

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, APRIL 8, 2013 – 6:00 P.M.*
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

**Meeting Starts at 6:00 p.m. instead of 7:00 p.m.*

Prayer – Mayor Walker F. Davidson

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum
4. Public Comments
5. Additions, Deletions and/or Adoption of the Agenda
6. Approval of Minutes
 - A. February 23, 2013 Town Council Open House
 - B. March 11, 2013 Special Town Council Meeting
 - C. March 14, 2013 Special Town Council Work Session
 - D. March 18, 2013 Special Town Council Meeting
 - E. March 18, 2013 Special Town Council Work Session
 - F. March 25, 2013 Special Town Council and Planning Board Work Session
7. Consent Agenda
 - A. Call for Public Hearing to Review and Consider the Preliminary Plat for the Vintage Creek Subdivision (Public Hearing to be Held May 13, 2013 at 7:00 p.m. at the Weddington Town Hall)
 - B. Consideration of Proclamation Proclaiming April as Child Abuse and Sexual Assault Awareness Month
 - C. Review and Consideration of COG Code Enforcement Proposal
 - D. Review and Consideration of Approving the Municipal Records Retention and Disposition Schedule
8. Public Hearing and Consideration of Public Hearing
 - A. Public Hearing - Weddington Land Use Plan Update
 - B. Consideration of the Proposed Weddington Land Use Plan Update
9. Old Business
 - A. Review and Consideration of the Final Plat for Bromley, Map 6
 - B. Review and Consideration of Resolution of Support for a Weddington Elevated Water Tank – Mayor Pro Tem Barry
 - C. Call for a Public Hearing Regarding an Offer to Providence VFD of \$700,000 for Land and Buildings and a Lease Contract of \$0.00 Per Year (Public Hearing to be Held May 13, 2013 at 7:00 p.m. at the Weddington Town Hall) – Mayor Davidson

D. Review of Preliminary Budget for Fiscal Year 2013-2014 and Discussion of Scheduling Budget Workshops – Finance Officer Gaylord

10. New Business

A. Review and Consideration of Contract with Miracle Amusements, Inc. for the 2013 Weddington Festival – Councilwoman Harrison

11. Update from Town Planner

12. Update from Town Administrator

13. Public Safety Report

14. Update from Finance Officer and Tax Collector

15. Transportation Report

16. Council Comments

17. Adjournment

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING/OPEN HOUSE
SATURDAY, FEBRUARY 23, 2013 – 9:00 A.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Meeting/Open House at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on February 23, 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 and Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: None

Visitors: Buffie Crothers, Jan Sloop, David Sloop, Tony Rolfes, Jim Bell, Vinary Patel, Bob Davis, Larry Wood, Elton Hardy, Mike Sealy, Ken Millette, Melissa Millette, Laura Sorrell, Carter Sorrell, Tom Low, Carole McLeod, M.C. Sorrell, Mike Sealy, Ned Williams, Bruce Klink, Don Titherington, Bill Deter and Mike Treske.

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the February 23, 2013 Special Town Council Meeting/Open House to order at 9:01 a.m. There was a quorum. Councilwoman Pamela Hadley advised that she had invited two individuals to make presentations to the Town Council and would like for them to have at least 10 to 20 minutes each. Council advised that they preferred a back and forth dialogue format for the meeting.

Item No. 2. Citizens are invited to attend the Open House to share their input and comments regarding the updating of the Weddington Land Use Plan. Councilwoman Hadley introduced Mr. Tom Low to give the first presentation to the audience.

Mr. Tom Low – I have lived in the Charlotte Region and this area for about 30 years. I am an architect; however, for the last couple of decades or more I have been doing more neighborhood planning. The company I work for works with communities to help develop master plans and redevelop big cities and small towns. The company is DPZ and we are known for walkable, connected, mixed-use lifestyle communities. The McLeod Family approached me about looking at their property next to Skycroft. I have helped them develop a series of scenarios that are possible for this location so that they can get feedback. The property is located at Twelve Mile Creek and is approximately 28 acres. We look at the region and we find out the best characteristics and we build on those. The project needs to fit hand and glove with the vision of your comprehensive plan and it needs to be calibrated to be the right project for the location. What is evolving now in terms of lifestyle is an inviting walk, trails, open space and greenways. There is recreational walking and destination walking. We have done some spectacular projects over the years around the country and world.

Mr. Low discussed the process they use in developing a project. He advised that the feedback they received from the McLeod scenarios was very positive and went through the four different plans with the Council. Mr. Low talked about the lifestyle trends associated with these types of developments and that 10 to 20 years from now it is predicted that there will be a 20 million surplus of large homes across the country that there is not going to be a market for. He advised that people are looking for a different scale and more amenities. He stated, “Every place is different and you have to calibrate to the community that you are working with. Weddington has a very particular lifestyle and they are interested in things a certain way. Your survey is a starting point.”

Mr. Low gave a presentation of different projects that his firm has planned. He also discussed the positive impact that the projects that they have designed have had on the area. He stated, "If the project is woven in properly it affects the property values around it considerably. If it is separated there is a bump in a positive way but it is not as much as what is inside the neighborhoods."

Mr. Tony Ross expressed concern with the number of housing units it appeared that Mr. Low was showing. He discussed the traffic congestion that already exists in that area of Weddington and that traffic upgrades would need to be taken into consideration. He stated, "The other reason I am here is because of the church that is going up on Hemby Road. I wanted to get more information on that. It is literally in my back yard. I moved to Weddington because of the nicer neighborhoods on one acre lots."

Town Planner Cook – I have talked to the applicants twice probably three months ago. That is the last I have heard from them. I have not received any type of application for the church. Once I receive an application it would be a three to four month process.

Councilmember Thomisser discussed several rumors and misinformation that was circulating. He also gave an update from the YMCA presentation given at the Council retreat and the status of a library in Western Union County.

Ms. Buffie Crothers – I have talked with most of the Councilmembers on an individual basis. I have lived in Union County and Weddington since 1988. We have 34 acres. When we moved here it was very rural. When I moved here I said I would never move again. The two most important things on the survey were the low taxes and the great schools. The things that would most adversely affect Weddington were increased traffic and higher density housing. What is higher density? Somebody's perception and my perception can be totally different. How do you maintain low taxes and great schools? One of the things that came up in the survey was age restricted housing. It is hard to keep up with 34 acres. We have actually wanted to sell our house for almost five years and the economy tanked and nobody wanted land. My property taxes are not low anymore and 69% of my property taxes go to the schools. I pay over \$7,000 a year towards schools. Everyone that lives on their one acre may not have the property taxes I do but I cannot afford to live there anymore. That is part of our issue as well. Age restricted housing does not increase traffic because we are not driving at peak hours. We have a home in Sun City and that is our intent to live there. I would have much rather stayed in Weddington. If something were to get built here I would come back here. The land behind me sold in 2005 for \$70,000 an acre and that same land sold in 2011 for \$16,000 an acre. Without those houses on that property that is going to be the tax base for Union County at the new revaluation. Everybody's taxes are going to go up because they have to have the revenue somewhere. That is something that needs to be considered.

Mayor Davidson and Mayor Pro Tem Barry discussed the revaluation process.

Mr. Ned Williams asked the Council for an update on the Rea Road Extension Project. Mayor Pro Tem Barry and Town Planner Cook gave a brief update on the status of this road project. Mayor Pro Tem Barry advised that the road has been approved but work should be done through the alignment to minimize the impact to current property owners in the area.

Councilwoman Hadley introduced Mr. Vinary Patel to give the next presentation. Mr. Patel advised that he lived in Weddington and owns a restaurant in Indian Trail. He discussed the process they went through with developing their restaurant and what it takes to make a restaurant successful. He discussed how he determined the best spot for his restaurant and different business models.

Council took a brief recess.

Mr. Craig Hazeltine expressed that he was confused with the term Open House and he felt like it would have been more of a drop in type of meeting instead of formal presentations being given. He stated, "I came in and saw this picture on the screen and found out that someone wants to do this in Weddington. Once you open a parcel of land up for commercial development you can put all the restrictions on it you want but ultimately the developer is going to develop what goes in those little boxes that he is developing. Once you open that door, you will have a hard time determining what actually goes in those boxes. I am against commercial development here. I think we have enough around us."

Mr. Don Titherington – I have lived here 15 years. I walked in and about fell out of my chair when I saw the screen.

Councilwoman Hadley - We are trying to educate ourselves. We are talking to a planner about different ideas not necessarily for Weddington. He was just giving us some examples of his work.

Mr. Titherington - The value that we get for our \$250 a year we pay in Weddington taxes is significant. When the fire department did what they did five to six years ago, my insurance rate actually dropped that \$250.00. I wanted to also talk about affordable housing. If you go back to a lot of these neighborhoods that have been here 20 to 30 years there is affordable housing in Weddington. There are the million dollar homes, not the majority of our residents live in those million dollar homes though. If you look at housing today there are \$150,000 to \$300,000 homes in Weddington. For a 30 year mortgage today on a \$350,000 house it would be a \$1,247 monthly payment. We are not pricing ourselves out of our citizenry here. There are opportunities. Another question that was raised was regarding empty nesters. I went back and did an audit. We have 196 homes in our neighborhood and my block has 34 homes. Empty nesters outnumber us. The reality is we are not losing a wonderful asset to this community. They are choosing to stay. We need to be transparent about what we are looking at and need to listen to our citizens. The citizenry is saying one acre lots and minimize commercial. Thank you for your time. Keep our Town the way it is because a lot of people love it.

Mr. Low proceeded to go through his presentation and gave examples of projects they have done. He reiterated that the McLeod Family invited them to look at their property. He stated, "We said we do not know the right fit for this location; therefore, we need to develop a series of scenarios that we can dial up and down and sit down with the stakeholders and have discussions with them to see what the right fit is. Our process is important to us. We like to design our projects with the community. There was an interest to see what we could do here."

Ms. Carole McLeod – I want to thank you for allowing us to have time to speak. We live here. Our family has 14 lots in Skycroft and we have this land that we have had for about 25 years. We are aging and trying to figure out what we are going to do with the land as a family. We wanted to have a vision to speak to the community first. We asked Tom and his firm to help us with a vision to go to our neighbors first. We did not come here first. We have had two sessions with people at the farm house showing this exact plan and asked them what they did or did not like. Aero Plantation and Skycroft were invited. We do not want to devalue our land. We are all about helping our neighbors. Of course we are trying to help ourselves too. We have not talked with a developer yet. We wanted our vision with our neighbors because if they do not want it we are not going to get it. We are trying to figure out something that is quality that brings value. There are multi million dollar homes in Skycroft so they do not want us to devalue their property. I have a big house and a lot of acreage and I do not need that anymore. I like where I live and I do not want to move anywhere else. If Weddington does not want this, fine but we wanted to give an option for this corner. We want this because we live here and we want this to be a valuable thing and we want the neighbors support.

Item No. 3. Adjournment. Mayor Pro Tem Barry moved to adjourn the February 23, 2013 Special Town Council Meeting/Open House. 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 12:00 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, MARCH 11, 2013 - 6:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on March 11, 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

Visitors: Bill Price, Joyce Helms, Robert Kerfonta, Ray Roberts, Mary Shiple, Judy Johnston, Lee A. Rolfes, Jr. Cheryl Klink, Richard Natale, Monica Snider, Bill Snider, Lynn Cavin, Laura Cavin, Bill Deter, Tina Lodge, Jay Lodge, Pat Harrison, Jim Vivian, Don Titherington, Craig Hazeltine, Jennifer Romaine, Lisa O'Connell, Dennis Taylor, Harry Welch, Carol Hogan, Walton Hogan, Bob Rapp, Rob Dow, Nancy Anderson, Annette Baker, Doug Stewart, Michele Stewart, Elton Hardy and Ralph Nappi.

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the March 11, 2013 Special Town Council Meeting to order at 6:00 p.m. There was a quorum.

Item No. 2. Public Input/Comment Period on the Weddington Land Use Plan Update. Mayor Davidson asked the Council how they would like to handle the Public Comment Period of the meeting. Councilwoman Pamela Hadley advised that she would like to allow three minutes per person with no back and forth dialogue between the Council at this time and also requested that the meeting end at 6:50 p.m. to allow the Council time to prepare for the 7:00 p.m. meeting. Mayor Pro Tem Daniel Barry also mentioned that each speaker should not be allowed to donate time at this meeting.

Ms. Judy Johnston – I want to commend Council and the Planning Board for going through the process of updating the Land Use Plan. We have over 10,000 residents made up of a variety of demographics. We have Whites, African Americans, Hispanics, Orientals, Europeans, Christians, Atheists, Jews, Muslims, Buddhists and the list goes on and on. We have disabled residents, infants and senior citizens who live here. We all got the flyer that talked about those who are in opposition to the business development that potentially might be added to the map. One of the phrases used was affordable housing which I think is very interesting. My house in Providence Woods South would be considered affordable housing for somebody who lives in Highgate or one of the other more affluent neighborhoods. Affordable housing is a term that can be broad in description. One thing that disturbs me is the feeling that if we allow some business then the whole Town is going to become a totally commercial area like Indian Trail. For me it shows me that you are actually considering the protection of those areas that will be designated for business and some architectural plans and restrictions for those areas. I don't see a problem with having affordable housing. We have senior citizens that are aging in this community and as a town it should provide some housing for those senior citizens. To say that they lived here for 30 years and sorry you have aged out of the demographics in this town is a very selfish way for a town to organize itself. You need to provide for those individuals along with our children that are growing up in this community. My kids can't live here. There is no housing that they can afford. Affordable housing doesn't mean tract housing. Mixed use can be very thoughtfully planned out in designated areas and fit the environment. I might say that those individuals that are in protest to business development in this community may also be running businesses out of their homes.

Mr. Bill Snider – I live in Providence Place. In the neighborhood where I live there are houses that are \$500,000 to upwards of \$800,000. If you decide that you want to put up affordable housing in the 40 or 50 acres that are behind my house that are in the \$150,000-\$200,000 range, that will have a negative effect on my property values. For me my house is my biggest investment. I have already taken a pretty good hit in 2007 with the economy. The area right behind my house and across the street from the main road by my neighborhood is for sale and it is up for development. I see it having a negative impact if you do not keep with the one house per acre or do something to try and keep property values in your minds when you are considering people who can't afford to buy in for whatever reason. I was young once and did not make a lot of money. I understand that. But what I see is 10 -15 years down the road what becomes of those neighborhoods? If they are not kept up or maintained, the values will go down. It can be like an infection in a community. It has to be really well thought out.

Mr. Sam Lowe – My concern is who owns, pays for and maintains green space in the Town? If that is not managed it will be worse than anything else you can do to the town. I don't want to have to call the law every time I see a bunch of kids riding four wheelers through my yard. I grew up in Weddington. I have been back here 12 years. I can't believe someone doesn't want one or two decent restaurants in Weddington.

Mr. Bill Deter – I live in Waybridge. I have lived here about six years and am retired. This is about the second or third meeting I have heard the term “elite” and I have heard it in a negative standpoint. I would like to address that briefly. There is nothing wrong with having an elite community. Michael Jordan is an elite athlete. Mother Theresa of Calcutta was an elite person. Seal Team 6 are elite people. There is nothing wrong if Weddington becomes an elite community. I hope it does become a community where people strive to want to live in. A couple weeks ago we had a person come in to help educate the group on different types of housing and communities. He gave examples of relatively high density communities. I saw some heads in the room very negative and I saw a few that were nodding that they liked it. The important thing to remember is he talked about specific targets. He talked about working with communities that have defined the brand of what their community is going to be. The examples he gave and the targets they were addressing were young people that liked community centers or town centers and older people that liked community centers where they can walk to the grocery store. The important message I want to get across is you are going to have to look at what is the brand of Weddington going to be. I like a rural community and one acre lots and that is where I am coming from. This means some hard decisions. You can't be everything to everyone. If you do, you won't end up with a clear vision for Weddington that separates it from any other surrounding communities. Don't try to be all inclusive. Have a clear vision and stick to it.

Mr. Don Titherington – I live in Providence Woods South. We are aware that no changes to the Land Use Plan have been finalized. We are also aware there have been some comments in several of these meetings which seem to be counter to what our Town Council's platform was when they ran. That has created some concerns. After speaking with several neighbors, it became apparent that many were not aware that the Town Council can actually change the Land Use Plan. Our Homeowners Association Board thought it was important to notify our community of this Land Use Plan work that is going on and let them get engaged with the process which is very important. Several of the neighbors that I spoke to said, “I sent a survey in and I saw the results. Aren't they reading it?” We had another neighbor state, “This has come up before and was voted against by our elected officials. Like other social issues I guess that they will just keep coming at us until they get what they want.” I don't think that is really what the Town of Weddington wants. We started a petition that was sent to approximately 90 people via email. We have over 60 signatures. As a matter of record the majority of the respondents were empty nesters. They live in Weddington and they love our community and have a high response rate. I would like to read for you very simply what we asked and what people responded to.

We the undersigned petition for the Weddington Town Council to adhere to the results of the survey in developing the Land Use Plan. Specifically to retain our current R-40 and R-CD zoning and to limit commercial development in the existing area around the Weddington Corners Shopping Center that has already been approved in the Land Use Plan. *He read some of the names for the record.* We do love Weddington. It is a unique place but more importantly our intent in doing this is to let the Town Council know that there are many voices in Weddington that love Weddington and want to keep it the jewel it is.

Mr. Harry Welch – I grew up in Charlotte. I live in Providence Woods South. Ten years ago we moved from Southpark to Union County. We had everything there - the mall, YMCA, neighborhoods that were crammed on ¼ acre lots. We chose to move to Weddington because of the quality of life. This is a special community. It has a lot to offer. We could have chosen Waxhaw, Indian Trail, or Matthews but the fact that Weddington had restrictions on homes being on one acre was very appealing to us. We were in a tight neighborhood in Charlotte. That is one of the reasons that we chose Union County and we chose Weddington because of the way the land is used and the fact when our kids were younger (10 years ago) they could ride their bikes and not have to worry about a lot of traffic or situations that caused a lot of problems as with a high volume neighborhood. If a decision was made to move forward and allow us to build higher density neighborhoods what will separate us from Waxhaw or other communities in this area? The shopping malls will come. It doesn't create a special atmosphere like we have in Weddington. I believe firmly this community is an attractive community. This is what people are seeking especially people moving in from out of state and out of this area. My suggestion and encouragement is to leave what we have special and not try to make us like Indian Trail, Waxhaw, etc.

Mr. Craig Hazeltine - I am very much in favor of keeping the current zoning as it is and limiting commercial development to where it currently is. The citizens of this community have two ways to speak. One is provided by a survey provided by the Council. We have done four since 2002. The other way is to vote. I believe everyone up here (Barbara I am not sure about you) ran on a platform of maintaining the current one house per acre and limiting commercial growth to where it is. The citizens of this community have spoken loud and clear. I assumed we are going forward with a plan that is basically just redoing what we have and moving forward and to this day, other than the Mayor, I don't know your position on anything. I don't know what you are considering and where you are considering what. All I am asking is what is your position? What do you want to do where? Then we can debate that. Right now people are being told they are misinformed. They are not misinformed; they are uninformed. They really do not have anything to go on. It is frustrating. There are a couple of things I request. Put a position together for what you are considering and debate those facts. Once the plan is done give us a 30-day period to review it.

Ms. Cheryl Klink – I have lived here for 15 years and am the Vice President of the Weddington High School PTSO. My husband and I selected Weddington for many of the reasons that everyone is saying - for its rural character, low density housing, low taxes and great schools. Many people have also moved here for those same reasons. The surveys you have sent out have shown this. In this country we teach our children that our form of government is a representative democracy. Reasonable expectations are that Town Councils follow the wishes of the majority. Why are we even considering these changes? Our current Land Use Plan has development in the northeast quadrant. We are not against commercial development. We just don't want it scattered throughout our town. Why can't it be kept there? We have commercial development all around us in Wesley Chapel, Indian Trail, Stallings and Charlotte – all near by. We do not live in the type of community that has sidewalks where people could walk to a restaurant. That is not what Weddington is. I have great concern about the safety of our students if commercial development is allowed on the corner of Twelve Mile Creek and Weddington Road. Currently there are 1,365 students in our high school. We have 34 buses coming and going each day. There are 477 cars that drive to and from school. A lot of those cars have more than one student in them. We have 500 cars that go through the car pool line every morning and evening. The school has 125 staff members. Traffic is terrible. There is one crossing guard trying to let through traffic go by. If we allow this development there

it is going to create a traffic nightmare. It will be very unsafe for our students. The 8th grade enrollment for next year is 1,440 students and by 2015 we could have 1,500 students in the high school. Development on that corner is not a good idea for the safety of our students. Given the fact that the Land Use Plan is being re-written, I also agree that we be given an appropriate amount of time to review this. I think a 30-day viewing period would be a good option for us to look at this plan.

Mr. Richard Natale – I live in Steeplechase. I moved here in 1988. I am 82 years old; I am not ready for the Old Folk’s Home yet and when I am I don’t think I need someone to build it here in town. There is plenty going out Weddington-Matthews Road. I have a strong feeling that several of the Councilmembers don’t have an open mind when it comes to listening to the folks. At the last couple of meetings I have been to obviously they have not listened to what we have to say. They went along with their own agenda. There are enough people here speaking now and I think they should get the message. If the Planning Board has a meeting without the Council trying to influence them that is the way it should be. All the surveys that I have seen have been 100% against commercial development. Why don’t you pull the surveys out and look at them?

Ms. Annette Baker – I live at 1289 Greyllyn Drive. I have been here for 25 years. I moved here because we had R-40 zoning and low taxes. Weddington was formed because people were tired of paying taxes and because of the growth and craziness that was going on in Mecklenburg County. Weddington was formed as a residential town. I am tired of coming here and fighting this Town Council all the time. I have spent numerous hours of my life fighting this Town Council wanting to change what Weddington was formed for. It was formed to be a residential town. We don’t want commercial and multi-family housing. If you want that, it is in every town around us. If you want to vote for this stuff, you need to quit your job here, sell your house and move to any of these little towns that are just right around us. I do not understand why you want to come in and change...

Councilmember Thomisser called Point of Order and felt the speaker was beginning to become out of order.

Mayor Davidson - I think the speaker is in order. Would you like to vote on as a Council?

The Council allowed Ms. Baker to continue.

Ms. Baker - I am tired of things getting rammed down our throat. We had R-CD rammed down our throat when we didn’t want it. We didn’t want the commercial growth that was voted on the last time that I was here across the street and yet that is coming here. We don’t want it here.

Item No. 3. Adjournment. Councilwoman Harrison moved to adjourn the March 11, 2013 Special Town Council Meeting. The vote on the motion is as follows:

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

The meeting adjourned at 6:33 p.m.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL WORK SESSION
THURSDAY, MARCH 14, 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 March 14, 2013, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry (Arrived at 4:45 p.m.), Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Rob Dow, Jim Vivian, Town Administrator Amy S. McCollum

Absent: None

Visitors: Kimberly Dunn, Jason Benzin and Richard Natale

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the March 14, 2013 Special Town Council Meeting to order at 4:01 p.m. There was a quorum.

Item No. 2. Review of Chapters 1 through 5 of the Land Use Plan. Councilmembers reviewed the Land Use Plan and gave proposed changes to Town Planner Cook to be incorporated into a finalized document.

Item No. 3. Adjournment. Councilwoman Barbara Harrison moved to adjourn the March 14, 2013 Special Town Council Work Session. Councilwoman Hadley advised that she would like to continue working on reviewing the plan and not to adjourn the meeting yet. The vote on the motion is as follows:

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

The meeting adjourned at 6:02 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, MARCH 18, 2013 – 3:30 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on March 18, 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 and Town Administrator Amy S. McCollum

Visitors: Bill Price, Judy Johnston, Ken Evans, Genny Reid, Jack Parks and Richard Natale

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the March 18, 2013 Special Town Council Meeting to order at 3:31 p.m. There was a quorum.

Item No. 2. Review and Consideration of Resolution Requesting a Local Act from the North Carolina General Assembly Authorizing the Town to Enter into Binding Multiple Year Agreement for Funding of Volunteer Fire Departments. Attorney Anthony Fox reviewed with the Council the different versions of a Resolution that they were given. He stated, “Version 1 was the version initially sent out to the Council on Friday. Version 1a was an attempt to clean up some of the language. It still reflects the same context authorizing the Town to enter into a long range binding funding agreement with the local volunteer fire departments serving the citizens of the Town. Version 2 adds to Version 1 by clarifying that the Town could enter into both long range agreements for purposes of funding assistance as well as service agreements with one or more of the volunteer fire departments serving the Town.”

Councilwoman Pamela Hadley - Where it talks about the projected cost is approximately \$700,000, since it says approximately would we be covered if it were \$900,000 or \$1.1 million?

Attorney Fox - It is not an exact number. You could certainly change that. One other thing I failed to mention is Version 2 leaves blank the term of the funding agreements for a certain term of years. I thought it would be helpful to have a term that you would like these things to run if the General Assembly sees fit to pass a local act along these lines.

Councilwoman Hadley - We are not bound to the \$700,000 since it says approximately?

Attorney Fox - It says approximately \$700,000. It does not tie it to that but if you think it is going to be double that you may want to put it a little higher.

Councilwoman Hadley - My other question is that it seeks for those agreements to bind future Town Councils to such commitments. I am sure this legally needs to be in there but also feel like in addition to binding it also protects the citizens of Weddington to a level of service. I wonder if that is something that should be considered or not.

Attorney Fox - That is really policy. One of the reasons that you do a local act is to make sure that this commitment is a firm commitment that cannot be changed.

Mayor Davidson - I am opposed to binding future Councils because I have to look at some of the things that have been said in the past. On November 14, 2011, we had just had an election and two new

Councilmembers and a Mayor were coming on. Councilman Thomisser said, "I vote to invoke Rules of Procedure #16 to prevent the reconsideration of this item for six months." The Council then was discussing fire service. He wanted to prevent the new Council from discussing this matter further until April. I did not appreciate that as somebody coming on the Council trying to fix a problem. On April 2, 2012, we had a meeting over at the church about fire service and we were going to move forward with another step with the municipal fire service and Dan Barry made the motion to carry these two steps out. Before that he made a speech selling this to the people of Weddington and he said the following: *By creating a municipal service district like we are talking about doing we are allowing the citizens to make that determination. How many folks in this room showed up this year to elect the officers at their volunteer fire department? Only three people raised their hands. What happens in a volunteer fire department model, they take your money, they tax you and they deliver a service and buy equipment and property. But once they own that property, they do not turn it back over to you when they are done with it. There are restrictions on that property. It can only be used by other charities or other fire companies. We are giving the authority to somebody else to tax, to take your property and then you have no recourse. There were only three people in this room that participated in that process. When we create a municipal fire district, you get to participate in that process every two years because a majority of this board is up for reelection and you will determine the fire service model in this Town and what is going to be delivered and what the expectations are.* That was what was said to the people. I agreed with that and we were on board with that together. We were not going to bind the people. I believe I would rather see stated in the Resolution that 24/7 coverage is driving the need for the renovations and not necessarily the obsolescence of the building. Pam, you are right the number is somewhere between \$700,000 and \$900,000. The next paragraph in the Resolution states that the Town wishes to participate in the current capital funding needs of the Providence VFD and the future capital needs of the other Volunteer Fire Departments. Anthony, I assume that we may want to put in there future capital needs of Providence VFD. It looks like you just got future capital needs of other volunteer fire departments. I don't know if you want to put all volunteer fire departments. We talk about tax increases. The suggestion that I made to Council was to ask for land and property to have something for recourse. If we get into the business of doing capital projects like the County or other municipalities have done we are going to be asked and we cannot afford all of them. One deterrent would be this partnering that we have talked about with exchanging assets. The next paragraph in the Resolution states that the Town seeks the authority to establish binding funding agreements and fire protection agreements with one or more of the volunteer fire departments and seeks for those agreements to bind future Town Councils to such commitments and to withstand any change in membership of the Town Council. That is going against the wishes of the people. We have elections every two years. Why would we do that? The last paragraph states the following: *Now, Therefore, Be it Resolved That the Town requests that the North Carolina General Assembly adopt a Local Act authorizing the Town to enter into long-term binding service agreements and capital funding agreements with one or more of the Volunteer Fire Departments providing fire protection services to the citizens of the Town and for the agreements to be binding on all future Town Councils throughout the duration of the agreements.* I am opposed to that. Anthony, I asked for a State Statute that gives us an exemption. I don't believe there is a State Statute but there was case law. How can the State Legislature protect us from something that is not a statute? They cannot protect us from the North Carolina Court System.

Attorney Fox - A local act is equivalent to a statute. Our powers as cities derive from whatever powers the General Assembly gives us. We do not have home rule in this State. Our powers come from the General Assembly. They can give power, take away or limit power. If the General Assembly were to adopt this Local Act it would set the rule under which this issue would be dealt with as a matter of State law.

Councilwoman Harrison – Walker, so you are saying in December 2013 if there is a new Mayor and two new Councilmembers and the first thing that they do is want to dissolve with the Providence VFD you would rather have that and you would think that would be the wishes of the Town people?

Mayor Davidson - I do not want that to happen. I want that to be allowed to happen.

Councilwoman Harrison – Why?

Mayor Davidson - Because the people get to choose every two years just like it was stated earlier. If people run on that platform and they win they should be able to carry out the wishes of the people. If they do not run on that platform and then they switch on people, I don't like that and we do not have any recourse regarding that right now. One solution that I talked with Anthony about was a different local act allowing us to have recall elections in the Town of Weddington to prevent what you are talking about. If people run this way and they say they want to do this and they win, they should have the right to carry that out.

Councilwoman Harrison - What if they do not run that way? I think we do a disservice to Providence VFD and to ourselves on something that we worked so hard to have it negated in a year or every two years because people don't know what it took to identify every parcel and could potentially harm fire service in this Town and that is what you want?

Mayor Davidson - I want them to have the ability and the freedom to do that. That is their right. I don't want that to happen. But that is their right.

Mayor Pro Tem Barry - The General Assembly has to file all their bills within five days from now. At the last Town Council meeting when the Mayor was discussing the fire contracts, funding needs and the equity swap he lobbed the ball out there and said, "If someone has a different idea, go with it." We do need to protect the balance sheet but we need to protect the members of the Providence VFD at the same time. What I wanted to do is to get a local act filed and approved that enabled the Town to do two things. One is to enable this swap. In the event we entered into an agreement with the Providence VFD in that kind of equity relationship we also needed to have a binding service contract that reflected the same time horizon. We did not have a lot of time so I called the members of the General Assembly and asked them if they would support this and they gave me instructions on what to do. This affords us the option. Does not mean we have to do it. It gives us the ability to do it. I move that we approve Resolution R-2013-04 with the term not to exceed 10 years. It is not my intention for any agreements to go out that long but if the Town or the volunteer fire departments have to enter into borrowing instruments in order to meet their funding needs I felt like a 10-year term was okay. During the fire service district debates when I made those comments, little did I know at that time that we would be facilitating purchasing real property from the Providence VFD and being called on to structure long-term debt instruments or being put in a position where we would draw down the Town's surplus to a dangerously low level. Circumstances change, Mr. Mayor, and in my opinion in order to facilitate the renovations to code to the Providence VFD the Town Council needs to have the options of how to proceed with the financing of those needs - one would require a local act and the second is that we move forward with the capital improvement plan for Providence VFD. I felt like we need to have service agreements in place with them and the others that fell in line with the term of those agreements. It also allows us to enter into similar agreements with Stallings VFD and with the Wesley Chapel VFD. If we wait two weeks, we do not have those options.

Mayor Davidson – You and I talked from the beginning about an asset swap and that is not what changed.

All were in favor of the motion, with votes recorded as follows:

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

**TOWN OF WEDDINGTON
RESOLUTION REQUESTING THE GENERAL ASSEMBLY TO ADOPT A LOCAL ACT
AUTHORIZING THE TOWN OF WEDDINGTON TO ENTER INTO LONG-TERM BINDING**

**SERVICE AGREEMENTS AND FUNDING AGREEMENTS WITH LOCAL VOLUNTEER FIRE DEPARTMENTS SERVING THE CITIZENS OF THE TOWN
R-2013-04**

WHEREAS, fire protection services are currently provided to citizens of the Town of Weddington (the “Town”) by the Providence Volunteer Fire Department, the Stallings Volunteer Fire Department and the Wesley Chapel Volunteer Fire Department (collectively, the “Volunteer Fire Departments”); and

WHEREAS, the Town has contracted for and intends to contract for fire protection services with one or more of the Volunteer Fire Departments and seeks for those contracts to be long-term binding agreements; and

WHEREAS, certain of the Volunteer Fire Departments’ facilities are obsolete or are approaching functional obsolescence and may require funding from the Town; and

WHEREAS, the Providence Volunteer Fire Department has sought help from the Town in funding certain improvements to ensure that the Providence Volunteer Fire Department may continue to provide fire protection services to the citizens of the Town and that their facilities conform to the requirements of federal, state and local law; and

WHEREAS, the projected cost of the capital improvements for the Providence Fire Department is approximately seven-hundred-thousand dollars (\$700,000); and

WHEREAS, the Town wishes to participate in the current capital funding needs of the Providence Volunteer Fire Department and in the future capital needs of the other Volunteer Fire Departments through long term funding agreements for terms not to exceed ten (10) years; and

WHEREAS, the Town seeks the authority to establish binding funding agreements and fire protection service agreements with one or more of the Volunteer Fire Departments and seeks for those agreements to bind future Town Councils to such commitments and to withstand any change in membership of the Town Council.

NOW, THEREFORE, BE IT RESOLVED THAT the Town requests that the North Carolina General Assembly adopt a Local Act authorizing the Town to enter into long-term binding service agreements and capital funding agreements with one or more of the Volunteer Fire Departments providing fire protection services to the citizens of the Town and for the agreements to be binding on all future Town Councils throughout the duration of the agreements.

Adopted this 18th day of March, 2013.

Item No. 3. Adjournment. Councilwoman Harrison moved to adjourn the March 18, 2013 Special 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 3:50 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, MARCH 18, 2013 – 4:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on March 18, 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: Rob Dow, Bill Price, Judy Johnston, Genny Reid, Jack Parks and Richard Natale

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the March 18, 2013 Special Town Council Meeting to order at 4:01 p.m. There was a quorum.

Item No. 2. Review of Chapters 1 through 5 of the Land Use Plan. Town Planner Jordan Cook presented the Council with Chapters 4 and 5 of the Land Use Plan. The Town Council continued to go through the Land Use Plan page by page outlining proposed changes.

The Council had a lengthy conversation regarding the following Goal #2 in the Plan:

Goal 2: To retain a single commercial center within the Town that occupies the same area as the existing commercial core. While businesses in the center will maintain the small-town scale needed to serve local residents, the design of the center should become more pedestrian-oriented.

Councilwoman Pamela Hadley advised that she wanted to change the wording to say: To retain a business center within the Town that occupies the same area as the existing Town core. She stated, “I have heard discussions regarding moving the Town core somewhere else. I am just saying to retain this business center as the Town core is my interpretation of it.”

Mr. Rob Dow - Did you intentionally leave out single in your verbiage?

Councilwoman Hadley – No. I thought it was addressing the Town core. That is my interpretation of it. I don't think we should have multiple Town cores.

Mr. Dow – You have to decide what you really want. To me Goal #2 is talking about we wanted a single area in the Town of Weddington where there is commercial exclusively.

Councilwoman Barbara Harrison – We have commercial - whether you call it commercial or not in other places than here.

Mr. Dow - We have non-residential.

Councilwoman Harrison – To say that and then have a Swim and Racquet Club, a Dog Kennel and a Day Care Center that are not within this area and to say that all we have is one single area for business isn't exactly correct.

Mr. Dow – We disagree.

Councilwoman Harrison – You are going to argue that as long as we have residential we can put all these other things in residential. They are conditional uses that are businesses but we don't call them businesses.

Mr. Dow - The Day Care Center under the old zoning laws was allowed in residential. We have since changed that. That can't happen again. If they have to come in for a rezoning to MX, it's commercial. If they don't, it's not. Do you want a single place designated for rezoning to commercial or do you want that to be all over town? That is what this is saying. There is no other place in Weddington that has been rezoned for commercial.

Councilwoman Harrison – That I agree with. We disguised the wolf.

Mr. Dow - This new Land Use Plan is going to be less clear for Jordan to fall back on when people come in and say, "I'd like to put something down here in this corner or that corner." He is going to say, "Yes, it looks like we can."

Councilwoman Harrison – Didn't what we just voted on allow that? Didn't we just say that every property owner has the right?

Mr. Dow - Every property owner does not have the right. They have the right to ask, not the right to do it. We have control and the ability to indicate where we want commercial. The only place in Weddington that has zoning for business is right here and that is what Goal #2 is saying. If you want to change that, get it out in the open and change it. Make a clear and clean document so everyone can know what you want.

Mayor Pro Tem Barry - I started this process by saying in our zoning we have current uses that are non-residential spread all over town that we masked. You think we should do everything conditional use under residential exclusively. From my perspective, let's call a duck a duck.

Mr. Dow - That is the grey area to me. If someone has to rezone to commercial or business or MX it's a business. If they don't, if it is by right under the zoning or the way their land is currently zoned, it is not. If you want to go back and change rights you can. That is what we did with the Day Care Center when we realized that it is a commercial loophole that somebody can take a residential piece of property and put a business on it. We closed it and disallowed large daycare centers. If you want to go through the by rights list under our R-40 zoning, you can do that.

Councilwoman Hadley – As it is now if someone calls you and says they want to present a plan to Council and he wants to propose office space on the corner of Weddington-Matthews Road and Antioch Church Road, are you going to tell him he can't present that to Council or to Planning Board because it is not zoned commercial? He has the right to present his idea.

Town Planner Cook - He has a right for an application. The Land Use Plan is a tool for the planner and in this case one person in the planning department. In a big city such as Charlotte it would be a tool for 50 planners. If that property is not business on the Land Use Plan or we have said that we won't allow for any more than a single commercial center, if it says something like that then I have a tool in my toolbox that I can go to and say you can pay the \$1,500 fee and apply and hire the engineers and architects but that is not what we call for in our future plan. You don't have a good shot. That is how the Land Use Plan works. If it is called for business and we say you can have multiple commercial office centers then my tool is saying, "Yes, you can still apply and you probably have a better shot. We have identified this individual parcel as a commercial, as an office, a medical office center. Yes, you have a really good shot."

In either scenario I'm not ever telling a property owner or someone representing a property owner they can't submit an application. They have that right.

Councilwoman Hadley – They have the right to do that. I have heard of different plans to move the downtown core. That is why I was looking at this as preserving this vicinity, as maintaining it as the downtown core. A developer has the ability to present to the Planning Board and to the Town Council any of their ideas. I don't see this as the jugular of everything you are talking about. I see it as protecting that we don't end up with two downtown cores.

Mayor Davidson – Pam, you are focusing on the town core as what this paragraph is talking about. The Town core to you is the Town Hall, the only shopping center, etc.

Councilwoman Hadley – Yes.

Mayor Davidson – Rob, what you are talking about is the paragraph is saying this is the only place in town that will have commercial. Pam, you may be saying that this will remain the core but another commercial retail facility could take place in other parts of the town and is not threatening the Town core. It is more commercial though. That is the distinction between the two. To me this language says the single commercial center. You may want language that says commercial somewhere else and it's not single.

Councilwoman Hadley – I think we already have language that commercial could be somewhere else because they have the ability to spend their \$1,500.

Mayor Davidson – Everybody can ask. The Town gets to plan. We have the right to plan. What this document is used for is the guy's likelihood that this will happen. What are the plans for the future? If it says in locked terms single commercial center and the map shows this then when a guy wants to do something on 41 acres he would look at it and go I probably don't have much of a chance. That shouldn't deter him from his right. He has to play his odds on what he thinks will happen. This is a big deal. In the past the Town has attempted language that may be confusing. Northeast quadrant was in there to try and actually have a circle that said this is the only commercial that we will have. If you tear down the language to make it more, you know then he will think he has more of a chance.

Councilwoman Hadley – He could have talked to four of the Councilmembers and felt good in his chances.

Mr. Dow - Nowhere in this language does it suggest that anywhere but the town center is appropriate for commercial.

Councilwoman Hadley – The map doesn't if we decide not to do parcel by parcel which I don't want to do. I would like to leave the map personally like that, add my three circles for future fire department substations and be done with the map. If it is not on the map and this is saying this is where we want to keep our Town core doesn't that create the exclusivity that you guys want?

Mayor Davidson – Under your language you can't threaten the Town core. A second town core could not be created. Your Twelve Mile Creek proposal is not another Town core? None of those proposals said we are going to move Town Hall. It is separate.

Councilwoman Hadley – I have heard people say they want to build a Town center.

Mayor Davidson – We are planning now. We decide for the next five years – do you want another Town Center or not? I think you don't want another Town core? If everybody agrees that we are not going to

create another Town core, we can say that here for the next five years. The next question is do we want this to be exclusively the only place that you can have commercial in this geography and have a boundary on it?

Councilwoman Hadley – How can we be that black and white if you haven't gone parcel to parcel on the map?

Mayor Davidson – It would be parcel by parcel in the text because you will have boundaries set.

Councilmember Thomisser – This is a 10-year document. At the beginning of this process, you asked us all to do a map and identify what we felt were the areas in the Town that would possibly lend itself to mixed use. Basically everyone on Town Council submitted a blank map including you. You put a map out here and there wasn't anything on it.

Mayor Davidson – It wasn't a blank map. It was my vision for the next five years.

Councilwoman Hadley – It was not added to.

Mayor Davidson – None the less it was my vision for the next five years.

Councilmember Thomisser – It was the same map that basically exists. Suppose Harris Teeter is exploring the possibility of their stores being sold. Suppose they are bought out and the new owners decide to close this Harris Teeter. There are some businesses in the shopping center that are not happy with the way things are. In the last two to three years I have heard concern from citizens and members of Town Council that there might be a possibility that the whole shopping center might be boarded up. This is a 10-year document. In my opinion, we are handcuffing ourselves as to the future of the shopping center that I think it going to fail but who knows. I have a lot of faith in future Town Councils and they should have the opportunity to determine where an MX area should be. I am trying to avoid handcuffing any future Town Council to a specific area, particularly if this shopping center fails. We are not going to make a shopping center across the street from the fire department or a shopping center at the corner of Twelve Mile Creek Road and Highway 84 as rumor has it because no one on this Town Council has talked about that. Perhaps there is another area that will serve the Town better. Future Councils may look upon that differently.

Mayor Davidson – First of all this Land Use Plan doesn't bind any Town Councils. It is a vision at this point. This Council can write this Land Use Plan and there can be an election and another Council can do it again. We can change it anytime. It can be amended.

Mr. Dow – You don't need to amend it. You can vote for things outside of the Land Use Plan. This is a guide. This Town Council is not bound by the Land Use Plan.

Mayor Davidson – If you put in here language with intent that you want a single commercial center then you have something to show the citizens why what they are saying is wrong because it is in the Land Use Plan. If you take that down to no borders or barriers for commercial then everything in Town could be commercial. You can't show the citizens what is going to happen across the street from them and you can't promise it won't be commercial. There is not a plan that says it won't be commercial. This is a point we need to decide, do you want a geographic limitation on commercial or not? Every property owner that I talk to would love to have commercial over residential because it pays out more. Some are very honest about it. We have to make decisions of what the true intent for the plan is. If you lock it up into geography with language it can be changed when someone comes in with their application.

Councilmember Thomisser – I was in the minority when we voted regarding the Polivka application. Look at the problem it has caused. The citizens are upset. I am trying to avoid that problem because of the Land Use Plan being specific. All you have to do is look at the survey. The citizens don't want the whole Town to be commercial. I put my faith in future Town Councils to protect the residential areas of Weddington but at the same time don't want to tie future Town Councils to a specific area.

Mayor Davidson – This is not binding. It's your turn to take input from the citizens and write the plan down that you think the citizens want for the next five years. If the citizens change their mind next November then that Council has the freedom to change it again. If you have the geographic area that is listed as commercial then when someone says I am afraid of the property across from my neighborhood being commercial you can say that is not in our plan because we have this language in here and we can show you what is planned to be commercial.

Councilmember Thomisser – You just said this is a guide so it doesn't really mean anything.

Mayor Davidson – It might mean something to that person about that property regarding the Town's plans but it certainly is no guarantee.

Mayor Pro Tem Barry - Jordan, when you look at the Plan is it the plan and the map or does one supercede the other? Here is what the plan says and the current map reads like this and Council would amend the map from time to time based on the economic conditions or circumstances that exist. The map is identifying the current direction and this is setting up an overall vision.

Town Planner Cook - Yes, the map is also called a Future Land Use Plan and that map should identify the future.

Mayor Pro Tem Barry - The question is do you want only one single location for commercial business?

Mayor Davidson – If we have the Future Land Use Map and it has existing red on it and we write text describing the red that is now these boundaries and then you have the future. We have made a decision to make it static. Basically we are not changing it in the next five years. That has the map, the boundaries and the text. You can leave it like it is and tighten up the red or you could take the text and say we are not saying that it is just going to be in this area. It could be throughout town. That doesn't require you in my mind to go identify those parcels on the map.

Mayor Pro Tem Barry - Which would require the owner or their designee to come up with some creative use and then petition the Council and Planning Board? Councilwoman Hadley, your language is to remove the word single commercial core?

Councilwoman Hadley – It would read: To retain a business center within the Town that occupies the same area as the existing Town core.

Councilwoman Harrison – I like that. What I hear is you have two different things going on here with this one goal. We are saying this is the only place for commercial; however, we are also saying people have the right to come in. We could have a Goal #3 that a land owner has the right to come in and petition or come in with an application.

Mayor Davidson – That is not necessary. That is a fact. I think everybody is good with the Town core. We are not looking for another Town core or moving the Town core. Do you want commercial outside of the Town core?

Councilwoman Harrison – When we talk about the northeast quadrant, that is where if we are going to do something then we have to say a little bit more than northeast quadrant.

Mr. Dow - What is the vagueness of northeast quadrant?

Councilwoman Harrison - When you say that I could go all the way to our borders.

Mayor Davidson – We have to make a decision. Does this Council want to draw a circle around the current commercial and leave it that way or do they want commercial outside of that circle? Once we make that decision we can write language. If we say we want to stay in the circle let's tighten up so we know it's clear. If we don't want the circle, then let's write language letting us know that it is okay to have mixed use outside this circle.

Councilwoman Harrison – Currently, I have not seen anything that I like. I am not in love with anything that has come in. I don't feel that I can be God so I can't go parcel by parcel. There is going to come a time when an application comes in that will be unique enough and interesting enough that I might look at that and say yes I like it. I struggle with what I put here. Do I just say this is commercial and then a year from now when that unique plan comes in and I say yes and I get crucified because it was not called out in the Land Use Plan, or do we put something in?

Mayor Davidson - This is just a choice. You have to look in the future like you are talking about. It sounds like you would say I do not want a circle because there may be something else out there that I would want at another parcel.

Councilwoman Harrison – I think it has to be vague enough. Life is going to change whether we want it to or not.

Mayor Davidson – We have the right to plan. We are not binding future councils. We are giving our vision of the five people who are here now.

Mayor Pro Tem Barry - We are establishing a goal. We are not out there telling 150 developers go find something that is really unique and bring it to us. What we are looking for or creating is that if somebody uses their own creativity and comes to us with something really unique and fits within the scale and scope of our community we want the ability to allow that to happen. That is not a goal. We are trying to say Goal #2 doesn't prevent that. Just take the single out then.

Mr. Dow - The verbiage creates the goals and visions for future commercial. I think the map shows what we know now as future commercial. I don't think anywhere in there it states that it is not ever going to grow. This Council and Planning Board have actually voted in favor of all three additions to that Land Use Plan Map. Nowhere in there does it state that this is the future and you can't add to it. That Land Use Map is the result of the goals that are preset in the land use language.

Councilwoman Hadley - If you are not willing to designate another area on a map then I don't have a problem with the word single.

Mayor Davidson – I am trying to get us to a point where we say what we want and then we write language. Do you want to contain a commercial mixed use area and have borders or do you want to drop the language? You can go ahead and say commercial is maybe allowed outside of the existing commercial area. If you are looking for something but just haven't seen it. You may be open to it in the future and want that available to you though the Land Use Plan language. Then we don't have borders. My problem with this is you open the whole Town up in the Land Use Plan to an idea. I want to write this paragraph

but before we do that first I want a decision on this issue. So we write it that way knowing what we need and throughout we will continue to strengthen that vision.

Councilwoman Harrison – I want borders. Leave it as it is.

Mayor Davidson – Would you want to have boundaries on mixed used commercial and define it? We are writing a plan and if right after that the Twelve Mile Creek proposal may come to us and you would want to have that available.

Councilwoman Hadley – I have that available to me right now. If something came and it was just over the moon and I was ecstatic over it we could change it in one day.

Mayor Davidson – Do you want to change it now?

Councilwoman Hadley answered no.

Mayor Davidson – You are good with the boundaries.

Councilwoman Hadley – for Town Center.

Mayor Davidson – For commercial? For MX, for the only place in Town.

Mayor Pro Tem Barry - Since the Planning Board has the ability to recommend to the Council to override the plan because it is a guide, then just leave the plan like it is and if someone comes up with a good idea we will just override the plan. If you are going to accept the alternative whatever it is then you need to be willing to say that the option of exclusivity only at the intersection of Providence and 84 northeast corner is your answer. If you want to change that, then we have to change that. I don't want northeast corner because it doesn't exist.

Councilwoman Harrison – We need to change that verbiage. Everyone has the right to come in with an application that could be approved by this or any future Council.

Mayor Pro Tem Barry – Then write a goal that says the Council recognizes that economic conditions are going to change over time and recognizing that if you are creative bring it. What I don't want to do is open the door that says every time somebody walks in we could end up with public hearings for the next two years on land use. I want to be able to say to John Doe if you have an idea bring it.

Mayor Davidson – Do you want to define a contained border for commercial and mixed use in the Land Use Plan?

Councilwoman Hadley – I want the business center to occupy the same area as our Town core.

Mayor Davidson – That is not exactly saying single.

Councilwoman Hadley – I said put single back in.

Mayor Davidson – So it's exclusive.

Councilwoman Hadley – To retain a single business center within the Town that occupies the same area as the existing Town core.

Councilmember Thomisser – I don't like the word single and the verbiage that it occupies the same area. Look at all the problems we have had with the northeast quadrant language. Although I was in the minority it has caused unbelievable problems. We don't know what will happen in the future. I want future Town Councils to have the ability to make decisions based on things that are happening two or three years down the road. No one can predict that.

Mayor Davidson – You don't want commercial. Is it okay in the plan to allow commercial or business MX throughout the Town?

Councilmember Thomisser – Not throughout the Town. I want each individual situation to be analyzed and voted on.

Mayor Davidson – You don't want the Land Use Plan to prevent anyone from doing commercial mixed use throughout the Town.

Councilmember Thomisser – I want the option out there if there is a better idea and a future Town Council thinks it's a better idea.

Mayor Davidson – Every parcel out there if it is a good idea the plan says it can be commercial.

Councilmember Thomisser – Not every parcel. You have to be careful. I am not saying every parcel in Weddington. I am saying if there is a better option then future Town Councils should be able to address that. We have been tied up for the last year simply because of the northeast quadrant. The whole Town is upset. They think we are going to make the whole Town commercial when we are not. One citizen talks to another citizen and by the time it gets to the 4th citizen the whole Town is going to be a shopping center.

Mayor Davidson – I think your language adds to that.

Councilwoman Harrison – In the course of one year I have talked to ten different developers. I say the same thing to every one of them that our ordinances and our Land Use Plan do not support this. I don't want to get to the point where every single person thinks they have the right to come in. Again, I hear what you are saying you don't want it everywhere but it could be somewhere. But without saying where somewhere is, I am not sure I want to sit through 18 more I got a "good idea" meetings. The last threat was eventually there will be a Council that will vote for something I do not want wherever that is.

Councilmember Thomisser – It's not important what you want. It's important what the citizens of the Town want.

Councilwoman Hadley – The reason I am good with this like it is because neither we nor future Councils are handcuffed. I am suggesting: To retain a single business center within the Town that occupies the same area as the existing Town core. Like the land across the street, if you wanted to approve it there are plenty of statements to back you up and if you don't want to approve it there are plenty of statements to back up not approving it. It's a vision. I don't think we are handcuffed at all and so I am going to call the question. Councilwoman Hadley read Goal #2 for the Council:

To retain a single business center within the Town that occupies the same area as the existing Town core. While businesses in the center will maintain the small-town scale needed to serve local residents, the design of the center should become more pedestrian-oriented.

Council proceeded to go through the rest of the Plan. Councilmembers discussed the proposed glossary for the plan and requested that Attorney Fox assist in defining the word "density."

Item No. 3. Possible Call for Public Hearing on the Weddington Land Use Plan Update. Mayor Pro Tem Barry moved to call for the public hearing on the Weddington Land Use Plan Update to be held April 8, 2013 at the Weddington Town Hall and to change the time of the meeting to 6:00 p.m. All were in favor, with votes recorded as follows:

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

Item No. 4. Consideration of Scheduling Open House Regarding Weddington Land Use Plan. Council agreed to hold an Open House regarding the Land Use Plan on April 4 from 5 to 7 p.m.

Item No. 5. Consideration of Scheduling Presentation by YMCA Representatives. Council asked that Councilmember Thomisser work with the YMCA to schedule a presentation for the May 13 Town Council Meeting to begin at 6:00 p.m. Councilmember Thomisser expressed concern with the 6:00 p.m. time and felt that it would not allow a lot of citizens to attend.

Item No. 6. Adjournment. Mayor Pro Tem Barry moved to adjourn the March 18, 2013 Special 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 7:37 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL AND PLANNING BOARD WORK SESSION
MONDAY, MARCH 25, 2013 – 5:30 P.M.
MINUTES**

The Town Council and Planning Board 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 March 25, 2013, with Mayor Walker F. Davidson and Chairman Dorine Sharp presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley, Barbara Harrison, Chairman Dorine Sharp, Vice-Chairman Rob Dow, Janice Propst, Jennifer Romaine (Arrived at 6:16), Jim Vivian (Arrived at 5:36 p.m.), John Giattino (Arrived at 5:34 p.m.), Town Planner Jordan Cook and Town Administrator Amy McCollum

Absent: Jeff Perryman

Visitors: Bill Price, Jan Taylor, Dennis Taylor, Ken Millette, Melissa Millette and Nancy Anderson

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the March 25, 2013 Special Town Council Work Session to order at 5:30 p.m. There was a quorum of the Town Council. Chairman Dorine Sharp called the March 25, 2013 Special Planning Board Work Session to order at 5:34 p.m. There was a quorum of the Planning Board.

Item No. 2. Review of Chapters 1 through 5 of the Weddington Land Use Plan. The Town Council received a copy of the revised Land Use Plan. Town Planner Jordan Cook advised that the factual and legal changes along with the policy changes recommended by Council were included in the plan that they received. Town Planner Cook informed the Council that he did not receive any information from Union County Public Works for their section but that an amendment to that text could be made after April 8 if needed. Town Planner Cook reviewed the following four items that needed to be addressed:

1. Are there any changes to the current Future Land Use Map? Councilwoman Pamela Hadley advised that she would like three areas for possible future fire substations to be shown on a map. Council agreed that a Public Safety Map should be included in the plan showing areas for future fire substations and for Councilwoman Hadley to draft text to be included in the plan regarding future substations. Council did not want to make any changes to the Future Land Use Map.

2. What additional maps are wanted? The previous Plan contained Union County Water/Sewer Maps, a "Planning Area" Map and an "Existing Land Uses" Map. Maps can be added at any point and don't really constitute an amendment to the document. Council agreed to also include a School District Map, Current Use Map, LARTP/Transportation Map and a Zoning Map.

3. I have not yet added "new boxes" as Land Use Categories. We'll need to discuss these new designations and then apply that designation to a specific parcel. This would probably require separate Public Hearings since we are actually changing Land Use Designations of individual parcels. Town Planner Cook advised that the Town currently has three Land Use Designations. There was a lengthy discussion regarding the Current Use Map created by Town Planner Cook and how to show non-residential uses on that map. Individuals felt that it was misleading to color in certain areas red because they were not zoned commercial and were permitted uses under residential zoning or allowed through a Conditional Use Permit or Conditional Zoning. Town Planner Cook advised that the map was created by him at the direction of Council to show what uses are actually on the ground. It was discussed that the

only commercially zoned property in the Town is around the Weddington Corners Shopping Center and across the street. Members of the Planning Board discussed that agricultural uses/farms are allowed in residential zoning and there are uses that are allowed in residential zoning through a Conditional Use Permit or through Conditional Zoning. Vice-Chairman Dow suggested that the Planning Board reexamine the list of uses under residential zoning.

All of Council except Mayor Pro Tem Barry agreed to use four colors on the Current Use Map – business would be shown as red, residential and agricultural uses as one color, schools/educational as another color and non-residential uses that have received a Conditional Use Permit or Conditional Zoning approval another color. Staff will also include a list to go along with the CUP or CZ approvals.

4. Please take a look at the Glossary and let me know if more definitions should be added. There is no standard definition for “High and Low Density” as it is different in every municipality throughout the world. High Density in Weddington would be considered two units per acre while that is considered Low Density in Charlotte. Councilwoman Hadley advised that she would like to keep the definitions for development, goal, policy and strategy and add a definition for traditional and conservation and remove the other definitions.

Mayor Pro Tem Barry wanted to make sure that the plan is clear and was fine with leaving the definitions.

Members discussed that high density and low density meant different things to different people and agreed to remove the definitions from the glossary.

Councilwoman Hadley asked that all language in the plan reference traditional instead of conventional and to also be consistent on the maps. Councilwoman Hadley also requested on Page 21 that the goals and policies match up with each other in order. She also asked that Colonel Beatty Park be referenced as being in Mecklenburg County.

Town Planner Cook informed the Council that the factual and legal changes do not show up as tracked changes but the policy changes made by Council do.

Item No. 3. Adjournment. Mayor Pro Tem Barry moved to adjourn the March 25, 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

Vice-Chairman Dow moved to adjourn the March 25, 2013 Special Planning Board Work Session. Ms. Propst seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 6:52 p.m.

Walker F. Davidson, Mayor

Dorine Sharp, Chairman

Amy S. McCollum, Town Clerk

**APPLICATION FOR SUBMITTAL
OF
SUBDIVISION PRELIMINARY PLAT**

NAME OF PROPOSED SUBDIVISION: Vintage Creek

LOCATION OF SUBDIVISION: Town of Weddington, NC

PARCEL ID ⁰⁶⁰⁹³⁰¹¹⁰¹ 06090004 ZONING DISTRICT R-CO TOTAL ACREAGE 116.52
NUMBER OF LOTS 90

DEVELOPER:
NAME: STILL WELL NC, LLC

ADDRESS: 1355 Greenwood Cliff - Suite 300 C
Charlotte, NC 28204

OWNER (if different from above) _____

PHONE: 704-731-0116

FEE PAID: \$ 22,500 DATE: 1/24/13

I (We) Stillwell NC, LLC as developer(s) of the property to be subdivided have knowledge of the Town's Zoning and Subdivision Ordinances as they pertain to development in the Town of Weddington. I (we) have received a copy of the Subdivision Checklist.

J. C. [Signature]
Zoning Administrator

Eric Smith V.P.
Developer

The Town shall be reimbursed by the subdivider for all costs associated with the Town's engineering and/or consulting services with respect to the review of the preliminary plat prior to preliminary plat approval.

The subdivider shall submit 14 copies of the preliminary plat to the Subdivision Administrator. The Subdivision Administrator shall review the plat within 30 days of submittal.

**TOWN OF WEDDINGTON
PROCLAMATION PROCLAMING APRIL 2013
AS CHILD ABUSE PREVENTION MONTH AND
SEXUAL ASSAULT AWARENESS MONTH
P-2013-01**

WHEREAS, preventing child abuse and neglect, and sexual violence is a community problem affecting both the current and future quality of life of our community;

WHEREAS, Union County Department of Social Services accepted 1,293 reports of child abuse representing over 2851 children in 2012;

WHEREAS, more than 635 victims and family members were served through Safe Alliance's Victim Advocacy and Clinical Services during FY2012;

WHEREAS, 98% of the children served by the Tree House Children's Advocacy Center were sexually abused by a trusted relative or other known person and 15% of the children served were sexually abused by other children in FY2012;

WHEREAS, 89% of sexual assault victims were under the age of 19; 63% of children served were under the age of 13; 23% were under the age of 5.

WHEREAS, child abuse and neglect not only cause immediate harm to children, but are also proven to increase the likelihood of criminal behavior, substance abuse, health problems, and risky behavior thereby increasing the cost of community support services;

WHEREAS, all citizens should be protected from sexual and physical violence;

WHEREAS, Safe Alliance's Victim and Clinical Services programs exists because of partnerships created among social service and healthcare agencies, schools, faith communities, civic organizations, law enforcement agencies, and supportive members of Union County;

THEREFORE, I DO HEREBY PROCLAIM April as Child Abuse Prevention Month & Sexual Assault Awareness Month and call upon all citizens, community agencies, faith groups, medical facilities, elected leaders and businesses to increase their participation in efforts to support families, thereby preventing & reporting child abuse and sexual violence thereby strengthening the communities in which we live.

Adopted this 8th day of April, 2013.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk



Centralina Council of Governments

February 26, 2013

Ms. Amy McCollum, Town Administrator
Town of Weddington
1924 Weddington Rd.
Weddington, NC 28104

Re: Code Enforcement Proposal

Dear Ms. McCollum:

Centralina Council of Governments (CCOG) is submitting a revised contract for Code Enforcement technical assistance services. In an effort to continue to improve our customer service CCOG has changed our billing procedures with regards to On-Call service contracts. In order to ensure we have sufficient staff retained to provide these types of services we moved to a retainer fee contract in FY 13. It is very difficult to estimate the amount of time it will take to bring a property into compliance; therefore we will address as many properties as possible within the allotted hours specified in this proposal.

We have estimated the costs of this revised contract based on year end charges for the Town of Weddington's FY 12 Code Enforcement Contract. The estimated cost for code enforcement services for fiscal year 2012-2013 is \$1,800.00. The Town will be billed 50% of the contract amount upon execution of the enclosed Service Agreement, and 25% of the entire contract amount upon expiration of half of the Term, and the remaining 25% of the entire contract amount upon CCOG's completion of the Scope of Services.

This revised contract will replace the contract for Code Enforcement Services that was fully executed on July 16, 2012 and will expire on June 30, 2013.

If you are in agreement with this proposal and the scope of services, please sign the attached Service Agreement and return a copy to me at your earliest convenience. If you have questions concerning this proposal please contact me at (704) 688-6502 or vrittenhouse@centralina.org.

Sincerely,

A handwritten signature in black ink that reads 'Victoria Rittenhouse'.

Victoria Rittenhouse
Coordinator, Community & Economic Development

Centralina Council of Governments
525 North Tryon Street, 12th Floor
Charlotte, NC 28202
Phone: 704-372-2416 Fax: 704-347-4710
www.centralina.org

Scope of Services

1. Inspection of residential/commercial structures
2. Management/Nuisance Review
3. Issuance of notices to the owners of substandard residential properties
4. Schedule and hold hearings related to code enforcement violations
5. Completion of follow-up - compliance inspections
6. Provide consultation (upon request) for Town staff regarding code enforcement

Our Services in this proposal do not include owner information, research, legal work or other process related matters.

Replacement

SERVICE AGREEMENT MEMORANDUM

Upon the request of the undersigned local government [**Town of Weddington**], the Centralina Council of Governments (Centralina) agrees to perform the services described in the attached "Scope of Service." The estimated cost of these services to be paid by the local government is **\$1,800.00** for the project: **Weddington Code Enforcement**.

It is agreed that notwithstanding any estimates given, the local government will be expected to pay the contract costs outlined by Centralina in the Scope of Services. In order to retain **Code Enforcement** services the local government will be billed a **50%** retainer fee at the execution of this Service Agreement, and **25%** of the entire contract amount upon expiration of half of the Term, and the remaining **25%** of the entire contract amount upon CCOG's completion of the Scope of Services.

If, during the course of this work, it appears that the services needed to complete this project are likely to exceed the estimated costs, Centralina will notify the local government's project manager prior to performing services in excess of the budgeted amount. The local government may then choose to approve the additional cost or reduce the scope of work.

It is estimated that from the notification to proceed, it will take to **12 month(s)** perform these services. Services will be completed by **June 30, 2013**.

This proposal to perform the "Scope of Services" is valid for a period of **sixty (60) days** from this **26th** day of **February, 2013**.

If you wish Centralina to proceed with this work, please have an authorized official acknowledge acceptance of this proposal and forward the same to us. Upon receipt by Centralina of this Agreement properly executed, it shall become the contract between the parties and the "Notice to Proceed" with the work.

CENTRALINA COUNCIL OF GOVERNMENTS:

Proposal # **TEM13601P**

By: 
Jim Prosser, Executive Director

PROPOSAL PREPARED BY: Victoria Rittenhouse (Centralina Staff)

Accepted, this _____ day of _____ 20 ____.

LOCAL GOVERNMENTAL UNIT: Town of Weddington

By: _____
Signature of Authorized Official of Local Government

Service Agreement approved as to form by Attorney for Centralina: **Steve Meckler**
Effective Date: 10/12/2011

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Amy S. McCollum, Town Administrator

DATE: April 4, 2013

SUBJECT: Municipal Retention and Disposition Schedule

According to G.S. 121-5 and G.S. 132-3, we may only destroy public records with the consent of the Department of Cultural Resources (DCR). The State Archives of North Carolina is the division of DCR charged with administering a records management program. This schedule is the primary way the State Archives of North Carolina gives its consent. Without approving this schedule, Weddington is obligated to obtain the State Archives of North Carolina's permission to destroy any record, no matter how insignificant.

Each record series listed on the schedule has specific disposition instructions which will indicate how long that series must be kept in our offices. In some cases, the disposition instructions are simply "Retain in office permanently," which means that those records must be kept forever. In other cases, the retention period may be "destroy in office when administrative value ends." Administrative value is defined as, "the usefulness of records to support ancillary operations and the routine management of an organization." We must establish and enforce internal policies by setting minimum retention period for the records that the State Archives of North Carolina has scheduled with the disposition instructions, "destroy when administrative value ends.

This document is a tool for the employees of municipal governments across the state to use when managing the records in their offices. It lists records commonly found in municipal offices and gives an assessment of their value by indicating when (and if) those records should be destroyed. This schedule is also an agreement between Weddington and the State Archives of North Carolina.

This schedule must be approved by the governing body for use in Weddington. A copy of the schedule is located in the Town Clerk's office.

§ 132-1. "Public records" defined.

(a) "Public record" or "public records" shall mean all documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, regardless of physical form or characteristics, made or received pursuant to law or ordinance in connection with the transaction of public business by any agency of North Carolina government or its subdivisions. Agency of North Carolina government or its subdivisions shall mean and include every public office, public officer or official (State or local, elected or appointed), institution, board, commission, bureau, council, department, authority or other unit of government of the State or of any county, unit, special district or other political subdivision of government.

Please let me know if you have any questions.

MUNICIPAL Records Retention and Disposition Schedule

The records retention and disposition schedule and retention periods governing the records series listed herein are hereby approved. In accordance with the provision of Chapters 121 and 132 of the *General Statutes of North Carolina*, it is agreed that the records do not and will not have further use or value for official business, research, or reference purposes after the respective retention periods specified herein and are authorized to be destroyed or otherwise disposed of by the agency or official having custody of them without further reference to or approval of either party to this agreement. However, records subject to audit or those legally required for ongoing official proceedings must be retained until released from such audits or official proceedings, notwithstanding the instructions of this schedule. ***Public records including electronic records not listed in this schedule are not authorized to be destroyed.***

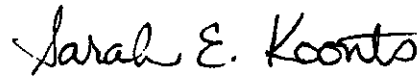
This local government agency and the Department of Cultural Resources agree that certain records series possess only brief administrative, fiscal, legal, research, and reference value. These records series have been designated by retention periods which allow these records to be destroyed when "*administrative value ends.*" The local government agency hereby agrees that it will establish and enforce internal policies setting minimum retention periods for the records that Cultural Resources has scheduled with the disposition instruction "*destroy when administrative value ends.*" If a municipality does not establish internal policies and retention periods, the municipality is not complying with the provisions of this retention schedule and is not authorized by the Department of Cultural Resources to destroy the records with the disposition instruction "*destroy when administrative value ends.*"

It is further agreed that these records may not be destroyed prior to the time periods stated; however, for sufficient reason they may be retained for longer periods. This schedule is to remain in effect from the date of approval until it is reviewed and updated.

APPROVAL RECOMMENDED

City/Town Clerk

Chief Administrative Officer/
City Manager



Sarah E. Koonts, Director
Division of Archives and Records

APPROVED

Mayor



Linda A. Carlisle, Secretary
Department of Cultural Resources

Municipality: _____

September 10, 2012

**THE TOWN OF
WEDDINGTON, NORTH CAROLINA**

Field Code Changed



**LAND USE
PLAN**

**AS APPROVED BY THE
WEDDINGTON TOWN COUNCIL
APRIL 8, 2013**

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CREDITS

WEDDINGTON TOWN COUNCIL

Walker Davidson , Mayor
Daniel Barry , Mayor Pro-Tem
Werner Thomisser , Town Council Member
Barbara Harrison , Town Council Member
Pamela Hadley , Town Council Member

WEDDINGTON PLANNING BOARD

Dorine Sharp, Chairman
Rob Dow , Vice-Chairman
Jim Vivian , Member
Jeff Perryman , Member
Jennifer Romaine , Member
Janice Propst , Member
John Giattino , Member

Technical Advisors

Centralina Council of Governments

525 North Tryon Street, Charlotte, NC 28202

Union County Public Works

400 North Church Street, Monroe, NC 28112

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I. INTRODUCTION

This document is a statement of the community's vision for its own future and a guide to achieve that vision through ~~(April 8, 2013)~~December 31, 2018. This plan shall be updated every five years. These time periods are ~~aspirational~~aspirational and the Town's failure to conduct an evaluation within these time periods shall not confer any rights on any affected parties. 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 2002 Weddington Land Use Plan that was written by the Centralina Council of Governments which replaced the 1996 Weddington Land Use Plan that was written by the UNC Charlotte Urban Institute. Elements of that original 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 rural character and diversity of the style of their neighborhoods, as well as the strong sense of ~~“community.”~~community identity. 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~~minimize 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.

This Plan, once adopted and applied consistently and carefully, will develop and strengthen partnerships among service providers and between the public and private sectors. The partnerships can achieve infinitely more for the community than any would acting alone. An important premise of an effective land use plan is that it creates a “win/win” situation for the public and private sectors, for existing and new neighborhoods, for open space land conservation, and for the community’s fiscal integrity and enhanced quality of life.

WHAT IS IN THE LAND USE PLAN?

This Land Use Plan focuses on land use and development issues facing Weddington, North Carolina. The following listing of sections outlines the major areas covered by the Land Use Plan.

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- **Section II - Community Vision** defines a vision for the community’s future that is the basis for the Plan’s recommendations. The most significant aspect of Weddington’s planning process has been the high level of citizen involvement. The Town’s approach has included surveys, interviews, public hearings, workshops, and newsletters, in an effort to inform the public and to capture the thoughts, ideas, hopes and desires of the community. Community values set priorities for community action and plan implementation.
- **Section III - Goals, Policies and Recommendations** identifies specific goals and policies intended to guide future growth and development decisions.
- **Section IV - Plan Implementation and Administration** outlines recommended strategies needed to achieve the Plan’s goals in a manner that is consistent with the Town’s policies.
- **Section V - Context for Planning** summarizes existing conditions, trends and issues facing the community and establishes the setting for the Plan and the basis for its goals and policies. This section:
 - Summarizes the Town’s history;
 - Identifies natural environmental factors and physical constraints and opportunities that affect development within the planning area;
 - Identifies demographic characteristics and trends;

- Identifies issues and regulatory considerations related to existing and future land use and the planning area;
- Establishes the basis for community design and image guidelines for the enhancement of Weddington's natural and built environments;
- Identifies both public and private community facilities and service providers within the community.

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WHAT DO THESE TERMS MEAN?

The following terms are used throughout the Plan to convey key concepts:

~~*Development.* The physical construction of buildings and/or the preparation of land for non agricultural uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of water, septic and sewer systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover.~~

Goal. Description of a desired state of affairs for the community in the future. Goals are the broad public purposes toward which policies and programs are directed. Generally, more than one set of actions (policies) may be needed to achieve each goal. In this Plan, goals are phrased to express the desired results of the Plan; they complete the sentence "Our goal is..."

Policy. A statement of government intent against which individual actions and decisions are evaluated.

Strategy. Individual tasks or accomplishments which, taken together, will enable the Town to achieve its goals. Strategies recommend specific courses of action to implement the Plan.

HOW SHOULD THE PLAN BE USED?

The Plan is a guide to action. It is not, itself, an implementation tool. By ensuring that individual actions are consistent with the goals, objectives and policies of the Plan, the Town can effectively achieve the vision. For example, the Planning Board and the Town Council will use the Plan's policies and maps to decide whether to approve a proposed rezoning of land within its Town limits. Zoning and subdivision regulations should govern how development takes place in conformance with the Plan. Upon adoption of

this Plan, the Town should review existing development regulations and ordinances to determine their consistency with this Plan.

Although amendments to the Plan are discouraged, the Plan should be a dynamic document, subject to periodic and occasional amendment but only when conditions within the Town drastically change. Periodic updates of the Plan may be needed to ensure that it continues to meet the needs of the Town.

The Plan, however, is not an ordinance. It is designed to serve as a guide for future growth and development within Weddington. The Plan therefore does not have the weight nor the mandate for enforcement as does an ordinance. The Town Council will have this Plan as a guide and a factor to consider in its future land use decisions.

COORDINATION WITH OTHER JURISDICTIONS

Many problems faced by local governments are regional in nature. Issues such as population growth, environmental preservation, growth patterns, and the adequacy of public facilities and services often transcend local, neighborhood or Town boundaries. Accordingly, the study area of the Plan (i.e., the “Planning Area”) looks beyond the corporate limits of Weddington and includes possible future growth that may be regional in nature. Regional growth areas include those areas contained in the Weddington-Marvin annexation agreement [and nearby jurisdictions](#) that Weddington would have the ability to annex. It also includes other unincorporated areas to the south of Weddington that have also been identified for possible future annexation. Official Town actions in response to this Plan will be limited to the area within the Town’s current and future municipal jurisdiction, including any extraterritorial jurisdictional boundaries that may be granted to the Town.

This Plan strongly supports partnerships between Weddington, Union County and communities adjacent to the Planning Area. These partnerships should focus on coordinated growth management and service provision strategies. Through effective coordination, Town residents will enjoy the benefits of a more stable, sustainable region. Failure to coordinate will result in excessive consumption of valuable open space land.

WHO IMPLEMENTS THE PLAN?

The policies and strategies of the Plan must be implemented in a timely manner in order to ensure that the vision of the Plan becomes a reality. Who should be charged with the implementation of the goals, policies and strategies? It should be a joint effort of the Town Council, the Planning Board and Town staff.

II. COMMUNITY VISION

Weddington has the distinct atmosphere of a small town and a quality of life that provides its citizens with a sense of place that is lacking in other parts of the region. The natural environment and community structure that characterize Weddington, along with its land use regulations, have been major factors in shaping the growth of the town and making it a desirable place to live.

Local leaders are aware of the fact that the Town cannot prohibit new growth from occurring. Thus, a primary community goal is to maintain the Town's rural character as new growth occurs. New growth must occur within a framework which is in keeping with the existing rural community character and which avoids negative social, economic and environmental effects on the town.

~~Thus, Growth in Weddington is inevitable. There are those who favor continued-mixed-use development and with more urban amenities than now exist in the community. Virtually no one supports a "growth at any cost" policy. Others, however, are happy with the Town's existing policies of promoting low-density single-family developments. Few support a "growth at any cost" policy.~~—This document evaluates the amount of growth likely to occur and makes recommendations concerning the location and relationship of the land uses in order to establish and maintain a healthy relationship between the developing community and the environment.

PUBLIC PARTICIPATION

In developing a plan, the most important item ~~is in~~ assuring that the community has ownership in the product is public participation. A public participation process can identify a community's shared preferences, ~~and~~ can serve as a means to refine goals and objectives and ensure that Plan implementation measures address these ~~issues~~ objectives. ~~But However,~~ reaching public consensus is often an intensive, time-consuming and sometimes controversial process. ~~However, T~~there are important benefits to active citizen involvement in the planning process, such as educating the public about local government actions, generating fresh ideas about old problems and improving the community climate of trust and teamwork. A citizenry that is given the opportunity to participate does not feel excluded, even if it doesn't take an active role. Perhaps and most important of all, effective citizen participation, no matter how time-consuming, saves time and builds support for community goals.

The Town of Weddington has taken a number of steps to make public input a meaningful part of the planning process ~~of preparing in developing~~ this Plan. ~~These include:~~

➤ The Town undertook a ~~land~~ land use survey that addressed a number of key issues facing the Town. In addition,

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➤ The Town conducted public workshops and meetings to receive input and to inform the public about the planning process and Plan goals, objectives and possible implementation measures.

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COMMUNITY SURVEY

The Town conducted a citizens' survey, in November 2012 to gauge public opinion on ~~land use and recreational issues~~ future land uses and community vision. The survey questionnaire and results are found in **Appendix A**. The online survey access information was mailed to owners of all parcels within the Town and paper copies ~~could be requested~~ were made available upon request. Survey results were used to identify key community issues. ~~Approximately 20~~ Approximately 20% of households completed the survey. ~~The survey results showed:~~

- ~~Approximately (61%) of the respondents felt that preserving open space is important in Weddington.~~
- ~~New housing stock that is comparable in character to that which exists is also an important visual element to the residents of Weddington. Whereas 53.3% of the respondents felt that low density residential development was important to Weddington, only 4% favored apartments, 21.5% favored townhomes, 8.3% favored duplexes, 29% favored patio homes and 12.7% favored condominiums.~~
- ~~Prohibiting additional commercial development outside of the town center, particularly in the form of linear or strip development along roadways, is an important policy that residents feel should be maintained.~~
- ~~Residents believe that the Town should maintain a single commercial center. While the existing commercial center should transition to become a more pedestrian-friendly town center, its geographic area should not increase significantly and individual~~

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~~businesses should be limited to the scale needed to serve primarily Weddington's residents.~~

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COMMUNITY ~~SNAPSHOT~~ISSUES

The citizens of Weddington are very satisfied with the community, the Town's land development pattern and the quality of life they enjoy. Many people who have moved to Weddington did so to take advantage of the quality of life that the Town provides. When driving into Weddington from ~~nearby Charlotte or Matthews~~neighboring communities, one notices a distinctly different land use pattern upon entering the Town. As compared with these communities, the Town has been quite successful in maintaining a low-density residential character that sets it apart from many of its neighbors.

The Plan contains many individual goals, policies and implementation recommendations. Together, these detailed statements provide guidance in achieving the Town's vision of its future. Some of these goals reflect long-standing Town policies. Others identify new directions and actions that are designed to maintain the Town's high quality of life. Recognition and discussion of the key issues formed the basis for the Town's development of community vision priorities. The following themes emerged from the public participation process, and provide key policy direction for developing the goals and objectives of the Plan and are reflected throughout the Plan:

PLAN FOR APPROPRIATE AND COMPATIBLE LAND USES:

➤ Plan for predominantly single-family development. Single-family subdivisions are the preferred land use type; residents continue to show limited interest in having additional commercial development in the Town. The Town has also approved ~~several~~ Conservation Subdivisions which allow for smaller lots but also require 50% conservation lands. This results in a density neutral development where the overall density remains one unit per acre.

~~➤ Pursue the exercise of the Town's extraterritorial jurisdiction. An annexation agreement and boundary has been signed between Weddington and Marvin. This boundary could be used as a starting point for establishing the Town's ETJ boundary. North Carolina General Statute 160A-360 allows municipalities with a population of less than 10,000 persons to establish an ETJ boundary up to one mile from the primary corporate limits. As Union County has adopted and is enforcing zoning, subdivision, and building code regulations in this one mile area, the Statute requires that the Town of Weddington and Union County jointly agree upon the location of an extraterritorial boundary before one can be implemented. The Town also has the option of seeking the enactment of local legislation to grant the Town the power to exercise an extraterritorial jurisdiction.~~

➤ Monitor development patterns in the Town and surrounding areas. There is some concern about the amount and rate of growth that has been occurring. The Town grew at a rapid rate in the 2000's and many farm fields and forested areas were converted into building lots.

➤ Maintain land use regulations that protect and maintain the Town's open space, unique character and overall quality of life.

COORDINATE THE PROVISION OF ADEQUATE PUBLIC SERVICES:

➤ Continue to coordinate with other jurisdictions ~~thatto~~ plan, fund, construct, and maintain a regional network of arterial and collector streets. There are a number of critical road improvements scheduled in the Weddington vicinity over the next few years, the most important being the construction of the Rea Road Extension (known as the re-alignment of NC 84) coming south from Mecklenburg County and linking into Marvin-Weddington Road. This road is eventually planned to link into NC 84 between Cox Road and Twelve Mile Creek Road. That portion of the construction project between NC 16 and NC 84 is included on the local Thoroughfare Plan, ~~although there is no funding at this time for that project and LARTP.~~ Changes in alignments, intersections or improvement schedules may affect land use planning and development in Weddington. The recent completion of the widening of NC 16 has resulted in increased development pressures along NC 16 throughout Weddington. In 2009, the Town of Weddington partnered with the Village of Marvin, Town of Waxhaw and Village of Wesley Chapel to develop a Western Union County Transportation Plan. The municipalities enlisted the assistance of Centralina COG and Transportation Planners, Martin/Alexiou/Bryson to create this multi-jurisdictional plan.

➤ Continue to coordinate development approvals with the availability of adequate water and wastewater facilities. Ensure that ~~on-site systems~~ well and septic are limited to those areas where centralized services are not practical and the ~~on-site systems~~ well and septic are adequate to meet the long-term needs of the development.

MANAGE NATURAL RESOURCES:

➤ Use land use planning to protect wetlands, floodplains, aquifers and wellhead protection areas.

~~➤ Create a system of open space linkages throughout the planning area. There is considerable concern over the Town's rapid rate of growth and the associated loss of open space. As indicated in Exhibit 2, most of the Town is currently zoned R-40 (i.e.,~~

~~40,000 square foot minimum lots) with only limited requirements for the provision of open space in subdivisions~~

- Develop strategies and regulations for protecting open spaces. There is some concern that the amount and rate of growth that has been occurring will eliminate all of the open spaces that are an essential component of the Town's character.
- ~~Maintin~~~~Establish~~ standards for development on steep slopes to reduce environmental impacts and hazards to residents. Developments are preferred which are built in concert with and which take advantage of their natural environmental features and attributes.

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III. GOALS AND POLICIES

Future Land Use. Weddington's *Land Use Plan* is the fulfillment of ~~extensive~~ input and conversation that has transpired while planning for the Town's future. Land Use policies build the framework on which land use decisions can be founded. They are aimed at providing guidance in the location of future land uses and the redevelopment of existing land uses. Land use is dynamic rather than static. It is a process that is marked by public input and is dependent upon continued participation of residents, property owners and business owners for its success. The Land Use plan is that component of this document that links all the factors impacting Weddington. The purpose of the Land Use plan is to institute an ostensibly efficient direction to delineate Weddington's future development patterns - where the community members want to go and how the Town leaders can get there.

The Future Land Use map is not the zoning map for the Town. The Future Land Use map is conceptual and is intended to guide future land use decisions. Future land uses are developed in the context of all of the Plan's goals and policies.

Land Use Goals:

- Goal 1: To ensure that all new development takes place in a manner that conserves open space and scenic views.
- Goal 2: To limit development activities on environmentally sensitive lands.
- Goal 3: ~~To preserve open space and scenic views, while providing opportunities for low density development~~Minimize the visual effect of development from surrounding properties and roadways.
- Goal 4: To maintain the town's strong single-family residential character.
- Goal 5: To retain a mix of land uses that reinforces Weddington's unique small town character.
- Goal 6: To ensure that the type, location, and scale of existing commercial and future commercial development in the Town provides ~~essential~~ goods and services for the residents of Weddington, ~~and through the development process,~~ preserves open space and neighboring communities.

Goal 7: Through the conditional zoning process, provide smaller lot sizes to accommodate a variety of age and income groups, and broader residential preferences, so that the community's population diversity may be enhanced.

Land Use Policies:

Policy 1: Preserve open space and scenic views through appropriate zoning regulations. Require open space preservation in both conventional and conservation subdivisions and commercial developments.

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Policy 2: Preserve the Town's natural resources. Depending upon the fragility of the resource, restrictions should limit or prohibit construction, grading, and even vegetative clearing.

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Policy 3: Limit development to areas of the Town that have suitable soil and topographic characteristics for development.

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Policy 4: Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property.

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Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby preserving and enhancing ~~protecting~~ property values.

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Policy 6: Retain the character of the community by ensuring that new residential development consists of single-family homes.

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Policy 7: Continue to allow manufactured housing in Weddington on individual lots within Residential (R) zoning districts in accordance with NCGS 160A-383.1.

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Policy 8: Prohibit medium and high-density residential development and large-scale commercial development that could create potential traffic and safety problems for the Town.

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Policy 9: Ensure that the scale and design of commercial development is consistent with the unique small-town character of Weddington. Limit such development to small-scale retail and service businesses, primarily serving Town residents and surrounding communities, particularly specialty shops and

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restaurants and prohibit regional scale retail and service commercial establishments. Provide for open space preservation in new and/or expanded commercial developments.

Policy 10: ~~Limit~~ Minimize the number of street curb cuts to avoid traffic congestion and ensure public safety.

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Policy 11: Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods.

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Policy 12: Consider land use descriptions shown in **Exhibit 1** and the Future Land Use Map shown in **Exhibit 2** in making zoning and development decisions.

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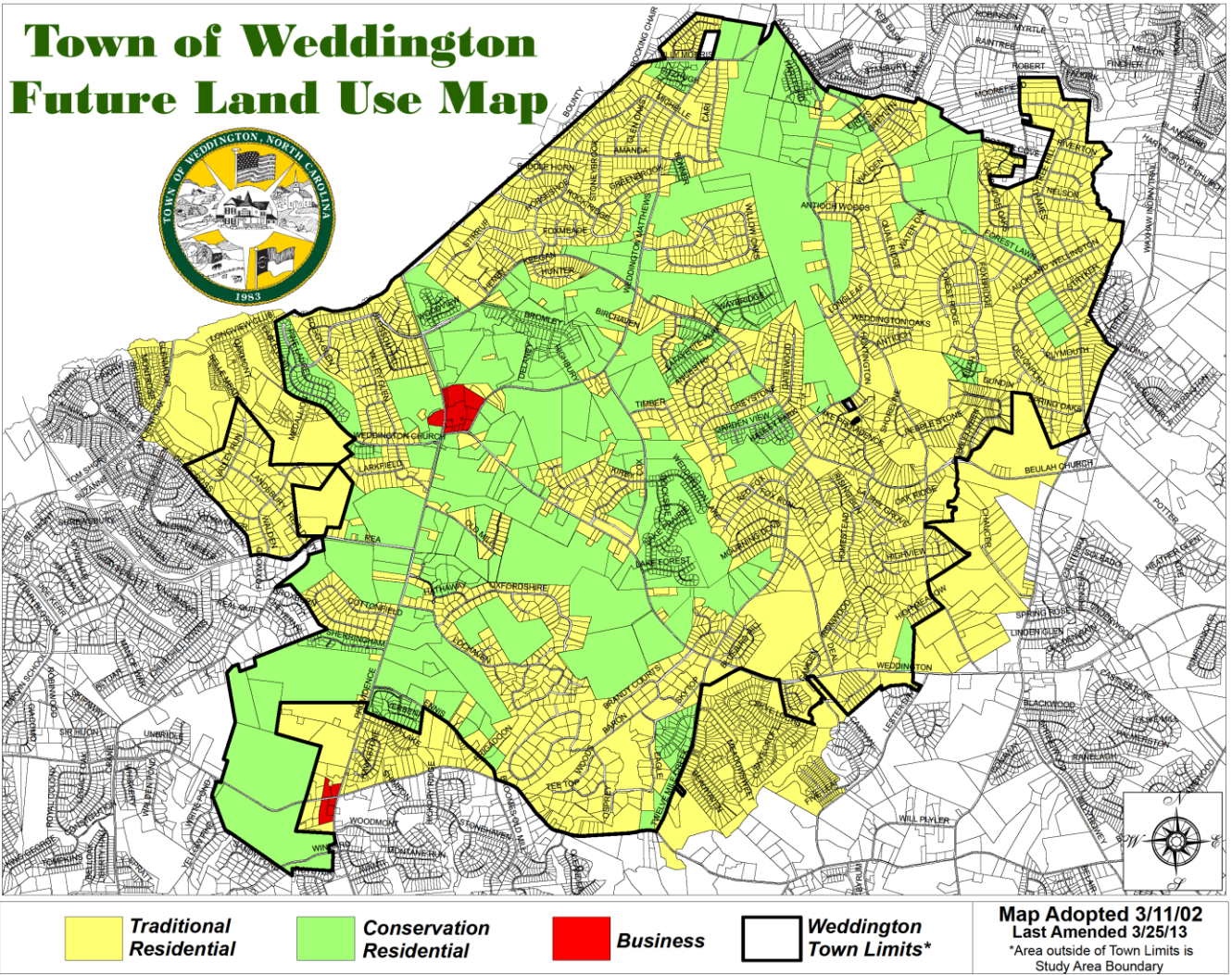
Exhibit 1: Future Land Use Categories

Land Use	Description
Traditional Residential	This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be zoned for 40,000 square foot lots at a density of approximately 1 one dwelling unit per acre, in accordance with the Town’s current Residential (R) <u>(R-40, R-40D, R-60, R-80, RE and RCD conventional) zoning regulations</u> districts.
Conservation Residential	This category applies to the areas within the Town that are currently zoned R-40RCD <u>R-40RCD</u> and or are six acres or greater in area. Most Some of this area has not been platted developed and the Town will allow for the creation of while some of the area is currently a conventional or conservation subdivisions. Conventional subdivisions shall have minimum lot sizes of 40,000 square feet, plus be subject to a 10% open space requirement. Conservation subdivisions shall be subject to a conditional zoning permit and allow for smaller lot sizes, yet retain a density of approximately one dwelling unit per 40,000 square feet.
Neighborhood Business	Existing commercially zoned (MX, B-1(CD) or B-2(CD)) parcels that lie in the vicinity of the “Town Center” or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington’s residents <u>and surrounding communities</u> .

Policy 13: Through the conditional zoning process, provide for alternative smaller lot sizes to accommodate a variety of age and income groups, which promotes community, residential, and population diversity.

Policy 14: Allow~~ing~~ alternative smaller lots to promote residential and population diversity in the community.

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 Exhibit 2: Future Land Use Map



Public Facilities and Services Goals:

Goal 1: ~~To have all Weddington residents provided with an efficient delivery of emergency of emergency services. To ensure that the park and recreation needs of Weddington residents are met with adequate recreational facilities in the area.~~

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Goal 2: ~~To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities. To provide safe and convenient mobility for Weddington residents of all ages.~~

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Goal 3: ~~To encourage that any future park and recreation needs of Weddington residents are met with adequate recreational facilities in the area. To have all Weddington residents provided with an efficient delivery of emergency services.~~

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Goal 4: ~~To provide safe and convenient mobility for Weddington residents of all ages. To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities.~~

Public Facilities and Services Policies:

Policy 1: Plan for and equitably fund the efficient provision of emergency services.

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Policy 2: Require transportation, water, wastewater and drainage system improvements to be constructed concurrent with new development and that provide adequate capacity to meet demands from existing and new users.

~~Require that roads be designed and constructed to provide a high level of safety and attractiveness. Road design shall consider the safety of pedestrians, bicyclists and motorists, as well as the character of the neighborhood through which the road travels.~~

Policy 3: Monitor and have input on utility extensions by Union and Mecklenburg Counties. Coordinate with State and local officials to stay informed and have input on road and thoroughfare plans that impact Town residents.

Policy 4: Identify the future recreational needs of the Town's residents through periodic surveys and assessments, as appropriate.

~~Ensure that all new roads will be transportation infrastructure is constructed to NCDOT standards.~~

~~Policy 4: Plan for and equitably fund the efficient provision of emergency services.~~

Policy 5: Ensure that future public recreation facilities and programs within Weddington serve the needs of all residents and are accessible to all citizens.

~~While most new roads in Weddington in the past have been publicly owned and maintained roads, continue to allow for privately maintained transportation infrastructure roads, provided they are built and maintained to meet all applicable NCDOT standards.~~

Policy 6: Require that roads be designed and constructed to provide a high level of safety and attractiveness. Road design shall consider the safety of pedestrians, bicyclists and motorists, as well as the character of the neighborhood through which the road travels. ~~Identify the future recreational needs of the Town's residents through periodic surveys and assessments, as appropriate.~~

Policy 7: Coordinate with State and local officials to stay informed and have input on road and thoroughfare plans that impact Town residents.

~~Ensure that future public recreation facilities and programs within Weddington serve the needs of all residents and are accessible to all citizens.~~

~~Policy 8: Ensure that the Town's Park and Recreation Advisory Board coordinates with civic groups to identify potential sites for both active and passive recreation, and examine methods of acquisition, operation, and maintenance.~~

Policy 89: Ensure that all new transportation infrastructure is constructed to NCDOT standards.

~~Monitor and have input on utility extensions by Union and Mecklenburg Counties.~~

Policy 940: While most new roads in Weddington in the past have been publicly owned and maintained roads continue to allow for privately maintained transportation infrastructure, provided they are built and maintained to meet all applicable NCDOT standards.

~~Require transportation, water, wastewater and drainage system improvements to be constructed concurrent with new development and that provide adequate capacity to meet demands from existing and new users.~~

Community Design and Image Goals

Goal 1: To maintain and enhance the Town's aesthetic qualities and physical character.

Goal 2: To retain a single ~~commercial-business~~ center within the Town that occupies the same area as the existing ~~Town commercial~~ core. While businesses in the center will maintain the small-town scale needed to serve local residents, the design of the center should become more pedestrian-oriented.

Community Design and Image Policies

The overriding objective of the policy guidelines set forth in this section is to protect and promote the health, safety, and welfare of the citizens, and future citizens of the Town.

Policy 1: ~~Continue to e~~Encourage the preservation of older homes and structures in the community to preserve a sense of history

Policy 2: ~~Continue to s~~Support the adaptive reuse of historic structures in the community.

~~Policy 3: Continue to support the Weddington Historic Preservation Commission's efforts to preserve historically significant structures and sites.~~

Policy ~~34~~: Maintain design standards for future non-residential developments.

Policy ~~45~~: Maintain ~~the~~ public signs, ~~and~~ Town banners, ~~Town sidewalks~~ and ~~maintain~~ landscaping around these signs to beautify the Town and to draw the attention of persons traveling through Weddington.

Policy ~~56~~: Give the highest priority for beautification efforts and corridor design to major thoroughfares and key entryways.

Policy ~~67~~: Coordinate with local utility companies and developers when placing electric, telephone, and cable television lines underground in accordance with the Town's Subdivision Ordinance in order to minimize removal or degradation of trees during installation and maintenance of such facilities.

Policy ~~78~~: Ensure that new commercial development is designed with pedestrian-oriented features that provide safe, attractive and convenient linkages to residential neighborhoods, wherever practical.

Policy ~~89~~: Use regulatory and non-regulatory incentives to encourage good design. Maintain development standards and regulations that provide adequate flexibility to respond to changing conditions and needs in the community.

Policy ~~910~~: Require redevelopment and new development projects to incorporate public spaces.

~~Policy 10: Continue to support the Weddington Historic Preservation Commission's efforts to preserve historically significant structures and sites.~~

Growth Coordination Goals:

Goal 1: To implement the plan through appropriate regulations and, to the extent practical, coordinate with Union County and other service providers.

Goal 2: To consider ways to coordinate the timing, location and intensity of new development with the provision of public facilities that are adequate to serve the new development.

Growth Coordination Policies

Policy 1: To the extent possible, pursue planning jurisdiction over the area surrounding Weddington's borders and negotiate an extraterritorial jurisdiction (ETJ) agreement with Union County, per NCGA 160A-360, or through local legislation, to ensure that land use, public improvements and development are consistent with the desired character of the Town.

Policy 2: Use voluntary annexation, where appropriate, to ensure that proposed developments in areas adjoining Weddington's Town limits are consistent with the Town's development standards.

Policy 3: Continue to pParticipate in a coordinated, regional approach to transportation planning and seek adequate funding to support all transportation needs.

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Policy 4: Work closely with officials from NCDOT and Union County to ensure that subdivision plans and development proposals do not interfere with existing roads or planned roadways designated in the Thoroughfare Plan and LARTP.

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Policy 5: Communicate on a continuing basis with officials from Mecklenburg County, Union County and the other municipalities of western Union County to keep abreast of and have input on developments that may impact the Weddington area.

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Policy 6: Coordinate with other service providers on the timing and location of installation or replacement of utilities.

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Policy 7: Continue to play an active role on the Mecklenburg Union Metropolitan Charlotte Regional Transportation Planning Organization (MUMPOCRTPO).

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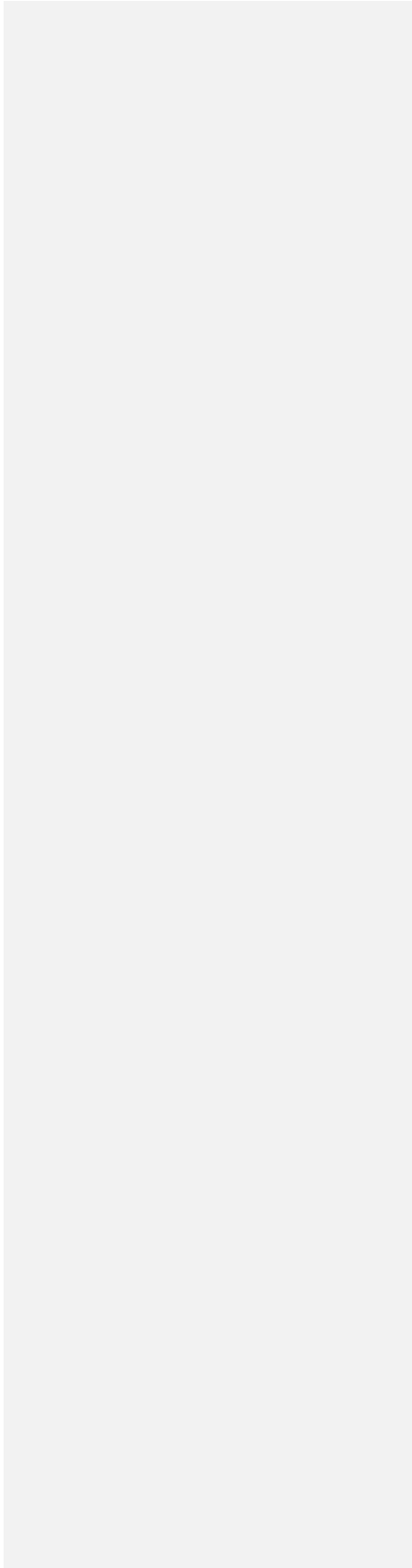
Policy 8: As this Plan is not an ordinance and is not in itself binding on the Town Council, before rendering zoning change recommendations or decisions, the Planning Board and the Town Council shall carefully consider the proposed change and its consistency with the goals and policies of this Plan.

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Policy 9: Coordinate with the County library system to provide convenient and accessible library services.

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IV. PLAN ADMINISTRATION AND IMPLEMENTATION STRATEGIES

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

- Describing the processes for monitoring and amending the Plan over time;
- Explaining specific strategies required to achieve the Plan's goals and objectives; and
- 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 December 31, 201~~8~~⁷. This plan shall be updated every five years. 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 every ~~July~~^{June} 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 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? 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:

Progress in implementing the Plan;

- Changes in community needs and other conditions that form the basis of the Plan;
- Fiscal conditions and the ability to finance public investments recommended by the Plan;
- Community support for the Plan's goals and policies; and
- 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, NCDOT 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 shown are not listed in priority order as each, if implemented, will provide meaningful long-term benefit to the Town. Notwithstanding the above, actual legislative decisions or implementation strategies made in the future in Weddington will be in the Town Council's discretion.

Strategy 1: Maintain design standards in the zoning ordinance to ensure that non-residential developments are well designed and in harmony with neighboring land uses.

Strategy 2: Evaluate the creation of a new zoning classification to address the needs of areas of the Town where new residential development would not be appropriate.

Strategy 3: Maintain the conditional zoning review standards that require that the following be addressed on site development plans:

- a. Relationship of the proposed development to adjacent properties;
- b. Buffering, screening, and landscaping both within and around the development;
- c. Preservation of existing vegetation;
- d. Parking designs, landscaping and building layout;
- e. Access to and from the development and also within the development;
- f. The view from adjoining public roads;
- g. Architectural design;

h.
~~A~~Adopt a Consider a standard that reviews the impact of the additional traffic from the development on neighboring thoroughfares through a traffic impact analysis.

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Strategy 4: Ensure that the Town's subdivision regulations require transportation infrastructure~~roads~~ to be designed and constructed to meet North Carolina Department of Transportation (NC-DOT) standards.

Strategy 5: ~~Adopt~~Maintain access standards to preclude direct access from residential subdivision lots onto designated major or minor thoroughfares depicted on the Town's Thoroughfare Plan (LARTP).

Strategy 6: Require subdivisions to provide individual lots access through internal subdivision roads.

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| Strategy 7: The Town should review its contract with the Union County Sheriff’s Department on an annual basis to ensure that adequate police services continue to be provided.

| Strategy 8: Allow conservation subdivision on large, unplatted parcels (i.e., subdivisions that retain R-40 housing yields but allow for smaller lot sizes), through the conditional zoning process to preserve open space and scenic views.

| Strategy 9: Require conditional zoning for all commercial development to ensure that it is compatible with the community character.

| Strategy 10: Conduct an annual review of this Land Use Plan to monitor the Town’s progress in achieving its goals.

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V. CONTEXT FOR PLANNING

The Plan sets forth a vision to emphasize, develop, and strive to be widely recognized as an aesthetically pleasing small town community, providing a superior quality of life, and family environment. The plan's intent is to make the preceding vision a reality by focusing on creating a place that feels, not just looks, like a community and functions like a community. This involves the development of places designed, constructed and maintained to stimulate and please the senses, to encourage community use, and to promote civic and personal pride. If the Town leaders adopt policies meeting the aforementioned criteria, then Weddington will not only continue to be a great place to live as its residents strongly believe it is, but also, by cultivating a sense of well-being among its residents, it will encourage value-added development.

This document presents recommendations concerning future land use planning for the Town of Weddington. The Plan provides updates on the services provided by the Town, the impacts that roads and public water and sewer facilities have had on the Town, and a report on current land use practices and patterns found in the Town.— Based on this information, a set of goals, objectives and implementation recommendations were formulated to serve as a guide to the Town's Planning Board and Town Council when making future recommendations and decisions pertaining to growth, development, and land use.

BACKGROUND

Location. The Town of Weddington lies in the northwest portion of Union County, North Carolina. Weddington is located approximately 15 miles southeast of downtown Charlotte and 10 miles northwest of Monroe. Lancaster County, South Carolina is located a few miles to the southwest (refer to Exhibit 3). Weddington covers approximately 17 square miles and is comprised of mainly low-density single-family housing. The town is located primarily in Sandy Ridge Township with a small portion in Vance Township, Union County, and one lot in Mecklenburg County. It is bordered by the City of Charlotte, the Villages of Marvin and Wesley Chapel and the Towns of Indian Trail and Stallings.

Historical Development. The Town of Weddington was incorporated in 1983. Weddington adopted zoning and subdivision regulations in 1987.

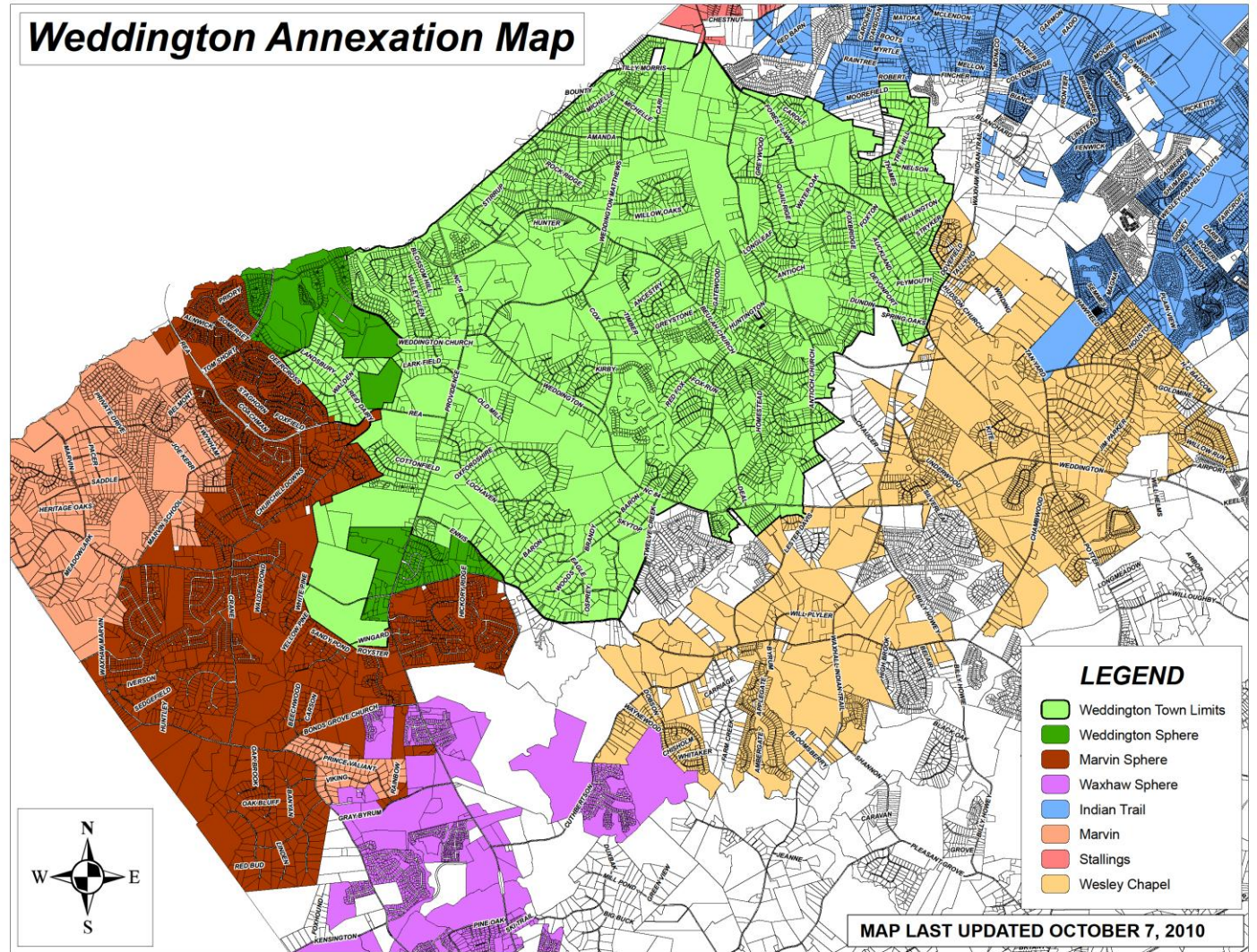
The Role of Planning. Land use planning is designed to provide strategic guidelines for the future growth and development of a community. Land use decisions made by a community are fundamental. They shape the community’s very character—what it is like to walk through, what it is like to drive through, ~~who lives in it,~~ what kind of jobs and businesses exist in it ~~and,~~ how well the natural environment survives ~~and whether it is an attractive or unattractive place.~~ In some cases, land use decisions may directly affect human life and health. Because land development patterns affect property taxes and the level of public services, land use planning decisions are closely tied to the fiscal health of the community.

Land use planning is a process through which a community reaches decisions about the future physical development of their town. A land development plan, also known as a “land use plan”, is a primary tool in the planning process. Land use plans provide a mechanism for a community to influence its growth and development. Equally important, the land use plan can be a valuable mechanism to provide protection for natural resources; preservation of rural lands; maintenance of commercial and economic bases; development of needed public facilities; and improvement the local quality of life.

Planning Area and Other Jurisdictions

The Planning Area, described on Page 9 and depicted on **Exhibit 43**, extends beyond the Town’s current corporate limits. Planning beyond the corporate limits is designed to create a *comprehensive* approach to growth management – community issues typically don’t start and end at precise boundaries, but reflect development practices and pressures within a general geographic area. Actual growth management measures, however, will be limited to within the Town’s current or future municipal jurisdiction. Preparing for growth means that development proposals should be encouraged in appropriate areas, based on land use intensity and available infrastructure, and discouraged in inappropriate areas. The determination of infrastructure availability often is dependent upon the potential of undeveloped land to permit expansion, based on a fiscal impact analysis to ascertain the economic feasibility of such an expansion. **Exhibit 43** also shows the location and proximity of other jurisdictions that will impact growth and development in, and around, the Town, current zoning in the Town and the Planning Area, and a number of “landmarks” referred to elsewhere in the Plan.

INSERT
 Exhibit 43: Weddington Planning Area Map



NATURAL ENVIRONMENT

Weddington's natural environment is a valuable resource that provides both opportunities for development and constraints. The primary environmental factors affecting growth trends are: air quality, hydrology, topography and soils. Clean air, abundant water supplies, scenic rolling hills and prime agricultural lands enhance the Town's quality of life. Decisions affecting growth and development will have long-term impacts on the condition of these resources for future generations. By managing growth, Weddington can provide for the needs of residents and businesses without sacrificing the natural assets that contributed to the region's growth. The maps, tables and text in this section describe the opportunities and constraints resulting from the Town's natural environment.

Topography. Weddington lies entirely within the Southern Piedmont physiographic region and is characterized by a broad, gently rolling landscape, with steeper slopes along the drainage ways. Streams in the area include the Six and Twelve Mile Creeks, and other small tributaries. All of these streams eventually drain into the Catawba River to the southwest in Lancaster County, South Carolina. The highest elevations in Union County are located in the Weddington area. It is a goal of the Town to adopt more prohibitive policies toward development within a Floodplain.

The major floodplain areas are along Six and Twelve Mile Creeks, and several other tributaries. The Town of Weddington is a member of the National Flood Insurance Program and, accordingly, has adopted land use regulations that severely limit the amount of new construction that can take place within floodplain areas. A Floodplain Development Permit is required for any development activities that occur within a floodplain.

Geology. Considering the limited sewer service coverage area in Weddington, the most critical environmental limitation affecting land development is the capability of soils to handle waste disposal. Three main general types of soils are found in Weddington: "Cecil-Applying" soils in the northern portion of town; "Tatum" in the southern portion; and "Iredell-Gaston-Mecklenburg" soils concentrated in the very northwestern portion of town.

Cecil-Applying soils are characterized by gently to strongly sloping land and well-drained soils that have a loamy surface layer and dominant clayey subsoil. These soils have good development potential for roads, buildings and septic systems. The area that contains this type of soil is predominantly forestland, with some agriculture and residential development. The main management concerns for cropland or pasture are the slope and the hazard of erosion. The high

content of clay in the subsoil and the slope are also limitations affecting building site development.

Tatum soil is mainly found in the western part of Union County. These soils are characterized by gently to steep sloping land and well-drained soils that have a loamy surface layer and dominant clayey subsoil. The area that contains this type of soil is used mainly as cropland and pasture, with forestlands dominating the steeper parts. The hazards of the slope and erosion are the main management concerns for cropland and pasture use. The limitations affecting building site development are the high content of clay, the shallow depth to bedrock and the slope.

Iredell-Gaston-Mecklenburg soils are also mainly found in the western part of Union County. They vary from nearly level to steeply sloping land and have well drained soils that have a loamy surface layer and predominant clayey subsoil. The area is used mainly as cropland, pasture and forestland, with some residential development. The hazards of erosion, wetness, slow permeability, a moderate to very high shrink-swell potential, and the slope are the main management or development concerns.

Within the general soil areas, some other soil types are found in small quantities. These areas are generally found around streams, but also may be due to strongly sloping land or clayey subsoil. The same areas that are unsuitable for septic systems generally have moderate to severe limitations for building residences or small commercial buildings. All of these areas have severe limitations for building streets and roads. Union County Health Department officials, nonetheless report that the Weddington area generally contains some of the best soils found in Union County for the placement of wells and septic tanks.

Hydrology. Public water service provided by the Union County Public Works Department is available throughout the Planning Area, as shown in Exhibit 5. Nonetheless, there are many residences that are served by wells. According to the Union County Health Department, the Weddington area has an adequate supply of good quality ground water. There are different water-bearing zones, or aquifers, based on the geologic formations underground. Wells outside the slate area, west of NC 16, offer better yields than those on the east side of the highway (inside the slate area). Currently, an average yield of five to six gallons per minute exists. Generally, wells in the Weddington area are not as deep as wells in other areas of the County. There are some areas in the eastern part of Weddington where the availability of quality well water is sometimes a problem. This is especially true in areas to the east of Beulah Church Road.

COMMUNITY GROWTH

Population Growth. Weddington is part of the Charlotte Metropolitan Statistical Area. Over the past two decades, the Charlotte area has been growing at a rapid rate and is one of the fastest growing regions in North Carolina and the Southeast. Leading the growth in the Charlotte area has been Union County. Between 2000-2010, Census figures show that the population of Mecklenburg County (which includes Charlotte) has grown by 32.2%. Union County has grown at an even faster pace, 62.8%, during this time period. The Town of Weddington has increased its population 41% since 2000.

The estimated population at the time of incorporation (1983) was approximately 970. According to the 2000 Census, the Town's population was 6,696. The 2010 Census indicates that the population is 9,459. According to the 2010 Census, 89% of Town residents live in family households. These percentages are significantly higher than the rest of Mecklenburg and Union Counties. The average household size is 3.02 people, which is also larger than household sizes in Mecklenburg and Union Counties, which are 2.5 and 2.92 persons respectively. According to the 2010 Census 11.9% of the population is aged 0-9, 20.2% of the population is aged 10-19, 5.2% is aged 20-29, 7.1% is aged 30-39, 20.8% is aged 40-49, 19.2% of the population is aged 50-59 and 24.4% is aged 60 or older. The 2010 Census population for Weddington and surrounding areas are presented on **Exhibit 46**.

Exhibit 46: Population Comparisons

Jurisdiction	2010 Population	Percent Increase, 2000-2010
Weddington	9,459	41%
<u>Union County</u>	<u>201,292</u>	<u>63%</u>
Indian Trail	33,518	182%
<u>Marvin</u>	<u>5,579</u>	<u>437%</u>
<u>Matthews</u>	<u>27,198</u>	<u>23%</u>
<u>Mineral Springs</u>	<u>2,639</u>	<u>93%</u>
<u>Stallings</u>	<u>13,831</u>	<u>334%</u>
Waxhaw	9,859	276%
<u>Wesley Chapel</u>	<u>7,463</u>	<u>193%</u>
<u>Charlotte</u>	<u>731,424</u>	<u>35%</u>
<u>Union County</u>	<u>201,292</u>	<u>63%</u>
Mecklenburg County	919,628	32%
<u>Charlotte</u>	<u>731,424</u>	<u>35%</u>
<u>Matthews</u>	<u>27,198</u>	<u>23%</u>

Source: 2010 Census

The consistent pattern of recent growth in the Charlotte region indicates continuing strong growth in the Weddington area for the foreseeable future. This is primarily due to its location, south of Charlotte and close to the region’s “Outerbelt,” I-485. In addition, southern Mecklenburg and northwestern Union Counties are scheduled for a number of road improvements that will further improve accessibility to and from Weddington, the most significant one being Rea Road Extension. Rea Road Extension, scheduled for completion in 2017, will give Weddington area motorists a second direct means of accessing I-485.

Projected Population. Small areas such as towns or neighborhoods provide the most difficulty for projecting populations. This is because there are many external factors that affect population changes and these are difficult to predict. Some of these factors include variable impacts of the regional or larger United States economy, fluctuations in housing costs or mortgage interest rates, or other factors that affect the desirability of one county or town versus another. Weddington’s population is growing mainly due to the healthy regional economy, the town’s

favorable quality of life and Weddington's proximity to Charlotte. If any of these factors changes in the future, the rate of population growth in Weddington could also change.

Weddington has been experiencing fairly steady growth over the past ten years, as evidenced by the large number of new homes constructed each year. If the Town continues to grow at a 41% rate over the next ten years the 2017 projected population would be 11,398 and the 2022 projected population would be 13,337. These estimates are based on the following assumptions:

~~(Needs Updating)~~

- Steady population growth will continue into the future;
- Household size will remain constant (the 2000 Census reported 3.10 persons per household; the 2010 Census reported 3.02 persons per household);
- The Town currently has approximately ~~680650~~ approved but unbuilt single family residential units. At 3.02 persons per household this accounts for 1,963 people.
- Regional development trends as have evolved in the past ten years will continue to operate over the next fifteen years;
- Public sewer service is contained in the 2012 Union County Water and Sewer Master Plan ~~will not be expanded in the Town, except for the very northwestern portion that lies in the Six Mile Creek basin;~~
- Public water service is contained in the 2012 Union County Water and Sewer Master Plan ~~will not be expanded in the town during the projection period;~~ and
- Roads will be improved according to the North Carolina DOT TIP schedule.

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PUBLIC FACILITIES AND SERVICES

Public facilities are important and often are expensive to build and subsequently maintain. Failure to plan them wisely often results in inadequate and misplaced facilities that can drain the community's funds without providing satisfactory service. It is important to take into account existing and proposed land use patterns and the existing and anticipated size, composition and distribution of the population.

In order to maintain a high quality of life for residents of residential areas, the Town needs to assure that public facilities and infrastructure are available to serve them in a convenient and functional manner. Infrastructure includes adequate means for access and mobility, water and sewer service, and stormwater systems.

The Town's basic infrastructure policies should require that transportation, water, wastewater and drainage system improvements be constructed concurrent with new development and are adequate to meet demands from existing and new users. While the Town does not currently provide utilities for the entire service area, it does require that adequate utilities be provided for all new development. Connection to public water is currently mandated for new developments based on the proposed size of the development and its proximity to existing public water lines.

Transportation. The transportation system is the circulation network of the community. It brings people and products into an area and enables them to move freely from one activity to another. Land use planning and transportation go hand-in-hand. The location and type of future land use will have an effect on traffic flow and volume. By the same token, the road network affects how land will be used in the future.

Transportation system components exert substantial and lasting influence and impacts on the configuration and characteristics of land use and development within the area they serve. They can enhance pedestrian safety, land values, community or neighborhood character and quality of life.

Weddington is a member of the Charlotte Regional Transportation Planning Organization (CRTPO), a regional transportation planning body. CRTPO currently consists of all municipalities in Mecklenburg County as well as Weddington, Indian Trail, Waxhaw, Wesley Chapel, Wingate, Monroe and Stallings in Union County. CRTPO's decision-making body consists entirely of elected officials from its member local governments. Recommendations as to

which transportation projects should be funded are made by CRTPO (as part of the region's Thoroughfare Plan or "TIP") and forwarded to NCDOT. Actual funding and construction decisions are made by NCDOT

The Town of Weddington has an adopted thoroughfare plan. This plan is known as the Local Area Regional Transportation Plan or LARTP. It was created and approved as a Western Union County Transportation Plan along with Marvin, Wesley Chapel and Waxhaw. All proposed road improvements on the LARTP will be placed on NCDOT's Comprehensive Transportation Plan or CTP.

The Town of Weddington does not maintain any public roads. Thus, most public roads in Weddington are maintained by NCDOT. There are some privately maintained roads as well. State law forbids counties from owning and maintaining roads. Weddington's subdivision regulations require that roads be built to NCDOT standards. Most new roads in Weddington are public roads. Privately maintained roads are allowed provided they are constructed and maintained to NCDOT standards.

The main roads that presently lead into Weddington are NC 16, NC 84, [Rea Road](#) and Weddington-Matthews Road. NC 16 runs north to Charlotte and south to Waxhaw and runs through the western portion of Weddington. NC 84 runs east-west and connects Weddington to Monroe. NC 84 terminates at NC 16. Weddington's Town Center is located at this intersection. Weddington-Matthews Road is between the Towns of Weddington and Stallings. The Town will not become involved with road maintenance; however, road conditions and needed improvements are to remain a high priority. Major and minor thoroughfares for Weddington are as depicted on the currently adopted CRTPO Thoroughfare Plan.

The road project with the greatest impact on Weddington has been the completion of the southern portion of the Outer Belt, I-485. The intersection of I-485 at NC 16 is approximately two miles from the northern boundary of the town. This road greatly enhances Weddington's accessibility to Mecklenburg County and points beyond.

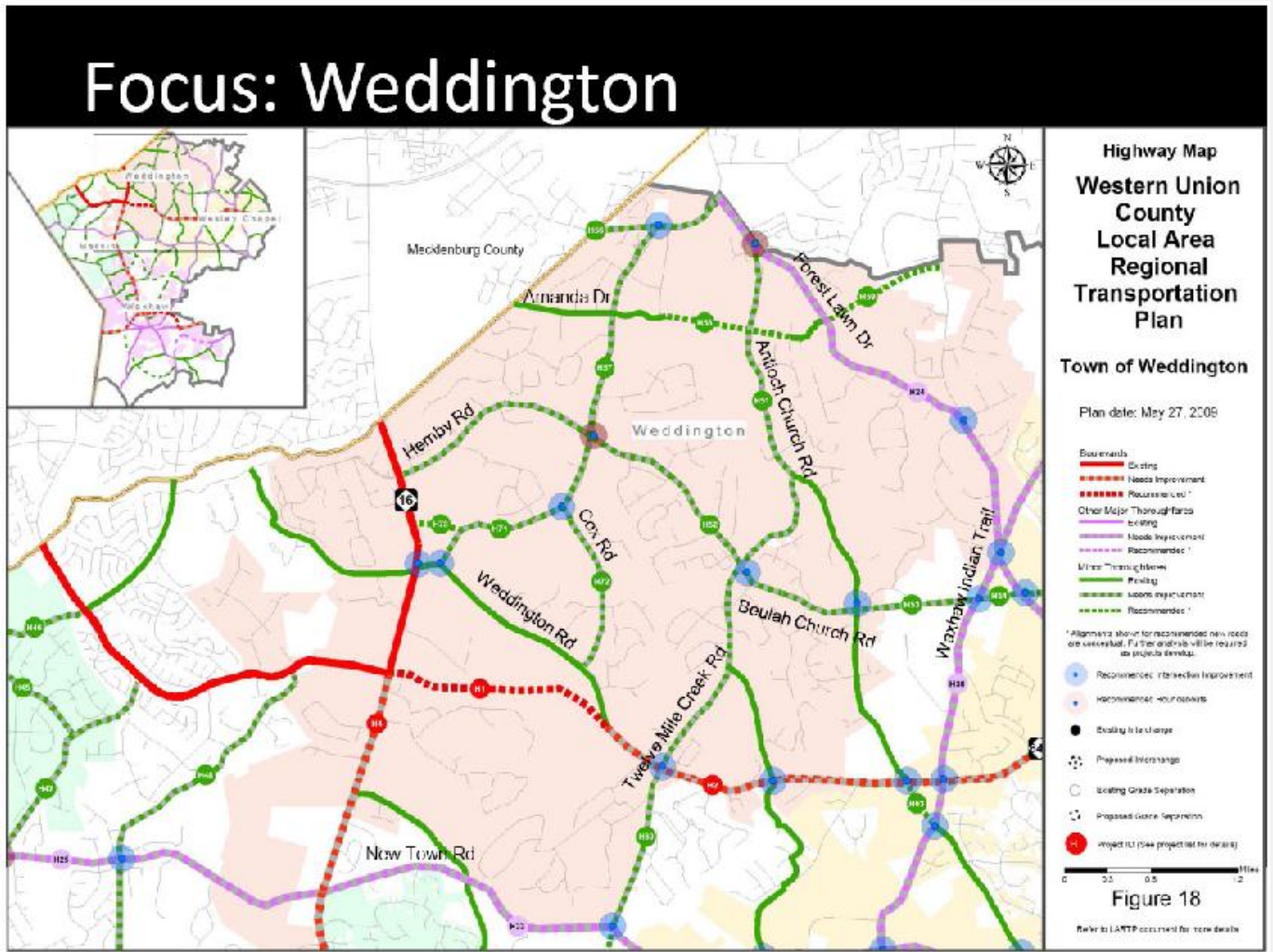
A section of NC 16, which runs from Rea Road to I-485 (NCDOT Project U-2510A), was recently widened. Another project that will affect Weddington, making it more accessible to Charlotte-Mecklenburg and bringing more traffic through the town, is the Rea Road Extension (NCDOT Project U-2506). Completion is anticipated in 2017. There are also plans for an interchange at Weddington Road and I-485 in Stallings and a roundabout at the Weddington Road/Weddington-Matthews Road Intersection.

In summary, road projects that are scheduled for the near future will make Weddington more accessible to and from the north and northwest. This area represents the southern part of Charlotte metropolitan areas, which contains a large number of residents and is growing at a fast rate. These road projects should help to shorten driving times from Weddington to south Charlotte and to the southern part of Mecklenburg County. The proposed Rea Road Extension should alleviate some of the traffic currently being experienced on NC 16, especially during the morning and afternoon rush hour periods. The proposed Amanda Drive Extension and Northern Connector Road (connecting Providence Road and Weddington-Matthews Road) should also alleviate traffic volumes along major thoroughfares and intersections and will provide vital east-west connections throughout Town.

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Exhibit 5: Weddington LARTP Map



Water System. The Town of Weddington relies on Union County Public Works for the provision of public water and sewer services. The Town will not be involved in funding, operating, or maintaining a public water and/or sewer system. As indicated in **Exhibit 5**, major water lines found in the Town are located on NC 16, NC 84, Matthews-Weddington Road, Waxhaw-Indian Trail Road, and Marvin-Weddington Road.

Many of the Town's older subdivisions were developed prior to the placement of water lines in the Weddington area and thus rely on individual water wells. New subdivisions may be required to hook onto public water (and sewer) lines depending on the number of lots in the subdivision and the distance to an available line. Town regulations may require new subdivisions to hook onto public water lines. If County water lines are located within one-half mile of subdivisions containing 10 to 39 lots or one mile of a subdivision of 40 lots or more, then the developer must connect to these lines to provide water service and fire protection for the subdivision. If capacity is not available, the developer shall install water lines and fire hydrants in accordance with Union County regulations. As a result, in recent years, many of Weddington's subdivisions have been connected to public water.

~~Two-Several major water-utility expansions are proposed for Weddington through Year 2010 in the near future. They include the placement of water lines along New Town Road between NC 16 and Cuthbertson Road and the extension of a water line along an portion of Potter Road to loop into a line that is found on Waxhaw Indian Trail Road. The 2012 Union County Water/Sewer Master Plan references a water tower and pump station located in Weddington.~~

As previously mentioned, there are some areas of the Town where the quality of well water is sub-par (i.e., in certain areas east of Beulah Church Road.) Union County Public Works is presently involved in a program to help finance the construction of water lines in one such area to serve a subdivision located east of Potter Road.

Wastewater System. Union County Public Works has a limited public sewer system in Weddington, as indicated in **Exhibit 5**. The northwestern portion of Weddington is part of the Six Mile Creek basin and a limited amount of sewer service is found in this portion of the Town. Sewage in the Six Mile Creek Basin is treated on McAlpine Creek in Mecklenburg County through an agreement between Union County and Charlotte Mecklenburg Utilities Department.

The remainder of Weddington is located in the Twelve Mile Creek Basin. Sewage from this basin is treated at a plant located south of Weddington near Waxhaw. There is currently a limited amount of public sewer service available in Weddington within this Basin. Union

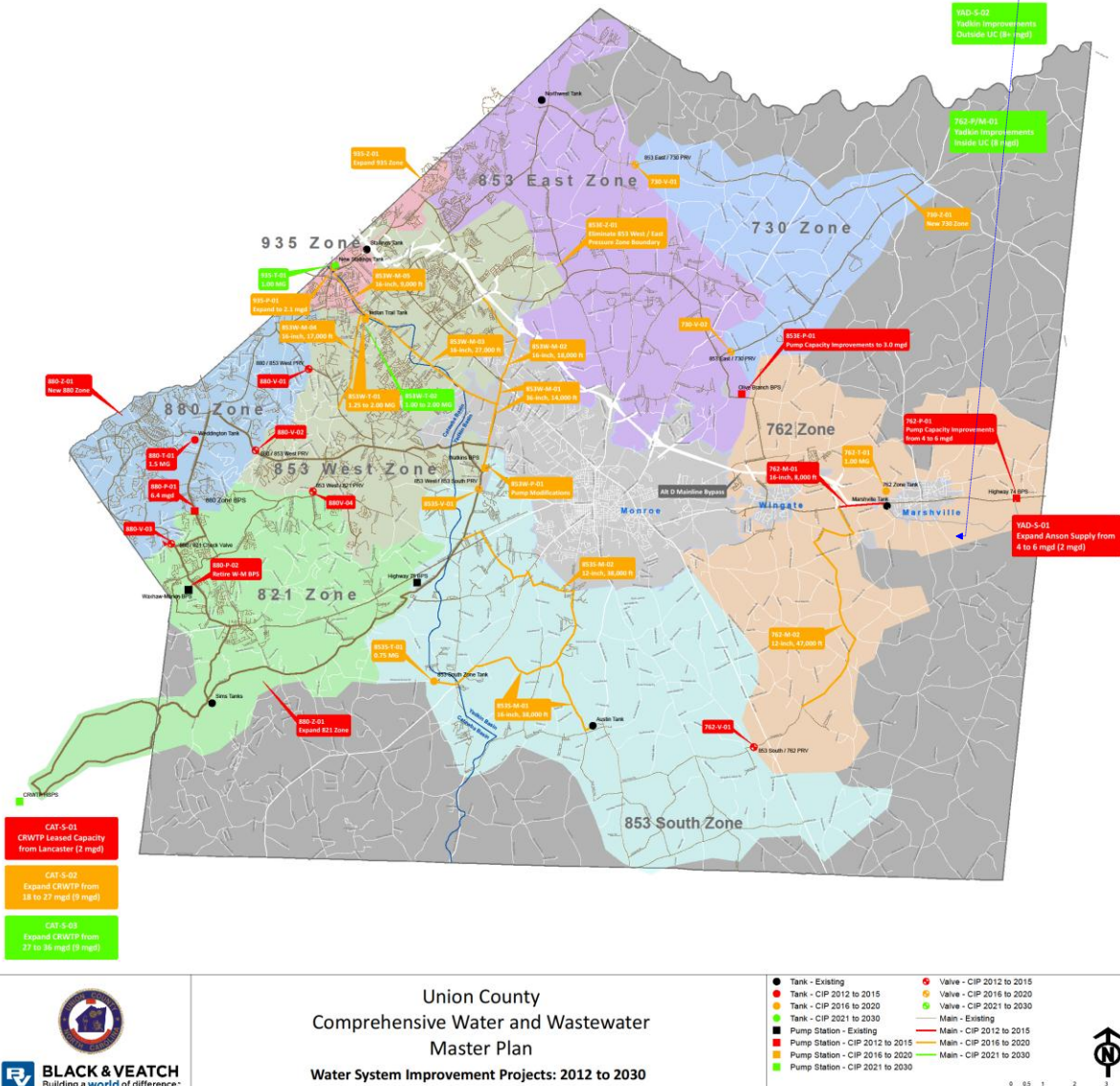
County anticipates, however, the construction of a number of lines by 2010 that will greatly increase the availability of sewer in the Town. One such line is found along Mundy's Run Branch and will extend in a southeast direction from the Town Center. (The shopping center currently found in the Town Center is hooked onto sewer via a force main that hooks back into Mecklenburg County.) A second line, located farther to the east, is partially constructed along Culvert Branch. This line has been put in by a developer and will, upon completion, extend north to near Matthews-Weddington Road. A small branch off of this main line is also being proposed for installation by the developer. Heading further east, a third line is being proposed for installation by Union County along an unnamed tributary and could serve much of the northeastern part of the Town. Finally, a line along the West Form of Twelve Mile Creek is currently under construction and, by Year 2005, is expected to extend up to Beulah Church Road. The County has plans to further extend this line northward along the Creek by Year 2010.

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Exhibit 6: Union County Water/Sewer Master Plan Map

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Police. The perception or reality of a lack of safety in a community or neighborhood can deter private community investment. Safety can include personal security as well as the structural and fire-rated safety of buildings. Police protection in Weddington is provided by the Union County Sheriff's Department. In addition to the basic level of service provided by the County, the Town contracts for the services of three deputies.— Three police officers from the Union County Sheriff's Department are assigned to Weddington and have an office in the Town Hall. The town has a contractual agreement with the Sheriff's Department and pays them for this level of service. The Sheriff's Department provides adequate police protection for the community.

Fire/Rescue.— Providence Volunteer Fire Department (PVFD) became the primary fire department for Weddington on July 1, 2012. In accordance with North Carolina Department of Insurance (NCDOI) standards, PVFD is required to respond to all fire calls/alarms within the Town limits. Automatic Aid (when one or more station is dispatched to a call based on a predetermined area and available equipment) will come from any or all of the following fire departments, determined on a call-by-call basis using intensity and location of the event as important criteria: Wesley Chapel, Stallings, Waxhaw, Carolina, Matthews and any appropriate Charlotte departments. Each of the fire departments have automatic aid agreements with each other.

First Responders

Medical response will be determined by the Weddington Town Council and identified on the First Responders/Primary Map available at Weddington Town Hall and on the Town website. The Town currently contracts and has automatic aid agreements with Providence VFD, Wesley Chapel VFD and Stalling VFD with the criteria for specific response areas based on distance and response time. Additionally, Providence VFD is responsible to respond when other fire departments are unavailable due to gaps in operational service and/or conflicts with multiple calls.

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ISO inspections

Every fire department in North Carolina is required to have state ISO inspections, scheduled through the State Department of Insurance. PVFD and WCVFD currently have a ISO rating of 6; SVFD has a rating of 5/9E. The Town of Weddington requires notification from contracted departments of any new inspections and/or changes to ISO ratings.

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Future Locations of Fire Substations

The model of fire service as required by NCDOT standards states that homes be served by a station within 5 road miles to provide efficient response time and optimal insurance ratings. Currently Providence VFD is approximately 5 miles from Stallings VFD and both Wesley Chapel VFD stations.

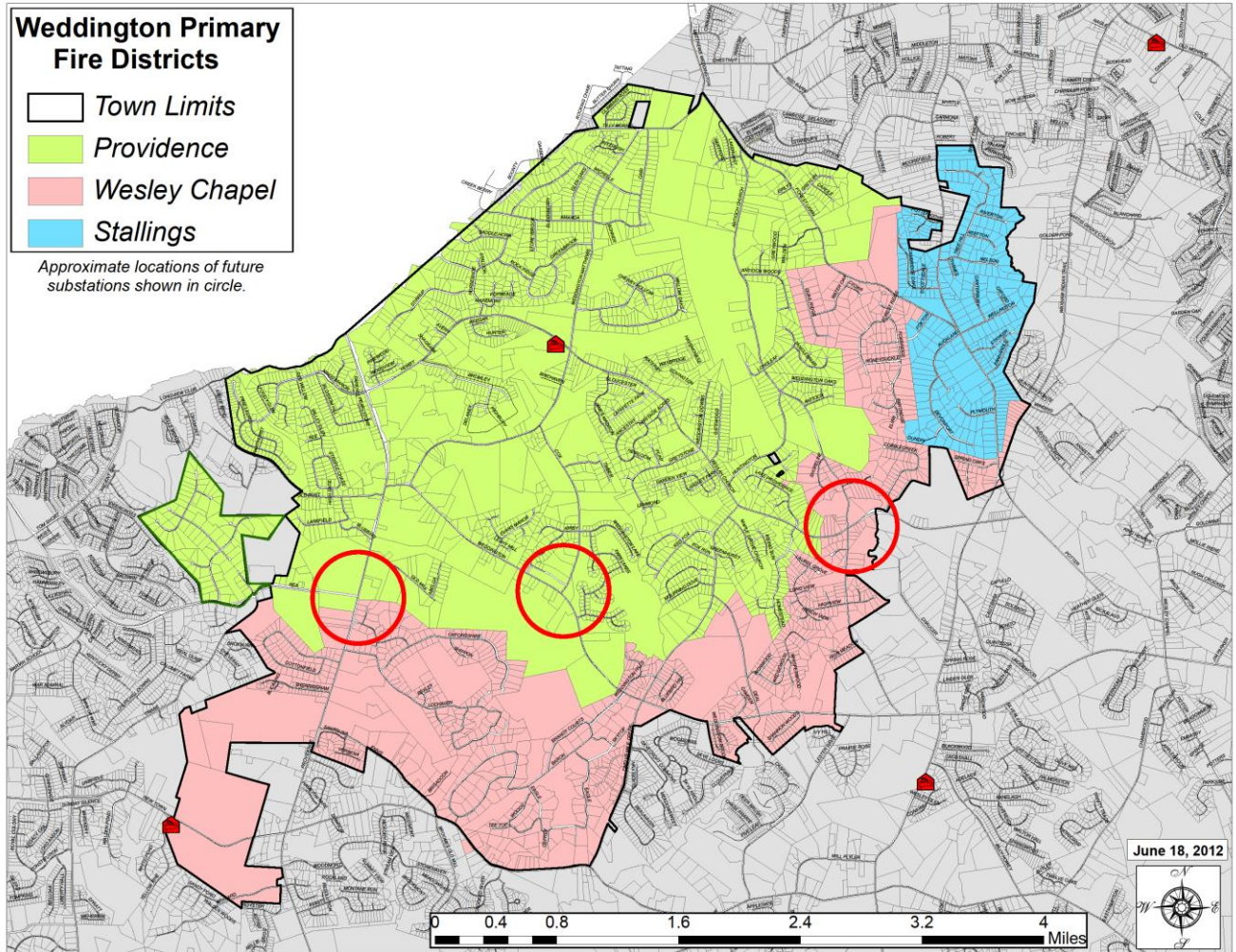
Future models suggest that substations 2 - 3 miles apart are a more efficient distribution of equipment. This trend, already being implemented in Charlotte, has reduced response times and supports substations located closer together rather than all equipment housed in stations further apart.

In anticipation of continued growth within Weddington, the following designated areas, as shown in exhibit X, indicate the 2 - 3 mile locations of future substations.

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Exhibit 7: Weddington Primary Fire Districts Map



Parks and Recreation. Parks, Recreation and Open Space are an important part of the quality of life element for any community and an important aspect of a land use plan. Recreational

facilities in Weddington are presently limited in scope and location. The Town's existing facilities, Wesley Chapel Weddington Athletic Association (WCWAA) and Optimist Park, are located on NC 84. The park contains baseball and soccer fields, a playground, and a picnic area. This facility is not owned by the Town, but rather is owned by a private not-for-profit organization. A private, membership-only club, Weddington Swim and Racquet Club is located on Weddington-Matthews Road.

Colonel Beatty Park is located west of Weddington-Matthews Road, with an entrance on this road, just south of Walker Road (~~near the~~[across the](#) Mecklenburg-Union County border). It is approximately 275 acres in size. Active recreation facilities include nine tennis courts, six volleyball courts, two basketball courts and five soccer fields. The facility also includes a large indoor and several outdoor picnic shelters, two playgrounds and hiking trails.

The Village of Wesley Chapel is in the process of developing Dogwood Park located at the corner of Lester Davis Road and NC 84. This park will feature walking trails around a lake, fishing piers, picnic shelters, an amphitheater and playground equipment. The Village of Marvin opened Marvin-Efird Park in 2012. This park is located at 8909 Marvin Road and features four fields, picnic areas, playground equipment, walking trails, horse pasture and corrals and a community garden.

In addition, a fitness center is located in the Town Center, at the Weddington Corners Shopping Center. The Siskey YMCA facility is located nearby in Mecklenburg County on Weddington-Matthews Road. [The Town of Weddington recognizes the importance of a YMCA. Weddington will work with the YMCA leadership for a full service YMCA in western Union County.](#)

Schools. [Weddington residents are served by Union County Public Schools and are funded by Union County taxes. The majority of students in Weddington currently attend Weddington High School, Weddington Middle School or Weddington Elementary School. The school complex housing all three schools is located on NC 84. The remaining students attend Sun Valley High School, Wesley Chapel Elementary School, Rea View Elementary, Marvin Middle School, Marvin High School, Antioch Elementary or Indian Trail Elementary School.](#)

Schools are a vital community component. Though their primary purpose is one of educating students and preparing them for later challenges, communities also are defined by the quality of the school system. Cities with a successful school district, as measured by student performance, teacher proficiency, successful programs and available capacity add immeasurable value to

community image and property values. Schools also help define neighborhoods and underscore the linkage between education and the arts.

~~Weddington is part of the Union County School System. Weddington residents are served by Union County Public Schools and are funded by Union County taxes. The majority of students in Weddington currently attend Weddington High School, Weddington Middle School or Weddington Elementary School. The school complex housing all three schools is located on NC 84. The remaining students attend Sun Valley High School, Wesley Chapel Elementary School, Rea View Elementary, Marvin Middle School, Marvin High School, Antioch Elementary or Indian Trail Elementary School.~~

Union County Public Schools follows a policy that assigns students to the schools that are nearest to where they live. Of course, when a school is overcrowded, students that would normally be assigned to that school based on its proximity to them would instead be assigned to the next closest school. Weddington Elementary School (3927 Twelve Mile Creek Road) currently has an enrollment of 675 students. Weddington Middle School (5903 Deal Road) has a current enrollment of 1,073 students. Weddington High School (4901 Weddington Road) has a current enrollment of 1,323 students. Antioch Elementary School (3101 Antioch Church Road) has a current enrollment of 853 students. Given the high level of growth in the area, school overcrowding is a major concern throughout all of western Union County. All enrollment figures are current as of the 2013 school year.

Adequate schools are an essential part of the Town's quality of life. The Town and the Union County Public School system should coordinate land use and school facility decisions to ensure that adequate school capacity for new development is provided as that development occurs.

Exhibit 8: Weddington Elementary School District Map

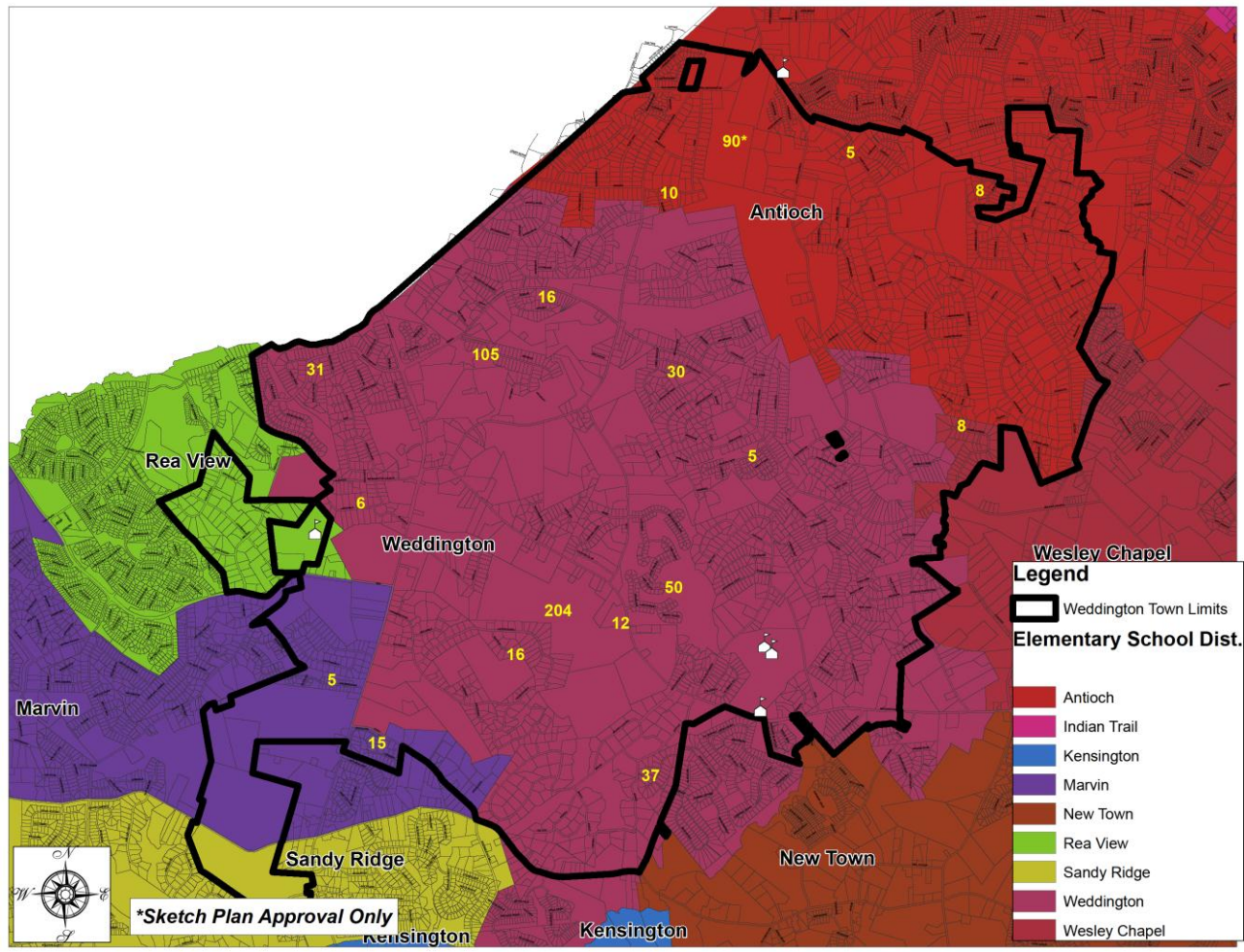
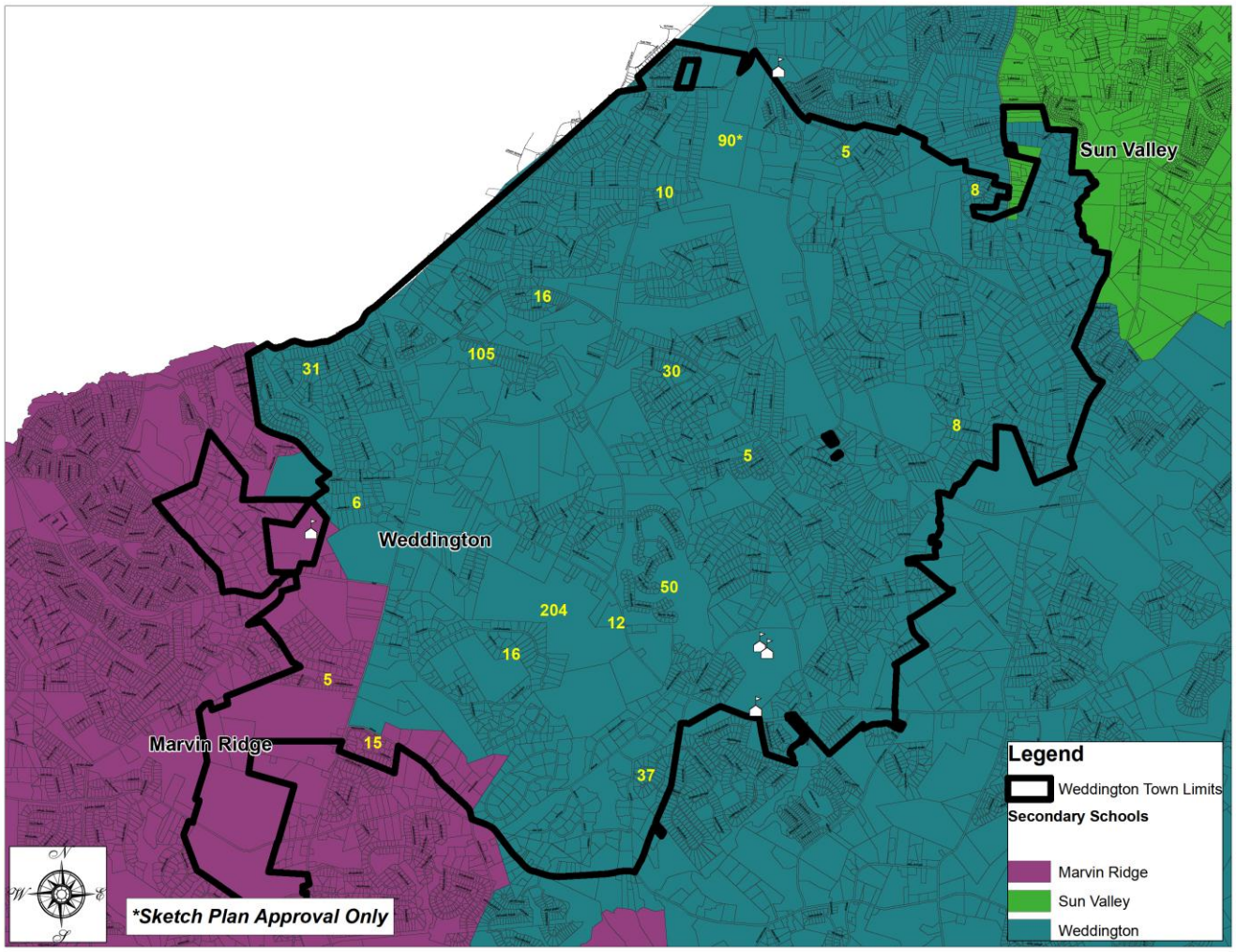


Exhibit 9: Weddington Secondary School District Map



Library. Libraries are another integral community service that enhances quality of life. Libraries are more than repositories of books, [ebooks](#), tapes and videos. Modern libraries

have outreach programs that perform valuable community services educating, informing and entertaining all segments of the population.

Library services to the residents of Weddington and Union County are provided through the Union County Public Library. The main library facility is located in Monroe and branch libraries are located in Waxhaw, Indian Trail, and Marshville. There are no public library buildings in Weddington.

Towns that have or desire to have a branch library are responsible for providing the building and paying for maintenance and utilities. The County provides the staff and materials for the branch. The Union County Library provides an outreach service throughout the County to elderly individuals who cannot get out to a library and to some day care centers and nursing homes. This service is provided on an individual need basis. Typically, individuals or centers are visited by the outreach van every six to eight weeks.

General Municipal Facilities and Services. The Town of Weddington owns an historic house in the town center (at the corner of NC 84 and Weddington-Matthews Road). The house contains a public meeting room, storage space and office space for the Town staff and the three police officers who work in Weddington. There are three full-time Town employees and three part-time Town employees. The full-time employees are the Town Clerk/ Administrator, ~~Town~~, [Town](#) Planner/Zoning Administrator and Tax Collector. The three part-time employees are the Finance Director, receptionist and sign enforcer. — The Town has a mayor-council form of government.

LAND USE

The Town should explore zoning alternatives that allow for better integration of the town center and residential development within and adjacent to this center.

Nearly one-third of the Town's area, primarily within the western and southern portions of Weddington, remains undeveloped and consists primarily of farms and forestland. Certain areas in Weddington will receive significant pressure to accommodate new growth and development. When reviewing the land use element and the future land use map for this Plan, consideration should be given to the following:

- Future land uses are not zoning designations -- they are intended to guide local decisions on zoning, subdivision and other land use matters.
- Future land uses reflect a future condition -- uses designated on the map may be appropriate in 5-10 years, but currently may not be appropriate due to reasons of compatibility, availability of adequate public facilities, or proximity to services.
- The Future Land Use Map is dynamic -- as justified by changing conditions in the community, the future land use map should change. While map amendments should not be made frequently, periodic adjustments to better achieve community goals will help the community achieve its planning goals.
- | ➤ The maps and text of the Land Use Plan are to be used together -- the text and tables in this element guide interpretation of the Future Land Use Map.
- Single-family residential land uses make up the greatest percent of Weddington' land uses. Vacant lands still comprise significant acreage in the entire Town, but continue to be developed with new single-family development. Neighborhoods, for the most part, stand-alone and are generally not connected with each other (although the Town's subdivision regulations do call for streets to be stubbed at the periphery of a subdivision in order to allow for connectivity in the future.)

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| **Existing Land Use.** Existing land uses are shown in **Exhibit 7-10** and are current as of April 2013. The exhibit illustrates generalized land uses; the associated data should be used to monitor the consistency of future growth and development in the Planning Area with the goals, policies and recommendations of this Plan.

The current Weddington Land Use Plan Map indicates that thirty-five percent of the Town's land

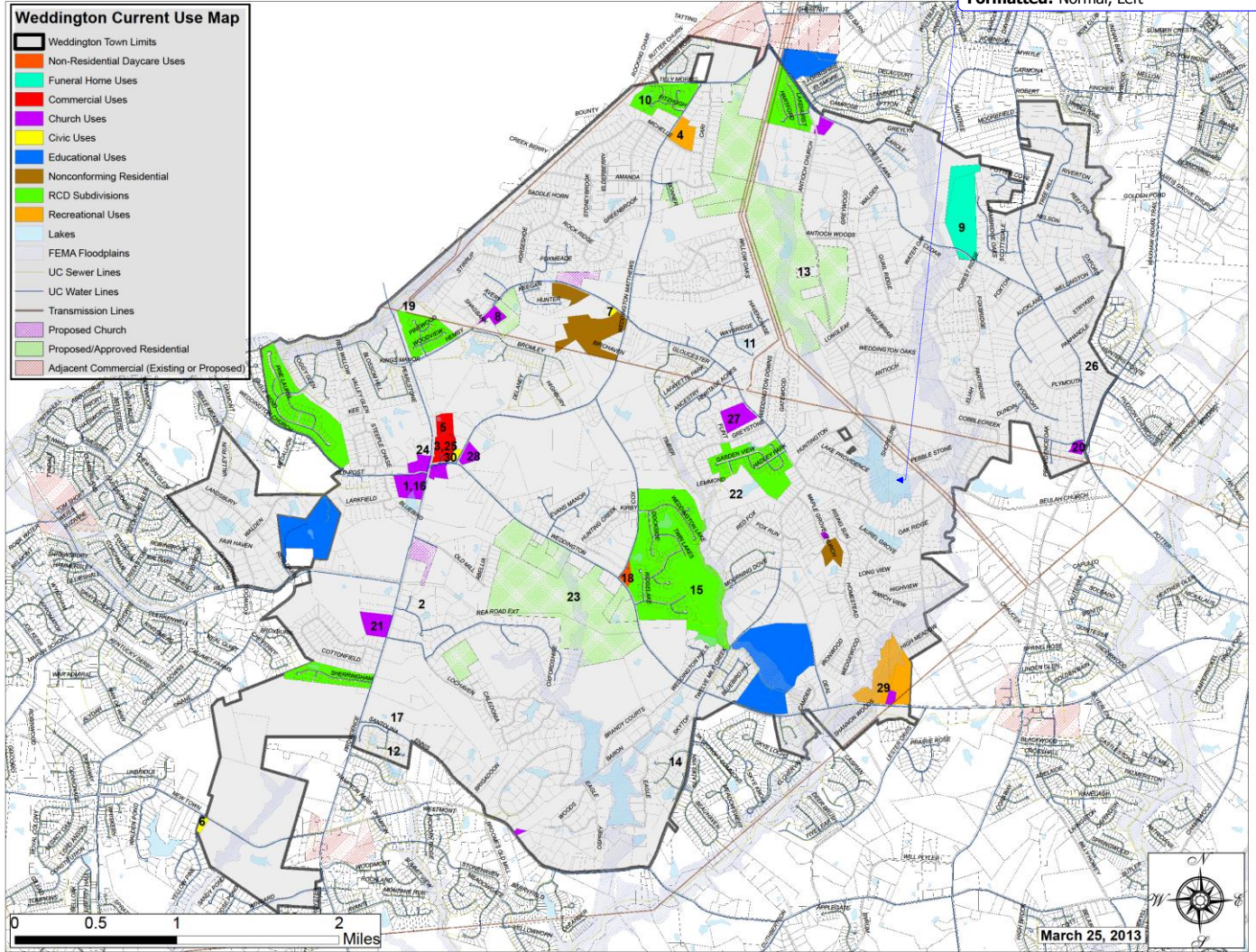
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area, or approximately 3,870 acres, are “[Residential Conservation](#).” Sixty-four percent or approximately 6,969 acres are “Traditional Residential while only .003 percent or 41 acres are “Business”. According to this model, if all Weddington’s “Residential Conservation” land is developed at the density permitted by right (conventional subdivisions), by the Town, the Town could accommodate an additional 9,934 persons, ~~as shown in Exhibit 8.~~ It was assumed that only eighty-five percent or 3,290 acres of the Residential Conservation district could be developed. Land must be set aside for roads, bodies of water, utilities, etc. Using 2010 census data of 3.02 persons per household, 3,290 units would yield an additional 9,934 residents. With a 2010 population of 9,459, this results in the Town having a build-out population of over 19,300 persons.

Exhibit 710: Existing Land Use Map—Corresponding numbers can be found in Appendix C

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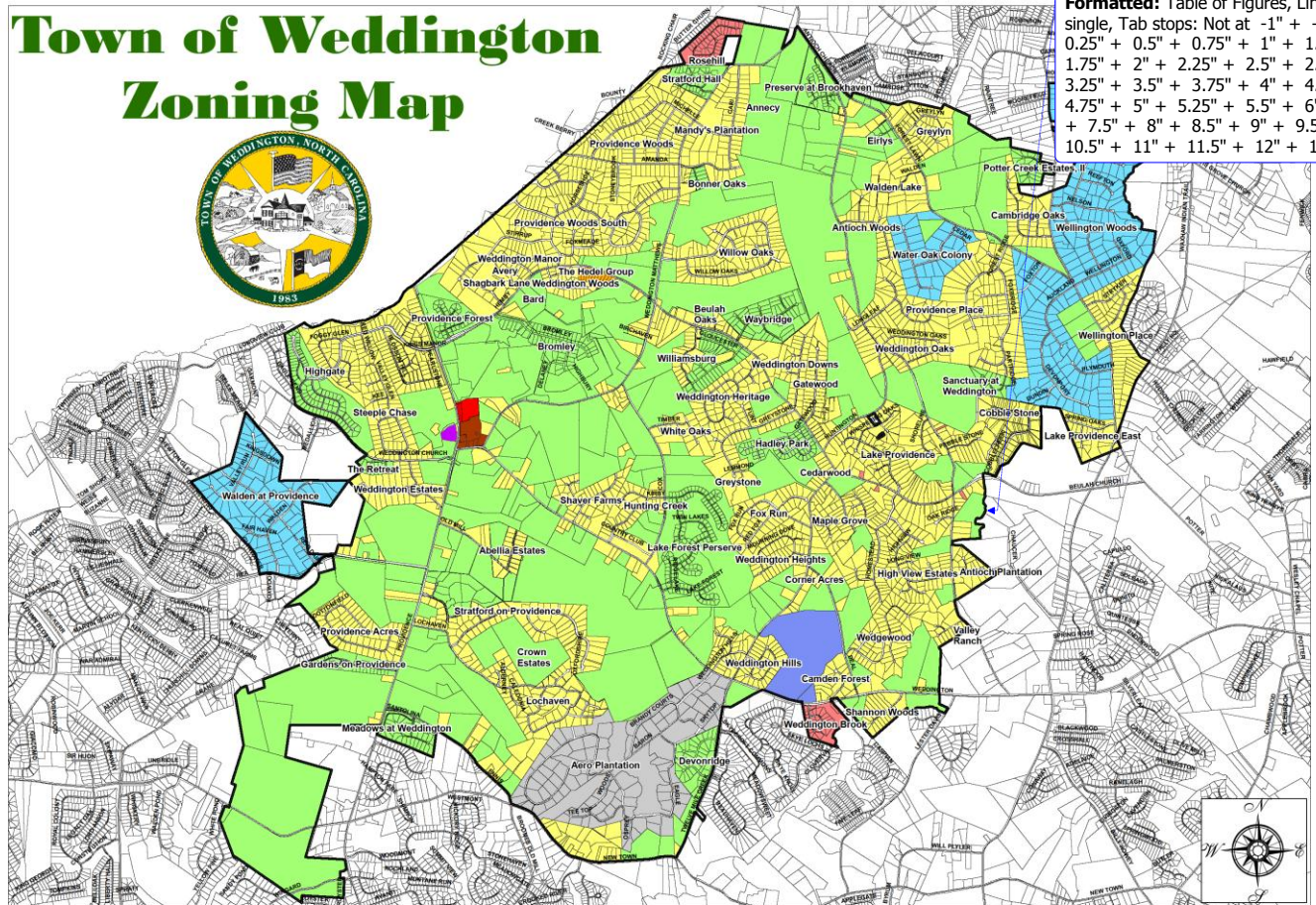
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-Exhibit 11: Existing Zoning Map

Town of Weddington Zoning Map



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 B-1(CD)	 R-40	 R-60	 RCD	 ED
 B-2(CD)	 R-40D	 R-80	 RE	 MX

Map Updated 12/10/12

0 0.5 1 2 Miles

The vast majority of the Town's housing stock has been constructed since 1980 and has typically been on the higher end of the housing market. The Town's housing stock largely consists of detached single-family units on one-acre (or greater) lots. While single-family residences are predominating, the Town contains an existing small, though concentrated, area of residential duplex development along Hemby Road. The area is zoned for this type of duplex development. However, the creation of this zone is not intended to encourage this type of development, nor to suggest that other areas of the Town should be zoned accordingly.

The Town has grown geographically since its incorporation as a result of a few voluntary and involuntary annexation petitions. The pattern and density of new housing development is relatively uniform throughout the Town. This is largely due to the Town's RCD, R-40, R-60, and R-80 (minimum 12,000, 40,000, 60,000, and 80,000 square feet per lot, respectively) zoning regulations. Since 2008, the Town has issued an average of 53 new home zoning permits per year. According to the 2010 census, the average household size in Weddington is 3.02 persons. This results in a growth of approximately 160 people per year. However, over the past ten years the Town has issued 858 new home zoning permits. From 2002 to 2007 an average of 99 new home permits per year.

As indicated in Exhibit 9, almost all of structures within the Town of Weddington are single-family units. In 2013, 11 duplex units and 30 mobile homes were located in the Town. There are no multi-family dwellings in Weddington. However, Weddington is not a typical town; it is a distinctive residential community whose land use regulations call for low-density single-family homes. As compared with most communities, lot sizes are somewhat greater than the norm. Older homes are scattered throughout the Town, while the newer homes are primarily found in subdivisions. Allowing alternative smaller lots in future growth will contribute to community diversity.

Exhibit 9: 2001 Weddington Housing Characteristics

Commercial Development. As indicated previously, the Town has very limited commercial activity. The only commercial area in Weddington is located at the intersection of NC 16 and NC 84. The existing commercial development is zoned for mixed uses, business, retail, and office uses. Uses are limited in nature and size; setback requirements are significant. Tenants in the shopping center include a grocery store, fitness center, three restaurants, a mail delivery center, a hair salon, nail salon, pet salon, drycleaners, and an animal hospital. Adjacent to the shopping center is a small professional office complex that contains a dentist office, orthodontic office, chiropractic office, two medical health office, an insurance company, a real estate agency, a law firm, clothing alteration and an interior design office. A convenience store and bank are located along NC 16. Adjacent to the shopping center is an indoor gymnasium facility. A 15,000 square foot office building was recently approved. Weddington's Town Hall lies adjacent to this shopping/office complex. All land that is currently zoned for commercial purposes in Weddington is found in the vicinity of the Town Center.

Although commercial facilities are limited within Weddington itself, there are numerous commercial facilities within a short distance of Weddington. There are a number of existing shopping centers within five miles from Weddington, with more planned or under construction. A 2009 market study by Arnett Muldrow indicated that there were 7,174,000 square feet of existing or planned retail space within a 15 minute drive of Weddington.

The large amount of commercial development in southern Mecklenburg County and western Union County, close to Weddington, provides additional commercial development opportunities and supports existing Town demand. Future commercial development in the Town should therefore be limited due to existing traffic volumes on major thoroughfares and overall community sentiment as reflected in the 2010 land use survey. However, the survey also showed a preference for innovative commercial uses that blend in, rather than are differentiated from, adjacent residential areas. Such land uses, such as limited retail and office, if properly designed, can be both appealing and harmonious with adjacent land uses.

An existing shopping facility close to Weddington is the Arboretum, at Providence Road and NC 51. It contains over 500,000 square feet of retail floor area and contains a wide variety of stores; including grocery, discount retail, clothing, restaurants, fast food, and movie theaters. It is one of the largest shopping centers in southern Mecklenburg County and serves many of the shopping needs of Weddington residents. [The Promenade on Providence is located at the intersection of Providence Road and Ballantyne Commons Parkway. The Promenade offers over 450,000 square feet of commercial area. This includes a strip shopping center, retail uses, pharmacy, convenience store and a two "big box" home improvement stores, as well as an office](#)

complex The Arboretum is located approximately five miles north of the Weddington “Town Center”.

~~Located much closer to Weddington, at the intersection of NC 16 and I 485, is a smaller shopping area, that includes a strip shopping center, retail uses, pharmacy, convenience store and a two “big box” home improvement stores, as well as an office complex.~~

Two other shopping complexes, Stonecrest and Blakeney serve the Weddington area and are located along Rea Road. These two shopping centers plus Village Commons in Wesley Chapel, Rea Village Shopping Center at Providence Road and Ardrey Kell Raod and Idlewild Village in Stallings account for over 7.1 million square feet of retail space. Rea Village Shopping Center is located.....serve the Weddington community.

In nearby Marvin, a fifteen-acre parcel was rezoned to accommodate a small shopping area along the west side of that portion of Rea Road Extension that lies in Marvin. A similar sized tract along the east side of Rea Road Extension that lies in unincorporated Union County is also zoned for commercial purposes.

Other existing shopping areas that are relatively close to Weddington include Plantation Market, on Weddington-Matthews Road in Matthews; Potter Square, which lies off Old Monroe Road in Stallings; and at the intersection of McKee Road and Potter Square in Stallings. There also are two other strip shopping centers that lie along US 74 in Indian Trail that provide many of the same shopping opportunities as are found in the other previously mentioned shopping facilities. The only true “downtown” shopping opportunities that are located nearby are found in Matthews and Waxhaw, which includes a limited number of specialty shopping stores, restaurants, and offices.

Historical Preservation

The Town of Weddington was created by the North Carolina General Assembly in 1983, but its history as a community goes back 150 years before that, to the time of the American Revolution when the area was originally settled as an agricultural farming community. As a farming community, crops of cotton made the Sandy Ridge Township a prosperous and prestigious place to live on the western edge of Union County and southeast of the city of Charlotte. The history of the community is intimately tied to the families of Reuben Boswell, his son-in-law Clark Weddington, and his grandson Reuben Boswell Weddington, for whom the town is named for. On the 5th day of October of 1823 a group of 22 farmers agreed to give \$262.00 to raise a house of worship at the “crossroads” at the intersection of what is now known as Weddington to

Monroe Road (now Hwy 84) and Providence Road (Hwy 16) . The church site was given gratuitous for the purpose of building a church by Mr. Reuben Boswell on July 15, 1824. The donation by Mr. Boswell was 4 acres, to the Sandy Ridge Methodist Episcopal Church. There were 23 charter members of the Methodist Episcopal Church and their names appear on the stone marker in the original church yard. The record book for the church ended in 1854 and very little is known about what happened in the community around the church until about 1874 when Reuben Weddington, grandson of Reuben Boswell built a second church building and gave about 800 acres of land which was to be used for the church's interest. The church began to operate a school which was supported by the income from the property given by Mr. Weddington. The (Sandy Ridge Church) was changed to Weddington in 1899 in honor of Mr. Reuben Weddington who died a couple years later in 1901. In the 1890's a new school structure was built – a two story white framed building called Weddington Academy across Providence Road, “on the hill”. Weddington Academy served the community until 1918. Grades 1-11 were taught. During that period, children that lived beyond walking and buggy distance boarded in the adjacent boarding house. During the next 25 years the community grew, a parsonage was added and the church turned the school property over to the Western North Carolina Conference of the Methodist Church. The Conference built a large brick school which was destroyed by fire in 1925. Weddington Institute flourished for a number of years “on the hill” and the community also contained a boarding house, a school dormitory, and the principal's house. After the school and the principal's home were destroyed by fire the dormitory was sold and the State of NC took over the operation of the school. During these years the town centered on the church, a cotton gin, and two stores located near the corner of Hwy 84 and Providence Road. Out of gratitude for the generous support of Reuben Weddington, the community took the name of Weddington. In 1925 a new brick church was built to replace the wood frame church built by Mr. Weddington and the original board of trustees. In 1948 a Community Hut was built beside the brick church and in 1953 a Sunday school wing was added to the church.

Until the early 1970's Weddington was primarily an agricultural community that stayed relatively the same in appearance. The rapid growth of Charlotte in the 1950's and 1960's was toward the southeast, and Weddington was right in the path of that growth. Beginning in the 1970's land was subdivided and houses began to spring up in the Weddington Community. The newer homes were occupied by young families who were looking for a unique community in which to raise their children. It was to protect and control its own future rather than risk annexation by Charlotte that in 1983 a citizens group organized and petitioned the NC General Assembly to pass a bill that incorporated Weddington. Mark Teal, the towns first temporary mayor, was quoted on May 1, 1983 in the Charlotte Observer as saying “I think the biggest thing in it (Incorporation) is a controlling factor in the western part of the county” Teal said. “It will

allow the people who live there to have some control over what happens in their area". Weddington has remained a residential community over the years, centered on family, their church, and the schools. Today Weddington has within its town limits two elementary schools, one middle school and one high school.

According to the 1996 UNC Charlotte Land Use Plan there are at least ten older buildings within the Town limits that have historic and or architectural importance. It is the community's good fortune that in 2013 these structures are still here. These structures consist of original farm homes, small folk homes and an original community school building. All are being restored or are in restorable condition. The styles found include, Neo- Classical Revival, Queen Anne, Victorian Queen Ann, Colonial Revival, Eclectic stylized houses. There are also several small folk houses as well. These homes add to the character of our Weddington community and the town should make every effort to assure that they remain and remain in a state that their importance warrants. When Weddington United Methodist Church moved to "the hill" on Providence Road, it also incorporated into its campus one of the early brick school structures built in the early 1900's. Today a majority of that structure serves as Helms Hall, and classrooms for the church preschool and Sunday school. The town of Weddington itself purchased the historic Thomas-Wrenn house on the north side of Weddington Road (NC 84) in 1992. Built about 1894 the house is Victorian in style. Other homes include: the John Matthews Victorian home located at 201 S. Providence Road listed on the historic registry, the Jacob Allen Deal home (1856-1926) Georgian Greek Revival, with Italianate elements farm home built in 1913, located at 610 Weddington Road and being preserved by the family, The Howard Family Neo-classical, Revival, Queen Ann home is located at 345 S. Providence Road and is still occupied by family, Fred F. Deal (1886-1984) Colonial farm home built early 1920's at 1908 Cox Road, the small farm / folk home of Andrew Jackson Moore is located on the northwest corner of Twelve Mile Creek and Hwy 84, The Hemby House owned by Weddington UMC, relocated and now at 7003 Matthews Weddington Road, the Matthews-Andrew Joseph Price home built in the late 19th century by N.M.S.Stitt and Mary Matthews has been relocated to the Hunter Berry Farm along Providence Road and is currently being restored by Nancy Anderson. The Hunter Matthews home, also known as the Plyer home, is located at 258 Weddington Road; the Victor Silas Hunter Jr. home is located on the Hunter Berry Farm on Providence Road. The James Stanhope Delaney (1849-1927) home place is located on Matthews-Weddington Road and is being restored by the family. The home at 7112 New Town Road is also of historic significance and every effort should be made to help in preservation.

The Town of Weddington Historic Preservation Commission will continue to work with homeowners to preserve these farm homes, and to gather the history of the community. The commission meets quarterly at town hall.

~~The Weddington area has deep historical roots. Weddington faces challenges due to evolving suburban sprawl development patterns, which do not possess the same characteristics (rural, agricultural uses, open space) as the area's former development characteristics. New development within the fast growing community has superimposed land uses onto what had been vacant undeveloped land. One point that will provide stability, as well as a sense of tradition, is the existence of historic sites throughout the Planning Area. As Weddington continues its pattern of new residential and non-residential development, it will be important for the Town to see that these important references to the past are preserved.~~

~~According to the 1996 UNC Charlotte Land Use Plan, there are at least ten (10) older buildings within the Town limits that have historic and/or architectural importance. Most of these buildings are large old farmhouses in restored or restorable condition. The styles found include Victorian/Queen Ann, Neoclassical, Colonial Revival, and Eclectic stylized houses. There were also a number of small folk houses. A significant market exists today for these older homes and it will be important for the Town to make every effort to assure that they remain, and remain in a state that their importance warrants. Accordingly, the Town has created a Historic Preservation Commission that meets on a regular basis.~~

COMMUNITY DESIGN AND IDENTIFICATION

Appearance is an issue that affects all aspects of physical planning, as well as a community's environment. All too often the visual environment has been neglected in American communities. Weddington is fortunate in that it has only recently been under the process of transformation from rural to suburban land use. Today the community is at a crossroads; it can take measures to avoid the negative visual elements suffered by most urban areas. Many communities throughout America are virtually indistinguishable today, containing numerous architecturally similar structures, flashing lights, large signs, strip commercial development, etc. Many communities today are realizing, with the support of court decisions, that they must take an active role not only in promoting, but in regulating for an improved visual appearance.

It is a commonly held belief that the appearance and form of the environment can influence the self-expression and development of the individual. More concretely, the look of a community's surroundings is also important to the economic well-being of its residents; deteriorating appearance can be tied directly to the decline of residential and business areas and their property values. Not only have private individuals and civic organizations been active in appearance

campaigns, the role of government in community appearance has become an accepted necessity. Planning and land use regulations have generally been justified on the basis of health and safety concerns, rather than aesthetics. However, municipalities have for quite some time been enacting ordinances (with court support) which control appearance solely on the basis of aesthetics. Thus, community appearance activities and controls have become more frequently recognized as legitimate and important local government activities, rather than activities which are simply limited to volunteer groups.

Fortunately for Weddington at present, there are few negative elements and many positive elements of the community's appearance. Since its incorporation, Weddington leaders have been successful in setting the Town apart from many of its neighbors. Sign clutter, strip development, and urban decay are not problems associated with Weddington. In many respects, the Town is fortunate that it lies in a high-growth and high-income area. As a result, what is of concern to many Weddington residents is the amount of growth that has taken place in the community, rather than the type of growth. At present, three Town entrances are designated with Weddington entrance monument signs as found in most municipalities. Although there are a number of entrance ways into the Town, the most traveled are on NC 16, NC 84, Weddington-Matthews Road; and, ~~once it is completed, Rea Road Extension~~.

One is able to differentiate land use patterns and densities when coming into Weddington, especially from Mecklenburg County. This is largely a result of the community's development pattern, as prescribed by its land use regulations. Weddington is a suburban residential community that is being developed in terms of dispersed subdivisions, as opposed to the concentric patterns in which older towns have developed.

Without question, Weddington's ~~suburban and rural environment character~~ is its most visible attribute. The Town's zoning regulations set it apart from many of its neighbors. Whereas neighboring municipalities allow standard lot sizes as low as 10,000-15,000 square feet and greater housing densities, 12,000 square feet is the minimum lot size in Weddington. However, 12,000 square foot lots are only permitted in Conservation subdivisions. These Conservation subdivisions still have an overall density of one unit per acre and require fifty percent conservation lands, thus remaining density neutral in comparison with the Conventional subdivisions. Even in unincorporated portions of Union County, lot sizes as low as 20,000 square feet are allowed (with even smaller lot sizes allowed in clustered developments).

Site Design. Site design plays a significant role in assuring land use compatibility. Factors include transitioning between land use types, intensities, and densities using buffers and floor

area ratios, conserving environmental assets using standards to preserve open space and limit impervious surfaces, providing adequate vehicular and pedestrian traffic circulation and connectivity, mitigating potential nuisances, such as signage, excessive noise, smoke, heat, light, vibration or odors detectable to human senses off the premise, and designing for public safety.

GROWTH MANAGEMENT AND RESOURCE CONSERVATION

Growth is anticipated to occur throughout the Planning Area, limited primarily by infrastructure and land availability. The Town, however, continues to have little influence on how land located in unincorporated areas is developed. The Town, however, currently regulates development pursuant to its zoning ordinance and subdivision regulations within its municipal limits. Infrastructure availability is a key growth management tool. The Town can, in the future, focus on ensuring that development does not exceed its site carrying capacity, based on environmental conditions, water and sewer availability and capacity and natural resources protection, its accessibility, via an adequate transportation network, and is consistent with locally-accepted design standards. Capacity constraints can be used to determine the development potential of a property for specific densities or intensities; development potential can be correlated to a preferred level of service (LOS) and available capacity. The Town will need to evaluate inclusion of these growth management tools in its regulations.

Annexation. Annexation is the legal process whereby the corporate limits of a town or municipality are extended to encompass additional urbanized land and population. In North Carolina, annexation is the public process by which cities may extend municipal services, voting privileges, regulations and taxing authority to new areas with the specific intent of protecting the public's health, safety, and welfare.

To prepare for long-term growth, it may become necessary for Weddington to annex adjoining lands for the well-being of the community. However, annexation must be done in accordance with State law and established policies and plans, rather than on an ad hoc basis. It is imperative that the Town establishes a defined, long-term annexation and growth strategy, as a natural extension of the Land Use Plan process – a strategy that identifies opportunities, constraints and fiscal impacts. Areas that have been targeted for possible future annexation include those unincorporated areas that are included in the Plan's study area. These areas either lie within the Town's annexation agreement area with the Village of Marvin (unincorporated areas primarily west of Weddington), or have been found to be eligible for future involuntary annexation (unincorporated areas primarily south and southeast of Weddington.).

At the present time, the Town of Weddington encompasses approximately 17 square miles of land area, approximately half of which is undeveloped. This is a considerable area for a town with the budget size and limited staff administered by the Town of Weddington. The purpose of this portion of the land use plan is not to identify areas that the Town may annex. Rather, its purpose is to make the future annexation process a planned and orderly process with respect to voluntary and involuntary annexations. This can be done by identifying criteria that should be used by the Town in evaluating petitions for annexation or involuntary annexations. In considering whether petitions for annexation should be favorably considered, the Town should consider the following factors:

- Whether the development of the proposed annexation area is consistent with the existing patterns of development in the Town;
- Whether the property has need for services that are not projected to be provided by the Town;
- Whether the annexation of property would be a logical geographical expansion of the Town limits;
- Whether the property and its owners would be better served by becoming a part of a Weddington or a neighboring municipality;
- Whether the property is in Union County, and whether the property is under consideration for annexation by another municipality; and,
- Whether the property is fully or partially developed, and whether the petition is from residents of the property or from a developer.

Since shortly after its incorporation, the Town of Weddington has had a policy of entering into “annexation agreements” with neighboring jurisdictions. Such agreements are subject to the provisions of Part 6, Article 4A of the North Carolina General Statutes. The purpose of such agreements is to identify areas that each community agrees NOT to annex into. Any such agreement can be valid for a period of up to twenty years. Once the agreement is executed, a participating city may withdraw from it with five years notice. To date, the Town has executed such agreements with the City of Charlotte and the Village of Marvin. The agreement with

Charlotte (which was legislatively enacted) basically states that neither city will annex properties across the County line.

This section of the land use element identifies key issues relating to annexation, growth and development within the Planning Area. Most significantly, this element focuses on cooperative and coordinated growth management with the County and neighboring jurisdictions and assessing the fiscal impact on Town resources prior to committing the Town to a course of action.

Growth management strategies directly affect growth in and around Weddington. Planning and preparing for growth, and improving inter-governmental and service provider coordination, particularly in matters relating to capital improvements and development standards is critical. Particularly important is the coordinated limitation of development in inappropriate locations (*i.e.*, in open space or in outlying portions of the Planning Area) or where infrastructure is inadequate.

The Town of Weddington should take steps to ensure that in the future it does not become involved in costly annexation litigation battles with its neighbors. Other municipalities with which annexation agreements are suitable and appropriate include the Village of Wesley Chapel and the Towns of Stallings and Indian Trail.

Extraterritorial Planning Jurisdiction. The State of North Carolina allows incorporated municipalities to exercise selected land use planning authority in areas located outside of corporate boundaries. This process is referred to as extraterritorial jurisdiction (ETJ). The detailed powers and limitations of ETJ are defined in NCGS 160A-360. Due to the rapid pace of land development occurring near Weddington, the Town should pursue establishing planning jurisdiction over the area surrounding Weddington's borders. With the County Commissioners' and the Town Council's consent, an extraterritorial jurisdiction (ETJ) agreement should be prepared and adopted. This would enable Weddington to have land use planning control over unincorporated areas in Union County that surround Weddington up to one mile from the Town's existing primary corporate limits. Given that Union County exercises zoning and subdivision regulations as well as State Building Code regulations in unincorporated areas around Weddington, the creation of an ETJ for Weddington would be subject to the approval of the Union County Board of Commissioners or by local legislation.

APPENDIX A: COMMUNITY SURVEYS GLOSSARY

Commercial: An organization engaged in commerce. Parcels containing facilities primarily engaged in the exchange of information, goods or services, generally without the physical transformation of those products.

Conservation: Preservation, protection, or restoration of the natural environment, natural ecosystems, vegetation, and wildlife.

Conservation Residential: The Land Use classification used for residentially zoned parcels that are typically either large (six acres or greater) undeveloped parcels or parcels located within an established conservation subdivision.

Density: Number of housing units per gross acre, determined by dividing the number of dwelling units by the total number of acres in the parcel or assemblage of parcels to be developed.

Development: The physical construction of buildings and/or the preparation of land for non-agricultural uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of water, septic and sewer systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover.

Goal: Description of a desired state of affairs for the community in the future. Goals are the broad public purposes toward which policies and programs are directed. Generally, more than one set of actions (policies) may be needed to achieve each goal. In this Plan, goals are phrased to express the desired results of the Plan; they complete the sentence "Our goal is..."

Land Use Plan: A basic element of a comprehensive plan that designates the present and future location, form, class and extent (size) within a planning jurisdiction for residential, commercial, industrial, institutional, etc. use or reuse. The land use plan includes a map and a written description of the different land use areas or districts.

Policy: A statement of government intent against which individual actions and decisions are evaluated.

Rural: A geographic area located inside of or outside of a city or town that typically has smaller populations and densities. These areas typically have more agricultural uses.

Strategy: Individual tasks or accomplishments which, taken together, will enable the Town to achieve its goals. Strategies recommend specific courses of action to implement the Plan.

Town Core: The central or compact area with a mix of retail, office, commercial, institutional, governmental facilities and housing that serves as a gateway to the community and that provides a central location for community activities and needs.

Traditional Residential: The Land Use classification used for residentially zoned parcels that are typically 40,000 square feet in size and are located within an established subdivision.

Undeveloped: Parcels where no discernible development has occurred, where no discernible natural resource management or extraction activity is present, and where the given parcel has not been permanently preserved or conserved in a natural state through ownership or conservation easement.

Urban: A geographic area located inside of a city or town that typically has larger populations, densities and human features.

Urban Amenity: The things that people appreciate about their urban environment. An amenity can be a tangible thing, like a shopping centre or a park, and it can be an intangible thing, like a feeling of safety or sense of community.

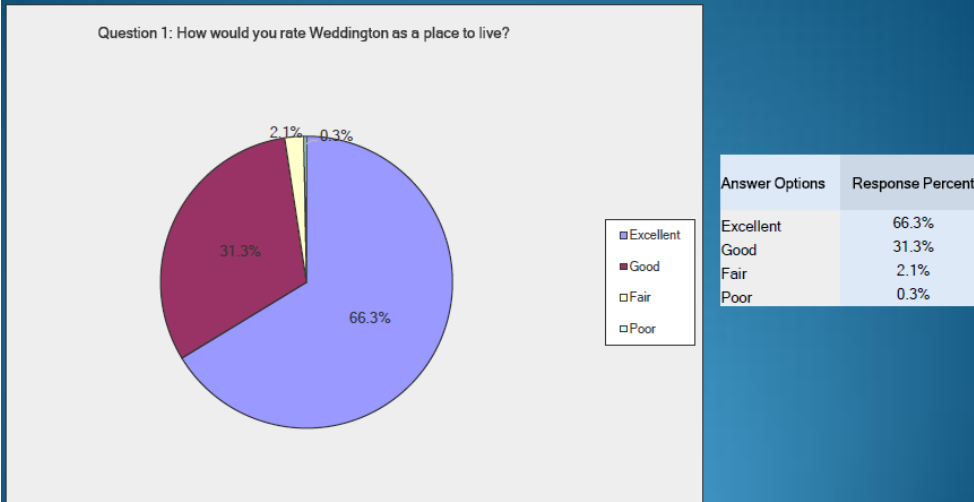
APPENDIX B: 2012 LAND USE PLAN SURVEY

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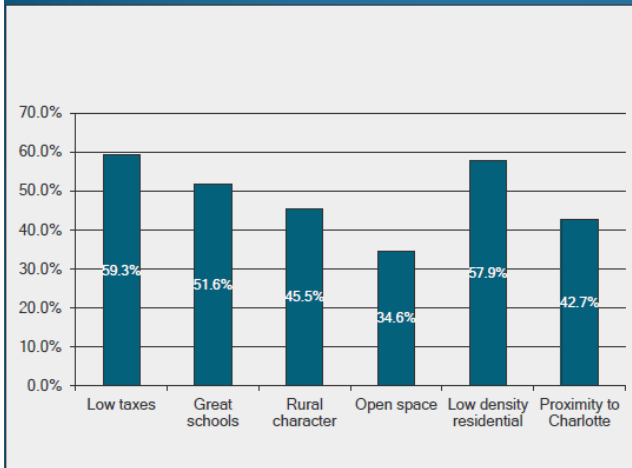
3400 Postcards Sent, 659 Responses – 19.4% Response Rate

- 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

Question 1: How Would You Rate Weddington As a Place to Live?

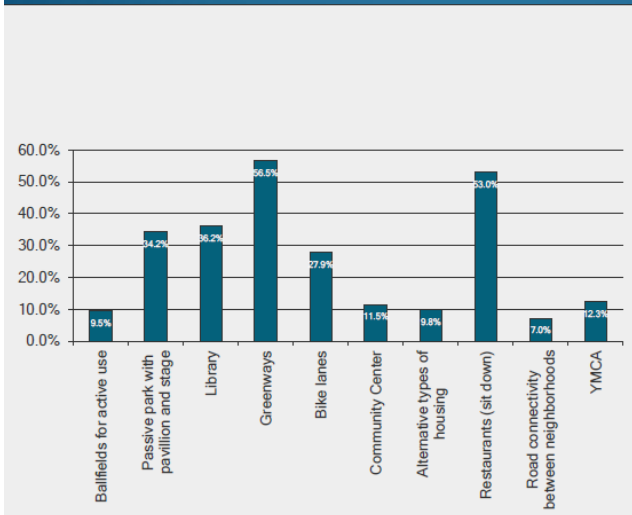


Question 2: Why Did You Move Here/What Do You Most Appreciate About Living Here? (Could choose up to three)



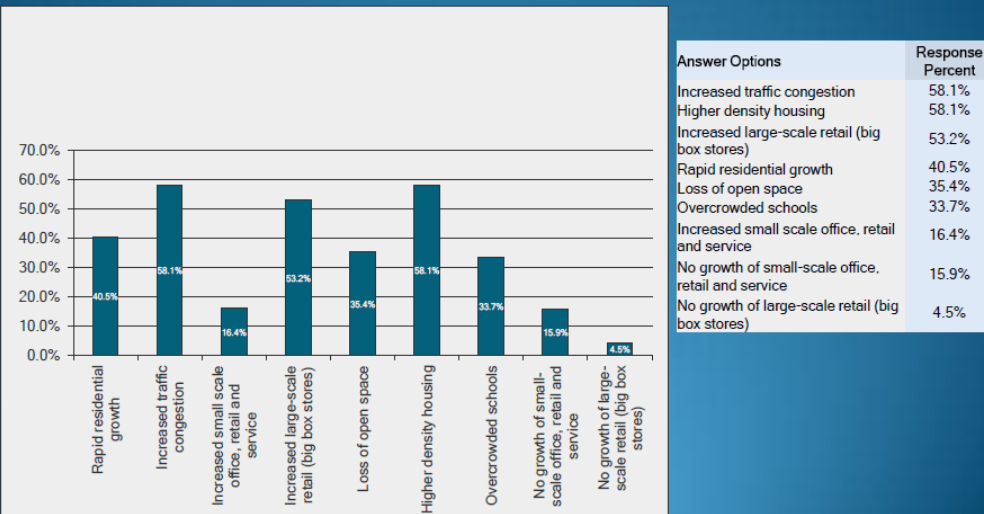
Answer Options	Response Percent
Low taxes	59.3%
Great schools	51.6%
Rural character	45.5%
Open space	34.6%
Low density residential	57.9%
Proximity to Charlotte	42.7%
Other (please specify)	

Question 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)



Answer Options	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%
Ballfields for active use	9.5%
Road connectivity between neighborhoods	7.0%

Question 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)



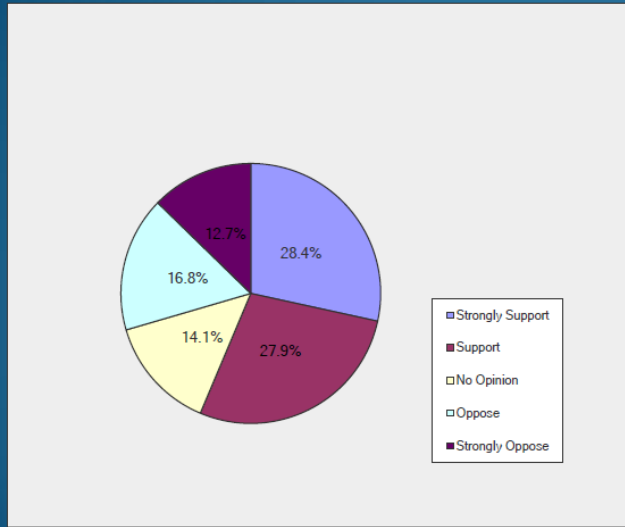
Question 5: To What Degree Are the Following Important in Weddington?

	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%

Question 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?

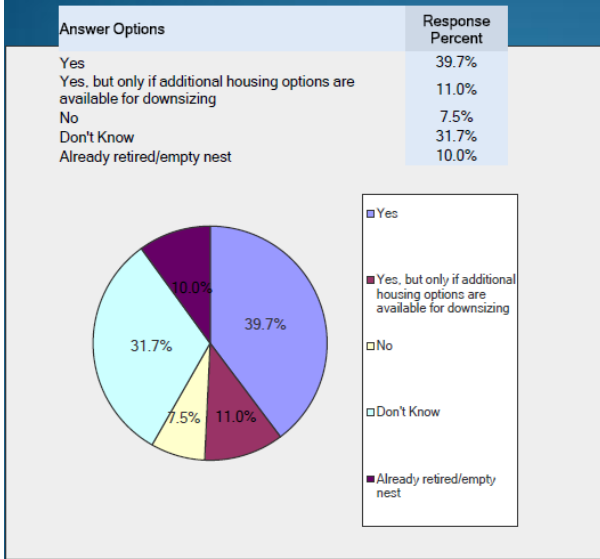
	Response Percent
Yes	43.0%
No	57.0%

Question 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%

Question 8: Do You Plan to Spend Your Retirement Years in Weddington?



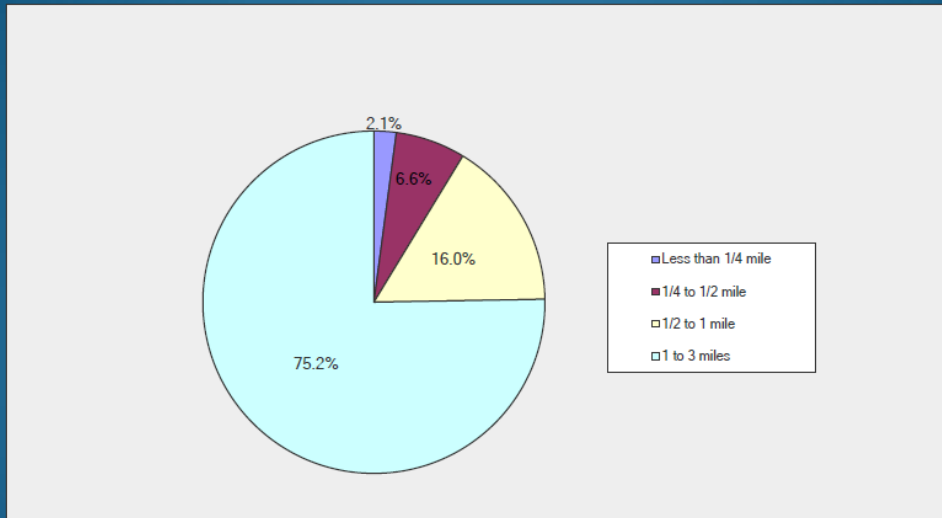
Question 9: Would You Support Higher Density for Age Restricted Communities in Designated Areas?

Answer Options	Response Percent
Yes	51.0%
No	49.0%

Question 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%

Question 11: How Close Would You Like to Live to Retail Services?



Question 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 (http://www.facebook.com/townofweddington)	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%

DRAFT

APPENDIX C: CONDITIONAL USE PERMIT AND CONDITIONAL ZONING
PERMIT DATABASE

Formatted: Centered

Weddington Current Use Map	
Map Number	Description
1	Weddington United Methodist Church CUP
2	Stratford on Providence CUP-PRD
3	Weddington Corners CUP
4	Weddington Swim & Racquet Club CUP
5	Treske CUP
6	Wesley Chapel Volunteer Fire Department CUP
7	Providence Volunteer Fire Department CUP
8	Church of Jesus Christ Later Day Saints CUP
9	Forest Lawn Cemetery CUP
10	Stratford Hall CUP-PRD
11	Waybridge CUP-PRD
12	Meadows at Weddington CUP-PRD
13	Verizon Cell tower CUP
14	Devonridge CUP-PRD
15	Lake Forest Preserve CUP-RCD Subdivision
16	Verizon Cell tower CUP
17	AT&T Cell tower CUP
18	Chesterbrook Academy CUP
19	Duke Energy Transmission Tower CUP
20	Spirit of Joy Church CUP
21	First Baptist Church CUP
22	AT&T Cell tower CUP
23	The Woods CUP-PRD-etc.
24	Polivka MX CZ
25	Trinity Bank ATM CUP
26	8109 Potter Road Radio Tower CUP
27	Bethany Church CUP
28	Hemby House CUP
29	WCWAA Lighting CUP
30	Pinsak Medical Office CUP

**APPLICATION FOR SUBMITTAL
OF
SUBDIVISION PRELIMINARY PLAT**

NAME OF PROPOSED SUBDIVISION: BROMLEY

LOCATION OF SUBDIVISION: HEMBY ROAD @ BROMLEY DRIVE

PARCEL ID 06-147-007 ZONING DISTRICT R-CD TOTAL ACREAGE 154.10
NUMBER OF LOTS 121

DEVELOPER:

NAME: TOLL NC 11, LP

ADDRESS: 1049 BROMLEY DRIVE
WEDDINGTON, NC 28104

OWNER (if different from above) SAME

PHONE: (704)297-9282

FEE PAID: \$ 800.00 12/19/12 DATE: 12/03/12

I (We) Robyn Kados as developer(s) of the property to be subdivided have knowledge of the Town's Zoning and Subdivision Ordinances as they pertain to development in the Town of Weddington. I (we) have received a copy of the Subdivision Checklist.

[Signature]
Zoning Administrator

[Signature]
Developer

The Town shall be reimbursed by the subdivider for all costs associated with the Town's engineering and/or consulting services with respect to the review of the preliminary plat prior to preliminary plat approval.

The subdivider shall submit 14 copies of the preliminary plat to the Subdivision Administrator. The Subdivision Administrator shall review the plat within 30 days of submittal.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Walker Davidson, Mayor
Town Council

CC: Amy McCollum, Town Clerk

FROM: Jordan C. Cook, Zoning Administrator/Planner

DATE: April 8, 2013

SUBJECT: Bromley Map 6 Final Plat

Toll Brothers submitted an application on December 12, 2012 for approval of the Final Plat of Map 6 and a revision to Map 2 (Lot 89) in the Bromley subdivision located off of Hemby Road.

Project Information:

The Bromley subdivision is an approved 120 lot subdivision on 151.60 acres. The subdivision is located on Hemby Road. Bromley is being developed by Toll Brothers as a Conventional subdivision.

Map 6 is comprised of eight lots, lots 81-83 and lots 85-89 (tax parcel 06-147-007) and was given Preliminary Plat approval on January 10, 2006. Included on Map 6 is Lot 89 that was previously recorded on Map 2. Lot 84 has been removed and dispersed into Lots 81, 82 and 83.

The original deadline to submit the Final Plat was January 10, 2008. However, the Permit Extension Act of 2009 and 2010 essentially “froze time” from 2007 to 2010 giving Toll Brothers until January 10, 2014 to submit their Final Plat(s). The submitted Final Plat for Map 6 is similar to the approved Map 6 Preliminary Plat. The approved Preliminary Plat has been included in the packet.

The Planning Board recommended approval of this Final Plat at their February 25th meeting. Planning Board member Rob Dow recused himself from voting as an adjacent property owner. At their March 11th Town Council meeting the Town Council asked that the Town Attorney revise the conditions of approval.

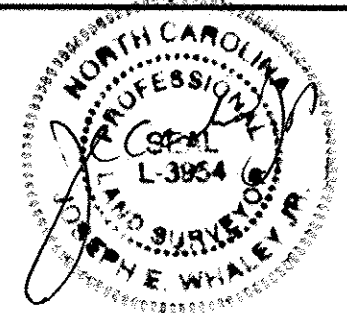
Map 6 Information:

- Map 6 is eight lots and 9.567 acres.
- Map 6 is not required open space on its own. The Bromley subdivision has provided 15.84 acres or 10.5% open space in accordance with the *Weddington Zoning Ordinance*.
- Development standards are as follows:
 - Minimum lot size- 40,000 sq. feet
 - Minimum lot width- 120 feet
 - Minimum front yard setback- 50 feet
 - Minimum rear yard setback – 40 feet
 - Minimum side yard setback – 15 feet
 - Minimum corner side yard setback – 25 feet
- Lot 87 is the smallest lot within Map 6 at 40,170 square feet.
- Water and sewer services are provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR's) for Bromley are on file at Town Hall.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final 1" layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- The Applicant has stated that the timber bridge, Fernhurst Terrace and Pondmeade Lane will be maintained by the Bromley HOA in perpetuity or until NCDOT accepts maintenance.
- All NCDENR, NCDOT and Union County approvals and permits are on file with the Town. These approvals were required during the Preliminary Plat process.

The Bromley Map 6 Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions. The revisions made by the Town Attorney are bold and underlined below.

1. Performance and Maintenance Bonds to be approved the Town Council and approval of guarantee document by Town Attorney;
2. Previous lot lines of Lot 84 must be depicted on Final Plat;
3. Town Attorney to review Bromley Covenants, Conditions and Restrictions;
4. Each **unsold lot and all** remaining lots to be recorded in the Bromley subdivision shall include on **each** Deed a statement that Fernhurst Terrace and Pondmeade Lane are private and not the responsibility of the Town of Weddington and shall be maintained by the Bromley Homeowners Association or its Developer;
5. Each **unsold lot and all** remaining lots to be recorded in the Bromley subdivision shall include on **each** Deed a statement that the existing timber bridge constructed in the right of way of Fernhurst Terrace is private and not the responsibility of the Town of Weddington and shall be maintained by the Bromley Homeowners Association or its Developer; **unless and until the timber bridge has been accepted for maintenance by NCDOT and the Town;**
6. The “Timber Bridge Maintenance Note” shall be revised to state: **“The existing timber bridge constructed within the right-of-way of Fernhurst Terrace and shown on this plat and also applicable to Map 2 is not deemed constructed to NCDOT standards without a required culvert and until the timber bridge is determined to meet or exceed NCDOT standards and is accepted for maintenance by NCDOT, its perpetual maintenance shall be the sole responsibility of the Bromley Homeowners Association or it’s Developer. Unless and until the timber bridge is determined to meet or exceed NCDOT standards and has been accepted for maintenance by NCDOT and the Town, the Town shall have no responsibility whatsoever for its maintenance or operation. The bridge will be subject to the conditions of an encroachment permit with NCDOT.”**
7. The previously recorded Map 2 Final Plat shall be revised to reflect the “Timber Bridge Maintenance Note” and the “Public Right-of-Way Maintenance Note” shown on the Map 6 Final Plat.

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION IN DEED. AND THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF April, A.D. 2013.



"NORTH CAROLINA, MECKLENBURG COUNTY, I, IRENE W. ROGERS, A NOTARY PUBLIC OF MECKLENBURG COUNTY AND STATE AFORESAID, CERTIFY THAT JOSEPH E. WHALEY JR. A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF April, 2013.

NOW OR FORMERLY
JAMES SCOTT MUNDORF &
NANCY BUSH
TAX #06147015
DEED:375-766

REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicated all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Owner - TOLL NC II, LP Date _____

Certificate of Approval and the Design and Installation of Streets, Utilities, and Other Required Improvements

I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to the NC Department of Transportation and/or Town of Weddington specifications and standards in the Bromley Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Weddington have been given and received.

Mayor of the Town of Weddington, North Carolina Date _____

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina, and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina. This _____ day of _____, A.D. 2013.

Mayor of the Town of Weddington, North Carolina

Engineering Certificate

I, Marc A. Houle, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat carry the 100 year storm runoff within the easement limits as shown.

NCPE # _____ Date _____

Signature _____

TIMBER BRIDGE MAINTENANCE NOTE:

THE EXISTING TIMBER BRIDGE CONSTRUCTED WITHIN THE RIGHT-OF-WAY OF FERNHURST TERRACE AND SHOWN ON THIS PLAT AND ALSO APPLICABLE TO MAP 2 IS NOT DEEMED CONSTRUCTED TO MEET OR EXCEED NCDOT STANDARDS WITHOUT A REQUIRED OULVERT AND UNTIL THE TIMBER BRIDGE IS DETERMINED TO MEET OR EXCEED NCDOT STANDARDS AND IS ACCEPTED FOR MAINTENANCE BY NCDOT, ITS PERPETUAL MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE BROMLEY HOMEOWNERS ASSOCIATION OR ITS DEVELOPER. UNTIL THE TIMBER BRIDGE IS DETERMINED TO MEET OR EXCEED NCDOT STANDARDS AND HAS BEEN ACCEPTED FOR MAINTENANCE BY NCDOT AND THE TOWN, THE TOWN SHALL HAVE NO RESPONSIBILITY WHATSOEVER FOR ITS MAINTENANCE OR OPERATION. THE BRIDGE WILL BE SUBJECT TO THE CONDITIONS OF AN ENCROACHMENT PERMIT WITH NCDOT.

PUBLIC RIGHT-OF-WAY MAINTENANCE NOTE:

THE STREETS WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAT HAVE BEEN CONSTRUCTED TO NCDOT STANDARDS AS REQUIRED PER SEC. 46-76(A)(1) OF THE TOWN OF WEDDINGTON SUBDIVISION ORDINANCE. THE STREETS WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN SHALL BE MAINTAINED BY THE BROMLEY HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THEY ARE ACCEPTED FOR MAINTENANCE BY NCDOT AS REQUIRED PER SEC. 46-76(B). OF THE TOWN OF WEDDINGTON SUBDIVISION ORDINANCE.

EXISTING LAKE (WATERLINE ELEV=644.1')

BROMLEY MAP 2 CAB. K FILE 271 COS

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	275.00	73.04	72.82	N11°09'01"E	15°13'02"
C2	25.00	36.55	33.40	N45°25'42"E	8°34'25"
C3	170.00	121.64	119.05	N85°49'03"E	40°59'44"
C4	170.00	34.49	34.43	N40°30'27"E	11°37'27"
C5	130.00	7.72	7.72	N36°23'48"E	03°24'09"
C6	130.00	107.49	104.48	N81°47'08"E	47°22'31"
C7	25.00	21.71	21.03	S89°39'10"E	49°44'52"
C8	40.00	70.26	61.57	N45°41'14"E	100°38'03"
C9	40.00	35.36	34.22	N09°15'42"E	50°39'02"
C10	40.00	54.78	50.60	S55°17'43"E	78°27'47"
C11	40.00	29.60	28.93	N64°16'25"E	42°23'58"
C12	25.00	18.50	18.08	N64°16'25"E	42°23'58"
C13	170.00	74.02	73.43	N23°00'02"E	24°58'44"
C14	170.00	78.65	78.00	N47°36'42"E	28°49'56"
C15	130.00	119.39	115.24	N81°00'19"E	52°37'11"
C16	25.00	38.47	34.78	S48°36'21"E	89°09'28"
C17	225.00	91.44	90.81	N07°08'58"E	23°17'08"
C18	225.00	41.73	41.67	N24°04'19"E	10°37'33"
C19	25.00	38.14	34.55	N73°05'11"E	87°24'13"
C20	325.00	77.90	77.71	S70°04'42"E	13°44'00"
C21	225.00	133.17	131.23	N12°25'45"E	33°54'41"

PROJECT INFORMATION

Existing Use - Residential Farmland
Proposed Use - Residential
Project Area: 9.567 ACRES
Current Zoning: Residential Conservation District (R-CD)
(Conventional Design - 40,000 Sq. Ft. Lots)
Proposed No. of Lots: 8 (LOT 89 PREVIOUSLY RECORDED ON MAP 2)
Open Space Provided THIS PLAT: 0.085 Ac.
LINEAR FEET OF PONDMEADE LANE: 555.84'
LINEAR FEET OF FERNHURST TERRACE: 319.91'
TOTAL PROPOSED 875.75 LINEAR FEET OF STREET.

Lot Criteria:
Minimum Area: 40,000 Sq. Ft.
Minimum Width at building setback: 120 ft.
Smallest Lot This Plat - Lot 87 40,170 Sq. Ft.
Minimum Front Setback - 50ft.
Minimum Side Setback - 15ft.
Minimum Rear Yard Setback - 40ft.

Road pavements width - 50' R/W 24' Pavement, 40' R/W 20' Pavement, Cul-de-sac 31' Pavement
TAX ID OF TRACTS TO BE SUBDIVIDED: TAX #06-147-007
THESE LOTS ARE A PORTION OF THE LOTS TO BE RECORDED AS PART OF BROMLEY SUBDIVISION.
ALL ZONING AND SUBDIVISION REGULATIONS PLUS CONDITIONS AS ADOPTED BY THE TOWN COUNCIL SHALL BE FOLLOWED.
SURVEY PERFORMED AND PLAT PREPARED BY YARBROUGH-WILLIAMS & HOULE ON MARCH 8, 2008 AND MARCH 27, 2008.

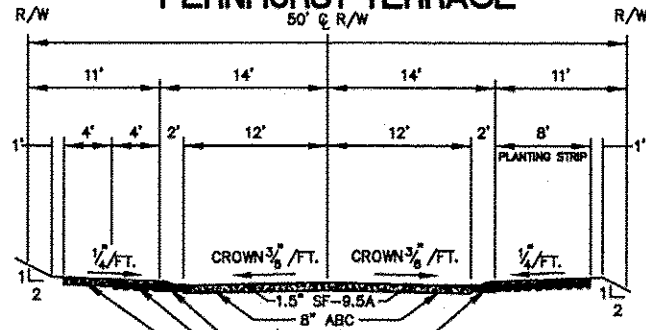
THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOOD PLAIN PER FEMA FIRM PANEL 3710447700K DATED 03-02-2009.

ON LOTS REQUIRING A DRIVEWAY PIPE TO CROSS EXISTING CREEK, THE PIPE SHALL BE DESIGNED TO CARRY THE 25 YEAR STORM AND MUST BE BOTTOMLESS.

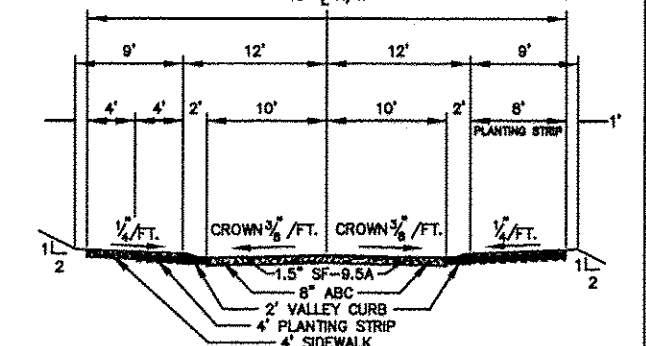
NOTE: A UNION COUNTY PUBLIC WORKS UTILITY & SANITARY SEWER RIGHT-OF-WAY SHALL EXIST ON ALL SANITARY SEWER LATERALS AND FIRE HYDRANTS. THE UTILITY & SANITARY SEWER RIGHT-OF-WAY IS LOCATED 5 FEET ALL SIDES FROM THE CLEAN-OUT OR FIRE HYDRANT TO THE PUBLIC ROAD RIGHT-OF-WAY.

RESIDENTIAL
NOW OR FORMERLY
FRANCES M. DOW &
THE DETROIT BANK & TRUST
P.O. BOX 810490
DALLAS, TX 75381-0490
TAX #06-147-008A
DB 483 PG 727
ZONED R-CD

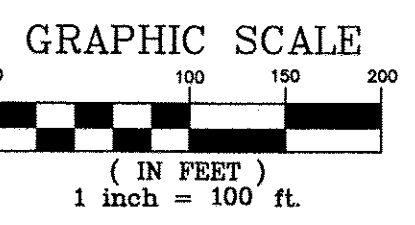
**PUBLIC R/W DETAILS
50' LOCAL RESIDENTIAL STREET
FERNHURST TERRACE**



**40' LOCAL RESIDENTIAL STREET
PONDMEADE LANE**



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	22.99	S17°54'13"E	L34	15.53	N52°17'23"E
L2	38.58	N85°28'24"E	L35	7.85	N63°27'13"E
L3	68.77	N50°02'24"E	L36	7.46	N88°52'40"E
L4	22.00	S83°08'03"E	L37	17.49	S36°42'15"E
L5	34.91	N77°24'46"E	L38	28.12	S34°05'28"E
L6	31.56	N50°01'44"E	L39	20.09	N43°16'03"E
L7	12.00	N24°33'07"E	L40	13.96	N71°45'17"E
L8	9.31	S11°48'55"E	L41	15.97	S87°38'58"E
L9	33.18	S05°16'31"E	L42	25.28	S18°08'25"E
L10	11.66	N44°13'02"E	L43	18.63	N67°58'08"E
L11	14.35	N82°22'29"E	L44	6.69	N51°40'02"E
L12	16.77	S76°15'09"E	L45	16.55	N47°42'14"E
L13	47.19	S44°02'00"E	L46	13.56	S89°04'37"E
L14	48.27	S77°52'29"E	L47	26.89	S38°45'45"E
L15	18.27	N12°28'19"E	L48	24.13	S54°36'34"E
L16	8.11	S08°57'52"E	L49	15.61	S17°56'43"E
L17	7.36	S80°22'50"E	L50	19.57	S60°35'54"E
L18	16.65	S89°11'17"E	L51	10.51	N48°42'51"E
L19	8.77	S47°49'58"E	L52	14.98	N88°51'56"E
L20	14.36	N88°15'11"E	L53	25.18	N75°32'58"E
L21	21.03	S58°56'55"E	L54	21.30	S50°04'22"E
L22	22.62	S22°52'28"E	L55	10.85	S74°16'55"E
L23	9.01	S86°52'17"E	L56	24.92	N79°49'10"E
L24	50.00	S71°14'28"E	L57	13.75	S20°54'25"E
L25	35.86	S04°31'36"E	L58	11.78	S32°37'11"E
L26	32.23	N85°28'24"E	L59	35.65	N05°19'09"E
L27	4.82	S14°02'51"E	L60	65.62	N34°41'44"E
L28	7.75	S58°07'49"E	L61	34.89	N87°18'55"E
L29	13.61	S89°14'36"E	L62	34.81	N87°18'55"E
L30	13.74	S25°56'58"E	L63	66.53	N85°28'24"E
L31	22.18	S08°43'28"E	L64	72.31	N85°28'24"E
L32	21.37	S39°06'03"E	L65	3.00	S04°31'36"E
L33	11.03	N83°55'00"E			



REVISION NOTE

THE PURPOSE OF THIS REVISION IS TO ADD THE 10' PIEDMONT NATURAL GAS EASEMENT & THE 20' WATERMAIN RIGHT-OF-WAY TO LOT 89 WHICH WAS ADDED AFTER LOT 89 WAS RECORDED ON BROMLEY MAP 2 IN PLAT CABINET K, FILE 271 IN OCTOBER 22, 2007. THIS PLAT SUPERCEDES THIS PORTION OF THE PREVIOUSLY RECORDED FINAL PLAT.

SHEET TITLE

**FINAL PLAT
9.567 ACRES**

**PROJECT BROMLEY MAP 6 & A REVISION
OF BROMLEY MAP 2 (LOT 89)
TOWN OF WEDDINGTON, SANDY RIDGE TWP., UNION CO., N.C.**

OWNER: TOLL NC II, LP

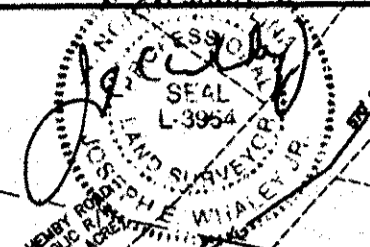


YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28278) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0508(fax)

ORIGINAL SUBMITTAL DATE 5/6/09

OWNER/DEVELOPER:	PROJECT NO.
TOLL NC II, LP 1049 BROMLEY DR WEDDINGTON, NC, 28104 (704)385-1208	
SCALE:	1"=100'
DATE:	04/03/2013
DRAWN BY:	YWH
CHECKED BY:	JEW
ZONED:	RESIDENTIAL CONSERVATION DISTRICT
DRAWING NO.:	
SHT OF SHTS:	

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION IN DEED: 4247-817 AND THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7.172 SEC. PER ANGLE THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15 DAY OF OCT., A.D. 2007.



REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Gus Nichols
DATE: 10/22/07

RESIDENTIAL NOW OR FORMERLY MARY LEE BARD FAMILY LIMITED PARTNERSHIP 2124 SOUTHCOTE DRIVE KINGSPORT, TN 37680 TAX #06-147-0048 DB 888 PG 885 ZONED R-40

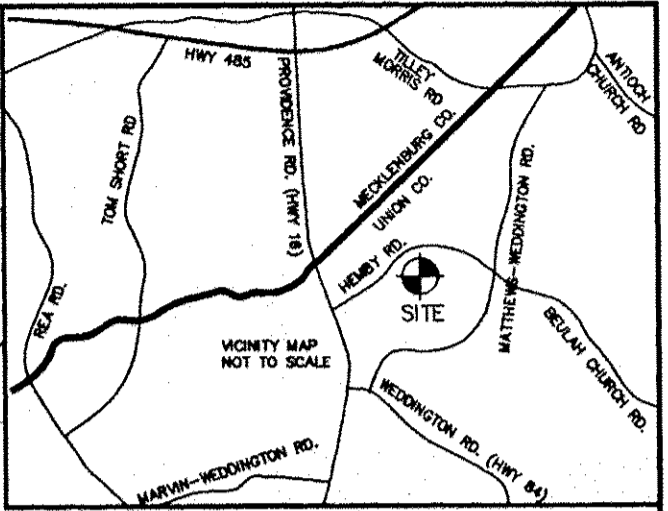
RESIDENTIAL NOW OR FORMERLY CHARLES ARCHIE WALTON & LAURIE M. WALTON 5819 HEMBY ROAD MATTHEWS, NC 28104 TAX #06-147-014 DB 381 PG 606 ZONED R-40

RESIDENTIAL NOW OR FORMERLY JAMES SCOTT MUNDORF & NANCY BUSH 5725 HEMBY ROAD MATTHEWS, NC 28104 TAX #06-147-015 DB 376 PG 765 ZONED R-40

RESIDENTIAL NOW OR FORMERLY MARY LEE BARD FAMILY LIMITED PARTNERSHIP 2124 SOUTHCOTE DRIVE KINGSPORT, TN 37680 TAX #06-147-0048 DB 883 PG 261 ZONED R-CD

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONNECTION STUDY AND APPLICATION APPROVED: *James D. Anderson* DATE: 10/17/2007

RESIDENTIAL NOW OR FORMERLY JAMES SCOTT MUNDORF & NANCY BUSH 5725 HEMBY ROAD MATTHEWS, NC 28104 TAX #06-147-0074 DB 3761 PG 624 ZONED R-40



RESIDENTIAL NOW OR FORMERLY JOHN R. DELANEY, JR. et al P.O. BOX 218 HICKORY, NC 28603 TO BE COMBINED WITH BARD PROPERTY

Certificate of Ownership and Dedication I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Weddington, North Carolina, and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina. This is the 15 day of OCTOBER, 2007.

John R. Delaney, Jr.
Date: 10/15/07

Certificate of Approval and the Design and Installation of Streets, Utilities, and Other Required Improvements I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to the NC Department of Transportation and/or Town of Weddington specifications and standards in the Bromley Subdivision or that guarantee of the installation of the required improvements in amount and manner satisfactory to the Town of Weddington have been given and received.

Nancy D. Anderson
Date: 10/16/07

Certificate of Approval for Recording I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina, and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina. This is the 15 day of OCTOBER, 2007.

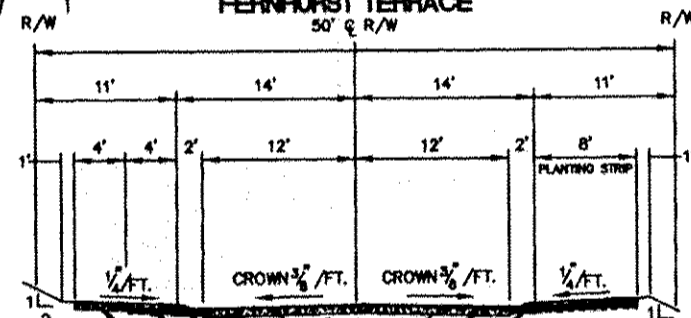
Nancy D. Anderson
Date: 10/16/07

Certificate of Approval for Recording I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina, and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina. This is the 15 day of OCTOBER, 2007.

Nancy D. Anderson
Date: 10/16/07

LINE TABLE

LINE	LENGTH	BEARING
L37	11.89'	N44°37'00"E
L38	14.30'	N82°22'30"E
L39	16.77'	S79°15'09"E
L40	18.27'	N12°28'19"E
L41	8.11'	S08°37'52"E
L42	7.38'	S62°27'43"E
L43	18.85'	S89°01'15"E
L44	4.39'	S47°49'59"E
L45	4.38'	S47°49'59"E
L46	14.30'	N82°22'30"E
L47	21.03'	S62°27'43"E
L48	9.01'	S66°52'17"E



CURVE TABLE

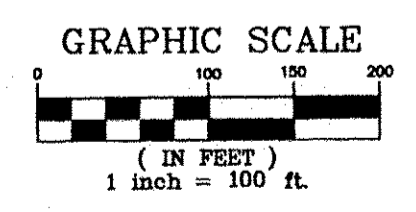
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	850.00	153.24	132.89	N51°30'17"E	132°00'28"
C2	880.00	96.99	96.91	N54°03'12"E	81°00'40"
C3	30.00	87.32	48.99	S04°59'42"E	102°28'28"
C4	225.00	86.86	86.13	S70°45'59"E	224°00'00"
C5	1525.00	136.89	136.89	S78°10'22"E	81°00'40"
C6	275.00	187.75	184.13	S86°36'02"E	38°07'00"
C7	225.00	91.06	90.44	S48°01'15"E	231°10'10"
C8	275.00	78.36	78.11	S88°48'49"E	161°18'48"
C9	325.00	77.90	77.71	S70°04'42"E	134°00'00"
C10	25.00	38.14	34.55	N73°00'11"E	87°24'15"
C11	225.00	133.17	131.23	N12°28'19"E	33°54'41"
C12	275.00	51.00	50.93	N24°04'19"E	103°33'33"
C13	25.00	36.27	35.38	S15°36'56"E	80°00'00"
C14	275.00	57.25	57.14	S84°39'08"E	115°50'39"
C15	275.00	54.05	53.98	S43°03'26"E	115°50'39"
C16	225.00	9.80	9.80	S89°40'28"E	228°42'42"
C17	225.00	143.82	141.36	S88°13'55"E	36°37'24"
C18	1475.00	55.68	55.68	S73°37'35"E	208°47'47"
C19	1475.00	76.82	76.81	S80°18'16"E	308°34'34"
C20	275.00	149.37	147.54	S84°42'45"E	31°07'15"
C21	30.00	37.27	34.82	S88°18'13"E	71°10'01"
C22	225.00	91.44	90.81	N07°06'58"E	231°08'08"
C23	225.00	41.73	41.67	N24°04'19"E	103°33'33"

RESIDENTIAL NOW OR FORMERLY DONALD M. PATTERSON 13301 PROVIDENCE ROAD MATTHEWS, NC 28105 TAX #06-147-0088 DB 886 PG 880 ZONED R-CD

Engineering Certificate I, Marc A. Houle, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

RESIDENTIAL NOW OR FORMERLY FRANCES M. DOW & THE DETROIT BANK & TRUST P.O. BOX 810490 DALLAS, TX 75381-0490 TAX #06-147-0084 DB 485 PG 727 ZONED R-CD

PROJECT INFORMATION Existing Use - Residential Formland Proposed Use - Residential Project Area: Gross - 154.10 Ac. Dedications: R/W - 2.58 Ac. Net - 151.52 Ac. Current Zoning: Residential Conservation District (R-CD) (Conventional Design - 40,000 Sq. Ft. Lot)



LEGEND COS - COMMON OPEN SPACE R/W - RIGHT-OF-WAY SANITARY R/W - SANITARY SEWER RIGHT-OF-WAY SDE - STORM DRAINAGE EASEMENT SF - SQUARE FEET ST - 10' X 70' SIGHT TRIANGLE [XXX] - 100 YR +2 STORM WATER PROTECTION ELEVATION (100 YEAR FLOOD PLUS TWO FEET)(SFC) S.W.E.L. - 100 YR +2 STORM WATER ELEVATION LINE NOTES NO NCDS TRAVEL STATION WAS FOUND TO BE WITHIN 200' AREAS WERE CALCULATED BY COORDINATE METHOD IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORDS NO PLANTING WITHIN R/W ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODPLAIN OR FLOODPLAIN IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ARTICLE 14.4 OF THE TOWN OF WEDDINGTON ZONING ORDINANCE THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN AS SHOWN ON FIRM PANELS THESE LOTS COMPLY WITH SECTION 14.4 OF THE WEDDINGTON ZONING ORDINANCE A 20' TOTAL GENERAL UTILITY EASEMENT TO BE CENTERED ON ALL SIDE LOT LINES AND REAR INTERIOR LOT LINES, A 10' GENERAL UTILITY EASEMENT TO NON PARALLEL AND ABUTTING ALL R/W LOT LINES, A 20' GENERAL UTILITY EASEMENT TO R/W PARALLEL AND ABUTTING EXTERIOR PROPERTY LINES ALL UTILITIES TO BE INSTALLED WITHIN 10 FT. FROM PROPERTY LINE. ALL UTILITIES SHALL BE LOCATED UNDERGROUND PER WEDDINGTON SUBDIVISION ORDINANCE SECTION 405.11. ALL BUFFERS ALONG THROUGHFARES WILL MEET THE REQUIREMENTS OF THE WEDDINGTON ZONING/SUBDIVISION ORDINANCES. ALL LIGHTING WILL COMPLY WITH THE TOWN OF WEDDINGTON LIGHTING ORDINANCE, LOCATED UNDERGROUND PER WEDDINGTON SUBDIVISION ORDINANCE SECTION 405.11. STREET GRADES ARE TAKEN FROM PRELIMINARY PLANS AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. ALL COMMON OPEN SPACE WILL BE PRIVATELY OWNED AND MAINTAINED BY A DULY-FORMED HOMEOWNERS ASSOCIATION. ONLY SINGLE FAMILY DETACHED DWELLINGS SHALL BE ALLOWED.

DEDICATION OF COMMON OPEN SPACE & CONSERVATION LAND THE BROMLEY HOMEOWNERS ASSOCIATION, INC. IN RECORDING THIS PLAT AS A PORTION OF BROMLEY HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF BROMLEY FOR RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO BROMLEY. DECLARATION TO BE RECORDED IN THE UNION COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN. ALL ZONING AND SUBDIVISION REGULATIONS PLUS CONDITIONS AS ADOPTED BY THE TOWN COUNCIL SHALL BE FOLLOWED. SURVEY PERFORMED AND PLAT PREPARED BY YARBROUGH-WILLIAMS & HOULE ON MARCH 9, 2008 AND MARCH 27, 2008. ALL HEADWALLS TO BE CONSTRUCTED OUTSIDE OF THE MIDDY RIGHT-OF-WAY. NON-STANDARD HEADWALL CONSTRUCTION PLANS ARE TO BE PREPARED BY LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. NON-STANDARD HEADWALL CONSTRUCTION PLANS ARE TO BE SUBMITTED TO MIDDY WITH ROADWAY ACCEPTANCE PACKAGES. ON LOTS REQUIRING A DRIVEWAY PIPE TO CROSS EXISTING CREEK, THE PIPE SHALL BE DESIGNED TO CARRY THE 25 YEAR STORM AND MUST BE BOTTOMLESS.

SHEET TITLE FINAL PLAT 24.093 ACRES PROJECT BROMLEY MAP 2 TOWN OF WEDDINGTON, SANDY RIDGE TWSP., UNION CO., N.C. OWNER/DEVELOPER: PDH LLC 6719-C FAIRVIEW ROAD CHARLOTTE, NC 28210 (704)305-1258 PROJECT NO. 08/29/07 SCALE 1"=100' DATE DRAWN BY YWH CHECKED BY SFW ZONED RESIDENTIAL CONSERVATION DISTRICT DRAWING NO. SHEET OF SHEETS SHEET TITLE: FINAL PLAT 24.093 ACRES PROJECT: BROMLEY MAP 2 TOWN OF WEDDINGTON, SANDY RIDGE TWSP., UNION CO., N.C. OWNER/DEVELOPER: PDH LLC SHEET NO. 2 OF 2 SHEETS

YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering 730 Windsor Oak Court Charlotte NC 28273 704.556.1990 704.556.0505(fax) FILED Oct 22, 2007 10:44 am UNION COUNTY, NC CRYSTAL CRUMP REGISTER OF DEEDS INSTRUMENT 46430 PLAT SLIDE 0000K - 0271 Cab K File 271 193-116



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering

730 WINDSOR OAK CT (28273)
 P. O .BOX 7007 (28241)
 CHARLOTTE, N.C.
 Phone: 704-556-1990
 Fax: 704-556-0505

Bromley Map 6

Map 6 IMPROVEMENT BONDS

CONSTRUCTION BOND				
REMAINING IMPROVEMENTS				
DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
ON-SITE WATER				
8" C900	LF	0	13.59	\$0.00
8" DIP	LF	0	17.60	\$0.00
6" C900	LF	0	11.11	\$0.00
6" DIP	LF	0	15.07	\$0.00
2" C900	LF	0	11.11	\$0.00
8" GV	EA	0	715.00	\$0.00
6" GV	EA	0	550.00	\$0.00
HYDRANTS	EA	0	2255.00	\$0.00
3/4" WATER SERVICE	EA	0	341.00	\$0.00
2" TEMP GV	EA	0	330.00	\$0.00
2" TEMP B/O	EA	0	660.00	\$0.00
TOTAL (REMAINING IMPROVEMENTS)				\$0.00
TOTAL SEWER/WATER BOND				\$81,799.68
(10%) BOND AMOUNT				\$8,179.97
(20%) BOND AMOUNT				\$18,126.33

Professional Engineer Seal for Marc Anthony Houle, State of North Carolina, License No. 14906. The seal is circular with a signature over it and the date 3/6/13 written below.



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering

730 WINDSOR OAK CT (28273)
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Bromley Map 6

MAP 6 REMAINING IMPROVEMENT BONDS

CONSTRUCTION BOND					
REMAINING IMPROVEMENTS					
2'-6" STANDARD CURB & GUTTER	LF	0	8.58		\$0.00
2'-0" VALLEY CURB & GUTTER	LF	0	6.60		\$0.00
1'-6" UPRIGHT CURB & GUTTER	LF	0	6.88		\$0.00
8" CONCRETE APRON W/ 8" ABC	SY	0	33.25		\$0.00
L/D PAVING - 8"/1.5"	SY	0	10.43		\$0.00
FINAL 1" OF ASPHALT SURFACE COURSE	SY	2308	6.00		\$13,848.00
4' CONCRETE SIDEWALK	LF	787	13.00		\$10,231.00
WHEELCHAIR RAMPS	EA	4	600.00		\$2,400.00
DOUBLE CURB INLET	EA	0	3000.00		\$0.00
CURB INLETS	EA	0	1320.00		\$0.00
DROP INLET	EA	0	1210.00		\$0.00
FLARED END SECTIONS	EA	1	583.00		\$583.00
FES RIP RAP APRON	EA	1	450.00		\$450.00
15"RCP	LF	0	18.15		\$0.00
15"RCP CLASS 4	LF	0	20.46		\$0.00
18"RCP	LF	0	19.25		\$0.00
24"RCP	LF	0	33.65		\$0.00
36"RCP CLASS 4	LF	0	44.00		\$0.00
SEED & MULCH	SF	0	0.03		\$0.00
TOTAL					\$27,512.00
STORMWATER					
CONVERSION TO DETENTION POND	EA	0	8600		\$0.00
SEDIMENT BASIN REMOVAL	EA	2	2000		\$4,000.00
PUBLIC WORKS					
TOTAL BOND AMOUNT OF COMPLETED (20%)					\$18,126.33
TOTAL ROADWAY & DRAINAGE					\$31,512.00
TOTAL X 1.5					\$47,268.00

Professional Engineer Seal
 ANTHONY HOULE
 License No. 14906
 Date: 3/6/13

**TOWN OF WEDDINGTON
RESOLUTION DECLARING SUPPORT OF THE
CONSTRUCTION OF AN ELEVATED WATER TANK
WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF WEDDINGTON
R-2013-05**

WHEREAS, the Town of Weddington does not maintain a public water system; and

WHEREAS, the County of Union, through the Union County Public Works Department (UCPW) maintains a public water system that serves a portion of the residences located in the Town of Weddington, as well as other areas in the vicinity of Weddington; and

WHEREAS, the water system maintained by UCPW provides water for residences and for fire protection; and

WHEREAS, UCPW has determined that it is necessary to construct an elevated water tank in the municipal limits of the Town of Weddington in order to:

- Provide a more reliable water supply to the Town of Weddington and the surrounding community;
- Improve capacity to meet existing and future water demands for the Town of Weddington and the surrounding community;
- Create a new pressure gradient which will increase water pressure and provide a higher level of service for those areas situated along higher ground elevations where current water pressure is sometimes marginal; and
- Increase fire flow capability which is critical to protecting property and life in the area serviced by the proposed tank, and

WHEREAS, the construction of an elevated water tank within the municipal limits of Weddington is necessary for the health, safety and welfare of the residents of the Town of Weddington and the surrounding community; and

WHEREAS, Union County has requested that Weddington pass a resolution of support for the construction of an elevated water tank within the municipal limits of the Town of Weddington.

NOW, THEREFORE, the Town Council of the Town of Weddington hereby declares its support of the construction of an elevated water tank within the municipal limits of the Town of Weddington.

ADOPTED, this the 8th day of April, 2013.

Walker F. Davidson, Mayor

ATTEST:

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
 BUDGET
 FYE 6/30/2014**

Revenues		
Ad Valorem Taxes		1,035,250
State-Collected Revenues		630,350
Zoning and Subdivision		12,000
Other Revenues		14,500
Total Revenues		1,692,100
Expenditures		
Administrative Expenditures		384,650
Planning and Zoning		185,465
General Government		339,500
Total Expenditures		909,615

**TOWN OF WEDDINGTON
PRELIMINARY BUDGET
FY2014**

	ACTUAL AS OF 2/28/2013	PROJECTED FY2013 AS OF 3/31/2013	FY 2013 BUDGET	FY 2013 PROPOSED AMENDED BUDGET	\$0.05 Tax FY 2014 PROPOSED BUDGET	\$0.052 Tax FY 2014 PROPOSED BUDGET
balance has changed						
REVENUE:						
10-3101-110 AD VALOREM TAX - CURRENT	969,943.57	969,394.15	960,000.00	968,500.00	940,000.00	975,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	2,974.85	3,500.00	7,000.00	3,450.00	7,000.00	7,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	1,710.52	1,850.00	2,000.00	1,750.00	1,000.00	1,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	28,819.02	48,676.40	57,000.00	48,000.00	51,900.00	50,000.00
10-3115-180 TAX INTEREST	1,427.35	2,000.00	2,250.00	2,000.00	2,250.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	74,856.90	155,000.00	157,700.00	155,000.00	177,000.00	180,000.00
10-3322-220 BEER & WINE TAX		42,500.00	48,750.00	42,500.00	43,775.00	43,350.00
10-3324-220 UTILITY FRANCHISE TAX	209,600.30	394,214.27	450,000.00	392,500.00	410,000.00	407,000.00
10-3340-400 ZONING & PERMIT FEES	15,930.00	19,500.00	10,000.00	19,500.00	10,000.00	10,000.00
10-3350-400 SUBDIVISION FEES	48,900.00	49,000.00	62,250.00	49,000.00	2,000.00	2,000.00
10-3830-891 MISCELLANEOUS REVENUES	1,002.00	3,000.00	1,500.00	3,000.00	1,500.00	1,500.00
10-3831-491 INVESTMENT INCOME	6,496.27	10,000.00	17,500.00	10,000.00	15,000.00	13,000.00
TOTAL REVENUE	1,354,660.78	1,698,634.82	1,775,950.00	1,695,200.00	1,661,425.00	1,692,100.00
GENERAL GOVERNMENT EXPENDITURE:						
10-4110-126 FIRE DEPT SUBSIDIES	484,950.00	720,000.00	720,000.00	720,000.00		
10-4110-127 FIRE DEPT CAPITAL		56,000.00	56,000.00	56,000.00		
10-4110-128 POLICE PROTECTION	116,080.50	233,000.00	233,000.00	233,000.00	233,000.00	233,000.00
10-4110-192 ATTORNEY FEES	31,851.35	100,000.00	110,275.00	95,000.00	90,000.00	90,000.00
10-4110-195 ELECTION EXPENSE	1,899.50	2,000.00	2,000.00	2,000.00	11,000.00	11,000.00
10-4110-340 EVENTS & PUBLICATIONS	5,077.86	11,077.86	13,500.00	12,000.00	5,500.00	5,500.00
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	3,000.00	3,000.00	3,000.00		
TOTAL GENERAL GOVT EXPENDITURE	639,859.21	1,125,077.86	1,137,775.00	1,121,000.00	339,500.00	339,500.00
ADMINISTRATIVE EXPENDITURE:						
10-4120-121 SALARIES - CLERK	45,988.45	68,982.68	69,475.00	70,000.00	70,000.00	70,000.00
10-4120-123 SALARIES - TAX COLLECTOR	22,452.94	34,624.49	41,000.00	35,500.00	41,000.00	41,000.00
10-4120-124 SALARIES - FINANCE OFFICER	4,463.55	8,579.64	10,850.00	9,000.00	10,000.00	10,000.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	14,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00
10-4120-181 FICA EXPENSE	6,916.56	10,000.00	11,000.00	12,000.00	12,000.00	12,000.00
10-4120-182 EMPLOYEE RETIREMENT	10,095.14	15,541.07	18,500.00	16,000.00	16,000.00	16,000.00
10-4120-183 EMPLOYEE INSURANCE	11,865.54	17,798.31	18,500.00	18,000.00	21,000.00	21,000.00
10-4120-184 EMPLOYEE LIFE INSURANCE	229.32	343.98	350.00	350.00	400.00	400.00
10-4120-185 EMPLOYEE S-T DISABILITY	180.00	270.00	325.00	310.00	325.00	325.00
10-4120-191 AUDIT FEES	8,000.00	8,000.00	8,900.00	8,000.00	8,900.00	8,900.00
10-4120-193 CONTRACT LABOR	2,243.75	2,000.00	5,000.00	3,000.00	5,000.00	5,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	5,140.02	10,000.00	11,125.00	10,000.00	10,000.00	10,000.00
10-4120-210 PLANNING CONFERENCE		1,000.00	2,500.00	1,000.00	1,000.00	1,000.00
10-4120-321 TELEPHONE - ADMIN	1,768.34	3,031.44	4,500.00	3,500.00	4,000.00	4,000.00
10-4120-325 POSTAGE - ADMIN	2,504.75	3,742.79	4,200.00	4,000.00	4,200.00	4,200.00
10-4120-331 UTILITIES - ADMIN	2,209.97	3,788.52	4,725.00	3,750.00	4,725.00	4,725.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	30,406.06	35,000.00	35,000.00	35,000.00	10,000.00	10,000.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	37,672.93	47,672.93	51,000.00	48,000.00	51,000.00	51,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS REPAIRS & MAINTENANCE - SIDEWALKS	18,811.00	35,247.43	36,000.00	36,000.00	36,000.00	36,000.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	860.00	1,060.00	750.00	1,000.00	1,250.00	1,250.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	3,252.00	6,074.86	5,750.00	6,250.00	6,250.00	6,250.00
10-4120-370 ADVERTISING - ADMIN	411.50	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	796.50	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
10-4120-400 ADMINISTRATIVE:TRAINING	1,453.00	4,000.00	4,100.00	4,000.00	4,100.00	4,100.00

**TOWN OF WEDDINGTON
PRELIMINARY BUDGET
FY2014**

	ACTUAL AS OF <u>2/28/2013</u>	PROJECTED FY2013 AS OF <u>3/31/2013</u>	FY 2013 <u>BUDGET</u>	FY 2013 PROPOSED AMENDED <u>BUDGET</u>	<u>\$0.05 Tax</u> FY 2014 PROPOSED <u>BUDGET</u>	<u>\$0.052 Tax</u> FY 2014 PROPOSED <u>BUDGET</u>
balance has changed						
10-4120-410 ADMINISTRATIVE:TRAVEL	3,269.46	6,000.00	6,500.00	6,000.00	6,500.00	6,500.00
10-4120-450 INSURANCE	10,091.35	11,500.00	20,000.00	11,500.00	12,000.00	12,000.00
10-4120-491 DUES & SUBSCRIPTIONS	12,249.00	19,577.00	18,000.00	20,000.00	21,000.00	21,000.00
10-4120-498 GIFTS & AWARDS	341.19	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
10-4120-499 MISCELLANEOUS	1,292.90	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00
TOTAL ADMINISTRATIVE EXPENDITURE	<u>258,965.22</u>	<u>381,835.13</u>	<u>416,050.00</u>	<u>390,160.00</u>	<u>384,650.00</u>	<u>384,650.00</u>
PLANNING & ZONING EXPENDITURE:						
10-4130-121 SALARIES - ZONING ADMINISTRATOR	41,635.91	62,453.87	62,000.00	63,000.00	63,000.00	63,000.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATR	812.45	1,218.68	2,500.00	2,500.00	2,000.00	2,000.00
10-4130-123 SALARIES - RECEPTIONIST	12,818.12	19,227.18	22,910.00	21,000.00	20,000.00	20,000.00
10-4130-124 SALARIES - PLANNING BOARD	11,000.00	16,500.00	17,500.00	17,000.00	17,500.00	17,500.00
10-4130-125 SALARIES - SIGN REMOVAL	3,277.48	4,916.22	4,500.00	5,000.00	5,000.00	5,000.00
10-4130-181 FICA EXPENSE - P&Z	5,320.02	11,010.70	8,500.00	11,000.00	11,000.00	11,000.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	8,040.34	11,843.75	13,000.00	12,000.00	12,000.00	12,000.00
10-4130-183 EMPLOYEE INSURANCE	12,780.00	19,170.00	19,500.00	19,500.00	22,500.00	22,500.00
10-4130-184 EMPLOYEE LIFE INSURANCE	180.60	270.90	325.00	325.00	325.00	325.00
10-4130-185 EMPLOYEE S-T DISABILITY	72.00	108.00	215.00	215.00	215.00	215.00
10-4130-193 CONSULTING	6,520.26	12,500.00	15,000.00	10,000.00	5,000.00	5,000.00
10-4130-194 CONSULTING - COG	1,260.00	5,000.00	10,000.00	5,000.00	5,000.00	5,000.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	2,284.67	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES			2,500.00		2,500.00	2,500.00
10-4130-215 HISTORIC PRESERVATION			500.00	500.00	500.00	500.00
10-4130-220 TRANSPORTATION & IMPROVEMENTS			23,750.00	0.00	0.00	0.00
10-4130-321 TELEPHONE - PLANNING & ZONING	1,768.42	3,031.58	4,500.00	3,500.00	4,000.00	4,000.00
10-4130-325 POSTAGE - PLANNING & ZONING	2,402.50	4,118.57	4,200.00	4,000.00	4,200.00	4,200.00
10-4130-331 UTILITIES - PLANNING & ZONING	2,209.98	3,788.54	4,725.00	3,750.00	4,725.00	4,725.00
10-4130-370 ADVERTISING - PLANNING & ZONING	298.96	750.00	1,000.00	750.00	1,000.00	1,000.00
TOTAL PLANNING & ZONING EXPENDITURE	<u>112,681.71</u>	<u>180,907.98</u>	<u>222,125.00</u>	<u>184,040.00</u>	<u>185,465.00</u>	<u>185,465.00</u>
TOTAL EXPENDITURES	<u>1,011,506.14</u>	<u>1,687,820.97</u>	<u>1,775,950.00</u>	<u>1,695,200.00</u>	<u>909,615.00</u>	<u>909,615.00</u>
NET REVENUES/(EXPENDITURES)	<u>343,154.64</u>	<u>10,813.85</u>	<u>0.00</u>	<u>0.00</u>	<u>751,810.00</u>	<u>782,485.00</u>
APPROPRIATION FROM FUND BALANCE						

TOWN OF WEDDINGTON NON-OPERATING EXPENDITURES		FY2013 @ 5.0 cents	FY2013 @ 5.2 cents	FY2013 Approved items
Net Operating Revenues Over Expenditures		751,810.00	782,485.00	
<u>Proposed non-recurring revenues</u>				
Additional motor vehicle revenue due to change in collection process		10,000.00	10,000.00	
Subdivision Fees				
Adjusted Revenues Over Expenditures		761,810.00	792,485.00	
<u>Proposed non-operating expenditures to be funded</u>				
PVFD	Estimated 3% increase	550,323.00	550,323.00	546,000.00
	Building upgrades	70,000.00	70,000.00	50,000.00
	Volunteer bonus program	23,500.00	23,500.00	
	Audit fees	6,000.00	6,000.00	6,800.00
WCVFD		124,800.00	124,800.00	124,000.00
Stallings VFD		48,000.00	48,000.00	48,000.00
Police	Increase in Union County contract cost Adjustment for Wesley Chapel satellite station	6,388.00	6,388.00	16,000.00
Public Safety				1,125.00
Parks & Rec	Easter Egg Hunt	2,000.00	2,000.00	500.00
	Festival -- upfront money	3,600.00	3,600.00	1,000.00
	Festival -- net revenues from prior year	1,400.00	1,400.00	
	Holiday banners & lights	3,030.00	3,030.00	2,800.00
	Tree lighting - food	960.00	960.00	1,000.00
	Tree lighting - volunteers gifts/food	500.00	500.00	
	Tree lighting - facility preparation	650.00	650.00	
	Tree lighting - music (DJ)	400.00	400.00	
	Tree lighting - crafts & prizes	250.00	250.00	
	Tree lighting - tree	250.00	250.00	350.00
	Tree lighting - Christmas cards	200.00	200.00	
	Litter sweeps	250.00	250.00	250.00
	Meet and Greet local groups	1,200.00	1,200.00	1,200.00
Office supplies	Ipad covers and keyboards	400.00	400.00	
	Vacuum cleaner	300.00	300.00	
	Ipads			
	Copier			
	Council chairs	3,500.00	3,500.00	
Grounds maintenance	Medians landscaping	1,000.00	1,000.00	1,000.00
Building Maintenance	Electrical			
	Flooring/carpet	19,000.00	19,000.00	16,500.00
	Interior painting	4,650.00	4,650.00	10,000.00
Equipment Maintenance	CSI upgrade to ServicePlus	4,000.00	4,000.00	
Gifts/Awards	Ipads to outgoing councilmembers			
Technology	CSI upgrade to SmartFusion (included as part of service upgrade)			26,000.00
	GIS upgrade			VC3
	Telephone system hardware/capital			
Transportation	Roundabout irrigation	9,000.00	9,000.00	9,000.00
	Sidewalk maintenance			13,425.50
	Rea Road			
Attorney	Outside agency Urban forester	3,600.00	3,600.00	3,000.00
Consulting/Contract Labor	Scanning of minutes			10,000.00
				Land Use
Salary adj	COLA/Merit/Bonus/Taxes/Benefits			9,835.00
	Council increases			
	One-time funding of state unemployment reserve	2,360.00	2,360.00	
Total cost of non-operating expenditures		891,511.00	891,511.00	897,785.50
NET APPROPRIATION FROM FUND BALANCE		\$129,701.00	\$99,026.00	
FUND BALANCE ASSIGNMENTS				
Library		\$250,000	\$250,000	
Rea Road Engineering		\$200,000	\$200,000	
Capital Projects (Town Hall, sidewalks)		\$50,000	\$50,000	
Events		\$1,400	\$1,400	
UNASSIGNED FUND BALANCE AS OF 6/30/13 (projected)		\$2,016,553	\$2,016,553	
APPROXIMATE MINIMUM FUND BALANCE REQUIRED		\$900,563	\$900,563	
(Town Policy states not less than 50% of budgeted expenditures)				
FUND BALANCE AVAILABLE FOR APPROPRIATION		\$1,115,990	\$1,115,990	

TREND ANALYSIS
EXPENDITURES

	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013
SHERIFF	44895	44895	48840.75	49769.25	50697.75	54152.25	54152.25	58040.25
% Increase		0	8.788841	1.901076	1.86561	6.813912	0	7.179757
ELECTION	7182.83	1634	1685.5	1669.75	9955.82	1796.25	9271.03	1899.5

3.792742 Average

"TALK OF THE TOWN EVENTS"

by Miracle Amusements Inc.

&

Town & Country Catering

7606 Medlin Road

Monroe, NC 28112

Phone 704-507-3883

email: miracleamuse6@cs.com

Proposal Contract

This agreement is between *Town of Weddington, NC (Herein booking Party)*, and Miracle Amusements Inc. to provide Amusement Attractions for the Fall Family Fun Day event to be held at Weddington Town Hall on **September 21, 2013**. Hours of event to be (10 am - 4 pm).

MIRACLE AMUSEMENTS TO PROVIDE:

(1) 20' x 40' Tent

(1) 10' x 10' Tent

Trackless Train

Kiddie Ferris Wheel

Airbrush Face Painting

Balloon Artists

Giant Inflatable Slide

Moon Bounce

Hi Striker & Kiddie Hi Striker

Game Trailer w/2 Midway games (prizes not included)

DJ w/sound system games & activities

60 Kw Generator

All Attractions staffed by Miracle Amusements

Booking Party to provide: Level surface for placement of equipment. Site location to be available for set-up prior to event. Adequate time for tear down & removal of equipment.

Financial Terms: Total cost for this event is **\$5,250** to be paid to Miracle Amusements Inc. as follows:
\$ 1,250 Deposit due with signed contract and the balance of **\$4,000** to be due the date of the event.
(Sept. 21, 2013).

_____ Authorized signature _____

_____ Date

Special Provisions: Miracle Amusements Inc. will provide a certificate of insurance upon written request. Miracle Amusements will be responsible for all NC Dept. of Labor Inspection Fees.

Cancellation Policy: Should the **Booking Party** cancel with less than 30 days written notice to Miracle Amusements Inc., **Booking Party** hereby agrees to pay Miracle Amusements Inc. the **\$5,250** event fee.

To signify your agreement Please sign, date, and return with deposit to Miracle Amusements Inc. 7606 Medlin Road Monroe, NC 28112. This contract will be null and void if not returned by (April 11 , 2013).

_____ Authorized signature _____ Date



TOWN OF WEDDINGTON MEMORANDUM

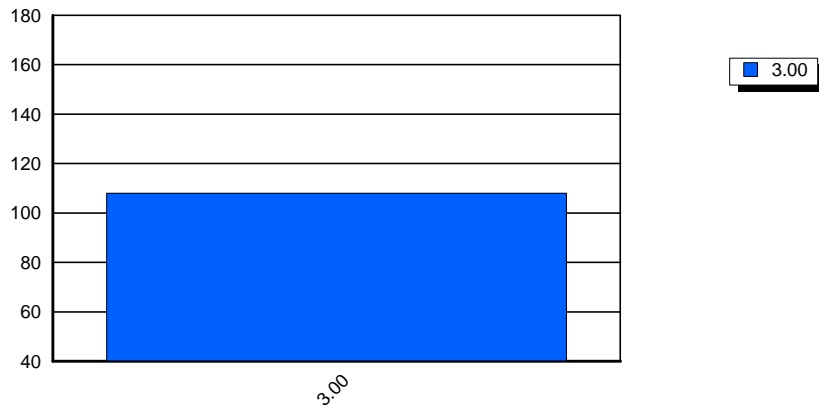
DATE: 4/8/13
TO: MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- A draft copy of the Land Use Plan was posted online and was made available at Town Hall on March 27th. The Plan should be finalized and adopted on Monday, April 8th.
- 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. These plans should be on the May 27th Planning Board agenda.
- At their March 25th meeting, the Planning Board gave the Vintage Creek their Preliminary Plat a favorable recommendation. The Public Hearing and Consideration for the Preliminary Plat will be on the May 13 Town Council agenda.
- I have received an MX Rezoning Application for a Wedding/Banquet/Reception facility located at 7112 New Town Road. The Public Involvement Meetings are scheduled for Monday, April 15th from 1-3pm on-site and Thursday, April 18th from 4:30-6:30pm at Town Hall. This proposed plan will be on the April 22nd Planning Board agenda.
- I have received an MX Rezoning Application for a Church located at the intersection of Providence Road and Old Mill Road. This plan should be on the May 27th Planning Board agenda.
- The Town and NCDOT have executed the right-of-way agreements for the roundabout located at NC 84 and Weddington-Matthews Road. Construction is planned for this summer.
- The following items were on the March 25th Planning Board agenda:
 - Vintage Creek Preliminary Plat
- The following items will be on the April 22nd Planning Board agenda:
 - DrumSTRONG TUP
 - 7112 New Town Road MX Rezoning

WESLEY CHAPEL VFD

4/1/2013

Count of Alarms Per Month



<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1301196	0	03/01/2013
09020	1301204	0	03/01/2013
09020	1301207	0	03/01/2013
09020	1301218	0	03/01/2013
09020	1301211	0	03/01/2013
09020	1301226	0	03/02/2013
09020	1301233	0	03/02/2013
09020	1301238	0	03/02/2013
09020	1301242	0	03/03/2013
09020	1301251	0	03/03/2013
09020	1301262	0	03/03/2013
09020	1301263	0	03/03/2013
09020	1301271	0	03/04/2013
09020	1301279	0	03/04/2013
09020	1301281	0	03/04/2013
09020	1301286	0	03/05/2013
09020	1301288	0	03/05/2013
09020	1301291	0	03/05/2013
09020	1301298	0	03/05/2013
09020	1301301	0	03/05/2013
09020	1301303	0	03/06/2013
09020	1301306	0	03/06/2013
09020	1301327	0	03/06/2013
09020	1301328	0	03/07/2013
09020	1301329	0	03/07/2013

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1301341	0	03/07/2013
09020	1301345	0	03/07/2013
09020	1301575	0	03/08/2013
09020	1301365	0	03/08/2013
09020	1301368	0	03/09/2013
09020	1301373	0	03/09/2013
09020	1301378	0	03/09/2013
09020	1301390	0	03/09/2013
09020	1301410	0	03/10/2013
09020	1301428	0	03/11/2013
09020	1301431	0	03/11/2013
09020	1301445	0	03/12/2013
09020	1301447	0	03/12/2013
09020	1301451	0	03/12/2013
09020	1301455	0	03/12/2013
09020	1301463	0	03/13/2013
09020	1301470	0	03/13/2013
09020	1301471	0	03/13/2013
09020	1301475	0	03/13/2013
09020	1301479	0	03/13/2013
09020	1301480	0	03/13/2013
09020	1301488	0	03/14/2013
09020	1301499	0	03/14/2013
09020	1301508	0	03/15/2013
09020	1301511	0	03/15/2013
09020	1301518	0	03/15/2013
09020	1301526	0	03/16/2013
09020	1301532	0	03/16/2013
09020	1301551	0	03/17/2013
09020	1301558	0	03/17/2013
09020	1301563	0	03/17/2013
09020	1301571	0	03/18/2013
09020	1301572	0	03/18/2013
09020	1301584	0	03/18/2013
09020	1301593	0	03/19/2013
09020	1301594	0	03/19/2013
09020	1301614	0	03/19/2013
09020	1301611	0	03/19/2013
09020	1301620	0	03/19/2013
09020	1301628	0	03/20/2013
09020	1301630	0	03/20/2013
09020	1301772	0	03/20/2013
09020	1301778	0	03/20/2013

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1301638	0	03/20/2013
09020	1301648	0	03/21/2013
09020	1301652	0	03/21/2013
09020	1301653	0	03/21/2013
09020	1301656	0	03/21/2013
09020	1301658	0	03/21/2013
09020	1301660	0	03/22/2013
09020	1301663	0	03/22/2013
09020	1301670	0	03/22/2013
09020	1301673	0	03/22/2013
09020	1301677	0	03/23/2013
09020	1301679	0	03/23/2013
09020	1301684	0	03/23/2013
09020	1301683	0	03/23/2013
09020	1301687	0	03/23/2013
09020	1301710	0	03/24/2013
09020	1301724	0	03/24/2013
09020	1301734	0	03/25/2013
09020	1301735	0	03/25/2013
09020	1301746	0	03/25/2013
09020	1301756	0	03/26/2013
09020	1301759	0	03/26/2013
09020	1301762	0	03/27/2013
09020	1301763	0	03/27/2013
09020	1301768	0	03/27/2013
09020	1301774	0	03/27/2013
09020	1301776	0	03/27/2013
09020	1301781	0	03/28/2013
09020	1301785	0	03/28/2013
09020	1301805	0	03/29/2013
09020	1301808	0	03/29/2013
09020	1301807	0	03/29/2013
09020	1301810	0	03/29/2013
09020	1301821	0	03/29/2013
09020	1301828	0	03/29/2013
09020	1301835	0	03/30/2013
09020	1301840	0	03/30/2013
09020	1301841	0	03/30/2013
09020	1301855	0	03/31/2013
09020	1301857	0	03/31/2013

Month Total: **108**

FDID **INCIDENT#** **EXP** **ALARM DATE**

Grand Total: **108**

NFIRS Incident Listing Summary Report

1 total calls for Incident Type **100 Fire, other**
1 total calls for Incident Type **111 Building fire**
1 total calls for Incident Type **131 Passenger vehicle fire**
1 total calls for Incident Type **140 Natural vegetation fire, other**
4 total calls for Incident Type **142 Brush or brush-and-grass mixture fire**
44 total calls for Incident Type **311 Medical assist, assist EMS crew**
4 total calls for Incident Type **322 Motor vehicle accident with injuries**
4 total calls for Incident Type **324 Motor vehicle accident with no injuries**
1 total calls for Incident Type **331 Lock-in (if lock out , use 511)**
14 total calls for Incident Type **381 Rescue or EMS standby**
2 total calls for Incident Type **500 Service Call, other**
1 total calls for Incident Type **511 Lock-out**
2 total calls for Incident Type **554 Assist invalid**
1 total calls for Incident Type **561 Unauthorized burning**
2 total calls for Incident Type **600 Good intent call, other**
8 total calls for Incident Type **611 Dispatched & canceled en route**
1 total calls for Incident Type **631 Authorized controlled burning**
1 total calls for Incident Type **700 False alarm or false call, other**
2 total calls for Incident Type **735 Alarm system sounded due to malfunction**
6 total calls for Incident Type **736 CO detector activation due to malfunction**
6 total calls for Incident Type **745 Alarm system activation, no fire - unintentional**
1 total calls for Incident Type **746 Carbon monoxide detector activation, no CO**

Total Incidents:

108

Providence Volunteer Fire Department
Income & Expense Budget Performance
March 2013

	<u>Mar 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Mar 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense						
Income						
110 - Subsidies						
111 - Mecklenburg Cty	5,417.33	5,416.66	0.67	54,173.30	48,750.02	5,423.28
112 - Union County	0.00			75.00		
113 - Town of Weddington	95,500.00	45,500.00	50,000.00	459,500.00	409,500.00	50,000.00
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	13,000.00	11,706.02	1,293.98
Total 110 - Subsidies	102,217.33	52,217.32	50,000.01	552,338.30	469,956.04	82,382.26
120 - Dues & Fees						
121 - Union County Fire Fees	129.55	833.33	-703.78	9,487.00	7,500.01	1,986.99
Total 120 - Dues & Fees	129.55	833.33	-703.78	9,487.00	7,500.01	1,986.99
130 - Vol Donations						
131 - Memorials	0.00	41.66	-41.66	0.00	375.02	-375.02
134 - Other	1,220.00	250.00	970.00	5,096.63	2,250.00	2,846.63
Total 130 - Vol Donations	1,220.00	291.66	928.34	5,096.63	2,625.02	2,471.61
140 - Other Income						
157 - EMS Stand By Income	0.00			2,750.00		
142 - Fire Fighters' Relief Fund	0.00	416.66	-416.66	5,300.13	3,750.02	1,550.11
143 - Fuel Tax Refund	0.00	83.33	-83.33	0.00	750.01	-750.01
144 - Sales Tax Refund	0.00	250.00	-250.00	0.00	2,250.00	-2,250.00
145 - Interest	0.00	250.00	-250.00	160.37	2,250.00	-2,089.63
147 - Medic-EMS Reimbursement	0.00	1,000.00	-1,000.00	8,363.85	9,000.00	-636.15
148 - Firemen Relief Interest	0.00			5.16		
155 - Christmas Fundraising Income	0.00	416.66	-416.66	8,999.00	3,750.02	5,248.98
156 - Newsletter Income	0.00	625.00	-625.00	3,055.00	5,625.00	-2,570.00
Total 140 - Other Income	0.00	3,041.65	-3,041.65	28,633.51	27,375.05	1,258.46
150 - Uncategorized Income						
151 - Sale of Assets	0.00			10,000.00		
Total Income	103,566.88	56,383.96	47,182.92	605,845.78	507,456.12	98,389.66
Expense						
200 - Administration						
202 - Legal Fees	0.00	83.33	-83.33	13,160.50	750.01	12,410.49
203 - Building Upgrade Fees	0.00			43,932.00		
209 - Annual Dinner/Award	0.00	500.00	-500.00	3,205.32	4,500.00	-1,294.68
210 - Fire Chief Discretionary	26.23	166.66	-140.43	997.28	1,500.02	-502.74
211 - Bank Charges & Credit Card Fees	42.78	20.83	21.95	144.38	187.51	-43.13
212 - Prof Fees	450.00	333.33	116.67	4,050.00	3,000.01	1,049.99
213 - Computer Upgrades	414.97	166.66	248.31	1,713.95	1,500.02	213.93
214 - Off Supplies	37.74	208.33	-170.59	1,633.57	1,875.01	-241.44
215 - Printing/Newsletter	111.60	250.00	-138.40	1,297.70	2,250.00	-952.30
216 - Postage	21.16	125.00	-103.84	1,303.45	1,125.00	178.45
217 - Dues, Subscriptions, & Internet	210.84	62.50	148.34	1,565.49	562.50	1,002.99
218 - Fire Fighters' Association	0.00	41.66	-41.66	677.00	375.02	301.98
219 - Miscellaneous	606.15	166.66	439.49	2,043.75	1,500.02	543.73
Total 200 - Administration	1,921.47	2,124.96	-203.49	75,724.39	19,125.12	56,599.27

Providence Volunteer Fire Department Income & Expense Budget Performance March 2013

	<u>Mar 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Mar 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
220 - Insurance						
221 - Business Auto	0.00			776.00		
223 - Vol. Fire Fighters' Workers Com	0.00	583.33	-583.33	5,990.00	5,250.01	739.99
224 - Commercial Package	0.00	1,500.00	-1,500.00	18,170.00	13,500.00	4,670.00
Total 220 - Insurance	0.00	2,083.33	-2,083.33	24,936.00	18,750.01	6,185.99
225 - Drug Testing/Physical Exams	3,300.00	416.66	2,883.34	3,650.00	3,750.02	-100.02
230 - Taxes						
231 - Sales Taxes						
232 - Meck CO.	1,554.49	125.00	1,429.49	6,470.20	1,125.00	5,345.20
233 - Union County	153.43	33.33	120.10	841.17	300.01	541.16
Total 231 - Sales Taxes	1,707.92	158.33	1,549.59	7,311.37	1,425.01	5,886.36
236 - Property Tax	0.00	8.33	-8.33	0.00	75.01	-75.01
237 - Freight	0.00	8.33	-8.33	0.00	75.01	-75.01
Total 230 - Taxes	1,707.92	174.99	1,532.93	7,311.37	1,575.03	5,736.34
300 - Build Maintenance						
310 - Cleaning	125.00	41.66	83.34	500.00	375.02	124.98
320 - Landscaping & Lawn Care	145.00	208.33	-63.33	1,510.00	1,875.01	-365.01
330 - Trash and Landfill	50.00	41.66	8.34	450.00	375.02	74.98
340 - Pest Control	0.00	41.66	-41.66	285.00	375.02	-90.02
350 - Maintenance Supplies	785.29	250.00	535.29	5,494.44	2,250.00	3,244.44
351 - Furniture	2,208.00	166.66	2,041.34	6,649.72	1,500.02	5,149.70
360 - Repairs	600.00	833.33	-233.33	6,849.85	7,500.01	-650.16
Total 300 - Build Maintenance	3,913.29	1,583.30	2,329.99	21,739.01	14,250.10	7,488.91
400 - Utilities						
410 - Electric	688.48	750.00	-61.52	7,459.99	6,750.00	709.99
420 - Natural Gas	987.79	291.66	696.13	1,855.18	2,625.02	-769.84
430 - Telephone	449.24	375.00	74.24	3,252.73	3,375.00	-122.27
440 - Water	33.56	41.66	-8.10	325.96	375.02	-49.06
Total 400 - Utilities	2,159.07	1,458.32	700.75	12,893.86	13,125.04	-231.18
500 - Fire Fighters' Equip/Training						
510 - Clothing						
512 - Dress Uniforms	0.00	166.66	-166.66	1,552.53	1,500.02	52.51
513 - Clothing - Other	2,377.50	416.66	1,960.84	3,019.85	3,750.02	-730.17
Total 510 - Clothing	2,377.50	583.32	1,794.18	4,572.38	5,250.04	-677.66
520 - Equipment						
521 - Radios\ Pagers - New	0.00	250.00	-250.00	0.00	2,250.00	-2,250.00
522 - Radios\ Pagers - Maintenance	28.00	83.33	-55.33	28.00	750.01	-722.01
523 - Equipment - New	10,289.98	750.00	9,539.98	47,220.03	6,750.00	40,470.03
524 - Equipment - Maintenance	56.00	416.66	-360.66	6,647.22	3,750.02	2,897.20
525 - Firefighting Supplies	0.00	416.66	-416.66	863.80	3,750.02	-2,886.22
528 - Mecklenburg Radio Contract	0.00	1,300.00	-1,300.00	0.00	11,700.00	-11,700.00
Total 520 - Equipment	10,373.98	3,216.65	7,157.33	54,759.05	28,950.05	25,809.00
529 - PPE (Personal Protective Equip)	1,245.04	2,916.66	-1,671.62	19,126.57	26,250.02	-7,123.45
530 - Medical						

Providence Volunteer Fire Department
Income & Expense Budget Performance
March 2013

	<u>Mar 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Mar 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
532 - Supplies	114.37	208.33	-93.96	2,593.20	1,875.01	718.19
533 - Waste	200.58	125.00	75.58	1,508.62	1,125.00	383.62
Total 530 - Medical	314.95	333.33	-18.38	4,101.82	3,000.01	1,101.81
540 - Training						
541 - Seminars	998.45	1,075.00	-76.55	3,525.41	9,675.00	-6,149.59
542 - Books	0.00	125.00	-125.00	353.53	1,125.00	-771.47
543 - PR Literature	0.00	125.00	-125.00	0.00	1,125.00	-1,125.00
544 - Other - Training Bonus	0.00	291.66	-291.66	2,520.00	2,625.02	-105.02
Total 540 - Training	998.45	1,616.66	-618.21	6,398.94	14,550.02	-8,151.08
Total 500 - Fire Fighters' Equip/Training	15,309.92	8,666.62	6,643.30	88,958.76	78,000.14	10,958.62
600 - Fire Engines						
620 - '99 Southern Coach Eng #322	71.25	1,250.00	-1,178.75	9,873.13	11,250.00	-1,376.87
635 - '93 KME Engine #323	0.00			33,854.73		
640 - '03 Red Diamond #324	15,266.60	500.00	14,766.60	16,652.42	4,500.00	12,152.42
650 - '02 Ford Quesco Brush #326	0.00	166.66	-166.66	2,117.99	1,500.02	617.97
660 - '95 Intern\Hackney Squad #32	225.00	416.66	-191.66	6,918.53	3,750.02	3,168.51
680 - '06 KME Pumper #321	0.00	1,333.33	-1,333.33	7,024.67	12,000.01	-4,975.34
681 - Diesel Fuel	1,210.23	1,500.00	-289.77	14,866.61	13,500.00	1,366.61
682 - Gasoline	0.00	16.66	-16.66	110.00	150.02	-40.02
683 - Cleaning Supplies	0.00	83.33	-83.33	0.00	750.01	-750.01
684 - Miscellaneous Parts	44.68	83.33	-38.65	947.45	750.01	197.44
685 - Fire Engines - Other	0.00	500.00	-500.00	5,422.42	4,500.00	922.42
Total 600 - Fire Engines	16,817.76	5,849.97	10,967.79	97,787.95	52,650.09	45,137.86
800 - Firefighters Payroll						
801 - Payroll - Day Shift (Hourly)	14,117.00	17,480.00	-3,363.00	136,451.57	157,320.00	-20,868.43
809 - Payroll - Day Shift (Stipend)	1,080.00	1,500.00	-420.00	16,920.00	13,500.00	3,420.00
802 - Payroll - Night Shift (Hourly)	10,357.00	9,490.00	867.00	81,419.36	85,410.00	-3,990.64
810 - Payroll - Night Shift (Stipend)	1,440.00	1,825.00	-385.00	15,510.00	16,425.00	-915.00
815 - EMS Stipend	0.00			2,475.00		
808 - Payroll Expenses						
FICA	2,065.04	1,798.58	266.46	19,711.02	16,187.26	3,523.76
FUTA	0.00	125.00	-125.00	0.00	1,125.00	-1,125.00
SUTA	291.52	500.00	-208.48	2,617.05	4,500.00	-1,882.95
808 - Payroll Expenses - Other	82.85			838.60		
Total 808 - Payroll Expenses	2,439.41	2,423.58	15.83	23,166.67	21,812.26	1,354.41
Total 800 - Firefighters Payroll	29,433.41	32,718.58	-3,285.17	275,942.60	294,467.26	-18,524.66
850 - Christmas Fundraising Expense	0.00	333.33	-333.33	3,436.00	3,000.01	435.99
Total Expense	74,562.84	55,410.06	19,152.78	612,379.94	498,692.82	113,687.12
Net Ordinary Income	29,004.04	973.90	28,030.14	-6,534.16	8,763.30	-15,297.46
Net Income	29,004.04	973.90	28,030.14	-6,534.16	8,763.30	-15,297.46

Providence Volunteer Fire Department
Income & Expense Budget Performance
March 2013

	Annual Budget
Ordinary Income/Expense	
Income	
110 · Subsidies	
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
Total 110 · Subsidies	626,608.00
120 · Dues & Fees	
121 · Union County Fire Fees	10,000.00
Total 120 · Dues & Fees	10,000.00
130 · Vol Donations	
131 · Memorials	500.00
134 · Other	3,000.00
Total 130 · Vol Donations	3,500.00
140 · Other Income	
157 · EMS Stand By Income	
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
Total 140 · Other Income	36,500.00
150 · Uncategorized Income	
151 · Sale of Assets	
Total Income	676,608.00
Expense	
200 · Administration	
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
Total 200 · Administration	25,500.00

Providence Volunteer Fire Department
Income & Expense Budget Performance
 March 2013

Annual Budget

220 - Insurance	
221 - Business Auto	
223 - Vol. Fire Fighters' Workers Com	7,000.00
224 - Commercial Package	18,000.00
Total 220 - Insurance	25,000.00
225 - Drug Testing/Physical Exams	5,000.00
230 - Taxes	
231 - Sales Taxes	
232 - Meck CO.	1,500.00
233 - Union County	400.00
Total 231 - Sales Taxes	1,900.00
236 - Property Tax	100.00
237 - Freight	100.00
Total 230 - Taxes	2,100.00
300 - Build Maintenance	
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
Total 300 - Build Maintenance	19,000.00
400 - Utilities	
410 - Electric	9,000.00
420 - Natural Gas	3,500.00
430 - Telephone	4,500.00
440 - Water	500.00
Total 400 - Utilities	17,500.00
500 - Fire Fighters' Equip/Training	
510 - Clothing	
512 - Dress Uniforms	2,000.00
513 - Clothing - Other	5,000.00
Total 510 - Clothing	7,000.00
520 - Equipment	
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
Total 520 - Equipment	38,600.00
529 - PPE (Personal Protective Equip)	35,000.00
530 - Medical	

**Providence Volunteer Fire Department
Income & Expense Budget Performance
March 2013**

	<u>Annual Budget</u>
532 - Supplies	2,500.00
533 - Waste	1,500.00
Total 530 - Medical	4,000.00
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
Total 540 - Training	19,400.00
Total 500 - Fire Fighters' Equip/Training	104,000.00
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
Total 600 - Fire Engines	70,200.00
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	
Total 808 - Payroll Expenses	29,083.00
Total 800 - Firefighters Payroll	392,623.00
850 - Christmas Fundraising Expense	4,000.00
Total Expense	664,923.00
Net Ordinary Income	11,685.00
Net Income	11,685.00

Providence Volunteer Fire Department

Balance Sheet

As of March 31, 2013

Mar 31, 13

ASSETS

Current Assets

Checking/Savings

Checking Accounts

BB&T Checking-5119 120,240.43

BOA Payroll-7449 15,932.08

Total Checking Accounts 136,172.51

CD - BBT - 0094 (02/10/14) 119,487.22

Firemen Relief-BOA-8254 39,750.13

Total Checking/Savings 295,409.86

Total Current Assets 295,409.86

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 859,834.06

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2100 - Payroll Liabilities 858.45

Total Other Current Liabilities 858.45

Total Current Liabilities 858.45

Total Liabilities 858.45

Equity

3900 - Retained Earnings 865,509.77

Net Income -6,534.16

Total Equity 858,975.61

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Providence Volunteer Fire Department

Balance Sheet

As of March 31, 2013
Mar 31, 13

TOTAL LIABILITIES & EQUITY

859,834.06

**TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2012-2013

03/01/2013 TO 03/31/2013

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	6,337.81	969,281.38	960,000.00	-1
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	165.22	3,140.07	7,000.00	55
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	69.43	1,779.95	2,000.00	11
10-3110-121 AD VALOREM TAX - MOTOR VEH	3,857.38	32,676.40	57,000.00	43
10-3115-180 TAX INTEREST	167.43	1,594.78	2,250.00	29
10-3231-220 LOCAL OPTION SALES TAX REV -	14,221.81	89,078.71	157,700.00	44
10-3322-220 BEER & WINE TAX	0.00	0.00	48,750.00	100
10-3324-220 UTILITY FRANCHISE TAX	89,613.97	299,214.27	450,000.00	34
10-3340-400 ZONING & PERMIT FEES	3,425.00	19,355.00	10,000.00	-94
10-3350-400 SUBDIVISION FEES	50.00	48,950.00	62,250.00	21
10-3830-891 MISCELLANEOUS REVENUES	2,000.00	3,002.00	1,500.00	-100
10-3831-491 INVESTMENT INCOME	0.00	6,496.27	17,500.00	63
TOTAL REVENUE	119,908.05	1,474,568.83	1,775,950.00	17
AFTER TRANSFERS	119,908.05	1,474,568.83	1,775,950.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	109,900.00	594,850.00	776,000.00	23
10-4110-128 POLICE PROTECTION	0.00	116,080.50	233,000.00	50
10-4110-192 ATTORNEY FEES	16,874.05	48,725.40	110,275.00	56
10-4110-195 ELECTION EXPENSE	0.00	1,899.50	2,000.00	5
10-4110-340 EVENTS & PUBLICATIONS	-157.00	4,920.86	13,500.00	64
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,000.00	100
TOTAL EXPENDITURE	126,617.05	766,476.26	1,137,775.00	33
BEFORE TRANSFERS	-126,617.05	-766,476.26	-1,137,775.00	
AFTER TRANSFERS	-126,617.05	-766,476.26	-1,137,775.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	5,456.49	51,444.94	69,475.00	26
10-4120-123 SALARIES - TAX COLLECTOR	2,948.19	25,401.13	41,000.00	38
10-4120-124 SALARIES - FINANCE OFFICER	1,033.56	5,497.11	10,850.00	49
10-4120-125 SALARIES - MAYOR & TOWN COU	1,750.00	15,750.00	21,000.00	25
10-4120-181 FICA EXPENSE	847.89	7,764.45	11,000.00	29
10-4120-182 EMPLOYEE RETIREMENT	1,239.70	11,334.84	18,500.00	39
10-4120-183 EMPLOYEE INSURANCE	1,485.00	13,350.54	18,500.00	28
10-4120-184 EMPLOYEE LIFE INSURANCE	28.56	257.88	350.00	26
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	204.00	325.00	37
10-4120-191 AUDIT FEES	0.00	8,000.00	8,900.00	10
10-4120-193 CONTRACT LABOR	2,356.60	4,600.35	5,000.00	8
10-4120-200 OFFICE SUPPLIES - ADMIN	294.97	5,434.99	13,125.00	59
10-4120-210 PLANNING CONFERENCE	336.06	336.06	2,500.00	87
10-4120-321 TELEPHONE - ADMIN	267.71	2,036.05	4,500.00	55
10-4120-325 POSTAGE - ADMIN	-3.00	2,501.75	4,200.00	40
10-4120-331 UTILITIES - ADMIN	96.14	2,306.11	4,725.00	51
10-4120-351 REPAIRS & MAINTENANCE - BUIL	550.00	30,956.06	35,000.00	12
10-4120-352 REPAIRS & MAINTENANCE - EQU	10,622.06	48,294.99	49,000.00	1
10-4120-354 REPAIRS & MAINTENANCE - GRO	2,760.00	21,571.00	36,000.00	40
10-4120-355 REPAIRS & MAINTENANCE - PES	0.00	860.00	750.00	-15

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**TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2012-2013

03/01/2013 TO 03/31/2013

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-356 REPAIRS & MAINTENANCE - CUS	0.00	3,252.00	5,750.00	43
10-4120-370 ADVERTISING - ADMIN	0.00	411.50	1,000.00	59
10-4120-397 TAX LISTING & TAX COLLECTION	27.85	824.35	1,000.00	18
10-4120-400 ADMINISTRATIVE:TRAINING	125.00	1,578.00	4,100.00	62
10-4120-410 ADMINISTRATIVE:TRAVEL	1,055.27	4,324.73	6,500.00	33
10-4120-450 INSURANCE	0.00	10,091.35	20,000.00	50
10-4120-491 DUES & SUBSCRIPTIONS	0.00	12,249.00	18,000.00	32
10-4120-498 GIFTS & AWARDS	0.00	341.19	1,500.00	77
10-4120-499 MISCELLANEOUS	-30.00	1,262.90	3,500.00	64
TOTAL EXPENDITURE	33,272.05	292,237.27	416,050.00	30
BEFORE TRANSFERS	-33,272.05	-292,237.27	-416,050.00	
AFTER TRANSFERS	-33,272.05	-292,237.27	-416,050.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTR	5,091.62	46,727.53	62,000.00	25
10-4130-122 SALARIES - ASST ZONING ADMIN	185.64	998.09	2,500.00	60
10-4130-123 SALARIES - RECEPTIONIST	1,552.30	14,370.42	22,910.00	37
10-4130-124 SALARIES - PLANNING BOARD	1,250.00	12,250.00	17,500.00	30
10-4130-125 SALARIES - SIGN REMOVAL	409.68	3,687.16	4,500.00	18
10-4130-181 FICA EXPENSE - P&Z	649.40	5,969.42	8,500.00	30
10-4130-182 EMPLOYEE RETIREMENT - P&Z	979.99	9,020.33	13,000.00	31
10-4130-183 EMPLOYEE INSURANCE	1,485.00	14,265.00	19,500.00	27
10-4130-184 EMPLOYEE LIFE INSURANCE	22.68	203.28	325.00	37
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	84.00	215.00	61
10-4130-193 CONSULTING	-520.00	6,000.26	15,000.00	60
10-4130-194 CONSULTING - COG	0.00	1,260.00	10,000.00	87
10-4130-200 OFFICE SUPPLIES - PLANNING &	65.21	2,349.88	5,000.00	53
10-4130-201 ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	500.00	100
10-4130-220 TRANSPORTATION & IMPROVEM	0.00	0.00	23,750.00	100
10-4130-321 TELEPHONE - PLANNING & ZONI	267.72	2,036.14	4,500.00	55
10-4130-325 POSTAGE - PLANNING & ZONING	-3.00	2,399.50	4,200.00	43
10-4130-331 UTILITIES - PLANNING & ZONING	96.14	2,306.12	4,725.00	51
10-4130-370 ADVERTISING - PLANNING & ZON	0.00	298.96	1,000.00	70
TOTAL EXPENDITURE	11,544.38	124,226.09	222,125.00	44
BEFORE TRANSFERS	-11,544.38	-124,226.09	-222,125.00	
AFTER TRANSFERS	-11,544.38	-124,226.09	-222,125.00	
GRAND TOTAL	-51,525.43	291,629.21	0.00	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 03/31/2013

10

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	881,089.61
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	27,630.79
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	5,766.69
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	8,617.58
10-1232-000 SALES TAX RECEIVABLE	1,142.66
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	4,139,377.36

LIABILITIES & EQUITY

LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	262,038.40
10-2151-000 FICA TAXES PAYABLE	2,994.59
10-2152-000 FEDERAL TAXES PAYABLE	1,589.93
10-2153-000 STATE W/H TAXES PAYABLE	887.00
10-2154-001 NC RETIREMENT PAYABLE	2,359.64
10-2155-000 HEALTH INSURANCE PAYABLE	47.47
10-2156-000 LIFE INSURANCE PAYABLE	10.53
10-2157-000 401K PAYABLE	1,591.13
10-2620-000 DEFERRED REVENUE - DELQ TAXES	5,766.69
10-2625-000 DEFERRED REVENUE - CURR YR TAX	27,630.79
10-2630-000 DEFERRED REVENUE-NEXT 8	8,617.58

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 03/31/2013

10

	TOTAL LIABILITIES	313,533.75
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
10-2620-005	CURRENT YEAR EQUITY YTD	47,676.68
	CURRENT FUND BALANCE - YTD NET REV	291,629.21
	TOTAL EQUITY	3,825,843.61
	TOTAL LIABILITIES & FUND EQUITY	4,139,377.36

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: April 8, 2013

SUBJECT: Monthly Report – March 2013

Transactions:	
Adjust Under \$5.00	\$(60.64)
Balance Adjustment	\$(52.39)
Interest Charges	\$229.74
Refunds	\$91.30
Penalty and Interest Payments	\$(259.45)
Taxes Collected:	
2010	\$(69.43)
2011	\$(165.22)
2012	\$(9231.89)
As of March 31, 2013; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1832.44
2009	\$2241.03
2010	\$3657.98
2011	\$5749.29
2012	\$25051.48
Total Outstanding:	\$39413.60