

**SPECIAL TOWN COUNCIL MEETING**  
**6:00 p.m. – 7:00 p.m. – PUBLIC COMMENT PERIOD FOR INDIVIDUALS WISHING TO**  
**SPEAK REGARDING THE TOWN UPDATING THE LAND USE PLAN**  
**(SPEAKERS WILL BE GIVEN 3 MINUTES EACH)**

**TOWN OF WEDDINGTON**  
**REGULAR TOWN COUNCIL MEETING**  
**MONDAY, FEBRUARY 11, 2013 – 7:00 P.M.**  
**WEDDINGTON TOWN HALL**  
**1924 WEDDINGTON ROAD**  
**WEDDINGTON, NC 28104**  
**AGENDA**

Prayer – Mayor Walker F. Davidson

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum
4. Presentations
  - A. Presentation of Weddington Audit – Tinsley and Terry
  - B. Presentation of Providence VFD Audit – Tinsley and Terry and Jack Parks
5. Public Comments
6. Additions, Deletions and/or Adoption of the Agenda
7. Approval of Minutes
  - A. December 10, 2012 Regular Town Council Meeting Minutes
  - B. January 14, 2013 Regular Town Council Meeting Minutes
  - C. January 24, 2013 Special Town Council Work Session Minutes
  - D. January 28, 2013 Special Town Council and Planning Board Training Session Minutes
8. Consent Agenda
  - A. Consideration of Authorizing Tax Collector to Advertise Unpaid Real Property
  - B. Consideration of Approval of Resolution of Consideration Identifying Areas as Being Under Consideration for Annexation
  - C. Consideration of Municipal Speed Limit Ordinances Enacting Speed Zones on SR 2810 (Hunter Lane) and SR 2811 (Keegan Court) in the Weddington Woods Subdivision
  - D. Call for Public Hearing to Review and Consider Proposed Text Amendments to Section 58-60 – M-X Review Process (Public Hearing to be held March 11, 2013 at 7:00 p.m. at the Weddington Town Hall)
9. Public Hearings and Consideration of Public Hearings

- A. Public Hearing to Review and Consider - Proposed Text Amendments to Section 58-9-Entry Monuments
  - B. Consideration of Ordinance Adopting Proposed Text Amendments to Section 58-9 - Entry Monuments
  - C. Public Hearing to Review and Consider - Proposed Text Amendments to Section 58-152 - Subdivision Identification Signs
  - D. Consideration of Ordinance Adopting Proposed Text Amendments to Section 58-152 – Subdivision Identification Signs
  - E. Public Hearing to Review and Consider Proposed Text Amendments - Appendix 1-List of Acceptable Plant Species
  - F. Consideration of Ordinance Adopting Proposed Text Amendments to Appendix 1 – List of Acceptable Plant Species
10. Old Business
- A. Discussion and Consideration of Polivka Condition of Approval Regarding Tree – Mayor Davidson
  - B. Land Use Plan Update – Mayor Davidson and Attorney Fox
  - C. Update on Water Tower Location – Mayor Davidson
  - D. Discussion and Consideration of Extending the Land Use Plan to April 8, 2013
11. New Business
- A. Discussion and Consideration of Revising the Public Safety Committee Rules of Procedures to Change the Town Council Seats to Citizen Seats – Mayor Davidson
12. Update from Town Planner
13. Update from Town Administrator
14. Public Safety Report
15. Update from Finance Officer and Tax Collector
16. Transportation Report
17. Council Comments
18. Adjournment

TINSLEY & TERRY, CPAs, P.A.  
CERTIFIED PUBLIC ACCOUNTANTS

To Town Council of  
Town of Weddington

In planning and performing our audit of the financial statements of the governmental activities and the major fund, of Town of Weddington as of and for the year ended June 30, 2012, in accordance with auditing standards generally accepted in the United States of America, we considered Town of Weddington's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of Weddington's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town of Weddington's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

This communication is intended solely for the information and use of management, members of Town Council and others within the organization, and is not intended to be, and should not be, used by anyone other than these specified parties.

*Tinsley & Terry, CPAs, P.A.*

Tinsley & Terry, CPAs, P.A.  
Cornelius, North Carolina  
December 13, 2012

TINSLEY & TERRY, CPAs, P.A.  
CERTIFIED PUBLIC ACCOUNTANTS

December 13, 2012

To the Town Council of  
Town of Weddington, North Carolina

We have audited the financial statements of the governmental activities and each major fund of Town of Weddington for the year ended June 30, 2012. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and OMB Circular A-133), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 2, 2012. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Town of Weddington are described in Note I to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were not sensitive estimates.

The financial statement disclosures are neutral, consistent, and clear.

*Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

*Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The uncorrected misstatement totaling \$2,620 for an understatement of motor vehicle taxes receivable, an overstatement of fixed assets totaling \$3,218 and an understatement of accrued vacation totaling \$944 have been reported to Management. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

*Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

*Management Representations*

We have requested certain representations from management that are included in the management representation letter dated December 13, 2012.

*Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

*Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

During the course of our audit we did note the following matters which may provide opportunities for enhancing the current policies and procedures of the Town.

The Town's staff should continuously review the outstanding check list for old outstanding checks to ensure compliance with North Carolina unclaimed property law.

Any forms of compensation should be reported as such and included in employees' W-2's.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of Town Council and management of Town of Weddington and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

*Tinsley & Terry, CPAs, P.A.*

Tinsley & Terry, CPAs, P.A.

**TOWN OF WEDDINGTON,  
NORTH CAROLINA**

**Financial Statements**

**June 30, 2012**

**Town Council Members**

Walker Davidson, Mayor  
Daniel Barry, Mayor Pro Tem  
Werner Thomisser  
Pamela Hadley  
Barbara Harrison

**Administrative and Financial Staff**

Leslie Gaylord, CPA, Finance Officer  
Kim Woods, Tax Collector

**Town of Weddington, North Carolina  
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June 30, 2012**

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## **Financial Section**



TINSLEY & TERRY, CPAs, P.A.  
CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' Report

To the Honorable Mayor  
And Members of the Town Council  
Weddington, North Carolina

We have audited the accompanying financial statements of the governmental activities and each major fund of the Town of Weddington, North Carolina, as of and for the year ended June 30, 2012, which collectively comprise the Town's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Town of Weddington's management. Our responsibility is to express opinions on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of the Town of Weddington, North Carolina as of June 30, 2012, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Town of Weddington's basic financial statements. The individual fund financial statements, budgetary schedules and other schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The individual fund financial statements, budgetary schedules, and other schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the individual fund financial statements, budgetary schedules, and other schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

*Tinsley & Terry, CPAs, P.A.*

Cornelius, North Carolina  
December 13, 2012

## **Management Discussion and Analysis**

## Management's Discussion and Analysis

As management of the Town of Weddington, we offer readers of the Town of Weddington's financial statements this narrative overview and analysis of the financial activities of the Town of Weddington for the fiscal year ended June 30, 2012. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

### Financial Highlights

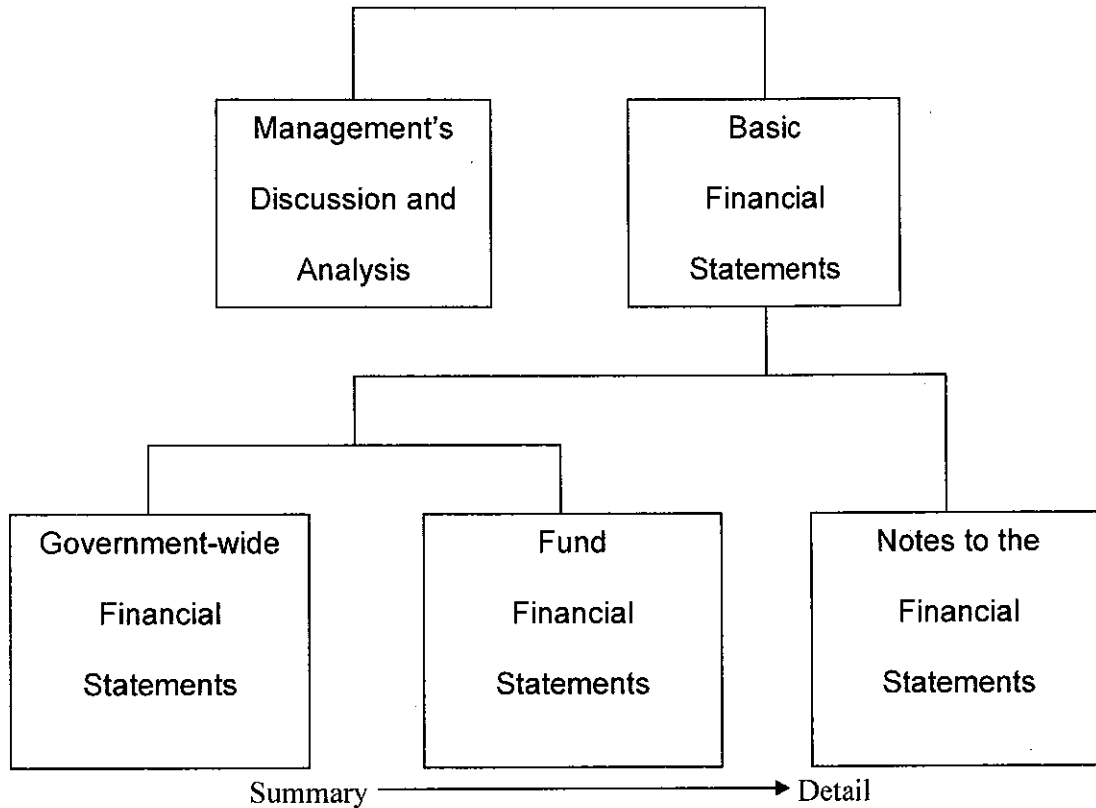
- The assets of the Town of Weddington exceeded its liabilities at the close of the fiscal year by \$3,210,486 (*net assets*).
- The government's total net assets increased by \$32,595, primarily due to increases in the governmental activities net assets.
- As of the close of the current fiscal year, the Town of Weddington's governmental funds reported combined ending fund balances of \$2,537,140 with a net change of \$48,103 in fund balance. Approximately 1.53 percent of this total amount, or \$38,693, is non-spendable or restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$2,048,447, or 158 percent of total general fund expenditures for the fiscal year.
- The Town of Weddington does not have any outstanding debt.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to Town of Weddington's basic financial statements. The Town's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the Town of Weddington.

### Required Components of Annual Financial Report

Figure 1



#### Basic Financial Statements

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (Exhibits 3 through 5) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town's government. These statements provide more detail than the government-wide statements. There are four parts to the Fund Financial Statements: 1) the governmental funds statements; 2) the budgetary comparison statements; 3) the proprietary fund statements; and 4) the fiduciary fund statements. The Town of Weddington has no proprietary or fiduciary funds so these parts of the Fund Financial Statements are omitted.

The next section of the basic financial statements is the **notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **supplemental information** is provided to show details about the Town's individual funds. Budgetary information required by the General Statutes also can be found in this part of the statements.

## **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.

The two government-wide statements report the Town's net assets and how they have changed. Net assets are the difference between the Town's total assets and total liabilities. Measuring net assets is one way to gauge the Town's financial condition.

The government-wide statements are divided into three categories: 1) governmental activities; 2) business-type activities; and 3) component units. The governmental activities include most of the Town's basic services such as public safety, planning and zoning, and general administration. Property taxes and various state-collected taxes finance most of these activities. The Town of Weddington has no business-type activities or component units so these categories will be omitted from the Town's government-wide statements.

The government-wide financial statements are on Exhibits 1 and 2 of this report.

## **Fund Financial Statements**

The fund financial statements (see Figure 1) provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Weddington, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. The Town of Weddington has only governmental funds so these will be the only funds presented in its financial statements.

**Governmental Funds** – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. All of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs. The relationship between government activities (reported in the Statement of Net Assets and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The Town of Weddington adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Town Council about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to

Management Discussion and Analysis  
Town of Weddington

finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the Town Council; 2) the final budget as amended by the Town Council; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

**Notes to the Financial Statements** – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 6 of this report.

**Other Information** – In addition to the basic financial statements and accompanying notes, this report includes certain supplementary information. Supplementary information can be found beginning on page 16 of this report.

**Interdependence with Other Entities:** The Town depends on financial resources flowing from, or associated with, the State of North Carolina. Because of this dependency, the Town is subject to changes in specific flows of intergovernmental revenues based on modifications to State laws and State appropriations.

**Government-Wide Financial Analysis**

**Town of Weddington’s Net Assets**

**Figure 2**

	Governmental Activities		Total	
	2012	2011	2012	2011
Current and other assets	\$ 2,886,556	\$ 2,908,668	\$ 2,886,556	\$ 2,908,668
Capital assets	659,431	667,765	659,431	667,765
Total assets	<u>3,545,987</u>	<u>3,576,433</u>	<u>3,545,987</u>	<u>3,576,433</u>
Long-term liabilities outstanding			-	-
Other liabilities	335,501	398,542	335,501	398,542
Total liabilities	<u>335,501</u>	<u>398,542</u>	<u>335,501</u>	<u>398,542</u>
Net assets:				
Invested in capital assets	659,431	667,765	659,431	667,765
Restricted	28,933	34,835	28,933	34,835
Unrestricted	2,522,122	2,475,291	2,522,122	2,475,291
Total net assets	<u>\$ 3,210,486</u>	<u>\$ 3,177,891</u>	<u>\$ 3,210,486</u>	<u>\$ 3,177,891</u>

As noted earlier, net assets may serve over time as one useful indicator of a government’s financial condition. The assets of the Town of Weddington exceeded liabilities by \$3,210,486 as of June 30, 2012. The Town’s net assets increased by \$32,595 for the fiscal year ended June 30, 2012. Only a

Management Discussion and Analysis  
Town of Weddington

small portion (20.54%) reflects the Town's investment in capital assets (e.g. land, buildings, infrastructure, furniture, computers and equipment). The Town of Weddington uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. An additional portion of the Town of Weddington's net assets \$28,933 represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$2,522,122 is unrestricted.

Several particular aspects of the Town's financial operations positively influenced the total unrestricted governmental net assets:

- Continued diligence in the collection of property taxes as evidenced by an increase in the tax collection percentage from 97.52% in 2011 to 98.56% in 2012.
- Increased sales tax revenues of approximately \$25,000 due to economic growth in both the Town and Union County.

**Town of Weddington's Changes in Net Assets**  
**Figure 3**

	Governmental Activities		Total	
	2012	2011	2012	2011
<b>Revenues:</b>				
Program revenues:				
Charges for services	\$ 15,830	\$ 13,485	\$ 15,830	\$ 13,485
Capital grants and contributions	104,700	64,559	104,700	64,559
General revenues:				
Property taxes	601,740	597,259	601,740	597,259
Other taxes	592,111	624,509	592,111	624,509
Other	22,223	29,842	22,223	29,842
Total revenues	1,336,604	1,329,654	1,336,604	1,329,654
<b>Expenses:</b>				
General government	644,858	528,062	644,858	528,062
Public safety	485,382	432,909	485,382	432,909
Economic and physical development	173,769	176,145	173,769	176,145
Total expenses	1,304,009	1,137,116	1,304,009	1,137,116
Increase in net assets	32,595	192,538	32,595	192,538
Net assets, July 1 (consolidated)	3,177,891	2,985,353	3,177,891	2,985,353
Net assets, June 30	\$ 3,210,486	\$ 3,177,891	\$ 3,210,486	\$ 3,177,891

(continued on next page)

**Governmental activities.** Governmental activities increased the Town's net assets by \$32,595. Key elements of this increase are as follows:

- Decrease in one-time expenditures associated with the downtown streetscaping project.
- Tax revenues remained steady along with a slight increase in the collection percentage.

### **Financial Analysis of the Town's Funds**

As noted earlier, the Town of Weddington uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the Town of Weddington's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town of Weddington's financing requirements.

The general fund is the chief operating fund of the Town of Weddington. At the end of the current fiscal year, Town of Weddington's fund balance available in the General Funds was \$2,048,447, while total fund balance reached \$2,537,140. The Governing Body of Town of Weddington has determined that the Town should maintain an available fund balance of 50% of general fund expenditures in case of unforeseen needs or opportunities, in addition to meeting the cash flow needs of the Town. The Town currently has an available fund balance of 158% of general fund expenditures, while total fund balance represents 196.25% of the same amount.

At June 30, 2012, the governmental funds of Town of Weddington reported a combined fund balance of \$2,537,140 with a net increase in fund balance of \$48,103. As the General Fund is the Town's only governmental fund, all of this increase is attributable to it.

**General Fund Budgetary Highlights.** During the fiscal year, the Town revised the budget on one occasion. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as Federal and State grants; and 3) increases in appropriations that become necessary to maintain services.

Expenditures were held in check to comply with its budgetary requirements. In addition, actual expenditures were less than budgeted due primarily to savings related to the landscaping of newly constructed street medians in the Town limits.



**Capital Asset and Debt Administration**

**Capital assets.** The Town of Weddington’s investment in capital assets for its governmental activities as of June 30, 2012, totals \$659,431 (net of accumulated depreciation). These assets include buildings, land, infrastructure, furniture and equipment, and computers and software.

Major capital asset transactions during the year include the following:

- Purchase and installation of sidewalks along the downtown corridor totaling \$26,851.

**Town of Weddington’s Capital Assets  
(net of depreciation)**

**Figure 3**

	Governmental Activities		Total	
	2012	2011	2012	2011
Land	\$ 198,970	\$ 198,970	\$ 198,970	\$ 198,970
Buildings	420,134	447,676	420,134	447,676
Infrastructure	26,520	-	26,520	-
Equipment and furniture	7,254	9,976	7,254	9,976
Computer Software	-	409	-	409
Computer equipment	6,553	10,734	6,553	10,734
<b>Total</b>	<b>\$ 659,431</b>	<b>\$ 667,765</b>	<b>\$ 659,431</b>	<b>\$ 667,765</b>

Additional information on the Town’s capital assets can be found in Note III.A.3 of the Basic Financial Statements.

**Economic Factors and Next Year’s Budgets and Rates**

The following key economic indicators reflect the growth and prosperity of the Town:

Management Discussion and Analysis  
Town of Weddington

- The Town of Weddington is located in Union County, one of the state's fastest growing counties. Actual population increase from 2000-2009 was 56.3% for the county compared to 16.1% for the state as a whole. In addition, the projected population increase from 2009-2014 is 12.4% for the county compared to 7.3% for the state as a whole. (*Data source: Union County CAFR for the fiscal year ending June 30, 2011*).
- The County's unemployment rate of 7.6% as of September 2012 is slightly lower than the state unemployment rate of 8.9% for the same period. (*Data source: Union County CAFR for the fiscal year ending June 30, 2012*).

**Budget Highlights for the Fiscal Year Ending June 30, 2013**

**Governmental Activities:** The Town has implemented a municipal fire service model. Under this model the Town will contract with and pay the local volunteer fire departments directly for fire service. As a result the Town's budgeted expenditures have increased approximately \$500,000. To cover these costs the Town has increased its property tax rate. The rate change has increased budgeted property tax revenue approximately \$400,000. In addition, subdivision permits and fees (benefiting from the economic growth) are expected to increase total budgeted revenue an additional \$60,000.

**Requests for Information**

This report is designed to provide an overview of the Town's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to the Town's finance officer, Leslie Gaylord, at Town of Weddington, 1924 Weddington Road, Weddington, NC 28104. Requests may also be made by telephone at (704) 846-2709 or by visiting the Town's website at [www.townofweddington.com](http://www.townofweddington.com).

## **Basic Financial Statements**

**Town of Weddington, North Carolina**  
**Statement of Net Assets**  
**June 30, 2012**

	<b>Primary Government</b>	
	<b>Governmental Activities</b>	<b>Total</b>
<b>ASSETS</b>		
Current assets:		
Cash and cash equivalents	\$ 2,566,547	\$ 2,566,547
Restricted cash	262,038	262,038
Taxes receivables (net)	19,278	19,278
Due from other governments	28,933	28,933
Prepaid expenditures	9,760	9,760
Total current assets	<u>2,886,556</u>	<u>2,886,556</u>
Capital assets:		
Land, non depreciable improvements	198,970	198,970
Other capital assets, net of depreciation	460,461	460,461
Total capital assets	<u>659,431</u>	<u>659,431</u>
Total assets	<u>\$ 3,545,987</u>	<u>\$ 3,545,987</u>
<b>LIABILITIES</b>		
Current liabilities:		
Accounts payable and accrued expenses	\$ 73,463	\$ 73,463
Construction deposits	262,038	262,038
Total liabilities	<u>335,501</u>	<u>335,501</u>
<b>NET ASSETS</b>		
Invested in capital assets, net of related debt	659,431	659,431
Restricted for:		
Stabilization by State Statute	28,933	28,933
Unrestricted	2,522,122	2,522,122
Total net assets	<u>\$ 3,210,486</u>	<u>\$ 3,210,486</u>

The notes to the financial statements are an integral part of this statement.

**Town of Weddington, North Carolina  
Statement of Activities  
For the Year Ended June 30, 2012**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Assets	
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Primary Government Total
<b>Primary government:</b>						
Governmental Activities:						
General government	\$ 644,858	\$ -	\$ 104,700	\$ -	\$ (540,158)	\$ (540,158)
Public safety	485,382	-	-	-	(485,382)	(485,382)
Economic and physical development	173,769	15,830	-	-	(157,939)	(157,939)
Total governmental activities (See Note 1)	1,304,009	15,830	104,700	-	(1,183,479)	(1,183,479)
Total primary government	\$ 1,304,009	\$ 15,830	\$ 104,700	\$ -	(1,183,479)	(1,183,479)

General revenues:

Taxes:			
Property taxes, levied for general purpose		601,740	601,740
Other taxes		592,111	592,111
Unrestricted investment earnings		8,525	8,525
Miscellaneous		13,698	13,698
Total general revenues		1,216,074	1,216,074
Change in net assets		32,595	32,595
Net assets-beginning		3,177,891	3,177,891
Net assets-ending		\$ 3,210,486	\$ 3,210,486

The notes to the financial statements are an integral part of this statement.

**Town of Weddington, North Carolina**  
**Balance Sheet**  
**Governmental Funds**  
**June 30, 2012**

	<b>Major Fund General</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 2,566,547	\$ 2,566,547
Restricted cash	262,038	262,038
Receivables, net:		
Taxes	19,278	19,278
Due from other governments	28,933	28,933
Prepaid expenditures	9,760	9,760
	<u>2,886,556</u>	<u>2,886,556</u>
Total assets	<u>\$ 2,886,556</u>	<u>\$ 2,886,556</u>
<b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable and accrued liabilities	\$ 68,100	\$ 68,100
Construction deposits	262,038	262,038
Deferred revenue	19,278	19,278
Total liabilities	<u>349,416</u>	<u>349,416</u>
Fund balances:		
Non-spendable		
Prepaid expenditures	9,760	9,760
Restricted		
Stabilization by state statute	28,933	28,933
Assigned		
Transportation	250,000	250,000
Cultural and recreation	200,000	200,000
Designated for subsequent year's expenditures	-	-
Unassigned	2,048,447	2,048,447
Total fund balances	<u>2,537,140</u>	<u>2,537,140</u>
Total liabilities and fund balances	<u>\$ 2,886,556</u>	

Amounts reported for governmental activities in the statements of net assets (Exhibit 1) are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

Gross capital assets at historical cost	\$ 997,496	
Accumulated depreciation	<u>(338,065)</u>	\$ 659,431

Some liabilities, including compensated absences, are not due and payable in the current period and therefore are not reported in the funds. (5,363)

Liabilities for earned but deferred revenues in fund statements. 19,278

Net assets of governmental activities \$ 3,210,486

The notes to the financial statements are an integral part of this statement.

Exhibit 4

**Town of Weddington, North Carolina**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Governmental Funds**  
**For the Year Ended June 30, 2012**

	Major Funds	
	General Fund	Total Governmental Funds
<b>REVENUES</b>		
Ad valorem taxes	\$ 606,081	\$ 606,081
Unrestricted intergovernmental	592,111	592,111
Permits and fees	15,830	15,830
Investment earnings	8,525	8,525
Miscellaneous	118,398	118,398
Total revenues	1,340,945	1,340,945
<b>EXPENDITURES</b>		
General government	633,691	633,691
Public safety	485,382	485,382
Economic and physical development	173,769	173,769
Total expenditures	1,292,842	1,292,842
Excess of revenues over expenditures	48,103	48,103
Net change in fund balance	48,103	48,103
Fund balances-beginning	2,489,037	2,489,037
Fund balances-ending	\$ 2,537,140	\$ 2,537,140

Amounts reported for governmental activities in the statements of activities are different because:

Net changes in fund balances - total governmental funds \$ 48,103

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

Capital outlays	26,851	
Depreciation	(35,185)	(8,334)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Change in deferred revenue for tax revenues (4,341)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences	(2,833)	
----------------------	---------	--

Total changes in net assets of governmental activities \$ 32,595

The notes to the financial statements are an integral part of this statement.

**Town of Weddington  
General Fund  
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual  
For the Year Ended June 30, 2012**

	<u>General Fund</u>			Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	
Revenues:				
Ad valorem taxes	\$ 587,750	\$ 596,250	\$ 606,081	\$ 9,831
Unrestricted intergovernmental	618,750	591,000	592,111	1,111
Permits and fees	11,000	11,000	15,830	4,830
Investment earnings	21,020	9,000	8,525	(475)
Miscellaneous	1,500	118,200	118,398	198
Total revenues	<u>1,240,020</u>	<u>1,325,450</u>	<u>1,340,945</u>	<u>15,495</u>
Expenditures:				
General government	586,850	671,075	633,691	37,384
Public safety	456,520	485,000	485,382	(382)
Economic and physical development	196,650	184,375	173,769	10,606
Total expenditures	<u>1,240,020</u>	<u>1,340,450</u>	<u>1,292,842</u>	<u>47,608</u>
Revenues over (under) expenditures	<u>-</u>	<u>(15,000)</u>	<u>48,103</u>	<u>63,103</u>
Fund balance appropriated	<u>-</u>	<u>15,000</u>	<u>-</u>	<u>(15,000)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>48,103</u>	<u>\$ 48,103</u>
Fund balances, beginning of year			<u>2,489,037</u>	
Fund balances, end of year			<u>\$ 2,537,140</u>	

The notes to the financial statements are an integral part of this statement.



**Town of Weddington, North Carolina**  
**Notes to the Financial Statements**  
**For the Fiscal Year Ended June 30, 2012**

**I. Summary of Significant Accounting Policies**

The accounting policies of the Town of Weddington conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

**A. Reporting Entity**

The Town of Weddington is a municipal corporation that is governed by an elected mayor and a four-member council. As required by generally accepted accounting principles, these financial statements present the Town, which has no component units.

**B. Basis of Presentation**

*Government-wide Statements:* The statement of net assets and the statement of activities display information about the primary government. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

*Fund Financial Statements:* The fund financial statements provide information about the Town's funds. Separate statements for each fund category – *governmental* – are presented. The emphasis of fund financial statements is on major governmental funds, displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds.

The Town reports the following major governmental funds:

*General Fund:* The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, and various other taxes and licenses. The primary expenditures are for the general government and public safety.

**C. Measurement Focus and Basis of Accounting**

In accordance with North Carolina General Statutes, all funds of the Town are maintained during the year using the modified accrual basis of accounting.

*Government-wide Financial Statements:* The government-wide financial statements are reported using the economic resources measurement focus. The government-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

**Town of Weddington, North Carolina  
Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2012**

**I. Summary of Significant Accounting Policies (Continued)**

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

*Governmental Fund Financial Statements:* Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The Town considers all revenues available if they are collected within 60 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as revenue because the amount is not susceptible to accrual. At June 30, taxes receivable are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of January 1, 1993, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, Union County is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts in the County, including the Town of Weddington. For motor vehicles registered under the staggered system, property taxes are due the first day of the fourth month after the vehicles are registered. The billed taxes are applicable to the fiscal year in which they become due. Therefore, the Town's vehicle taxes for vehicles registered in Union County from March 2011 through February 2012 apply to the fiscal year ended June 30, 2012. Uncollected taxes that were billed during this period are shown as a receivable in these financial statements and are offset by deferred revenues.

Sales taxes and certain intergovernmental revenues, such as utilities franchise tax, collected and held by the State at year-end on behalf of the Town are recognized as revenue. Intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. Grant revenues which are unearned at year-end are recorded as unearned revenues.

**D. Budgetary Data**

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund. All annual appropriations lapse at the fiscal-year end. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the functional level for all annually budgeted funds and at the object level for the multi-year funds. Amendments are required for any revisions that alter total expenditures of any fund or that change functional appropriations. All amendments must be approved by the governing board. During the year, amendments to the original budget were necessary and approved by the governing board. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

**E. Assets, Liabilities, and Fund Equity**

**1. Deposits and Investments**

All deposits of the Town are made in board-designated official depositories and are secured as required by State law [G.S. 159-31]. The Town may designate, as an official depository, any bank or savings association whose principal office is

**Town of Weddington, North Carolina**  
**Notes to the Financial Statements**  
**For the Fiscal Year Ended June 30, 2012**

I. Summary of Significant Accounting Policies (Continued)

located in North Carolina. Also, the Town may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts, and certificates of deposit.

State law [G.S. 159-30(c)] authorizes the Town to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances and the North Carolina Capital Management Trust (NCCMT).

The Town's investments with a maturity of more than one year at acquisition and non-money market investments are reported at fair value as determined by quoted market prices. The securities of the NCCMT Cash Portfolio, a SEC-registered (2a-7) money market mutual fund, are valued at fair value, which is the NCCMT's share price. The NCCMT Term Portfolio's securities are valued at fair value.

2. Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents.

3. Restricted Assets

Construction deposits received by the Town are restricted to the projects for which the funds were received.

4. Ad Valorem Taxes Receivable

In accordance with State law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1, the beginning of the fiscal year. The taxes are due on September 1 (lien date); however, interest does not accrue until the following January 6. These taxes are based on the assessed values as of January 1, 2011.

5 Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years. No allowance for doubtful accounts was required as of June 30, 2012.

6. Capital Assets

Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated fair value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

**Town of Weddington, North Carolina**  
**Notes to the Financial Statements**  
**For the Fiscal Year Ended June 30, 2012**

I. Summary of Significant Accounting Policies (Continued)

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Estimated Useful Lives
Buildings	40
Improvements	30
Infrastructure	20
Furniture and equipment	10
Computer equipment	5
Computer software	5

7. Compensated Absences

The vacation policy of the Town provides for the accumulation of up to twenty-five days earned vacation leave with such leave being fully vested when earned. For the Town's government-wide financial statements, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of using accumulated compensated time. The portion of that time that is estimated to be used in the next fiscal year has been designated as a current liability in the government-wide financial statements.

The Town's sick leave policies provide for an unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave, accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. Since the Town has no obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

8. Net Assets/Fund Balances

Net assets in government-wide financial statements are classified as invested in capital assets, net of related debt; restricted; and unrestricted. Restricted net assets represent constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balances can be spent.

The governmental fund types classify fund balances as follows:

Non-spendable Fund Balance- This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Prepaid Expenditures- portion of fund balance that is not an available resource because it represents prepaid insurance expenditures that are not in spendable form.

Restricted Fund Balance- This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

Restricted for Stabilization by State Statute - portion of fund balance that is restricted by State Statute [G.S. 159-8(a)].

**Town of Weddington, North Carolina  
Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2012**

I. Summary of Significant Accounting Policies (Continued)

Committed Fund Balance- portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of governing body (highest level of decision-making authority). Any changes or removal of specific purpose requires majority action by the Town council.

Assigned Fund Balance- portion of fund balance the Town of Weddington intends to use for specific purposes.

Assigned for Transportation- portion of total fund balance that board has appropriated for future road design.

Assigned for Cultural and Recreation- portion of total fund balance that board has appropriated for a future library.

Subsequent year's expenditures- portion of the fund balance that is appropriated in the next year's budget that is not already classified in restricted or committed. The governing body approves the appropriation; however the budget ordinance authorizes the finance officer to make expenditures from appropriations as necessary.

Unassigned Fund Balance- the portion of fund balance that has not been restricted, committed or assigned to specific purposes or other funds.

The Finance Officer uses resources in the following hierarchy: bond proceeds, federal funds, State funds, local non-town funds, town funds. For purposes of fund balance classification expenditures are to be spent from restricted fund balance first, followed in-order by committed fund balance, assigned fund balance and lastly unassigned fund balance.

The Town has also adopted a minimum fund balance policy for the general fund, which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 50% of budgeted expenditures. In addition, fund balance appropriations in any given year (other than appropriations for a capital project encompassed as part of fund balance assigned for capital projects) shall be limited so as not to exceed 15% of general fund budget if available fund balance is greater than or equal to 75% or not to exceed 10% of general fund budget if available fund balance is less than 75% but greater than or equal to 50%.

9. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that effect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

II. Stewardship, Compliance, and Accountability

A. Significant Violations of Finance-Related Legal and Contractual Provisions

1. Noncompliance with North Carolina General Statutes

None

2. Contractual Violations

None

**Town of Weddington, North Carolina**  
**Notes to the Financial Statements**  
**For the Fiscal Year Ended June 30, 2012**

**II. Stewardship, Compliance, and Accountability (Continued)**

**B. Deficit in Fund Balance or Net Assets of Individual Funds**

None

**C. Excess of Expenditures over Appropriations**

None

**III. Detail Notes on All Funds**

**A. Assets**

**1. Deposits**

All the deposits of the Town are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Town's agents in these units' names. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town, these deposits are considered to be held by the Town's agents in their names. The amount of the pledged collateral is based on an approved averaging method for non-interest bearing deposits and the actual current balance for interest-bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town or the escrow agent. Because of the inability to measure the exact amounts of collateral pledged for the Town under the Pooling Method, the potential exists for under-collateralization, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town has no policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all pooling method financial institutions and to monitor them for compliance. The Town complies with the provisions of G.S. 159-31 when designating depositories and verifying that deposits are properly secured.

At June 30, 2012, the Town's deposits had a carrying amount of \$2,298,779 and a bank balance of \$2320,171. Of the bank balances, \$500,000 was covered by federal depository insurance and the remainder was covered by collateral held under the pooling method.

**2. Investments**

At June 30, 2012 the Town had \$529,806 invested with the North Carolina Capital Management Trust's Cash Portfolio which carried a credit rating of AAAM by Standard and Poor's. The Town has no policy regarding credit risk.

**Town of Weddington, North Carolina  
Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2012**

III. Detail Notes on All Funds (Continued)

3. Capital Assets

Capital asset activity for the Primary Government for the year ended June 30, 2012, was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Capital assets not being depreciated:				
Land	\$ 198,970	\$ -	\$ -	\$ 198,970
Capital assets being depreciated:				
Buildings	629,824	-	-	629,824
Infrastructure	-	26,851	-	26,851
Equipment	54,555	-	7,049	47,506
Computer	33,359	-	-	33,359
Computer software	46,963	-	-	46,963
Furniture	14,023	-	-	14,023
Total capital being depreciated	<u>778,724</u>	<u>26,851</u>	<u>7,049</u>	<u>798,526</u>
Less accumulated depreciation for:				
Buildings	182,148	27,542	-	209,690
Infrastructure	-	331	-	331
Equipment	44,579	2,722	7,049	40,252
Computer	22,625	4,181	-	26,806
Computer software	46,554	409	-	46,963
Furniture	14,023	-	-	14,023
Total accumulated depreciation	<u>309,929</u>	<u>35,185</u>	<u>7,049</u>	<u>338,065</u>
Total capital assets being depreciated, net	<u>468,795</u>			<u>460,461</u>
Governmental activities capital assets, net	<u>\$ 667,765</u>			<u>\$659,431</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

General government \$ 35,185

**Town of Weddington, North Carolina  
Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2012**

III. Detail Notes on All Funds (Continued)

B. Liabilities

1. Pension Plan Obligations

a. Local Governmental Employees' Retirement System

*Plan Description.* The Town of Weddington contributes to the statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS provides retirement and disability benefits to plan members and beneficiaries. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Local Governmental Employees' Retirement System is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454.

*Funding Policy.* Plan members are required to contribute six percent of their annual covered salary. The Town is required to contribute at an actuarially determined rate. For the Town, the current rate for employees not engaged in law enforcement is 9.96% of annual covered payroll. The contribution requirements of members and of the Town of Weddington are established and may be amended by the North Carolina General Assembly. The Town's contributions to LGERS for the years ended June 30, 2012, 2011 and 2010 were \$18,074, \$16,079 and \$12,602 respectively. The contributions made by the Town equaled the required contributions for the year.

b. Supplemental Retirement Income Plan

*Plan Description.* The Town employees contribute to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The Plan is established in conformity with section 401(k) of the Internal Revenue Code of 1986 as amended. The Supplemental Retirement Income Plan is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) plan that includes the Supplemental Retirement Income Plan. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454.

*Funding Policy.* The Town has elected to contribute to the Supplemental Retirement Insurance Plan. Contributions for the year ended June 30, 2012 were \$14,563, which consisted of \$5,490 from the employees and \$9,073 from the Town.

2. Other Employment Benefits

The Town of Weddington has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Government Employees' Retirement System (Death Benefit Plan), a multiple-employer, State-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits. Lump sum death benefit payments to beneficiaries are equal to the employee's 12 highest months salary in a row during the 24 months prior to the employee's death, but the benefit may not exceed \$50,000 or be less than \$25,000. All death benefit payments are made from the Death Benefit Plan. The Town has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount. The Town considers these contributions to be immaterial.



**Town of Weddington, North Carolina  
Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2012**

III. Detail Notes on All Funds (Continued)

3. Deferred / Unearned Revenues

The balance in deferred / unearned revenues at year-end is composed of the following elements:

	<u>Deferred Revenue</u>
Taxes receivable (General Fund)	<u>\$19,278</u>

4. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town carries commercial insurance based on management's evaluation of risk loss. The Town reduced the general liability coverage by \$2,000,000 and settled claims have not exceeded coverage in any of the past three fiscal years.

In accordance with G.S. 159-29, the Town's employees are performance bonded through a commercial surety bond. The finance officer and tax collector are each individually bonded for \$50,000. The remaining employees that have access to funds are bonded under a blanket bond for \$50,000.

The Town carries flood insurance for buildings and contents that are located in Flood Zone X. This zone is defined as areas outside the 1% annual chance floodplain. The deductible with respect to this coverage is \$2,500.

5. Long Term Obligations

A. Operating Leases

The Town has a five year lease for a copier. The lease expires in March 2017 and requires monthly payments of \$279. Rent expense in the amount of \$1,674 was incurred during the year ended June 30, 2012.

The following is the lease payment schedule:

<u>Year Ending June 30,</u>	
2013	\$ 3,348
2014	3,348
2015	3,348
2016	3,348
2017	<u>2,511</u>
	<u>\$ 15,903</u>

**Town of Weddington, North Carolina  
Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2012**

III. Detail Notes on All Funds (Continued)

6. Fund Balance

The following schedule provides management and citizens with information on the portion of General fund balance that is available for appropriation:

<i>Total fund balance-General Fund</i>	<i>\$ 2,537,140</i>
Less:	
Prepaid Expenditures	9,760
Stabilization by State Statute	28,933
Transportation	250,000
Cultural and Recreation	200,000
Appropriated Fund Balance in 2013 Budget	-
Fund Balance Policy	887,975
Remaining Fund Balance	1,160,472

The Town has adopted a minimum fund balance policy for the general fund, which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 50% of budgeted expenditures. In addition, fund balance appropriations in any given year (other than appropriations for a capital project encompassed as part of fund balance assigned for capital projects) shall be limited so as not to exceed 15% of general fund budget if available fund balance is greater than or equal to 75% or not to exceed 10% of general fund budget if available fund balance is less than 75% but greater than or equal to 50%.

The outstanding encumbrances are amounts needed to pay any commitments related to purchase orders and contracts that remain unperformed at year-end.

<i>Encumbrances</i>	<i>General Fund</i>
	\$0

7. Commitments and Contingencies

The Town has contracts with the three local volunteer fire departments for fire protection service. The contracts are for one year, with optional one year renewals.

The Town has entered into an inter-local agreement with the County to share costs with respect to a mitigation plan addressing a FEMA violation that occurred during the construction of a local park by a third party. The Town currently estimates their portion of the costs associated with this plan to be somewhere between \$2,500 to \$5000.

8. Subsequent Events

Management has evaluated subsequent events through December 13, 2012, the date which the financial statements were available to be issued and determined there were no events for disclosure.

## **Supplemental Information**

**Town of Weddington, North Carolina  
General Fund  
Statement of Revenues, Expenditures, and  
Changes in Fund Balances - Budget and Actual  
For the Fiscal Year Ended June 30, 2012**

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<b>Revenues:</b>			
Ad valorem taxes:			
Ad valorem taxes	\$ 596,250	\$ 606,081	\$ 9,831
Unrestricted intergovernmental:			
Local option sales taxes		143,167	
Utility franchise tax		407,692	
Beer and wine tax		41,252	
Total	<u>591,000</u>	<u>592,111</u>	<u>1,111</u>
Permits and fees:			
Subdivision fees		-	
Zoning fees		15,830	
Total	<u>11,000</u>	<u>15,830</u>	<u>4,830</u>
Investment earnings	<u>9,000</u>	<u>8,525</u>	<u>(475)</u>
Miscellaneous:			
Contributions		104,700	
Other		13,698	
Total	<u>118,200</u>	<u>118,398</u>	<u>198</u>
<b>Total revenues</b>	<u>1,325,450</u>	<u>1,340,945</u>	<u>15,495</u>
<b>Expenditures:</b>			
General government:			
Governing board:			
Legal		96,269	
Other operating expenditures		39,529	
Total		<u>135,798</u>	
Administration:			
Salaries and employee benefits		176,865	
Capital outlay		26,851	
Other operating expenditures		284,986	
Professional fees		9,191	
Total		<u>497,893</u>	
<b>Total general government</b>	<u>671,075</u>	<u>633,691</u>	<u>37,384</u>

**Town of Weddington, North Carolina**  
**General Fund**  
**Statement of Revenues, Expenditures, and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Fiscal Year Ended June 30, 2012**

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
Public safety			
Police			
Contracted services		216,609	
Fire			
Contributions		268,773	
Total public safety	485,000	485,382	(382)
Economic and physical development			
Planning			
Salaries and employee benefits		139,113	
Contracted services		18,641	
Other operating expenditures		16,015	
Total economic and physical development	184,375	173,769	10,606
Total expenditures	1,340,450	1,292,842	47,608
Revenues over (under) expenditures	(15,000)	48,103	63,103
Fund balance appropriated	15,000	-	(15,000)
Net change in fund balance	\$ -	48,103	\$ 48,103
Fund balances:			
Beginning of year, July 1		2,489,037	
End of year, June 30		\$ 2,537,140	

## Other Schedules

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This section contains additional information required on property taxes.

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Schedule of Ad Valorem Taxes Receivable

Analysis of Current Tax Levy

Town of Weddington, North Carolina  
 General Fund  
 Schedule of Ad Valorem Taxes Receivable  
 June 30, 2012

Fiscal Year	Uncollected Balance 6/30/11	Additions	Collections And Credits	Uncollected Balance 6/30/2012
2011-2012	\$ -	\$ 603,000	\$ 594,290	\$ 8,710
2010-2011	14,809		9,890	4,919
2009-2010	4,646		1,868	2,778
2008-2009	2,945		974	1,971
2007-2008	308		153	155
2006-2007	181		23	158
2005-2006	292		39	253
2004-2005	160		37	123
2003-2004	196		67	129
2002-2003	82			82
	<u>\$ 23,619</u>	<u>\$ 603,000</u>	<u>\$ 607,341</u>	<u>\$ 19,278</u>

Reconciliation with revenues:

Ad valorem taxes - General Fund	\$ 606,081
Reconciling items:	
Interest	(1,949)
Adjustments and corrections	<u>3,209</u>
Total collections and credits	<u>\$ 607,341</u>

**Town of Weddington, North Carolina  
 Analysis of Current Tax Levy  
 Town - Wide Levy  
 For the Fiscal Year Ended June 30, 2012**

	City - Wide		Total Levy		
	Property Valuation	Rate	Total Levy	Property excluding Registered Motor Vehicles	Registered Motor Vehicles
Original levy:					
Property taxed at current	\$2,010,000,000	0.030	\$ 603,000	\$ 570,145	\$ 32,855
Total property valuation	<u>\$2,010,000,000</u>				
Net levy			603,000	570,145	32,855
Uncollected taxes at June 30, 2012			<u>(8,710)</u>	<u>(8,710)</u>	<u>-</u>
Current year's taxes collected			<u>\$ 594,290</u>	<u>\$ 561,435</u>	<u>\$ 32,855</u>
Current levy collection percentage			<u>98.56%</u>	<u>98.47%</u>	<u>100.00%</u>



TINSLEY & TERRY, CPAs, P.A.  
CERTIFIED PUBLIC ACCOUNTANTS

January 14, 2013

To the Board of Directors  
Providence Volunteer Fire Department, Inc.  
5025 Hemby Road  
Weddington, NC 28105

We have audited the financial statements of Providence Volunteer Fire Department, Inc. for the year ended June 30, 2012, and have issued our report thereon dated January 14, 2013. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 7, 2012. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Providence Volunteer Fire Department, Inc. are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended June 30, 2012. We noted no transactions entered into by the Organization during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no sensitive estimates affecting the financial statements.

*Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

*Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

*Disagreements with Management*

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

*Management Representation*

We have requested certain representations from management that are included in the management representation letter dated January 14, 2013.

*Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Organization's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

*Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Organization's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention. We did note the following items during the course of the audit that may be areas for strengthening or improving internal controls:

1. It was noted that the separation of duties could be strengthened with respect to invoice payments. We suggest someone other than the person entering the checks be in charge of mailing the checks to vendors.
2. It was noted that coding of the invoices was not necessarily being done prior to the entry of the invoice, and when changes to coding are needed, the original entry is being changed. We recommend all invoices be coded prior to their entry into QuickBooks, and if a coding change needs to occur, a journal entry should be made to change the coding.
3. As a way to further strengthen the system of internal controls, we recommend that the Chief or Treasurer review the payroll prior to it being processed.
4. It was noted cash held in a financial institution exceeded the FDIC insured limit at June 30, 2012. We recommend that the Board continually monitor bank holdings and continue to diversify the financial institutions that the funds are held in, in order to protect all bank holdings.
5. It was noted that the employee handbook states that the firemen are part of the NC Fireman's Pension Fund through their membership in the NC State Firemen's Association. However, the Fire Department is not funding the pension fund. We suggest the Fire Department update the handbook to clearly explain the benefits they offer to the firemen.

This information is intended solely for the use of the Board of Directors and management of Providence Volunteer Fire Department, Inc. and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

*Tinsley & Terry, CPAs, P.A.*

Tinsley & Terry, CPAs, P.A.

**Providence Volunteer Fire Department, Inc.**

Report on Audit of Financial Statements

For the Year Ended June 30, 2012

TINSLEY & TERRY, CPAs, P.A.  
CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' Report

To the Board of Directors  
Providence Volunteer Fire Department, Inc.  
Weddington, North Carolina

We have audited the accompanying statement of financial position of Providence Volunteer Fire Department, Inc. (a nonprofit organization) as of June 30, 2012, and the related statements of activities, functional expenses and cash flows for the year then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with audit standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Providence Volunteer Fire Department, Inc. as of June 30, 2012, and the changes in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

*Tinsley & Terry, CPAs, P.A.*

Cornelius, North Carolina  
January 14, 2013

**Providence Volunteer Fire Department, Inc.**  
**Statement of Financial Position**  
**June 30, 2012**

**Assets**

*Current assets:*

Cash and cash equivalents	\$	144,777
Cash restricted		34,445
Accounts receivable		25,590
Total current assets		204,812

*Long-term assets:*

Property and equipment, net		499,369
Long-term investments		179,529
Total long-term assets		678,898
Total assets	\$	883,710

**Liabilities and Net Assets**

*Current liabilities:*

Accounts payable	\$	8,869
Accrued payroll		10,203
Total current liabilities		19,072
Total liabilities		19,072

*Net assets:*

Temporarily restricted		34,445
Unrestricted:		
Undesignated		830,193
Total net assets		864,638
Total liabilities and net assets	\$	883,710

See accompanying notes and accountants' audit report.

**Providence Volunteer Fire Department, Inc.**  
**Statement of Activities**  
**For the Year Ended June 30, 2012**

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Totals</u>
<b>Revenues</b>			
Contributions	\$ 506,817	\$ -	\$ 506,817
Special events (net of direct expenses of \$3,305)	4,372	-	4,372
Other income	16,629	5,090	21,719
Interest income	1,724	17	1,741
Total revenues	<u>529,542</u>	<u>5,107</u>	<u>534,649</u>
<b>Expenses</b>			
Program Services	613,385	-	613,385
Management and General	12,566	-	12,566
Fundraising Expense	1,383	-	1,383
Total expenses	<u>627,334</u>	<u>-</u>	<u>627,334</u>
Change in net assets	(97,792)	5,107	(92,685)
Net assets, beginning of year	<u>927,985</u>	<u>29,338</u>	<u>957,323</u>
Net assets, end of year	<u>\$ 830,193</u>	<u>\$ 34,445</u>	<u>\$ 864,638</u>

See accompanying notes and accountants' audit report.

**Providence Volunteer Fire Department, Inc.**  
**Statement of Functional Expenses**  
**For the Year Ended June 30, 2012**

	<u>Fire Assistance Program Service</u>	<u>Management and General</u>	<u>Fundraising</u>
Annual dinner & awards	\$ -	\$ 3,675	\$ -
Bank charges & interest	126	-	-
Depreciation	105,546	-	-
Dues and subscriptions	2,157	-	-
Fire equipment	47,759	-	-
Firemen physicals	2,665	-	-
Fire truck fuel	10,980	-	-
Furniture	3,639	-	-
Fundraising	-	-	1,383
Insurance	30,589	-	-
Miscellaneous	2,579	-	-
Payroll	267,718	-	-
Postage	934	-	-
Professional fees	-	8,891	-
Repairs and maintenance	75,606	-	-
Supplies	5,062	-	-
Taxes	6,006	-	-
Taxes-payroll	23,358	-	-
Training	4,571	-	-
Travel	-	-	-
Uniforms	7,242	-	-
Utilities	16,848	-	-
	<hr/>	<hr/>	<hr/>
Total expenses	<u>\$ 613,385</u>	<u>\$ 12,566</u>	<u>\$ 1,383</u>

See accompanying notes and accountants' audit report.

**Providence Volunteer Fire Department, Inc.**  
**Statement of Cash Flows**  
**For the Year Ended June 30, 2012**

<b>Cash flows from operating activities:</b>	
Change in net assets	\$ (92,685)
Adjustments to reconcile increase/ (decrease) in net assets to net cash provided/(used) by operations:	
Depreciation	105,546
(Increase) decrease in operating assets	
Increase in accounts receivable	(25,590)
Increase in account payable	7,693
Decrease in accrued expenses	<u>(461)</u>
Net cash used by operating activities	<u>(5,497)</u>
 <b>Cash flows from investing activities:</b>	
Purchases of certificates of deposit	(179,529)
Redemption of certificates of deposit	<u>177,819</u>
Net cash used by investing activities	<u>(1,710)</u>
 <b>Net decrease in cash and cash equivalents</b>	 (7,207)
 <b>Cash and cash equivalents, beginning of year</b>	 <u>186,429</u>
 <b>Cash and cash equivalents, end of year</b>	 <u><u>\$ 179,222</u></u>
 <b>Supplemental disclosures of cash flow information:</b>	
Interest paid	<u><u>\$ -</u></u>

See accompanying notes and accountants' audit report.



**Providence Volunteer  
Fire Department, Inc.  
Notes to the Financial Statements  
June 30, 2012**

**1. Summary of Significant Accounting Policies**

Nature of Business

The Providence Volunteer Fire Department, Inc. (the Fire Department) was organized in the state of North Carolina in 1954 as a non-profit corporation to provide fire protection to the Town of Weddington and neighboring communities.

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Revenue Recognition

Contributions are recorded as revenue when received or unconditionally pledged.

Contributions

Contributions received are recorded as unrestricted, temporarily restricted or permanently restricted, depending on the existence and/or nature of any donor imposed restrictions.

Support that is restricted by the donor is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized. All other donor restricted support is reported as an increase in temporarily or permanently restricted net assets, dependent upon the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or the purpose of the restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Statement of Activities as net assets released from restrictions.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Fire Department considers all highly liquid investments purchased with an original maturity of 3 months or less to be cash equivalents.

Accounts receivable

Accounts receivable consist primarily of fees due from program services and are non-interest bearing. At June 30, 2012, there was no allowance for doubtful accounts with respect to these fees. Receivables are considered impaired if full principal payments are not received in accordance with the contractual terms. It is the Fire Department's policy to charge off uncollectible accounts receivable when management determines the receivable will not be collected.

Investments

Investments consist of certificates of deposits with original maturities greater than 3 months. These investments are stated at fair value.

Property and Equipment

The Fire Department follows the practice of capitalizing, at cost, all expenses for property and equipment in excess of \$5,000. Donated assets are recorded at fair value as of the date of donation. Depreciation is computed using the straight-line method over the estimated useful lives of the related assets. The estimated useful lives of the related assets ranges from 10 years to 40 years.

**Providence Volunteer  
Fire Department, Inc.  
Notes to the Financial Statements  
June 30, 2012**

**1. Summary of Significant Accounting Policies (continued)**

Income Taxes

The Fire Department is exempt from Federal income taxes under Section 501(c)(4) of the Internal Revenue Code and has been classified as an organization that is not a private foundation under Section 509(a) of the Internal Revenue Code. However, income from certain activities not directly related to the Corporation's tax-exempt purpose is subject to taxation as unrelated business income.

The Fire Department's federal exempt organization business income tax returns for fiscal year end June 30, 2008 and subsequent years are subject to examination by the IRS.

Contributions to the Fire Department qualify for the charitable contributions deduction to the extent provided by Section 170 of the Internal Revenue Code.

Donated Services, Equipment, Materials and Facilities

Donated equipment and materials are recognized as contributions at the date of donation. Although services provided to the Fire Department are donated, no amount is recorded for donated services since an objective basis for measurement of the value of such services is not available.

Financial Statement Presentation

For financial statement presentation, the net assets, revenues and expenses are classified as unrestricted, temporarily restricted or permanently restricted based upon the following criteria:

*Unrestricted net assets* - represents expendable funds available for operations which are not otherwise limited by donor restrictions.

*Temporarily restricted net assets* - represents funds subject to specific donor-imposed restrictions contingent upon specific performance of a future event or a specific passage of time before the Fire Department may spend the funds.

*Permanently restricted net assets* - represents funds subject to irrevocable donor restrictions requiring that the assets be maintained in perpetuity, usually for the purpose of generating investment income to fund operations. As of June 30, 2012, there are no permanently restricted assets.

**Providence Volunteer  
Fire Department, Inc.  
Notes to the Financial Statements  
June 30, 2012**

**1. Summary of Significant Accounting Policies (continued)**

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that will affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**2. Fair Value Measurements**

FASB ASC 820-10, Fair Value Measurements, establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and the lowest priority to unobservable inputs (level 3 measurements). The three levels of the fair value hierarchy under FASB ASC 820-10 are described below:

- Level 1      Unadjusted quoted prices in active markets for identical assets or liabilities.
  
- Level 2      Quoted prices for similar assets or liabilities in active markets or inputs that are observable for the asset or liability, either directly or indirectly through market corroboration, for substantially the full term of the financial instrument.
  
- Level 3      Unobservable inputs for the asset or liability.

The Fire Department's short and long-term investments consist of certificates of deposit and are considered Level 1 assets.

**3. Property and Equipment**

Property and equipment consists of the following:

Fire engines and equipment	\$ 1,264,810
Land and Building	<u>359,403</u>
	1,624,213
Accumulated depreciation	<u>(1,124,844)</u>
Property and equipment, net	\$ <u>499,369</u>

**Providence Volunteer  
Fire Department, Inc.  
Notes to the Financial Statements  
June 30, 2012**

**4. Temporarily Restricted Net Assets**

At June 30, 2012, temporarily restricted net assets are available in accordance with the specific usage requirements of The Firemen's Relief Fund as prescribed by the North Carolina General Statutes [G.S. 118-1 through 118-17]. The fund was established to assist firemen and/or their families who have been injured or killed during a fire call or training exercise or are in good standing and have a financial need. During 2012, none of the funds were paid out. At June 30, 2012, the Fire Department's relief fund consisted of \$34,445 in cash. This fund is held in a separate account.

**5. Concentration of Credit Risk**

At June 30, 2012, the carrying amount and bank balance of the Fire Department's cash and investments in certificates of deposit were \$358,749 and \$365,052, respectively. Of the bank balance, \$348,046 was covered by the Federal Deposit Insurance Corporation leaving \$17,006 uninsured.

**6. Benefit Programs**

The firemen are eligible to participate in the Firemen's and Rescue Squad Workers' Pension Fund. However, the Fire Department does not fund this plan on behalf of its eligible firemen.

**7. Major Contributors**

For the year ended June 30, 2012, the Town of Weddington contributed a total of \$263,773 (54% of total revenues) to the Fire Department. Union County contributed \$145,716 (30% of total revenues) to the Fire Department. Mecklenburg County contributed \$72,152 (15% of total revenues) to the Fire Department. Consequently, the loss of any of these contributors would have a substantial impact on the operations of the Fire Department.

The Fire Department has entered into a contract with the Town of Weddington, North Carolina. Beginning on July 1, 2012, the Town of Weddington, North Carolina will compensate the Fire Department \$46,360 a month totaling \$556,320 for the year. The loss of this contributor would have a substantial impact on the operations of the Fire Department.

**8. Litigation**

According to legal counsel, the department is the defendant in a current action pending or threatened against them. The claim may result in a potential liability which could be material to the financial statements.

**Providence Volunteer  
Fire Department, Inc.  
Notes to the Financial Statements  
June 30, 2012**

**9. Subsequent Events**

On July 27, 2012, the Fire Department purchased a used 1993 KME Engine #323 for \$50,000. This engine was purchased with cash.

Subsequent to the year end, the litigation mentioned above was voluntarily dismissed by the plaintiff.

Management has evaluated subsequent events through January 14, 2013, the date which the financial statements were available to be issued.

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, DECEMBER 10, 2012 - 7:00 P.M.  
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on December 10, 2012, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: None

Visitors: Nancy Anderson, Parke Pirkey, Locke and Shelva Stuart, Bill Price, Genny Reid, Judy Johnston, Mike Sealy and Janice Propst.

Mayor Walker F. Davidson offered the Invocation prior to the opening of the meeting.

**Item No. 1. Call to Order.** Mayor Davidson called the December 10, 2012 Regular Town Council Meeting to order at 7:03 p.m.

**Item No. 2. Pledge of Allegiance.** Mayor Davidson led in the Pledge of Allegiance.

**Item No. 3. Determination of Quorum.** There was a quorum.

**Item No. 4. Special Recognitions.**

**A. Deputy Tyler Mills.** Mayor Davidson presented Deputy Mills with a plaque from the Town. He stated, "Thank you for your time and service to Weddington. Tyler was with the Town for approximately 13 months and with the Union County Sheriff's Office for eight years. I appreciate his energy and he loves his job. I think it was too calm here and he wanted a little more action in Charlotte."

Deputy Mills thanked the Council for the opportunity to work in Weddington. He stated, "I met a lot of genuine, sincere people and I really do believe that some of the best of the entire county live in the Town of Weddington. One of the friendships that I will value and take away from this the most is Public Safety Chairman Michael Smith who was a big help to me. I appreciate the Council's help as well."

**B. Weddington Middle School Principal Steve Wray.** Mayor Davidson presented a Certificate of Appreciation to Weddington Middle School Principal Steve Wray. Mayor Davidson stated, "Mr. Wray was named Principal of the Year for Union County Public Schools. I am a two-time customer at the middle school. There are a lot of different leadership models but he was not sitting in his office barking out demands. He was in the trenches with his folks, doing car pool, working at the soccer games and basketball games. He treats the place like it is a family business. Congratulations on your award."

Mr. Wray – It is a blessing to work in this community. I appreciate the support the Town gives us. I think it takes a team to run a school and we are very lucky to have kids that come to school and are ready to learn and parents who value education which makes our job a lot easier.

**Item No. 5. Public Comments.**

Ms. Judy Johnston – I live in Providence Woods South. I am here today to urge you to throw out the results of the Land Use Survey and start again. You have put a lot of work and time into the survey and I know that you want to have accurate results. I do not know what the results are but I do know that they cannot possibly be accurate. For those of us who were here last month, we heard some citizens boast about entering data into that survey multiple times. When I got home, I was curious and I did it. It would not show up as a duplicate IP address because I could have taken it six or seven times from my own internet capable devices at home. I could have taken it from computers at the office. I could have asked every one of my associates to take it. I could have asked friends on Facebook to take it. There was no check and balance to make sure you were a citizen of Weddington in order to take the survey. There was no check and balance that it was one entry per parcel in Weddington. If there is any question about the results then I think the whole thing needs to be thrown out and started over with some safeguards and security built in.

Ms. Janice Propst – I agree with what Judy said. I was at the last meeting and there were people in the audience that were bragging about how many times they had taken the survey. We need control numbers and we need an accurate way to do this. We did spend a lot of time as a Planning Board and Town Council and I feel the only way to get accurate information is to send this out per household with control numbers.

Ms. Nancy Anderson – I am here to address the changes that were made to the Rules of Procedures at the last Town Council Meeting. The most important thing that I believe were the changes that were made on how the Mayor can participate in the meeting. It appears to me that the Mayor will preside at the meetings unless they want to actively engage then they can pass the gavel. The way you have it worded is if you do not want to hear what the Mayor has to say and if you want to muzzle him because you do not like what he is saying all it takes is for you to say that you are not taking the gavel. If you have already engaged in the debate, then it says that you are not allowed to engage in the process. When we craft ordinances, we often talk about the unintended consequences. I am disappointed to say that I feel like this was an intended consequence. It also says that the Mayor is not allowed to participate in a work session. This Mayor was elected by the citizens of this Town exactly as you all were. We elected him to speak on our behalf and to represent us. I always don't agree with him in fact most times I don't agree with him. But I always agree that he has the right to advocate his constituents' positions and to present the counterargument. So many actions that have been taken by this Council appear to be trying to be the opposite of transparent and to stop people from speaking - cutting back how much time we have to speak at a public hearing, stopping recording of the minutes the way we have been doing it, etc. That sends the signal and message that you really do not want to hear what we have to say and to muzzle the Mayor I believe is not what the citizens of this Town had in mind. We elected him to speak for us. I certainly agree that he represents the citizens of this Town and I am very disappointed and offended that folks on this Council would put those restrictions on him. I hope that you will reconsider that. It sends the wrong message to us. It is not a good message.

**Item No. 6. Additions, Deletions and/or Adoption of the Agenda.** Mayor Davidson asked that the Council move Old Business up on the agenda before the public hearings. Mayor Pro Tem Daniel Barry moved to approve the agenda as amended. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**Item No. 7. Approval of Minutes.**

**A. November 19, 2012 Special Town Council Meeting Minutes.** Councilwoman Pamela Hadley moved to approve the November 19, 2012 Special Town Council Meeting Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
 NAYS: None

**Item No. 8. Consent Agenda.**

**A. Consideration of the 2013 Holiday Schedule.** Councilwoman Barbara Harrison moved to approve the 2013 Holiday Schedule as presented:

New Year’s Day	Tuesday, January 1
Birthday of Martin Luther King, Jr.	Monday, January 21
Good Friday	Friday, March 29
Memorial Day	Monday, May 27
Independence Day	Thursday, July 4
Labor Day	Monday, September 2
Veteran’s Day	Monday, November 11
Thanksgiving	Thursday, November 28 and Friday, November 29
Christmas	Tuesday, December 24, Wednesday, December 25 and Thursday, December 26

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
 NAYS: None

**B. Consideration of the 2013 Meeting Schedule.** Councilwoman Harrison moved to approve the 2013 Meeting Schedule as presented.

DATE	TIME	LOCATION
January 14, 2013	7:00 p.m.	Town Hall Council Chambers
February 11, 2013	7:00 p.m.	Town Hall Council Chambers
March 11, 2013	7:00 p.m.	Town Hall Council Chambers
April 8, 2013	7:00 p.m.	Town Hall Council Chambers
May 13, 2013	7:00 p.m.	Town Hall Council Chambers
June 10, 2013	7:00 p.m.	Town Hall Council Chambers
July 8, 2013	7:00 p.m.	Town Hall Council Chambers
August 12, 2013	7:00 p.m.	Town Hall Council Chambers
September 9, 2013	7:00 p.m.	Town Hall Council Chambers
October 14, 2013	7:00 p.m.	Town Hall Council Chambers
November 12, 2013 (Changed due to Veteran’s Day)	7:00 p.m.	Town Hall Council Chambers
December 9, 2013	7:00 p.m.	Town Hall Council Chambers

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
 NAYS: None



**C. Consideration of SR-2 Resolution for Lake Prairie Court and Pine Valley Court in the Lake Forest Preserve Subdivision to be added to the State Maintained Road System.** The Town Council received a copy of a letter dated November 27, 2012 from Mr. Mac Outen with NCDOT regarding this request:

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION  
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM  
TOWN OF WEDDINGTON, NORTH CAROLINA  
R-2012-11**

**North Carolina  
County of Union  
Road Description: Lake Prairie Court and Pine Valley Court in the Lake Forest Preserve Subdivision in the Town of Weddington, North Carolina**

**WHEREAS**, the attached petition has been filed with the Town Council of the Town of Weddington, Union County, requesting that the above described roads, the location of which has been indicated in red on the attached map, be added to the Secondary Road System; and,

**WHEREAS**, the Town of Weddington is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.

**NOW, THEREFORE**, be it resolved by the Town of Weddington of the County of Union that the Division of Highways is hereby requested to review the above-described roads, and to take over the roads for maintenance if it meets established standards and criteria.

Adopted this 10<sup>th</sup> day of December, 2012.

Councilwoman Harrison moved to approve Resolution R-2012-11. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**Item No. 9. Old Business.**

**A. Report of Land Use Survey Results – Nadine Bennett (Centralina Council of Governments).** Ms. Nadine Bennett - Obviously I will let you guys decide whether you want to accept the results or not. There had been some discussion of doing control numbers. You need to make your decision on whether you believe the results or not. I would have to say that I did not find anything at all shocking compared to the survey 10 years ago. Overall there was a little more support for commercial development but not a ton more. There is a lot of sentiment that we love Weddington the way is and we do not want to change it – we can drive not that far for commercial development. I checked this on almost a daily basis to check the results to see how they were coming in and what kind of comments and they stayed pretty consistent throughout.

Ms. Bennett reviewed the following results with the Town Council:

Town of Weddington  
Citizen Survey 2012 Results

3,400 Postcards Sent  
 659 Responses  
 19.4% Response Rate

- 26% have lived in Weddington less than 5 years
- 49% have lived in Weddington less than 10 years
- 38% work in Mecklenburg County
- 88% live in a subdivision

1. How would you rate Weddington as a place to live?

Answer Options	Response Percent
Excellent	66.3%
Good	31.3%
Fair	2.1%
Poor	0.3%

2. Why did you move here/what do you most appreciate about living here?

Answer Options	Response Percent
Low taxes	59.3%
Great schools	51.6%
Rural character	45.5%
Open space	34.6%
Low density residential	57.9%
Proximity to Charlotte	42.7%
Other (please specify)	

3. Over the next five to ten years, which of the following would most improve the quality of life in Weddington (Could choose up to three)

	Response Percent
Greenways	56.5%
Restaurants (sit down)	53.0%
Library	36.2%
Passive park with pavilion and stage	34.2%
Bike lanes	27.9%
YMCA	12.3%
Community Center	11.5%
Alternative types of housing	9.8%
Ball fields for active use	9.5%

Road connectivity between neighborhoods	7.0%
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4. Over the next five to ten years, which of the following could most adversely affect Weddington's current quality of life? (Could choose up to three)

Answer Options	Response Percent
Increased traffic congestion	58.1%
Higher density housing	58.1%
Increased large-scale retail (big box stores)	53.2%
Rapid residential growth	40.5%
Loss of open space	35.4%
Overcrowded schools	33.7%
Increased small scale office, retail and service	16.4%
No growth of small-scale office, retail and service	15.9%
No growth of large-scale retail (big box stores)	4.5%

5. To what degree are the following important in Weddington?

	Very Important	Important	Not at All Important	Don't Know
Maintaining a low tax rate	69.7%	27.4%	2.8%	0.0%
Ensuring public safety (e.g., fire, police)	65.3%	32.1%	2.4%	0.2%
Preservation of open space	60.9%	33.4%	4.2%	1.6%
Low density residential development	53.3%	32.1%	11.9%	2.7%
Limiting non-residential growth	44.6%	34.2%	19.6%	1.6%
Promoting a downtown core	18.4%	35.8%	41.9%	3.8%
Diversify tax base with new non-residential development	15.9%	33.7%	42.0%	8.4%

6. If in Question #5 you responded that limiting non-residential growth is "very important" or "important", would your opinion change if a mixed-use development included additional amenities such as parks, a library or other public facilities?

	Response Percent
Yes	43.0%
No	57.0%

7. What is your current opinion of conservation subdivisions?

Answer Options	Response Percent
Strongly Support	28.4%
Support	27.9%
No Opinion	14.1%

Oppose	16.8%
Strongly Oppose	12.7%

8. Do you plan to spend your retirement years in Weddington?

Answer Options	Response Percent
Yes	39.7%
Yes, but only if additional housing options are available for downsizing	11.0%
No	7.5%
Don't Know	31.7%
Already retired/empty nest	10.0%

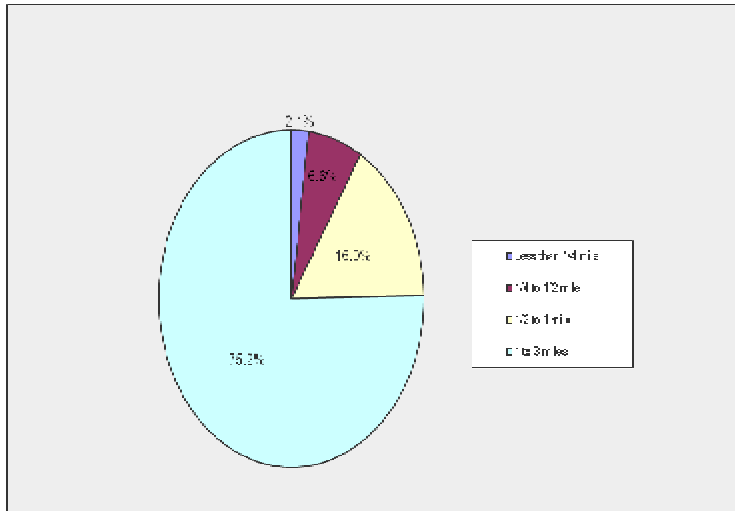
9. Would you support higher density for age restricted communities in designated areas?

	Response Percent
Yes	51.0%
No	49.0%

10. Should the Weddington Land Use Plan allow for the following types of development?

Answer Options	Yes	No
Restaurants (sit-down)	72.0%	28.0%
Mixed use (small-scale office/retail/restaurant)	59.5%	40.5%
Medical offices	52.0%	48.0%
Age restricted communities	46.8%	53.2%
Assisted living facilities	44.3%	55.7%
Day care facilities	40.6%	59.4%
Office space	38.6%	61.4%
Mixed use with residential	34.4%	65.6%
Patio homes	29.0%	71.0%
Townhomes	21.5%	78.5%
Restaurants (fast food)	15.9%	84.1%
Condominiums	12.7%	87.3%
Large-scale shopping centers	10.9%	89.1%
Duplexes	8.3%	91.7%
Apartments	4.0%	96.0%

11. How close would you like to live to retail services?



12.

Answer Options	Response Percent
I am aware of the Town's website (townofweddington.com)	96.3%
I am aware of the Town's Facebook page ( <a href="http://www.facebook.com/townofweddington">http://www.facebook.com/townofweddington</a> )	24.8%
I have signed up to receive email regarding events/meetings	28.3%
I have seen Weddington Magazine	60.7%
I have attended at least one event or meeting in the past year	38.1%

Councilwoman Harrison – When you were talking about the distance a person wants to live from retail I took all of the subdivisions and maybe they are not that close to something in Weddington but they are a quarter of a mile from Wesley Chapel or a mile away from the Promenade. I am not really sure how important that information is because I can go a mile on Rea Road and be at retail, I can go a mile down Providence and a mile this way and be at retail. It was a difficult question to answer.

Ms. Bennett - What I got from the comments was that we understand that we have commercial pretty close and we do not want it closer if anything new comes in.

Councilwoman Harrison - I walked through Wellington Woods and they all complained about the McDonalds and I had to explain that the McDonalds is in Wesley Chapel and not in Weddington. They did not want any more and I told them that we did not have any control over something in Wesley Chapel.

Councilmember Thomisser - There was a 20% response rate. COG does surveys for other municipalities. How do you quantify a 20% response rate? Is that a good response rate?

Ms. Bennett - That is good. We do not do a lot of community surveys but we do some obviously. Weddington always has the better response rate than other places. You have a really interested community. I was searching on the web for other response rates and 20% is great. It is down from the 40% from 10 years ago but there were big public meetings associated with that survey. It was a huge deal.

Councilmember Thomisser – I took the survey and it took me 5 to 10 minutes to do it. It takes time to do it. I would err on the side that most of the people in Weddington are law abiding and honest people. Let’s assume we have no evidence except people saying that they did take it more than once. If a dozen people did that – would it significantly change the results of the survey?

Ms. Bennett – I do not think it would change the results significantly. I think you have to have basic faith in your community. I cannot imagine that a lot of people did that. Maybe I am being horribly naïve or trusting in the community. I checked it a lot and there was never a time when it suddenly skewed one way or the other. It was really consistent on a day-to-day basis and it did not vary wildly.

Councilmember Thomisser - The methodology that we used has that been done in other municipalities?

Ms. Bennett - Yes and Survey Monkey is becoming more and more popular. The other alternative is to send out the stamped addressed envelopes. You have to do that if you want to get the survey back.

Councilmember Thomisser - It is your experience that other municipalities that have done this methodology and you have no evidence of a flawed survey.

Ms. Bennett - I do not. We talked about having a control numbers and because people are really concerned with anonymity and once you send out a number they are thinking to themselves that you are going to track this back to see who they are and they may be less willing to fill it out. It is never going to be perfect. There are going to be issues any way you look at it.

**Item No. 10. Public Hearings and Consideration of Public Hearings.**

**A. Public Hearing to Review and Consider Proposed Text Amendment – Section 46-46 (Fire Hydrants).** Mayor Davidson opened the public hearing to review and consider the proposed text amendment. The Town Council received a copy of the proposed text amendment.

Town Planner Cook reviewed the amendment with the Town Council. He stated, “All we are doing is adding that the applicant show the fire hydrant locations. Union County already has standards that require fire hydrants to be within 500 feet of a house in a subdivision and 1,000 feet apart in Union County. This will only apply to subdivisions or houses that are on Union County water. This is something that Councilwoman Hadley and I talked about. This would go into our Subdivision Checklist so these fire hydrant locations are shown on preliminary and final plats.”

Mayor Davidson closed the public hearing.

**B. Consideration of Ordinance Adopting Amendments to Section 46-46 (Fire Hydrants).** Councilwoman Harrison moved to approve Ordinance O-2012-15:

**AN ORDINANCE TO AMEND SECTION 46-46  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2012-15**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 46-46 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Sec. 46-46. - Information to be contained in or depicted on preliminary and final plats.**

The preliminary and final plats shall depict or contain the information indicated in the following table. An 'X' indicates that the information is required. Preliminary plat information is only required for major subdivisions.

Information	Preliminary Plat	Final Plat
Title block containing the subdivision name and the name of the owner	X	X
Location (including township, county and state)	X	X
Date or dates survey was conducted and plat prepared	X	X
A scale of drawing in feet per inch listed in words and figures	X	X
A bar graph scale and north arrow	X	X
The name of the subdivider	X	X
A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	X	X
The names, addresses and telephone numbers of all owners, mortgagees, registered land surveyors, land planners, architects, landscape architects and professional engineers responsible for the subdivision	X	X
The registration numbers and seals of the professional engineers and land surveyors	X	X
Date of plat preparation	X	X
The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearings and distances shown	X	
The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands		X
The names of owners of adjoining properties	X	X
The names of any adjoining subdivisions of record or proposed and under review	X	X
Minimum building setback lines	X	X
The zoning classifications of the tract to be subdivided and on adjoining properties	X	
Existing property lines on the tract to be subdivided and on adjoining properties	X	X
Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining	X	X
Proposed lot lines, lot and block numbers, and approximate dimensions	X	X
The lots numbered consecutively throughout the subdivision		X
Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site	X	X
The exact location of the flood hazard, floodway and floodway fringe areas from the town's FEMA maps in compliance with <u>chapter 58</u> , article XIII of the Weddington Code of Ordinances	X	X
Septic tank suitability data furnished by the appropriate county health department	X	
Proposed roads with horizontal and vertical alignment	X	X
Existing and platted roads on adjoining properties and in the proposed subdivision	X	X

Rights-of-way, location and dimensions	X	X
Pavement widths	X	X
Proposed grades (re: Roads)	X	X
Design engineering data for all corners and curves	X	X
Typical road cross-sections	X	X
Road names	X	X
If any road is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by the state department of transportation, division of highways' manual on driveway regulations. Evidence that the subdivider has obtained such approval	X	X
<b><u>Subdivisions which are connected to Union County water systems must show the location of proposed fire hydrants in accordance with Union County Public Works standards.</u></b>	<b>X</b>	<b>X</b>
The location and dimensions of all utility and other easements	X	X
The location and dimensions of all buffer strips	X	X
The location and dimensions of all pedestrian or bicycle paths	X	X
The location and dimensions of all school sites, both existing and proposed	X	X
The location and dimension of all parks and recreation areas with specific type indicated	X	X
The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated	X	X
The future ownership (dedication or reservation for public use to governmental body, homeowners' association, or for tenants remaining in subdivider's ownership) of recreational and open space lands	X	X
Acreage in total tract to be subdivided	X	
Acreage in parks and recreational areas and other nonresidential uses	X	
Total number of parcels created	X	
Acreage in the smallest lot in the subdivision	X	
Linear feet in streets	X	
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the county	X	X
The accurate locations and descriptions of all monuments, markers and control points		X
A copy of the approved erosion control plan submitted to the appropriate field office of the department of natural resources and community development, land quality division, for any major subdivision	X	X
A copy of any proposed deed restrictions or similar covenants	X	X
A separate map drawn at the same scale as the preliminary plat showing only proposed streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator, contour intervals of five feet may be	X	



required), and an accurate mapping of soil classifications found on the site and general depths thereof		
A disk or tape copy of the final plat to be submitted in a format compatible to the town's GIS system. If this can not be supplied, expenses will be charged to the developer for the service to be completed by the town plus 15 percent		X
A copy of the approved roadway plan submitted to the appropriate office of the state department of transportation for any major subdivision	X	
A copy of permits from Army Corps of Engineers, pursuant to section 58-342	X	
The location and dimensions of all drainage easements as defined in article XIII of the <u>chapter 58</u> , including P.E. certification when required	X	X
Compliance with section 58-338, "setbacks from streams"	X	X
Establishment of flood protection elevation (FPE) in accordance with section 58-338	X	X
Drainage, stormwater management plan and wetland protection plan demonstrating compliance with <u>Chapter 58</u> , Article XIII, <u>Division 6</u> of the Weddington Code of Ordinances	X	X

Adopted this 10<sup>th</sup> day of December, 2012.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
 NAYS: None

**C. Public Hearing to Review and Consider Proposed Text Amendment – Section 58-60 (Mixed Use Conditional District).** Mayor Davidson opened the public hearing to review and consider the proposed text amendment. The Town Council received a copy of the following memo from Town Planner Jordan Cook and a copy of the proposed amendment:

- The last sentence of Section 58-60 was removed because I felt we were preventing property owners from rezoning unless the property was actually designated business on the Land Use Plan.
- Existing text forces property owners to apply for a Land Use Plan/Map change before they are able to apply for a rezoning. If the Town Council does not approve that Land Use Plan/Map change then we were not allowing a property owner the right to apply for a rezoning.
- A property owner has a right to apply for a rezoning and that right shouldn't be prohibited by not getting a Land Use Plan/Map change.
- The proposed text would not preclude a property owner from asking for a rezoning without the Land Use Plan/Map designation.
- A property owner would apply for a rezoning and the Land Use Plan/Map change could occur concurrently. The Town Council would simply amend the Land Use Plan/Map prior to voting on the actual rezoning application.
- The text change to Pages 24 and 25 of the Land Use Plan prevents a property owner from being able to ask for a Land Use Plan/Map change. This can only be initiated by the Zoning Administrator, Planning Board or Town Council.
- The Land Use Plan is a guide for development and shouldn't be changed piece meal as property owners/developers see fit. The plan is a collective vision of the Town and Town Council and changes should only occur when they are within the Town's long-term goals.

**Sec. 58-60. - MX mixed-use conditional district.**

The MX mixed-use conditional district is hereby established in order to accommodate a highly limited type of mixed use development in accordance with the intent described in subsection 58-5(3)b. Development in a MX mixed-use district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. ~~Rezoning to a MX district shall only be applicable to areas designated for future retail/office development in the town's land use plan.~~ MX district rezonings will only be considered for areas designated for future Business in the Land Use Plan.

Town Planner Cook - The problem with the existing language is that we do not have a future retail/office designation in the Land Use Plan so that is inaccurate. Somebody reading that would not know what we are talking about. Secondly, we are prohibiting a rezoning application if you do not get a Land Use Plan change done first. An applicant can come into Town Hall and ask for an MX rezoning, I would be forced to tell that applicant you have to get a Land Use Plan change first. We would go through the three to four month process for the Land Use Plan change. If the Town Council does not approve that Land Use Plan change per this language, I would not be able to accept the rezoning application because it would not be applicable to this area.

Councilwoman Harrison – I am having a lot of difficulty with this. If Mr. Spittle came in today how would that differ? He would not come in for the Land Use Map change so he would have to have a buyer and or a something already designed.

Town Planner Cook – Yes, if he wanted a Land Use Plan change he would have to do it concurrently with the rezoning.

Councilwoman Harrison - What if he is still living in his home and somebody wanted to buy it then they could come in for the zoning?

Town Planner Cook – Yes.

Councilwoman Harrison – What you are saying now is any resident or citizen in Weddington has to come in with some kind of zoning plan?

Town Planner Cook - The second text amendment that we are going to talk about does. That prohibits somebody from asking for a Land Use Plan Change. This does not prohibit that. Section 58-60 is simply qualifying what I think is probably a mistake in our text. We are saying in here that your rezoning is not even going to be applicable unless your Land Use Plan Change is approved.

Councilwoman Harrison - I still do not like this. I am looking at individual property rights. You are prohibiting me from selling my property for anything more than residential with this wording.

Town Planner Cook - No not with this wording. If this text was approved and the next text amendment was denied, the property owner would still have the right to come in and ask for a Land Use Plan change.

Attorney Fox - What this proposal will do is change the order of the process. Currently if someone wanted to get an MX District they had to go and get the Land Use Plan changed if they did not have their property in the category that was allowed. That is why you had the request to come and amend your Land Use Plan in order to then go and get the rezoning. What this will do now is allow that person to initiate the process through a rezoning and this board will decide if they are inclined to do the rezoning simultaneously. With the approval of the rezoning they would also change the Land Use Plan to make it consistent with the

rezoning. Regardless of the order you still had to do the site plan. The owner still had to make that investment to show what kind of uses were going to go on the property.

Councilwoman Harrison - Why are we doing this now? Since the summer we have talked about the survey and that we are going to change the plan. We are piecemealing the Land Use Plan by adding these two text changes. Why now and not all together with everything else we are going to do?

Town Planner Cook - This is a zoning ordinance change. This is not a Land Use Plan change. On the heels of the Polivka rezoning and Land Use Plan change and the eight months that we took to do that, it became clear to me that the way our ordinance was written did not work.

Councilmember Thomisser – If you have a piece of property you have every right to sell that property to a developer and part of that contract could contain an option relative to the property being rezoned for mixed use.

Attorney Fox – Yes, it is common to have a contract to purchase with the contingency upon achieving a rezoning.

Councilmember Thomisser – That individual property owner has their property zoned as R-40 could sell it to a developer with the option and the developer would have the ability to get it rezoned and then the sale would take place.

Attorney Fox - Yes that is a mechanism at which a sell could occur where the sale is contingent upon a successful rezoning often times for a certain use and if that use is achieved by governmental approval then the sale goes forward.

Councilmember Thomisser - The way Town Planner Cook has designed it would it in affect prevent speculation of the property. Suppose someone went and got the Land Use Plan amended and then decided to flip the property. He could sell the property to someone else and they could come in for the rezoning whereas the way Town Planner Cook is trying to achieve this is that the person who has the property comes in for a rezoning change.

Attorney Fox - Your point is in the current process remember I said this is just flipping the timing of things. Under the current process someone could come and seek a change to the Land Use Plan, get that approved by the Council and then in the interim come back for the actual rezoning which has not occurred yet. I do not think there is much value in that but this board would still have to approve the rezoning but could theoretically market the change in the Land Use Plan because it is now identified as being capable for MX and then sell that. You still do not have the rezoning. This approach by flipping has that person come in for the rezoning with a site specific development plan and if the rezoning if approved simultaneously with that would be a change in the Land Use Plan to comply. With this you will have the site specific development plan showing the proposed use, the building envelopes and the density that is being proposed as you make the decision to approve the rezoning and simultaneously as you make the decision to change your Land Use Plan. You have all the information before you at that time.

Councilmember Thomisser – In essence it helps the property owner because they get an up or down vote on the rezoning. The developer would incur the expense of going through the whole process of a site plan whereas an individual might not have the capability of doing that.

Attorney Fox - All I can say is it is a practice and approach and a sequence that is used by several municipalities. Charlotte does it that way.

Mayor Pro Tem Barry - The result of this is that an applicant would start the process in your office then it would go to the Planning Board and then the Town Council. You would not have the situation where an individual property owner at this point would come and petition the Town Council directly for a change to the plan. It would have to go through your office first. You would check it against the code and then the Planning Board would check it through their processes.

Town Planner Cook - This text amendment is separate from the next one.

Mayor Pro Tem Barry - But they connect.

Town Planner Cook - The applicant comes in now and we cannot rezone to MX because that is not business on the Land Use Plan. They go through that Land Use Plan change that we went through for several months with Polivka. Once they are changed, that allows by our current ordinance to start all over for the MX rezoning. If everything was approved tonight, if Polivka were to come in tomorrow I would simply tell them you can apply for the rezoning. You do not need a Land Use Plan change first. I do want to give you a heads up that your rezoning does not comply or match the Land use Plan but that can be changed when the rezoning is also approved.

Mayor Pro Tem Barry - The Planning Board could use that it does not comply with the Land Use Plan as a reason to deny the request.

Town Planner Cook – Yes they could.

Councilwoman Hadley - I support what you feel needs to be changed. The problem that I have is with how the language is worded when it says, “MX district rezoning will only be considered for areas that are designated for future business in the Land Use Plan.” Everyone knows that I would love to see the Hemby House be a family style restaurant but they are not designated as a business in the Land Use Plan so how according to that wording could they come in and be rezoned to a restaurant?

Town Planner Cook - They would apply for that MX rezoning and during discussion by the Town Council the Town Council could decide to change the Land use Plan during that hearing. You have that site plan you know that is going to be a restaurant. You say let’s change the Land Use Plan to business to approve this restaurant. The word considered could be taken out. The existing language was only to have MX zoning in areas that were business. I do not know if the goal back then was to prohibit or prevent people or if it was intentional. I want to make sure that these MX rezonings are only popping up in these areas that are business. The Town Council can change that at the meeting. I want to make sure that we stick with what we have already intended by saying that MX rezonings only occur in business designations on the Land Use Plan map. MX rezonings should not be occurring all over town.

Councilwoman Hadley - My biggest concern is the wording of that sentence because when I read that sentence it does not match up with what I am hearing is trying to be accomplished.

Councilwoman Harrison - In the past when a rezoning was turned down there was a time limitation. Is that still relevant?

Town Planner Cook – Yes for one year for the same application on the same piece of property.

Councilwoman Harrison - If the next person comes along and wants to put an office on it they could come in the following month.

Town Planner Cook - Yes they could.

Councilmember Thomisser - In essence we are combining two steps into one. The Town Council and Planning Board would have two votes – one to change the Land Use Plan and one to vote on the rezoning and that is done simultaneously.

Town Planner Cook - Yes because to approve a conditional district rezoning you have to make that statement of reasonableness and consistency with the Land Use Plan.

Attorney Fox - The Land Use Plan change would be made before there is a vote on the zoning. But it would be made at the same meeting.

Mayor Pro Tem Barry - A petitioner does the rezoning paperwork, comes to the Planning Board for their endorsement and that would be a recommendation or a denial. We would then place an up or down vote on the petitioners request based on the public hearing and the input from the Planning Board and then we would deal with the Land Use Plan first and then the zoning request. The Town Council will see all of this ultimately. It would not stop at the Planning Board or your office.

Town Planner Cook - Right.

Mayor Davidson - The main reason you are doing this is improving the rights of the property owner. You can't constrain rezoning. You have a right to request. The language that we have right now is conditional you may rezone if you do this. Is that the main reason?

Town Planner Cook - Yes.

Mayor Davidson – Anthony, will you give us your opinion on this language that constrains the right to request a rezoning.

Attorney Fox - It is the ability for a property owner to at least appear before the public body and seek an opportunity for rezoning. The prior language was restrictive and limiting because the Land Use Plan was limiting.

Mayor Davidson - I think this text change is separate than the other one and in simpler terms we are going to improve their right to request a rezoning.

Ms. Nancy Anderson – I want to speak on behalf of this amendment. Polivka is the first MX change that we did. Charlotte-Mecklenburg actually does the concurrent application with the Land Use Plan and the zoning request at the same time. I thought that was how ours was going to be set up because it does a couple of things. When someone comes before you and asks for a change in the Land Use Plan, you are just in good faith doing that because as Werner pointed out they could flip the property and come back in and put a gas station in there or an adult book store. You have the ability to look at the site specific plan and it gives you confidence that what they say they are going to do is actually what they are going to do. Even though you have control over it, this process will stream line it and it clears up some of the legal issues that you might have.

Mayor Davidson closed the public hearing.

**D. Consideration of Ordinance Adopting Amendments to Section 58-60 (Mixed Use Conditional District).** Mayor Pro Tem Barry moved to approve the text amendment change as recommended by staff and advised that he was open to a friendly amendment on possibly rewording the text amendment.

Town Planner Cook and Attorney Fox recommended the following revised language: MX District rezonings shall only occur in areas designated for future business in the Land Use Plan.

Councilwoman Harrison - We had Mr. Spittle come in and the Planning Board changed Ella Virginia and Mr. Spittle's property. Ella Virginia's property is now up for sale. Could they put a gas station there as discussed by Ms. Anderson?

Town Planner Cook - They still would have to go through an MX rezoning.

Councilwoman Harrison - It is still a good faith thing for the two properties that are still out there. We changed the Land Use Plan for two properties. They just have to come in with the rezoning. How is that different from this?

Town Planner Cook - What we are saying here is you have to come in with a plan. You can't just come in with a Land Use plan change. You would have had to have an MX rezoning to get that Land Use Plan change.

Councilwoman Hadley – If my property is zoned residential, does this language keep me from coming and asking for it to be rezoned to mixed use?

Town Planner Cook answered no.

Mayor Pro Tem Barry accepted the amendment recommended by staff. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**AN ORDINANCE TO AMEND SECTION 58-60  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2012-16**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-60 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Sec. 58-60. - MX mixed-use conditional district.**

The MX mixed-use conditional district is hereby established in order to accommodate a highly limited type of mixed use development in accordance with the intent described in subsection 58-5(3)b. Development in a MX mixed-use district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. ~~Rezoning to a MX district shall only be applicable to areas designated for future retail/office development in the town's land use plan.~~ MX district rezonings shall only occur in areas designated for future Business in the Land Use Plan.

Adopted this 10<sup>th</sup> day of December, 2012.

**E. Public Hearing to Review and Consider Land Use Plan Text Amendments – Changes to Pages 24 and 25.** Mayor Davidson opened the public hearing to consider the proposed amendment. The Town Council received a copy of the proposed Land Use Plan text amendments.

Town Planner Cook - All we are doing is adding the same sentence in two places in the Land Use Plan. The sentence to be added is: Changes to the Land Use Plan shall be only be initiated by the Town Council, Planning Board or Zoning Administrator. The second part of that is the same sentence on the second page – Changes to the Land Use Map shall only be initiated by the Town Council, Planning Board or Zoning Administrator. These three parties are the only ones that initiate these Land Use Plan changes.

Mayor Pro Tem Barry - The Kings come and they want to do a Land Use Plan change and a zoning change so they would go to your office, the Planning Board and then ultimately the Town Council. That is why you have changed this language to say only you, the Planning Board can petition the Town Council for the change. In this case, Mr. King or his heirs cannot come directly to the Town Council. They would have to have a zoning issue to begin the process.

Town Planner Cook - Correct.

Mayor Pro Tem Barry - It does not limit their access it is just going to make sure what they are bringing to us is within code.

Town Planner Cook - The Town Council will now see why they are going to ask to change the Land Use Plan because the rezoning will be with it in advance.

Councilwoman Harrison - Why are we changing the Land Use Plan now when we have a survey and we have said over the last few months we were going to change the Land Use Plan?

Town Planner Cook - I saw how the Polivka Land Use Plan change occurred. The amount of time that took and I don't feel like the process is right. The Land Use Plan is as a guide for development for 5 to 10 years. I do not feel that a Land Use Plan should be changed piecemeal by individuals throughout town. There is the ability now for every parcel owner to come in for a Land Use Plan change. The Town Council would have no idea what that change would be for and this is for our document that is a guide for development for the next 10 years.

Councilwoman Harrison – And it has been like that since it has been written.

Town Planner Cook – It has.

Mayor Davidson – How many of these requests for a Land Use Plan change have you gotten since you have been here and how many have turned into a rezoning?

Town Planner Cook – I have received six to seven and just Polivka turned into a rezoning. I received one today as well.

Mayor Pro Tem Barry - It is important to note that Matthews and Treske was Council initiated land use changes.

Ms. Nancy Anderson – I was the person that applied for a Land Use Plan change today because I am not at all sure how the process works. If you limit the person or the people who can ask for a Land Use Plan change to the Council, the Planning Board and the Zoning Administrator how does it get on the agenda? As I understand it from other places that do this concurrently, the applicant that is applying for the rezoning also puts in the application for the Land Use Plan change. That is how it gets on the agenda. When I apply for an MX rezoning does Jordan put it on the agenda for the Land Use Plan change. It is not clear to me. It is a logistics thing. I agree with the concept but do not understand how that would work.

Town Planner Cook - That could be handled like the Mayor was saying that staff would put it on there any time there is an MX rezoning request that there is also a request for a Land Use Plan change if needed. There is no real guideline for how these Land Use Plan changes occur. You are not required a public hearing. You are not required to post the property. We like to notify the people and give the 30 days. The ability is there for the Town Council to do it but I think we would put it on the agenda ahead of time.

Mayor Davidson – I think everything will be centered on the rezoning. We have a public hearing on the rezoning. That night before we do this we need to change the Land Use Plan. It will be on the agenda with the rezoning and we have to go through that first. The question is what will the next step be? I make the motion that we approve this rezoning and then we have discussion. Then we vote on that motion. What I continue to hear is that we are going to insert this Land Use Plan change before that.

Town Planner Cook - The Planning Board is going to have to address that as well giving their recommendation. The Planning Board is not going to recommend approval of the rezoning without recommending that the Town Council change the Land Use Plan as well.

Mayor Davidson - The zoning will be changed conditioned upon changing the Land Use Plan.

Town Planner Cook – It has to be.

Attorney Fox - It is a process that will run its course naturally. There will be an application and the application will identify a rezoning request. The rezoning request is for an area that is not future business which will then kick in the need for a Land Use Plan amendment for the rezoning to be approved. I think that should be part of the application that is given by staff to your Planning Board. Your Planning Board is going to look at both of those and is going to decide whether or not they are comfortable in a change to the Land Use Plan and consequently with the rezoning. That is the recommendation that is going to be presented to this body and this body is then going to decide do we want to amend the Land Use Plan knowing that we have the site plan for the rezoning and then vote on the rezoning after that. All of that will be a part of the process.

Councilwoman Hadley - That was my question the logistics of it all. How would you vote for a Land Use Map change without having heard the vote for the rezoning? That is assuming that you know how the vote is going to go for the rezoning as to whether you would do the map change before the vote for the rezoning.

Attorney Fox - I see the discussion around the rezoning having to occur with the Land Use Plan change as a necessity to achieve the rezoning. Before you get to the point of approving the rezoning you got to have the Land Use Plan changed to make sure you can make a statement of consistency.

Councilwoman Hadley - What if we vote to change the Land Use Plan and then the rezoning fails?

Attorney Fox – Then the Land Use Plan is changed and the property is not rezoned.

Mayor Davidson - Is there anything preventing for the motion always being let's approve the rezoning and change the Land Use Plan at the same time and the statement is also consistent?

Attorney Fox - You could do that or you could put the statement of consistency after that approval then you vote on the consistency.

Mayor Davidson - Why would it be bad to do at the same time?



Attorney Fox - Timing sequence to make sure that the Land Use Plan change occurred before the rezoning. To make sure that it is consistent with the finding of consistency and also because your ordinance will require that it cannot be rezoned to MX unless it is in the Land Use Plan.

Mayor Pro Tem Barry - Can we not write into our rules that the motion will be done at one time but we are assuming for the matter of fact and consistency that the land use decision was made prior?

Attorney Fox - You have it come before you as a rezoning with the necessity for a Land Use Plan change. You have the public hearing, you have the discussion then the Mayor says, "In order for us to approve this motion we have to have a motion to amend the Land Use Plan and if that carries we will have a motion to rezone the property and then we will have a motion of finding that it is consistent with the Land Use Plan."

Ms. Janice Propst - How would that apply to the Planning Board?

Attorney Fox - I think you could do the same thing at the Planning Board as part of your recommendation.

Ms. Anderson - How would that appear on a preprinted agenda?

Attorney Fox - Consideration of rezoning request and amendment to the Land Use Plan.

Town Planner Cook - Should that process that Attorney Fox talked about be added to the MX district rezoning section of the code?

Attorney Fox - You could.

Town Planner Cook will work on language to bring before the Town Council to add language to spell out the process.

With there being no further comments or questions, Mayor Davidson closed the public hearing.

**F. Consideration of Ordinance Adopting Amendments to the Land Use Plan.** Mayor Pro Tem Barry moved to adopt Ordinance O-2012-17:

**AN ORDINANCE TO AMEND THE  
LAND USE PLAN OF THE TOWN OF WEDDINGTON  
O-2012-17**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON TO AMEND THE WEDDINGTON LAND USE PLAN AS FOLLOWS:**

**IV. PLAN ADMINISTRATION AND IMPLEMENTATION STRATEGIES**

This element provides for the implementation and ongoing administration of the Land Use Plan by:

- Ø Describing the processes for monitoring and amending the Plan over time;
- Ø Explaining specific strategies required to achieve the Plan's goals and objectives; and
- Ø Scheduling the implementation of plan strategies.

**PLAN MONITORING & AMENDMENT**

The Land Use Plan is intended to serve as a guide for public and private development and land use decisions through the year 2012. **Changes to the Land Use Plan shall only be initiated by the Town Council, Planning Board or Zoning Administrator.** As local and regional conditions change, changes to the policies (including maps) and strategies will be required to keep the plan current. While specific procedures for amendment should be adopted by ordinance, the following paragraphs outline the process for monitoring and amending the plan. The Town should conduct an annual review to determine its progress in achieving plan goals, objectives and strategies. During this review, the Town should evaluate development decisions (e.g., zoning changes, subdivisions, building permits and public works projects) that have been made by the Town and other jurisdictions, growth trends and the progress made in accomplishing the strategies listed in this Plan element. The result of the annual review may be to recommend revisions to policies, the future land use map or the implementation program.

### **POLICY REVISIONS**

To ensure that the Land Use Plan remains an effective guide for decision-makers, the Town should conduct periodic evaluations of the Plan policies and strategies. These evaluations should be conducted every three to five years, depending on the rate of change in the community. Should a major review be necessary, the process should encourage input from merchants, neighborhood groups, developers, and other community interests through the creation of a Citizen Review Committee. Any Plan amendments that appear appropriate as a result of this review should be processed according to the adopted Plan amendment process. These evaluations should consider the following:

- Ø Progress in implementing the Plan;
- Ø Changes in community needs and other conditions that form the basis of the Plan;
- Ø Fiscal conditions and the ability to finance public investments recommended by the Plan;
- Ø Community support for the Plan's goals and policies; and
- Ø Changes in State or federal laws that affect the Town's tools for Plan implementation.

### **LAND USE MAP AMENDMENTS**

The future land use map is a guide for development and land use decisions. **Changes to the Land Use Map shall only be initiated by the Town Council, Planning Board or Zoning Administrator.** Changing conditions (e.g., market conditions, economic development initiatives, redevelopment prospects, etc.) will result in the need to periodically amend the future land use map. While land use amendments may occur more frequently than policy changes, they should not occur more than twice per year. By limiting opportunities to amend the future land use map, the Town will reduce the potential for incremental land use changes that result in unintended policy shifts.

### **DESCRIPTIONS OF IMPLEMENTATION STRATEGIES**

Successful implementation of the Plan results from many individual actions by the Town, other public jurisdictions, and private decision-makers over the course of many years. The vision, goals and objectives describe what the community wants to become and the policies describe how decision-makers should respond to varied circumstances. To accomplish the Plan's goals and objectives, the Town will need to accomplish many tasks throughout the life of the Plan. These key action items will be used to accomplish the Plan's goals in the initial years of plan implementation. While most of the items identified in the

following discussion will be carried out by the Town, some items may require coordination with Union County or some other entity.

**IMPLEMENTATION PROGRAM**

The following list of strategies should be reviewed and updated annually to reflect community accomplishments, new approaches to community issues, changing conditions, shifting priorities and new demands.

This list is not intended to be exhaustive or all inclusive -- the Town, County and other public and private entities will take numerous actions throughout the life of this plan to achieve the community's goals. This list of strategies is intended to identify those deemed to be of the highest priority that should be pursued by the Town over the next several years. The strategies

Adopted this 10<sup>th</sup> day of December, 2012.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**Item No. 11. New Business.**

**A. Review and Consideration of Extending the Expiration Date of the Weddington Land Use Plan to 2013.** Town Planner Cook – The Land Use Plan will expire the end of 2012. I want to extend the expiration date. We got the results of the citizens' survey. I propose that we extend the expiration date to March 31, 2013 so we have an active, current valid Land Use Plan moving into the new year.

Councilmember Thomisser moved to extend the expiration date of the Weddington Land Use Plan to March 31, 2013. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**I. INTRODUCTION**

This document is a statement of the community's vision for its own future and a guide to achieve that vision through the year ~~2012~~ **2013**. The view of the future expressed in the Land Use Plan (i.e., the Plan) is shaped by local community values, ideals and aspirations about the best management and use of the community's resources.

The Plan uses text, maps and diagrams to establish policies and programs that the Town may use to address the many issues facing the community. Thus, the Plan is a tool for managing community change to achieve the desired quality of life.

This document serves as a replacement to the 1996 Weddington Land Use Plan that was written by the UNC Charlotte Urban Institute. Elements of that Plan, however, are contained in this document and are duly noted where applicable. The Plan is being adopted pursuant to NCGS 160A-383.

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## **PLAN MONITORING & AMENDMENT**

The Land Use Plan is intended to serve as a guide for public and private development and land use decisions through the year ~~2012~~ **2013**. As local and regional conditions change, changes to the policies (including maps) and strategies will be required to keep the plan current. While specific procedures for amendment should be adopted by ordinance, the following paragraphs outline the process for monitoring and amending the plan. The Town should conduct an annual review to determine its progress in achieving plan goals, objectives and strategies. During this review, the Town should evaluate development decisions (e.g., zoning changes, subdivisions, building permits and public works projects) that have been made by the Town and other jurisdictions, growth trends and the progress made in accomplishing the strategies listed in this Plan element. The result of the annual review may be to recommend revisions to policies, the future land use map or the implementation program.

### **B. Review and Consideration – NC 84 and Weddington-Matthews Road Roundabout Right-of-Way.**

The Town Council received a copy of a letter dated October 30, 2012 to Mayor Walker F. Davidson from Mr. Louis L. Mitchell, PE, Division Engineer with NCDOT formally requesting that the Town donate the required right-of-way, construction easement and permanent utility easement necessary for the NC 84 and Matthews-Weddington Road (SR 1344) roundabout. The Town Council also received a diagram of the proposed roundabout.

Mayor Davidson - We received a letter from NCDOT advising that they are not going to give us what we had talked about previously which was them relieving us of the burden to pay them for the remainder of the sidewalk money and then we would give them the right-of-way for the roundabout. The letter states: The purpose of this letter is to formally request that you donate the required right-of-way construction easement and permanent utility easement necessary to move the project forward.” We are talking about \$58,758 worth of right-of-way. The estimates show that the King property across the street is getting \$63,200, the church property - \$18,000, Taylor property - \$4,000, Pinsak - \$1,000 and Matthews approximately \$3,700. I wanted to give you what the other property owners are going to get in cash from NCDOT and we are not going to get anything. We are just going to donate.

Councilmember Thomisser moved to approve the NC 84 and Weddington-Matthews Road roundabout right-of-way as outlined by NCDOT relative to the sidewalks and right-of-way donation.

Mayor Pro Tem Barry - You are willing to pay NCDOT the balance of the sidewalk contribution plus the donation of the right-of-way?

Councilmember Thomisser - I put a high value on commitment. Former Mayor Howie back in the late 1990s committed for the sidewalks. That was a commitment that was made and I think we should honor that. This is approximately a \$675,000 project that NCDOT is willing to give to the Town of Weddington and if we do not take advantage of it another municipality will get that money. Although it is not exactly the way we want it, I think it is a good deal for Weddington based on the dollar amount that we are going to receive back.

Mayor Davidson - To clarify the motion, we will donate the right-of-way based on the request of the letter and we will continue to pay the rest of the sidewalks.

Councilwoman Hadley - When you respond would it be appropriate to ask if there are any statistics or surveys to show that we could possibly go to a single lane as opposed to the dual lane roundabout?

Mayor Davidson - We have already gone through the approval of the plans and upgrades. If you want to delay this motion to see if it fails and use it as a way to open that discussion back up.

The vote on the motion is as follows:

AYES: Councilmembers Thomisser, Hadley and Mayor Pro Tem Barry

NAYS: Councilwoman Harrison

**C. Consideration of Appointments to the Planning Board.** The Town Council received a copy of the Appointment Policy, the following memo from Town Administrator Amy McCollum and the applications received from individuals interested in serving:

The Planning Board terms for Dorine Sharp and Jennifer Romaine expire in December. Terms for the Planning Board are for four years. They also serve on the Board of Adjustment and Historic Preservation Commission. Dorine Sharp is currently a regular member of the Board of Adjustment and Jennifer Romaine serves as an alternate. Applications from individuals wishing to serve on this Board are included in your packet.

Mayor Davidson moved to reappoint Ms. Dorine Sharp to the Planning Board, Board of Adjustment and Historic Preservation Commission. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry

NAYS: None

Mayor Davidson moved to reappoint Ms. Jennifer Romaine to the Planning Board, Historic Preservation Commission as an alternate to the Board of Adjustment. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry

NAYS: None

**D. Consideration of Appointments to the Public Safety Advisory Committee.** The Town Council received the following memo from Town Administrator McCollum and the applications received from individuals interested in serving:

There are currently two vacancies on the Public Safety Advisory Committee due to the resignation of Jennifer Romaine and John Houston. One seat will expire in 2013 and one in 2014. Applications from individuals wishing to serve on this Board are included in your packet.

Councilmember Thomisser nominated Mr. Douglas Sabo to fulfill the term to expire in 2013. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry

NAYS: None

Councilmember Thomisser nominated Cathy K. Brown to fulfill the term to expire in 2014. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry

NAYS: None

**E. Discussion and Consideration of Appointing Liaison to Union County Public Works Regarding Water and Sewer Issues.** Mayor Pro Tem Barry – I know that we have this project coming at us and felt

that we needed to get somebody from the Council to stand in point on this to work with both the Utilities Department and the County Commissioners. I think it is time to get somebody interfacing directly with them about it.

Mayor Davidson – What project are you referring to?

Mayor Pro Tem Barry – Location of the water tower.

Mayor Davidson – Do you have a motion?

Councilwoman Hadley - I think it is a great idea and I will nominate Dan Barry to do it.

Mayor Davidson – I would like to request a Councilmember preside over the debate.

Councilmember Thomisser accepted the gavel.

Mayor Davidson – Can we get more of a feel for where we are in the process with the water tower search? How is the liaison position going to help us improve that? When I saw this item on the agenda, I called Ed Goscicki and said, “Would you want a liaison from the Town of Weddington regarding water and sewer issues?” His response was, “If you are doing a Downtown Core Plan.” Mr. Goscicki stood right there and gave us an engineering plan of where it could go and we gave him a constraint on where we thought it should go based on previous attempted locations.

Mayor Pro Tem Barry – I sat in the same meeting that you did and have not heard anything about it. I know that it is an issue and the County and utility department wants to eradicate and get resolved and I thought if we got somebody that is engaged directly with them on a regular basis that we might be able to expedite and keep the lines of communication between the Council and utilities. It is that benign.

Mayor Davidson – Because we have not heard from them you want to create a liaison position?

Mayor Pro Tem Barry – We have not heard from them. I have sat through two or three water tower hearings at this point and witnessed the level of tension that seems to go along around these. We can help direct them and make sure that Council is aware of where they are looking at and what is going on and keep that line of communication open to the highest degree possible.

Mayor Davidson – If we send a liaison down there, do we have a plan or something that the Council has agreed to and the message that they will carry?

Mayor Pro Tem Barry – The thought process I have on this Mayor Davidson is that this individual could get with the utility folks and if necessary meet with the Commissioners. We probably would have to go into Closed Session and bring the Council into the loop around that project instead of having it happen in a vacuum with the utilities department and the County Commission and to inject ourselves into that and keep that line of communication open.

Mayor Davidson – The last meeting we had with Ed there was a geographic area so is that the geographic area that the liaison will continue to talk about or do we need to come back to Council and change the geographic area?

Mayor Pro Tem Barry – He identified two or three parcels specifically and maybe there was a fourth one. I think there is a 5<sup>th</sup> that we could get on the list that we would find as a Council appropriate. I think we need to make sure that all of the options that we presented him with at that meeting are getting a fair

debate and not just perhaps the easiest option. Easiest is not always best. I am trying not to get into contracts and property acquisition.

Mayor Davidson – Is the Council going to meet and put a plan together on what the liaison is going to say? You mentioned a fifth property and I do not know about a fifth property and is the Council going to approve a fifth property? It is difficult because we cannot go into Closed Session unless it is our property acquisition. We can simply give them a target area. Todd Johnson said the Town of Weddington needs to tell us where to put it. I don't think we need a liaison to say what is going on with it. I am going to like this better if we say we are going to sit down and have a plan for this liaison and if something has changed and we agree to it as a Council rather than sending someone down there to check on the last meeting.

Councilwoman Hadley - I agree that this is a topic of high interest and a lot of emotion and passion for the Town. I think if there was someone that could bring information back to us periodically to what is going on then I think communication is good. I think if the opportunity presents for this liaison to speak on behalf of the Town Council then there should be a consensus taken and that would be what would be taken back. We should go as a united front with a consensus as to what we want taken forward. I take it more as a communication position.

Councilwoman Harrison - In August 2011 this was a hot topic and we needed to make a decision. We are a year and four months later and we are not even hearing what is going on. I really feel that this would be something that we can have the lines of communication open.

Councilwoman Hadley restated her motion to appoint Mayor Pro Tem Barry as the liaison to Union County Public Works regarding water and sewer issues more specifically the water tower.

The vote on the motion is as follows:

AYES: Councilmembers Harrison, Hadley and Mayor Pro Tem Barry

NAYS: Councilmember Thomisser

**F. Consideration of Authorizing Training by Centralina Council of Governments for the Planning Board.** The Town Council received a copy of the following memo from Town Administrator McCollum:

Staff has been working with COG and Nadine Bennett on providing training to the Planning Board either in December or January on the following items drafted by Town Planner Jordan Cook. The cost would be \$271.00 (using three membership hours). The training will probably last 1 1/2 to 2 hours.

**Guide to Land Use Plan Update Process:**

- Relationship between Land Use Plan and Zoning Ordinance
- What role do the Land Use Plan and Zoning Ordinance play in the following processes?
  - Rezoning
  - Subdivisions
  - Text Amendments
  - Changes to the Land Use Map
  - Etc. (Other Development Proposals)
- Changes in the Land Use Plan may require changes to the Zoning Ordinance for consistency (LARTP, etc.)
- Potential legal consequences (Town Codes, NCGS, etc.) for going against Land Use Plan and Zoning Ordinance

- Following the Land Use Plan and Zoning Ordinance in decision making vs. personal feelings as a private citizen
- The need to avoid inconsistencies between Land Use Plan and Zoning Ordinance

Councilmember Thomisser moved to authorize the training for the Planning Board to be conducted by COG.

Councilwoman Harrison - I was not keen on some of the agenda items. Sounds like the same thing from October. If we are going to do this, I would rather have Nadine come back and give the agenda based on our plan. I am not sure how many times the same Planning Board needs to have training and why we need to spend money on it. I am concerned that this is a witch hunt. I sat in the October Meeting and felt that there was some intimidation, scare tactics used on people. I do not want a repeat of that with this training. It should be fair and balanced.

Mayor Pro Tem Barry - I would suggest that we add to the motion that we offer for the Council to participate and that we leave it up to COG to draft the agenda. They deal with this with small municipalities all the time and I think they probably have a good scope.

Councilmember Thomisser accepted the friendly amendment.

Town Planner Cook - I want to point that this not an agenda nor has this been sent to COG. This was a list of items of concerns that Dorine Sharp and I came up with. I am totally up for her to come up with the list. These are just items that we have seen come up and we want her to address how ever she feels appropriate.

All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

**G. Review and Consideration of Weddington Maintenance Related Items (Window Glazing and Gutters).** Councilwoman Hadley - As you know we are painting the Town Hall and garage, getting a new roof and gutters. I was asked to get clarification regarding window glazing. Window over glazing is included in the bid. There was also discussion about gutter guards. I found out that there is 322 feet of gutter for the house and garage and that a gutter helmet that actually fits over the gutter costs \$2,150 plus tax, for a plastic screen would costs \$1,175 plus tax and for an aluminum mesh it would be \$1,080 plus tax as well. Currently we are paying our landscape contractor to clean out the gutters twice a year for approximately \$75.00 each time. It would take anywhere from 7 to 14 years to pay that back depending on which option you choose. My suggestion is that we continue to pay \$150.00 a year to our landscape contractor and have him remove the leaves twice a year. Plain gutters were approved in the original contract and gutter guards were not budgeted.

Councilwoman Hadley discussed the difference between window glazing and over glazing.

No motion on this item was needed.

**H. Discussion of Weddington Design Review Board.** The Town Council received a copy of language from the Code of Ordinances dealing with the Design Review Board. Councilwoman Hadley stated, “This is just for your information. The Planning Board merely wanted us to be aware of the fact that we have approved a rezoning application and the applicant’s plans and construction documents will be subject to review in accordance with the section that is in your packet. As this is the first rezoning to go through this



procedure, the Planning Board wanted Council to be aware that since no Design Review Board exists the functions of the DRB will be performed by the Town Planning Board by default.”

**I. Discussion and Possible Consideration of Purchasing New Weddington Town Banners.** The Town Council received a copy of the following memo from Town Administrator McCollum:

The Town paid approximately \$2,800 for the current horse banners. There are 26 streetlights with a total of 52 18” x 48” banners. Through our current contractor, we pay approximately \$845 when a banner is taken down and replaced by another banner. We are in the process of contacting Matthews, Waxhaw and Monroe to get contact information for banner vendors so that additional pricing can be obtained. I hope to have that information by Monday night. There is no budget allocation for this expense at this time.

Councilmember Thomisser - I drove through Weddington and noticed that the holiday banners were up. I could read them and they were very nice. You cannot read the horse banners. What good are they if you cannot read them? I move that Council consider involving the local school art departments and local artists to submit designs to the Town Council and the Town Council would choose a new banner from all of the submissions. I believe we should consider either amending the current budget for this expense or plan for the 2013-2014 budget. I would think we just leave the horse banners down until we come up with a new design.

Mayor Pro Tem Barry - We have a broader question. Do we want to replace banners? How do we want to go about doing that? How often do we want to take them down because if we are taking them down three or four times a year that is wear and tear? I think you are on to something in getting the art departments involved. We have to have a process in screening that in determining what we are going to use. Maybe create a competition for the students to design a banner under the parameters the way these are drawn out now. We know we are not going to have up until September probably.

Mayor Davidson - If people like the school art idea I would be very careful. We do not want to say it is wide open and somebody draws something great and we cannot print. We need to understand the parameters. First thing the Council needs to ask themselves is do you not like the current banners and do not want them to go back up or can they go up but we do not like them and want to get rid of them as soon as we can?

Councilmember Thomisser - Since it is going to be some lag time I would support putting the banners back up or from a financial standpoint if we choose not to or I could live with either.

Councilwoman Hadley offered a friendly amendment to put the horse banners back up and to talk about this item at the retreat to give time to research on how to involve the schools.

Councilmember Thomisser accepted the amendment. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**J. Discussion of Scheduling 2013 Weddington Town Council Retreat.** The Town Council received a copy of the following memo from Town Administrator McCollum:

Planning for the 2013 Council Retreat needs to begin. I need direction from the Town Council on the following items:

- Location for Retreat – In Town or Out of Town

- Date (February or March)
- Friday and/or Saturday and specific times
- Is a Facilitator needed?
- Is Citizen/Council Reception desired?

The Town held the 2012 Retreat at the Firethorne Country Club in March and spent \$933.12. Attorney Fox served as the facilitator. A total of \$2,500 is budgeted for the retreat for 2013.

Council directed Staff not to plan for a citizen reception this year due to participation has been low in the past. Council also liked holding the retreat at the Firethorne Country Club and felt that the retreat could be accomplished on Friday with Attorney Fox acting as the facilitator.

**K. Mayor Davidson Announcing 2013 MUMPO Delegate and Consideration of 2013 MUMPO Alternate.** The Town Council received a copy of a section of the MUMPO Memorandum of Understanding adopted September 2003 and a copy of a letter dated December 10, 2012 from Robert W. Cook, AICP, Secretary for MUMPO requesting the name and contact information for the 2013 Delegate and Alternate from the Town to serve on MUMPO. Mayor Davidson advised that he will serve as the Delegate to MUMPO. Mayor Davidson nominated Councilwoman Harrison as the alternate. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
 NAYS: None

**L. Mayor Davidson Announcing 2013 WUCMC Designee.** The Town Council received a copy of the minutes from the May 17, 2012 WUCMC Regular Meeting showing where the charter had been amended. The Town Council approved this amendment at its meeting on June 11, 2012. Mayor Davidson announced that he will serve as the WUCMC Designee for 2013.

**M. Review and Consideration of Developing a Policy Regarding MUMPO and WUCMC.** Councilmember Thomisser moved to approve a Policy that the MUMPO and WUCMC delegate or alternate act under the direction of a directed vote of the Weddington Town Council. MUMPO and WUCMC publish their agenda before the meeting so each Councilmember would have an opportunity to review it and see if there is a particular item to vote on it. It is not as important what I feel about an item but how the citizens of Weddington feel and how the rest of the Town Council feels. I think it would be a benefit to democracy.

Councilwoman Harrison - I understand where you are coming from and I do not disagree. The last MUMPO Meeting I went to we were doing a lot with Cabarrus and we were doing a lot in northern Mecklenburg. During those discussions I voted along with everyone else because it really does not affect Weddington you want me to poll the Council beforehand with this policy?

Councilmember Thomisser - I would accept a friendly amendment to request voting solely concerning Weddington or Union County items.

Mayor Davidson – Is it necessary to have another policy for these two organizations. How is it different than the other policies that we have in place? If you go to an HOA meeting you are supposed to distinguish whether you are talking or it is the Council talking. If you go talk to the County Commissioners you are supposed to distinguish. I think the motion would be better if we say all organizations when you go out as a delegate or alternate you will vote on behalf of the Town Council. I guess you put the burden on the person to find out what the Council wants.

Councilmember Thomisser - My intent is not to handcuff delegates or alternates. Whatever is voted in at those organizations should represent the majority of this Town Council.

Councilwoman Harrison - Last year when I took office Walker asked if I wanted the MUMPO Delegate. I have an interest in roads. He said to me, "You can't do anything about Rea Road." I said to him, "Rea Road is a done deal. It is on a plan and I am not here to stir up the pot and try to get Rea Road off. I am here to learn how this process works." I made a commitment to Walker that I was going to represent the Town and not my own interests. At some point we have to trust that is what we are going to do.

Mayor Pro Tem Barry - I think you are on the right track. I remember when we sent Barbara with a directed vote and it ended up being inefficient. On issues that impact Weddington and Union County we ought to be reaching out to each other to make sure we have a consensus on the opinion that we are going to deliver to that group. Whoever the delegate is at MUMPO needs to have the freedom to deal with that but on local level issues we need the Council's opinion to be articulated.

The following Policy was agreed upon by the Town Council. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**POLICY REGARDING VOTING BY DELEGATES AND ALTERNATES TO BOARDS AND COMMITTEES WITH OUTSIDE AGENCIES**

It is Council's desire that delegates/alternates represent the view of the Council on matters requiring vote or discussion. In the event that a vote or consideration comes prior to the time the Weddington Town Council has time to act, the delegate/alternate shall poll Councilmembers or direct the Town Clerk to determine Council's consensus. If there is no consensus, the delegate/alternate will abstain from voting.

Adopted this 10<sup>th</sup> day of December, 2012.

**Item No. 12. Update from Town Planner.** The Town Council received a copy of the following update memo from Town Planner Cook:

- The Land Use Plan Survey was closed on Monday, November 19<sup>th</sup>. We received about 680 responses out of approximately 3,400 surveys for a 20% response rate. CCOG will now compile the results and present them to Council in the next few weeks.
- Town Attorney Anthony Fox has provided feedback on the proposed Agritourism and Agricultural Use Definition text amendments. This may need to be an item for the Retreat.
- The Town Council approved the Polivka MX Conditional Zoning Rezoning application at their last meeting. The Planning Board will now act as the Design Review Board for the elevations and construction document reviews. Polivka International has begun working on their construction documents.
- A scoping meeting for the Rea Road Extension took place on November 9, 2012. In that meeting it was stated that the Environmental Assessment will be completed in December 2013. The Finding of No Significant Impact (FONSI) will be completed in December 2014. "Segment One" of the project (Rea Road Extension 1,000 feet east of NC 16) is scheduled to begin right-of-way acquisition in 2016 and construction in 2017. The "Second and Third Segments" (1,000 feet east of NC 16 to NC 84 and NC84 to Indian Trail-Waxhaw Road respectively) are currently unfunded for right-of-way and construction.
- The following items were on the November 26<sup>th</sup> Planning Board agenda:

- Bromley Monument Signs-approved by the Planning Board
- The following items will be on the December 17<sup>th</sup> Planning Board agenda:
  - Beulah Church Road Minor Subdivision
  - Howie Property Minor Subdivision
  - Vintage Creek Monument Signs

Town Planner Cook advised that he has received a Land Use Map change application from Nancy Anderson for three parcels on Providence Road.

**Item No. 13. Update from Town Administrator.** The Town Council received a copy of the following update memo from Town Administrator McCollum:

- § The Tree Lighting was a huge success with approximately 400+ people attending. Performances from several churches and school groups were enjoyed by all.
- § VC3 has provided staff with the information on how to pilot test our programs through the Cloud. We will begin that process over the next two weeks and hopefully be officially in the Cloud starting in January. Our emails are being switched from Perigee to VC3 as well.
- § Town Hall will be closed December 24, 25 and 26 for Christmas.
- § Work has begun on the next newsletter and the 2013 Welcome Magazine.
- § The next Planning Board Meeting will be held December 17 at 7:00 p.m. The time may change if the training is approved.

Town Administrator McCollum discussed the following email she received from County Manager Cindy Coto:

Dear Managers, Elected Officials and Community Leaders,

Effective January 1, 2013, Union County will be transitioning to the City of Monroe in the establishment of a joint county-wide economic development program. The Union County Board of County Commissioners approved the Interlocal at their November 19 meeting and the City of Monroe Council approved it at their December 4 meeting. A copy of the Interlocal is attached for your reference.

I apologize that some of the information in this email may be redundant based upon my August 30 and October 12 transmittals, but I believe it is important to identify some of the elements of the agreement.

1. *Create a 24-member advisory board as follows: eight (8) voting members appointed by the City; eight (8) voting members appointed by the County, and eight (8) ex officio members. In order to give the municipalities an opportunity to buy into the program financially or through strategic planning, no more than six (6) of the County's eight (8) appointees may be representatives of municipalities, with no municipality having more than one (1) seat on the board. The remaining two (2) County appointments shall be at large members.*
2. *Chairmanship of the advisory board for the first two years will be appointed by the City of Monroe and at the end of that two years, the advisory board would negotiate how to decide the Chairmanship thereafter.*
3. *Explore an opportunity to establish a 501(c)(3), which would allow for the use of private funding in support of the economic development program.*
4. *Funding of the program on an annual basis would be \$700,000 with \$400,000 being paid by the County and \$300,000 being paid by the City. The County would pay the \$400,000 annually and*

*then work with the municipalities, who have an interest in contributing financially to the program, on repayment of their proportionate share to the County.*

5. *Employ at a minimum five employees to conduct and carry out the county-wide program. The services of one such employee shall be dedicated to engage in economic development activities primarily outside the City of Monroe*
6. *One-time funding to the City in an amount not to exceed \$70,000 to assist with expenses associated with the transition from a municipal economic development program to a county-wide program. Such funding shall be on a reimbursement basis and said expenditures will be coordinated with the County Manager.*
7. *Should the City expend less than \$1,750,000 on the joint county-wide economic development program during the initial term(January 2013 to June 2015) then the City shall refund to the County an amount equal to 4/7<sup>th</sup> of any such surplus.*
8. *The City shall perform outreach to the other 13 municipalities to solicit their participation in the development of a county-wide work plan and shall incorporate those municipalities that wish to be included into said Work Plan which shall be reviewed and adopted by the County which will be an amendment to the Interlocal agreement. Performance measures/reporting have been identified and shall be provided to the County in accordance with the following:*
9. *Monthly written report to the County Manager and Economic Development Advisory Boards*
10. *Written cumulative quarterly report to the County Commission*
11. *Annual written reports to the County Manager and Board of County Commissioners*

The purpose of my email is to advise that the Board of County Commissioners will be making their appointments to the Economic Development Advisory Board in January. Therefore, I need a commitment no later than **January 9** if you wish to have a representative on the Advisory Board (six slots are available). The cost of this representation is \$7,500 annually. (Please note that this is staff's recommendation which will be presented to the Board at their January 7 meeting).

As indicated in my prior email, Chris Plate' will be contacting each municipality to determine if they wish to be part of this county-wide initiative and included within the Work Plan that will be developed and included an amendment to the Interlocal Agreement. The Plan of Work is separate and distinct from the financial commitment which allows your municipality to be a voting member on the Economic Development Advisory Board. I look forward to working with each of you in this exciting endeavor for our community.

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Mayor Pro Tem Barry asked that Ms. McCollum contact the County Manager to request that the Council be allowed to let them know whether we would like to participate financially after our January Town Council Meeting and to place this item on the next agenda for discussion and consideration.

**Item No. 14. Public Safety Report.**

Weddington Deputies – 693 Calls

Wesley Chapel VFD – 100 Calls

Providence VFD – The Town Council received the Income and Expense Budget Performance and the Balance Sheet for November 2012.

**Item No. 15. Update from Finance Officer and Tax Collector.**

**A. Finance Officer’s Report.** The Town Council received the Revenue and Expenditure Statement by Department and Balance Sheet for November 1, 2012 to November 30, 2012.

Finance Officer Gaylord thanked the Council for their support over the last several months during her illness.

Finance Officer Gaylord advised the Council that the Town netted a profit of approximately \$1,400 during the Country Festival and asked if the Council wanted her to allocate the money for future festivals. By consensus, the Council agreed to allocate the money for the next event.

**B. Tax Collector’s Report.** Monthly Report – November 2012

<b>Transactions:</b>	
Releases 2012	\$(1,198.84)
Adjust Under \$5.00	\$(1.18)
Advertising Fees Paid	\$(17.48)
Refund	\$3,246.64
Penalty and Interest Payments	\$(24.35)
<b>Taxes Collected:</b>	
2008	\$(60.00)
2009	\$(60.00)
2010	\$(60.00)
2011	\$(60.00)
2012	\$(271,764.14)
<b>As of November 30 2012; the following taxes remain Outstanding:</b>	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1,832.44
2009	\$2,548.25
2010	\$4,600.35
2011	\$7,031.87
2012	\$411,931.13
<b>Total Outstanding:</b>	<b>\$428,825.42</b>

**Item No. 16. Transportation Report.** There was no Transportation Report.

**Item No. 17. Council Comments.** Council thanked and commended Councilwoman Harrison on her work planning the Christmas Tree Lighting Event and decorating the Town Hall.

**Item No. 18. Adjournment.** Mayor Pro Tem Barry moved to adjourn the December 10, 2012 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

The meeting adjourned at 9:52 p.m.

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Walker F. Davidson, Mayor

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Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, JANUARY 14, 2013 - 7:00 P.M.  
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on January 14, 2013, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: None

Visitors: John Steward, Dawn Panzeca, Jim Vivian, Bill Price, Sean Boyle, Charles Puckett, Judy Johnston, Dennis Taylor, Buffie Crothers, Eddie Leighton, Robert Gunst, Phillip Klein, Jim Leonard, Jane Duckwall, Jennifer Romaine, Nancy Anderson, Joanne McGuire, Keith Kelly, Brad Hoover, Mark Schmidt, Joachim Woerner, Ronald Garrick, Ginger Edgeworth and O. Rjbinski

Mayor Walker F. Davidson offered the Invocation prior to the opening of the meeting.

**Item No. 1. Call to Order.** Mayor Davidson called the January 14, 2013 Regular Town Council Meeting to order at 7:01 p.m.

**Item No. 2. Pledge of Allegiance.** Mayor Davidson led in the Pledge of Allegiance.

**Item No. 3. Determination of Quorum.** There was a quorum.

**Item No. 4. Public Comments.** Ms. Dawn Panzeca - I am here representing the Rosehill Community. I am here to speak about the water tower and the issue of water pressure in our neighborhood. It is pretty bad and it has been increasingly bad over the course of the last three years. There are mornings and days where we cannot predict how bad the pressure is going to be. We may try to take a shower and the water is barely trickling. It affects our dishwashing and our irrigation. Our bills are going up and down because we cannot predict how much water we are going to get. We are here to ask that we move this process forward. We have heard lots of discussions about it but it does not seem to be moving anywhere. Weddington is a great place to live but how can you position it as a great place to live if one of the most basic needs is not being met? I have petitions I would like to give the Town as well.

Mr. Robert Gunst – I am also a Rosehill resident. I can easily attest to the validity of what Dawn spoke about. For example, on Christmas Day at about 2:30 p.m. my wife was preparing Christmas dinner. Fortunately or perhaps unfortunately, depending on how you look at it, it was only the two of us and we had no water. It has happened on more than one occasion. It is not a matter of whether or not we need the water; it is a matter of where we are going to put it. This matter has been addressed for many years. I have been living in this community only 4 ½ years and ever since I have been here it has been one of the prominent issues in Rosehill and obviously in other areas. Three or four attempts to my knowledge have been attempted between the Town and Union County to resolve this problem to no avail. Are we wondering do we need it or where we are going to put it?



Mr. Bill Price – I am a lifetime resident of Weddington and it is my intention to live here the rest of my life and dying here if it is God’s will. I am here to speak against the proposed Land Use Survey that was sent out. You had a response of less than 20%. Of those responding, 26% have lived in Weddington less than five years and 49% have lived in Weddington less than 10 years and only 39.7% plan to retire here. I have asked various members of the community to attend these meetings and to present their ideas. Their response is “Why should I go? They are not going to listen to me or they have already made up their mind.” This survey shows you that 80% of the people are content with the existing conditions within the Town or else just do not care. What are you going to listen to? Greenways have been discussed previously. They were rejected for the purpose that they would create trash and could increase the crime rate. At the present time, we have very little crime rate in Weddington. People do not want these greenways coming near their property. Who is going to pay for these greenways and for the upkeep and the patrolling of them? We are asking for a lot of things that I do not think are necessary.

Ms. Eddie Leighton – I am a Rosehill property owner and have been for over five years. I currently live in Matthews and I am living on property that is soon to be taken by NCDOT for an interchange. Looking ahead we bought the property in Rosehill because we were looking forward to the quality of life. I was one of the petitioners asking Weddington to take us in because Weddington is a wonderful place to live and I am looking forward to living there but I am concerned about the quality of life in Weddington when I hear about the lack of water. That is necessary and a part of living and life. I certainly hope that the Town will take some action to cure the problem and not keep it going and going year after year so I can joyfully look forward to building my new home.

Mr. Mark Schmidt – I live in Stratford Hall. We agree with what the folks in Rosehill are experiencing. We have a water pressure problem. In all due respect to the gentleman that spoke earlier, I do not know what survey he was referring to. I did not see such a thing. I would suggest to you that there is a substantial portion of Weddington that may not have a water problem but certainly on our end of Weddington there is a major issue. I am not even sure the water is going to hit the floor half the time when taking a shower. It is hard to get the soap off of you when taking a shower. We have to time our showers so that we do not take too long of one at one time. We cannot do the dishwashing and the washing machine and the shower at the same time. It is hard to get a shower on a day that the irrigation is even working. We have a serious water pressure problem. I had a situation over Christmas which was very embarrassing. We had out of town guests and they had a guest bedroom with a shower. They had to call me in there when they were trying to take a shower because it was just dripping. I had to invite them to the master bedroom to take a shower. That should not be. This is a problem that has been identified for a long time. I think you have the ability to correct this problem. It is just a matter of moving forward. We urge you do so. We really do have a problem. If there are any more houses added out there and any more demands on the water that is out there, we are not going to have any water. Please consider our water pressure problem and moving forward with the water tower that we need.

Mr. Joachim Woerner – I also live in Stratford Hall. We have some major issues with water pressure here in that area. If you want to take a look at my backyard with an irrigation system about 2/3 is brown and 1/3 maybe green. The brown is where the sprinkler system does not even hit the grass. It is really pitiful for the types of houses we have here in Weddington and I urge you to take some positive action on this.

Mr. Sean Boyle – I live in Stratford Hall. I moved down here about a year ago and basically right from the beginning experienced the same problems that everyone has discussed. There have been days when the water just does not turn on. The irrigation system is essentially useless. If it is programmed to run on a certain day we either shut it off completely or override it. Given that this is an ongoing issue, I urge you to take whatever actions are necessary to correct the problem and to allow this issue that is affecting all of us to be dealt with in as quick of a manner as possible.

Ms. Nancy Anderson – What happens when an applicant that has been awarded a conditional use permit (CUP) fails to comply? Regarding the Polivka property as I understand it there were several recommendations from the Planning Board that the Council adopted and added to the CUP. One of those had to deal with the heritage trees on the property. I understand that the information that the Council received that night regarding the viability of this tree has been directly contradicted by another arborist. The applicant advised you that it had a 10 year life expectancy but I think Jordan has since received another report saying that it was closer to 75 to 100 year life expectancy. I understand we are getting a second opinion. The Chesterbrook Academy was in conflict with our sign ordinance and it was an easy fix. We just had them fix the sign but if Polivka cuts down a 100-year old tree you cannot plant a 100-year old tree. What is the Town’s recourse on that? Do they get a fine? A \$5,000 fine would not cause this applicant to blink. What is the plan? I believe that the applicant should be told up front. We have trees on the fence line/property line and half the root system is on my side and half is on their side. We have a 25 foot buffer that is required but I want to make sure it is a 25 foot undisturbed buffer. When they go in with their bulldozers and tear out all of that root system the trees on my side will be damaged. I want to make certain that is protected. Again it cannot be corrected after the fact. You will not be able to fix the natural habitat. I know that they are already working and surveying. I want to make sure that the Town Council’s wishes are obeyed and you have adequate recourse because we know sometimes developers tell us one thing and do another.

Ms. Judy Johnston – I live in Providence Woods South and I also am the Secretary on the Providence VFD Board of Directors. I am here representing the fire department with a formal invitation and request for Council to join us and attend our monthly board meetings. In light of the topics tonight I would also like to extend that invitation to the public. They are open board meetings. Rosehill and Stratford Hall and that north side of Town certainly have some safety concerns. I invite and encourage Council to join us and stay informed.

Mr. Keith Kelly – I am a resident of the Rosehill Subdivision. I want to address the Council once again on the issues of water pressure as well as the volume supplying our neighborhood. I just finished a three year commitment to our community as one of the members of our HOA Board and during the course of the three years that was a major economic and requested item that had been borne by the residents of our community. A number of residents have been forced for the issues of irrigation to use non potable water resources and to pay for wells. In addition I would say half to two-thirds of the neighborhood has gone to the additional expense of putting in pressure boosters. I have had numerous conversations with Public Works wondering if there was an actual minimum standard that is required by the State, whether it is in gallons per minute or actual pressure that needs to be provided to a residence. We all pay taxes to Weddington as well as the County itself and certainly within the services we are paying for are our monthly water bills and I would assume that the minimum standard probably cannot be met. The pressure for the fire hydrants was a concern for a number of residents as well. I would urge the Town Council to consider putting this to rest once and for all. We do feel that the Council has had an economic moratorium where you have been able to push this to the side due to the recession and the number of homes and construction that did not occur. The concern is how do you add 100, 200 or even 300 more homes to what I consider an undersized and under pressured water main? I will ask you to be proactive about this. The concern that we had on the board was how are new homes going to go in this neighborhood and how will it be serviced? You had a five year break but it is time to address it now because we do see construction picking up and other builders moving into the area with those vacant lots. We would urge you to take action now and to not delay this.

**Item No. 5. Additions, Deletions and/or Adoption of the Agenda.** Mayor Davidson asked to move the update regarding the water tower location up on the agenda to under the Consent Agenda. Mayor Davidson stated, “There is an issue with the name of the new road behind Weddington UMC. I would like to add that to the agenda as well.”

Mayor Davidson asked the Town Council to approve the agenda with the two amendments. There was not a motion. Mayor Davidson removed his item to discuss the street name of the road behind the Weddington UMC.

Mayor Pro Tem Daniel Barry moved to approve the agenda with the one amendment by Mayor Davidson. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**Item No. 6. Approval of Minutes.**

**A. November 13, 2012 Regular Town Council Meeting Minutes.** Councilwoman Barbara Harrison moved to approve the November 13, 2012 Regular Town Council Meeting Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**Item No. 7. Consent Agenda (Public Hearings to be held February 11, 2013 at the Weddington Town Hall at 7:00 p.m.).**

**A. Call for Public Hearing to Review and Consider - Proposed Text Amendment to Section 58-9-Entry Monuments.** The Town Council received a copy of the proposed text amendment. Mayor Pro Tem Barry moved to call for a public hearing to review and consider the proposed text amendment to Section 58-9. The public hearing is to be held February 11, 2013 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**B. Call for Public Hearing to Review and Consider - Proposed Text Amendment to Section 58-152-Subdivision Identification Signs.** The Town Council received a copy of the proposed text amendment. Mayor Pro Tem Barry moved to call for a public hearing to review and consider the proposed text amendment to Section 58-152. The public hearing is to be held February 11, 2013 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**C. Call for Public Hearing to Review and Consider - Proposed Text Amendment - Appendix 1-List of Acceptable Plant Species.** The Town Council received a copy of the proposed text amendment. Mayor Pro Tem Barry moved to call for a public hearing to review and consider the proposed text amendment to Appendix 1 – List of Acceptable Plant Species. The public hearing is to be held February 11, 2013 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**D. Review and Consideration of Renewing the Waybridge Construction Trailer Permit.** The Town Council received a copy of the following memo from Town Planner Jordan Cook, the Application for Temporary Placement of the Construction Trailer and the Site Development Plan showing the area:

John Wieland Homes requests an extension for a temporary construction trailer located on Lot 18 in the Waybridge Subdivision. The address of Lot 18 is 1512 Waybridge Way, Weddington, NC.

**General Information**

- A renewal for the temporary construction trailer is required per *Section 58-13 (4)* of the *Town of Weddington Zoning Ordinance*.
- The applicant is required to apply for a renewal every 12 months.
- The first permit was approved by Town Staff in 2006 for a one year period. The Town Council has granted an extension every year thereafter. The last extension was granted in February 2011.
- Every extension after the initial two years must be approved by the Town Council.
- *Section 58-13 (4)* of the *Town of Weddington Zoning Ordinance* states that three or more lots must be remaining to grant the extension. The Waybridge Subdivision currently has 8 lots remaining, therefore complying with the *Town of Weddington Zoning Ordinance*.

**Conclusion**

Staff has reviewed the application and submitted documents and finds the Construction Trailer Renewal Permit Application is in compliance with the *Town of Weddington Zoning Ordinance*.

Mayor Pro Tem Barry moved to renew the Waybridge Construction Trailer Permit. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**Item No. 8. Old Business.**

**A. Update on Water Tower Location – Mayor Walker F. Davidson.** The Town Council received a copy of the June 11, 2012 Special Town Council Meeting minutes. Mayor Davidson - We have had some public comments about water pressure. I am going to take some time and go through an update on some recent history regarding this topic.

Attorney Anthony Fox – I want to caution the Council that the water tower issue and its discussion is an item that the Council anticipates coming to them from another public body. This body does not control the actual location or the actual determination of what will be proposed to it for the location of the tower. This body does however have to approve what might be requested by a third party. I want to make sure that we do not jeopardize the process that this Council has to undertake as a governing body to ultimately make a decision on what might be requested and approved.

Mayor Davidson - Council created a Water and Sewer Liaison position during our December 10 meeting in order to make sure that the Council stays up to date on the County’s process in the site selection of a water tower in Weddington. There seemed to be some sense of urgency on the part of Council. Barbara had stated that it had been so long since we have heard anything. The Council felt that Dan Barry was the best candidate for the position. Communication between the Town Council and the County was the primary reason for creating the liaison position. I received an e-mail from Cindy Coto, the County Manager, on December 14 asking for a time to meet with Cindy and Ligon Bundy, the Attorney for the County. Given the sense of urgency of Council, I scheduled the meeting as soon as I could. I scheduled the meeting for December 18 at 10:30 am. Dan attended the meeting. When I got to the meeting I asked Cindy Coto at the beginning of the meeting for the purpose of the meeting. She said that the County

Commissioners would like to have some reassurance of where the Council stood on the water tower location that they were working on with property acquisition. Prior to the meeting I had sent Cindy the minutes from our special meeting with Ed Goscicki, Public Works Director, that the Council held on June 11. She and Ligon had not seen the minutes before. My intent was to use those public minutes to help give her as much reassurance as possible to the County Commissioners regarding where Council stood on the water tower location. If we go back in time a little, we remember that after the vote was rescinded by the prior Council for the Highway 16 location there was a joint meeting of the Town Council and the County Commissioners on October 10, 2011. Two things I want to point out from that meeting are that County Commissioner Todd Johnson said that, "I would ask the Town Council to tell me where you want a water tower." Dan Barry pointed out that the County should take advantage of the new legislative process where conversations can take place between the County and the Town before the County requests conditional zoning. Three comments that Dan Barry made:

1. We changed our zoning rules in Weddington 18 months ago to have the ability to have a face-to-face conversation about issues. The County never approached us about where to put a water tower. They showed up with engineering work and said this is what we want to do.
2. Weddington recognizes and supports the County's desire to improve water pressure and storage in Western Union County. We made that decision. The challenge we have is the style, location and scope of the facilities. We have not been engaged; we just keep getting engineering drawings. We are ready to help to find a solution. We just need to be invited to the table.
3. We are going to sit tight for 45 days and have Jordan be the staff contact with the County on this issue.

The current Council and Mayor took office in December of 2011. I asked Ed right away and probably even before I got in office for a meeting date to talk to Council about site location. Ed said he wanted to wait until they finished the new Water and Sewer Master Plan for the County and after the County Commissioners had approved it. That was the first delay. We tried right out of the gate to get them to meet. One thing that may be frustrating to your neighborhood is that they said the site on Highway 16 was no longer a good site based on the new master plan. We went through all that and the new master plan said that is not where we wanted it anyway. So after the master plan was approved, we held our special meeting on June 11. The purpose of the meeting was for exactly what Todd Johnson said, for Council to tell the County where to put the water tower based on the possible locations identified by Ed from the new master plan. The process that we were taking advantage of was exactly the process called out by Dan Barry during the joint meeting of the County Commissioners and the Town Council held on October 10, 2011. Ed presented the Council with four sites that would meet his needs of cost and effectiveness – the Pittenger property at the corner of Rea and 16, across the street from the Pittenger property, down the road which I believe ended up being the Delaney property (we never did name it in that meeting) and across the street at the King Property. Those were the four sites that Ed talked about. I attempted to get answers out of each Councilmember regarding the four sites to achieve the goal of the meeting. Werner would not commit to commenting on a location and he said, "I have to evaluate further." Dan would not commit to commenting on a location, reviewed the process that we were in and acknowledged the four properties that Ed listed. Barbara said "my preference would be downtown." She did not say the King property but I do not think Pittenger is downtown and across the street from Pittenger is downtown and down Weddington-Matthews Road is downtown so it may be King. I do not want to put words in her mouth. Pam said "I am a firm believer that we need it and that it should only be in commercial and this is our commercial so that is what would get my vote" (may be the King property). I said, "I think the King property is the obvious choice given what we have been through with the neighborhoods." At one point Ed was asked "What is your ideal location for the water tower?" Ed said, "Across the street which is the King property." He stated at the end of the meeting, "It appears that the King property is a property that the Board can support. I am not hearing any other properties being offered. If you are planning any type of road improvements, we would like to know before we work on any engineering work." I think that was a location on the King

property site of where a road may could go on the side. Dan asks if he can give Pam the engineering work done on the King property. Ed says that he can. We had that meeting and did not hear anything. I would call Ed and he would say that we have new commissioners coming in December. During that whole fall he was telling me I want to wait to get the new commissioners and they were sworn in on December 3. I got the phone call December 14 so that sounds like that held up. Eleven days later after they get sworn in they are ready to talk. On December 18, it looks like they were ready to come to us with the King property and wanted some reassurance. Frankly, given the history of the Town back and forth, back and forth, I can see where we are about ready to go. Let's go back and talk to them again. Ligon said he would call each Councilmember that week to see where they stood on the King property. However, Dan mentioned the possibility of a fifth property in our December 10 meeting, six months after we gave Ed direction on the King property. If there is a fifth property I think the next step would be to get Ed back and put it back on the board and compare it the other four sites and give him feedback and direction.

Councilmember Thomisser – I had the opportunity to review the minutes of June 11. I do not recall reading that the Council discussed four specific sites. I recall what you just said but the four sites that you mentioned were not in the minutes. My concern all along has been do we need a water tower? We only have about 14 or 15 neighborhoods that have water. I have asked Public Works to go into those neighborhoods and test the water pressure. I am still waiting. I have been in those neighborhoods myself. This is the third time around for me – the first time there was an attempt made to put the water tower on the King property and that did not succeed. The second one was at Highway 16 and Rea Road. At both public hearings I stated that before we start worrying about sites we need to determine do we have a water pressure problem? I have been in all of the neighborhoods and Rosehill said that they have lousy water pressure. The surprise tonight is that Stratford Hall has a water problem. I have been in there and talked with some of the residents and they said that the water pressure was fine. I believe the people that were here tonight. That leaves approximately 12 or 13 other neighborhoods that have water but are not complaining and I would like for Public Works to come with the statistics that show us that there are water pressure problems in other neighborhoods. That is not to say that we do not need a water tower because two neighborhoods have lousy water pressure and the others are in fact happy. I would like that information. We voted to give Providence VFD a computer and they have a software program where they could measure residual and static water pressure. I have heard that we have a problem with fire flow. The only thing that I want is a professional approach to this and statistics that back up that we have lousy fire flow and lousy water pressure in more than two neighborhoods. That is not to say that we do not need a water tower because everybody else is happy with their water pressure. I would really like to see those statistics and I for one would wholeheartedly be for the water tower. The question is where are you going to put it? I cannot recall anyone on this Council specifically saying that they wanted a water tower in a certain place except our Mayor. Was I hearing that correctly or was I reading the minutes correctly?

Councilwoman Pamela Hadley – I would like to thank everyone that came out tonight. I live off of Beulah Church Road and they have been quickly building Phase II and my pressure is going up and down with the addition of the new construction. I believe you and I think one of the reasons that we voted for a liaison was to get things going. The results are in from the hydrants and I can give you that report. We need better flow for the fire hydrants. We need for my pressure to stabilize and for you to have some pressure. Having said that there are other locations that are diligently being looked at and I think it would be very inappropriate to have a discussion and to put that on the board while the County is trying to work with that as well.

Mayor Davidson – On your comments regarding inappropriate to talk about the other sites, was our meeting on June 11 an inappropriate exercise?

Councilwoman Hadley – I do not think it was inappropriate. I have received feedback and information since the June 11 meeting. I actually spoke with the County Attorney this afternoon and I just feel like at

this point that it would be inappropriate to go any further with any locations with them, having contact with Counsel and with them moving in that direction.

Mayor Davidson – So we did not meet our objectives in the June Meeting? The objective was what Todd Johnson said, “Based on the Water and Sewer Master Plan, where do you want the water tower?” We did not meet that objective.

Councilwoman Hadley – Perhaps we met it for that evening and with the information that we had at that time. We did not get the map from Ed Goscicki until that night with the different colors and the elevation and the undeveloped parcels. I have been studying that map and I have been going and looking. I think this Council is being proactive and they want to make a decision for the water tower. I would like to convey that to the public.

Councilwoman Harrison – I have been very vocal but I am frustrated. Because in August when they proposed the water tower to be right across from my Association it needed to happen immediately. That was 18 months ago. What I have heard from Ed Goscicki is, “I want to wait because we have a new water plan and by the way do not worry your neighborhood does not meet it any more.” They had six months before an election to when the new commissioners came in. I just got an email that they are in Closed Session about the budget. What do you think that means? I bet they are going to take enterprise money which is going to be the water money and use it someplace else. I am just frustrated. I heard in December I was going to be called by the attorney and I am still waiting. I am available. Nobody is calling me and asking me. To Werner’s question and yours, I said I thought this area should be where a water tower should be based on what I saw on that map. If you remember prior to that, I was going why can it not be on Tilley Morris or Weddington-Matthews Road where it is closer to the affected areas and the areas that are going to be built up more? Public Works is drawing this out and I am not sure why. I have heard stories that the Kings want to sell, they don’t want to sell or they want to sell for too much. I do not know what the right story is any more based on what is going on. I just bet you that there is going to be another scenario going on based on the Closed Session dealing with their budget.

Councilmember Thomisser – I believe that Attorney Fox cautioned us at the beginning of this agenda item not to be specific as far as site location.

Attorney Fox – The County is looking for a signal from this Board because of prior failed efforts of the County. Typically the applicant would come before a governing body and present what they seek to do as an essential service and to identify the location. This board established a liaison and the purpose is really to allow the County a vehicle where they can communicate with an individual on this board and to talk about options and to glean some type of indication. The County does not want to make substantial investments in the preparation of a tower site until it has some assurance it has a reasonable chance of success. It is not going to get 100% assurance on that. Ultimately the County is going to have to make a call about where it wants to go and site the property where it thinks is in the best interest and come before the board for an up or down on it. Part of the dilemma this board has is the County is putting this board in a position of trying to help identify where the site will go when it is ultimately the County’s responsibility. My caution earlier was to say that this board will ultimately have that determination where the site is and a vote based on the zoning on the site. My advice to this board and you as my client is to make sure when you do that exercise and that exercise is subject to some challenge because someone has construed all the discussions to be some form of contract zoning or something like that.

Councilmember Thomisser – What I do remember from the June 11 meeting as opposed to certain site locations is we were given a map from Mr. Goscicki with different shaded colors and the intent of the map was to let Council know where a water tower would work assuming that there was a willing seller in a particular location. In looking at the map there were several areas that would work and that was based on

elevation because elevation determines the height of the water tower - the greater the elevation the lower the water tower. I do not remember any specific locations that were discussed. Am I correct?

Councilwoman Harrison advised that she remembers discussing locations.

Mayor Davidson – Anthony, I appreciate what you said but we had the June meeting to go through this process and there was nothing wrong with that process and nobody told us that we shouldn't be talking about properties. It was out in front of everybody. Ed left here and it appeared that the King Property was a property that the board could support. I do not know what direction was given by the County Commission. We were called down to a meeting looking for reassurance and I was told we would hear something after the County Commissioners were sworn in. They were sworn in December 3 and I was called into a meeting December 14 looking for reassurance. To make you comfortable I know what they want. They want to know the answer before a public hearing. I told them that we were not giving that. Everybody wants that and we are not doing it. This is as close as we can get to reassurance, the minutes from the June meeting. He has asked us if you have any other properties let me know. Has anyone here given any other properties since that June meeting?

Councilwoman Hadley raised her hand that she had given him some properties.

Mayor Davidson – Will you share with us what property you gave him?

Councilwoman Hadley – No.

Mayor Davidson – Where does that put us? Are we going to have a meeting with Ed to see if the rest of us want that?

Councilwoman Hadley – I don't know.

Mayor Davidson – Well, that is your delay. I do not see blaming the County when the Council is not talking with each other about these other sites. I did not know that you have given them other sites.

Councilwoman Hadley – It did not happen until about 4:30 today.

Mayor Davidson – We were called to a meeting last December about this and Ed asked in June if you have any other sites let us know so we have waited seven months now for other sites to be brought up. I am okay if the site is better for Ed but I want the people to know why there is a delay.

Councilwoman Harrison – After we talked with Ed on June 11 and discussed the King property I assumed that he was going to go out and start the negotiation to buy the King property. That was my assumption. Do not say we are delaying it seven months later when obviously they have not started that process and there is no way that we can give him a yes - go out and buy that property before a public hearing. That is not fair to anybody. I feel they are playing some kind of game and they are wrapping us up in that.

Councilmember Thomisser – Last Tuesday when we had a meeting I communicated to you another site. I do not believe it is a positive thing for any one of the Councilmembers to get up on a soap box and to start yelling about sites because there are a lot of things that go into whether the site is workable. I am not a hydro engineer but I would like to think that the Council is running this Town and not the water company and it is our decision as to where that water tower goes. To sit here and accept what they want to ram down our throat - I do not go for that. I think that should be a decision of the majority of this Council.



Mayor Davidson – Ram down our throat – we went through four sites. He came here - we asked him to come here to go through the process that we invited him to go through and he left here saying, “I think the King property is something that the Council can support.” When someone makes a statement like that if you do not agree with it, raise your hand. That is not what we said. That is not what happened.

Councilmember Thomisser – I was noncommittal.

Mayor Davidson – If you have any other properties, let me know.

Councilmember Thomisser – I do want to thank the people from Rosehill and Stratford Hall. This is the first time that we have had a group of residents to come from these two neighborhoods and advise Council of the problem that they have. Yes, we have had a couple of public hearings and I recognize that a couple of them came and talked about the water pressure. This is a show of force tonight and I appreciate them taking the time to let us know. There is a big problem over there. What I learned here is that Stratford Hall has a problem which I was unaware of because I talked with some people in there over a year ago and they were happy with the water pressure. I believe what the people say here tonight and if Councilwoman Hadley has any statistics regarding fire flow I am going to go with a water tower. The only question is where is the best place to put it?

Councilwoman Harrison – I would like to have Amy make a copy of the petitions and a copy of all of the comments and send them to Ed. This is the first time that we have had this force. I have said that before. Where is Rosehill if they have an issue? I am glad that you are here and I think that we should take all that data and give it to Ed.

Councilmember Thomisser – Almost a year ago Councilwoman Harrison and I met with Mr. Goscicki and we talked about the water pressure in Rosehill. Stallings Mayor Lynda Paxton had a concern because there are severe water pressure problems on Chestnut Lane and they are going to do some type of shopping center at the corner of Antioch Church and Weddington-Matthews Road and so we had a discussion about that. Mayor, this whole process evolved over the past six to seven months and we have more information and we were able to look at this more intelligently. That is the way I look it. It is not that anyone has been dragging their feet.

**B. Review, Discussion and Acceptance of the Land Use Plan Survey Results along with Discussion and Consensus of Land Use Plan Amendment Process Moving Forward – Councilmember Werner Thomisser.**

Councilmember Thomisser - We had a survey done in 2000 and it was amended in 2006 and then we had another done in 2007 – it was not as in-depth as this one. Then we have what Hadanstanziale did in 2009. For the most part, the same results keep coming back. The latest survey results – there are a couple of surprises but 98% of the people that live in Weddington like it here. They enjoy the low taxes, great schools and rural character and open space. What my intent today is to look at the response rate. It was 19%. Nadine Bennett with COG who does surveys for other municipalities said that it was a good cross section of the people that live in a particular municipality. I was expecting a higher response rate but if the experts say 19% or 20% will give you a pretty good indication then I am willing to go with what the experts say. There was some talk about is the survey valid? I like to think that most of the people in Weddington are honest people. I asked Nadine in December because we did it via computer was there a possibility that six or ten people might have taken it twice would that significantly alter the results and she said no. So based on what she said I am willing to accept the results. It is what it is. Yes – I would like a 40% response rate but everybody knows in the last election we had 19% turnout. There is a lot of apathy for whatever reason in Weddington. We have to move forward with what we got and according to Nadine this is a good representation. My objective is to get you thinking as we go into the rewriting of the Land Use Plan. Number 1 was greenways. That is nice. How are you going to do greenways? We do not have a park. Marvin has a park. Wesley Chapel will have a park. Indian Trail has a park and generally

speaking that is where you put greenways. Looking here a passive park only scored 34% and greenways scored almost 57%. It is almost like the cart before the horse. I think you need a park before you have greenways.

Councilwoman Harrison – Will you define greenways?

Councilmember Thomisser – McAlpine Greenway.

Councilwoman Harrison – My only issue is the survey results and the comments do not add up. I think everybody looked at the word “greenway” and had their own interpretation. How and what do we do with that? If 50% of the people want greenways, then 50% of the 19% responding is 10% rounding up - 10% of 10,000 people want greenways. We did not put better definitions. I am concerned with what we do with that information. I got five calls and 10 emails saying please do not vote on greenways. Where am I seeing that I am voting on greenways? Mr. Price got up and spoke about it. Somewhere there is something that is being mixed up that I do not even get. This Councilperson is not going to vote to spend money to buy land to have greenways. Werner brought up validation. At this point, I already had 10 people tell me that they took it twice. My whole issue is what do we do with a schizophrenic survey? If you look on one part 57% said they wanted assisted living and you look at another one and it said something else about assisted living and 57% of the people said no. It is the same question worded differently. What I am supposed to do with that information when we are rewriting a Land Use Plan? If we are going to put that we are going to pursue greenways because 10% of the population wants greenways we should say that in the Land Use Plan versus saying something like the majority of the people of the Town wanted greenways because that is not true.

Mayor Pro Tem Barry – There is the whole density question. If you have got senior centers you’ve got to change your density model unless it is in one building. I don’t think there is a lot of appetite for that. I did not think we were validating the results we were just accepting the results. The other question is how do the survey results impact the process of rewriting the Land Use Plan?

Mayor Davidson – Are we doing another survey?

Everyone said “no” for the record.

Mayor Davidson – We are not doing another survey. Then we need to decide the process to move forward.

Councilwoman Hadley – I have had a lot of concern about the survey from the beginning and then I had a lot of concern obviously when Barbara was approached at the Harris Teeter by someone bragging that nothing else would ever be built in Weddington because of the ability to take the survey more than once. I have asked a lot of people what do I do? How do I vote? Do I validate or not? It is has been a question in my mind for a while and as I talked with someone today an argument could be made for both sides. An argument could be made to throw it out and an argument could be made as Nadine presented that it was acceptable and she did not see any obvious manipulation. I do not want to send out another survey. We all know the issues that came up with having the survey online and we all know about not having control numbers and we all know what happened. I want to make sure that in five years when they are updating the Land Use Plan that they understand our questions and our concerns with validating the survey. I just want it to go on record that we did have issues with it and there were problems with people taking it more than once and we will never know whether it was 10 or 50 people. I personally am like Barbara I like the comments better than the percentages. I will probably go more with the comments section of the survey than the percentages because there is such a low amount. I did have one resident call about giving such validity to the percentages to something as important as a Land Use Plan. She said surely you are not

going to use the 10% to be absolute in determining the new updated plan. I think if it is taken in that context when we go through the update that it is not absolute, that there were problems with it and we do have questions about it, but still have it as part of the process of updating the plan then I am okay with it.

Councilmember Harrison – If you say to me are you willing to accept what is there I will say yes. If you say are you willing to validate it – oh no. Again, I heard Nadine say you can tell where people took it twice and you go through the comments and you see the same kind of comment two or three times you go I am seeing it. I do not like the word validate.

Mayor Davidson – We were very methodical and we went through the questions the best that we could. Jordan brought up the repeat thing and we talked about if we just wanted to use paper and you said you were not worried about duplicates. The participation was within the consultant’s base. Could we have done anything more? That is what we have to ask ourselves.

Councilmember Harrison – I had a discussion with Dorine and I asked how they got such a big participation rate in 2000. And the answer is that they were here on Saturdays, they had all kinds of charettes. They had consultants working with them and they really got a lot of communication and feedback. We did not do all of that. Could we have done that? Yes. Do I think it would have raised the participation rate? Yes. It shows that 53% of the people want mixed use. I have a feeling that they do not know what mixed use means because if they did they would not be saying no to all that other stuff. I do not want to use numbers like we have heard in the past because those numbers are not valid. The other thing is the fact that you have to tap into Dorine about 2000. If we use this we better really clearly say what we are saying when we rewrite the Land Use Plan.

Councilmember Thomisser – One of the things that scored high were sit down restaurants. I know Councilwoman Harrison and Councilwoman Hadley have spoken with people in the restaurant business. We have four residents that live in Weddington that are in the restaurant business. These are young men that are sharp and they have the demographics. I have had conversations with them because I have gone to their restaurants and what they say is you need to understand the restaurant business. If we open up a restaurant it takes three years before you make a profit and if you want to have a freestanding restaurant, you have to buy the land, you have to put in the bricks and mortar. If you lease in a shopping center, that is a \$1 million investment with the kitchen. The people that are in the restaurant business are willing to do this but you have to have foot traffic. That is why they go in places like Blakeney and Rea Village. We do not have that here. We want to deliver what the people told us but how are we going to do that? Passive park – are the people in Weddington willing to invest a million dollars like Marvin did to buy a park then they have to invest another \$200,000 to put a barn and things for the kids not to mention the security? It is a huge investment. Wesley Chapel was in the news recently. They spent a huge amount of money and now they suddenly found out it is going to cost them another \$750,000 to improve the land to make it suitable for a park and they are in the process of negotiating that trying to get it down to \$500,000. Indian Trail has invested a huge amount of money – do the people of Weddington want this Council to go out and buy \$1 million worth of land for a park? Are you willing to have your taxes increased to get that park? The County runs the library system. At best Weddington can give them the land for a library. I was on the library board of the County when they wanted to build a library in Western Union County on Providence Road - so does the YMCA. As we go into this rewriting of the Land Use Plan I think we have to ask ourselves a question: yes we want to be responsive to the people of Weddington but is it feasible? Do we have the financial resources to do this and how do we do it? I know a way to do it.

Mayor Pro Tem Barry moved to accept the 2012 Land Use Plan survey results. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry

NAYS: None

Town Planner Cook - What I was asking for was a process moving forward. As everybody knows we have discussed these Thursday workshops for a total of six meetings. There was a deadline set of having the Land Use Plan done by March 31. There has been consensus that we need to do this and we need to address the plan and start working on it. How we do that is what I want to get into tonight. I have got some things such as discussing the Planning Board's role in reviewing the LUP. If the Town Council has six of these workshops the Planning Board is probably only going to meet two or three times during this process. What role does the Planning Board have in this and what is the Planning Board's method in giving their comments to the Town Council? Do we want to go chapter by chapter or we look through the plan and we comb through it and just take all the factual information and correct that? There are things that everybody knows are not right any more and we can change. I really want to open it for discussion so when we have that first Thursday night meeting we can hit the ground running and start the process.

Mayor Davidson – When you are looking at the document and you are trying to figure what can be done such as the facts you do not have to debate about. It looks like Jordan and Dorine could go through and update the facts – the noncontroversial items such as dates, population. Second piece is I think there is a screening by Anthony to review and show what language is protected. On the front end Anthony can show language that is protected and language that we have to have in there and highlight it in the document so we know. I ranked what was the highest response rate – apartments, we could cut it out. Get the obvious ones out. Then there is the middle. It is going to be what it is going to be. Given what you talked about with the survey, Council is going to have liberty in making our arguments. I will put 40% weight on the survey in just talking with people and what I ran on and what I wanted to do. The quickest way to get this done is cut to the chase. If each Councilmember gets a Land Use Map and puts what they want and then we will come together and say this is where I see commercial and this is where I see residential. This is where I see older adults and this is where I see the buffer. The buffer has been the issue forever. How are you going to separate residential from commercial? Then if we all have our maps of what we think the Town should look like and we can go back and say how can we validate that with what you want and where did you see that in the survey? We are going to argue with each other and three people are going to win. I think doing the map is the quickest way to get to it. The structure would be factual, legal, get the map out and crayons and draw what you want on there, validate with the survey or whatever input you want to use and then we could start with the Council just telling their story and what is your vision. We have to work in the Planning Board.

Councilwoman Harrison – I do not want to get rid of the Planning Board. I want Dorine and Rob to write the history. That is for future generations. I think the Planning Board should be involved. I also want the public to verbally get up and talk with us whether I like it or not. I don't want it to be just our vision. I want it to be something that at least a portion of Weddington is going to say I agree to that vision.

Mayor Pro Tem Barry – The whole Planning Board.

Councilwoman Harrison – I am not saying they have to be at every meeting but they should be accessed and told we want your input.

Mayor Pro Tem Barry – One of the thoughts I had was to empower the Planning Board to provide their input however they want to through their leadership. I don't want to dictate to the Planning Board how they engage or how they deliver it. I think if we had 12 people sitting around here we will not get finished by March 31.

Councilwoman Harrison - I agree.

Mayor Pro Tem Barry - The redlining the Land Use Plan verbiage I think is a great idea and then Jordan can make one document that says Page 1 here are the comments or there is consensus around this one block. Your idea is intriguing to me and I have not thought about it which was taking the map and then backing into the document. I had always thought let's take the document, figure out where we are going to go and then sit down with a big piece of paper and say this is what we said we wanted to do, just a different way to do it and then put on the map. Your idea is let's put the map out there and then write the document to back that up. You had sent me an email about outside input from Union County, Fire Departments, Power Company, etc. and when do we engage them? There is a whole section on infrastructure and that is when those folks should be engaged if we include them.

Town Planner Cook - There are three Planning Board meetings in this time frame. I can talk with Dorine about this. Their first meeting is January 28. Do I need to send something to them tomorrow and be prepared to make comments on this? Do we know how we are going to proceed if our first meeting is this Thursday at 4:00 p.m.? What will that agenda look like and what is the process going to look at? Am I sending this Land Use Plan to everyone to look at facts and to Anthony to look at the legal part?

Councilwoman Harrison - I liked what Walker said for you and Dorine to deal with the facts. We are going to get involved in the middle information.

Mayor Pro Tem Barry - We had originally planned to have the meeting on Thursday and I have been called out of Town. What is your schedule like on the 24<sup>th</sup>?

Everyone said that they could do the 24<sup>th</sup> but wanted to stay on schedule and meet the 31<sup>st</sup> as well.

Mayor Pro Tem Barry - The second thing that Jordan and I talked about is that we will call each meeting with a specific agenda for that meeting so whatever the objective that we consented to calling for is what we will be dealing with. I want a fixed time. The agenda will be set so if you are the greenway person when we start talking about parks then that is the night you need to show up and participate in the discussion on greenways. If you are the water and infrastructure person then that is the night to come.

Mayor Davidson - I want to see if everyone likes the map idea. If you do the map it is going to be more of your vision in the visual form. We have people talking with us about commercial properties and when this is done what I would like to see is the guy that we have talked with regarding the 41 acres on Weddington-Matthews Road and Antioch, if you think that should be commercial I want you to put in on your map. I don't want to do all this and the guy shows up a week later and says by the way then we entertain it. I would like to encourage us to do the map first and say where you think commercial ought to be and where is the buffer going to be.

Mayor Pro Tem Barry - I am okay with that if we start with the same baseline. Not that we just identify residential and commercial but we take all of our conditional uses and we outline them in addition. It is not fair to say that the daycare center on 84 is a residential parcel. It is a conditional use which is very different and we need to go around and pull all of those out so we see this is where our residential is, here is our commercial and then we have these other commercial uses and come up with a couple of colors showing public service such as fire departments, utilities. Then we are going to see a very different picture. We have been talking at length about having new zoning categories.

Councilwoman Hadley - I like the idea of the map other than I think the map will evolve as we get more into the different chapters of the Land Use Map.

Mayor Pro Tem Barry - I think what the map does is it sets a baseline. I think it is going to be interesting to see if there are a lot of inconsistencies or a trend line. Every week we are getting an updated map so we can see the evolution of the map based on the language that we are implementing.

Councilwoman Harrison - I definitely need the map that has conditional uses. The Weddington Swim and Racquet Club is a commercial entity and it is a business and all we did was disguise it in residential. Once we all see it they are going to realize we have more. There is a lot out there but it is hidden.

Councilmember Thomisser - We have had discussions on who we have thought about inviting. I would like us to consider inviting all three fire departments, for sure Providence VFD since they cover most of Weddington to tell us what they need such as plans for expansion, more property, or a new fire station.

Mayor Davidson – Jordan and Dorine may be able to get through the first 2 to 3 chapters to get the facts updated. Then Anthony will start reviewing the legal language that should be protected. Are those first steps okay with Council? Jordan will get the conditional uses on the map. First thing may be to wipe out the extremes such as apartments and get rid of the low numbers and define what we are going to be talking about. Then we can start on the map. I think that is enough for our first two hour meeting.

Mayor Pro Tem Barry - At that meeting before we adjourn we will set the plan for the next meeting so we will call it for specifically what we want to do.

The Council agreed that Attorney Fox would not be in attendance at the Land Use Plan meetings but may be available through conference call.

**C. Review and Consideration of Participating in the Monroe/Union County Economic Development Program – Staff.** The Town Council received the following information from Town Administrator McCollum:

Effective this month, Union County will be transitioning to the City of Monroe in the establishment of a joint county-wide economic development program. The Union County Board of County Commissioners approved the Interlocal Agreement at their November 19 meeting and the City of Monroe Council approved it at their December 4 meeting. They plan to create a 24-member advisory board with eight (8) voting members appointed by the City; eight (8) voting members appointed by the County, and eight (8) ex officio members. In order to give the municipalities an opportunity to buy into the program financially or through strategic planning, no more than six (6) of the County’s eight (8) appointees may be representatives of municipalities, with no municipality having more than one (1) seat on the board. The remaining two (2) County appointments shall be at large members. The Board of County Commissioners will be making their appointments to the Economic Development Advisory Board on January 22. The cost of this representation is \$7,500 annually. Chris Plate' will be contacting each municipality to determine if they wish to be part of this county-wide initiative and included within the Work Plan that will be developed and included an amendment to the Interlocal Agreement. The Plan of Work is separate and distinct from the financial commitment which allows your municipality to be a voting member on the Economic Development Advisory Board. If the six seats initially reserved for municipalities by the Board of County Commissioners are not requested by the Towns, the Board of County Commissioners will be making these appointments. As this is a new Board the initial appointments will be staggered with one, two and three year terms. It is anticipated the first meeting of the Advisory Board will occur in early February. I emailed each Union County municipality to see if they were planning to participate. Here are their responses:

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Stallings	Not going to participate financially
Mineral Springs	Has opted not to participate financially

Fairview	Fairview has voted to ask the County for a voting seat on the ED Board and agreeing to the \$7,500. They have also selected a person to be their representative
Indian Trail	Council directed the Town Manager to ask for a seat on the board but not to pay the fee, as they have Econ. Dev. Dept. and they feel that they have incurred that expense and can provide information and assistance.
Marshville	No response
Hemby Bridge	No response
Lake Park	No response
Marvin	No response
Unionville	No response
Waxhaw	Waxhaw Board voted not to participate at this time due to large agenda already on their plate this year.
Wesley Chapel	No response
Wingate	This item is on their next agenda. Their Town Manager plans to recommend participating financially.

Mayor Pro Tem Barry moved to advise the County that Weddington would love to participate but is unwilling to share in the costs. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
 NAYS: None

Councilmember Thomisser - I concur with Mayor Pro Tem Barry. I think we are already paying the \$7,500 in our Union County taxes. I think it is an important issue. I want people in the audience to understand that we are not putting a steel plant in Weddington but we do need to support economic development such as aerospace, pharmaceutical companies and light industry. A professor from Wingate University said if Union County does not change their ratio we will be forced to double our residential property taxes within the next five years. I think we should have a voice and also support what they are trying to accomplish but this in no way means that we are going to put light industry in Weddington. People say they want to maintain the rural character of Weddington and gave that as one of the reasons that they love Weddington.

Mayor Davidson - I am glad we did not vote to approve the money. It is double taxation. We are paying through our county taxes. I am still confused about economic development because we try to diversify our tax base and one way to attract companies these days is to not make them pay taxes and I have arguments about diversifying the tax base and if somebody can take the Union County tax rate and put it up against Mecklenburg where they have more businesses which one is higher? It is not Union County.

**Item No. 9. New Business.**

**A. Review and Consideration of Amendments to the Town Council Rules of Procedures – Item 3 (d) – Work Sessions and Committee Meetings (Councilwoman Pamela Hadley).** Councilwoman Hadley discussed the proposed amendment with the Town Council. Councilwoman Harrison moved to approve the amendment to the Town Council Rules of Procedures.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
 NAYS: None

(d) Work Sessions and Committee Meetings

The Town Council may schedule work sessions, committee meetings, or other informal meetings of the board or of a majority of its members at such times and concerning such subjects as may be established by resolution or order of the Council. A schedule of any such meetings held regularly shall be held in the same place and manner as the schedule of regular meetings. Work sessions and other informal official meetings not held regularly are subject to the same notice requirements as special Council meetings. ~~Town Council Work Sessions will follow the same rules of procedures as a regular Town Council Meeting with the exception that the Council may elect to include the public in the discussion.~~ This will be established at the beginning of each work session. **Town Council Work Sessions will follow the same Rules of Procedures regarding reasonable standards of conduct as a regular Town Council Meeting.**

**COMMENT:** The open meetings law requires that any “official meeting” where a majority of the Town Council deliberates on public business must be open to the public and notice must be given. The **third** ~~last~~ sentence of this rule embodies that principle. The rule goes beyond the open meetings law in requiring a published schedule of work sessions or committee meetings held regularly.

G.S. 143-318.13 (a) provides that if the Town Council holds any regular, special, emergency, or other official meeting by conference telephone or other electronic means, the clerk shall provide a location and method whereby the public may listen to the meeting and notice of the meeting shall specify that location.

**Item No. 10. Update from Town Planner.** The Town Council received the following update from Town Planner Cook:

- Polivka International has submitted a portion of their construction documents. The Planning Board will act as the Design Review Board for the elevations and construction document review. *Town Planner Cook stated, “I spoke with John Temple today. They are months away from taking the tree down. I have forwarded the tree report to the new Union County Urban Forester for his comments.”*
- The Town of Weddington issued the following permits in 2012:

New Homes-89  
Upfits (Interior Modifications to Home) and Additions-71  
Accessory Structures (Pools, Detached Garages, Buildings, etc.)-37  
Certificates of Compliance (Homes Completed)-50

In 2011 the Town issued 51 permits for new homes, 74 upfit and addition permits, 31 accessory permits and 42 certificates of compliance permits. In 2010 the Town issued 34 permits for new homes, 80 upfit and addition permits and 51 accessory permits.

- Town Attorney Anthony Fox has provided feedback on the proposed Agritourism and Agricultural Use Definition text amendments. This will be an item for the Retreat.
- I had a conference call with Charlotte Planning Director Jonathan Wells to discuss the extension of the Weddington-Charlotte Annexation Agreement. This agreement is set to expire in 2014 and includes Marvin and Stallings. This can be discussed further at the Retreat.
- The following items were on the December 17<sup>th</sup> Planning Board agenda:
  - Entry Monument Signs Text Amendments (Sections 58-9 and 58-152)
  - Text Amendment to Appendix I-List of Acceptable Plant Species
- The following items will be on the January 28<sup>th</sup> Planning Board agenda:
  - Beulah Church Road Minor Subdivision
  - Bromley Map 6 Final Plat
  - MX Review Process



**Item No. 11. Update from Town Administrator.** The Town Council received the following update from Town Administrator Amy McCollum:

- § VC3 has provided staff with the information on how to pilot test our programs through the Cloud. We have begun that process and the end of testing will be February 8. Our emails are being switched from Perigee to VC3 as well.
- § The newsletter will be mailed out to Town residents the week of January 14.
- § Advertising for the 2013 Welcome Magazine is going slow and Bizwell has notified the Town that the new magazine may not be ready until February or March.
- § The next Planning Board Meeting will be held on January 28, 2013. A training session led by Nadine Bennett of COG will begin at 5:30 p.m. A notice will be sent out advertising that a quorum of the Town Council may be in attendance for this training.
- § The 2013 Retreat is scheduled for Friday, February 22 beginning at 9:00 a.m. The retreat will be held at the Firethorne Country Club. Please start sending me possible agenda items to be discussed. The Town Attorney, Finance Officer, Town Planner and Town Administrator along with the Chairman and Vice-Chairman from the Planning Board usually attend the retreat.
- § I will be in a class conducted by the School of Government beginning January 30 – February 1 in Chapel Hill.
- § The Town Hall will be closed on Monday, January 21 in observance of Martin Luther King, Jr.’s Day.
- § A Special Work Session is scheduled for Thursday, January 17 at 4:00 p.m. to proceed in reviewing the Land Use Plan.
- § This year is the Town’s 30<sup>th</sup> Anniversary.

**Save the Date:**

Easter Egg Hunt - March 23, 2013  
Weddington Country Festival – September 21, 2013

Council asked that the Town Clerk send out the current list of proposed items for the retreat to the Council. Council also advised that they would like Dorine Sharp and Rob Dow to be present from the Planning Board and for the Planning Board to choose one other person to attend.

**Item No. 12. Public Safety Report.**

**PROVIDENCE VFD**

**Training- 185.00 hours**

**Union County:**

Fire 16 + EMS 21 = Total 37

**Mecklenburg County:**

Fire 3 + EMS 1 = Total 4

**Department Total:**

Fire 19  
EMS 22  
Total 41

The Town Council also received a copy of the following: Report outlining hydrants in Weddington (PVFD response area) in need of repairs, call statistics for 2011 and 2012 and the Income and Expense Budget Performance and Balance Sheet for December 2012

**Weddington Deputies – 681 Calls**

**Wesley Chapel VFD – 111 Calls**

**Item No. 13. Update from Finance Officer and Tax Collector.**

**A. Finance Officer’s Report.** The Town Council received the Revenue and Expenditure Statement by Department and the Balance Sheet for December 1, 2012 to December 31, 2012. Finance Officer Leslie Gaylord stated, “The auditors will be on your February agenda. Please give me some direction on what level of budget preparation you want for the retreat. Do you want someone from the fire departments there for the retreat? Please send me any items you want included in the budget.

Council advised that they did want the fire departments to be invited to the retreat.

**B. Tax Collector’s Report.** Monthly Report – December 2012

<b>Transactions:</b>	
Adjust Under \$5.00	\$2.64
Overpayments	\$(985.53)
Refunds	\$3,649.53
Penalty and Interest Payments	\$(70.47)
<b>Taxes Collected:</b>	
2010	\$(219.28)
2011	\$(389.13)
2012	\$(192,512.35)
<b>As of December 31 2012; the following taxes remain Outstanding:</b>	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1,832.44
2009	\$2,548.25
2010	\$4,365.26
2011	\$6,607.04
2012	\$222,066.46
<b>Total Outstanding:</b>	<b>\$238,300.83</b>

**Item No. 14. Transportation Report.** Councilwoman Harrison – We have two MUMPO Meetings coming up. We have a new Governor and almost everything we have been working on has been put on hold.

**Item No. 15. Council Comments.** Council thanked Councilwoman Hadley for her hard work on getting the Town Hall painted and a new roof.

Mayor Davidson - I will be putting on the February agenda an item for discussion and consideration of changing the two Council seats on the Public Safety Committee to at large non Council seats. Amy and I met with Curtis Blackwood and he has advised that he and several neighborhoods would like to de-annex from Weddington. I also received a call from Jack Wilson who represents a group that wants to do a commercial project on the 41 acres at Antioch Church and Weddington-Matthews Road. This property is zoned residential. He is going to be on the agenda in February.

Councilwoman Harrison – I planned to talk about the Public Safety Committee at the retreat. They said they were not going to meet unless driven by the Town Council yet the entire agenda I saw was not a Council driven agenda. I feel like it would be better if we talk at the retreat and not at the meeting.

**Item No. 16. Closed Session – Consideration of Approval of Closed Session Minutes and Pursuant to NCGS 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged and (6) Personnel.** Mayor Pro Tem Barry moved to go into Closed Session to consider approval of Closed Session Minutes and Pursuant to NCGS 143-318.11 (a)(3) and (a)(6). All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**Item No. 17. Open Session.** Mayor Pro Tem Barry moved to come back into Open Session. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**Item No. 18. Review and Consideration of Amending the Interlocal Agreement/Reimbursement Agreement – WCWAA.** The Town Council received a copy of the following: Amendment #6 to the Interlocal Agreement between Union County and the Town of Weddington and Amendment #1 to the Reimbursement Agreement between Union County, Town of Weddington and the WCWAA.

Mayor Pro Tem Barry moved to approve amendments to the Interlocal Agreement and Reimbursement Agreement regarding WCWAA. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

**Item No. 19. Consideration of Resolution to Open Closed Session Minutes or Portions Thereof.** Mayor Pro Tem Barry moved to approve Resolution R-2013-01:

**TOWN OF WEDDINGTON  
RESOLUTION  
TO OPEN CLOSED SESSION MINUTES  
OR PORTIONS THEREOF  
R-2013-01**

**BE IT RESOLVED** that the Town Council opens the following Closed Session Minutes or portions thereof:

<u>Date of Closed Session Minutes</u>	<u>Item Number</u>	<u>Item Entitled</u>
December 13, 2010	4	Future Park Site Pursuant to NCGS 143-318.11 (a) (5)
June 13, 2011	4	Pursuant to NCGS 143-318.11 (a) (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.
March 8, 2012	1	Open the Meeting
March 8, 2012	2	Consideration of Approval of Minutes and Unsealing of Closed Session Minutes
March 8, 2012	3	Adjournment
June 11, 2012	1	Open the Meeting
June 11, 2012	2	Consideration of Approval of the May 14, 2012 Closed Session Meeting Minutes
June 11, 2012	3	Goodwin and Hinson Invoice
June 11, 2012	5	Parks and Recreation Advisory Board
June 11, 2012	6	Adjournment

Adopted this 14<sup>th</sup> day of January, 2013.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
 NAYS: None

**Item No. 20. Adjournment.** Councilwoman Harrison moved to adjourn the January 14, 2013 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
 NAYS: None

The meeting adjourned at 9:34 p.m.

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Walker F. Davidson, Mayor

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Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON  
SPECIAL TOWN COUNCIL WORK SESSION  
THURSDAY, JANUARY 24, 2013 – 4:00 P.M.  
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Work Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on January 24, 2013, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: None

Visitors: Dorine Sharp, Jim Vivian, Judy Johnston, Paisley Gordon, Jr., John Wilson, Bill D., Nancy Anderson and Michael Sealy

**Item No. 1. Open the Meeting.** Mayor Walker F. Davidson called the January 24, 2013 Special Town Council Work Session to order at 4:01 p.m. There was a quorum.

**Item No. 2. Review and Consideration of Updating the Weddington 2002 Land Use Plan.** The Town Council received a copy of the following:

- Current Use Map with a legend outlining specific uses
- Land Use Map
- Zoning Map
- Western Union County LARTP Map for Weddington
- Union County Future Land Use Plan Map
- Union County Zoning Map
- Land Use Plan – Chapters I, II and III
- Sections 38-23 through 38-25 of the Code of Ordinances

Mayor Davidson discussed the objectives of the meeting and the following list of items were developed that the Council wanted to accomplish in updating the Land Use Plan:

- Getting the facts correct – Dorine Sharp and Town Planner Cook have been reviewing the first three chapters of the Land Use Plan. Town Planner Cook has advised that the next two chapters are longer and may take additional time. Town Planner Cook advised that he and Dorine only changed information as it dealt with dates or numbers. Councilmembers requested additional time to review the changes since they got this information late today.
- Attorney Fox is reviewing the Land Use Plan for legal compliance and to note the protected legal language in the document.
- Document to be clear and consistent.
- Remove contradictions.
- Restate goals and objectives.
- Land Use Plan to correlate to the Land Use Plan Map.
- Ordinances and Land Use Plan to match when completed with review.

Councilwoman Barbara Harrison questioned when the public was going to be given an opportunity to speak and wanted to discuss whether the March 31 deadline is able to be met and whether additional meetings would be needed to accomplish that goal.

Town Planner Cook advised that the Land Use Plan is as important or more important than the actual Zoning Ordinance. He stated, "I am in the process of meeting with a developer or two per week. Having this document accurate and concise is what I need to talk with these developers or real estate agents. This is an everyday document to me and I lean on the Zoning Ordinance to talk about the process. I want a document that is not 11 years old, has teeth to it and is accurate. I do not want people going through the process if our Land Use Plan does not call for something like they are proposing. If it is strong enough you do not need to go through this process and spend all this time and money. It is a day-to-day tool for me."

Mayor Davidson – During the Polivka hearing, I heard comments that people want to do what they want with their property. They do not want the government to tell them what to do with their property. Does everyone on the Council believe that the Town Council has the right to tell people what they can or cannot do with their property?

Councilwoman Harrison – That is a loaded question. I just met with three different landowners in this community. What they have told me is that it appears that the Council does not consider anybody that has anything over an acre and what it is like for them to try to sell their property with the way that we are structured right now. All three of these people are aging and need to do something and they feel like we are not allowing them to sell their property to get the money that they need to continue living. I do not know how to answer that now. Personally, if you tell me that I have to cut trees in my back yard, I am going to tell you to take a flying leap because it is my property. Maybe you need to qualify that more.

Mayor Davidson - The Land Use Plan by definition, whether we like it or not tells people what they can or cannot do with their land.

Councilwoman Harrison - There is also legal language that is in there to say exactly what that means. If somebody wants R-40 and they want to sell 100 acres and someone comes in and says they are going to put 100 homes we have minimal input into that as a Council.

Mayor Davidson - The statement is not that we can tell them everything they can or cannot do with their property.

Councilwoman Harrison - I think it has to say we have the right based on the laws that govern us.

Mayor Pro Tem Barry - It is a guide. It is not a dictate. I think where you were going is saying commercial versus residential.

Mayor Davidson -You put it into terms that we will limit them.

Mayor Pro Tem Barry - We will set the condition but we are not going to say what they can do with it.

Mayor Davidson - But the condition is the limit. We get to tell them where they get to stop.

Mayor Pro Tem Barry - I am looking at form and the style at which they put their houses together.

Mayor Davidson - But it is limitations none the less. With the Land Use Plan, we have the right to put limitations on property owners. I want to get past this so we can develop this Land Use Plan so we do not

get to the point that every time somebody comes up they say, “How dare you tell me what I can do with my land.” As a Council we are writing this Land Use Plan and we acknowledge that we have the right to do this.

Mayor Pro Tem Barry - That sets a guide for development on land uses. It is a guide and not a dictate and not State Statutes. It is a guide subject to the interpretation of the Council that is elected.

Mayor Davidson – It still limits.

Councilmember Thomisser - People do have the right to develop their property but I do think there is a difference when they do residential versus something other than residential.

The Council discussed what year does the Council plan for the Land Use Plan to go through – 5 years, 10 years? Council asked that staff ask Attorney Fox if a date is needed for the plan. Members discussed that they want the plan to be reviewed annually by the Planning Board. Councilwoman Harrison preferred five years due to changes in social and economic conditions if a date is required.

Councilwoman Harrison requested that definitions of certain terms possibly be added to the Land Use Plan to provide for further clarity.

The Town Council reviewed the map developed by Town Planner Cook showing the non-residential uses within the Town. He also went through and noted the R-CD subdivisions for land use purposes. Town Planner Cook also added for development and non development purposes lakes and FEMA floodplains. He advised that the next step is to get Union County’s water and sewer shape files and transmission lines and add to the map. The conditional use permits listed on the map only go back as far as 2000. Staff will review back to 1983 to find all conditional use permits. Ms. Dorine Sharp thought it would be useful to also include cell tower locations.

Council discussed that the Town has the ability to restrict development in the FEMA Floodplain. Councilwoman Harrison asked that the map show the location of the duplexes and trailer parks in the Town. Councilmember Thomisser also felt that it would be beneficial to show commercial development on the Town’s borders. Mayor Pro Tem Barry also suggested that pending projects that are being discussed or are in the queue be added to the map to show the Council what is coming down the path.

Town Planner Cook will have an updated map to the Council on Monday. The exercise is to give the Council a template to draw their individual maps and vision and to add additional land use boxes/buffers. Town Planner Cook advised that the Town has three land use designations at this time.

The Council talked about numerous dates to meet and receive public comment. Councilmembers are to send Amy a list of Saturday dates that would work. The Council will also possibly meet with the Planning Board to discuss updating the plan. A public hearing on the updated Land Use Plan may be held in April.

Mayor Davidson will work on a list of dates and send to everyone.

### **Items for January 31 Meeting**

- Review Land Use Maps developed by each Councilmember
- Public Comment Period of 30 minutes – Individuals to speak 3 minutes each
- Discuss and Consider Planning Board’s Role in the process of updating the Land Use Plan

**Item No. 3. Adjournment.** Mayor Pro Tem Barry moved to adjourn the January 24, 2013 Special Town Council Work Session. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry  
NAYS: None

The meeting adjourned at 5:41 p.m.

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Walker F. Davidson, Mayor

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Amy S. McCollum, Town Clerk



**TOWN OF WEDDINGTON  
SPECIAL TOWN COUNCIL AND PLANNING BOARD TRAINING  
MONDAY, JANUARY 28, 2013 – 5:30 P.M.  
MINUTES**

The Town Council and Planning Board of the Town of Weddington, North Carolina, met in a Training Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on January 28, 2013, with Mayor Walker F. Davidson and Chairman Dorine Sharp presiding.

Present: Mayor Walker F. Davidson, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Chairman Dorine Sharp, Vice-Chairman Rob Dow, Janice Propst, Jennifer Romaine, Jim Vivian, John Giattino, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: Mayor Pro Tem Daniel Barry and Jeff Perryman

Visitors: Nadine Bennett

**Item No. 1. Open the Meeting.** Mayor Walker F. Davidson and Chairman Dorine Sharp called the joint training session to order at 5:37 p.m. There was a quorum of both boards.

**Item No. 2. Training Session.** Ms. Nadine Bennett reviewed her background and experience with the Planning Board and Town Council. Ms. Bennett gave a Powerpoint Presentation to the group that discussed the following items:

- Types of Decisions – Administrative, Legislative, Quasi-judicial
- The Role of the Governing Board
- The Role of the Planning Board
- The Role of the Board of Adjustment
- The Role of the Staff
- Planning Board
- Tools to Make Land Use Decisions
- The Land Use Ordinance
- The Land Use Plan
- Other Documents
- Spot Zoning
- Conflicts of Interest
- Variances
- Appeals
- Rules of Procedures
- Open Meetings Law

There was a question and answer period between Ms. Bennett and the group. Some of the main items discussed are as follows:

- The Planning Board's role is to review an item to see if it meets the Town's criteria/ordinances. Vice-Chairman Dow felt that it was not the Planning Board's role to determine whether they like a project but rather if it follows the rules and to send a recommendation to the Town Council.
- Different formats of Land Use Plans and examples from other Towns.

- Parcel specific Land Use Plans.
- The importance of having a Land Use Plan and updating it frequently.
- The State does not mandate that a Town have a Land Use Plan.
- The Planning Board must make a statement of conformity to the Land Use Plan when making zoning decisions.

**Item No. 3. Adjournment.** Mr. Jim Vivian moved to adjourn the January 28, 2013 Special Town Council and Planning Board Training Session. Ms. Janice Propst seconded the motion, with votes recorded as follows:

AYES: Vivian, Propst, Giattino, Romaine and Vice-Chairman Dow  
 NAYS: None

Councilwoman Harrison moved to adjourn the January 28, 2013 Special Town Council and Planning Board Training Session. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley and Harrison  
 NAYS: None

The meeting adjourned at 6:51 p.m.

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Walker F. Davidson, Mayor

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Dorine Sharp, Chairman

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Amy S. McCollum, Town Clerk

**TO:** Mayor and Town Council  
**FROM:** Kim H. Woods, Tax Collector  
**DATE:** February 11, 2013  
**SUBJECT:** 2012 Authorization to Advertise

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In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2012 taxes that are liens on real property to date:

**\$ 79128.49**

In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2012 taxes that are liens on real property.

State of North Carolina  
Town of Weddington  
To the Tax Collector of the Town of Weddington

The Town of Weddington Tax Collector is ordered to advertise all unpaid 2012 taxes that are liens on real property, pursuant to North Carolina General Statute 105-369(a), -369(c).

Witness my hand and official seal this 11th day of February, 2013.

\_\_\_\_\_  
Walker Davidson, Mayor

Attest:

\_\_\_\_\_  
Amy S. McCollum, Town Clerk

TAX YEAR: 2012

PORTO KIM	1	06041001	374.38	374.38
CHERRY HOMES LLC	2	06041002	385.60	385.60
CHARRY HOMES LLC	11	06042005	385.60	385.60
BRIDENHAGEN LORETTA J 49		06042121	132.15	132.15
HELMS RICKY D	50	06042124	148.71	148.71
CARLISLE LINDA K	65	06063024	139.45	139.45
PEARSON CALVIN LEE	71	06063032	140.43	140.43
ALLEN STEPHEN C & WIFE 90		06063079	342.36	342.36
MAUST KEITH P & WIFE EI 101		06063100	198.96	198.96
FISCHELLO JOHN BAPTIST 102		06063102	273.91	273.91
CURCIO ANGELO	109	06063111	201.18	201.18
COOKE ROBIN L	138	06063155	192.13	192.13
MOSHKOVSKY VADIM	148	06063176	214.75	214.75
SIMMONS RICHARD D & W 151		06063181	5.75	5.75
LAKE PROVIDENCE PROPE 160		06066006E	6.05	6.05
WALLS RICKEY L	185	06066056	194.38	194.38
WARREN MARK SCOTT	209	06066093	253.75	253.75
ROBERTSON BERYL H	220	06066117	209.32	209.32
STEWART DOUGLAS J	232	06066137	248.20	248.20
KRUTULIS LAWRENCE J & 236		06066144	233.59	233.59
STEWART DOUGLAS J & W 239		06066152A	8.52	8.52
PHILLIPS DUKE JOHN JR	247	06066176	85.41	85.41
MANNION LANCE WILLIAM 251		06066179	238.39	238.39
MOSER SHARON BALL	252	06066182	449.08	449.08
MILES JOHN JAMES & WIFE 255		06066186	5.71	5.71
GRAHAM MELVIN F TRUST 265		06066197	48.91	48.91
GRAHAM MELVIN F TRUST 266		06066198	8.85	8.85
SMITH MILES O	274	06066209	40.01	40.01
HANCOCK LILLIE O	326	06069003	147.91	147.91
SUAREZ JOSE	349	06069071	190.59	190.59
PRIOR ANTHONY J & WF B 369		06069118	174.71	174.71
WULF BRIAN K	375	06069128	166.87	166.87
SQUIRE GLENN & ELIZABE 376		06069130	280.11	280.11
SERGEANT ROBERT L	412	06069204A	20.79	20.79
LANGLEY GLORIA	416	06069217	84.98	84.98
SERGEANT ROBERT L	419	06069223	48.45	48.45
RAMSEUR TRUMILLER W 438		06069267	42.62	42.62
RAMSEUR TRUMILLER W 1 439		06069268	41.32	41.32
FISHER CHARLES B	457	06072050	61.85	61.85
SMITH MARY ANN STILWE 463		06090004A	212.46	212.46
STOCKTON NANCY S	475	06090011A	244.30	244.30
CRAFT DEVELOPMENT LLA 476		06090011B	80.42	80.42
CRAFT DEVELOPMENT LLA 491		06090029	74.43	74.43
CRAFT DEVELOPMENT LLA 493		06090031	74.77	74.77
CRAFT DEVELOPMENT LLA 496		06090034	75.36	75.36
KILLOUGH DORTHY MORR 513		06093011 01	414.92	414.92
DICKINSON CHARLES MICI 516		06093016	223.23	223.23
ZIELINSKI CHESTER JR	525	06093027	191.44	191.44
BENZING MARTHA S	529	06093035	377.99	377.99
BROWN BRIAN D & WIFE T 563		06093113	242.59	242.59
WAIT LINDA ANN & ELLEI 569		06093121	412.82	412.82
FETTER PAMELA R	618	06096011A	599.36	599.36
ARMSTRONG SUZY F	670	06096011C	115.58	115.58

SIMPSON HAROLD CARLTC 628	06096022A	52.01	52.01
WEST JAMES H & WIFE LYI637	06096031C	99.54	99.54
BRYANT MICHAEL L	06096042	80.96	80.96
GORDON HENRY LEE JR	06096050	69.79	69.79
TRAYNOR TIMOTHY G & N 651	06096053	158.24	158.24
SEXTON MICHAEL C	06096083	68.40	68.40
HUMPHREY GREGORY F	06096099A	144.60	144.60
HARDIN JESSE PAUL & WH 676	06096101	150.09	150.09
TERENZI ROBERT M & WIF 686	06096129	148.71	148.71
TRULL CHARLES D SR	06096150	40.49	40.49
BOWERS FRANK ET AL	06096151	86.46	86.46
BEAVERS GREGORY LEE & 744	06096258	79.56	79.56
STRERUWITZ PETER G VC 754	06096270	393.00	393.00
WELLSRING CAROLINA N 776	06096302	79.56	79.56
GANLEY ROSEMARY	06096306	79.56	79.56
NASH JOSEPHINE	06096309	79.56	79.56
HUNTER GARY MICHAEL & 790	06096322	84.20	84.20
NOLAN WILLIAM J	06099004P	8.19	8.19
CUTRIGHT DOUGLAS K	06099083	101.16	101.16
MIBELLI GUSTAVO & WIFE 859	06099091	161.87	161.87
MORRONE JOSEPH C JR	06099097	193.95	193.95
HORN LORRAINE C TRUST	06099173	394.54	394.54
PINCUS GARY J & PHYLLIS 904	06099185	352.30	352.30
ALLISON DAVID & JESSICA 923	06099212	270.95	270.95
CROZIER KATIE N	06099225	296.96	296.96
SCHUSTER GREGORY L & 1934	06099233	6.20	6.20
HARE BRIDGETTE & BARR 984	06099312	416.68	416.68
SOLANO ESSELITO C	06099321	54.20	54.20
GORDON RITCHIE	06102038	213.54	213.54
DICKEY JASON & AMY	06102039	203.13	203.13
MERTAGE HOMES OF NOR 1061	06102353	121.99	121.99
MERTAGE HOMES OF NOR 1063	06102354	121.99	121.99
MERTAGE HOMES OF NOR 1064	06102355	121.99	121.99
MERTAGE HOMES OF NOR 1065	06102356	121.99	121.99
MERTAGE HOMES OF NC 1066	06102357	121.99	121.99
PETTUS PROPERTIES INC	06102358	121.99	121.99
PETTUS PROPERTIES INC	06102359	121.99	121.99
PETTUS PROPERTIES INC	06102360	121.99	121.99
PETTUS PROPERTIES INC	06102361	121.99	121.99
MCELROY TIMOTHY D	06102362	121.99	121.99
PEITUS PROPERTIES INC	06102363	121.99	121.99
PETTUS PROPERTIES INC	06102364	121.99	121.99
PETTUS PROPERTIES INC	06102365	121.99	121.99
PETTUS PROPERTIES INC	06102366	121.99	121.99
PETTUS PROPERTIES INC	06102367	121.99	121.99
PETTUS PROPERTIES INC	06102368	121.99	121.99
PETTUS PROPERTIES INC	06102369	121.99	121.99
PETTUS PROPERTIES INC	06102370	121.99	121.99
PETTUS PROPERTIES INC	06102371	121.99	121.99
PETTUS PROPERTIES INC	06102372	121.99	121.99
PETTUS PROPERTIES INC	06102375	121.99	121.99
PETTUS PROPERTIES INC	06102376	121.99	121.99
PETTUS PROPERTIES INC	06102378	121.99	121.99
PETTUS PROPERTIES INC	06102379	121.99	121.99

PETTUS PROPERTIES INC	1091	06102382	121.99	121.99
PETTUS PROPERTIES INC	1092	06102383	121.99	121.99
PETTUS PROPERTIES INC	1093	06102384	121.99	121.99
PETTUS PROPERTIES INC	1094	06102385	121.99	121.99
PETTUS PROPERTIES INC	1095	06102386	121.99	121.99
PETTUS PROPERTIES INC	1096	06102387	121.99	121.99
PETTUS PROPERTIES INC	1097	06102388	121.99	121.99
PETTUS PROPERTIES INC	1098	06102389	121.99	121.99
PETTUS PROPERTIES INC	1099	06102390	121.99	121.99
PETTUS PROPERTIES INC	1100	06102391	121.99	121.99
GUION WADE E	1104	06117002	110.26	110.26
DAVIS THEODORE B III & V	1122	06117029A	26.47	26.47
RILEY DEBORAH L	1131	06117052	50.68	50.68
HAUGHWOUT PAUL C	1132	06117054	158.53	158.53
CHASE SUSAN B	1181	06117150	215.76	215.76
SEAGLE JAMES T	1200	06117184	242.72	242.72
MEDINA MARIO E	1203	06117188	93.72	93.72
HERITAGE VENTURES INC	1220	06117223	76.91	76.91
SOUTHARD VAN & LINDA J	1222	06117227	360.75	360.75
HERITAGE VENTURES INC	1225	06117234	76.91	76.91
HERITAGE VENTURES INC	1228	06117238	76.91	76.91
HERITAGE VENTURES INC	1229	06117239	76.91	76.91
RIVERS REGINALD W & VA	1233	06117243	416.20	416.20
HERITAGE VENTURES INC	1236	06117246	76.91	76.91
HERITAGE VENTURES INC	1240	06117252	76.91	76.91
JONES JARRELL K & JANE J	1241	06117253	369.44	369.44
HERITAGE VENTURES INC	1242	06117254	76.91	76.91
HERITAGE VENTURES INC	1243	06117255	76.91	76.91
HERITAGE VENTURES INC	1244	06117256	76.91	76.91
COBB CHRISTOPHER & KEI	1248	06117262	383.16	383.16
BLACKHAM PETER J & JAN	1253	06117269	424.96	424.96
HIGGINS DAVID R & KRIST	1262	06117280	371.92	371.92
THOMPSON BRIAN EDWAR	1271	06117294	7.00	7.00
HELMS RICKY LEE	1298	06120003B	199.11	199.11
MOBRAY WANDA MORRIS	1310	06120012A	86.16	86.16
BROWN CATHY KILLOUGH	1314	06120012F	122.75	122.75
HELMS JERRY WAYNE	1319	06120013A	107.32	107.32
GOODALL WILL EDWARD J	1346	06120042	199.89	199.89
WHITT RICHARD R	1347	06120043	202.22	202.22
EICHHORN JENS	1353	06120051A	51.48	51.48
WHITAKER JACK D II & K	1355	06120053	224.87	224.87
PARKS ROBERT CHADWIC	1358	06120056	204.08	204.08
PEDERSEN BARBARA KIRK	1386	06120112	198.47	198.47
PASPALARIS DIMITRIOS	1394	06120126	202.44	202.44
FV-I INC	1415	06120165	233.85	233.85
SITLER SCOTT R	1425	06120190	236.32	236.32
BONGIOVANNI BRIAN & R	1427	06120192	261.48	261.48
BRANHAM JODY M & WIFE	1461	06120253	172.33	172.33
VINSON THOMAS J	1488	06123004	835.84	835.84
VINSON NANCY MILLER	1489	06123004A	100.45	100.45
GRANGER MAURICE DAVI	1522	06123050	187.10	187.10
LEONID FIMOVICH OCHER	1523	06123054	197.82	197.82
MINSHAW DANA D	1529	06123061	193.22	193.22
SCITTHAI I. JEFFREY RICKS	1533	06123076	756.76	756.76

WILKINSON STANLEY M	1563	06123132	311.46	311.46
NOLAN WILLIAM J III & WII	1579	06123150	22.51	22.51
J&E LAND HOLDING COMP	1581	06123152	68.95	68.95
CHANDLER ROBERT W	1584	06123155	68.95	68.95
IB DEVELOPMENT LLC	1608	06126002	8,350.13	8,350.13
CUTHBERTSON WILLIAM I	1611	06126003D	101.09	101.09
IB DEVELOPMENT LLC	1621	06126010	191.68	191.68
IB DEVELOPMENT LLC	1622	06126010A	69.35	69.35
IB DEVELOPMENT LLC	1623	06126010B	982.41	982.41
IB DEVELOPMENT LLC	1624	06126011	86.12	86.12
WATSON CHARLES THOM, 1648	1648	06126043	150.28	150.28
WATSON CHARLES THOM, 1649	1649	06126045	21.27	21.27
PANZARELLA GREGORY A 1654	1654	06126050	138.28	138.28
EMERINE SARAH A	1703	06129054	282.98	282.98
BALLARD DAVID B	1712	06129066	351.72	351.72
KITTLE RICHARD L & SPOI	1718	06129075	337.63	337.63
OBRIEN MICHAEL	1726	06129089	632.43	632.43
HANJIEV DAR P	1736	06129097	5.91	5.91
SIDNEY KENNETH & SHAR	1744	06129115	79.21	79.21
OBRIEN MICHAEL T	1745	06129115A	70.47	70.47
OBRIEN MICHAEL T	1747	06129117	70.10	70.10
OBRIEN MICHAEL	1748	06129118	20.68	20.68
OBRIEN MICHAEL T	1749	06129120	25.67	25.67
SIMS CURL W JR	1753	06132001C	10.08	10.08
MORRISON SAMUEL ELLIC	1756	06132001F	159.87	159.87
THREATT JAMES HAZEL	1761	06132021	267.56	267.56
BROWN JESSE D	1768	06132027	91.48	91.48
REDDING SPRINGS AME ZH	1773	06132032	96.48	96.48
HEMERY ROAD LLC	1778	06147004	341.36	341.36
HEMERY ROAD LLC	1780	06147004B	500.86	500.86
WHITE WILLIAM HENRY III	1836	06147075	200.95	200.95
TRAN THAIK	1855	06147120	11.22	11.22
TOLL NC II LP	1865	06147130	177.37	177.37
HOWEY CONSTRUCTION &	1869	06147134	175.13	175.13
HOWEY CONSTRUCTION &	1883	06147148	175.78	175.78
MARCHAM THOMAS F	1891	06147156	798.22	798.22
STEVENS CONSTRUCTION	1900	06147165	184.37	184.37
GRIFFIN A WAYNE	1901	06147166	207.92	207.92
TOLL NC II LP	1902	06147167	183.73	183.73
HEALY DANIEL P	1926	06150034	102.83	102.83
HEALY DANIEL P	1927	06150035	147.27	147.27
HEALY DANIEL P	1928	06150036	1,208.63	1,208.63
HEALY DANIEL P	1929	06150037	57.63	57.63
MOORE JAMES LLOYD JR	1956	06150059C	122.88	122.88
IB DEVELOPMENT LLC	1969	06150071	1,039.94	1,039.94
LADNER SCOTT EVAN	1986	06150079	531.50	531.50
CUTHBERTSON DONALD F	2000	06150110	130.42	130.42
CAROTHERS JEAN C	2001	06150111	146.72	146.72
CAROTHERS JEAN C	2004	06150115	45.05	45.05
LITTON MICHAEL L & WF	2005	06150117	186.23	186.23
CAROTHERS JEAN C	2008	06150127	10.89	10.89
KENNEDY WILLIAM M IV	2024	06150157	132.40	132.40
LINEBERGER CRAWFORD J	2038	06153003	108.67	108.67
WILLIAMSON IDA D	2050	06153012A	77.75	77.75

PARK WEST DEVELOPMEN	2067	06153014F	109.71	109.71
FIFTH THIRD BANK	2080	06153029A	70.31	70.31
SALAMI SAID ZIAOLDIN	2081	06153030	83.08	83.08
JOHNSON MICHAEL C	2085	06153034	130.52	130.52
ABUGULEL TONY M	2107	06153088	85.00	85.00
DUNN LISA L TRUSTEE	2135	06153126	412.93	412.93
DOZIER NEIL T	2138	06153130	8.08	8.08
AFT ENTERPRISES INC	2140	06153134	15.26	15.26
AFT ENTERPRISES INC	2142	06153136	20.16	20.16
AFT ENTERPRISES INC	2143	06153138	15.89	15.89
MENZEL PAMELA & HUSB	2156	06153161	95.38	95.38
EDOSOMWAN FIDELIS UW	2162	06153169	31.85	31.85
CONNELL TIMOTHY J & M	2166	06153174	13.48	13.48
GILLESPIE RICHARD R JR	2170	06153179	94.41	94.41
PARKER MICHAEL, ERIC	2175	06153184	910.47	910.47
OLSON KENT J	2181	06153195	858.99	858.99
DIURANOVIC MIRKO	2199	06153216	225.62	225.62
THE MEADOWS AT WEDDI	2205	06153280	5.33	5.33
LAMBERT HOMESTEAD TR	2252	06156024	467.48	467.48
DJJ PROPERTIES LLC	2268	06174017	109.79	109.79
JORDEN JAMES A & KIMBE	2269	06174018	9.94	9.94
KADAR ABDUL	2287	06174046	738.62	738.62
NOSSOUGH AKBAR & JANI	2306	06174072	580.34	580.34
KIRKMAN LARRY ROSS	2336	06174117	555.78	555.78
CANYON VENTURES LLC	2337	06174119	121.99	121.99
MORREALE JOSEPH D	2348	06174294	121.99	121.99
RUCKER MICHAEL	2389	06174353	121.99	121.99
HOOVER JEWELL D	2391	06174356	121.99	121.99
DUDLEY JOHN O	2396	06174361	121.99	121.99
EL-GAMAL HAZEM & SHEE	2405	06174376	14.08	14.08
BEYER TIMOTHY P	2406	06174377	765.22	765.22
TREXLER ROBERT HAROLD	2407	06174378	671.46	671.46
HICKS HERNANDO	2408	06174379	121.99	121.99
CROSS DARREN	2416	06174388	885.76	885.76
LEWIS RICHARD JR	2417	06174389	927.03	927.03
COX JAMES	2450	06177028	399.95	399.95
KAKOURAS ATHANASIOS I	2464	06177049	518.86	518.86
WOODWARD JOEL D & WIF	2476	06177066	194.26	194.26
GRASSEL DWIGHT A	2481	06177072	136.45	136.45
ILOSEVIC ANA & HUSBANI	2486	06177081	142.15	142.15
BUSER CHRISTOPHER	2502	06177106	131.67	131.67
AURELIANO GIOVANNI	2503	06177107	130.74	130.74
TURNER LIVING TRUST	2513	06180032	46.68	46.68
RICHMOND HILL DEVELOP	2543	06180353	106.08	106.08
STEVE DELLINGER HOMES	2550	06180361	106.08	106.08
REED WALLACE L JR	2554	06180367	106.08	106.08
REED WALTER L	2555	06180368	387.54	387.54
PURDY J SCOTT	2556	06180369	106.08	106.08
PURDY J SCOTT	2558	06180371	106.08	106.08
DELLINGER HENRY S	2562	06180376	496.82	496.82
JACKSON BETTY N	2596	07138016	171.50	171.50
VOIGT DAVID ALAN & SHA	2600	07138022	148.26	148.26
PFEIFER MARK W	2630	07138066	188.74	188.74
KAMIN STEPHEN A	2633	07138070	704.90	704.90



BANKS JASON P & ANGEL/ 2656	07138103	71.86	71.86
COLLINS ROY C & WIFE VII 2665	07138115	171.89	171.89
DUFFIN DONALD & WF ELL 2666	07138116	169.30	169.30
EQUITY TRUST COMPANY 2679	07138139	184.76	184.76
SODARO RICHARD A & WII 2689	07138151	159.09	159.09
WEDDINGTON INVESTORS 2711	07150009A80	1,440.25	1,440.25
BUTLER DEBORAH MOORE 2712	07150012	153.84	153.84
BRAGA EMERSON 2713	07150012A	84.84	84.84
BRAGA EMERSON 2714	07150012B	81.12	81.12
BRAGA EMERSON 2715	07150013	75.76	75.76
BANK OF NEW YORK MELL 2734	07150089	153.81	153.81
BAKER STEVAN & WIFE AN 2741	07150106	5.10	5.10
COSMAS NICHOLAS C 2745	07150593	292.11	292.11
DAVIS OLGA T & DANIEL E 2748	07150597	292.67	292.67
KILGO JAMES W 2782	07153002B	54.39	54.39
FONTANA SALVATORE 2797	07153029	37.13	37.13
DECKER LUCILA 2807	07153046	37.13	37.13
CAROLINA WATER & CON 2813	100813	14.59	14.59
RIVER CAPITAL PARTNERS 2825	123944	5.83	5.83
C & C LAWNCARE INC 2972	200247345	6.70	6.70
KARECO LLC 3021	2019593	14.49	14.49
SHARODEN ENGINEERING 3050	2028187	10.28	10.28
BUSINESS HOUSE THE 3077	2178766	5.83	5.83
COMMERCIAL PRODUCTS 3081	2179005	14.59	14.59
MERRITT JAMES HOWARD 3124	2184825	28.59	28.59
ALLCARE RESPIRATORY S 3143	2197170	5.83	5.83
EASY CREEK LAND SERVIC 3148	2198961	43.76	43.76
CAM OF THE CAROLINAS 3151	2199093	14.59	14.59
TEEM AIR INC 3160	2199428	5.83	5.83
RECO ELECTRIC 3163	2200892	8.75	8.75
ELITE CRETE CENTRAL CA 3172	2201160	14.59	14.59
TODAY'S OUTDOOR LIVING 3177	2201854	14.59	14.59
GREEN COLLAR CREW INC 3178	2202289	11.67	11.67
ADAMS TRANSPORTATION 3202	2204768	5.83	5.83
COLEMAN JASON M 3206	2204820	5.56	5.56
RIZCO GLOBAL LLC 3216	2206843	14.59	14.59
HIREALARM INC 3220	2207024	14.59	14.59
RAMPEY JOSEPH F 3229	221910	7.69	7.69
J R GARRET INC 3238	236953	6.42	6.42
PDH LLC 3247	246385	81.44	81.44
STEPHEN A KAMIN & ASSC 3271	354592	6.48	6.48
ROYALTY INTERNATIONAL 3286	386797	29.35	29.35
GREEN HOME SOLUTIONS 3323	51917	14.59	14.59
KAYZ KIDZ CHILD CARE C 3325	52167	14.59	14.59
THOMASON TREVOR C 3367	692504	5.41	5.41
SEAGLE REALTY 3370	701027	11.58	11.58
SOUTHERN FOLIAGE LAW 3372	701332	10.22	10.22
BDK ENTERPRISE SOLUTIC 3390	765665	19.29	19.29
LYON PICTURES 3391	770304	16.78	16.78
HERITAGE VENTURES INC 3405	809620	5.17	5.17
CURB APPEAL OF NORTH C 3412	817399	26.25	26.25
HINSON MICHAEL S CONST 3415	821922	14.59	14.59
KWB PROMOTIONS & MAR 3418	828353	8.75	8.75
LOVINGGOOD INC 3420	830490	14.59	14.59

BYTESAVE SYSTEM LLC	3444	912760		14.59
MIKE THE PLUMBER	3448	919647		14.59
YORK RISK SERVICES GRC	3453	943138		16.61
MERCAL BUILDERS LLC	3460	98286		51.02
AUTRY PEGGY M	3469	E7150011	47.90	47.90
HINSON FARMS LLC	3471	F6123018	166.97	166.97
AUTRY PEGGY M	3473	F7150011A	78.72	78.72
BAKER DEBORAH S KUNKI	6028	06042085	107.42	107.42
PONCE THOMAS C & WIFE	6068	06063052	271.33	271.33
BERNSTEIN ROBERT A & C	6096	06063099	210.71	210.71
CARICO STEVEN M & JULI	6133	06066018	192.57	192.57
CARLSON MARK A	6228	06066254	201.98	201.98
FULLER HAROLD J & WIFE	6229	06066256	209.59	209.59
HAWKINS SHAWN A	6235	06066271	195.02	195.02
TOMPKINS JOHNNY RAY &	6254	06069048	151.07	151.07
MANESS JEFFREY A & WIFE	6255	06069050	160.51	160.51
BRAFORD PAUL J & WIFE	6256	06069051	169.36	169.36
ETHRIDGE DAVID C & WIFE	6257	06069053	156.76	156.76
GESNER KENNETH JR & LA	6259	06069055	163.56	163.56
JENKINS STEVEN M	6290	06069114	149.33	149.33
ROBINSON EDWARD HARRY	6295	06069125	212.19	212.19
PARHAM MICHAEL L & LE	6305	06069145	149.70	149.70
SOWERS ERIC J & WIFE CO	6311	06069158	221.09	221.09
GREENE JEFFREY SCOTT	6314	06069160A	133.66	133.66
OAKES DAVID	6316	06069161A	161.35	161.35
LEFEBER JOHN	6323	06069177	180.96	180.96
LIANG HENRY H & JESSIE	6329	06069186	323.74	323.74
SPENCE MARK O & WIFE JI	6332	06069191	217.22	217.22
PORTER ROBERT C & TRUI	6339	06069216	188.21	188.21
GRIFFIN A WAYNE & WIFE	6348	06069237A	109.08	109.08
GRIFFIN A WAYNE & WIFE	6349	06069238	300.27	300.27
THOMAS CLARENCE L & W	6352	06069256	174.94	174.94
BAKICH DAVID GEORGE &	6362	06072042	149.21	149.21
EFIRD MARK A	6367	06072051	156.49	156.49
KAISER ANDREW H	6468	06096047	79.89	79.89
KANOS DENNIS J & WIFE T	6543	06096198	225.13	225.13
KANOS DENO J & WIFE GEI	6545	06096200	248.82	248.82
MCNEIL SAMUEL P JR & CF	6552	06096221	40.91	40.91
MCNEIL SAMUEL P JR & CF	6553	06096222	272.09	272.09
GAYNOR BLAIR & CAROL Y	6593	06099011A	477.99	477.99
BOUTWELL JOHN D & HIL	6594	06099017	221.07	221.07
WRIGHT CHARLES J & JEA	6627	06099084	65.82	65.82
URWICK LEE ARNETTE & J	6637	06099112	226.46	226.46
STATE EMPLOYEES' CREDI	6656	06099143	261.09	261.09
QUILLIN FRANK DYER & W	6662	06099151	254.20	254.20
DORTON JAMES W III & STI	6671	06099167	277.87	277.87
LIVINGSTON DENNIS & WII	6673	06099169	299.14	299.14
CAVE WILLIAM L & SPOUS	6677	06099179	306.50	306.50
DULA JEFFREY T TRUSTEE	6710	06099264	322.83	322.83
YOST GEORGE A III	6825	06117198	177.00	177.00
GOLDFARB WILLIAM K & Y	6909	06120125	188.00	188.00
STEWART GARY L & WF LI	6910	06120128	211.54	211.54
MAZAL ROBERT A	6949	06120209	188.15	188.15
SOROKA DAVID H TRUSTEE	6955	06120272	148.88	148.88

BARALAS CHRISTOPHER M 7247  
BROWN WILLIAM T JR 7289  
GREEN COLIN & CAROL 7380

06153199	1,079.76	1,079.76
06174118	751.62	751.62
06180375	180.67	180.67
TAX YEAR: 2012	<u>79,128.49</u>	79,795.26

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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Weddington Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** February 11, 2013

**SUBJECT:** Resolution of Consideration

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Please find attached a map showing areas that the Town has identified as areas for possible future annexation. The original Resolution and Map identifying this area was adopted in 1998. It is recommended that the Town adopt this Resolution every year. By adopting the Resolution, it allows the Town in the future to proceed with involuntary annexation of these areas without having to wait one year before the annexation would become effective. Approval of this Resolution and map only helps to facilitate future annexations.

This is further information from Bill Duston of COG regarding Resolution of Considerations (ROC):

Adoption of an ROC does not necessitate notification to affected and/or adjacent property owners. There is no obligation for a community to actually go forward with an annexation if an ROC is adopted. If an ROC is adopted and is not renewed within the initial two-year period post adoption, the ROC is null and void. Having an ROC in place does not preclude another community from adopting a Resolution of Intent (ROI) in any portion of the ROC territory. The advantage for a community to have an ROC adopted and kept in place is that once the initial one-year waiting period is met, a community can at any time thereafter adopt an ROI and formally begin annexation proceedings. Without an active ROC in place (i.e., one that has been in place for at least one year), there will be a one year hiatus in the effective date of an adopted annexation ordinance.

**RESOLUTION OF CONSIDERATION  
TOWN OF WEDDINGTON  
A RESOLUTION IDENTIFYING THE AREA DESCRIBED HEREIN AS BEING UNDER  
CONSIDERATION FOR ANNEXATION  
R-2013-02**

**BE IT RESOLVED** by the Town Council of the Town of Weddington:

Section 1. That pursuant to G.S. 160A-37 (i), the following area is hereby identified as being under consideration for future annexation by the Town of Weddington, under the provisions of Chapter 160A, Article 4A, Part 2 of the General Statutes of North Carolina.

All properties within the boundaries as shown on the attached map are incorporated by reference.

Section 2. That a copy of this resolution shall be filed with the Town Clerk.

Section 3. This resolution shall remain in effect as provided by G.S. 160A-37(i).

Section 4. Owners of agricultural land, horticultural land and forestland within the area under consideration for annexation as described in Section 1 above are hereby notified that they may have rights to a delayed effective date of annexation. G.S. § 160A-49(f1) and (f2) provide that land being taxed at present-use value qualifies for delayed annexation, and land that is eligible for present-use value taxation but which has not been in actual production for the time period required by G.S. § 105-277.3 may qualify for delayed annexation by making application to the Union County Tax Assessor for certification. For qualified tracts, the annexation will not become effective for most purposes until the last day of the month in which the tract or part thereof becomes ineligible for present-use value classification under G.S. § 105-227.4 or no longer meets the requirements of G.S. § 160A-49(f1)(2). Until annexation of a tract becomes effective, the tract will not be taxed by the Town of Weddington and will not be entitled to services from the Town.

Adopted this 11<sup>th</sup> day of February, 2013.

Adopted: June 8, 1998  
Renewed: May 8, 2000  
Renewed: April 8, 2002  
Renewed: March 8, 2004  
Renewed: February 13, 2006  
Renewed: January 14, 2008  
Renewed: January 12, 2009  
Renewed: February 8, 2010  
Renewed: January 17, 2011  
Renewed: February 9, 2012

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Walker Davidson, Mayor

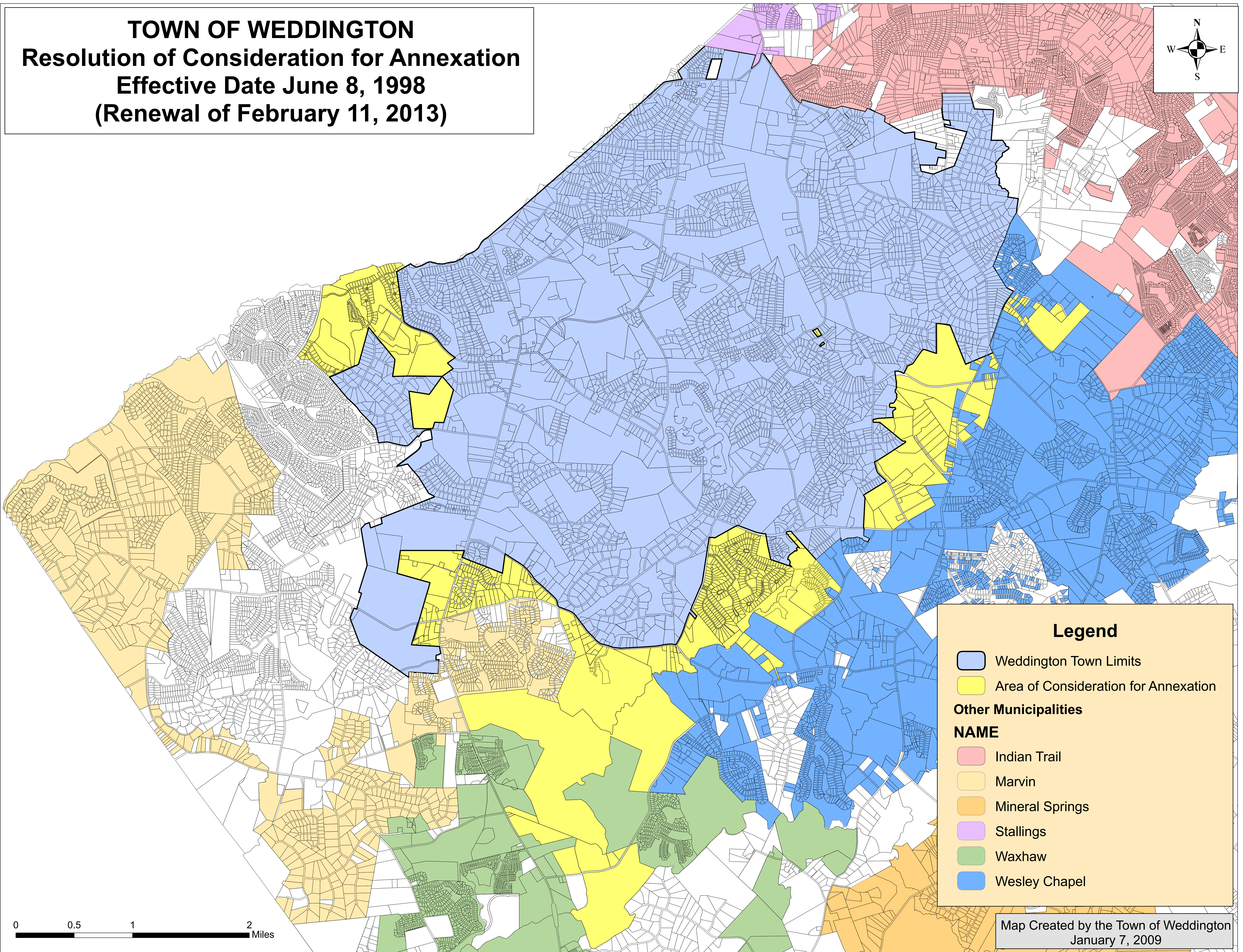
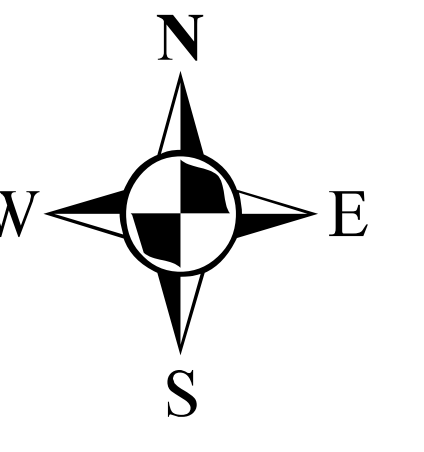
Attest:

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Amy S. McCollum, Town Clerk



**TOWN OF WEDDINGTON**  
**Resolution of Consideration for Annexation**  
**Effective Date June 8, 1998**  
**(Renewal of February 11, 2013)**



**Legend**

- Weddington Town Limits
- Area of Consideration for Annexation

**Other Municipalities**

**NAME**

- Indian Trail
- Marvin
- Mineral Springs
- Stallings
- Waxhaw
- Wesley Chapel



Map Created by the Town of Weddington  
January 7, 2009



**TOWN OF WEDDINGTON  
MUNICIPAL DECLARATION TO ENACT SPEED LIMITS  
AND REQUEST FOR CONCURRENCE  
O-2013-04**

**BE IT ORDAINED** by the Town of Weddington Town Council that the speed limit modification on the following described portion of the State Highway System Street be adopted:

<b>SPEED LIMIT</b>	<b>ROUTE AND DESCRIPTION</b>
25	(Keegan Court) from SR 2810 (Hunter Lane) to a point approximately .09 mile east of SR 2810, subdivisionwide (Weddington Woods)
25	(Hunter Lane) from SR 1346 (Hemby Road) to a point approximately .30 mile southeast of SR 1346, subdivisionwide (Weddington Woods)

Adopted this 11<sup>th</sup> day of February, 2013.

---

Walker F. Davidson, Mayor

Attest:

---

Amy S. McCollum, Town Clerk



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

PAT MCCRORY  
GOVERNOR

JANUARY 24, 2013

ANTHONY J. TATA  
SECRETARY

Ms. Amy McCollum, Town Clerk  
The Town of Weddington  
1924 Weddington Road  
Weddington, NC 28104

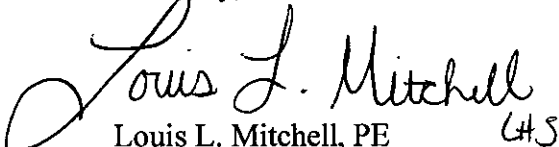
Dear Ms McCollum:

Attached are Municipal Speed Limit Ordinances enacting speed zones on SR 2810 (Hunter Lane) and SR 2811 ( Keegan Ct) in the Weddington Woods Subdivision within the Town of Weddington.

If you are in agreement please sign the ordinance, affix the town seal, and return to this office for further handling. PLEASE DO NOT ALTER OR ADD TO THIS ORDINANCE.

If you have any questions or concerns, please contact Mr. Sean Epperson at 704-983-4400.

Sincerely,

  
Louis L. Mitchell, PE *CHS*  
Division Engineer

LLM/lhj

Cc: John Underwood, District Engineer  
File  
Attachment



**Certification of Municipal Declaration  
To Enact Speed Limits and Request for Concurrence**

---

Concurring State Ordinance Number: 1066144

Division: 10    County: UNION

Municipality: WEDDINGTON

Type: Municipal Speed Zones

Road: SR 2811

Car: 25 MPH

Truck: 25 MPH

Description: (Keegan Ct) From SR 2810 (Hunter Lane) to a point approximately .09 mile east of SR 2810, subdivisionwide (Weddington Woods).

---

**Municipal Certification**

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

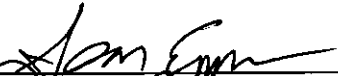
In witness whereof, I have hereunto set my  
hand and the municipal seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(municipal seal)

---

**Department of Transportation Approval**

Division: 

Title: DSK

Date: 1/24/13

Region: 

Title: RTE

Date: 4/22/13

---

**Certification of Municipal Declaration  
To Enact Speed Limits and Request for Concurrence**

---

Concurring State Ordinance Number: 1066143

Division: 10    County: UNION

Municipality: WEDDINGTON

Type: Municipal Speed Zones

Road: SR 2810

Car: 25 MPH

Truck: 25 MPH

Description: (Hunter Lane) From SR 1346 ( Hemby Road) to a point approximately .30 mile southeast of SR 1346, subdivisionwide (Weddington Woods).

---

**Municipal Certification**

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance/Resolution Number: \_\_\_\_\_

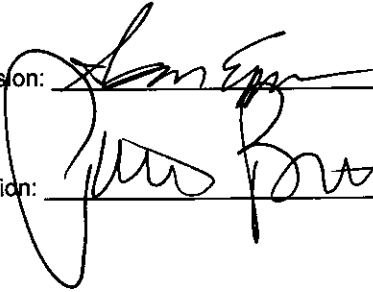
In witness whereof, I have hereunto set my hand and the municipal seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(municipal seal)

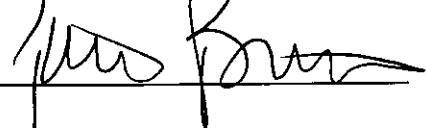
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**Department of Transportation Approval**

Division: 

Title: DTE

Date: 1/24/13

Region: 

Title: DTE

Date: 1/22/13

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**Sec. 58-60. - MX mixed-use conditional district.**

The MX mixed-use conditional district is hereby established in order to accommodate a highly limited type of mixed use development in accordance with the intent described in subsection 58-5(3)b. Development in a MX mixed-use district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. MX district rezoning's shall only occur in areas designated for future Business in the Land Use Plan.

After the public hearing, but prior to consideration of the rezoning request, the Town Council will either verify that the rezoning request is reasonable and consistent with the future Land Use map or will consider a change to the Future Land Use map so that the rezoning would conform with the future Land Use map.

**Sec. 58-9. - Fences and walls permitted within yard areas and at subdivision entrances.**

Unless otherwise noted in this chapter, fences or walls are permitted in the various districts subject to the following regulations:

- (1) *Residential districts.*
  - a. Within the required rear and side yard areas, the maximum height of a fence (except court perimeter fences) or wall shall be eight feet.
  - b. Within the required front yard area, the maximum height of a fence or wall shall be five feet.
  - c. No portion on any fence or wall may be located within the established right-of-way of any publicly maintained road unless an encroachment agreement has first been obtained from the governing body maintaining said road.
  - d. Subdivision entry and perimeter walls and entry monuments are not required to be of any specific height or style, but are subject to review and approval of the planning board prior to the start of construction.
- (2) *Business districts.*
  - a. Within the required rear and side yard areas, the maximum height of a fence or wall shall be eight feet.
  - b. Within the required front yard area, the maximum height of a fence shall be five feet.

**AN ORDINANCE TO AMEND SECTION 58-9  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2013-01**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-9 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

Sec. 58-9. - Fences and walls permitted within yard areas and at subdivision entrances.

Unless otherwise noted in this chapter, fences or walls are permitted in the various districts subject to the following regulations:

(1) *Residential districts.*

- a. Within the required rear and side yard areas, the maximum height of a fence (except court perimeter fences) or wall shall be eight feet.
- b. Within the required front yard area, the maximum height of a fence or wall shall be five feet.
- c. No portion on any fence or wall may be located within the established right-of-way of any publicly maintained road unless an encroachment agreement has first been obtained from the governing body maintaining said road.
- d. Subdivision entry and perimeter walls **and entry monuments** are not required to be of any specific height or style, but are subject to review and approval of the planning board prior to the start of construction.

(2) *Business districts.*

- a. Within the required rear and side yard areas, the maximum height of a fence or wall shall be eight feet.
- b. Within the required front yard area, the maximum height of a fence shall

Adopted this 11<sup>th</sup> day of February, 2013.

---

Walker F. Davidson, Mayor

Attest:

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Amy S. McCollum, Town Clerk

**Sec. 58-152. – Signs permitted in all R residential districts**

(f) Subdivision identification signs (included on entry monuments) shall be regulated as follows:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	Two signs per subdivision entrance.
(3)	Maximum area of signs:	No sign shall be greater than 20 square feet in area.
(4)	Permitted location:	Behind right-of-way line.

**AN ORDINANCE TO AMEND SECTION 58-152  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2013-02**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-152 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Sec. 58-152. – Signs permitted in all R residential districts**

(f) Subdivision identification signs **(included on entry monuments)** shall be regulated as follows:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	Two signs per subdivision entrance.
(3)	Maximum area of signs:	No sign shall be greater than 20 square feet in area.
(4)	Permitted location:	Behind right-of-way line.

Adopted this 11<sup>th</sup> day of February, 2013.

\_\_\_\_\_  
Walker F. Davidson, Mayor

Attest:

\_\_\_\_\_  
Amy S. McCollum, Town Clerk

**APPENDIX I. LIST OF ACCEPTABLE PLANT SPECIES**  
**TABLE INSET:**

Botanical Name	Common Name
<b>LARGE MATURING TREES</b>	
<i>Abies firma</i>	Japanese fir
<i>Acer platanoides</i>	Norway Maple
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharinum</i>	Silver Maple
<i>Saccharum</i>	Sugar Maple
<i>Alnus incana</i>	Sugar hackberry
<i>Amelanchier Canadensis</i>	Serviceberry
<i>Betula nigra</i>	River Birch
<i>Carya illinoensis</i>	Pecan
<i>Carya glabra</i>	Shagbark hickory
<i>Carya cordiformis</i>	Pignut hickory
<i>Cedrus deodara</i>	Deodar cedar
<i>Celtis occidentalis</i>	Hackberry
<i>Cryptomeria japonica</i>	Japanese cryptomeria
<i>Cupressocyparis leylandii</i>	Leyland cypress
<i>Diospyros virginiana</i>	Persimmon
<i>Fagus grandiflora</i>	American beech
<i>Fraxinus americana</i>	White ash
<i>Fraxinus pennsylvanica</i>	Green ash
<i>Ginkgo biloba</i>	Ginkgo
<i>Gleditsia triacanthos inermis</i>	Thornless honeylocust
<i>Gymnocladus dioica</i>	Kentucky coffee tree
<i>Juniperus virginiana</i>	Eastern red cedar
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tulip poplar
<i>Magnolia acuminata</i>	Cucumber tree



<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nyssa sylvatica</i>	Black gum
<i>Picea abies</i>	Norway spruce
<i>Picea orientalis</i>	Oriental spruce
<i>Picea pungens</i>	Colorado spruce
<i>Pinus bungeana</i>	Lacebark pine
<i>Pinus echinata</i>	Short leaf pine
<i>Pinus nigra</i>	Austrian pine
<i>Pinus sylvestris</i>	Scotch pine
<i>Pinus thunbergi</i>	Japanese black pine
<i>Pinus taeda</i>	Loblolly pine
<i>Pinus virginiana</i>	Virginia pine
<i>Platanus acerifolia</i>	London planetree
<i>Platanus occidentalis</i>	Sycamore
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Quercus acutissima</i>	Sawtooth oak
<i>Quercus alba</i>	White oak
<i>Quercus bicolor</i>	Swamp white oak
<i>Quercus borealis</i>	Northern red oak
<i>Quercus coccinea</i>	Scarlet oak
<i>Quercus falcata</i>	Southern red oak
<i>Quercus laurifolia</i>	Laurel oak
<i>Quercus macrocarpa</i>	Bur oak
<i>Quercus nigra</i>	Water oak
<i>Quercus phellos</i>	Willow oak
<i>Quercus rubra maxima</i>	Eastern red oak
<i>Quercus shumardi</i>	Shumard oak
<i>Quercus velutina</i>	Black oak
<i>Quercus virginiana</i>	Live oak
<i>Salix babylonica</i>	Weeping willow

<i>Sophora japonica</i> regent	Japanese pagoda tree
<i>Taxodium distichum</i>	Bald cypress
<i>Tilia cordata</i>	Littleleaf linden
<i>Tsuga caroliniana</i>	Carolina hemlock
<i>Tsuga canadensis</i>	Eastern hemlock
<i>Ulmus alata</i>	Winged elm
<i>Ulmus americana</i>	American elm
<i>Ulmus parvifolia</i>	Lacebark elm
<i>Zelkova serrata</i>	Japanese zelkova
SMALL MATURING TREES	
<i>Acer buergeranum</i>	Trident maple
<i>Acer campestre</i>	Hedge maple
<i>Acer ginnala</i>	Amur maple
<i>Acer griseum</i>	Paperbark maple
<i>Amelanchier arborea</i>	Service berry
<i>Betula platyphylla japonica</i>	Japanese white birch
<i>Carpinus betulus</i>	European hornbeam
<i>Carpinus caroliniana</i>	American hornbeam
<i>Catalpa bignonioides</i>	Southern catalpa
<i>Cornus florida</i>	Flowering dogwood
<i>Cornus kousa</i>	Kousa dogwood
<i>Cornus mas</i>	Cornelian-cherry dogwood
<i>Cercis candensis</i>	Eastern redbud
<i>Crataegus phaenopyrum</i>	Washington hawthorne
<i>Cupressus arizonica</i>	Arizona cypress
<i>Eleganus angustifolia</i>	Russian olive
<i>Eriobotrya japonica</i>	Loquat
<i>Halesia carolina</i>	Carolina siverbell
<i>Hammamelis mollis</i>	Chinese witch-hazel Ilex

<i>Fagus sylvatica</i>	European beech
<i>Fosteri</i>	Foster holly
<i>Ilex opaca</i>	American holly
<i>Ilex opaca hume</i>	Hume holly
<i>Ilex x attenuata 'Fosteri'</i>	Foster hybrid holly
<i>Ilex x attenuata savannah</i>	Savannah holly
<i>Kowlrwuteria bipinnata</i>	Chinese flame tree
<i>Koelreutraria paniculata</i>	Golden raintree
<i>Lagerstroemia indica</i>	Crepe myrtle
<i>Magnolia soulangeana</i>	Saucer magnolia
<i>Magnolia stellata</i>	Star magnolia
<i>Malus floribunda</i>	Flowering crabapple
<i>Malus hybrida</i>	Flowering crabapple
<i>Morus alba</i>	White mulberry
<i>Morus alba 'Pendula'</i>	Weeping white mulberry
<i>Osmanthus americanus</i>	Devilwood
<i>Ostrya virginiana</i>	Ironwood
<i>Oxydendrum arboreum</i>	Sourwood
<i>Paulownia tomentosa</i>	Empress tree
<i>Prunus carolinana</i>	Carolina cherry laurel
<i>Prunus cerasifera 'Atropurpurea'</i>	Pissard plum
<i>Prunus cerasifera pissardii</i>	Purpleleaf plum
<i>Prunus cerasus</i>	Sour cherry
<i>Prunus serrulata kwanzan</i>	Kwanzan cherry
<i>Prunus subhirtella pendula</i>	Weeping cherry
<i>Prunus yedoensis</i>	Yoshino cherry
<i>Pyrus calleryana</i>	Callery pear
<i>Pyrus calleryana Bradfordi</i>	Bradford pear
<i>Pyrus calleryana 'Redspire'</i>	Redspire pear
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Quercus acuta	Japanese evergreen oak
Quercus glauca	Ring cupped oak
Ulmus parvifolia	Chinese elm
Viburnum rufidulum	Southern blackhaw
SHRUBS	
Abelia grandiflora	Glossy abelia
<u>Abelia x grandiflora</u>	<u>Kaleidoscope abelia</u>
Aucuba japonica	Japanese aucuba
Azalea hybrida	Glendale azalea
Azalea indica	Indian azalea
Azalea obtusum Kaempferi	Kaempferi azalea
Bambusa multiplex	Hedge bamboo
Berberis julianae	Wintergreen barberry
Berberis thunbergii	Japanese barberry
Camellia japonica	Camellia
Camellia sasanqua	Sasanqua camellia
Chaenomeles speciosa	Flowering quince
Cleyera japonica	Cleyera
Euonymus alatus	Winged euonymus
Euonymus japonicus	Evergreen euonymus
Eleagnus pungens	Eleagnus
Forsythia intermedia	Forsythia
Hammamelis virginiana	Witch-hazel
Hydrangea quercifolia	Oakleaf hydrangea
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Ilex crenata 'convexa'	Convex japanese holly

<i>Ilex crenata</i> 'hetzi'	Hetzi japanese holly
<i>Ilex crenata</i> 'roundifolia'	Roundleaf japanese holly
<i>Ilex</i> 'Emily Brunner'	Emily brunner holly
<i>Ilex glabra</i>	Inkberry holly
<i>Ilex latifolia</i>	Lusterleaf holly
<i>Ilex pernyi</i>	Perny holly
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<i>Jumperus chinensis</i> pfitzeriana	Pfitzer jumper
<i>Jumperus chinensis</i> hetzi	Hetzi jumper
<i>Laurus nobilis</i>	Laurel
<i>Ligustrum japonicum</i>	Japanese privet
<i>Ligustrum lucidum</i>	Glossy privet
<i>Ligustrum vicaryi</i>	Vicary goldern privet
<i>Loropetalum chinense</i>	Loropetalum
<i>Mahonia lealei</i>	Leatherleaf mahonia
<i>Myrica cerifera</i>	Wax myrtle
<i>Nandina domestica</i>	Nandina
<i>Osmanthus fortunei</i>	Fortune tea olive
<i>Osmanthus fragrans</i>	Fragrant tea olive
<i>Osmanthus heterophyllus</i>	Holly osmanthus
<i>Osmanthus heterophyllus</i> roundifolius	Curly leaf tea olive
<i>Photinia fraseri</i>	Fraser photinia
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<i>Pieris floribunda</i>	Mountain andromeda
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<i>Pittosporum tobira</i>	Pittosporum
<i>Prunus laurocerasus</i>	English laurel
<i>Prunus laurocerasus</i> angustifolia	Narrow leaf english laurel
<i>Podocarpus macrophyllus</i> maki	Podocarpus
<i>Pyracantha coccinea</i>	Scarlet firethorn

Raphiolepis umbellata	Yeddo-hawthorn
Spirea cantoniensis	Reves spirea
Spirea thunbergi	Thunberg spirea
Spirea prunifolia plena	Bridalwreath spirea
Spirea vanhouttei	Vanhoutte spirea
Taxus cuspidata	Japanese yew
Viburnum prunifolium	Blackhaw viburnum
Viburnum rhytidophyllum	Leatherleaf viburnum
Viburnum tinus	Laurestinus viburnum

(Ord. No. 87-04-08, app. 1, 4-8-1987)

**AN ORDINANCE TO AMEND APPENDIX I  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2013-03**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT  
APPENDIX I OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**APPENDIX I. LIST OF ACCEPTABLE PLANT SPECIES**

**TABLE INSET:**

Botanical Name	Common Name
<b>LARGE MATURING TREES</b>	
<i>Abies firma</i>	Japanese fir
<i>Acer platanoides</i>	Norway Maple
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharinum</i>	Silver Maple
<i>Saccharum</i>	Sugar Maple
<i>Alnus incana</i>	Sugar hackberry
<i>Amelanchier Canadensis</i>	Serviceberry
<i>Betula nigra</i>	River Birch
<i>Carya illinoensis</i>	Pecan
<i>Carya glabra</i>	Shagbark hickory
<i>Carya cordiformis</i>	Pignut hickory
<i>Cedrus deodara</i>	Deodar cedar
<i>Celtis occidentalis</i>	Hackberry

<i>Cryptomeria japonica</i>	Japanese cryptomeria
<i>Cupressocyparis leylandii</i>	Leyland cypress
<i>Diospyros virginiana</i>	Persimmon
<i>Fagus grandiflora</i>	American beech
<i>Fraxinus americana</i>	White ash
<i>Fraxinus pennsylvanica</i>	Green ash
<i>Ginkgo biloba</i>	Ginkgo
<i>Gleditsia triacanthos inermis</i>	Thornless honeylocust
<i>Gymnocladus dioicus</i>	Kentucky coffee tree
<i>Juniperus virginiana</i>	Eastern red cedar
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tulip poplar
<i>Magnolia acuminata</i>	Cucumber tree
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nyssa sylvatica</i>	Black gum
<i>Picea abies</i>	Norway spruce
<i>Picea orientalis</i>	Oriental spruce
<i>Picea pungens</i>	Colorado spruce
<i>Pinus bungeana</i>	Lacebark pine
<i>Pinus echinata</i>	Short leaf pine
<i>Pinus nigra</i>	Austrian pine
<i>Pinus sylvestris</i>	Scotch pine
<i>Pinus thunbergii</i>	Japanese black pine
<i>Pinus taeda</i>	Loblolly pine
<i>Pinus virginiana</i>	Virginia pine
<i>Platanus acerifolia</i>	London planetree
<i>Platanus occidentalis</i>	Sycamore
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Quercus acutissima</i>	Sawtooth oak
<i>Quercus alba</i>	White oak
<i>Quercus bicolor</i>	Swamp white oak
<i>Quercus borealis</i>	Northern red oak



Quercus coccinea	Scarlet oak
Quercus falcata	Southern red oak
Quercus laurifolia	Laurel oak
Quercus macrocarpa	Bur oak
Quercus nigra	Water oak
Quercus phellos	Willow oak
Quercus rubra maxima	Eastern red oak
Quercus shumardi	Shumard oak
Quercus velutina	Black oak
Quercus virginiana	Live oak
Salix babylonica	Weeping willow
Sophora japonica regent	Japanese pagoda tree
Taxodium distichum	Bald cypress
Tilia cordata	Littleleaf linden
Tsuga caroliniana	Carolina hemlock
Tsuga canadensis	Eastern hemlock
Ulmus alata	Winged elm
Ulmus americana	American elm
Ulmus parvifolia	Lacebark elm
Zelkova serrata	Japanese zelkova
SMALL MATURING TREES	
Acer buergeranum	Trident maple
Acer campestre	Hedge maple
Acer ginnala	Amur maple
Acer griseum	Paperbark maple
Amelanchier arborea	Service berry
Betula platyphylla japonica	Japanese white birch
Carpinus betulus	European hornbeam
Carpinus carolinana	American hornbeam
Catalpa bignonioides	Southern catalpa
Cornus florida	Flowering dogwood

<i>Cornus kousa</i>	Kousa dogwood
<i>Cornus mas</i>	Cornelian-cherry dogwood
<i>Cercis canadensis</i>	Eastern redbud
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<i>Elegans angustifolia</i>	Russian olive
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<i>Halesia carolina</i>	Carolina siverbell
<i>Hammamelis mollis</i>	Chinese witch-hazel Ilex
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<i>Koelreutraria paniculata</i>	Golden raintree
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<i>Morus alba</i>	White mulberry
<i>Morus alba 'Pendula'</i>	Weeping white mulberry
<i>Osmanthus americanus</i>	Devilwood
<i>Ostrya virginiana</i>	Ironwood
<i>Oxydendrum arboreum</i>	Sourwood
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<i>Prunus carolinana</i>	Carolina cherry laurel
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Azalea indica	Indian azalea
Azalea obtusum Kaempferi	Kaempferi azalea
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Euonymus japonicus	Evergreen euonymus
Eleagnus pungens	Eleagnus
Forsythia intermedia	Forsythia
Hammamelis virginiana	Witch-hazel
Hydrangea quercifolia	Oakleaf hydrangea

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<i>Ilex crenata 'roundifolia'</i>	Roundleaf japanese holly
<i>Ilex 'Emily Brunner'</i>	Emily brunner holly
<i>Ilex glabra</i>	Inkberry holly
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<i>Ilex pernyi</i>	Perny holly
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<i>Jumperus chinensis pfitzeriana</i>	Pfitzer jumper
<i>Jumperus chinensis hetzi</i>	Hetzi jumper
<i>Laurus nobilis</i>	Laurel
<i>Ligustrum japonicum</i>	Japanese privet
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<i>Ligustrum vicaryi</i>	Vicary goldern privet
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<i>Myrica cerifera</i>	Wax myrtle
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<i>Osmanthus fragrans</i>	Fragrant tea olive
<i>Osmanthus heterophyllus</i>	Holly osmanthus
<i>Osmanthus heterophyllus roundifolius</i>	Curly leaf tea olive
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Podocarpus macrophyllus maki	Podocarpus
Pyracantha coccinea	Scarlet firethorn
Raphiolepis umbellata	Yeddo-hawthorn
Spirea cantoniensis	Reves spirea
Spirea thunbergi	Thunberg spirea
Spirea prunifolia plena	Bridalwreath spirea
Spirea vanhouttei	Vanhoutte spirea
Taxus cuspidata	Japanese yew
Viburnum prunifolium	Blackhaw viburnum
Viburnum rhytidophyllum	Leatherleaf viburnum
Viburnum tinus	Laurestinus viburnum

Adopted this 11<sup>th</sup> day of February, 2013.

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Walker F. Davidson, Mayor

Attest:

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Amy S. McCollum, Town Clerk

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Walker Davidson, Mayor  
Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Jordan Cook, Zoning Administrator/Planner

**DATE:** November 13, 2012

**SUBJECT:** Polivka International MX Rezoning Request

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Polivka International Company, Inc. requests a MX (Mixed Use) Conditional Zoning Rezoning for a 15,000 square foot office building located at 13700 Providence Road, Weddington, NC.

### Application Information

Date of Application: April 24, 2012  
Applicant Name: Polivka International Company, Inc.  
Owner Name: Polivka Parking Solutions LLC  
Parcel ID#: 06-150-045  
Property Location: 13700 Providence Road (Highway 16)  
Existing Land Use: Business  
Existing Zoning: R-40  
Proposed Zoning: MX  
Existing Use: Vacant House  
Proposed Use: 15,000 square foot office building  
Parcel Size: 5.06 Acres

### General Information-MX Rezoning

- The applicant proposes a 15,000 square foot, two-story brick office building on Providence Road.
- The office building will be accessed by two driveways along Providence Road. The required Public Involvement Meetings for this project were held on July 25<sup>th</sup> and August 16<sup>th</sup>, 2012. The meeting on July 25<sup>th</sup> was held on site at 13700 Providence Road. The meeting on August 16<sup>th</sup> was held at Weddington Town Hall.

**Minimum Standards for Office Uses in the MX Zoning District:**

- Minimum Front Yard Setback-25 feet from any public road right-of-way
- Minimum Side Yard Setbacks-28 foot buffer is required, not a setback
- Minimum Rear Yard Setback-28 foot buffer is required, not a setback
  - Applicant has met these buffer and setback requirements.

**Access and Parking:**

- The site will be accessed by two driveways from Providence Road. Both driveways will have 18 foot travel lanes with a ten foot landscaped median.
- The southern entrance will serve as the main entrance to the site. A left turn lane, from Providence Road is being proposed at the northern entrance. NCDOT has provided feedback on the proposed plan and Traffic Impact Analysis. NCDOT has stated that the proposal will have no significant impact on surrounding roads and/or intersections. However, Town Transportation Engineer Justin Carroll does not see a need for a left turn lane at the northern driveway.
- The applicant is required 50 parking spaces for the 15,000 square feet of office space (1 space per employee during the shift with greater employment plus 1 space for each 300 square feet of gross floor area.). The applicant has provided 70 parking spaces, therefore complying with *Section 58-175* of the *Weddington Zoning Ordinance*.
- Parking spaces and loading zones meet the minimum size standards set in *Section 58-175* and *58-176* of the *Weddington Zoning Ordinance*.
- A Traffic Impact Analysis was submitted on August 9, 2012 and has been reviewed by the Town Traffic Engineer and NCDOT. The applicant and the Towns Transportation Engineer have exchanged comments and continue to work through the Traffic Impact Analysis. All transportation documents are included in your packet.

**Screening and Landscaping:**

- Screening and landscaping will be provided by using several types of trees and shrubs. The applicant is required a 28 foot buffer around the perimeter of the property per *Section 58-8* of the *Weddington Zoning Ordinance*. The applicant has provided a 28 foot buffer around the perimeter of the property. The applicant will also provide internal landscaping within parking areas and islands.
- The proposed landscaping plan does comply with *Section 58-8* of the *Weddington Zoning Ordinance*. All proposed plants are permitted in *Section 58-384* of the *Weddington Zoning Ordinance*.
- The MX zoning district requires 10% of the gross acreage of the project to be open space. The applicant is required 21,041 square feet of open space and has provided 66,443 square feet of open space in the form of Village Greens, therefore complying with *Section 58-60 (2) n* of the *Weddington Zoning Ordinance*.

**Elevations:**

- Elevations of all buildings have been provided. Materials on the building include: hard-plank siding, brick veneer, fiberglass columns and fiberglass shingles.
- The proposed building is within scale and has similar physical relationship as abutting properties as required in *Section 58-271* of the *Weddington Zoning Ordinance*. Proposed building height also complies with *Section 58-60 (2) f* of the *Weddington Zoning Ordinance*.
- The Planning Board will serve as the Design Review Board for this project.

**Additional Information:**

- Adjacent Property Uses are as follows:
  - North: Parcels containing single family house and farmland (The Hunter Farm)
  - South: Weddington United Methodist Church
  - East: Providence Road (four lane highway with concrete median)
  - West: Parcels containing single family house and farmland (The Hunter Farm)
- A lighting plan has been submitted and will be reviewed by the Town's Lighting Engineer (plans included).
- Water to be provided by Union County Public Works once rezoning is approved by the Town Council.
- Sewer to be provided by septic tank approved by Union County Health Department (Approvals Included).
- Stormwater management to be handled by sand filter/detention pond in accordance with *Weddington Zoning Ordinance* and NCDENR (Plans and Approvals Included).

**Conditions of Approval:**

1. Water Plans and Allocation must be approved by Union County Public Works;
2. Lighting Plan must be approved by Town Lighting Engineer;
3. All engineering must be approved by Town Engineer-***Stormwater Management Plan and Calculations approved by Town Engineer;***
4. NCDOT driveway permit must be approved by NCDOT;
5. Traffic Impact Analysis must be approved by Town Traffic Engineer-***Town Traffic Engineer recommendations included in packet;***
6. All signage must comply with *Chapter 58, Article 5* of the *Weddington Zoning Ordinance*;
7. Prior to the commencement of any construction, the Town Council must approve Construction Documents in accordance with *Section 58-271 (h)* of the *Weddington Zoning Ordinance*;
8. Applicant must provide detention volume controls for a 25 year storm-***Applicant has provided detention volume controls for a 25 year storm;***
9. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*.
10. Save the large tree near the house if at all possible, if not possible provide Zoning Administrator written documentation of why tree cannot be saved;
11. Any future sewer connection must be made at Providence Road (Highway 16);



12. Pedestrian crosswalks to be added to two driveway entrances along Providence Road-  
*Crosswalks have been added to site plan (sheet RZ 1)*;
13. Security lights in the parking lot can be on one hour after the last business closes until one hour before the first business opens.

In addition to the aforementioned conditions, the Planning Board expressed concerns about the following items:

1. Two driveway cuts along recently widened Providence Road;
2. Negative impact of left turn lane into site.

The Planning Board gave the proposed MX Rezoning a favorable recommendation with a 5-1 vote. The Planning Board added conditions 10-13 in the above written conditions.

Staff has reviewed the application and submitted documents and finds that the MX Rezoning Application is in compliance with the *Town of Weddington Zoning Ordinance* with the aforementioned Conditions of Approval.



BARTLETT TREE EXPERTS

P.O. BOX 7732, CHARLOTTE NC 28241-7732 (704) 588-3713, FAX (704) 588-4824

December 7, 2012

Overcash Demmitt Architects  
Attn: Mr. Jan Bryan  
2010 South Tryon Street  
Charlotte, NC 28203

Re: Inspection of 56" Willow Oak at 13700 Providence Rd, Weddington NC

On Tuesday December 4, 2012, I visually inspected a 56" willow oak located at 13700 Providence Rd in Weddington NC from ground level to determine its current health condition and prognosis for the future.

The tree currently is growing over top of the back right (as facing from Providence Road) of a 1 story brick house, is positioned approximately 20' from the house, and has limbs extended completely over the roof with a vertical roof clearance of less than 10'.

The willow oak (*Quercus phellos*) measured 56" DBH (diameter at breast height) which is certainly considered quite mature for the species, however much larger specimens are certainly found in North Carolina. The tree itself does not show any visible signs of insect or disease damage nor are any serious pest or disease threats generally noted for specimens of this size. The tree does appear to have been neglected in terms of pruning over the past decade or so, and should it remain, pruning is certainly recommended to help maintain and promote health.

Determining age or remaining life expectancy for mature trees is one of the most difficult if not impossible tasks that are frequently assigned to arborists. The tree could easily be 100+ years old, but given the site and growing conditions could equally be 80 years of age. This being said, the tree would certainly be considered to be nearing the end of typical life expectancy, but this could represent 1-20+ years or more of remaining life; no one individual really knows. I am certain that the tree does not have any visible signs that would indicate the natural death is in the very near future. Trees of this size more typically succumb to environmental impacts (lightning damage, ambrosia beetle attack, or hypoxylon canker) or site changes (new or re-development and construction) resulting in soil changes, soil compaction, root damage or decreased water / nutrient availability.

THE F. A. BARTLETT TREE EXPERT COMPANY  
SCIENTIFIC TREE CARE SINCE 1907

Corporate Office P.O. Box 3067, Stamford Connecticut 06905 0067 • (203) 323 1131 Fax (203) 323 1129

www.bartlett.com



# BARTLETT TREE EXPERTS

P. O. BOX 7732, CHARLOTTE NC 28241-7732 (704) 588-3713, FAX (704) 588-4824

Recommendations for helping to extend the life of the tree:

- Install a mulch zone surrounding the tree to drip line, or as far as feasible to help maintain adequate soil moisture
- Inject water soluble, slow release fertilizer into the root zone of the tree to help increase and replace lost water and nutrients
- Inoculate the root system with Mycorrhizae to help increase root development
- Incorporate needed organic matter, adjust pH and add specific nutrients per soil report
- Treat susceptible trees to help prevent future insect attack
- Provide pruning to remove defective and potentially damaging limbs
- Install a lightning protection system to help reduce the potential for damage due to lightning strike
- Minimize future soil / root disturbance within the critical root zone of the tree

Should you have any further questions regarding my inspection or findings, do not hesitate to call.

Respectfully,

Austin Proctor  
ISA Certified Arborist  
Certified Tree Risk Assessor  
Certified Tree Care Safety Professional

*Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made by the Bartlett Tree Company are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guaranty or certainty that efforts to correct unsafe conditions will prevent breakage or failure of a tree. Our recommendations should reduce the risk of tree failure but they cannot eliminate such risk, especially in the event of a storm or any other act of God. Some hazardous conditions in landscapes are apparent while others require detailed inspection and evaluation. While a detailed inspection and evaluation should and normally does result in the detection of potentially hazardous conditions, there can be no guaranty or certainty that all hazardous conditions will be detected.*

THE F. A. BARTLETT TREE EXPERT COMPANY  
SCIENTIFIC TREE CARE SINCE 1907

Corporate Office P.O. Box 3067, Stamford Connecticut 06905 0067 • (203) 323-1131 Fax (203) 323-1129

www.bartlett.com



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## UNION COUNTY URBAN FORESTER

Cooperative Extension Center

3230-D Presson Road • Monroe, NC 28112 • Phone (704) 283-3510 • Fax (704) 283-3734

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January 24, 2013

Mr. Jordan C. Cook  
Planner/Zoning Administrator  
Town of Weddington  
Weddington, NC 28104

Dear Mr. Cook:

I was able to visit the 56" willow oak located at 13700 Providence Road in Weddington, NC on Friday morning (January 18, 2013.) You had provided me a copy of the assessment done by Austin Proctor of Bartlett Tree Experts and requested my review of the Bartlett assessment. Following, I have given a recap of what I saw and my opinion of the tree.

### Observations:

This is a mature, 56" DBH (Diameter at Breast Height) willow oak (*Quercus phellos*), standing approximately 20 feet from the west side of house, that measured 65 feet tall and spans 90 feet across the canopy. It has been growing in an open yard setting and has a full, rounded top. The house was built in 1946. From the site and location of the tree, I would say that the tree was planted when the house was built. That would make the tree around 67 years old. The large diameter of the tree is not unusual for a tree grown in an open area.

The tree forks into multiple branches at 10 feet above ground. There is one large branch that extends westward from the main stem that may be a source of concern regarding its junction with the main stem and the possibility of included bark and rot in the junction. There are several attached dead stubs and limbs, and, hanging dead limbs in the canopy. Previously, the crown has been lightly thinned by pruning back limbs to the main trunk. There is some limb hollowing visible from pruning branches mid-way their length. The main trunk shows no outward sign of internal decay. In sounding the trunk with a small hatchet, the tree bole sounds like it is basically solid. When sounding the only limb reachable from the ground (one that parallels the house toward the south), it is definitely hollow. This is a large limb extending about 25 feet. This hollowing would extend to the core of the trunk. Without drilling to the center of the trunk or limb, there is no way to know the extent of the decay.

I did not see any mushrooms, conk, or the like around the base. If you have seen these growing on the roots, trunk, or in lines going away from the base of the tree (following roots), please let me know. Otherwise, I would consider the risk of root failure low.

### Opinion:

I have not seen the development plans and do not know the location of this tree in relation to the buildings, parking or open areas. The Ordinance definition of a "Specimen Tree" says: "A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance as determined by the Town Council or Zoning Administrator... in good or better

condition with a DBH of 24 inches or greater....” This tree has known problems (large, low hollow limb.) Before deciding to keep the tree, a more intensive assessment should be made to determine the extent of rot in the main trunk and if the tree fits the “good or better condition” prescribed. If retained, the tree also needs a good cleaning and pruning of dead and problem limbs throughout the canopy. If it is to remain on the lot after development, it should be in an undisturbed area that extends at least to the drip line (outermost reach of tree branches) of the tree. The Ordinance calls for the “Critical Root Zone” to be “one foot of radial distance for every inch of tree DBH.” The “Critical Root Zone” for this tree would be a radius of 56 feet, or 9,852 square feet, or 0.23 acre. Use of the area should be limited, and not promoted by walkways, benches, and etcetera, at least until an assessment is made and the tree is cleaned up. During demolition of the existing house, utmost care must be taken to protect the root system from damage. For demolition, the house should only be approached from the front of the house toward the tree, with as little soil disturbance as possible under the drip line.

The above report was done as a Basic Assessment of the tree described. A Basic Assessment only looks at the outward conditions of the tree from ground level. A more extensive assessment involving drilling and/or root excavation would be necessary to better determine the unseen variables. The recommendations are for the reduction of risk of failure of the tree or parts of the tree. Even with reductive measures taken, trees have an inherent risk of failure due to unseen structural defects and natural causes. This report makes or implies no warranty or guarantee.

If you need any additional information, assistance or a visit while you are present to review the above report, please call.

Sincerely,

William L. Smith  
NC Registered Forester #545

## **I. INTRODUCTION**

This document is a statement of the community's vision for its own future and a guide to achieve that vision through ~~March 31~~April 8, 2013. The view of the future expressed in the Land Use Plan (i.e., the Plan) is shaped by local community values, ideals and aspirations about the best management and use of the community's resources.

The Plan uses text, maps and diagrams to establish policies and programs that the Town may use to address the many issues facing the community. Thus, the Plan is a tool for managing community change to achieve the desired quality of life.

This document serves as a replacement to the 1996 Weddington Land Use Plan that was written by the UNC Charlotte Urban Institute. Elements of that Plan, however, are contained in this document and are duly noted where applicable. The Plan is being adopted pursuant to NCGS 160A-383.

### **WHY PLAN?**

Successful communities do not just happen; they must be continually shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the needs of its residents and retain the quality of life that initially attracted those residents to the community.

Residents of Weddington value the high quality of the natural environment, the character and diversity of their neighborhoods, as well as the strong sense of “community.” Concern about the impact of new growth has increased as residents have experienced increased traffic congestion, school crowding, and the rapid loss of natural, open areas. Effective growth management can help the community address each of these concerns.

The Town recognizes the importance of coordinating growth management efforts with Union County and adjacent communities. Accordingly, the Town and County should develop coordinated strategies for growth management to make efficient use of both valuable infrastructure that is already in place, and to prevent unnecessary loss of the surrounding open space areas where such infrastructure is not yet in place. A good plan and effective plan implementation measures can curb the trend towards sprawl development while accommodating appropriate new development.

## **PLAN MONITORING & AMENDMENT**

The Land Use Plan is intended to serve as a guide for public and private development and land use decisions through ~~March 31~~April 8, 2013. As local and regional conditions change, changes to the policies (including maps) and strategies will be required to keep the plan current. While specific procedures for amendment should be adopted by ordinance, the following paragraphs outline the process for monitoring and amending the plan. The Town should conduct an annual review to determine its progress in achieving plan goals, objectives and strategies. During this review, the Town should evaluate development decisions (e.g., zoning changes, subdivisions, building permits and public works projects) that have been made by the Town and other jurisdictions, growth trends and the progress made in accomplishing the strategies listed in this Plan element. The result of the annual review may be to recommend revisions to policies, the future land use map or the implementation program.

## **POLICY REVISIONS**

To ensure that the Land Use Plan remains an effective guide for decision-makers, the Town should conduct periodic evaluations of the Plan policies and strategies. These evaluations should be conducted every three to five years, depending on the rate of change in the community. Should a major review be necessary, the process should encourage input from merchants, neighborhood groups, developers, and other community interests through the creation of a Citizen Review Committee. Any Plan amendments that appear appropriate as a result of this review should be processed according to the adopted Plan amendment process. These evaluations should consider the following:

**TOWN OF WEDDINGTON  
WEDDINGTON PUBLIC SAFETY ADVISORY COMMITTEE  
RULES OF PROCEDURE**

**Article I  
Name**

- 1-1 The official name of the committee shall be the Weddington Public Safety Advisory Committee, hereafter referred to as the Committee.

**Article II  
Objective and Purpose**

- 2-1 The Public Safety Committee serves to consider public safety issues concerning Weddington and its citizens. These issues include, but are not limited to, fire protection, emergency medical services, law enforcement, and transportation. The Committee may make recommendations to the Town Council. The Committee shall also act to disseminate and improve communications on public safety issues.

**Article III  
Membership**

- 3-1 Members of the Committee shall be appointed by the Town Council for designated terms. The Committee shall consist of ~~two members of the Weddington Town Council and~~ **seven** ~~five additional~~ residents of the Town. ~~The five at large members shall be referred to herein as at large members.~~
- 3-2 ~~Terms of members of the Committee serving elected office shall overlap with their elected terms. Therefore, for those members of the Committee serving terms on the Town Council, their term on the Committee shall correspond with the duration of their term on the Town Council.~~ The at large members shall serve four-year terms with ~~three~~ **four** at-large members appointed to terms ending in odd numbered years, and ~~two~~ **three** at-large members appointed to terms ending in even numbered years. The Secretary of the Committee shall request the Town Council to make appointments in accordance with this section at its regular December meeting.
- 3-3 All vacancies on the Committee shall be filled by Town Council appointment. All members appointed to fill an unexpired term shall serve for the duration of the unexpired term.

**Article IV  
Meetings**

- 4-1 The Committee shall hold a meeting in January of every year to elect the Chairman and Vice-Chairman. All other Committee meetings shall be scheduled as needed. All meetings shall be held in accordance with the North Carolina Open Meetings Law.
- 4-2 Special meetings may be called by the Chairman or the Vice Chairman.
- 4-3 A majority of the members of the Committee shall constitute a quorum. A quorum shall be present before any business is transacted.



- 4-4 Unless otherwise stated herein, the Committee shall operate according to Robert's Rules of Order. The Chairman shall decide all points of procedure unless otherwise directed by a majority vote of the Committee.
- 4-5 The order of business of the Committee shall be as follows; (a) determination of quorum/deletions to the agenda, (b) approval of minutes, (c) old business, (d) new business, (e) public comment, (f) member comment, and (g) adjournment.

#### **Article V Attendance**

- 5-1 Any member of the Committee who misses more than three (3) consecutive meetings or one-half (1/2) the meetings during any calendar year without an excused absence may lose his or her status as a member of the Committee. The Chairman may request that the member be replaced by Weddington Town Council.

#### **Article VI Action by Committee**

- 6-1 All actions of the Committee shall be taken in the form of a motion and voted upon by all members present following the establishment of a quorum.
- 6-2 Voting shall be done by a show of hands. All members present at the time a vote is taken shall be eligible to vote.
- 6-3 All members of the Committee must vote on all matters except as specified in Section 8-1 of these rules.

#### **Article VII Election of Officers**

- 7-1 At the first meeting of the Committee held in each calendar year, a Chairman and Vice-Chairman shall be elected by members of the Committee. These officers shall be elected for a term of one year and may be reelected for successive terms to the same office. Members shall be notified of the date, time and place of the election of officers. At least seven (7) days notice prior to the first annual meeting of the Committee shall be given. Each officer shall serve until a replacement is elected.
- 7-2 The Chairman shall preside at all meetings of the Committee, shall appoint all standing and temporary committees, and shall have all other duties normally conferred on such office.
- 7-3 The Vice-Chairman shall perform the duties of the Chairman in his absence. In the event of the absence of both the Chairman and Vice-Chairman, the members present may elect a temporary chairman for that meeting and proceed with the order of business.
- 7-4 The Town Clerk shall serve as secretary and shall keep the minutes of the Committee, prepare with the Chairman the agenda for all meetings, provide notice of meetings, attend to correspondence of the Committee and perform such other duties normally carried out by a secretary.

**Article VIII  
Conflict of Interest**

- 8-1 No member of the Committee may discuss, advocate, or vote on any matter in which he has a financial, pecuniary or monetary interest, either direct or indirect, in the outcome. Any member who violates this provision may be subject to removal from the Committee.

**Article IX  
Committee Powers**

- 9-1 The Committee is authorized and empowered to undertake such actions reasonably necessary to the discharge and conduct of its duties and responsibilities.

**Article X  
Records**

- 10-1 An annual written report shall be prepared by the Committee and submitted to the Town Council of Weddington. Such report shall include a comprehensive and detailed review of the activities, recommendations and actions of the Committee. The report shall include any budget requests for the upcoming year. The Secretary shall keep accurate minutes of the Committee meetings and a record of attendance of the members of the Committee.

**Article XI  
Adoption and Amendments**

- 11-1 These Rules of Procedure shall be adopted by a majority vote of the members of the Committee.
- 11-2 These Rules of Procedure may be amended by an affirmative vote of a majority of the membership present at any meeting, provided that such proposed amendment shall have first been submitted to all members in writing at least seven (7) days prior to the meeting at which the vote is to be taken.

ADOPTED this 16<sup>th</sup> day of November 2010.

Amended this 19<sup>th</sup> day of January, 2011.

Amended this 12<sup>th</sup> day of April, 2011.

Amended this 5<sup>th</sup> day of January, 2012.

Amended this 6<sup>th</sup> day of March, 2012.

Amended this 7<sup>th</sup> day of August, 2012.

**Amended this 11<sup>th</sup> day of February, 2013.**

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Michael Smith, Chairman

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Amy S. McCollum, Town Clerk



# TOWN OF WEDDINGTON MEMORANDUM

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**DATE:** 2/11/13  
**TO:** MAYOR  
TOWN COUNCIL  
**CC:** AMY MCCOLLUM, TOWN CLERK  
**FROM:** JORDAN COOK, ZONING ADMINISTRATOR/PLANNER  
**RE:** UPDATE FROM PLANNING/ZONING OFFICE

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- Polivka International has submitted a portion of their construction documents. They plan to have all of their construction documents submitted by the end of February. Therefore, they will be on the March 25<sup>th</sup> Planning Board agenda for Design Review Board approval and possibly the April 8<sup>th</sup> Town Council agenda. They would like to begin construction May 1<sup>st</sup>. The Planning Board will act as the Design Review Board for the elevations and construction document review.
- Vintage Creek has submitted their Preliminary Plat. They have asked that I delay in sending it to the Planning Board. They are still working with Union County on obtaining sewer approval. The Preliminary Plat should be on the Planning Board agenda in either March or April.
- Planning related items that will be discussed at the Retreat are:
  - Temporary Use Permits
  - Agritourism and Agricultural Uses
  - Annexation Agreement Renewal
  - Land Use Plan
- The following items were on the January 28<sup>th</sup> Planning Board agenda:
  - MX Review Process Text Amendments
  - Bromley Map 6 Final Plat
- The following items will be on the February 25<sup>th</sup> Planning Board agenda:
  - Beulah Church Road Minor Subdivision
  - Howie Minor Subdivision



# TOWN OF WEDDINGTON MEMORANDUM

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DATE: 2/7/13  
TO: MAYOR AND TOWN COUNCIL  
FROM: AMY S. MCCOLLUM, TOWN ADMINISTRATOR  
RE: UPDATE

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- § Our Minimum Housing Inspector has notified the property owner of Parcel #06-120-016 on Weddington-Matthews Road of housing and building code violations that exist.
- § The 3rd Annual Easter Egg Hunt for children ages 11 and younger is scheduled for March 23, 2013 from 2 to 4 with a rain date of March 24. The hunt will be held at the Town Hall. Games and refreshments will be available and a picture with the Easter Bunny can be purchased for \$5.00. Citizens are asked to bring a canned good to be donated to a local food shelter to be entered to win a prize.
- § The 2013 Town Hall Day is being held on March 27 in Raleigh. Please let me know if you are interested in attending.
- § Staff has been testing our documents and programs through the VC3 Hosted Environment. Testing will be completed this week. Everything is going well and once testing is completed VC3 will schedule a Go Live date.
- § Bizwell was not able to secure enough advertisements for the 2013 Welcome Magazine. They will contact the Town at the end of the year to see if there is interest to do a 2014 magazine.
- § The 2013 Retreat is scheduled for Friday, February 22 beginning at 9:00 a.m. The retreat will be held at the Firethorne Country Club. Dorine Sharp, Rob Dow and Jim Vivian will be attending from the Planning Board.
- § A Special Work Session is scheduled for February 13 to continue updating the Weddington Land Use Plan. A Special Open House is scheduled for February 23 from 9 to 12 to give citizens the opportunity to give input regarding the update to the Land Use Plan.
- § The Union County Board of Commissioners named eight representatives to the governing board of the new Monroe-Union County economic development group. All county municipalities were asked to appoint a representative on the board in exchange for a \$7,500 fee – only Fairview chose to take the opportunity and nominated Tony Helms as its representative. Commission-chosen nominees were appointed to the remaining at-large county positions - Bonnie Griffin, Gary Summerfield and Scott Byrum to 3-year terms; Michael Lutes, Ray Black and Tony Helms to 2-year terms and John Hendley and Sam Starnes to 1-year terms. The usual process for seeking individuals (County website, announcing vacancies at a meeting and posting at the County) were followed.

**Save the Date:**

Weddington Country Festival – September 21, 2013

**PROVIDENCE VFD**

13 UNION EMS CALLS  
27 UNION FIRE CALLS  
03 MECK EMS CALLS  
06 MECK FIRE CALLS

61.5 TRAINING HRS

**Providence Volunteer Fire Department**  
**Income & Expense Budget Performance**  
January 2013

	<u>Jan 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Jan 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>110 - Subsidies</b>						
111 - Mecklenburg Cty	5,417.33	5,416.66	0.67	43,338.64	37,916.70	5,421.94
112 - Union County	0.00			75.00		
113 - Town of Weddington	45,500.00	45,500.00	0.00	318,500.00	318,500.00	0.00
114 - Town of Weddington - Day Staff	0.00			15,705.00		
115 - Town of Weddington - Night Staf	0.00			9,885.00		
117 - Mecklenburg Cty Radio Subsidy	1,300.00	1,300.66	-0.66	10,400.00	9,104.70	1,295.30
<b>Total 110 - Subsidies</b>	<b>52,217.33</b>	<b>52,217.32</b>	<b>0.01</b>	<b>397,903.64</b>	<b>365,521.40</b>	<b>32,382.24</b>
<b>120 - Dues &amp; Fees</b>						
121 - Union County Fire Fees	1,146.92	833.33	313.59	8,569.17	5,833.35	2,735.82
<b>Total 120 - Dues &amp; Fees</b>	<b>1,146.92</b>	<b>833.33</b>	<b>313.59</b>	<b>8,569.17</b>	<b>5,833.35</b>	<b>2,735.82</b>
<b>130 - Vol Donations</b>						
131 - Memorials	0.00	41.66	-41.66	0.00	291.70	-291.70
134 - Other	780.00	250.00	530.00	3,682.63	1,750.00	1,932.63
<b>Total 130 - Vol Donations</b>	<b>780.00</b>	<b>291.66</b>	<b>488.34</b>	<b>3,682.63</b>	<b>2,041.70</b>	<b>1,640.93</b>
<b>140 - Other Income</b>						
157 - EMS Stand By Income	0.00			2,750.00		
142 - Fire Fighters' Relief Fund	0.00	416.66	-416.66	5,300.13	2,916.70	2,383.43
143 - Fuel Tax Refund	0.00	83.33	-83.33	0.00	583.35	-583.35
144 - Sales Tax Refund	0.00	250.00	-250.00	0.00	1,750.00	-1,750.00
145 - Interest	0.00	250.00	-250.00	4.30	1,750.00	-1,745.70
147 - Medic-EMS Reimbursement	0.00	1,000.00	-1,000.00	6,308.85	7,000.00	-691.15
148 - Firemen Relief Interest	0.00			3.87		
155 - Christmas Fundraising Income	501.00	416.66	84.34	9,044.00	2,916.70	6,127.30
156 - Newsletter Income	0.00	625.00	-625.00	3,055.00	4,375.00	-1,320.00
<b>Total 140 - Other Income</b>	<b>501.00</b>	<b>3,041.65</b>	<b>-2,540.65</b>	<b>26,466.15</b>	<b>21,291.75</b>	<b>5,174.40</b>
<b>150 - Uncategorized Income</b>	<b>0.00</b>			<b>290.34</b>		
<b>Total Income</b>	<b>54,645.25</b>	<b>56,383.96</b>	<b>-1,738.71</b>	<b>436,911.93</b>	<b>394,688.20</b>	<b>42,223.73</b>
<b>Expense</b>						
<b>200 - Administration</b>						
202 - Legal Fees	220.00	83.33	136.67	13,160.50	583.35	12,577.15
203 - Building Upgrade Fees	0.00			500.00		
209 - Annual Dinner/Award	2,290.37	500.00	1,790.37	3,205.32	3,500.00	-294.68
210 - Fire Chief Discretionary	89.66	166.66	-77.00	910.05	1,166.70	-256.65
211 - Bank Charges & Credit Card Fees	2.00	20.83	-18.83	85.60	145.85	-60.25
212 - Prof Fees	450.00	333.33	116.67	3,150.00	2,333.35	816.65
213 - Computer Upgrades	1,298.98	166.66	1,132.32	1,298.98	1,166.70	132.28
214 - Off Supplies	9.01	208.33	-199.32	1,268.05	1,458.35	-190.30
215 - Printing/Newsletter	0.00	250.00	-250.00	1,186.10	1,750.00	-563.90
216 - Postage	31.00	125.00	-94.00	1,241.70	875.00	366.70
217 - Dues, Subscriptions, & Internet	67.25	62.50	4.75	1,254.65	437.50	817.15
218 - Fire Fighters' Association	521.00	41.66	479.34	521.00	291.70	229.30
219 - Miscellaneous	0.00	166.66	-166.66	1,417.60	1,166.70	250.90
<b>Total 200 - Administration</b>	<b>4,979.27</b>	<b>2,124.96</b>	<b>2,854.31</b>	<b>29,199.55</b>	<b>14,875.20</b>	<b>14,324.35</b>

## Providence Volunteer Fire Department Income & Expense Budget Performance January 2013

	<u>Jan 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Jan 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
<b>220 - Insurance</b>						
221 - Business Auto	0.00			776.00		
223 - Vol. Fire Fighters' Workers Com	0.00	583.33	-583.33	5,990.00	4,083.35	1,906.65
224 - Commercial Package	0.00	1,500.00	-1,500.00	18,170.00	10,500.00	7,670.00
<b>Total 220 - Insurance</b>	<u>0.00</u>	<u>2,083.33</u>	<u>-2,083.33</u>	<u>24,936.00</u>	<u>14,583.35</u>	<u>10,352.65</u>
<b>225 - Drug Testing/Physical Exams</b>	0.00	416.66	-416.66	350.00	2,916.70	-2,566.70
<b>230 - Taxes</b>						
<b>231 - Sales Taxes</b>						
232 - Meck CO.	844.76	125.00	719.76	3,764.25	875.00	2,889.25
233 - Union County	0.00	33.33	-33.33	585.91	233.35	352.56
<b>Total 231 - Sales Taxes</b>	<u>844.76</u>	<u>158.33</u>	<u>686.43</u>	<u>4,350.16</u>	<u>1,108.35</u>	<u>3,241.81</u>
<b>236 - Property Tax</b>	0.00	8.33	-8.33	0.00	58.35	-58.35
<b>237 - Freight</b>	0.00	8.33	-8.33	0.00	58.35	-58.35
<b>Total 230 - Taxes</b>	<u>844.76</u>	<u>174.99</u>	<u>669.77</u>	<u>4,350.16</u>	<u>1,225.05</u>	<u>3,125.11</u>
<b>300 - Build Maintenance</b>						
310 - Cleaning	125.00	41.66	83.34	375.00	291.70	83.30
320 - Landscaping & Lawn Care	200.00	208.33	-8.33	1,170.00	1,458.35	-288.35
330 - Trash and Landfill	50.00	41.66	8.34	350.00	291.70	58.30
340 - Pest Control	0.00	41.66	-41.66	285.00	291.70	-6.70
350 - Maintenance Supplies	1,122.35	250.00	872.35	4,578.99	1,750.00	2,828.99
351 - Furniture	0.00	166.66	-166.66	2,841.72	1,166.70	1,675.02
360 - Repairs	1,345.00	833.33	511.67	6,249.85	5,833.35	416.50
<b>Total 300 - Build Maintenance</b>	<u>2,842.35</u>	<u>1,583.30</u>	<u>1,259.05</u>	<u>15,850.56</u>	<u>11,083.50</u>	<u>4,767.06</u>
<b>400 - Utilities</b>						
410 - Electric	715.31	750.00	-34.69	5,949.48	5,250.00	699.48
420 - Natural Gas	666.70	291.66	375.04	867.39	2,041.70	-1,174.31
430 - Telephone	449.48	375.00	74.48	2,158.45	2,625.00	-466.55
440 - Water	102.22	41.66	60.56	263.00	291.70	-28.70
<b>Total 400 - Utilities</b>	<u>1,933.71</u>	<u>1,458.32</u>	<u>475.39</u>	<u>9,238.32</u>	<u>10,208.40</u>	<u>-970.08</u>
<b>500 - Fire Fighters' Equip/Training</b>						
<b>510 - Clothing</b>						
512 - Dress Uniforms	1,910.13	166.66	1,743.47	2,194.88	1,166.70	1,028.18
513 - Clothing - Other	0.00	416.66	-416.66	0.00	2,916.70	-2,916.70
<b>Total 510 - Clothing</b>	<u>1,910.13</u>	<u>583.32</u>	<u>1,326.81</u>	<u>2,194.88</u>	<u>4,083.40</u>	<u>-1,888.52</u>
<b>520 - Equipment</b>						
521 - Radios\ Pagers - New	0.00	250.00	-250.00	0.00	1,750.00	-1,750.00
522 - Radios\ Pagers - Maintenance	0.00	83.33	-83.33	0.00	583.35	-583.35
523 - Equipment - New	3,755.95	750.00	3,005.95	22,233.35	5,250.00	16,983.35
524 - Equipment - Maintenance	453.31	416.66	36.65	6,197.22	2,916.70	3,280.52
525 - Firefighting Supplies	0.00	416.66	-416.66	863.80	2,916.70	-2,052.90
528 - Mecklenburg Radio Contract	0.00	1,300.00	-1,300.00	0.00	9,100.00	-9,100.00
<b>Total 520 - Equipment</b>	<u>4,209.26</u>	<u>3,216.65</u>	<u>992.61</u>	<u>29,294.37</u>	<u>22,516.75</u>	<u>6,777.62</u>
<b>529 - PPE (Personal Protective Equip)</b>	0.00	2,916.66	-2,916.66	17,881.53	20,416.70	-2,535.17
<b>530 - Medical</b>						

**Providence Volunteer Fire Department**  
**Income & Expense Budget Performance**  
January 2013

	<u>Jan 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Jan 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
532 - Supplies	980.76	208.33	772.43	2,363.66	1,458.35	905.31
533 - Waste	169.99	125.00	44.99	1,138.05	875.00	263.05
<b>Total 530 - Medical</b>	<b>1,150.75</b>	<b>333.33</b>	<b>817.42</b>	<b>3,501.71</b>	<b>2,333.35</b>	<b>1,168.36</b>
<b>540 - Training</b>						
541 - Seminars	400.00	1,075.00	-675.00	1,730.00	7,525.00	-5,795.00
542 - Books	0.00	125.00	-125.00	158.25	875.00	-716.75
543 - PR Literature	0.00	125.00	-125.00	0.00	875.00	-875.00
544 - Other - Training Bonus	0.00	291.66	-291.66	2,520.00	2,041.70	478.30
<b>Total 540 - Training</b>	<b>400.00</b>	<b>1,616.66</b>	<b>-1,216.66</b>	<b>4,408.25</b>	<b>11,316.70</b>	<b>-6,908.45</b>
<b>Total 500 - Fire Fighters' Equip/Training</b>	<b>7,670.14</b>	<b>8,666.62</b>	<b>-996.48</b>	<b>57,280.74</b>	<b>60,666.90</b>	<b>-3,386.16</b>
<b>600 - Fire Engines</b>						
620 - '99 Southern Coach Eng #322	3,189.69	1,250.00	1,939.69	8,673.47	8,750.00	-76.53
635 - '93 KME Engine #323	701.25			30,531.88		
640 - '03 Red Diamond #324	0.00	500.00	-500.00	1,385.82	3,500.00	-2,114.18
650 - '02 Ford Quesco Brush #326	0.00	166.66	-166.66	1,703.25	1,166.70	536.55
660 - '95 Intern\Hackney Squad #32	258.80	416.66	-157.86	5,823.12	2,916.70	2,906.42
680 - '06 KME Pumper #321	0.00	1,333.33	-1,333.33	6,456.67	9,333.35	-2,876.68
681 - Diesel Fuel	1,788.78	1,500.00	288.78	11,547.32	10,500.00	1,047.32
682 - Gasoline	0.00	16.66	-16.66	65.00	116.70	-51.70
683 - Cleaning Supplies	0.00	83.33	-83.33	0.00	583.35	-583.35
684 - Miscellaneous Parts	0.00	83.33	-83.33	902.77	583.35	319.42
685 - Fire Engines - Other	3,192.42	500.00	2,692.42	3,192.42	3,500.00	-307.58
<b>Total 600 - Fire Engines</b>	<b>9,130.94</b>	<b>5,849.97</b>	<b>3,280.97</b>	<b>70,281.72</b>	<b>40,950.15</b>	<b>29,331.57</b>
<b>800 - Firefighters Payroll</b>						
801 - Payroll - Day Shift (Hourly)	14,557.00	17,480.00	-2,923.00	108,234.57	122,360.00	-14,125.43
809 - Payroll - Day Shift (Stipend)	1,620.00	1,500.00	120.00	14,340.00	10,500.00	3,840.00
802 - Payroll - Night Shift (Hourly)	8,372.00	9,490.00	-1,118.00	61,988.50	66,430.00	-4,441.50
810 - Payroll - Night Shift (Stipend)	1,620.00	1,825.00	-205.00	12,420.00	12,775.00	-355.00
815 - EMS Stipend	0.00			2,475.00		
<b>808 - Payroll Expenses</b>						
FICA	2,001.92	1,798.58	203.34	15,632.20	12,590.10	3,042.10
FUTA	0.00	125.00	-125.00	0.00	875.00	-875.00
SUTA	282.63	500.00	-217.37	2,041.24	3,500.00	-1,458.76
808 - Payroll Expenses - Other	68.35			677.25		
<b>Total 808 - Payroll Expenses</b>	<b>2,352.90</b>	<b>2,423.58</b>	<b>-70.68</b>	<b>18,350.69</b>	<b>16,965.10</b>	<b>1,385.59</b>
<b>Total 800 - Firefighters Payroll</b>	<b>28,521.90</b>	<b>32,718.58</b>	<b>-4,196.68</b>	<b>217,808.76</b>	<b>229,030.10</b>	<b>-11,221.34</b>
850 - Christmas Fundraising Expense	0.00	333.33	-333.33	3,436.00	2,333.35	1,102.65
<b>Total Expense</b>	<b>55,923.07</b>	<b>55,410.06</b>	<b>513.01</b>	<b>432,731.81</b>	<b>387,872.70</b>	<b>44,859.11</b>
<b>Net Ordinary Income</b>	<b>-1,277.82</b>	<b>973.90</b>	<b>-2,251.72</b>	<b>4,180.12</b>	<b>6,815.50</b>	<b>-2,635.38</b>
<b>Net Income</b>	<b>-1,277.82</b>	<b>973.90</b>	<b>-2,251.72</b>	<b>4,180.12</b>	<b>6,815.50</b>	<b>-2,635.38</b>



**Providence Volunteer Fire Department**  
**Income & Expense Budget Performance**  
January 2013

	<b>Annual Budget</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>110 - Subsidies</b>	
111 - Mecklenburg Cty	65,000.00
112 - Union County	
113 - Town of Weddington	546,000.00
114 - Town of Weddington - Day Staff	
115 - Town of Weddington - Night Staf	
117 - Mecklenburg Cty Radio Subsidy	15,608.00
<b>Total 110 - Subsidies</b>	<b>626,608.00</b>
 <b>120 - Dues &amp; Fees</b>	
121 - Union County Fire Fees	10,000.00
<b>Total 120 - Dues &amp; Fees</b>	<b>10,000.00</b>
 <b>130 - Vol Donations</b>	
131 - Memorials	500.00
134 - Other	3,000.00
<b>Total 130 - Vol Donations</b>	<b>3,500.00</b>
 <b>140 - Other Income</b>	
<b>157 - EMS Stand By Income</b>	
142 - Fire Fighters' Relief Fund	5,000.00
143 - Fuel Tax Refund	1,000.00
144 - Sales Tax Refund	3,000.00
145 - Interest	3,000.00
147 - Medic-EMS Reimbursement	12,000.00
148 - Firemen Relief Interest	
155 - Christmas Fundraising Income	5,000.00
156 - Newsletter Income	7,500.00
<b>Total 140 - Other Income</b>	<b>36,500.00</b>
 <b>150 - Uncategorized Income</b>	
<b>Total Income</b>	<b>676,608.00</b>
 <b>Expense</b>	
<b>200 - Administration</b>	
202 - Legal Fees	1,000.00
203 - Building Upgrade Fees	
209 - Annual Dinner/Award	6,000.00
210 - Fire Chief Discretionary	2,000.00
211 - Bank Charges & Credit Card Fees	250.00
212 - Prof Fees	4,000.00
213 - Computer Upgrades	2,000.00
214 - Off Supplies	2,500.00
215 - Printing/Newsletter	3,000.00
216 - Postage	1,500.00
217 - Dues, Subscriptions, & Internet	750.00
218 - Fire Fighters' Association	500.00
219 - Miscellaneous	2,000.00
<b>Total 200 - Administration</b>	<b>25,500.00</b>

Providence Volunteer Fire Department  
Income & Expense Budget Performance  
January 2013

	<u>Annual Budget</u>
<b>220 - Insurance</b>	
221 - Business Auto	
223 - Vol. Fire Fighters' Workers Com	7,000.00
224 - Commercial Package	18,000.00
<b>Total 220 - Insurance</b>	<u>25,000.00</u>
225 - Drug Testing/Physical Exams	5,000.00
<b>230 - Taxes</b>	
231 - Sales Taxes	
232 - Meck CO.	1,500.00
233 - Union County	400.00
<b>Total 231 - Sales Taxes</b>	<u>1,900.00</u>
236 - Property Tax	100.00
237 - Freight	100.00
<b>Total 230 - Taxes</b>	<u>2,100.00</u>
<b>300 - Build Maintenance</b>	
310 - Cleaning	500.00
320 - Landscaping & Lawn Care	2,500.00
330 - Trash and Landfill	500.00
340 - Pest Control	500.00
350 - Maintenance Supplies	3,000.00
351 - Furniture	2,000.00
360 - Repairs	10,000.00
<b>Total 300 - Build Maintenance</b>	<u>19,000.00</u>
<b>400 - Utilities</b>	
410 - Electric	9,000.00
420 - Natural Gas	3,500.00
430 - Telephone	4,500.00
440 - Water	500.00
<b>Total 400 - Utilities</b>	<u>17,500.00</u>
<b>500 - Fire Fighters' Equip/Training</b>	
510 - Clothing	
512 - Dress Uniforms	2,000.00
513 - Clothing - Other	5,000.00
<b>Total 510 - Clothing</b>	<u>7,000.00</u>
<b>520 - Equipment</b>	
521 - Radios\ Pagers - New	3,000.00
522 - Radios\ Pagers - Maintenance	1,000.00
523 - Equipment - New	9,000.00
524 - Equipment - Maintenance	5,000.00
525 - Firefighting Supplies	5,000.00
528 - Mecklenburg Radio Contract	15,600.00
<b>Total 520 - Equipment</b>	<u>38,600.00</u>
529 - PPE (Personal Protective Equip)	35,000.00
530 - Medical	

**Providence Volunteer Fire Department**  
**Income & Expense Budget Performance**  
January 2013

	<u>Annual Budget</u>
532 - Supplies	2,500.00
533 - Waste	1,500.00
<b>Total 530 - Medical</b>	<b>4,000.00</b>
540 - Training	
541 - Seminars	12,900.00
542 - Books	1,500.00
543 - PR Literature	1,500.00
544 - Other - Training Bonus	3,500.00
<b>Total 540 - Training</b>	<b>19,400.00</b>
<b>Total 500 - Fire Fighters' Equip/Training</b>	<b>104,000.00</b>
600 - Fire Engines	
620 - '99 Southern Coach Eng #322	15,000.00
635 - '93 KME Engine #323	
640 - '03 Red Diamond #324	6,000.00
650 - '02 Ford Quesco Brush #326	2,000.00
660 - '95 Intern\Hackney Squad #32	5,000.00
680 - '06 KME Pumper #321	16,000.00
681 - Diesel Fuel	18,000.00
682 - Gasoline	200.00
683 - Cleaning Supplies	1,000.00
684 - Miscellaneous Parts	1,000.00
685 - Fire Engines - Other	6,000.00
<b>Total 600 - Fire Engines</b>	<b>70,200.00</b>
800 - Firefighters Payroll	
801 - Payroll - Day Shift (Hourly)	209,760.00
809 - Payroll - Day Shift (Stipend)	18,000.00
802 - Payroll - Night Shift (Hourly)	113,880.00
810 - Payroll - Night Shift (Stipend)	21,900.00
815 - EMS Stipend	
808 - Payroll Expenses	
FICA	21,583.00
FUTA	1,500.00
SUTA	6,000.00
808 - Payroll Expenses - Other	
<b>Total 808 - Payroll Expenses</b>	<b>29,083.00</b>
<b>Total 800 - Firefighters Payroll</b>	<b>392,623.00</b>
850 - Christmas Fundraising Expense	4,000.00
<b>Total Expense</b>	<b>664,923.00</b>
<b>Net Ordinary Income</b>	<b>11,685.00</b>
<b>Net Income</b>	<b>11,685.00</b>

Providence Volunteer Fire Department

Balance Sheet

As of January 31, 2013

Jan 31, 13

ASSETS

Current Assets

Checking/Savings

Checking Accounts

BB&T Checking-5119 73,172.35

BOA Payroll-7449 13,490.11

Total Checking Accounts 86,662.46

CD - BBT - 0094 (02/10/14) 119,487.22

CD - BBT - 0108 (02/10/14) 59,649.81

Firemen Relief-BOA-8254 39,748.84

Total Checking/Savings 305,548.33

Total Current Assets 305,548.33

Fixed Assets

Air Packs 73,087.70

Bauer Vertecon Air Compressor 40,000.00

Commercial Protector System 2,112.50

Dexter T-400 Washer\Extractor 3,611.00

Fire Fighter Main Equipment 18,219.29

Groban Electric Generator 5,000.00

Ladder Truck Building 32,452.08

Total Fixed Assets 174,482.57

Other Assets

1993 KME Engine #323 50,000.00

1996 Internat'l #32 119,365.76

1999 SouthCo #322 274,231.58

2002 Ford #326 44,029.33

2003 Red Diamond #324 240,302.00

2006 KME Pumper #321 400,555.50

Building 346,812.09

Equip 27,615.37

Land 12,590.00

X Accum Depr -1,125,560.00

Total Other Assets 389,941.63

TOTAL ASSETS 869,972.53

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2100 - Payroll Liabilities 282.64

Total Other Current Liabilities 282.64

Total Current Liabilities 282.64

Total Liabilities 282.64

Equity

3900 - Retained Earnings 865,509.77

Net Income 4,180.12

Total Equity 869,689.89

6:40 PM  
02/05/13  
Cash Basis

# Providence Volunteer Fire Department

## Balance Sheet

As of January 31, 2013

Jan 31, 13

TOTAL LIABILITIES & EQUITY

869,972.53



**Union County Sheriff's Office**  
**Events By Nature**

Date of Report

2/5/2013  
10:30:23AM

For the Month of: January 2013

<u>Event Type</u>	<u>Total</u>
911 ABANDONED CALL	7
911 HANG UP	9
911 MISDIAL	5
911 SILENT OPEN LINE	7
ABC VIOLATION	1
ACCIDENT EMD	3
ACCIDENT MULT VICTIMS VEHICLES	1
ACCIDENT PD COUNTY NO EMD	25
ACCIDENT WITH INJURIES	1
ALARMS LAW	45
ANIMAL BITE REPORT LAW	3
ANIMAL COMP SERVICE CALL LAW	3
ANIMAL LOST STRAY UNWNTD LAW	2
ASSIST EMS OR FIRE	2
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	3
BARKING DOG	3
BOLO	7
BURGLARY HOME OTHER NONBUSINESS	3
BURGLARY VEHICLE	1
BUSINESS CHECK	61
CALL BY PHONE	8
DELIVER MESSAGE	2
DISCHARGE OF FIREARM	3
DISTURBANCE OR NUISANCE	5
DOMESTIC DISTURBANCE	2
DRUG POSSESSION SCHEDULE	1
ESCORT	5

<u>Event Type</u>	<u>Total</u>
FOLLOW UP INVESTIGATION	2
FOOT PATROL	2
FRAUD DECEPTION FORGERY	1
FUNERAL ESCORT	1
HARASSMENT STALKING THREATS	1
IDENTITY THEFT	1
INTOXICATED PEDESTRIAN	1
INVESTIGATION	3
JURISDICTION CONFIRMATION LAW	1
LARCENY THEFT	4
LIVE STOCK ON HIGHWAY	1
MEET REQUEST NO REFERENCE GIVN	3
MISSING PERSON	2
MOTORIST ASSIST	7
NC DOT MISCELLANEOUS	5
NOISE COMPLAINT	1
PREVENTATIVE PATROL	374
PRISONER IN CUSTODY OR TRANSP	1
PROP DAMAGE VANDALISM MISCHIEF	2
PUBLIC SERVICE	2
RADAR PATROL INCLUDING TRAINIG	31
RESIDENTIAL CHECK	6
SERVE CIVIL PAPER	1
SERVE DOMESTIC VIOL ORDER	1
SERVE EVICTION NOTICE	1
SERVE WARRANT	4
STRUCTURE FIRE EFD	2
SUICIDE ATTEMPT EMD	1
SUSPICIOUS CIRCUMSTANCES	3
SUSPICIOUS PERSON	10
SUSPICIOUS VEHICLE	11
TEST PLEASE LIMIT THESE	1

<u>Event Type</u>	<u>Total</u>
THEFT OF VEHICLE OR PARTS	2
TRAFFIC HAZARD	2
TRAFFIC STOP	37
TRAFFIC VIOLATION COMPLAINT	4
TRESPASSING UNWANTED SUBJ	5
UNCONSCIOUS FAINTING	1
WANTED PERSON	1
WEAPONS FIREARMS INCIDENTS	1
WELL BEING CHECK	1

***Total Calls for Month: 760***



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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** February 11, 2013

**SUBJECT:** Monthly Report – January 2013

<b>Transactions:</b>	
Adjust Under \$5.00	\$(106.21)
Balance Adjustment	\$51.02
Interest Charges	\$1787.00
Overpayments	\$(182.58)
Refunds	\$2355.28
Releases	\$(8.75)
Penalty and Interest Payments	\$(137.88)
<b>Taxes Collected:</b>	
2012	\$(146029.08)
<b>As of January 31, 2013; the following taxes remain Outstanding:</b>	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1832.44
2009	\$2548.25
2010	\$4365.26
2011	\$6607.04
2012	\$79795.26
<b>Total Outstanding:</b>	<b>\$96029.63</b>

**TOWN OF WEDDINGTON**  
**REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2012-2013

	01/01/2013 TO 01/31/2013			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REN</u>
<b>REVENUE:</b>				
10-3101-110 AD VALOREM TAX - CURRENT	145,156.76	919,580.15	960,000.00	
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	0.00	2,204.51	7,000.00	6
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	0.00	899.30	2,000.00	5
10-3110-121 AD VALOREM TAX - MOTOR VEH	5,580.11	23,473.77	57,000.00	5
10-3115-180 TAX INTEREST	116.26	318.27	2,250.00	8
10-3231-220 LOCAL OPTION SALES TAX REV -	11,535.38	62,254.19	157,700.00	6
10-3322-220 BEER & WINE TAX	0.00	0.00	48,750.00	10
10-3324-220 UTILITY FRANCHISE TAX	0.00	209,600.30	450,000.00	5
10-3340-400 ZONING & PERMIT FEES	2,125.00	10,905.00	10,000.00	-
10-3350-400 SUBDIVISION FEES	0.00	25,800.00	62,250.00	5
10-3830-891 MISCELLANEOUS REVENUES	350.00	752.00	1,500.00	5
10-3831-491 INVESTMENT INCOME	170.66	6,280.28	17,500.00	6
<b>TOTAL REVENUE</b>	<b>165,034.17</b>	<b>1,262,067.77</b>	<b>1,775,950.00</b>	<b>2</b>
<b>AFTER TRANSFERS</b>	<b>165,034.17</b>	<b>1,262,067.77</b>	<b>1,775,950.00</b>	
<b>4110 GENERAL GOVERNMENT</b>				
<b>EXPENDITURE:</b>				
10-4110-126 FIRE DEPT SUBSIDIES	59,900.00	419,300.00	776,000.00	4
10-4110-128 POLICE PROTECTION	0.00	116,080.50	233,000.00	5
10-4110-192 ATTORNEY FEES	0.00	30,522.32	110,275.00	7
10-4110-195 ELECTION EXPENSE	0.00	1,899.50	2,000.00	
10-4110-340 EVENTS & PUBLICATIONS	-30.00	3,583.55	13,500.00	7
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,000.00	10
<b>TOTAL EXPENDITURE</b>	<b>59,870.00</b>	<b>571,385.87</b>	<b>1,137,775.00</b>	<b>5</b>
<b>BEFORE TRANSFERS</b>	<b>-59,870.00</b>	<b>-571,385.87</b>	<b>-1,137,775.00</b>	
<b>AFTER TRANSFERS</b>	<b>-59,870.00</b>	<b>-571,385.87</b>	<b>-1,137,775.00</b>	
<b>4120 ADMINISTRATIVE</b>				
<b>EXPENDITURE:</b>				
10-4120-121 SALARIES - CLERK	6,378.25	40,638.95	69,475.00	4
10-4120-123 SALARIES - TAX COLLECTOR	2,680.18	19,624.49	41,000.00	5
10-4120-124 SALARIES - FINANCE OFFICER	507.87	3,563.64	10,850.00	6
10-4120-125 SALARIES - MAYOR & TOWN COU	1,750.00	12,250.00	21,000.00	4
10-4120-181 FICA EXPENSE	857.66	6,096.25	11,000.00	4
10-4120-182 EMPLOYEE RETIREMENT	1,336.14	8,888.87	18,500.00	5
10-4120-183 EMPLOYEE INSURANCE	1,485.00	10,395.00	18,500.00	4
10-4120-184 EMPLOYEE LIFE INSURANCE	28.56	200.76	350.00	4
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	156.00	325.00	5
10-4120-191 AUDIT FEES	0.00	0.00	8,900.00	10
10-4120-193 CONTRACT LABOR	0.00	2,243.75	5,000.00	5
10-4120-200 OFFICE SUPPLIES - ADMIN	469.53	4,289.02	13,125.00	6
10-4120-210 PLANNING CONFERENCE	0.00	0.00	2,500.00	10
10-4120-321 TELEPHONE - ADMIN	249.88	1,516.07	4,500.00	6
10-4120-325 POSTAGE - ADMIN	-8.00	1,825.75	4,200.00	5
10-4120-331 UTILITIES - ADMIN	90.17	1,731.31	4,725.00	6
10-4120-351 REPAIRS & MAINTENANCE - BUIL	0.00	30,341.06	35,000.00	1
10-4120-352 REPAIRS & MAINTENANCE - EQU	2,244.09	24,337.83	49,000.00	5
10-4120-354 REPAIRS & MAINTENANCE - GRO	2,911.00	16,216.00	36,000.00	5
10-4120-355 REPAIRS & MAINTENANCE - PES	0.00	750.00	750.00	

LESLIE  
fl141r07

02/06/2013 8:23:29AM

Page

**TOWN OF WEDDINGTON  
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2012-2013

	01/01/2013 TO 01/31/2013			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REN</u>
10-4120-356 REPAIRS & MAINTENANCE - CUS	300.00	2,500.00	5,750.00	5
10-4120-370 ADVERTISING - ADMIN	77.73	372.95	1,000.00	6
10-4120-397 TAX LISTING & TAX COLLECTION	50.00	818.66	1,000.00	1
10-4120-400 ADMINISTRATIVE:TRAINING	0.00	1,020.00	4,100.00	7
10-4120-410 ADMINISTRATIVE:TRAVEL	251.19	2,163.15	6,500.00	6
10-4120-450 INSURANCE	0.00	10,091.35	20,000.00	5
10-4120-491 DUES & SUBSCRIPTIONS	335.00	12,077.00	18,000.00	3
10-4120-498 GIFTS & AWARDS	0.00	341.19	1,500.00	7
10-4120-499 MISCELLANEOUS	12.00	1,014.32	3,500.00	7
TOTAL EXPENDITURE	22,030.25	215,463.37	416,050.00	4
BEFORE TRANSFERS	-22,030.25	-215,463.37	-416,050.00	
AFTER TRANSFERS	-22,030.25	-215,463.37	-416,050.00	
<b>4130 PLANNING &amp; ZONING</b>				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTR	5,091.62	36,544.29	62,000.00	4
10-4130-122 SALARIES - ASST ZONING ADMIN	265.20	772.67	2,500.00	6
10-4130-123 SALARIES - RECEPTIONIST	1,606.46	11,374.12	22,910.00	5
10-4130-124 SALARIES - PLANNING BOARD	1,450.00	9,550.00	17,500.00	4
10-4130-125 SALARIES - SIGN REMOVAL	437.53	2,903.59	4,500.00	3
10-4130-181 FICA EXPENSE - P&Z	677.09	4,677.50	8,500.00	4
10-4130-182 EMPLOYEE RETIREMENT - P&Z	987.97	7,076.34	13,000.00	4
10-4130-183 EMPLOYEE INSURANCE	1,485.00	11,295.00	19,500.00	4
10-4130-184 EMPLOYEE LIFE INSURANCE	22.68	157.92	325.00	5
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	60.00	215.00	7
10-4130-193 CONSULTING	213.75	3,641.25	15,000.00	7
10-4130-194 CONSULTING - COG	0.00	900.00	10,000.00	9
10-4130-200 OFFICE SUPPLIES - PLANNING &	95.91	1,781.86	5,000.00	6
10-4130-201 ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	10
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	500.00	10
10-4130-220 TRANSPORTATION & IMPROVEM	0.00	0.00	23,750.00	10
10-4130-321 TELEPHONE - PLANNING & ZONI	249.90	1,516.13	4,500.00	6
10-4130-325 POSTAGE - PLANNING & ZONING	-8.00	1,723.51	4,200.00	5
10-4130-331 UTILITIES - PLANNING & ZONING	90.18	1,731.31	4,725.00	6
10-4130-370 ADVERTISING - PLANNING & ZON	77.73	260.41	1,000.00	7
TOTAL EXPENDITURE	12,755.02	95,965.90	222,125.00	5
BEFORE TRANSFERS	-12,755.02	-95,965.90	-222,125.00	
AFTER TRANSFERS	-12,755.02	-95,965.90	-222,125.00	
GRAND TOTAL	70,378.90	379,252.63	0.00	

TOWN OF WEDDINGTON  
BALANCE SHEET

FY 2012-2013

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ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	959,369.75
10-1120-001 TRINITY MONEY MARKET	1,176,577.63
10-1120-002 CITIZENS SOUTH CD'S	511,226.71
10-1170-000 NC CASH MGMT TRUST	529,830.88
10-1211-001 A/R PROPERTY TAX	79,795.26
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	6,607.04
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,627.33
10-1232-000 SALES TAX RECEIVABLE	1,053.12
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	828,793.42
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	14,022.92
10-1610-003 FIXED ASSETS - EQUIPMENT	127,827.46
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS	4,271,582.53

LIABILITIES & EQUITY

LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	262,038.40
10-2155-000 HEALTH INSURANCE PAYABLE	47.47
10-2620-000 DEFERRED REVENUE - DELQ TAXES	6,607.04
10-2625-000 DEFERRED REVENUE - CURR YR TAX	79,795.26
10-2630-000 DEFERRED REVENUE-NEXT 8	9,627.33
TOTAL LIABILITIES	358,115.50

EQUITY

10-2620-001 FUND BALANCE - UNDESIGNATED	1,919,413.61
10-2620-003 FUND BALANCE-DESIG FOR CAP PROJECTS	569,629.30
10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	997,494.81

TOWN OF WEDDINGTON  
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10-2620-005 CURRENT YEAR EQUITY YTD 47,676.68

CURRENT FUND BALANCE - YTD NET REV 379,252.63

TOTAL EQUITY 3,913,467.03

TOTAL LIABILITIES & FUND EQUITY 4,271,582.53

TOWN OF WEDDINGTON  
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