive***

Brian Hall, Vice President, Classica Homes, gave a background of the company. Larry Burton, Mark Kime and Bo Shinn. Proposing 9 homes on 12 acres on Forest Lawn Drive with a minimum of 40,000 sq foot lots and 100-foot thoroughfare buffer on the property. These will also be engineered septic systems. They have conducted very thorough soil studies. They use this type of system for every single one of their homes. The engineer that does the septic studies and installations is present this evening.

Mayor Bell commented on different issues he's heard about with the engineered septic systems.

Mr. Burton asked if it would be beneficial to have their contractor answer some questions. Sal Vicari owns Alternative Septic Services. He stated these systems have been around since the early 1980's. He explained that a conventional system only cleans the effluent and the dirt is the filter. The effluent that goes into a conventional drain field is about 40% clean. In an engineered system, the effluent is pretreated with an anerobic treatment with a compressor that pushes oxygen into the effluent and will cause the microorganisms to eat 10,000 times faster and in 24 hours it's almost back to drinking water.

Mayor Bell commented that if power is lost, the system shuts down. Mr. Vicari responded that it does, but that there is enough retention time in the system that if it does turn off, it will remain in the tank. In a conventional system the tank is full all the time. In an engineered system, the system is on a timer and will turn on by a schedule. The Mayor asked if you must be careful with how much you use so it's not overloaded. If it's maxed out and power is lost for 2-3 days, that will affect the system. Mr. Vicari responded that Everything is designed on gallons per day estimation. A 5-bedroom house is 600 gallons per day. A 5-bedroom house

uses maybe 300 gallons per day, there is almost a 50% cushion. On top of the dosing of the engineered system. All engineered systems by law must be on maintenance. The state will condemn a home not on the maintenance program.

Discussion continued around the maintenance program and the cost and the difference between the maintenance of conventional systems and engineered systems.

Mr. Vicari continued discussion of the engineered septic systems. North Carolina is one of the best states for engineered septic systems. North Carolina requires most continuing education for installers. Councilmember Perryman asked who to contact to get information about these systems, how many are in use and how long they've been in use. Mr. Vicari responded that Steven Berkowitz with DEQ.

Discussion continued around conventional septic systems and engineered septic systems.

The applicant continued the presentation. The high-end homes will be between 3500 and 6000 sq feet. Architectural materials are all real, stone, hardiplank, and brick. Extensive landscaping will be installed with sod, tree, and shrubbery. There is a variety of elevations.

Mark Kime presented the stormwater design. A low impact development system with less than 24% impervious area. Applicant will show pre-and post-development numbers of water run off in application.

9-12 months for permits and approval about a year and buildout about a year.

Public Comment:

Melissa Emerine 953 Eagle Road: Ms. Emerine commented on the amended agenda to add the Classica and Empire presentations. She reported that residents in neighboring subdivisions have experienced flooding in that area. Ms. Emerine questioned some information given at the community meeting that was that the site has a high-water table. Ms. Emerine asked Mr. Vicari questions about his experience. Applicant stated site has room for 9 homes. One lot has high water table and the septic has been moved.

**** C. *Keystone Custom Homes Subdivision on Deal Road near Weddington Middle School***

The Applicant stated that they are proposing 12 lots on 17 acres with conventional septic systems. The site perks for each lot. Minimum 40,000 sq foot lots and a proposed 50-foot thoroughfare buffer with supplemental evergreens as needed to screen homes from the road. Mayor Bell asked if they would consider a 50 ft. buffer.

Councilmember Howie stated that a 100-foot buffer on the road creates habitat for animals closer to the road, causing more to end up hit by cars, so she appreciates the 50-foot buffer. Councilmember Ladner asked if the applicant would consider a path or something to help kids walk home from school and adding a 100-foot buffer in the back of the property off the road.

Keystone builds customized homes. Primarily brick, stone, and hardiplank.

Councilmember Ladner asked if there is any way to make a walkable path for the school kids. The applicant responded that he spoke with the principal and for safety purposes No Trespassing signs were posted. He doesn't know how to solve that as this will be someone's backyard ultimately.

Public Comment:

Chad Emerine 953 Eagle Road. Mr. Emerine advocated for the 100-foot thoroughfare buffer.

Melissa Emerine 953 Eagle Road. Ms. Emerine asked for confirmation on the type of siding. The applicant responded it would be hardiplank. She asked for detail on the septic system testing.

Debbie Moffat 936 Baron Road. Ms. Moffat commented on amending the agenda to add the Classica and Keystone presentations and not having enough notification.

10. Consent Agenda

- A. Approve July 8, 2024 Town Council Regular Meeting Minutes
- B. Authorize Mayor to sign CRTPO Memorandum of Understanding.

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

Vote: The motion passed with a unanimous vote.

11. Old Business

- A. Discussion of Town Park Draft RFP

Councilmember Perryman commented that the park should be low maintenance, efficient, and flexible to serve as an event space for the town.

Council discussed the amenities listed in the RFP. An inclusive playground for children 2 to 12 years old, gender specific family restrooms, and adding 10 feet to the depth of the amphitheater stage.

Motion: Councilmember Howie made a motion to move forward with the Request for Proposals for the Park plan with the changes discussed.

Vote: The motion passed with a unanimous vote.

12. New Business

No new business to discuss.

13. Code Enforcement Report

Code Enforcement report in the packets. Town has closed a few of the resolved cases. Working on two higher profile ones to come to resolution.

14. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the finance and tax update. Tax bills are being converted to the town system and will be mailed out soon.

15. Updates from Town Planner and Town Administrator

Mr. Gordos gave the planning update:

- **Deal Lake Subdivision**

93-lot Conservation subdivision
Site Walk/ Charette: 11/28/23
Community Meeting: 5/2/24
2nd Community Meeting: 7/16/24
Planning Board: TBD

- **Rea/ Providence Subdivision**

Conventional subdivision, 54 lots
Planning Board: 6/24/24, TABLED

- **3308 Forest Lawn Drive**

Conventional subdivision, 9 lots
Community Meeting: 7/11/24

- **7112 New Town Road**

Prop. Land Use: Churches, Synagogues and Other Places of Worship
Community Meeting: 5/22/24, 6/20/24
Planning Board: TBD

- **Deal Road (Keystone)**

Conventional subdivision, 12 lots
Community Meeting: 7/24/24

- **149 S. Providence Road (Empire)**

Conventional subdivision, 34 lots
Community Meeting: 6/27/24

- **13700 Providence Road**

2 additional buildings, MX (CD) zoning
Community Meeting: 6/10/24
2nd Community Meeting: 8/5/24

Ms. Dewey gave the Administrator update:

1. Tilley-Morris Roundabout – All expenditures for all phases of construction ended in March. NCDOT anticipates returning \$81,750 of the \$208,058 of funding that Weddington provided. Should see that before the end of the year.
2. Antioch and Forest Lawn traffic signal: the project has been approved by the Board of Transportation and the funds released. NCDOT will begin signal design work and that takes approximately 90 days. once that is complete, NCDOT will work on installing the signal. Town Staff and NCDOT have signed the agreement. Barring any major obstacles, installation will start

early fall and be completed near end of 2024. They are also evaluating pavement markings in the area and are endeavoring to restripe, if needed, before the signal becomes operational.

3. Potter and Forest Lawn Roundabout-NCDOT is waiting for Duke Power to finish up utility mark-ups and NCDOT will finalize the ROW plans. Construction is looking to be 2026.

4. 2 celebrations to recognize. Last month our finance officer, Leslie Gaylord passed the 24-year mark of working for the Town and today is our Town Planner's birthday, Happy Birthday Greg.

16. Transportation Report

There was no transportation report.

17. Council Comments

Mayor Bell commented on the amending the agenda this meeting. The intention is to get these projects in the open. We will do better regarding the miscommunication between the council, staff, and applicants.

There was discussion between residents and council regarding the additional pre-application presentations added to the agenda. The Mayor thanked residents for coming out.

Councilmember Perryman: Number one, thank you all of you for coming out. I know some folks had to leave; it has been a long night. This was a very full agenda. Sometimes that just happens. There's a lot of stuff to go over and this is the one time a month that we sit up here to take care of business. With that said, as far as the septic discussions heard tonight, first, there are some very valid questions about new technology. This is new to the community and certainly new for me. At the same time, I will make sure that I've got all kinds of information on it. I've learned a lot tonight and I've got names of people that I plan on calling and asking questions to. I would just hope that we all take the time to look at all the data and then we can all make sure we're coming to a valid opinion. Whichever way that may fall. For me, I want to get some more information to understand this technology. As a sitting Councilmember, I will apologize to you Ms. Moffett and to anybody else that was offended or in some way felt that something nefarious was going on because we added these two presentations. What I will say is that this folks at the council table have added two more public involvement/comment times. There are four opportunities to stand at that podium and let us know what your concerns are. Please remember that. Community meeting, pre-application meeting at Council, Planning Board, and Public Hearing at the Council meeting. I don't want anybody thinking that we are not trying to give people an opportunity to express their opinions.

Mayor Bell added: we are recording this, so it's not just streaming and going away. So, tell folks where to go and watch and they can get caught up on it too. They may not be here to ask questions, but they can at least hear the questions and watch the presentation and be here for the Planning Board.

Councilmember Ladner: Thank you all and thank you to staff and fellow board members that helped me get caught up. Thank you to everyone for being patient. We appreciate your input.

Councilmember Howie: Thank you for being here, thank you to Leslie for your gift of service to the Town of Weddington, it is very much appreciated. I'll echo what Jeff said. This is one of four opportunities and we are all very busy, maybe you were busy and weren't here. There are three other opportunities coming should any of those projects come to fruition to a point where they are being considered by the town, with a true presentation to the town.

Mayor Bell: hearing what we said tonight, when it goes to the Planning Board, if they've done tweaks to it you guys can hammer them on that. Let folks know it's on YouTube. Reach out to the town if you have trouble finding it.

18. Enter into closed session pursuant to NCGS 143-381.11 (a)(5) To establish the public body's negotiation position for the material terms of a contract.

Motion: Councilmember Perryman made a motion to enter into closed session at 9:09 p.m.

Vote: The motion passed with a unanimous vote

Mayor Bell called the meeting back to order at 9:42 p.m.

19. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the August 12, 2024 Regular Town Council Meeting at 9:42 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk



**TOWN OF WEDDINGTON
PROCLAMATION
P-2024-03**

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2024, marks the two hundred and thirty-seventh anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Jim Bell by virtue of the authority vested in me as Mayor of the Town of Weddington do hereby proclaim the week of September 17 through 23, 2024 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 9th day of September 2024.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk

Agenda Item 12. New Business

- A. Text Amendment Section D-703E Lot and Building Standards
 - i. Public Hearing
 - ii. Discussion and Possible Consideration



MEMORANDUM

TO: Mayor and Town Council
FROM: Greg Gordos, Town Planner
DATE: September 9, 2024
SUBJECT: Discussion and Recommendation on a Text Amendment to Section D-703E Lot and Building Standards Table, of the Town of Weddington Unified Development Ordinance, Specific to Zone R-CD (Conservation)

BACKGROUND:

At its meeting of June 24, 2024, the Planning Board, as a part of a discussion regarding changes to the requirements for a R-CD (Conservation) subdivision, requested staff to prepare an amendment modifying the requirements lot size, width, and other dimensions with consideration for several options. The Planning Board discussed comparison between subdivisions created with careful design consideration versus contemporary submittals which may not meet the intent of the original creation of open space development. Town Council first directed staff and the Board to consider R-CD zone modifications on February 12, 2024.

PROPOSAL:

Based upon the direction received from the Planning Board, staff proposes amendments to Section D-703E. Lot and Building Standards Table (Table 2) with at least three separate text amendments for consideration. The Board can select “Option A”, “Option B”, “Option C”, or any combination thereof, or choose to leave the dimensional requirements for R-CD (Conservation) as adopted.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

Section D-703E. Table 2, Lot and Building Standards Table:

The proposed text amendment provides a simple change in the lot size, lot width, and setback requirements for future R-CD (Conservation) subdivisions in the Town of Weddington. These changes would not apply to any active applications submitted prior to adoption of this text amendment. Many of the existing standards, including the option to develop a property zoned R-CD as a Conventional subdivision (R-40 lot dimensions) remain in place. The most recent amendment to the Lot and Building Standards table was in 2022 (Ord. No. 2022-02).

Consensus was reached at the 6/24/24 Planning Board to increase the lot size requirement.

Modifications include:

- In all options, Amended lot size
- Amend lot width (Option A, Option C)
- In all options, Amended minimum side yard setback
- Amended minimum rear setback (Option A, Option C)
- Amended minimum front setback (Option A)
- In all options, Removed the notation under lot width:

1 However, a separation of 30 feet must be maintained between the sides of each dwelling.

Staff offered these choices in three Exhibits and for reference Draft Ordinance No. 2024-04 for the Planning Board's consideration and recommendation. New text is referenced in red/underlined font, while deletions are referenced in ~~striketrough~~ font. The Board unanimously chose "Option C", or 18,000 sq.ft. *minimum* lot size, while requiring new R-CD (Conservation) subdivisions *average* lot sizes over 20,000 sq.ft.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

RECOMMENDATION:

Staff recommends approval of the proposed text amendment ("Option C") as submitted. The Planning Board, at its meeting of August 26, 2024, recommended the approval of this Text Amendment by a unanimous vote of 6-0.

Attachments:

- Draft Ordinance No. 2024-04

ORDINANCE NO. 2024-04

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 7, ZONING REGULATION, SECTION D-703, ZONING DISTRICTS AND PERMITTED USES, TO AMEND LOT SIZE AND SETBACK DIMENSIONAL STANDARDS FOR THE R-CD DISTRICT; CERTIFYING CONSISTENCY WITH THE TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Weddington adopted the Unified Development Ordinance on April 12, 2021 to comply with North Carolina General Statute 160D and to improve the organization of existing ordinances; and

WHEREAS, the adopted Unified Development Ordinance took effect on April 12, 2021; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

WHEREAS, the Lot and Building Standards of each zone was last modified in 2022; and

WHEREAS, the Town of Weddington seeks to preserve the use of Conservation subdivisions as an optional tool for residential development in additional to conventional 1 acre lots; and

WHEREAS, a consensus was reached by the Planning Board on improving the zoning standards for the Town;

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1. That Unified Development Ordinance, Article 7, Zoning Regulation, Section D-703, Zoning Districts and Permitted Uses, be amended to read as follows:

D-703. Zoning Districts and Permitted Uses.

- E. Lot and Building Standards Table.** Table 2, Lot and Building Standards, establishes the lot and building standards for each zoning district. In the event of a conflict between the standard yard/setback requirements set forth in the Dimensional Requirements Table and any yard/setback requirements specific to a particular use as set forth in Section D-917D, the use-specific requirement shall control.

TABLE 2, LOT AND BUILDING STANDARDS							
	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setbacks (ft.)			Maximum Height (ft.)	Maximum Floor Area Ratio
			Front	Side	Rear		
R-80	80,000	150	65 (res.) 75 (other)	25 45 (corner)	60	35	N/A
R-60	60,000	125	60 (res.) 75 (other)	25 45 (corner)	60	35	
R-40	40,000	120	50 (res.) 75 (other)	15 25 (corner)	40	35	
R-40(D)	40,000	100	40	12	40	35	
R-CD (Conventional)	40,000	120	50	15	40	35	
R-CD (Conservation)	42,000 18,000 ¹	80 100	20	5 [±] 12	30 40	35	
RE	20,000	100	40	12	40	35	0.2
ED	N/A	N/A	25	25	25	40	
B-1 (CZ)							
B-2 (CZ)							
MX (CZ)							

However, a separation of 30 feet must be maintained between the sides of each dwelling.

± Lot size shall average at least 20,000 sq.ft. for each Major Subdivision approved by Town Council

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2022-2) are hereby adopted to read as set forth in this Ordinance.

Section 3. The Town of Weddington does hereby certify that the amendments contained herein, as well as the provisions of this Ordinance, are consistent with and in conformance with the Town’s Land Use Plan.

Section 4. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 5. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.

Section 6. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL
READING AND ADOPTED

Honorable Jim Bell
Mayor

Attest:

Karen Dewey
Town Administrator/Clerk

DRAFT

Agenda Item 12. New Business

B. Discussion of possible text amendments to the Town of Weddington Unified Development Ordinance

- i. Section D-917A Specific requirements for All Residential Development: eliminate 50-foot buffer
- ii. Section D-607 Weddington Specific Process steps for Legislative Decisions: require 15 days between application submission and Planning Board presentation for conditional zoning applications
- iii. Specific Land Use Plan Goals and Policies into UDO

Agenda Item 12. New Business

- c. Discussion of Internal Staff Policies and Procedures
 - i. Limit developer presentations at Planning Board and Council vote meetings
 - ii. Presence of Town Attorney at Planning Board Meetings for development presentation.
 - iii. Policy for agenda and packet delivery for Council and Planning Board.

Agenda Item 13

Code Enforcement Report

**4607 Antioch Church Road, Weddington, North Carolina 28104**

- Overgrowth
- Code Section:
- Status: Open
- Property Visit Date: 7/3/2024
- Warning Letter Date:
- Notes:
 - o 7/4/2024 New Complaint Submitted
 - o 8/7/2024 Continuing to monitor overgrowth
 - o 8/30/2024 Continue Monitoring

448 Hunting Creek Road, Matthews, North Carolina 28104

- Porta John on property (hazardous waste). Courtesy letter sent to property owner.
- Property owner then moved porta john to back on trailer causing another courtesy letter to be sent on July 5th.
- Code Section:
- Status: Open
- Property Visit Date; 5/29/2024
- Warning Letter Date:
- Notes:
 - o 7/4/2024 New Complaint Submitted
 - o 8/7/2024 Portapotty on trailer – Trailer absent. Continue monitoring.
 - o 8/16/2024 Reinspect Property
 - o 8/30/2024 Continue Monitoring

4500 Homestead

- Construction Equipment, debris
- Code Section:
- Status: Open
- Property Visit Date:
- Warning Letter Date:
- Notes:
 - o 8/7/2024 Inspected – Found spools of fiber optic cable. Continue Monitoring.
 - o 8/16/2024 Reinspect
 - o 8/28/2024 Courtesy Letter Sent

**06123011B Weddington Matthews Road**

- Dilapidated House.
- Code Section:
- Status: Open
- Property Visit Date:
- Warning Letter Date:
- Notes:
 - o 8/7/2024 Send letter to property owner this week.
 - o 8/16/2024 Letter Sent 8/7/2024. Call from property owner 8/12. Plans to demolish house or contact FD for training burn.
 - o 8/30/2024 Property secured. Working with county for demo permit.

3505 Antioch Church Road

- Commercial Vehicles Parked
- Code Section:
- Status: Open
- Property Visit Date:
- Warning Letter Date:
- Notes:
 - o 8/7/2024 Continue Monitoring.
 - o 8/7/2024 Mayor received voice mail from Tracy Horton with complaint
 - o 8/16/2024 Reinspect 8/14. Letter for home occupation vehicle violations.
 - o 8/21/2024 Met with owners. In compliance. Continue monitoring.

6939 Tree Hill Road

- Possible unpermitted structures, too many horses (3) on property.
- Code Section:
- Status: Open
- Property Visit Date:
- Warning Letter Date:
- Notes:



Active Cases Code Enforcement Report

8/26/2024

- 8/7/2024 Reinspected 7/24
- 8/7/2024 Received public records request.
- 8/7/2024 Working on timeline for attorney. Original complaint was horses and junk. Additional included accessory structure too close to property lines.
- 8/16/2024 Working on timeline for attorney. Original complaint was horses and junk. Investigating FHA allowances. Resident (not property owner) came into town hall 8/14
- 8/30/2024 Staff working with town attorney for FHA ESA guidelines.

7200 Forest Ridge Road

- Possible unpermitted structures in floodplain.
- Code Section:
- Status: Open
- Property Visit Date:
- Warning Letter Date:
- Notes:
 - Town will check historic correspondence and contact property owner.
 - 8/16/2024 Staff working on historical research.
 - 8/30/2024 Staff still working on timeline

732 Providence Oak Lane

- Junk Cars, Debris
- Code Section:
- Status: Open
- Property Visit Date:
- Warning Letter Date: 8/7/2024. 8/28/2024
- Notes:
 - Reinspect
 - 8/30/2024 Letter was sent on 8/7. Received return receipt. After reinspection, a notice of violation was sent on 8/28/2024

236 Gatewood

- Overgrowth
- Code Section:
- Status: Open
- Property Visit Date:



Active Cases Code Enforcement Report

8/26/2024

- Warning Letter Date: 8/7/2024
- Notes:
 - o 8/7/2024 Inspect
 - o 8/16/2024 Reinspect
 - o 8/30/2024 No return receipt received. Resent letter.

4709 Beulah Church

- Complaint from voicemail (no address given). Overgrowth, debris, camper
- Code Section:
- Status: Open
- Property Visit Date:
- Warning Letter Date:
- Notes:
 - o 8/7/2024 Check for violation

4915 Beulah Church (at the corner)

- Complaint from voicemail (no address given). Debris/camper
- Code Section:
- Status: Open
- Property Visit Date:
- Warning Letter Date:
- Notes:
 - o 8/7/2024 Check for violation. Received complaint from walk in that property was still covered in junk.
 - o 8/16/2024 Reinspect 8/14
 - o 8/30/2024 Letter sent 8/21. Work being done to bring into compliance.

302 Turtleback Ridge

- Possible violation in common open space behind property – Felled Trees
- Code Section:
- Status: Open
- Property Visit Date:
- Warning Letter Date: 8/7/2024
- Notes:
 - o 8/7/2024 Do the trees need to be cleaned up by the builder/HOA
 - o 8/7/2024 Letter sent to builder/HOA



8/26/2024

- 8/30/2024 Builder working with property owners on Turtleback ridge for that issue and others not in the purview of Code Enforcement.

2617 Huntington

- Fallen tree/yard debris
- Code Section:
- Status: Inspected, no violation noted
- Property visit date: 8/28/2024
- Warning letter date:
- Notes:
 - 8/21 Reported that fallen tree and yard debris were on property.
 - 8/28 Inspected, no violation noted, will move to closed cases next report.

216 Gatewood

- Commercial Vehicle Storage / Construction Debris
- Code Section:
- Status: Open
- Property Visit Date: 8/29/2024
- Warning letter date:
- Notes:
 - 8/29/2024 Commercial vehicle storage and construction debris reported on property. Inspected.

109 Foxton

- Construction debris and junk.
- Code Section:
- Status: Open
- Property Visit Date:
- Warning letter date:
- Notes:
 - 8/28/2024 Report of construction debris and junk. Inspected.

Agenda Item 14

Update from Finance Officer and Tax Collector

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 08/31/24

2025

2024

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	725,061.48	725,906.57
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	622,512.06	1,243,910.88
10-1130-001	BB&T/TRUIST MONEY MARKET	794,404.82	789,468.25
10-1140-000	NC CLASS INVESTMENT ACCOUNT	250,737.75	0.00
10-1170-000	NC CASH MGMT TRUST	4,748,879.31	4,707,027.01
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	1,284,111.53	68,127.53
10-1211-001	A/R PROPERTY TAX	805,836.03	21,273.80
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	18,445.94	5,915.39
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,149.11	3,273.69
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,929.00	2,057.67
10-1214-000	PREPAID ASSETS	0.00	34,775.22
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	114,629.82
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	12,470.43
10-1217-000	A/R INTERGOVT	0.00	2,609.38
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	9,539.00	9,539.00
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>12,022,218.46</u>	<u>10,492,597.07</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	0.00
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	5,206.34	38,473.39
10-2116-000	CUSTOMER REFUNDS	8,088.15	7,959.89
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25	75,002.25
10-2151-000	FICA TAXES PAYABLE	0.00	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	305.00-	305.00-
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	0.00	0.00
10-2156-000	LIFE INSURANCE PAYABLE	0.00	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	1,929.00	2,057.67
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	1,284,111.53	68,127.53
10-2620-000	DEFERRED REVENUE - DELQ TAXES	18,445.94	5,915.39
10-2625-000	DEFERRED REVENUE - CURR YR TAX	805,836.03	21,273.80
10-2630-000	DEFERRED REVENUE-NEXT 8	9,149.11	3,273.69
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	675.44	609.44
	Total Liabilities	<u>2,208,138.79</u>	<u>222,388.05</u>
10-2640-001	FUND BALANCE - UNASSIGNED	3,997,645.88	3,997,645.88
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,760,480.54	2,760,480.54
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,578,126.42</u>	<u>7,578,126.42</u>

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 08/31/24

2025

2024

Revenue	3,033,959.61-	5,128,050.69
Less Expenses	2,577,830.26-	3,980,491.47
Net	<u>456,129.35-</u>	<u>1,147,559.22</u>
Total Fund Balance	<u>7,121,997.07</u>	<u>8,725,685.64</u>
Total Liabilities & Fund Balance	<u>9,330,135.86</u>	<u>8,948,073.69</u>

WEDDINGTON
Statement of Revenue and Expenditures - Standard

Revenue Account Range: First to zz-zzzz-zzz	Include Non-Anticipated: Yes	Year To Date As Of: 08/31/24
Expend Account Range: First to zz-zzzz-zzz	Include Non-Budget: No	Current Period: 08/01/24 to 08/31/24
Print Zero YTD Activity: No		Prior Year: 08/01/23 to 08/31/23

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	438.98	775,000.00	1,072.14	1,064.01	773,935.99-	0
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	1,043.59	10,000.00	1,553.94	2,824.46	7,175.54-	28
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	0.00	200.00	39.97	39.97	160.03-	20
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	12,379.87	72,500.00	0.00	0.00	72,500.00-	0
10-3115-180	TAX INTEREST	44.70	1,750.00	64.91	128.67	1,621.33-	7
10-3120-000	SOLID WASTE FEE REVENUES	2,772.00	1,175,000.00	2,244.00	3,696.00	1,171,304.00-	0
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	0.00	370,500.00	0.00	0.00	370,500.00-	0
10-3322-220	BEER & WINE TAX	0.00	45,000.00	0.00	0.00	45,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	0.00	445,000.00	0.00	0.00	445,000.00-	0
10-3340-400	ZONING & PERMIT FEES	6,490.00	12,500.00	1,332.50	3,982.50	8,517.50-	32
10-3350-400	SUBDIVISION FEES	0.00	7,500.00	2,897.50	4,088.75	3,411.25-	55
10-3360-400	STORMWATER EROSION CONTROL FEES	0.00	5,000.00	218.75	218.75	4,781.25-	4
10-3830-891	MISCELLANEOUS REVENUES	0.00	28,000.00	100.00	420.66	27,579.34-	2
10-3831-491	INVESTMENT INCOME	20,864.68	150,000.00	24,174.70	47,526.62	102,473.38-	32
General Fund Revenue Totals		44,033.82	3,097,950.00	33,698.41	63,990.39	3,033,959.61-	2

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	84,909.01	1,042,650.00	84,334.48	168,668.96	873,981.04	16
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0
10-4110-126	FIRE DEPT SUBSIDIES	70,164.67	0.00	0.00	0.00	0.00	0
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	5,000.00	0.00	0.00	5,000.00	0

WEDDINGTON
Statement of Revenue and Expenditures

09/04/2024
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-191	AUDIT FEES	0.00	10,500.00	0.00	0.00	10,500.00	0
10-4120-193	CONTRACT LABOR	858.40	40,000.00	0.00	12,428.74	27,571.26	31
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	375.59	23,000.00	145.65	403.99	22,596.01	2
10-4120-210	PLANNING CONFERENCE	0.00	4,000.00	0.00	0.00	4,000.00	0
10-4120-321	TELEPHONE - ADMIN	136.31	2,000.00	155.45	155.45	1,844.55	8
10-4120-325	POSTAGE - ADMIN	300.00	2,500.00	144.76	144.76	2,355.24	6
10-4120-331	UTILITIES - ADMIN	224.93	5,000.00	90.74	90.74	4,909.26	2
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	2,958.53	65,000.00	3,069.35	45,704.38	19,295.62	70
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	4,095.00	90,000.00	7,125.00	10,907.94	79,092.06	12
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	0.00	1,500.00	0.00	540.00	960.00	36
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	500.00	6,500.00	0.00	600.00	5,900.00	9
10-4120-370	ADVERTISING - ADMIN	0.00	500.00	0.00	0.00	500.00	0
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	0.00	500.00	0
10-4120-400	ADMINISTRATIVE:TRAINING	670.31	6,500.00	165.00	1,140.00	5,360.00	18
10-4120-410	ADMINISTRATIVE:TRAVEL	410.41	5,000.00	136.21	136.21	4,863.79	3
10-4120-450	INSURANCE	0.00	25,000.00	0.00	26,649.27	1,649.27-	107
10-4120-491	DUES & SUBSCRIPTIONS	0.00	28,500.00	175.00	175.00	28,325.00	1
10-4120-498	GIFTS & AWARDS	85.76	1,500.00	0.00	0.00	1,500.00	0
10-4120-499	MISCELLANEOUS	973.06	12,500.00	364.69	839.09	11,660.91	7
	4120 ADMINISTRATIVE	29,709.11	592,155.00	32,391.60	139,648.90	452,506.10	24
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4130-121	SALARIES - ZONING ADMINISTRATOR	3,581.04	80,750.00	6,666.66	13,333.32	67,416.68	17
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	1,612.81	21,950.00	1,865.18	3,678.26	18,271.74	17

WEDDINGTON
Statement of Revenue and Expenditures

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-124	SALARIES - PLANNING BOARD	250.00	5,150.00	200.00	400.00	4,750.00	8
10-4130-125	SALARIES - SIGN REMOVAL	264.60	3,600.00	264.60	529.20	3,070.80	15
10-4130-181	FICA EXPENSE - P&Z	436.74	8,475.00	688.26	1,372.53	7,102.47	16
10-4130-182	EMPLOYEE RETIREMENT - P&Z	572.97	17,675.00	1,114.00	2,228.00	15,447.00	13
10-4130-183	EMPLOYEE INSURANCE	212.00	16,125.00	1,456.00	2,748.00	13,377.00	17
10-4130-184	EMPLOYEE LIFE INSURANCE	9.92	375.00	25.60	51.20	323.80	14
10-4130-185	EMPLOYEE S-T DISABILITY	0.00	200.00	14.00	28.00	172.00	14
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	4,174.79	60,000.00	5,883.05	5,883.05	54,116.95	10
10-4130-193	CONSULTING	15,638.75	65,000.00	2,790.00	2,790.00	62,210.00	4
10-4130-194	CONSULTING - COG	0.00	17,500.00	0.00	0.00	17,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	375.59	7,500.00	145.65	403.98	7,096.02	5
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	0.00	179,000.00	0.00	75,000.00	104,000.00	42
10-4130-321	TELEPHONE - PLANNING & ZONING	136.32	2,000.00	155.45	155.45	1,844.55	8
10-4130-325	POSTAGE - PLANNING & ZONING	300.00	2,500.00	0.00	0.00	2,500.00	0
10-4130-331	UTILITIES - PLANNING & ZONING	224.95	5,000.00	90.74	90.74	4,909.26	2
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	500.00	0.00	0.00	500.00	0
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	200,000.00	0.00	0.00	200,000.00	0
	4130 ECONOMIC & PHYSICAL DEVELOPMEN	27,366.48	693,550.00	21,359.19	108,691.73	584,858.27	16
General Fund Expenditure Totals		217,686.77	3,097,950.00	143,085.27	520,119.74	2,577,830.26	17

10 General Fund	Prior	Current	YTD
Revenues:	44,033.82	33,698.41	63,990.39
Expenditures:	217,686.77	143,085.27	520,119.74

WEDDINGTON
Statement of Revenue and Expenditures

09/04/2024
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Net Income:	<u>173,652.95-</u>	<u>109,386.86-</u>	<u>456,129.35-</u>
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Grand Totals	Prior	Current	YTD
Revenues:	<u>44,033.82</u>	<u>33,698.41</u>	<u>63,990.39</u>
Expenditures:	<u>217,686.77</u>	<u>143,085.27</u>	<u>520,119.74</u>
Net Income:	<u>173,652.95-</u>	<u>109,386.86-</u>	<u>456,129.35-</u>

**TOWN OF
W E D D I N G T O N
MEMORANDUM**

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: September 9, 2024

SUBJECT: Tax Report– August 2024

Transactions:	
2024 Tax Levy	\$807,562.22
2024 Sold Waste Levy	\$1,219,680.00
2024 Late List Penalties	\$140.56
Under 5.00 Write Offs	\$(794.61)
Overpayments	\$(381.88)
Refunds	\$348.88
Taxes Collected:	
2022	\$(40.27)
2023	\$(2410.55)
2024	\$(1954.34)
As of August 31, 2024; the following taxes remain Outstanding:	
2013	\$214.81
2014	\$192.50
2015	\$187.26
2016	\$361.06
2017	\$429.85
2018	\$256.70
2019	\$582.41
2020	\$531.98
2021	\$1280.80
2022	\$6146.31
2023	\$36,033.41
2024	\$2,024,633.83
Prepaid Taxes	\$(132.00)

Total Outstanding:	\$2,070,718.92
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**TOWN OF WEDDINGTON
ARPA QUARTERLY UPDATE
AS OF 6/30/24**

BEGINNING ARPA BALANCE		\$ 1,635,187.50
SPENT 10/1/21-6/30/23		(799,944.67)
BALANCE AT 7/1/23		<u>\$ 835,242.83</u>
REFUNDED TO GENERAL FUND THROUGH 3/31/2024		
PAYROLL	\$(206,155.15)	
SHERIFF	(264,415.41)	(470,570.56)
BALANCE REMAINING AT 3/31/24		<u>\$ 364,672.27</u>
REFUNDED TO GENERAL FUND 6/30/2024		
PAYROLL	\$(80,564.61)	
SHERIFF	(88,138.47)	(168,703.08)
BALANCE AT 6/30/24		<u>\$ 195,969.19</u>