



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, OCTOBER 14, 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 Tax Administrator
8. Project Presentation from Classica Homes-Hemby Road Project
 - A. Public Comment on Presentation
9. Public Comments
10. Public Safety Report
11. Consent Agenda
 - A. Approve September 9, 2024 Town Council Regular Meeting Minutes
 - B. Approve ARPA Grant Amendment
 - C. Approve OSMB Grant Project Ordinance
 - D. Approve Proclamation P-2024-04 designating October 24, 2024 as World Polio Day
12. Old Business
13. New Business
 - A. Discussion of an application by Keystone Custom Homes requesting Conditional Zoning Approval for a 12-Lot Subdivision located on Deal Road
 - B. Text Amendment to the Town of Weddington Unified Development Ordinance Section D-917A.O. Buffering
 - i. Public Hearing
 - ii. Discussion and Consideration
 - C. Text Amendment to the Town of Weddington Unified Development Ordinance Section D-607 Weddington Specific Process Steps for Legislative Decisions
 - i. Public Hearing
 - ii. Discussion and Consideration
 - D. Discussion of possible text amendments to Town of Weddington Unified Development Ordinance
 - i. D-917D Mass grading

ii. D-917A (J) Cul-de-sac length

E. Discussion of Fee Schedule

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



Town of Weddington Board of Commissioners
October 14th, 2024

C
CLASSICA
HOMES DESIGNED FOR LIVING



THE NATIONALS
2019

2019 The Nationals
 National Sales and Marketing Council (NSMC)
 Best Single-Family Detached Model Home 3,501 - 4,000 sf. GOLD
 The Monterey



704-997-3480





E
CLASSICA
HOMES DESIGNED FOR LIVING





C
CLASSICA
HOMES DESIGNED FOR LIVING
Weddington
Working Concepts





Providence Rd

Hemby Rd



Conservation Plan





Conservation Plan

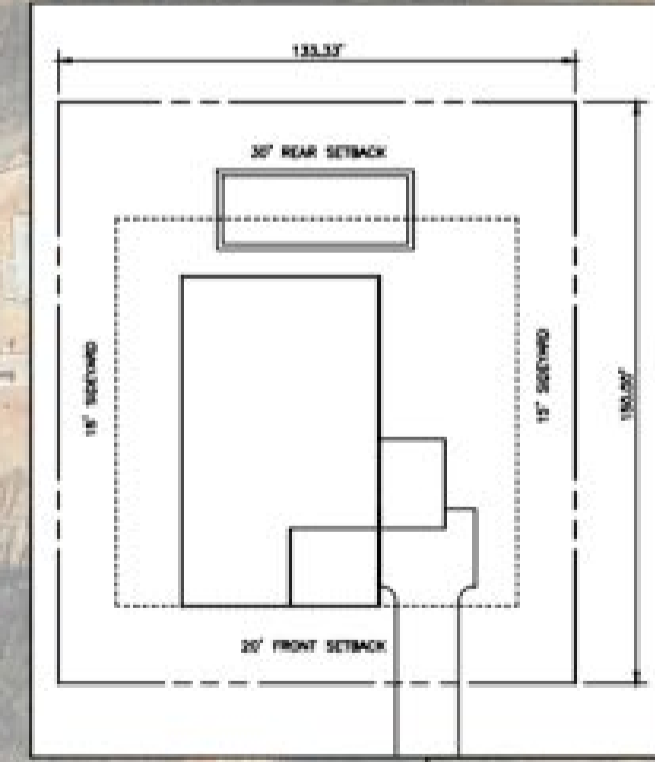
PARCELS:
 PIN: 06126004 ±34.962 ACRES
 BIN: 06126004C ± 1.16 ACRES
 TOTAL: ±36.122 ACRES

EXISTING ZONING: R-CD & R-40
 PROPOSED ZONING: R-CD CONSERVATION
 PROPOSED USE: SINGLE-FAMILY

CONSERVATION SUBDIVISION STANDARDS:
 MINIMUM LOT SIZE: 12,000 SF
 MINIMUM LOT WIDTH: 80 FEET
 FRONT SETBACK: 20 FEET
 SIDE SETBACK: 15 FEET*
 CORNER SETBACK: 25 FEET
 REAR SETBACK: 30 FEET
 MAXIMUM HEIGHT: 35 FEET
 *A SEPARATION OF 30 FEET MUST BE MAINTAINED BETWEEN THE SIDES OF EACH DWELLING

PROPOSED DEVELOPMENT:
 TOTAL: 27 LOTS
 PROPOSED DENSITY: 0.75 DUA

OPEN SPACE REQUIRED: 18.06 ACRES (50.00%)
 OPEN SPACE PROVIDED: 18.41 ACRES (50.97%)



REVISION RECORD

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3701 Arco Corporate Drive
 Suite 400
 Charlotte, NC 28273
 Ph: 980.237.0373
 www.cccinc.com



HEMBy ROAD SITE
 CLASSICA HOMES, LLC
 WEDDINGTON, NORTH CAROLINA
 UNION COUNTY

CONSERVATION SITE PLAN

DATE	BY	SCALE	STATUS
JULY 2024	STAFF		START
AS SHOWN	AS SHOWN		CHOOSE IT
			3/31/2024
			MARK

SCALE IN FEET

DRAFT

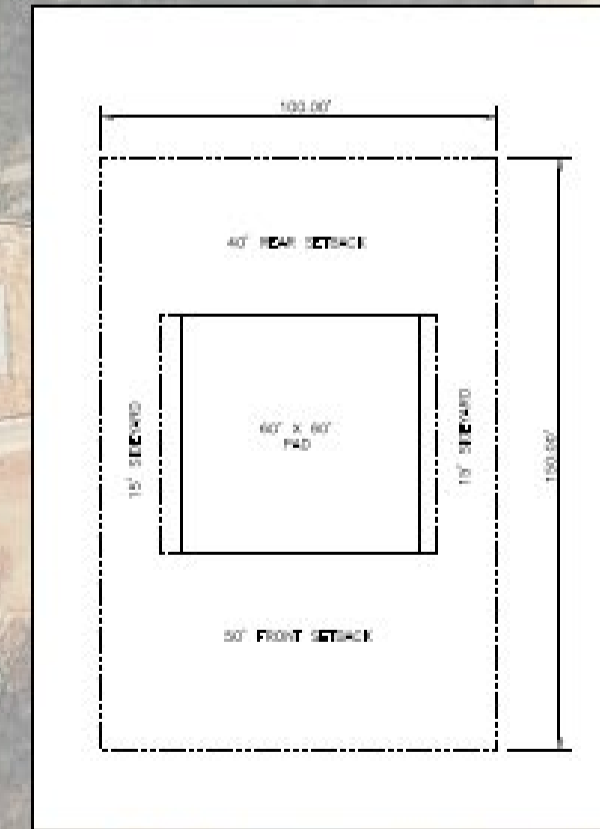
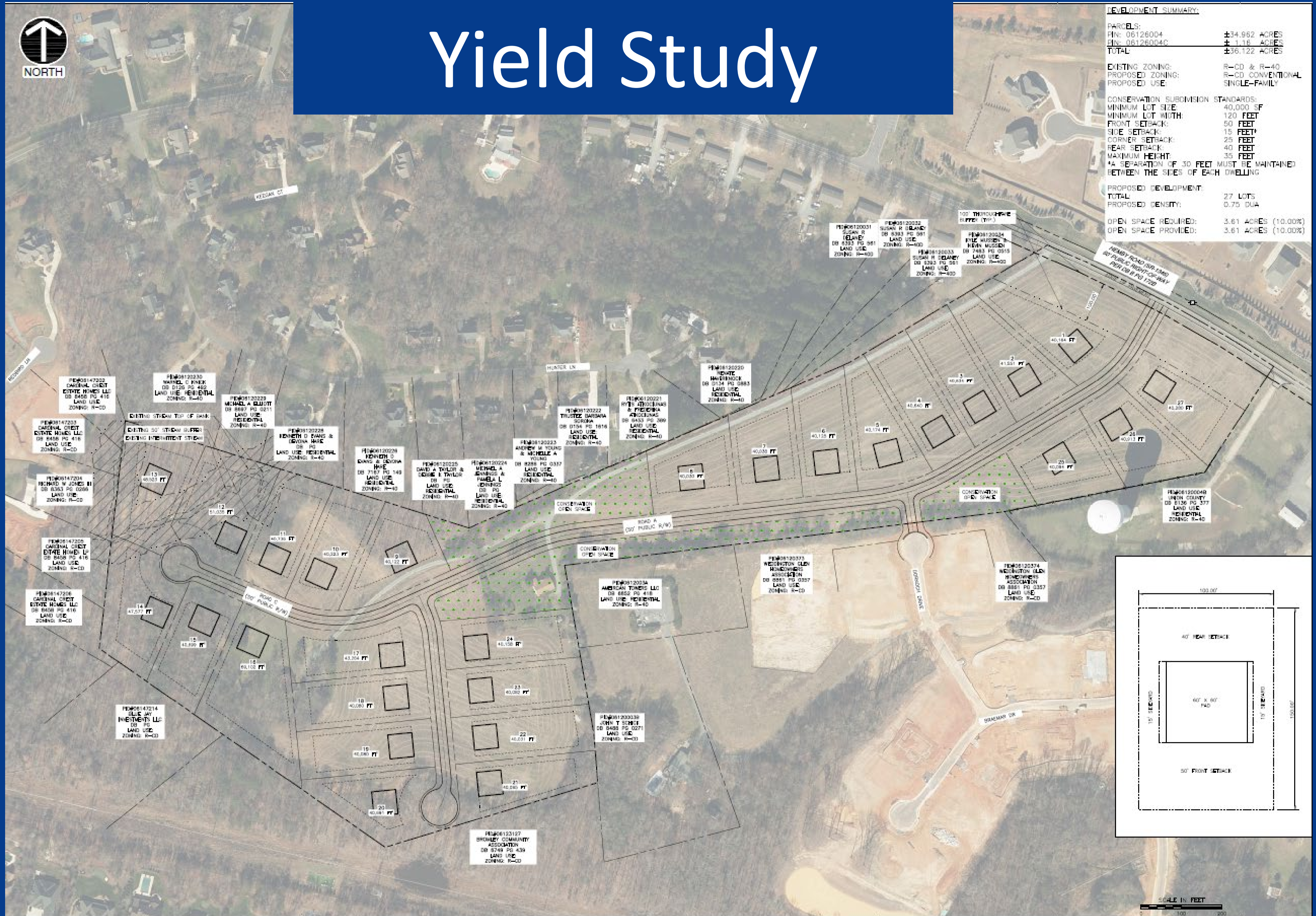
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Yield Study

DEVELOPMENT SUMMARY:

PARCELS:	
FIN: 06126004	±34.962 ACRES
FIN: 06126004C	± 1.16 ACRES
TOTAL:	±36.122 ACRES
EXISTING ZONING: R-CD & R-40	
PROPOSED ZONING: R-CD CONVENTIONAL	
PROPOSED USE: SINGLE-FAMILY	
CONSERVATION SUBDIVISION STANDARDS:	
MINIMUM LOT SIZE:	40,000 SF
MINIMUM LOT WIDTH:	120 FEET
FRONT SETBACK:	50 FEET
SIDE SETBACK:	15 FEET
CORNER SETBACK:	25 FEET
REAR SETBACK:	40 FEET
MAXIMUM HEIGHT:	35 FEET
*A SEPARATION OF 30 FEET MUST BE MAINTAINED BETWEEN THE SIDES OF EACH DWELLING	
PROPOSED DEVELOPMENT:	
TOTAL:	27 LOTS
PROPOSED DENSITY:	0.75 DUA
OPEN SPACE REQUIRED:	3.61 ACRES (10.00%)
OPEN SPACE PROVIDED:	3.61 ACRES (10.00%)



SCALE IN FEET
0 100 200

THANK YOU FOR
YOUR TIME!

Questions?

C
CLASSICA
HOMES DESIGNED FOR LIVING

Agenda Item 10.

Public Safety Report

Weddington

9/2024

UCR Code	Description	Date of Report	Incident ID	
13B				
13B	CHILD ABUSE - MISD	9/3/24	202406705	
13B	SIMPLE ASSAULT	9/5/24	202406779	
13B	SIMPLE ASSAULT	9/5/24	202406782	
13B	ASSAULT ON CHILD UNDER 12	9/24/24	202407345	
			Total:	4
13C				
13C	CYBERBULLYING	9/13/24	202407021	
13C	COMMUNICATING THREATS	9/14/24	202407056	
13C	COMMUNICATING THREATS	9/23/24	202407270	
			Total:	3
210				
210	EXTORTION	9/2/24	202406672	
			Total:	1
220				
220	BREAKING/ENTERING-FELONY	9/18/24	202407158	
220	BURGLARY-2ND DEGREE	9/28/24	202407501	
			Total:	2
23H				
23H	LARCENY >\$300 - <\$1000 FROM CONSTRUC SIT	9/25/24	202407403	
23H	LARCENY-FELONY	9/25/24	202407405	
			Total:	2
250				
250	FORGERY OF BANK NOTES/CHECKS	9/26/24	202407419	
			Total:	1
26A				
26A	FRAUD-OBT ADVANCE	9/3/24	202406702	
26A	IDENTITY THEFT	9/11/24	202406948	
26A	FRAUD-CREDIT DEVICE	9/16/24	202407113	
			Total:	3
290				
290	INJURY TO REAL PROPERTY	9/19/24	202407209	
290	INJURY TO PERSONAL PROPERTY	9/20/24	202407238	
			Total:	2
35A				
35A	POSSESS MARIJUANA UP TO 1/2 OZ	9/5/24	202406773	
			Total:	1
90Z				

Weddington

9/2024

UCR Code	Description	Date of Report	Incident ID	
90Z	UNAUTHORIZED USE OF MOTOR VEHICLE	9/12/24	202406992	
			Total:	1
999				
999	DEATH INVESTIGATION	9/4/24	202406737	
999	INVESTIGATION	9/4/24	202406761	
999	INVESTIGATION	9/6/24	202406805	
999	INVESTIGATION	9/9/24	202406897	
999	ACCIDENT POSSIBLE INJURY	9/10/24	202406914	
999	ANIMAL CALL BITE	9/11/24	202406957	
999	ANIMAL CALL BITE	9/15/24	202407075	
999	CALL FOR SERVICE	9/16/24	202407092	
999	ACCIDENT SERIOUS	9/17/24	202407116	
999	ACCIDENT POSSIBLE INJURY	9/17/24	202407117	
999	ANIMAL CALL	9/20/24	202407228	
999	ACCIDENT NO VISIBLE INJURY	9/22/24	202407263	
999	ACCIDENT NO VISIBLE INJURY	9/23/24	202407273	
999	CALL FOR SERVICE	9/24/24	202407346	
999	DOMESTIC	9/27/24	202407462	
			Total:	15
9999				
9999	MENTAL HEALTH INVESTIGATION	9/10/24	202406918	
			Total:	1

Monthly Crime Total

36

Agenda Item 11.

Consent Agenda

- A. Approve September 9, 2024 Town Council Regular Meeting Minutes
- B. Approve ARPA Grant Amendment
- C. Approve OSMB Grant Project Amendment
- D. Approve Proclamation 2024-04 designating October 24, 2024 as World Polio Day



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 9, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 9**

1. Call to Order

Mayor Bell called the meeting to order at 7:01 p.m.

2. Determination of Quorum

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

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

Visitors: Mike Morse, Walton Hogan, Gayle Butler, Liz Holtey, Kim Topalian, Bill Deter, Cameron Scott, Christopher Neve, Chad Emerine, Melissa Emerine, Jeff Herbst, Wendy Shaw, Lynne Devaney

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 remove item 11.B. from the Consent Agenda to Item 7. Consideration of Proclamation 2024-03 to Proclaim September 17 through 23 as Constitution Week and presentation of Proclamation 2024-03 to the Halifax Convention Chapter of the Daughters of the American Revolution, to remove item 12.B.iii Specific Land Use Plan Goals and Policies into the UDO, and to add to item 19. Closed Session 143-318(a)(3) to consult with attorney.

Motion: Mayor Pro Tem Smith made a motion to adopt the agenda as amendment
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 reported on the September WUMA meeting in Mineral Springs on Thursday the 26th at 4:00 p.m.

Councilmember Ladner reported that the September TreesUnion meeting will be held on September 10th at 7:00 p.m. at Wesley Chapel Village Hall. Also, the Optimist Club is sponsoring a litter sweep on Saturday, September 14 at 8:00 a.m. at the WCWAA athletic fields.

7. Consideration of Proclamation 2024-03 to Proclaim September 17 through 23 as Constitution Week and presentation to the Halifax Convention Chapter of the Daughters of the American Revolution.

Ashley Korizis and Kitty Megorden presented a brief background on Constitution Week and the primary goals of the Daughters of the American Revolution.

Mayor Bell read and presented Ms. Korizis and Ms. Megorden with Proclamation 2024-03.

8. Presentation from Union County Public Schools

Kathy Heintel and Colon Moore gave a presentation on the 2024 UCPS School Bond that will be on the ballot in November.

9. Public Comments

Walton Hogan 5009 Laurel Grove Lane: Mr. Hogan commented on the community meeting held on 9/6 for the CZ application for a church use on New Town Road. He spoke about the traffic issues at that dangerous intersection.

Christopher Neve 110 Charleston Court: Mr. Neve thanked Councilmember Perryman for discussing the tax rate and fire service fee questions that Mr. Neve raised in his last public comment. He expressed his belief that the community meetings should be held within a certain distance of Town Hall and voiced his opposition to extra spending on the park. He stated he is not opposed to using the space but asked the Council to be realistic in the amenities and to consider looking for something simple.

Chad Emerine 953 Eagle Road: Mr. Emerine expressed his support for the 100ft. buffer and asked council to review the ideas of berms. He also asked council to review the town fee schedule, maximum cul-de-sac length and to clarify buildable land in the UDO. Mr. Emerine asked for standard rules of procedure in posting meeting agendas to the public and would like to see the 15 days required for applications to be submitted before Planning Board meetings be codified into the

UDO. Mr. Emerine asked if minor subdivisions could be included on the town website and if minutes could be more accurate and detailed.

Wendy Shaw 6733 Weddington Matthews Road: Ms. Shaw spoke on the minor subdivision at 6901 Weddington Matthews Road and the development on the resulting lots. She expressed her frustration over the lack of communication from Town Staff on the concerns over erosion control measures.

Lynne Devaney 7503 Strawberry Road, Summerfield NC: Ms. Devaney thanked the Council and the residents for support in their fight against the NC General Assembly. She expressed her frustration at Summerfield being referred to as a “paper town” by the legislators. She reiterated her thanks to the council and expressed her support for Michele Morrow for NC School Superintendent.

10. Public Safety Report

Deputy Wrenn presented the Public Safety Report. He reported that the August report numbers all decreased.

Councilmember Perryman thanked the deputies for the increased presence on Providence Road.

Mayor Pro Tem Smith thanked the deputies for their presence throughout town patrolling different neighborhoods.

11. 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~~**

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

Vote: The motion passed with a unanimous vote.

12. Old Business

13. New Business

A. 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

Mayor Bell opened the public hearing at 7:39 p.m.

Chad Emerine 953 Eagle Road: Mr. Emerine expressed support for the increased minimum lot size for RCD subdivisions as it will allow residents better use of their property. He requested a 40-foot front set back and 15-foot side set back to better reflect the character of Weddington.

Mayor Bell closed the public hearing at 7:41 p.m.

ii. Discussion and Possible Consideration

Mr. Gordos presented the staff report. 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. Staff presented 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. 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. with increased minimum lot width of 100 feet from 80, Side set back increase to 12 feet from 5 feet, and rear set back increase to 40 feet from 30 feet.

Council discussed the text amendment:

Mayor Pro Tem Smith stated he would like to see the RCD requirements mirror the RE zoning requirements with side setbacks at 12 feet with 30 feet minimum between structures. Councilmember Perryman asked Mr. Gordos if increasing the lot size to average 20,000 sq. ft. would require the minimum conservation land requirement to be changed.

Mr. Gordos responded that increasing the minimum lot size would take away from conservation land. Staff supports RCD as a development option to conserve land. The increased minimum lot size will require more creativity on the part of developers.

Councilmember Perryman stated his concern for unintended consequences as changing the minimum lot size will reduce the space available for conservation and provide less opportunity to preserve trees.

Mayor Pro Tem Smith stated that he willing to lose more conservation land to have aesthetics of neighborhoods fit with rest of the Weddington community.

Councilmember Ladner asked of the front rear or side setbacks, which are more important to what the town is trying to accomplish.

Councilmember Howie stated she is not opposed to the recommendation that came from the Planning Board and she doesn't feel compelled to increase the front set back and the suggested 15-foot side set back is the same as the conventional requirements. What the Planning Board recommended feels adequate.

Motion: Mayor Pro Tem Smith made a motion to amend the Town of Weddington Unified Development Ordinance Section D-703.E Lot and Building Standards Table for R-CD Conservation zoning districts to mirror the RE zoning requirements, increasing the front and rear setback requirements to 40 foot minimum, increasing the side setbacks to 12 feet with 30 feet

between structures, a minimum lot width of 100 feet, and the minimum lot size at 18,000 sq. ft with a 20,000 sq. ft. average.

Councilmember Perryman asked how this differs from what the Planning Board recommended.

Mr. Gordos responded that the Planning Board recommended keeping the front setback at 20 feet, increasing the rear set back to 40, increasing the minimum lot width to 100 and increasing the side setbacks to 12 feet.

Council continued discussion of the front setback, parking in the driveway instead of on the street.

Vote: The motion tied with a 2-2 vote: Mayor Pro Tem Smith and Councilmember Ladner voted in favor, Councilmembers Perryman and Howie voted opposed. Mayor Bell voted in favor breaking the tie.

Motion: Mayor Pro Tem Smith made a motion to approve the Land Use Plan Consistency Statement: *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.*

Vote: The motion tied with a 2-2 vote: Mayor Pro Tem Smith and Councilmember Ladner voted in favor, Councilmembers Perryman and Howie voted opposed. Mayor Bell voted in favor breaking the tie.

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

Mayor Bell began the discussion about eliminating the option for developers to provide a 50-foot buffer and require a 100-foot buffer.

Councilmembers discussed the options of a 100-foot buffer or a 50 foot with additional screening.

Councilmember Howie commented that the County Urban Forester explained that the smaller thoroughfare buffer provided for contiguous natural areas.

Councilmember Ladner stated support for saving the contiguous tree areas and eliminating the 50-foot option will provide for negotiation options.

Mayor Pro Tem Smith added that council should look at berms on unforested land. Council directed staff to draft a text amendment removing the option of a 50-foot buffer with additional screening from the development requirements for all residential development.

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

Council discussed codifying the statement on the conditional zoning application that requires 15 days between application submission and planning board presentation. Mayor Pro Tem Smith stated the need to clarify business or calendar days.

Council directed staff to draft a text amendment adding a 15-day requirement between application submission and Planning Board presentation.

**** ~~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

Council discussed limiting developer presentations at Council meetings. Councilmember Howie stated support for limiting to one presentation when a project is before the council for consideration. Mayor Pro Tem Smith agreed. Councilmember Perryman supported a maximum of two pre application presentations. Council agreed to limit presentations to two in a meeting and one when up for council consideration.

ii. Presence of town attorney at Planning Board for development presentations

Council discussed the presence of the town attorney at the planning board meetings for development application presentation. Council agreed that attorney's presence can be at the discretion of staff or the Planning Board Chair. Ms. Wolter stated that this is standard practice in other towns.

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

Council discussed standard operating procedure for distribution of agendas to board members and the public.

Council directed staff distribute a draft agenda to the boards a week before the meeting, Wednesday packets to be distributed and by end of business Thursday the agenda would be distributed to the public

14. Code Enforcement Report

Report in the packet

15. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update: the packet includes a quarterly ARPA update. There will be an ARPA ordinance amendment and a grant project ordinance next month on the consent agenda. The Fiscal year 2023-2024 audit started today.

16. 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
2nd Community Meeting: 7/16/24
Planning Board: TBD

- **Rea/ Providence Subdivision**

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

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

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

- **7112 New Town Road**

Prop. Land Use: Churches, Synagogues and Other Places of Worship
Community Meeting: 5/22/24, 6/20/24, 9/6/2024
Planning Board: TBD

- **Deal Road (Keystone)**

Conventional subdivision, 12 lots
Community Meeting: 7/24/24
Planning Board: 9/23/2024

- **13700 Providence Road**

2 additional buildings, MX (CD) zoning
Community Meetings: 6/10/24, 8/5/24
Planning Board: 8/26/24, TABLED

17. Transportation Report

There was no Transportation Report.

18. Council Comments

Councilmember Howie: Thank you to everyone who came out. I've spent some time thinking about this: we are approaching September 11. I was Sitting in a public-school classroom. Don't have

words to put to it, but it is coming up and going from one of those classrooms to this small but political position within the big picture of the United States is something to reflect upon.

Councilmember Ladner: I want to make sure people are aware that every week or month someone is thankful for our staff but only in the last 45 days have I seen how much professionalism they have to maintain, knowledge of almost everything, how they don't always get treated very nicely, and I'm really appreciative and blown away at how amazing you guys are.

Mayor Pro Tem Smith: Thank you everybody that came out and stayed to the bitter end. September 11 is coming up and we will be putting flags up from Rotary Club.

Councilmember Perryman. I will echo several things already said. Thank you everybody for coming out tonight. Thank you to the staff. Darcey I couldn't have said it better. People in this town have no idea the work that you all do day in and day out and what you do to make this town run like it does and as wonderful this place is. Thank you very much. September 11. I know how my life changed and I know exactly where I was and what I was doing and where I was two months later. And we all need to remember that, and we need to remember the first responders. I saw a picture published today of a fire truck going across one of the New York bridges and that all the firefighters on the truck were lost. So, think about that.

Mayor Bell: I totally agree on September 11 and what Brannon and Jeff said. I'll say this too, about our staff. I appreciate you guys tremendously, what you do. I find myself getting more protective of you guys because I know you guys are up to your eyeballs with stuff going on because we are extremely busy. I want to say publicly thank you for what you do.

19. Enter 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 closed session at 8:45 p.m. pursuant to NCGS 143-381.11 (a)(5) To establish the public body's negotiation position for the material terms of a contract.

Vote: The motion passed with a unanimous vote.

Mayor Bell called the meeting back to order at 9:47 p.m.

20. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the September 9, 2024 Town Council Regular Meeting at 9:47 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk

DRAFT

**Grant Project Ordinance for the Town of Weddington American Rescue Plan Act of 2021:
Coronavirus State and Local Fiscal Recovery Funds-Amended**

BE IT ORDAINED by the Town Council of the Town of Weddington, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The Town of Weddington (Town) has received the first tranche in the amount of \$817,593.75 of CSLFRF funds. The total allocation is \$1,635,187.50, with the remainder to be distributed to the Town within 12 months. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Section 2: The Town has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLFRF funds for the provision of government services.

Section 3: The following amounts are appropriated for the project and authorized for expenditure:

Internal Project Code	Project Description	Expenditure Category (EC)	Cost Object	Appropriation of ARP/CSLFRF Funds
001	Law enforcement services for period of July 1, 2022 through December 31, 2024	6.1	Salaries & Benefits	\$476,950
			Total Budget	\$884,367.99
			Operating Costs	\$205,972.50

002	General administration services for period of July 1, 2021 through December 31, 2024	6.1	Salaries	\$409,550 <u>359,067.75</u>
			Benefits	\$145,170 <u>\$130,227.37</u>
003	Economic and physical development services for period of July 1, 2021 through December 31, 2024	6.1	Salaries	\$297,625 <u>209,463.68</u>
			Benefits	\$99,920 <u>\$52,060.71</u>
TOTAL				\$1,635,187.50

Section 4: The following revenues are anticipated to be available to complete the projects:

ARP/CSLFRF Funds: \$1,635,187.50

General Fund Transfer: \$0

Total: **\$1,635,187.50**

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements, including payroll documentation and effort certifications, in accordance with 2 CFR 200.430 & 2 CFR 200.431 and the Town's Uniform Guidance Allowable Costs and Cost Principles Policy.

Section 6: The Finance Officer is hereby directed to report the financial status of the project to the governing board on a quarterly basis.

Section 7: Copies of this grant project ordinance shall be furnished to the Finance Officer and to the Clerk to Town Council.

Section 8: This grant project ordinance expires on December 31, 2026, or when all the ARP/CSLFRF funds have been obligated and expended by the Town, whichever occurs sooner.

Section 7: This grant project ordinance expires when all the projects have been completed and the monies have been expended by the Town.

Adopted October 14, 2024

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk



**TOWN OF WEDDINGTON
PROCLAMATION
P-2024-04**

WHEREAS, Rotary is a global network of neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, and the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than \$2.2 billion and countless volunteer hours to protecting nearly 3 billion children in 122 countries; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

WHEREAS, in addition, Rotary has played a major role in decisions by donor governments to contribute more than \$10 billion to the effort; and

WHEREAS, World Polio Day is held on October 24 in celebration of the birth of Dr. Jonas Salk, the researcher who developed the first polio vaccine in 1955; and

Therefore, I, Jim Bell, Mayor of the Town of Weddington on behalf of the Weddington Town Council, do hereby proclaim 24 October World Polio Day and encourage all citizens to recognize the extraordinary efforts that have led to countless lives being saved from polio and to join the fight with Rotary International for a polio-free world.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 14th day of October 2024.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk

Agenda Item 13. New Business

- A. Discussion of an application by Keystone Custom Homes requesting CZ approval for a 12-lot subdivision on Deal Road

TOWN OF WEDDINGTON

Conditional Zoning Application

This application is required for all conditional zoning applications. Completed applications along with all associated submittal requirements, must be submitted via the Town's [Self-Service Permitting Portal](#).

No application shall be considered complete unless accompanied by the application fee in the amount of \$1,650.00.

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. The applicant, by filing this application, agrees to comply with all applicable requirements of the [Unified Development Ordinance](#).

APPLICANT INFORMATION

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

PROPERTY OWNER INFORMATION *(if different from applicant)*

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

SUBJECT PROPERTY INFORMATION

Location: _____

Parcel Number: _____

Existing Zoning: _____

Use of Property: _____

APPLICATION SUBMITTAL INFORMATION

All applications must include a site plan, drawn to scale, and supporting text that, as approved, will become a part of the Ordinance amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in North Carolina, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions in addition to all predetermined Ordinance requirements, will govern the development and use of the property. The applicant acknowledges that they will review the conditional zoning request prior to any zoning permits being issued by the Town for such project. The applicant shall, at a minimum, include as part of the application, each of the items listed below (including all submittal requirements listed in Appendix 2 of the UDO):

- A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
- The owner's names, addresses and the tax parcel numbers of all adjoining properties.
- All existing easements, reservations, and right-of-way on the property or properties in question.
- Proposed principal uses: a general summary of the uses that will take place, with reference made to the list of uses found in Section D-703 of the Unified Development Ordinance.
- Traffic impact analysis/study for the proposed service area, as determined by the Town Engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all shared parking facilities) along with typical street cross-sections.
- General information on the number, height, size, and location of structures.
- All proposed setbacks, buffers, screening, and landscaping required by these regulations or otherwise proposed by the petitioner.
- All existing and proposed points of access to public streets.
- Proposed phasing of the project.
- Proposed number, location, type, and size of all commercial signs.
- Exterior treatment of all principal structures.
- Delineation of all marginal lands, including areas within the regulatory floodplain, as shown on official Flood Hazard Boundary Maps for Union County.
- Existing and proposed topography at five-foot contour intervals or less.
- Scale and physical relationship of buildings relative to abutting properties.
- Public Involvement Meeting Labels.

Planning Board Review

Before the Planning Board review, the applicant must provide a written report of at least one community meeting held by the applicant. Reasonable notice of the required community meeting shall be provided as stated in Section D-607.C.5 of the Unified Development Ordinance. The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the

application has been deemed complete and ready for submission to the Planning Board. The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have 30 days from the date that the application is presented to it to review the application and to act. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council without a Planning Board recommendation.

Public Hearing Required

Prior to deciding on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in Section D-602 of the Unified Development Ordinance.

Action by Town Council

Conditional Zoning District decisions are a legislative process and shall consider applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application and evaluated by the Town Council. Once the public hearing has been held, the Town Council shall act on the petition. The Town Council shall have the authority to:

- a. Approve the application as submitted.
- b. Deny approval of the application.
- c. Approve application with modifications that are agreed to by the applicant.
- d. Submit the application to the Planning Board for further study. The Planning Board shall have up to 31 days from the date of such submission to make a report to the Town Council. If no report is issued, the Town Council can take final action on the petition. The Town Council reserves the right to schedule and advertise a new public hearing based on the Planning Board’s report.

CERTIFICATION

I HEREBY CERTIFY that all the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all applicable requirements of the Weddington Unified Development Ordinance concerning this proposal, and I acknowledge that any violation of such will be grounds for revoking any approvals or permits granted or issued by the Town of Weddington.

Applicant

Date

Property Owner

Date



August 5, 2024

Mr. Greg Gordos
Town Planner
1924 Weddington Rd,
Weddington, NC 28104

RE: Keystone Deal Rd | Summary of Community Meeting

Dear Mr. Gordos,

Public meeting 1 for the above referenced project was held on Wednesday, July 24, 2024, at Weddington Middle School. Below is a summary of issues discussed:

Traffic

1. Congestion on Deal Rd was mentioned by 2 people but understood that it was primarily from the school during start and end of day – developer acknowledged that information.
2. One person mentioned that it would be ideal to have a traffic signal at the end of Deal and 84 – response was that NCDOT would ultimately dictate that.
3. One person indicated that the High Schoolers parking overflows into surrounding neighborhoods – developer acknowledged that information.
4. One person asked if there will be on street parking; students tend to park in the surrounding neighborhoods if available – response was that none was intended.

Buffers

1. A few people, including the mayor and mayor pro-tem, asked about the 100' buffer – developer intends to submit a 50' buffer with additional landscape screening to supplement existing street line.
2. Rear yard buffer – will trees be preserved – developer response was yes, as much as possible depending on the overall topography and relationship of proposed road and house location. However, septic would also be a factor as directed by Union County during the permitting process.

Septic

1. One person asked questions regarding standard versus engineered septic – developer responded that it was their intention to install standard septic systems, but that Union County and the soil scientists will ultimately dictate through the permitting process.
 - a. Developer also responded that Perc tests could influence final lot layout and that it is subject to change due to septic fields.

Lighting

1. One person asked if there will be streetlights – developer responded that yes, however Union Power will have a say on design and installations.
2. One person asked if there will be a lit monument at the entrance – developer responded that it has not started any design on this as they are strictly in the preliminary stages of design; however, they will take into consideration any offsite lighting effect on neighboring homes.

Homes

Page 2 of 2
Mr. Greg Gordos
August 5, 2024

1. A few people asked about the size of the homes – developer responded that it will be client driven since they are a custom home builder and will not build spec homes, however their offerings range from 2,800-6,000sf.
2. Several people asked about the pricing of the homes – developer responded that the ‘base’ home would probably start at \$900,000 and that based on past clients, most add about \$250,000 of options to the home. Several people spoke to developer after the presentation, strongly recommending increasing the price of the homes. Developer responded that the market and client will ultimately drive the price and value, but their comments will be taken into consideration.
3. Several people wanted to ensure that the homes exterior would not be vinyl – developer agreed that vinyl wouldn’t even be an option for clients.
4. Several people wanted to ensure that no rezoning, no apartments, nor any townhomes would be built – developer responded that they are NOT requesting any rezoning or any increased density, that in fact, they are respecting the current zoning and complying with its classification, in other words, building by right.

Sincerely,

Marc Momsen, PE
Senior Project Manager
V3 Southeast

KEYSTONE DEAL ROAD COMMUNITY MEETING SIGN IN SHEET



NAME:	ADDRESS:	EMAIL/PHONE: (OPTIONAL)
ALAM, KARL K	5104 CHICKADEE CT MATTHEWS, NC 28104	
ALLISON, DAVID	3931 MOURNING DOVE DR WEDDINGTON, NC 28104	
ANDERSON, MICHAEL J	7011 HIGH OAKS DR MATTHEWS, NC 28104	
ANDREWS, WALTER G	7001 HIGH OAKS DR MATTHEWS, NC 28104	
BALL, PHILIPPE G	7010 HIGH OAKS DR MATTHEWS, NC 28104	
BEGY, MICHAEL AUGUST	1306 VERRY CT MATTHEWS, NC 28104	
BISBIKIS, PAVLOS	5916 PORTBURN RD CHARLOTTE, NC 28211	
BOUTWELL, JOHN D	6500 DEAL RD MATTHEWS, NC 28104	
BOWMAN, KYLE D	3339 GREENHURST DR MATTHEWS, NC 28104	
BROWN, DAVID WAYNE	3700 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
BYRNE, RICHARD A	6521 DEAL RD MATTHEWS, NC 28104	
CARRAS, ADRIAN	6513 DEAL RD MATTHEWS, NC 28104	
CHAO, WAI LAP	3130 FOREST LAWN DR MATTHEWS, NC 28104	
CIPPOLETTI, JOSEPH	3327 IRONWOOD DR MATTHEWS, NC 28104	
CLARK MICHAEL	7029 HIGH OAKS DR MATTHEWS, NC 28104	
CONWAY, RODELYN LOPEZ	7002 HIGH OAKS DR MATTHEWS, NC 28104	
DEPASQUALE, JOHN	6216 ADELAIDE PL WAXHAW, NC 28173	

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)
DEVEREAUX, KERRY M	2233 WEDGEWOOD DR MATTHEWS, NC 28104	
DILLER, JACOB C	3311 IRONWOOD DR MATTHEWS, NC 28104	
DOVER, JAMES HAROLD SR	3901 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
ENLOW-NOVITSKY, HEATHER JUNE	4764 HOMESTEAD PL MATTHEWS, NC 28104	
ETHRIDGE, DAVID C	157 CREEK HARBOUR CIR MURRELLS INLET, SC 29576	
EVERHART, SUSAN RENEE	4039 MOURNING DOVE DR WEDDINGTON, NC 28104	
FIDLER, KRIS B	3919 MOURNING DOVE DR MATTHEWS, NC 28104	
FULTON, CRAIG B	1309 VEERY CT MATTHEWS, NC 281047251	
GARCIA, FRANCISCO	817 BEAUHAVEN LN WAXHAW, NC 28173	
GARVEY, MICHAEL JOSEPH	6512 DEAL RD MATTHEWS, NC 28104	
GERTZMAN, STEVEN MARC	3690 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
GESNER, KENNETH	3335 IRONWOOD DR MATTHEWS, NC 28104	
GRETZ, BRIAN F	6074 BLUEBIRD HILL LN MATTHEWS, NC 28104	
GRETZ, STEPHANIE S	4732 HOMESTEAD PL MATTHEWS, NC 28104	
GROVES, J RANDALL	4732 HOMESTEAD PL MATTHEWS, NC 28104	
HEMPHILL-NOLAN, LOUISE C	1205 HADLEY PARK LN MATTHEWS, NC 28104	
HUGHES, KEVIN M	7015 HIGH OAKS DR MATTHEWS, NC 28104	

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)
JACKSON, JENNIFER	6516 DEAL RD MATTHEWS, NC 28104	
JANKOWSKI, ELIZABETH K	7019 HIGH OAKS DR MATTHEWS, NC 28104	
JOHNSON, VIVIAN	3825 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
KARIBIAN, JACK	3891 MOURNING DOVE DR MATTHEWS, NC 28104	
KEIL, EDWARD GRANT	3821 MOURNING DOVE DR WEDDINGTON, NC 28104	
KEY, TIMOTHY C	3801 MOURNING DOVE DR MATTHEWS, NC 28104	
LANGE, SHAWN CHRISTOPHER	4748 HOMESTEAD PL MATTHEWS, NC 28104	
LEANDER, PROPERTIES LLC	3201 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
LEANDER, RANDALL M	3332 GREENHURST DR MATTHEWS, NC 28104	
MABARAK, MICHAEL B	1312 VEERY CT MATTHEWS, NC 28104	
MCWILLIAMS, DREW MICHAEL	6000 DEAL RD MATTHEWS, NC 28104	
MERVICH, ROBERT L	4756 HOMESTEAD PL MATTHEWS, NC 28104	
MILLER, JACOB	5100 CHICKADEE CT MATTHEWS, NC 28104	
MILLER, RYAN THOMAS	3903 MOURNING DOVE DR MATTHEWS, NC 28104	
MITROS, MICHAEL J	3701 SONG SPARROW DR MATTHEWS, NC 28104	
MORRONE, LUISA C	7018 HIGH OAKS DR MATTHEWS, NC 28104	
MOSKOWITZ, WENDI A	3716 TWELVE MILE CREEK RD MATTHEWS, NC 28104	

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)
MUDD, JOHN T	2225 WEDGEWOOD DR MATTHEWS, NC 28104	
NAZIROV, SARDOR	3712 SONG SPARROW DR MATTHEWS, NC 28104	
NBI INVESTMENTS LLC	1 SPICE ROAD FORT MILL, SC 29707	
NICHOLS, WESLEY C	5924 DEAL RD MATTHEWS, NC 28104	
NICOLETTI, LAWRENCE F JR	7026 HIGH OAKS DR MATTHEWS, NC 28104	
NUNZIATA, LAURA	3603 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
PHLIPOT, JOHN D	3812 MOURNING DOVE DR MATTHEWS, NC 28104	
PINCUS, GARY J	3809 MOURNING DOVE DR MATTHEWS, NC 28104	
PORTARO, ROGER A JR	5932 DEAL RD MATTHEWS, NC 28104	
PRIMM, KEITH E	8511 PRINCE VALIANT DR MARVIN, NC 28173	
PRIOR, ANTHONY J	2241 WEDGEWOOD DR MATTHEWS, NC 28104	
REEVES, DAVID D	PO BOX 646 MATTHEWS, NC 28106	
ROBERTS, ROBERT LEE III	2015 WEDGEWOOD DR MATTHEWS, NC 28104	
ROBINSON, LINDELL R	6080 BLUEBIRD HILL LN MATTHEWS, NC 28104	
ROGERS, FRANK R JR	4692 HOMESTEAD PL MATTHEWS, NC 28104	
ROLPH, ANDREW C	608 MAPLE GROVE CHURCH RD MATTHEWS, NC 28104	
SHERONAS, DAVID A	3707 SONG SPARROW DR MATTHEWS, NC 28104	

NAME:	PHONE:	EMAIL/PHONE: (OPTIONAL)
SLOYAN, CHRISITOPHER F	3706 SONG SPARROW DR MATTHEWS, NC 28104	
SMITH, BENNETT	3709 SONG SPARROW DR MATTHEWS, NC 28104	
SNYDER, MISTY LYNN DOVER	3833 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
STAUDE, KENT ALEXANDER	3845 MOURNING DOVE DR WEDDINGTON, NC 28104	
STONEMAN, MICHAEL ALLEN	3801 TWELVE MILE CREEK RD MATTHEWS, NC 28104	
SUTTON, REGINALD L	7025 HIGH OAKS DR MATTHEWS, NC 28104	
SWOPE, MATTHEW C	3343 IRONWOOD DR MATTHEWS, NC 28104	
T1CLT TRUST	1233 WEDDINGTON HILLS DR MATTHEWS, NC 28104	
THOMPSON, BARRY	3963 MOURNING DOVE DR MATTHEWS, NC 28104	
UNION COUNTY BOARD OF EDUCATION	400 N CHURCH STREET MONROE, NC 28112	
WAN, YIPING	6505 DEAL RD MATTHEWS, NC 28104	
WARNER, ROBERT C	3700 SONG SPARROW DR MATTHEWS, NC 28104	
WEBER, JOHN B	3806 MOURNING DOVE DR MATTHEWS, NC 28104	
WILKERSON, FORREST REID III	1 SPICE ROAD FORT MILL, SC 29707	
WINSTON, GLADYS B	6901 DEEP SPRINGS RD PEACHLAND, NC 28133	
WOLF, JAMES C	3842 MOURNING DOVE DR MATTHEWS, NC 28104	
WOODLIEF, GUY W	3818 MOURNING DOVE DR MATTHEWS, NC 28104	



ELYSIAN at WEDDINGTON

WEDDINGTON, NC | DATE: 08.20.2024 | PROJECT NO.: 240110

PERSPECTIVE 1



landscape architecture | planning | civil engineering | surveying

V3 Southeast

NC 27086, CA 94111, CA



CURRENT

ELYSIAN at WEDDINGTON

WEDDINGTON, NC | DATE: 08.20.2024 | PROJECT NO.: 240110



PERSPECTIVE 2



landscape architecture | planning | civil engineering | surveying

V3 Southeast

NC 081818-C-0111-C-01

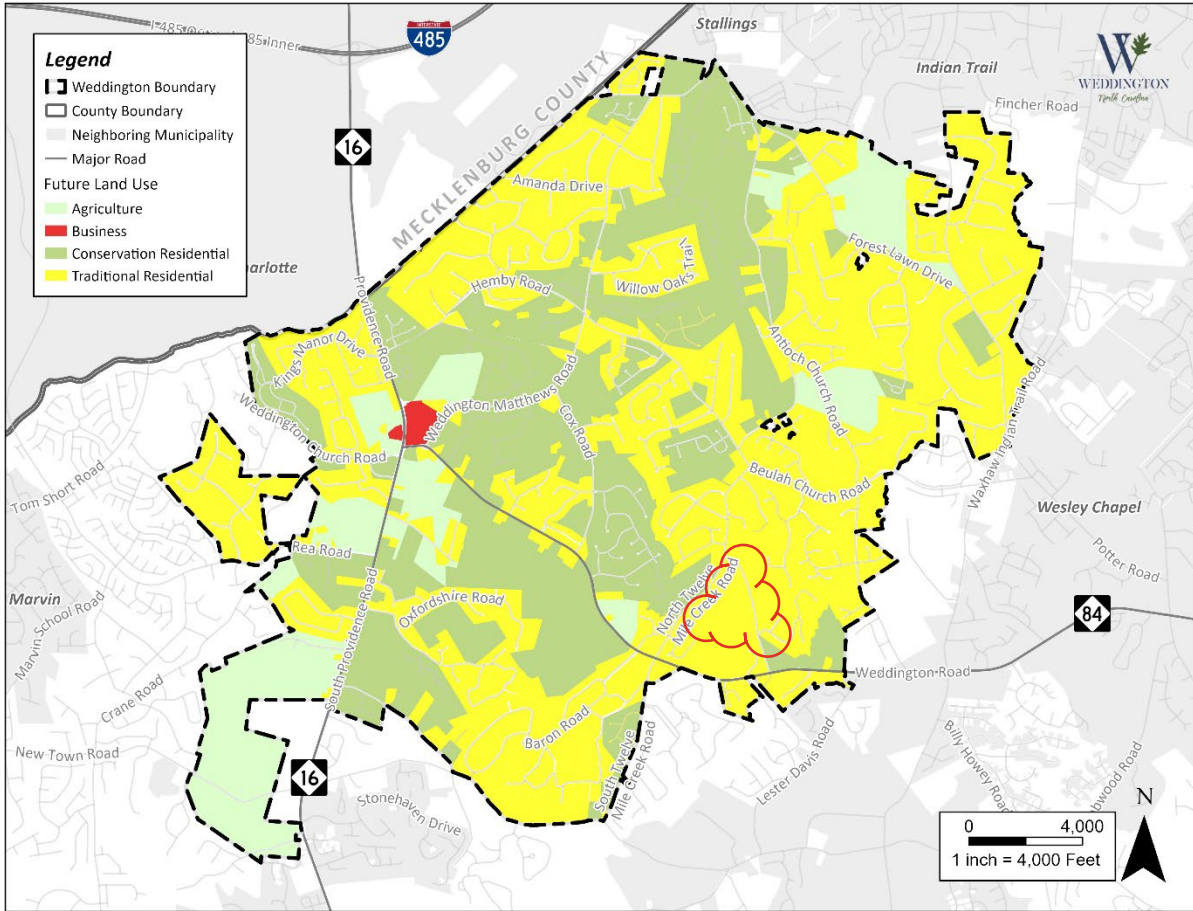
PROPOSED



CURRENT



Map 4 Future Land Use Map



Elysian at Weddington

Deal Road, Weddington, NC 28212

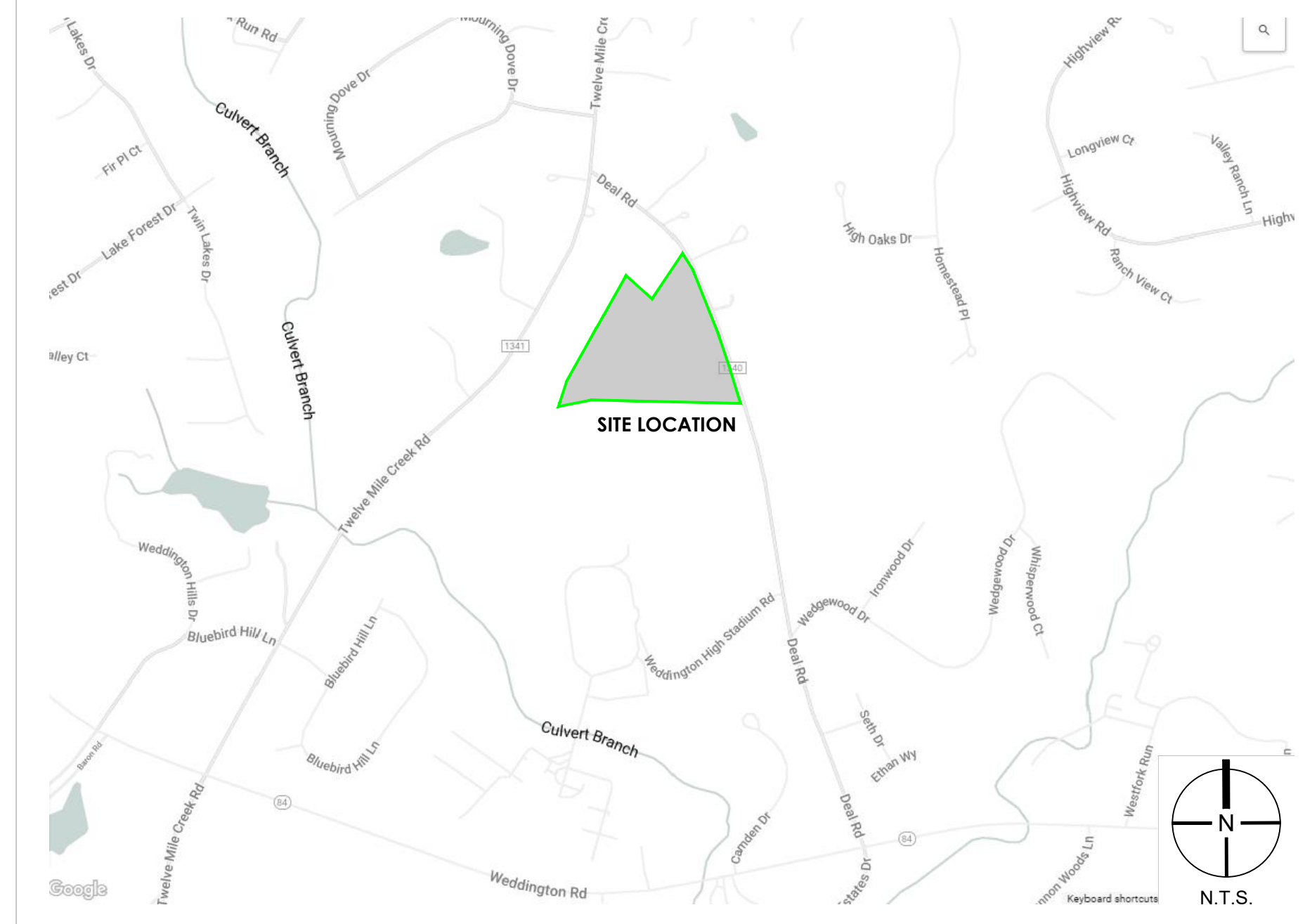
Preliminary Sketch Plan

August 6th, 2024

V3 Project #: 240110.01

PROJECT REVISIONS

VICINITY MAP



PROJECT TEAM

Civil Engineering & Landscape Architecture

V3 Southeast
3700 South Boulevard, Suite 200
Charlotte, NC 28209
phone: 704-940-2883
www.v3co.com

Owner

Keystone Custom Homes
2030 Airport Flex Drive, Suite R
Charlotte, NC 28208
phone: 877-821-2469

Surveying

Delta Land Service Inc.
1020 Crews Road
Matthews, NC 28105
phone: 704-847-4700

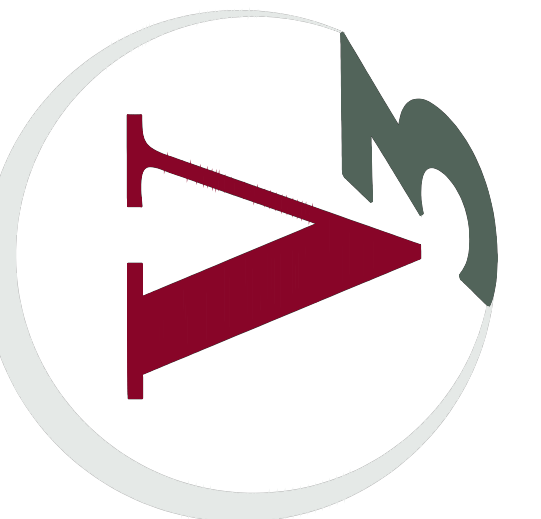
SHEET INDEX

Sheet Number	Description	Revision #	Date
SK-100	COVER SHEET		09.06.24
SK-101	DIMENSION CONTROL PLAN		09.06.24
SK-102	CELESTIAL WAY PROFILE		09.06.24
SK-103	UCPW SKETCH PLAN		09.06.24
SK-104	EROSION CONTROL PLAN (STAGE 1)		09.06.24
SK-105	LANDSCAPE PLAN		09.06.24

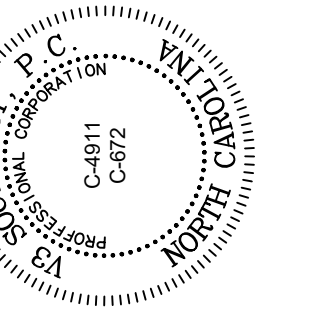
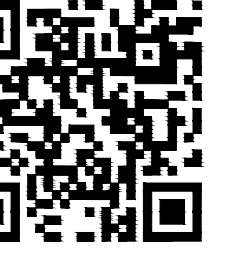
REGULATORY APPROVALS

PROJECT CERTIFICATION CHECKLIST

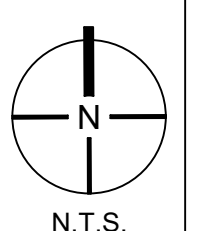
SITE OVERVIEW MAP



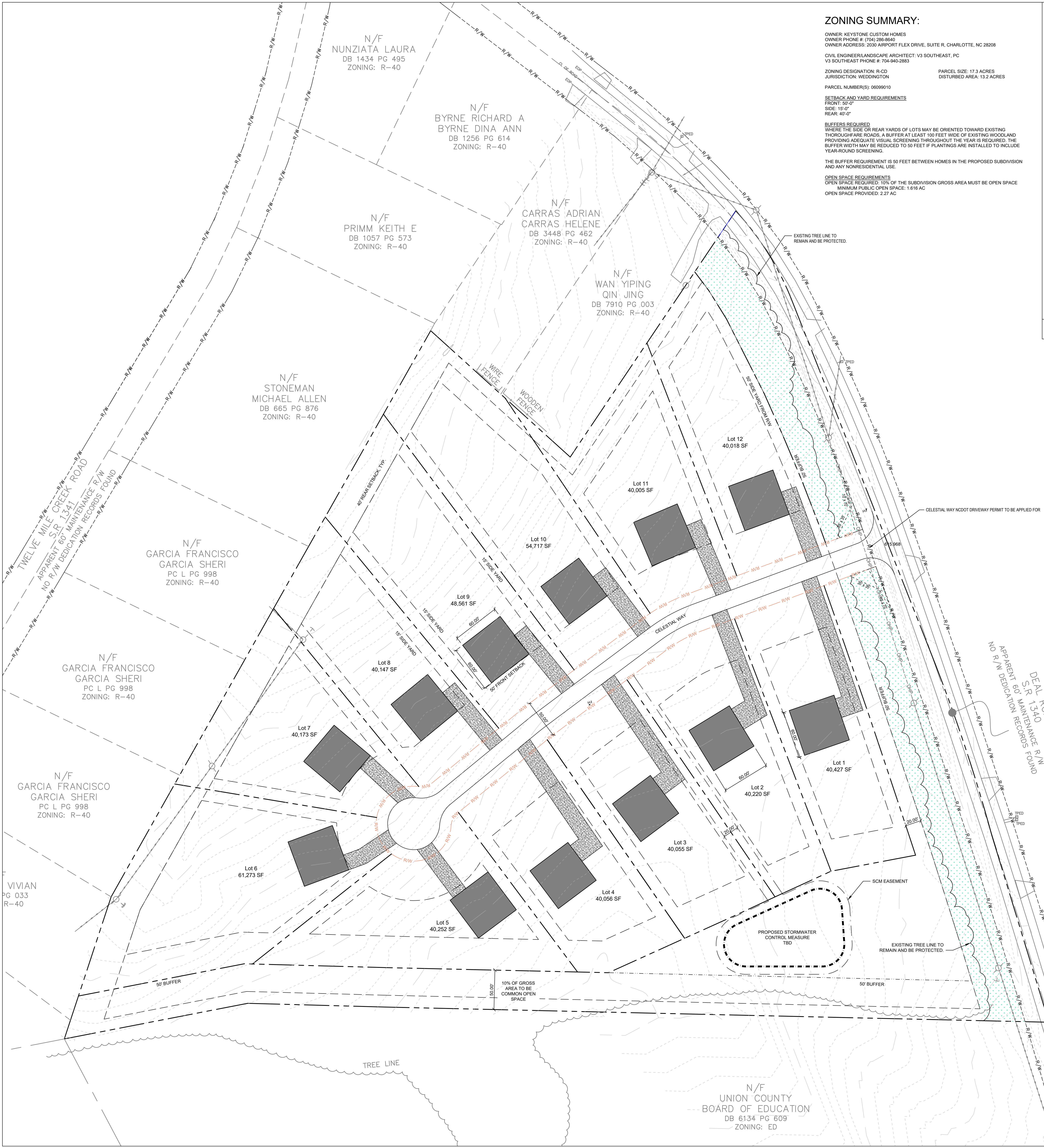
V3 Southeast
3700 South Blvd., Suite 200
Charlotte, NC 28209
p: 704-940-2883
www.v3co.com



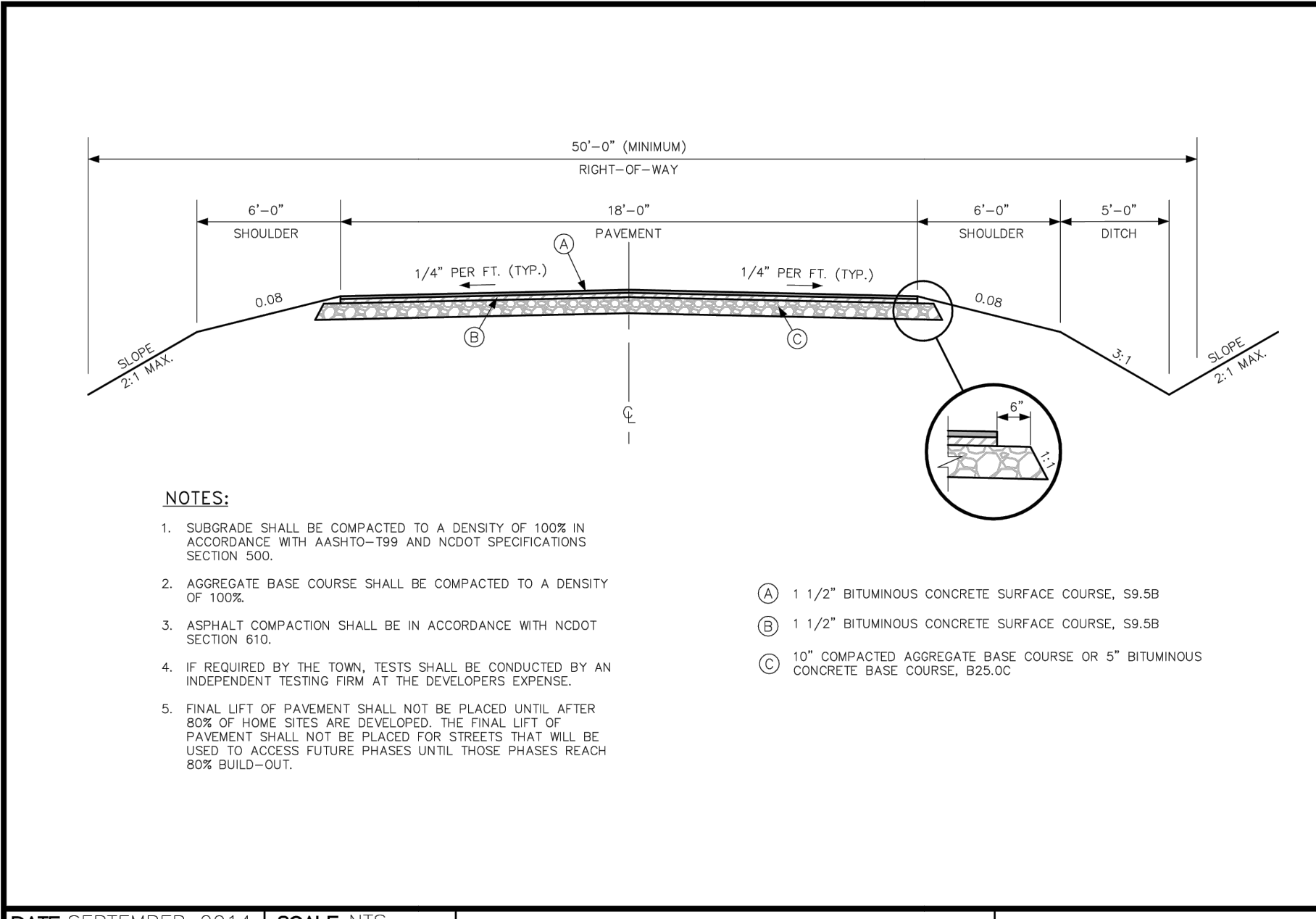
Elysian at Weddington
Deal Road, Weddington, NC 28212
Preliminary Sketch Plan
August 6th, 2024 V3 Project #: 240110.01
COVER SHEET SK-100



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ZONING SUMMARY:
 OWNER: KEYSTONE CUSTOM HOMES
 OWNER PHONE #: (704) 286-8640
 OWNER ADDRESS: 3030 AIRPORT FLEX DRIVE, SUITE R, CHARLOTTE, NC 28208
 CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC
 V3 SOUTHEAST PHONE #: 704-940-2883
 ZONING DESIGNATION: R-40 PARCEL SIZE: 17.3 ACRES
 JURISDICTION: WEDDINGTON DISTURBED AREA: 13.2 ACRES
 PARCEL NUMBER(S): 0699910
SETBACK AND YARD REQUIREMENTS
 FRONT: 50'-0"
 SIDE: 15'-0"
 REAR: 40'-0"
BUFFERS REQUIRED
 WHERE THE SIDE OR REAR YARDS OF LOTS MAY BE ORIENTED TOWARD EXISTING THROUGHFARE ROADS, A BUFFER AT LEAST 100 FEET WIDE OF EXISTING WOODLAND PROVIDING ADEQUATE VISUAL SCREENING THROUGHOUT THE YEAR IS REQUIRED. THE BUFFER WIDTH MAY BE REDUCED TO 50 FEET IF PLANTINGS ARE INSTALLED TO INCLUDE YEAR-ROUND SCREENING.
THE BUFFER REQUIREMENT IS 50 FEET BETWEEN HOMES IN THE PROPOSED SUBDIVISION AND ANY NONRESIDENTIAL USE.
OPEN SPACE REQUIREMENTS
 OPEN SPACE REQUIRED: 10% OF THE SUBDIVISION GROSS AREA MUST BE OPEN SPACE
 MINIMUM PUBLIC OPEN SPACE: 1.616 AC
 OPEN SPACE PROVIDED: 2.27 AC



TYPICAL SECTION RESIDENTIAL LOCAL STREET WITH SHOULDER AND DITCH

TOWN OF WEDDINGTON STANDARD DETAILS
 WEDDINGTON, N.C.
 ROADWAY: R
 DIST. NO.: 100

TOWN OF WEDDINGTON LOCAL STREET DETAIL SCALE: N.T.S.

Parcel #	Area	Perimeter	Parcel Table	
			Segment Lengths	Segment Bearings
1	40426.87	933.381	120.950	N69° 41' 22.39"E
			51.781	S19° 18' 19.71"E
			63.241	S19° 05' 57.10"E
			61.462	S18° 58' 26.75"E
			57.454	S18° 33' 19.27"E
			126.881	S18° 20' 45.72"E
2	40220.12	911.851	109.029	S73° 15' 11.89"W
			342.583	N20° 55' 14.60"W
			342.583	S20° 55' 14.60"E
			78.131	S66° 23' 28.12"W
			333.149	N34° 16' 51.12"W
			62.894	N53° 09' 37.65"E
3	40055.46	891.627	50.485	N61° 25' 30.02"E
			44.609	N69° 41' 22.39"E
			333.149	S34° 16' 51.12"E
			54.229	S65° 03' 08.22"W
			71.760	S65° 38' 51.51"W
			306.066	N34° 40' 14.30"W
4	40055.69	849.172	64.524	N50° 40' 42.23"E
			306.066	S34° 40' 14.30"E
			105.861	S65° 38' 51.51"W
			30.288	N88° 41' 24.25"W
			252.385	N86° 44' 55.59"W
			145.572	N50° 40' 42.23"E
5	40251.91	1011.021	252.385	S36° 44' 55.59"E
			412.053	N88° 35' 16.17"W
			224.759	N51° 37' 04.13"E
			101.866	N64° 46' 27.44"E
			19.957	N28° 37' 44.81"E
			10.324	N88° 26' 32.89"W
6	61272.70	1057.707	214.200	S79° 00' 22.36"W
			132.307	N18° 14' 03.85"E
			184.224	N29° 23' 38.95"E
			259.482	S80° 34' 11.03"E
			52.411	S22° 10' 45.37"E
			224.759	S51° 37' 04.13"W
7	40172.85	879.499	259.482	N80° 34' 11.03"W
			255.440	N29° 23' 38.98"E
			291.255	S39° 10' 13.46"E
			90.099	S53° 39' 06.19"W
			42.933	N39° 10' 13.46"E
			0.024	N29° 24' 34.28"E
8	40147.25	898.049	0.024	N29° 28' 34.04"E
			346.513	S39° 23' 40.99"E
			108.664	S39° 23' 40.99"E
			18.562	S50° 36' 19.01"W
			18.562	S74° 14' 21.21"W
			346.513	N39° 23' 40.99"W
9	48560.55	1021.530	149.779	N29° 30' 19.73"E
			404.416	S36° 42' 19.98"E
			74.751	S53° 09' 37.65"W
			46.070	S50° 51' 36.02"W
			404.416	N36° 42' 19.98"W
			121.596	N29° 30' 19.73"E
10	54717.19	1102.277	127.246	S47° 49' 36.91"E
			328.976	S33° 57' 17.20"E
			11.017	S54° 33' 17.52"W
			109.026	S53° 09' 37.65"W
			328.976	N33° 57' 17.20"W
			111.314	S47° 49' 36.91"E
11	40004.57	1051.098	174.305	N33° 55' 20.75"E
			316.456	S21° 05' 06.01"E
			66.154	S69° 41' 22.39"W
			53.892	S62° 49' 39.90"W
			316.456	N21° 05' 06.01"W
			106.528	N33° 55' 20.75"E
12	40018.44	927.835	29.514	S37° 00' 01.87"E
			42.408	S31° 54' 57.94"E
			106.022	S38° 49' 21.78"E
			59.051	S23° 57' 47.33"E
			59.365	S22° 53' 22.40"E
			64.298	S21° 11' 29.22"E

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DATE: 09.06.24 PM: MDM
 DRAWN BY: DFS REVIEWED BY: MDM

PROJECT NUMBER: 240110.01

SCALE: 1" = 50'

DIMENSION CONTROL PLAN

REVISIONS:

SK-101
 Sketch Plan



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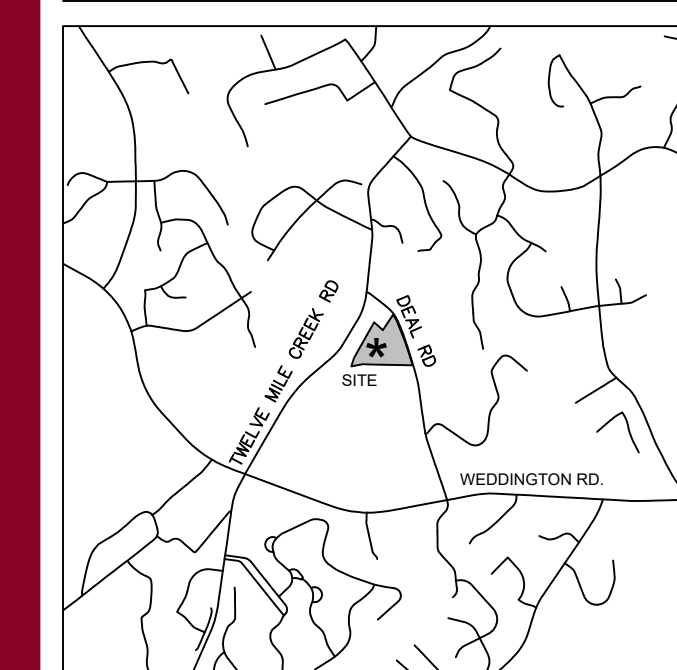
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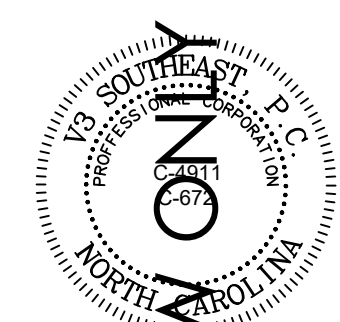
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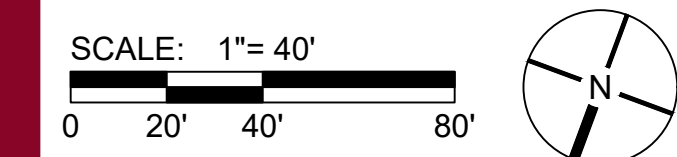


VICINITY MAP N.T.S.
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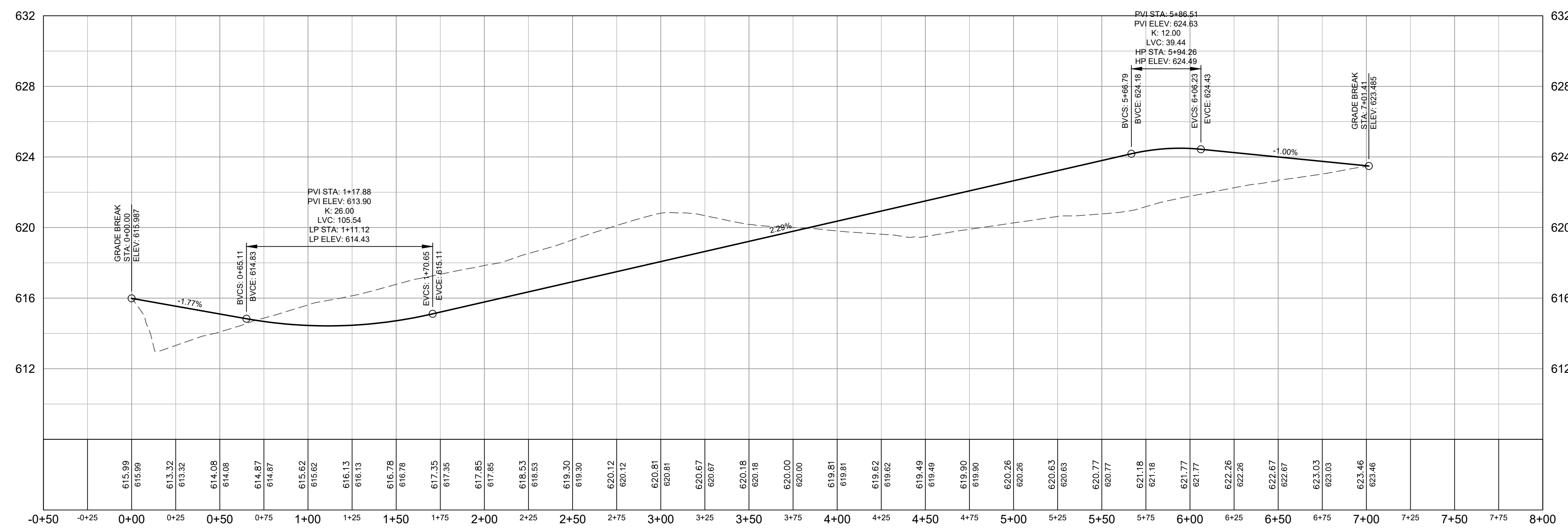
DATE: 09/08/24 PM:MDM
DRAWN BY: DFS REVIEWED BY: MDM
PROJECT NUMBER: 240110.01

CELESTIAL WAY PROFILE

REVISIONS:

SK-102

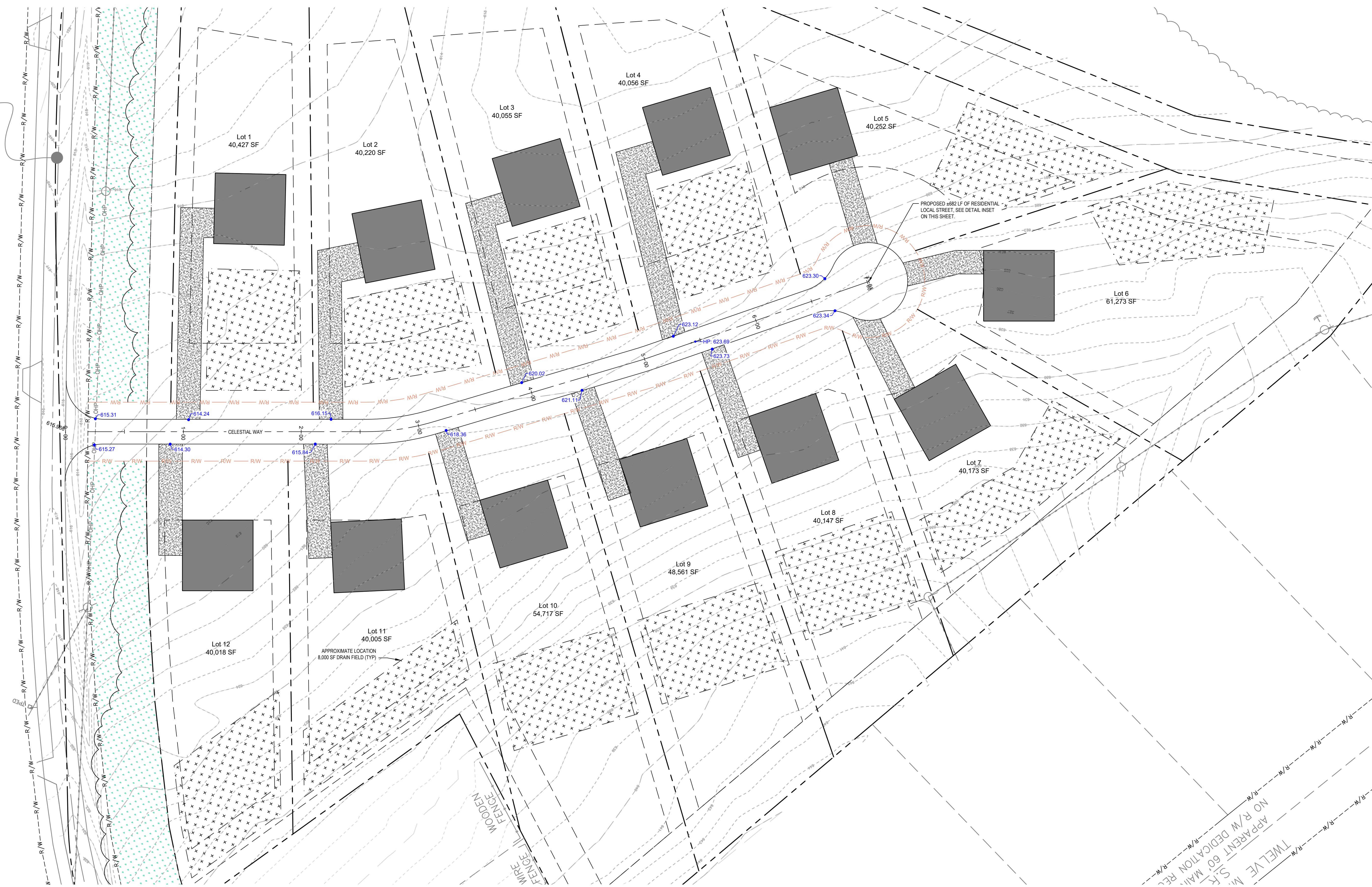
Sketch Plan



PROFILE SCALE
VERTICAL = 1" = 4'
HORIZONTAL = 1" = 40'

CELESTIAL WAY - STA. 0+00.00 TO STA. 7+01.41 - PROFILE

DEAL ROAD
S.R. 1340
APPARENT 60' MAINTENANCE R/W
NO R/W DEDICATION RECORDS FOUND



CELESTIAL WAY - STA. 0+00.00 TO STA. 7+01.41 - PLAN

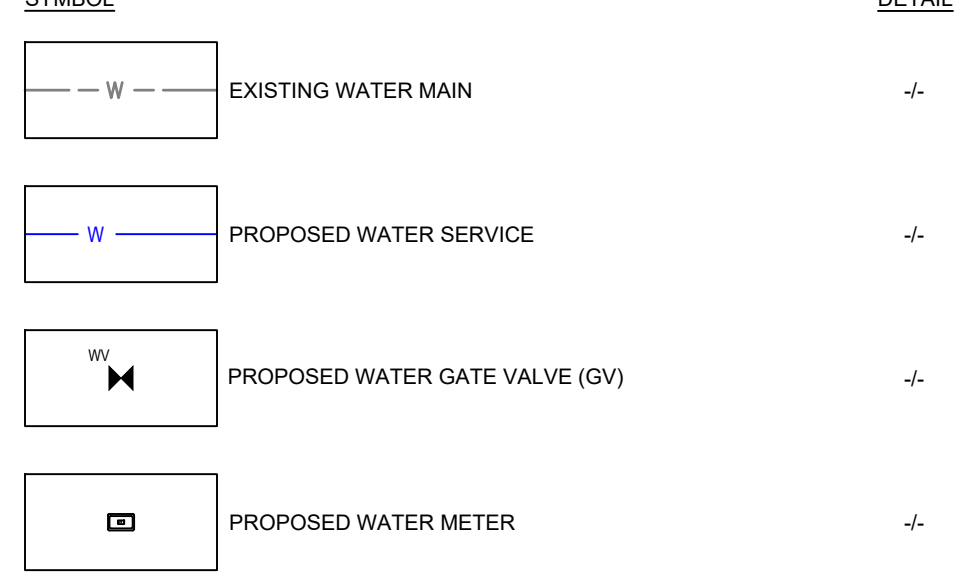
SCALE: 1"=40'



GENERAL COMMENTS:

- 1. DEVELOPER INFORMATION:
 - 1.1. NAME: TOM CROUCH
 - 1.2. ADDRESS: 231 POST OFFICE DRIVE #88
 - 1.3. PHONE: 980-333-9019
 - 1.4. EMAIL: TCROUCH@THEMOSBERGROUPINC.COM
- 2. OWNER:
 - 2.1. NAME: KEYSTONE CUSTOM HOMES
 - 2.2. ADDRESS: 2030 AIRPORT FLEX DRIVE, STE R, CHARLOTTE, NC 28208
 - 2.3. PHONE # 877-821-2499
 - 2.4. EMAIL: UNKNOWN
- 3. ENGINEER:
 - 3.1. NAME: V3 SOUTHEAST, PC. DAVID S. KLAUSMAN P.E.
 - 3.2. ADDRESS: 3700 SOUTH BLVD, STE 200, CHARLOTTE, NC 28209
 - 3.3. PHONE # 803-513-4734
 - 3.4. EMAIL: DKLAUSMAN@V3CO.COM
- 4. DEVELOPMENT INFORMATION:
 - 4.1. NATURE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT
 - 4.2. PROPOSED LOTS: 12
 - 4.3. AVG BLDG SQ. FTG: 3600
 - 4.4. PROPOSED CONSTRUCTION: SITE DEVELOPMENT
- 5. PLANNING JURISDICTION:
 - 5.1. NAME: WEDDINGTON
 - 5.2. ADDRESS: DEAL ROAD, WEDDINGTON, NC 28212
 - 5.3. PHONE #: 704-846-2700
 - 5.4. EMAIL: TMANNING@TOWNOFWEDDINGTON.COM
- 6. ESTIMATED CONSUMPTION OF FLOW:
 - 6.1. DOMESTIC WATER: 400 GPD/CONNECTION = 400 X 12 = 4800 GPD
 - 6.2. IRRIGATION: (0)
 - 6.3. FIRE FLOW: (0)
 - 6.4. SEWER: (0)
- 7. PROPOSED METERS:
 - 7.1. DOMESTIC: 3/4" METER (12)
 - 7.2. IRRIGATION: (0)
 - 7.3. FIRE: (0)

LEGEND

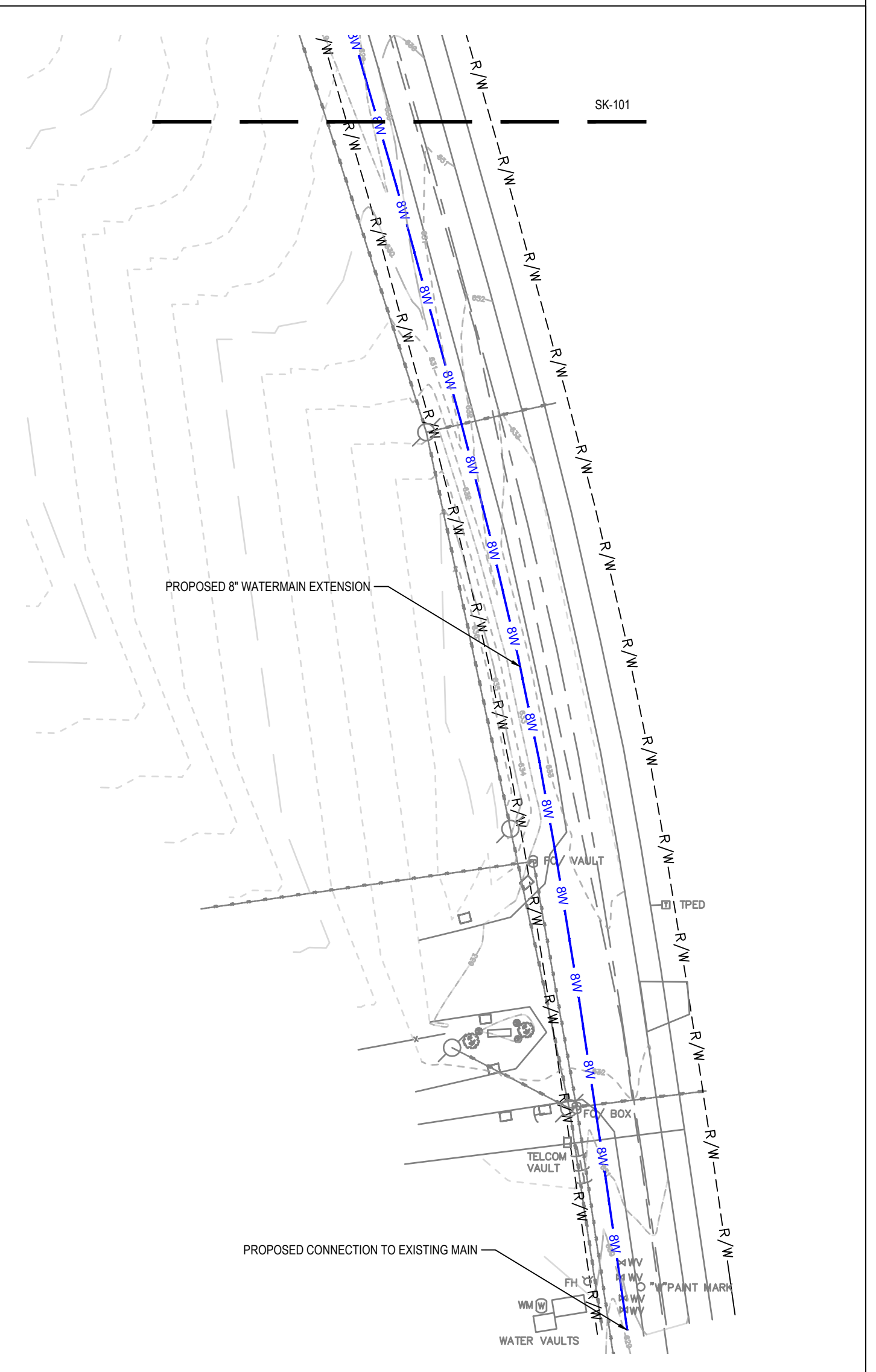


WATER DISTRIBUTION NOTES:

- 1. PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE UTILITY CONNECTION POINT(S) AT BUILDING(S) BASED ON PLUMBING PLANS. NOTIFY V3 SOUTHEAST IMMEDIATELY OF ANY DISCREPANCIES.
- 2. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR OTHER WATER USING APPLICANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS UNION COUNTY WATER REQUIRED BACKFLOW PREVENTER.
- 3. ALL WATER LINES, VALVES, FITTINGS, ETC., SHALL BE INSPECTED BY THE CIVIL ENGINEER. INSPECTION SHALL INCLUDE VISUAL OBSERVATION AND WILL INCLUDE TESTING IF APPLICABLE. TESTING SHALL BE PER FEDERAL, STATE, LOCAL REQUIREMENTS, OR PROJECT SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE OR HAS ULTIMATE JURISDICTIONAL AUTHORITY.
- 4. CONTRACTOR SHALL CONTACT THE COUNTY ASSIGNED PLUMBING INSPECTOR FOR REVIEW OF WATER SYSTEM INSTALLATION FROM THE BUILDING CONNECTION POINT TO THE MAIN LINE ONLY, PRIOR TO BACKFILLING TRENCHES.
- 5. WATER LINES SHALL BE INSTALLED WITH A MINIMUM 36" COVER.
- 6. WATER LATERAL(S) ARE LEFT (5) FIVE FEET FROM BUILDING FACE. REFER TO PLUMBING PLANS FOR CONNECTION POINTS. ALL CONNECTION MATERIAL BY BUILDING CONTRACTOR.
- 7. ALL WATER VALVES MUST BE LOCATED IN GRASS / LANDSCAPE AREA OR ASPHALT PARKING / DRIVES. VALVES ARE NOT ALLOWED IN CONCRETE SIDEWALK, PLAZAS, ETC.
- 8. EACH UNION COUNTY WATER BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A UNION COUNTY WATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

ADDITIONAL PLAN NOTES

- 1. WATER AND SEWER TAPS, MATERIALS, AND INSTALLATION TO BE BY THE DEVELOPER.
- 2. THE CONTRACTOR SHALL CONTACT UNION COUNTY WATER PERSONNEL AFTER THE MATERIALS HAVE BEEN APPROVED BY UNION COUNTY WATER AND AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. PLEASE REACH OUT TO LEE DILLON AT LEE.DILLON@UNIONCOUNTYNC.GOV TO SCHEDULE THE MEETING.
- 3. ANY WORK OR TEST PERFORMED WITHOUT NOTIFICATION AND CONTACT WITH FIELD INSPECTORS SHALL BE INSTALLED AT THE CONTRACTOR'S RISK AND SUBJECT TO REMOVAL.
- 4. IF ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS ARE DISCOVERED DURING THE SITE DEVELOPMENT PROCESS THEY WILL NEED TO BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.



WATERMAIN EXTENSION INSET SCALE: 1"=50'



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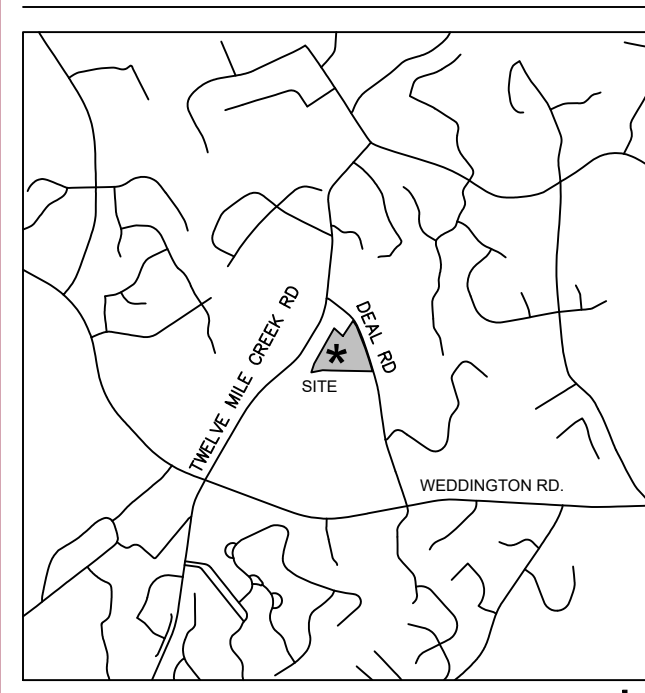
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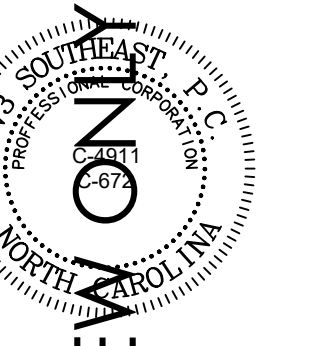
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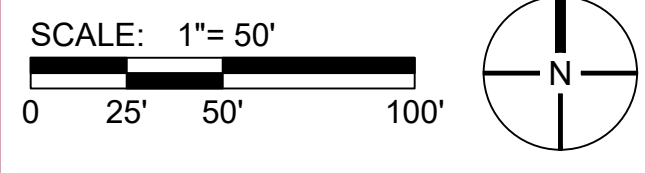


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DRAWN BY: ZJH REVIEWED BY: MDM
PROJECT NUMBER: 240110.01

UCPW SKETCH PLAN

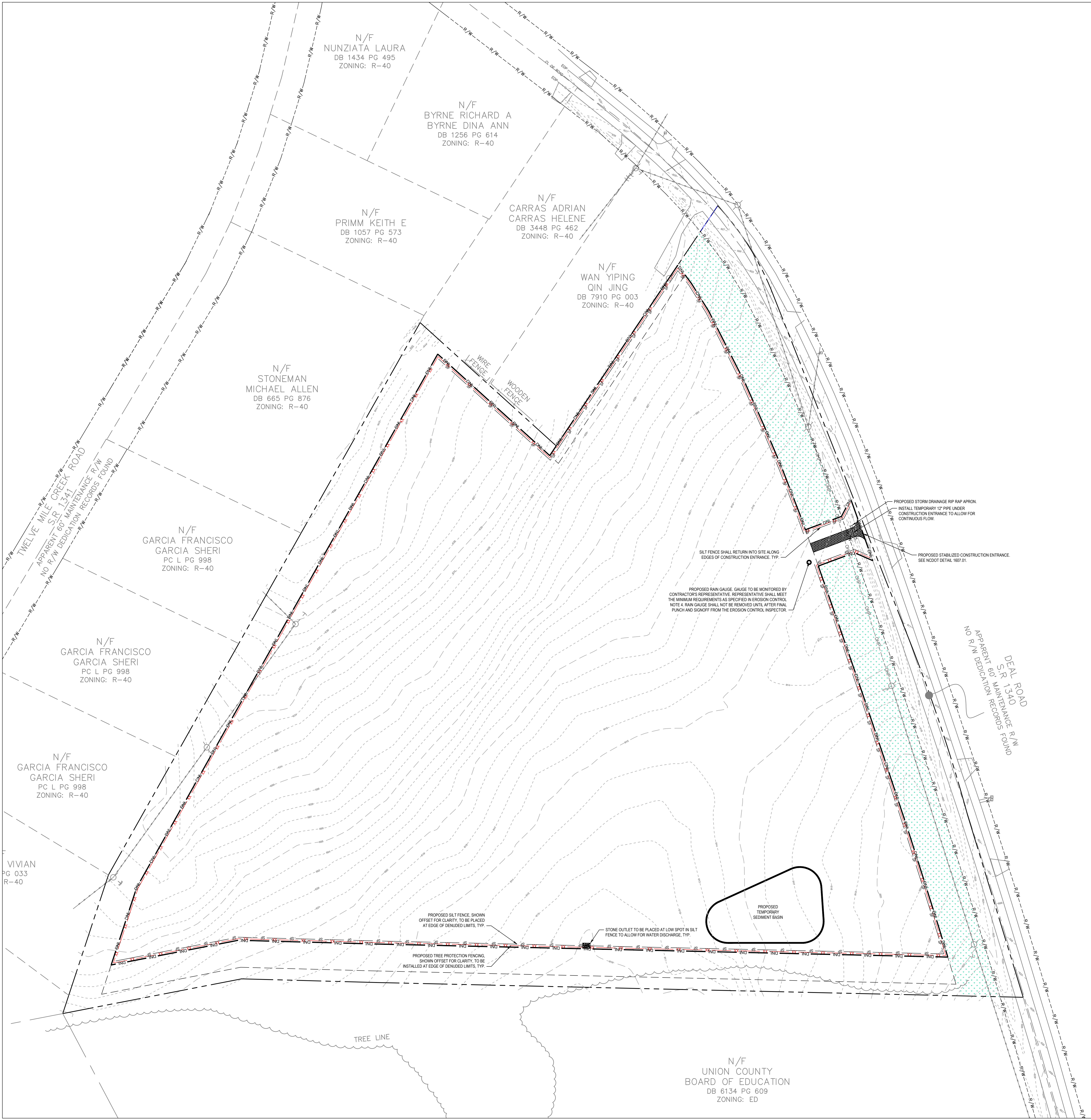
REVISIONS:	

SK-103

Sketch Plan



- 1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- 2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.



SYMBOL	DESCRIPTION	DETAIL
	SEDIMENT BASIN	+
	DENUDE LIMITS	+
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE	+
	PROPOSED TREE PROTECTION FENCE	+
	PROPOSED SILT FENCE	+
	PROPOSED STORM DRAINAGE	+

- EROSION CONTROL NOTES:**
- ANY DISTURBANCE BEYOND THE DENUDE LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
 - DISTURBING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
 - CONTRACTOR SHALL MEET REQUIREMENTS SET FORTH IN THE "NEW GROUND STABILIZATION REQUIREMENTS" NPDES PERMIT EFFECTIVE APRIL 1, 2019 FOR THE EPA EFFLUENT GUIDELINES.
 - CONTRACTOR SHALL APPOINT A REPRESENTATIVE TO MONITOR AND INSPECT GROUND COVER AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER A STORM GREATER THAN 1/2 INCH. REPRESENTATIVE SHALL BE A LICENSED ENGINEER IN THE STATE OF NORTH CAROLINA OR A CERTIFIED SITE INSPECTOR IN CURRENT STANDING WITH NPDES. CONTRACTOR SHALL PRODUCE AND KEEP ON-SITE ALL MONITORING AND INSPECTION LOGS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PROVIDE OWNER AND V3 SOUTHEAST REPRESENTATIVE NAME AND LICENSE OR CERTIFICATION NUMBER PRIOR TO INSTALLING EROSION CONTROL MEASURES.
 - ALL SLOPES GREATER THAN 2.5:1 SHALL BE STABILIZED WITH EROSION MATTING.
 - ADDITIONAL MEASURES MAY BE REQUIRED BY THE INSPECTOR TO CONTROL EROSION AND SEDIMENTATION OF THE SITE.
 - ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH AN APPROVED EROSION CONTROL PLAN, A SITE REGULATED UNDER THE MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON-SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.
 - SITE SOILS CLASSIFICATION IS GB2.
 - RIVER BASIN: YADKIN-PEE DEE
 - THE TOTAL SITE ACREAGE IS 17.3 ACRES. THE TOTAL DENUDE AREA IS 13.2 ACRES.

- STAGE 1 CONSTRUCTION SEQUENCE**
- OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE TOWN OF WEDDINGTON AND UNION COUNTY.
 - SET UP A ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION AND IS SUBJECT TO A FINE.
 - INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION, AND SILT FENCE. CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. CALL FOR ON-SITE INSPECTION BY INSPECTOR TO GAIN APPROVAL TO PROCEED WITH REMAINING INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES.
 - FOR STAGED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH STAGE OF EROSION CONTROL MEASURES.
 - COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURE.
 - THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.

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SCALE: 1"= 50'

DATE: 09.06.24 PM:MDM
DRAWN BY: ZJH REVIEWED BY: MDM

PROJECT NUMBER: 240110.01

EROSION CONTROL PLAN (STAGE I)

REVISIONS:

NO.	DATE	DESCRIPTION

SK-104

Sketch Plan



LEGEND

SYMBOL DETAIL

- EXISTING TREE
- PROPOSED TREE PROTECTION FENCING
- PROPOSED TREE SAVE UNDISTURBED NATURAL AREA

V3

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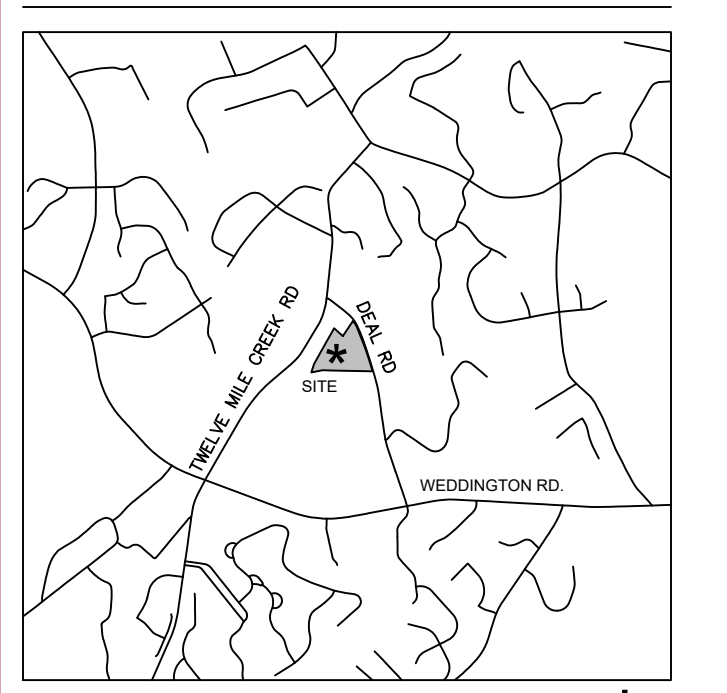
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Professional seal of a landscape architect.

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SCALE: 1"= 50'

0 25' 50' 100'

N

DATE: 09/06/24 PM:MDM
 DRAWN BY: ZJH REVIEWED BY: MDM
 PROJECT NUMBER: 240110.01

LANDSCAPE PLAN

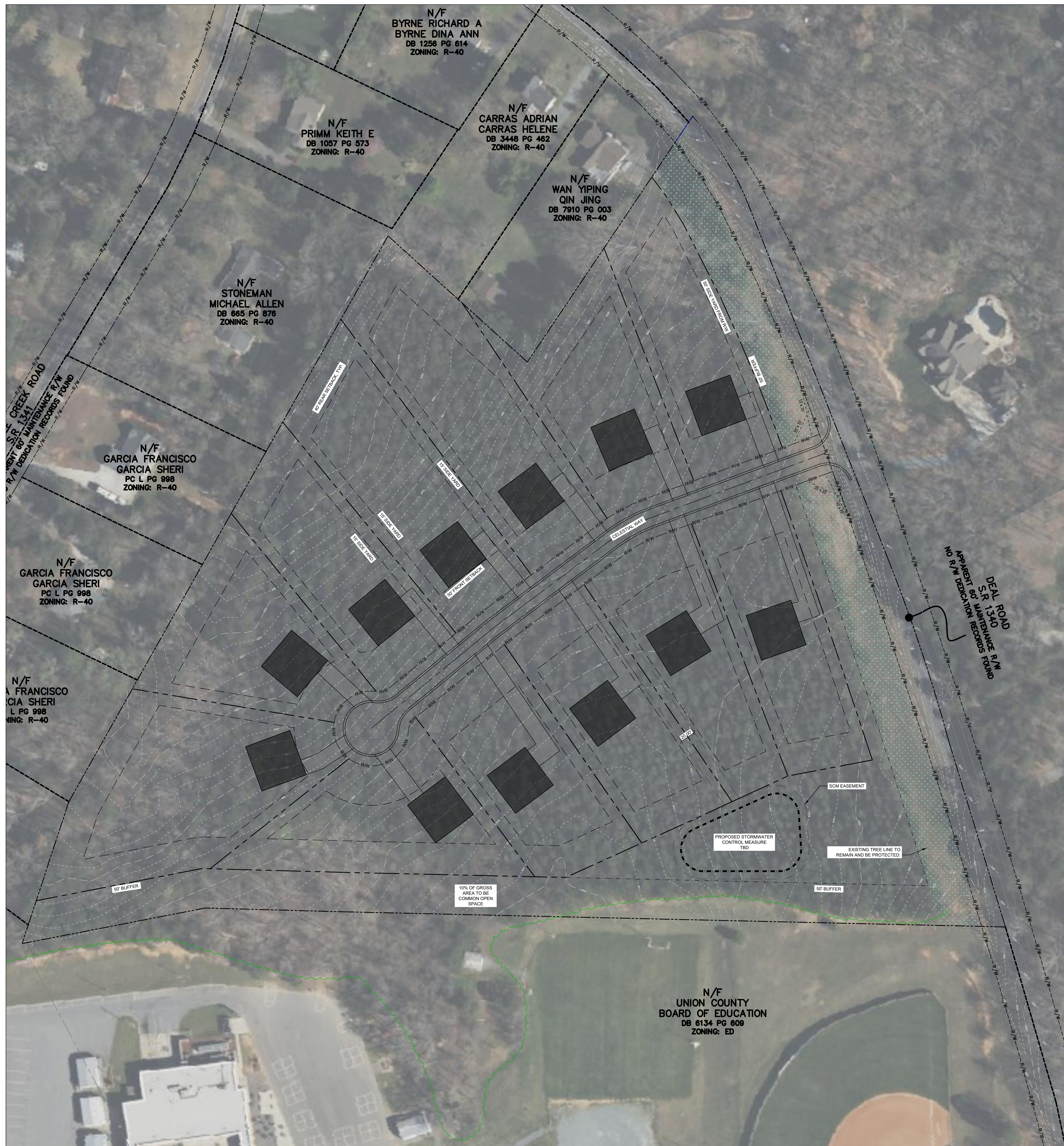
REVISIONS:

NO.	DATE	DESCRIPTION



SK-105

Sketch Plan



ZONING SUMMARY:

OWNER: KEYSTONE CUSTOM HOMES
 OWNER PHONE #: (704) 286-8640
 OWNER ADDRESS: 2030 AIRPORT FLEX DR SUITE R, CHARLOTTE, NC 28208

CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC
 V3 SOUTHEAST PHONE #: 704-940-2883

ZONING DESIGNATION: RCD
 JURISDICTION: WEDDINGTON

PARCEL SIZE: 17.3 ACRES

PARCEL NUMBER(S): 06099010

TOTAL PARCELS CREATED: 12

MINIMUM LOT SIZE: 40,000 SF

SETBACK AND YARD REQUIREMENTS

FRONT: 50'-0"
 SIDE: 15'-0"
 REAR: 40'-0"

BUFFERS REQUIRED

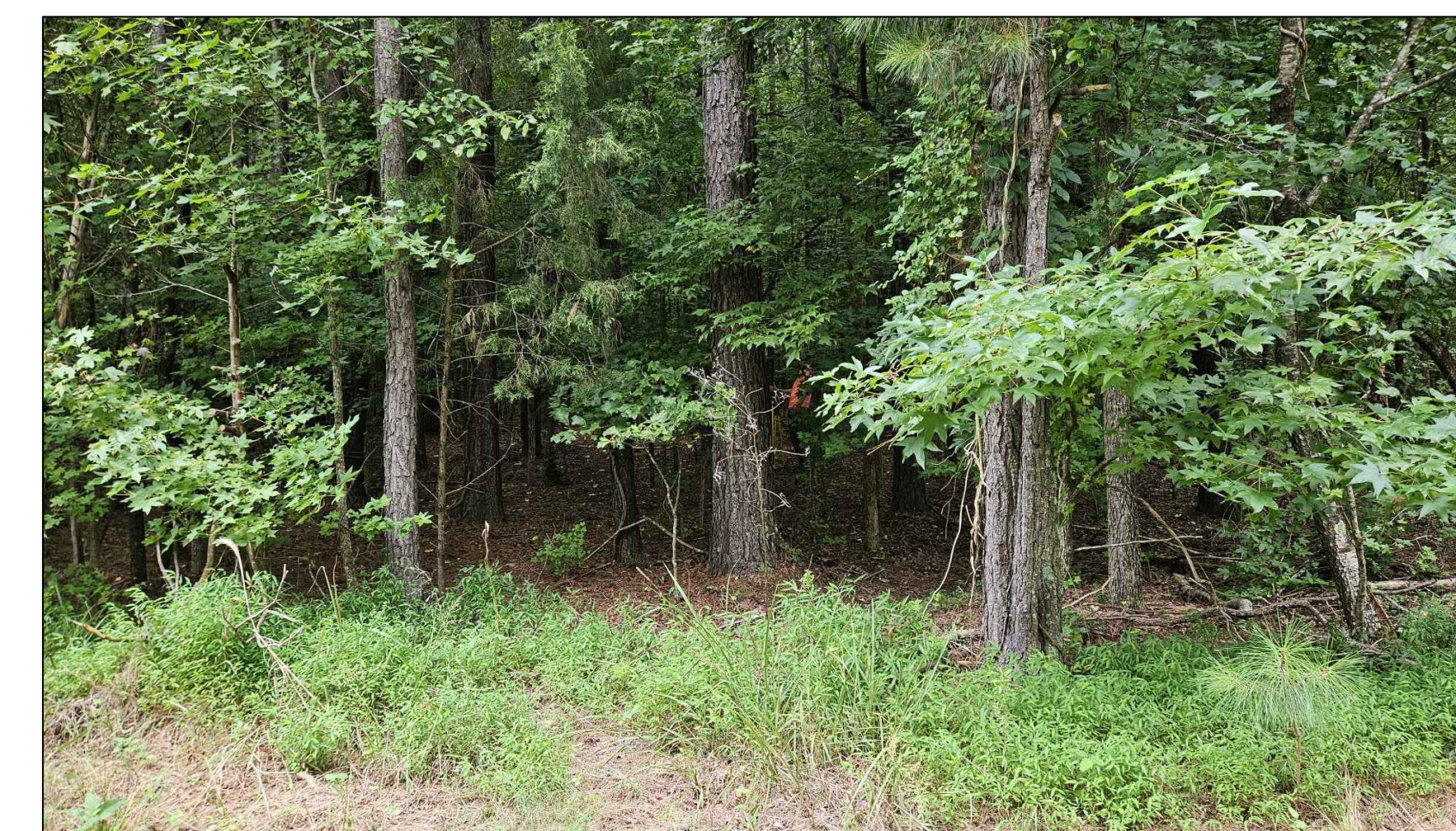
WHERE THE SIDE OR REAR YARDS OF LOTS MAY BE ORIENTED TOWARD EXISTING THOROUGHFARE ROADS, A BUFFER AT LEAST 100 FEET WIDE OF EXISTING WOODLAND PROVIDING ADEQUATE VISUAL SCREENING THROUGHOUT THE YEAR IS REQUIRED. THE BUFFER WIDTH MAY BE REDUCED TO 50 FEET IF PLANTINGS ARE INSTALLED TO INCLUDE YEAR-ROUND SCREENING.

THE BUFFER REQUIREMENT IS 50 FEET BETWEEN HOMES IN THE PROPOSED SUBDIVISION AND ANY NONRESIDENTIAL USE.

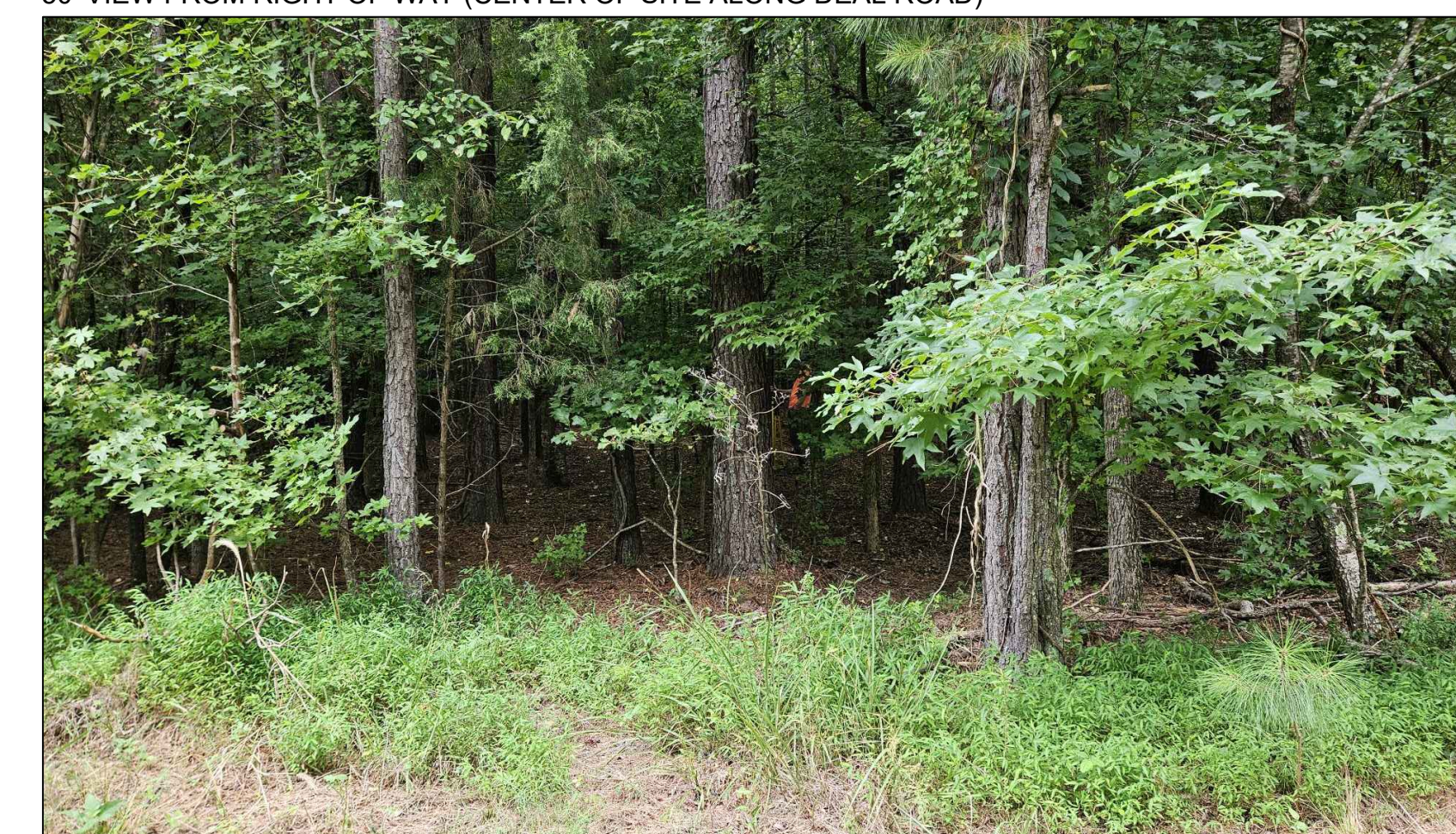
OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED: 10% OF THE SUBDIVISION GROSS AREA MUST BE OPEN SPACE

MINIMUM PUBLIC OPEN SPACE: 1.616 AC
 OPEN SPACE PROVIDED: 2.27 AC



50' VIEW FROM RIGHT OF WAY (CENTER OF SITE ALONG DEAL ROAD)



50' VIEW FROM RIGHT OF WAY (NORTHEAST PORTION OF SITE ALONG DEAL ROAD)



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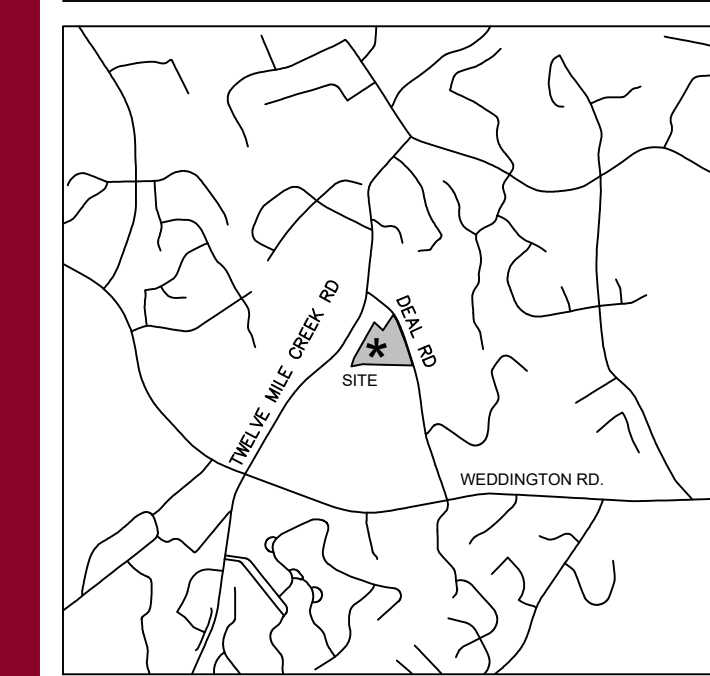
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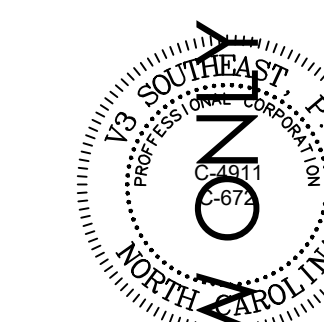
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SCALE: 1"= 50'
 0 25' 50' 100'

DATE: 09.05.24 PM:MDM
 DRAWN BY: KVN REVIEWED BY: MDM
 PROJECT NUMBER: 240110.01

ELYSIAN AT WEDDINGTON SKETCH PLAN

REVISIONS:



1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC. TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
 2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

SK-200

Sketch Plan

Agenda Item 13. New Business

B. Text Amendment to the Town of Weddington UDO section
917.A.O.Buffering

- i. Public Hearing
- ii. Discussion and
Consideration



MEMORANDUM

TO: Mayor and Town Council
FROM: Gregory Gordos, Town Planner
DATE: October 14, 2024
SUBJECT: Discussion and Recommendation on a Text Amendment to Section D-917A(O)(1) Buffering Thoroughfares, of the Town of Weddington Unified Development Ordinance

BACKGROUND:

At its meeting of September 9, 2024, the Town Council, as a part of a discussions regarding changes to the Unified Development Ordinance, requested staff to prepare an amendment modifying the requirements buffering residential development from adjacent properties to a greater degree than those currently existing in code. Specifically, Section D-917A(O) allows a developer to choose between two options (“buffers”) when proposing a new development along an existing roadway. The intention is to provide screening, at developer expense, between new construction and the road with visual screening: trees and evergreens.

A buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.

While codified as a choice, developers are currently advised that only a 100 foot wide buffer will be accepted under conditional zoning consideration by Town Council. 50 foot screening is discouraged at application.

PROPOSAL:

To provide clarity to Planning staff and applicants, reference to “50 feet” would be removed from subsection O. Buffering in the Unified Development Ordinance.

Reference to earthen berms would also be removed, as they have been applied previously (and recently) to other residential subdivisions constructed in the Town of Weddington.

The Planning Board may either accept, deny, or accept with revisions the proposal as requested.

OUTLINE OF TEXT AMENDMENT:

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

O. Buffering.

1. Buffering Thoroughfares.

- a. Residential developments shall be designed so that lots face toward either internal subdivision streets or toward existing state roads across Conservation Land such as "foreground meadows."
- b. Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. ~~The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.~~
- c. ~~Earthen berms are not a permitted design approach as they are inherently nonrural and would inappropriately alter the rural character, even if landscaped.~~
- d. ~~c.~~ If the required buffer exceeds 15 percent of the total acreage of the parcel, the Administrator may reduce the required buffer to an amount equal to 15 percent, provided that sufficient evergreens are planted to create an effective visual buffer, as described above.

2. Buffering Other Uses. The buffer requirement is 50 feet between homes in the proposed subdivision and any nonresidential use. Section D-918.I (Screening and Landscaping) lists the required plantings of trees and shrubs within buffers and the standards for planting.

Staff offers the modification above the Planning Board's consideration and recommendation. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~strike through~~ font.

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 solely for the purpose of consistency. The Planning Board recommended approval of the text amendment as presented in a unanimous vote at the September 23, 2024 meeting.

Attachments:

- Ordinance 2024-05

ORDINANCE NO. 2024-05

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 9, REGULATION OF PARTICULAR USES AND AREAS, SECTION D-917A, SPECIFIC REQUIREMENTS FOR ALL RESIDENTIAL DEVELOPMENT, TO AMEND DESIGN REQUIREMENTS FOR BUFFERING THOROUGHFARES; 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, where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required.; and

WHEREAS, the buffer width may be reduced to 50 feet if plantings are installed to include year-round screening; and

WHEREAS, development applications who have chosen the 50 foot buffer option have not been viewed as favorably by members of the Town of Weddington Town Council; and

WHEREAS, the preferred development option of 100 feet wide of existing woodland shall become the higher standard for the Town of Weddington;

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

Section 1. That Unified Development Ordinance, Article 6, Development Regulation, Section D-917A. Specific Requirements for All Residential Development - Required Improvements, Dedication, Reservation and Minimum Standards for Residential Development (applicable to both Traditional Residential Development and Conservation Residential Development)., be amended to read as follows:

O. Buffering.

1. Buffering Thoroughfares.

- a. Residential developments shall be designed so that lots face toward either internal subdivision streets or toward existing state roads across Conservation Land such as "foreground meadows."
- b. Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. ~~The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.~~
- ~~e. Earthen berms are not a permitted design approach as they are inherently nonrural and would inappropriately alter the rural character, even if landscaped.~~
- ~~d.-c.~~ If the required buffer exceeds 15 percent of the total acreage of the parcel, the Administrator may reduce the required buffer to an amount equal to 15 percent, provided that sufficient evergreens are planted to create an effective visual buffer, as described above.

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2024-05) 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

Agenda Item 13. New Business

c. Text Amendment to the Town of Weddington UDO Section D-607
Weddington Specific Process Steps for Legislative Decisions

- i. Public Hearing
- ii. Discussion and Consideration



MEMORANDUM

TO: Mayor and Town Council
FROM: Gregory Gordos, Town Planner
DATE: October 14, 2024
SUBJECT: Discussion and Recommendation on a Text Amendment to Section D-607 Weddington Specific Process Steps for Legislative Decisions., of the Town of Weddington Unified Development Ordinance

BACKGROUND:

At its meeting of September 9, 2024, the Town Council, as a part of a discussions regarding changes to the Unified Development Ordinance, requested staff to prepare an amendment modifying the requirements of applicants who propose a conditional zoning amendment. A Conditional Zoning Application form is required in order to process any conditional zoning project such as a major subdivision (>6 units) or any nonresidential development. On Page 2 of 3 of this application, it states the following:

The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and ready for submission to the Planning Board. The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application.

The Town of Weddington Planning Board expects a full agenda, staff report, and materials packet for consideration at least five days in advance of the meeting date in order to review the information presented by the Town Planner. The Town Planner requires additional days to prepare the staff report and ensure the submitted materials are finalized. While the 15 days required in the application is intended to assist staff with enough time to create a thorough and complete staff report, the 15 days has also become an expectation of Weddington citizens in preparing to attend Planning Board meetings and knowing what items will be presented well in advance of the meeting date.

PROPOSAL:

To codify the existing policy (as found in the Conditional Zoning Application) into the Town of Weddington Unified Development Ordinance, so that it can be enforced as code compliance. Both elected officials and their constituents have expressed concern over 'last minute' additions to the meeting agenda. Conditional zoning has eleven steps as found in Section D-607 Weddington Specific Process Steps for Legislative Decisions. Identical text from the application form would be inserted into the UDO.

OUTLINE OF TEXT AMENDMENT:

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

C. Conditional Zoning.

6. *Staff Review and Report.* Staff shall review the site plan and all relevant information and prepare a report. ~~The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and ready for submission to the Planning Board.~~

Staff offers the modification above the Planning Board's consideration and recommendation. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~striketrough~~ font.

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. Methods of determining "completeness" are subject to discussion by members of the Planning Board and include steps as found in Section D-607(C).

The Planning Board unanimously recommended approval of the text amendment at their September 23, 2024 meeting.

Attachments:

- Copy of Ordinance 2024-06

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 6, DEVELOPMENT REGULATION, SECTION D-707, WEDDINGTON SPECIFIC PROCESS STEPS FOR LEGISLATIVE DECISIONS, TO AMEND CONDITIONAL ZONING STANDARDS FOR DEVELOPMENT APPLICATIONS; 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, requirements for staff recommendation and approval are listed in the application for conditional zoning; and

WHEREAS, the Town of Weddington seeks to codify these requirements for staff review into the Unified Development Ordinance for consistency;

WHEREAS, the Zoning Administrator shall be expected to review applications for completeness prior to sending the application to the Town of Weddington Planning Board;

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

Section 1. That Unified Development Ordinance, Article 6, Development Regulation, Section D-607, Weddington Specific Process Steps for Legislative Decisions., be amended to read as follows:

C. Conditional Zoning.

6. Staff Review and Report. Staff shall review the site plan and all relevant information and prepare a report. **The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least**

15 days after the application has been deemed complete and ready for submission to the Planning Board.

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2024-06) 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

Agenda Item 11. New Business

D. Discussion of possible text amendments to Town of weddington UDO

- i. D-917D Mass Grading
- ii. D-917A (j) Cul-de-sac
length

E. Discussion of Fee Schedule

**SCHEDULE OF FEES
ZONING AND SUBDIVISION ADMINISTRATION**

Zoning Confirmation	\$25.00
Floodplain Development Review	Reimbursement of Engineering Fees
Temporary structure permit	\$55.00
Temporary use permit for sales for civic organizations, etc.	\$27.50
Temporary use permit for public	\$110.00
Subdivision sales office	\$110.00
Conditional zoning district – New	\$1,650.00
Conditional zoning district major amendment (>= 1,000 SF Change)	\$1,200.00
Conditional zoning district minor amendment – Less than 1,000 SF	\$300.00
Construction Documents Review – MX	\$250.00
Construction Documents Review – All Other	\$100.00
Temporary sign permit including temporary banners, off-premise special event signs, construction announcement signs and subdivision sales signs	\$27.50 – Non-profit organizations as recognized by the IRS are exempt
Permanent sign permit	\$50.00
ZONING PERMIT(S)	
a. Residential	\$110.00
b. Residential – Up-fit	\$25.00
c. Non-residential	\$275.00
d. Non-residential – up-fit	\$55.00
e. Accessory or Agricultural	\$50.00
f. Additions	
1. Minor, no more than 25% or 500 square feet total (unheated)	\$27.50
2. Minor, no more than 25% or 500 square feet total (heated)	\$55.00
3. Major	\$110.00
g. Renewal of zoning permit	\$110.00
CERTIFICATE OF COMPLIANCE	
a. Residential	\$110.00
b. Non-residential	\$275.00
c. Accessory or Agricultural	No Charge
d. Additions-	No Charge
Variance and Modification of Subdivision Ordinance	\$715.00 + Notification
Appeal of decision of zoning officer to Board of Adjustment and Application to Board of Adjustment for interpretation of ordinance	\$500.00
Amendment to zoning ordinance/text amendment/map amendment	\$715.00 + Notification
Approval of changes to subdivision lots	
Per each subdivision	
a. 1 to 2 lots	\$110.00
b. 3 to 5 lots	\$220.00
c. 6 to 10 lots	\$330.00
Telecommunication Tower Engineering and Surveying Fee	Cost to Town + \$715.00 administrative fee
Small Cell Telecommunication Facility	\$75.00/unit
Annual Biosolids Land Application Permit Fee	\$33.00 for the first acre and \$22.00 for each additional acre
Notification of Affected Property Owners	

21-50	\$55.00
51-100	\$110.00
Over 100	\$220.00
Lot Line Revision and Recombination Fee	\$200.00
SUBDIVISION FEES	
<u>MINOR SUBDIVISION</u>	
Preliminary Plat Submittal - Subdivision Containing Up to 6 Lots	\$165.00 per Lot
Pre-Submittal Sketch for Easement Lot	\$110.00
Final Plat Submittal - Subdivision Containing Up to 6 Lots	\$55.00 per Lot
<u>MAJOR SUBDIVISIONS</u>	
Residential Conservation District (R-CD) Pre-Sketch Plan Conference	\$165.00
Sketch Plan Review	\$275.00 per Lot
Preliminary Plat Submittal	\$275.00 per Lot
Final Plat Submittal	\$110.00 per Lot
Site or Field Inspection	\$77.00/hr.
<u>SEDIMENT AND EROSION CONTROL REVIEWS & INSPECTIONS</u>	
Erosion Control Permit – Commercial over 12,000 sq ft, or any tract over 1 acre disturbed	\$400 per acre disturbed
Revised Plan Review after EC plan approval	\$200.00
Single-Family Residential Lot Inspection/Compliance with ESC Installation and Maintenance Agreement	\$50.00
Reinspection Fee	\$100.00
Erosion Control Civil Penalty – Administration Fee	\$125.00
Per Notice of Violation	\$5000.00 per day, based on the degree and extent of harm caused by the violation, the cost of rectifying the damage, the amount of money the violator saved by non-compliance, whether the violation was committed willfully and the prior record of the violator in complying with or failing to comply with the ordinance.
Copying Fee	\$.05 per copy for B/W and \$.25 per copy for Color
CD Disk	\$1.00

07/11/2022

Civil Penalties for False Alarms: Chapter 6 Section 6.6

(c) Service charge for false burglar or emergency service alarms, apart from false fire alarms. (1) The third through fifth false burglar or emergency service alarms within a 12-month permit year will be assessed a service charge of \$50.00 per occurrence. (2) The sixth and seventh false burglar or emergency service alarms within a 12-month permit year will be assessed a service charge of \$100.00 per occurrence. (3) The eighth and ninth false burglar or emergency service alarms within a 12-month permit year will be assessed a service charge of \$250.00 per occurrence. (4) The tenth and subsequent false burglar or emergency service alarms within a 12-month permit year will be assessed a service charge of \$500.00 per occurrence. (d) Service charge for false fire alarms. (1) The third through fifth false fire alarms within a 12-month permit year will be assessed a \$200.00 service charge per occurrence. (2) The sixth and seventh false fire alarms within a 12-month permit year will be assessed a \$300.00 service charge per occurrence. (3) The eighth and subsequent false fire alarms within a 12-month permit year will be assessed a \$500.00 service charge per occurrence.

The service charge shall be considered a bill owed by the alarm user to the town and may be collected from the alarm user as a civil debt. Each service charge incurred for false fire alarms at the premises described in the alarm user's permit shall be paid within 30 days from the date of mailing of the invoice.

(e) Permit year. For the purposes of this section, a permit year runs from January 1 through December 31. (f) Prohibited acts. It shall be unlawful for an alarm user to fail to reimburse the town in accordance with the provisions of this chapter for responses by the county sheriff's office, the Wesley Chapel Volunteer Fire Department, the Stallings Volunteer Fire Department, or the Providence Volunteer Fire Department to any excessive false alarms.

Sec. 22-4. - Enforcement and penalties.

(a) Civil penalty. Violation of this section shall subject the offender(s) to a civil penalty in the amount of \$100.00. In the event there is more than one violation within any 30-day period, then the civil penalty shall be increased for each additional violation during such period, as follows. The date of the first violation shall establish the beginning date for the initial 30-day period.

The penalty shall be:

Second offense within same 30-day period\$ 250.00

Third offense within same 30-day period500.00

Fourth offense within same 30-day period750.00

Fifth and any subsequent offense within same 30-day period1,000.00

Appendix 6 – Erosion and Sediment Control

a) Civil penalties. (1) Civil penalty for a violation. Any person who violates any of the provisions of the act, this article, or any rule or order adopted or issued pursuant to the act, this article, or who initiates or continues a land disturbing activity for which a plan is required except in accordance with the terms, conditions, and provisions of an approved plan, is subject to a civil penalty. The maximum civil penalty

amount that the Town of Weddington may assess per violation is \$5,000.00. A civil penalty may be assessed from the date of the violation. Each day of a continuing violation shall constitute a separate violation. When the person has not been assessed any civil penalty under this subsection for any previous violation, and that person abated continuing environmental damage resulting from the violation within 180 days from the date of the notice of violation, the maximum cumulative total civil penalty assessed under this subsection for all violations associated with the land-disturbing activity for which the erosion and sedimentation control plan is required is \$25,000.00.

NOTICE OF VIOLATION (NOV) OR INITIAL WARNING

Opportunity to appeal to the town council
within 15 days of NOV or initial warning

CITATION	CIVIL PENALTY AMOUNT
First Penalty Citation	\$100.00
The fine shall be paid within 15 days and the violation shall be corrected within 15 days from citation.	
Second Penalty Citation	\$250.00
Issued after 15 days for on-going failure to abate and the violation shall be corrected within 15 days from citation.	
Third Penalty Citation *	\$500.00
Issued after 15 days for on-going failure to abate.	* per day for each day the nuisance continues

Agenda Item 14.
Code Enforcement Report



4500 Homestead

- Construction Equipment, debris
- Code Section: 34-131
- Status: Open
- Property Visit Date: 10/2/2024
- Warning Letter Date: 8/28/2024
- 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
 - o 9/4/2024 Reinspect, pictures
 - o 9/10/2024 Return receipt received. Reinspect on 9/18/2024 for compliance
 - o 9/18/2024 Reinspected and took pictures. Trash found on site as well as the spools. Overgrowth is minimal. Trash likely constitutes a violation.
 - o 10/2/2024 Reinspected. Trash is worse than previous. Recommend a violation be sent. Also large brick piles noted in back as well as some metal found under a tarp. Pictures included in file.

3505 Antioch Church Road

- Commercial Vehicles Parked
- Code Section: UDO 917-D-F
- Status: Open
- Property Visit Date: 10/2/2024
- Warning Letter Date: 8/16/2024
- 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.
 - o 9/6/2024 Continue Monitoring
 - o 9/11/2024 Continue Monitoring
 - o 9/18/2024 4 commercial vehicles noted on property. Pictures were taken.
 - o 10/2/2024 Pictures noted in file. Still appears to violate home occupation rules.

6939 Tree Hill Road

- Too many horses (3) on property.
- Code Section: UDO 917-D
- Status: Open



- Property Visit Date: 7/24/2024
- Warning Letter Date:
- Notes:
 - o 8/7/2024 Reinspected 7/24
 - o 8/7/2024 Received public records request.
 - o 8/7/2024 Working on timeline for attorney. Original complaint was horses and junk. Additional included accessory structure too close to property lines.
 - o 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
 - o 8/30/2024 Staff working with town attorney for FHA ESA guidelines.
 - o 9/6/2024 Staff working with Town attorney for FHA ESA Guidelines.
 - o 9/11/2024 Staff working with Town attorney for FHA ESA Guidelines
 - o 9/20/2024 Staff working with Town attorney for FHA ESA Guidelines
 - o 10/2/2024 Staff working with Town attorney for FHA ESA Guidelines

7200 Forest Ridge Road

- Possible unpermitted structures in floodplain.
- Code Section: UDO Appendix 7
- Status: Open
- Property Visit Date:
- Warning Letter Date:
- Notes:
 - o Town will check historic correspondence and contact property owner.
 - o 8/16/2024 Staff working on historical research.
 - o 8/30/2024 Staff still working on timeline
 - o 9/6/2024 Staff working on timeline
 - o 10/2/2024 Staff still working on timeline

732 Providence Oak Lane

- Junk Cars, Debris
- Code Section: 34-131; 34-151
- Status: Open
- Property Visit Date: 10/2/2024
- Warning Letter Date: 8/7/2024. 8/28/2024
- Notes:
 - o Reinspect
 - o 8/30/2024 Letter was sent on 8/7. Received return receipt. After reinspection, a notice of violation was sent on 8/28/2024



- 9/6/2024 Reinspected. Notice of violation sent on 8/28. Return receipt 9/4. Fine paid 9/6. Reinspect on 9/11/2024
- 9/18/2024 Inspection done. Vehicles noted on property appear to be being worked on. Visible junk in rear yard. Pictures were taken.
- 10/2/2024 Violation still noted. Pictures in project file. Suggest sending notice.

236 Gatewood

- Overgrowth
- Code Section: 34-131
- Status: Open
- Property Visit Date: 10/2/2024
- Warning Letter Date: 8/7/2024, 8/30/2024
- Notes:
 - 8/7/2024 Inspect
 - 8/16/2024 Reinspect
 - 8/30/2024 No return receipt received. Resent letter.
 - 9/6/2024 No response – Staff checking address
 - 9/18/2024 Overgrowth still noted as well as debris piles full of bricks. Pictures included.
 - 10/2/2024 Status same/worse. Trailer now on property as well. Suggest sending notice.

4915 Beulah Church (at the corner)

- Complaint from voicemail (no address given). Debris/camper
- Code Section: 34-131
- Status: Open
- Property Visit Date: 10/2/2024
- Warning Letter Date: 9/11/2024
- Notes:
 - 8/7/2024 Check for violation. Received complaint from walk in that property was still covered in junk.
 - 8/16/2024 Reinspect 8/14
 - 8/30/2024 Letter sent 8/21. Work being done to bring into compliance.
 - 9/6/2024 Reinspect, take pictures
 - 9/11/2024 Junk still visible. Send NOV on 9/11/2024
 - 9/18/2024 Camper and junk still visible. Fence falling in. Pictures taken.
 - 10/2/2024 Harder to take photos this week, as large dogs were outside when visited. Still photos were added to project file. Suggest sending notice.



302 Turtleback Ridge

- Possible violation in common open space behind property – Felled Trees
- Code Section: 34-131
- Status: Open
- Property Visit Date: 10/2/2024
- 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
 - o 8/30/2024 Builder working with property owners on Turtleback ridge for that issue and others not in the purview of Code Enforcement.
 - o 9/6/2024 Continue monitoring. Inspect next week. Take pictures.
 - o 9/11/2024 Inspect with photos
 - o 9/18/2024 Property was inspected and pictures taken. Trees still appear to be visible. Appears to me to be clearly behind a fence that separates the home from common open space. Violation should be against the HOA not the property owner.
 - o 10/2/2024 Notice should be sent to HOA. Logs appear to be on their property. Full extent is expansive. Photos in project file.

7112 New Town Road

- Overgrowth
- Code Section: 34-131
- Status: Open
- Property Visit Date: 10/2/2024
- Warning Letter Date: 9/11/2024
- Notes:
 - o 9/6/2024 Inspect
 - o 9/11/2024 Courtesy Letter Sent
 - o 10/2/2024 Violation still noted. Suggest sending out notice. Photos included

2325 Rising Sun

- Overgrowth
- Code Section: 34-131
- Status: Open
- Property Visit Date: 10/2/2024
- Warning Letter Date:
- Notes:



Active Cases Code Enforcement Report

10/4/2024

- 9/18/2024 Inspection took place with pictures. Severe overgrowth noted. Recommend sending out courtesy letter.
- 10/2/2024 Violation still noted. Photos taken. Recommend sending letter.

**4709 Beulah Church Rd, Matthews, North Carolina 28104**

- Property owner has tall weeds and, along with junk pile in property
- Code Section:
- Status: Closed – Resolved (without penalty)
- Property Visit Date: 10/4/2023
- Warning letter Date:
- Notes:
 - o 1/8/2024 Update complaint from portal
 - o 12/11/2023 Grass has been mowed and trash removed from street line. Closing case
 - o 10/5/2023 Will issue warning letter to property owner.
 - o 10/4/2024 Inspect property.
 - Trash still appears to be by road.
 - Added photo
 - o 10/4/2023 Updated Complaint
 - o 10/4/2023 New Complaint Submitted

1127 Willow Oaks Trail, Matthews, North Carolina 28104

- Lack of grass in yard
- Code Section:
- Status: Closed – Resolved (without penalty)
- Property Visit Date: 9/7/2023
- Warning Letter Date:
- Notes:
 - o 1/8/2024 Updated complaint from portal
 - o 10/11/2023 Not a code enforcement violation. Closing case
 - o 10/11/2023 New complaint submitted

3424 Red Fox Trail, Matthews, North Carolina 28104

- Trash next to fence of neighboring property
- Code Section:
- Status: Closed – Resolved (without penalty)
- Property Visit Date: 9/7/2023
- Warning Letter Date:
- Notes:
 - o 1/25/2024 Closing case never heard back from builder after speaking with neighbor and sending letter
 - o 10/11/2023 Updated Complaint
 - o 10/11/2023 Will send out violations warning letter
 - o 10/11/2023 New Complaint Submitted

3505 Antioch Woods Lane, Matthews, NC 28105

- Property has wood chipping and cutting truck coming in and out of property off of the main street
- Code Section:
- Status: Closed – Resolved (without penalty)



- Property Visit Date: 11/15/2023
- Warning Letter Date:
- Notes:
 - o 2/20/2024 Courtesy letter sent to property owner. Waited for response or actions from letter
 - o 2/20/2024 Updated Complaint
 - o 2/20/2024 Updated Complaint
 - o 2/5/2024 Mailing Letter to property owner for the number of vehicles and traffic caused by work trucks. Advised complainant that Weddington city ordinance does not state that property cannot run AirBNB out of home. Suggested that they place “No Trespassing” signs on property to warrant out anyone that may step onto her property knowing or unknowingly from AirBNB tenants.
 - o 1/25/2024 Home business is no violation, spoke with complainant and advised no violation for having the business or AirBnB
 - o 12/19/2023 Updated complaint from Portal
 - o 12/19/2023 Updated complaint
 - o 12/8/2023 New Complaint Submitted

4709 Beulah Church Road, Matthews, North Carolina 28104

- Trash and debris along with overgrowth
- Code Section:
- Status: Closed – No Violation
- Property Visit Date: 11/15/2023
- Warning Letter Date:
- Notes:
 - o 2/20/2024 Courtesy letter sent to property owner. Will need to know the purpose of the stones that are offset of the driveway. Waiting for contact
 - o 1/17/2024 New Complaint Submitted

5816 Camden Dr, Weddington, North Carolina 28104

- 1.) Attached Structure to house containing tropical birds. Birds chirping at night. Red light for birds kept on all night, attracting animals into yard. 4+ dogs on deck during multiple cold days.
- 2.) Deck structure, porch extension, and pool deck currently being built.
- 3.) Removal of 35+ trees has caused erosion problems that leech onto Camden Drive during rain events.
- 4.) X-Large mulch pile in front yard with particle board sign spray painted with “Don’t take mulch.” Mulch contributing to wash out problems. Mulch is also in woods near right of way on Deal Road.
- 5.) Chicken without a fence behind Weddington Schools Campus
- 6.) Consistent sewer smell can be smelled from Deal Road located at property.
- 7.) Damage on Camden Drive during repair/demolition of 5816 Camdem Drive Driveway
- Code Section:
- Status: Closed – No Violation
- Property Visit Date: 1/24/2024



- Warning Letter Date:
- Notes:
 - o 2/20/2024 No violations found during investigation
 - o 1/25/2024 New Complaint Submitted

4416 Glen Oaks Road, Charlotte, North Carolina

- Dirt on road. Vehicles are parked on the side of street.
- Code Section:
- Status: Closed – Resolved (without penalty)
- Property Visit Date: 5/1/2024
- Warning Letter Date:
- Notes:
 - o 7/4/2024 Updated Complaint
 - o 5/7/2024 Attempted to contact property owner twice
 - No Answer. Left Voicemail. Has not called back. Will send Notice.
 - o 5/7/2024 Updated Complaint
 - o 5/7/2024 New Complaint Submitted.

6107 Greystone Drive, Matthews, North Carolina 28104

- Trash and debris in the yard, feces and cat food around the property. Courtesy letter sent to property owner. The garage door closed on 2nd inspection.
- Code Section:
- Status: Case Closed
- Property Visit Date: 6/5/2024
- Warning Letter Date:
- Notes:
 - o 7/4/2024 Updated Complaint
 - o 6/5/2024 New Complaint Submitted
 - o 8/7/2024 Case Closed

2533 Greenbrook Parkway, Matthews, North Carolina 28104

- Junk vehicles in driveway
- Code Section:
- Status: Resolved. Case Closed
- Property Visit Date: 1/10/2024
- Warning Letter Date:
- Notes:
 - o 1/25/2024 Will need to send letter to property owner.
 - o 1/17/2024 New Complaint Submitted
 - o 8/7/2024 Resolved. Case Closed



433 Cotton Field Circle, Waxhaw, North Carolina 28173

- Construction Debris
- Code Section:
- Status: No Violation Found. Case Closed
- Property Visit Date: 4/24/2024
- Warning Letter Date:
- Notes:
 - o 4/24/2024 New Complaint Submitted
 - o 8/7/2024 No Complaint Found. Case Closed

13429 Providence Road, Weddington, North Carolina 28104

- Abandoned House
- Code Section:
- Status: Resolved – Case Closed
- Property Visit Date: 4/24/2024
- Warning Letter Date:
- Notes:
 - o 7/4/2024 Letter Not delivered. Trying to find other means of contact.
 - o 4/24/2024 New Complaint Submitted.
 - o 8/7/2024 Heard from Property Owner. Has until August 6th to board up property. Property owner has gated drive-way.
 - o 8/16/2024 Resolved, Case Closed

2633 Beulah Church Road, Weddington, North Carolina 28104

- Storage Building
- Code Section:
- Status: Resolved, Case Closed
- Property Visit Date: 7/3/2024
- Warning Letter Date: 8/7/2024
- Notes:
 - o 7/4/2024 New Complaint Submitted
 - o 8/7/2024 Letter sent. Property owner responded, reinspecting. New complaint received on 8/6/2024.
 - o 8/16/2024 Owner Issued Permit. Resolved, Case Closed

8507 Fox Bridge

- Check for violation (mud and pebbles in street).
- Code Section:



- Status: No violation. Case Closed
- Property Visit Date:
- Warning Letter Date:
- Notes:
 - o 8/7/2024 Reinspect
 - o 8/16/2024 No violation. Case Closed.

2617 Huntington

- Fallen tree/yard debris
- Code Section:
- Status: Case Closed
- Property visit date: 8/28/2024
- Warning letter date:
- Notes:
 - o 8/21 Reported that fallen tree and yard debris were on property.
 - o 8/28 Inspected, no violation noted, will move to closed cases next report.
 - o 9/6/2024 Case Closed.

06123011B Weddington Matthews Road

- Dilapidated House.
- Code Section:
- Status: Case Closed
- 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.
 - o 9/6/2024 Case Closed

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



- 8/7/2024 Continuing to monitor overgrowth
- 8/30/2024 Continue Monitoring
- 9/6/2024 Continue Monitoring, reinspect. If no change next week, close case.
- 9/11/2024 Case Closed

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: 34-131
- Status: Closed
- Property Visit Date: 5/29/2024, 9/18/2024, 9/20/2024, 10/2/2024
- Warning Letter Date: 7/5/2024
- Notes:
 - 7/4/2024 New Complaint Submitted
 - 8/7/2024 Portapotty on trailer – Trailer absent. Continue monitoring.
 - 8/16/2024 Reinspect Property
 - 8/30/2024 Continue Monitoring
 - 9/6/2024 Continue Monitoring
 - 9/11/2024 Continue Monitoring
 - 9/20/2024 No portapotty seen on 9/18 or 9/20. Trailer seen again on 9/20 along with huge debris pile of vegetation. Appears to be trimming trees. Will check one more time on a Monday or Tuesday and then close the case out.
 - 9/30/2024 No portapotty noted. Pile of vegetation still exists.
 - 10/2/2024 No portapotty noted. Vegetation file still exists. Case closed on the grounds of this being a separate violation that hasn't been reported.

216 Gatewood

- Commercial Vehicle Storage / Construction Debris
- Code Section: 34-131
- Status: Closed
- Property Visit Date: 10/2/2024
- Warning letter date:
- Notes:
 - 8/29/2024 Commercial vehicle storage and construction debris reported on property. Inspected.
 - 9/4/2024 Inspect
 - 9/11/2024 Inspect with photos



- 9/18/2024 Inspection occurred and photos were taken. Construction debris still noted as well as a large pavilion being built in rear of property. No commercial vehicles noted.
- Debris appears to be for ongoing construction. Case closed.

109 Foxton

- Construction debris and junk.
- Code Section: 34-131
- Status: Closed
- Property Visit Date: 9/18/2024
- Warning letter date:
- Notes:
 - 8/28/2024 Report of construction debris and junk. Inspected.
 - 9/6/2024 Inspect.
 - 9/11/2024 No violations noted. Reinspect with pictures
 - 9/18/2024 Reinspected and took pictures. Large dumpster seen on property filled with trash. Appears to be interior remodel. Case Closed

725 Lochaven

- Noise, attributed to faulty pool pump
- Code Section: 22-1
- Status: Closed
- Property Visit Date: 9/18/2024
- Warning Letter Date:
- Notes:
 - 9/4/2024 Neighbor called town hall and reported the pump was turned off.
 - 9/11/2024 Continue Monitoring – Drive by
 - 9/18/2024 No noise noted. Recommend closing case.

Agenda Item 15.

Update from Finance Officer and Tax Collector

2025

2024

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	724,734.78	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	907,905.91	1,243,910.88
10-1130-001	BB&T/TRUIST MONEY MARKET	796,700.07	789,468.25
10-1140-000	NC CLASS INVESTMENT ACCOUNT	251,819.25	0.00
10-1170-000	NC CASH MGMT TRUST	4,768,664.37	4,707,027.01
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	1,073,066.57	68,127.53
10-1210-001	A/R SOLID WASTE FEES PRIOR YR	0.00	0.00
10-1210-002	A/R SOLID WASTE FEES NEXT 8 PY	51,874.31	0.00
10-1211-001	A/R PROPERTY TAX	695,166.58	24,089.41
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	20,070.95	5,915.39
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,143.34	3,273.69
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,848.26	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	112,103.30
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>12,062,145.82</u>	<u>10,604,906.60</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	7,739.27	7,959.89
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
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	1,848.26	2,057.67
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	1,073,066.57	68,127.53
10-2610-001	DEFERRED REVENUE SOLID WASTE PY	0.00	0.00
10-2610-002	DEFERRED REVENUE SOLID WASTE N8 PY	51,874.31	0.00
10-2620-000	DEFERRED REVENUE - DELQ TAXES	20,070.95	5,915.39
10-2625-000	DEFERRED REVENUE - CURR YR TAX	695,166.58	24,089.41
10-2630-000	DEFERRED REVENUE-NEXT 8	9,143.34	3,273.69
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	675.44	609.44
	Total Liabilities	<u>1,912,382.31</u>	<u>198,097.66</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

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 09/30/24

		2025	2024
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>
	Revenue	2,673,153.77-	5,237,544.61
	Less Expenses	<u>2,416,108.34-</u>	<u>3,953,385.47</u>
	Net	<u>257,045.43-</u>	<u>1,284,159.14</u>
	Total Fund Balance	<u>7,321,080.99</u>	<u>8,862,285.56</u>
	Total Liabilities & Fund Balance	<u>9,233,463.30</u>	<u>9,060,383.22</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: 09/30/24

Expend Account Range: First to zz-zzzz-zzz

Include Non-Budget: No

Current Period: 09/01/24 to 09/30/24

Print Zero YTD Activity: No

Prior Year: 09/01/23 to 09/30/23

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	1,414.01	775,000.00	110,669.45	111,733.46	663,266.54-	14
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	0.00	10,000.00	1,190.81	4,015.27	5,984.73-	40
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	0.00	200.00	5.77	45.74	154.26-	23
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	0.00	72,500.00	0.00	0.00	72,500.00-	0
10-3115-180	TAX INTEREST	0.00	1,750.00	80.74	209.41	1,540.59-	12
10-3120-000	SOLID WASTE FEE REVENUES	528.00	1,175,000.00	159,170.65	162,866.65	1,012,133.35-	14
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	121,833.47	370,500.00	59,588.89	59,588.89	310,911.11-	16
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	2,060.00	12,500.00	3,460.00	7,442.50	5,057.50-	60
10-3350-400	SUBDIVISION FEES	2,206.25	7,500.00	0.00	4,088.75	3,411.25-	55
10-3360-400	STORMWATER EROSION CONTROL FEES	0.00	5,000.00	0.00	218.75	4,781.25-	4
10-3830-891	MISCELLANEOUS REVENUES	25.00	28,000.00	3,477.72	3,898.38	24,101.62-	14
10-3831-491	INVESTMENT INCOME	21,995.00	150,000.00	23,161.81	70,688.43	79,311.57-	47
General Fund Revenue Totals		150,061.73	3,097,950.00	360,805.84	424,796.23	2,673,153.77-	13

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	86,724.10	1,042,650.00	84,334.48	253,003.44	789,646.56	24
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

10/07/2024
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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	28,675.00	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	786.22	23,000.00	109.84	513.83	22,486.17	2
10-4120-210	PLANNING CONFERENCE	0.00	4,000.00	0.00	0.00	4,000.00	0
10-4120-321	TELEPHONE - ADMIN	136.40	2,000.00	155.48	310.93	1,689.07	16
10-4120-325	POSTAGE - ADMIN	0.00	2,500.00	692.89	837.65	1,662.35	34
10-4120-331	UTILITIES - ADMIN	225.41	5,000.00	497.72	588.46	4,411.54	12
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	4,110.00	10,000.00	0.00	0.00	10,000.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	2,625.51	65,000.00	1,114.70	46,819.08	18,180.92	72
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	11,177.00	90,000.00	4,500.00	15,407.94	74,592.06	17
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	800.00	6,500.00	480.00	1,080.00	5,420.00	17
10-4120-370	ADVERTISING - ADMIN	0.00	500.00	25.50	25.50	474.50	5
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	377.35	377.35	122.65	75
10-4120-400	ADMINISTRATIVE:TRAINING	0.00	6,500.00	473.00	1,613.00	4,887.00	25
10-4120-410	ADMINISTRATIVE:TRAVEL	1,176.34	5,000.00	864.74	1,000.95	3,999.05	20
10-4120-450	INSURANCE	0.00	25,000.00	0.00	26,649.27	1,649.27-	107
10-4120-491	DUES & SUBSCRIPTIONS	265.00	28,500.00	14,358.00	14,533.00	13,967.00	51
10-4120-498	GIFTS & AWARDS	0.00	1,500.00	143.43	143.43	1,356.57	10
10-4120-499	MISCELLANEOUS	28,131.96	12,500.00	1,892.97	2,732.06	9,767.94	22
	4120 ADMINISTRATIVE	95,182.16	592,155.00	47,192.31	186,841.21	405,313.79	32
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	3,622.68	80,750.00	6,666.66	19,999.98	60,750.02	25
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	1,657.48	21,950.00	1,922.49	5,600.75	16,349.25	26

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	200.00	5,150.00	100.00	500.00	4,650.00	10
10-4130-125	SALARIES - SIGN REMOVAL	359.10	3,600.00	330.75	859.95	2,740.05	24
10-4130-181	FICA EXPENSE - P&Z	446.72	8,475.00	690.04	2,062.57	6,412.43	24
10-4130-182	EMPLOYEE RETIREMENT - P&Z	579.63	17,675.00	1,114.00	3,342.00	14,333.00	19
10-4130-183	EMPLOYEE INSURANCE	0.00	16,125.00	1,374.00	4,122.00	12,003.00	26
10-4130-184	EMPLOYEE LIFE INSURANCE	0.00	375.00	25.60	76.80	298.20	20
10-4130-185	EMPLOYEE S-T DISABILITY	0.00	200.00	14.00	42.00	158.00	21
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	5,416.92	60,000.00	3,801.18	9,684.23	50,315.77	16
10-4130-193	CONSULTING	2,412.25	65,000.00	6,075.28	8,865.28	56,134.72	14
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	566.30	7,500.00	109.83	513.81	6,986.19	7
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	177,000.00	179,000.00	0.00	75,000.00	104,000.00	42
10-4130-321	TELEPHONE - PLANNING & ZONING	136.41	2,000.00	155.48	310.93	1,689.07	16
10-4130-325	POSTAGE - PLANNING & ZONING	0.00	2,500.00	692.88	692.88	1,807.12	28
10-4130-331	UTILITIES - PLANNING & ZONING	404.64	5,000.00	521.69	612.43	4,387.57	12
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	192,802.13	693,550.00	23,593.88	132,285.61	561,264.39	19
	General Fund Expenditure Totals	451,313.74	3,097,950.00	161,721.92	681,841.66	2,416,108.34	22

10 General Fund	Prior	Current	YTD
Revenues:	150,061.73	360,805.84	424,796.23
Expenditures:	451,313.74	161,721.92	681,841.66

WEDDINGTON
Statement of Revenue and Expenditures

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Net Income:	<u>301,252.01-</u>	<u>199,083.92</u>	<u>257,045.43-</u>
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Grand Totals	Prior	Current	YTD
Revenues:	<u>150,061.73</u>	<u>360,805.84</u>	<u>424,796.23</u>
Expenditures:	<u>451,313.74</u>	<u>161,721.92</u>	<u>681,841.66</u>
Net Income:	<u>301,252.01-</u>	<u>199,083.92</u>	<u>257,045.43-</u>

**TOWN OF WEDDINGTON
 ARPA QUARTERLY UPDATE
 AS OF 9/30/24**

BEGINNING ARPA BALANCE		\$ 1,635,187.50
SPENT 10/1/21-6/30/23		(799,944.67)
SPENT 7/1/23-6/30/24		(639,273.64)
BALANCE AT 7/1/24		<u>\$ 195,969.19</u>
TO BE REFUNDED TO GENERAL FUND 7/1/24-9/30/24		
SHERIFF		<u>(98,110.15)</u>
BALANCE REMAINING AT 9/30/24		<u>\$ 97,859.04</u>
TO BE SPENT & REFUNDED TO GENERAL FUND 10/1/24-12/31/24		
SHERIFF	(98,110.15)	<u>(97,859.04)</u>
BALANCE TO BE REMAINING AT 12/31/24		<u>\$ 0.00</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: October 14, 2024

SUBJECT: Tax Report– September 2024

Transactions:	
Balance Adjustments	\$(27.64)
Overpayments	\$(588.63)
Refunds	\$588.43
Taxes Collected:	
2022	\$(6.05)
2023	\$(2041.31)
2024	\$(268,481.43)
As of September 30, 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	\$6140.26
2023	\$33,992.10
2024	\$1,755,686.76
Prepaid Taxes	\$(132.00)
Total Outstanding:	\$1,799,724.49