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**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, DECEMBER 9, 2013 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
AGENDA**

Prayer – Mayor Walker F. Davidson

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Approval of Minutes
  - A. October 14, 2013 Regular Town Council Meeting Minutes
  - B. November 12, 2013 Regular Town Council Meeting Minutes
  - C. November 25, 2013 Special Town Council Meeting Minutes
5. Acceptance of the Union County Board of Elections Official Results for the Municipal Election November 5, 2013
6. Special Recognition
  - A. Councilmember Werner Thomisser – District I
  - B. Mayor Pro Tem Daniel Barry – District III
  - C. Mayor Walker F. Davidson
7. Oaths of Office
  - A. Oath of Office for Bill Deter – Mayor
  - B. Oath of Office for Don Titherington – District I
  - C. Oath of Office for Michael Smith – District III
8. Determination of Quorum
9. Public Comments
10. Additions, Deletions and/or Adoption of the Agenda
11. Consent Agenda
  - A. Consideration of the 2014 Meeting Schedule
  - B. Consideration of the 2014 Holiday Schedule
  - C. Call for Public Hearing to Review and Consider Proposed Text Amendments to Article XIII – Floodplain (Public Hearing to be Held January 13, 2014 at 7:00 p.m. at the Weddington Town Hall)
  - D. Call for Public Hearing to Review and Consider Proposed Text Amendments to Section 46-46 – Subdivision Checklist (Public Hearing to be Held January 13, 2014 at 7:00 p.m. at the Weddington Town Hall)

12. Appointments
  - A. Appointment of Mayor Pro Tempore
  - B. Declaration by Mayor Bill Deter of Delegate and Alternate to the Charlotte Regional Transportation Planning Organization (CRTPO)
  - C. Appointment of Delegate and Alternate to Centralina Council of Governments (COG)
  - D. Appointment of Facilities Manager
13. Public Hearings and Consideration of Public Hearings
  - A. Public Hearing to Review and Consider Text Amendments to Section 58-23 Planned Residential Developments
  - B. Consideration of Ordinance Adopting Text Amendments to Section 58-23 Planned Residential Developments
  - C. Public Hearing to Review and Consider Text Amendments to Section 58-4 – Conference Center Definition
  - D. Consideration of Ordinance Adopting Text Amendments to Section 58-4 – Conference Center Definition
  - E. Public Hearing to Review and Consider an Amendment to the Weddington UMC Conditional Zoning Application for an Attached Sign
  - F. Consideration of Amendment to the Weddington UMC Conditional Zoning Application for an Attached Sign
14. Old Business
15. New Business
  - A. Review and Consideration of the Final Plat for Lake Forest Preserve, Phase 3B – Map 2
  - B. Review and Consideration of the Preliminary Plat for Atherton Estates
  - C. Discussion and Consideration of Change to Rules of Procedure – Rule #8 – Public Address to the Council
  - D. Discussion and Consideration of Planning Board Appointment
  - E. Discussion and Consideration of Revising the Public Safety Committee Rules of Procedure to Restructure the Public Safety Committee
  - F. Discussion and Consideration of Public Safety Appointments
  - G. Designation of Check Signee and Reviewer of Bank Statements
  - H. Discussion and Consideration of Resolution to Address Recent NCDOT Policy Change
  - I. Discussion and Consideration of Memorandum of Understanding with the Providence Volunteer Fire Department
  - J. Discussion and Consideration of Letter to Union County Seeking Joint Discussions and Resolution to Water Pressure Issue
  - K. Discussion and Consideration of Letter to the Local Government Commission (LGC) to Withdraw Application for Approval of Bank Loan
  - L. Review and Consideration of a Resolution Approving Financing Terms for the Purchase of the Providence Volunteer Fire Department Fire Station and Real Property Through Branch Banking and Trust Company (BB&T)
16. Update from Town Planner
17. Update from Town Administrator/Clerk
18. Public Safety Report
19. Update from Finance Officer and Tax Collector

20. Transportation Report

21. Council Comments

22. Adjournment

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

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington High School Auditorium, 4901 Monroe-Weddington Road, Matthews, NC 28104 on October 14, 2013, with Mayor Walker F. Davidson presiding.

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

Absent: None

Visitors: Rick Yager, Mark Schmidt, Ms. Eddie Leighton, Geri Tomcik, John Tomcik, Nancy Meyer, Graham Wilson, Barbara Wilson, Linda Watt, Sandra Hall, M. Wayne Archie, Harry Welch, Debra Welch, John Mendes, Beth Mikes, Bob Mikes, Valerie Peters, Milton Peters, Susan Neubauer, Blane Neubauer, Mark Wetherbee, Tonya Mangum, Wes Mangum, Lynda Munn, Wayne Munn, Anthony McKnight, Marianne McKnight, Joyce Armer, Robert Anderson, Karen Bowman, Anderson Stallings, Dawn Panzeca, Jennifer Madaris, Chris K., Margaret Caycedo, Mario Caycedo, Phillip M. Davis, Cynthia L. Davis, Lee A. Rolfes, Jr., Janet Kennelly, Jack Kennelly, Elva Manus, Kelly Levitas, Mike Davis, Bryan Droze, Jody Droze, Eugene D., Robert Gunst, Geoff Sessa, Catherine Sessa, Jane Duckwall, Heather Perryman, Jeff Perryman, Wendy Shaw, Reagan Shaw, Linda Manus, Matt Kearns, Devona Evans, Jon Zakary, Ruth Rupert, Bill Deter, Joanne Leonard, Julie Alam, Becky Sigmon, Bob Lowery, Vicki Lowery, Craig Hazeltine, Brad Hoover, Cindy Wentz, Bill Wentz, William Brady, Teresa Brady, Carlton Thornburn, Harvey Smith, Laurie Smith, Don Titherington, Kenneth Evans, Keith K., Mary Shipley, Greg Shipley, William Edwards, Scott Robinson, Jack Parks, Tami Duggan, Ulm Schumacher, Lisa Schumacher, Scott Reider, Diane Wetherbee, George Cannon, Charlie Cannon, Robert Phillips, Ken Evans, David Napoli, Joanne McGuire, Michael McGuire, Patricia King, Debi Daniels, Janice Propst, Jennifer Romaine, Mary Lomma, Tony Lomma, Kathy King, Bennett Strange, Brian Strange, Genny Reid, Donna Walton, Darrell Davies, Ronald Williams, Brenda Williams, Daryl Matthews, Lance Daniels, Sanna Tucker, Bruce Klink, Kimberly Crooks, Manuel Trotman, Matte Reider, Denise Fornshell, Mike Loye, Phil Klein, Matt Brumbaugh, Michele Brown, Eddie Pershin, Pat Harrison, John Montgomery, Vanessa Rivers, Julie Tippet, Frank Tippet, Elton Hardy, Gene Melchior, Laura Cavin, Laura Cavin, Rebecca Titherington, Bob Fornshell, Danielle Loye, Charles Moore, Oktawia R., John Ryan, Sally Davidson, David Harris, Brian R. and Mike Smith

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

**Item No. 1. Open the Meeting.** Mayor Davidson called the October 14, 2013 Regular Town Council Meeting to order at 7:07 p.m.

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

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

**Item No. 4. Public Comments.** Ms. Susan Neubauer – I would like to talk about governing and what that means. I think we would all agree that people who take office should take that position seriously and with a sense of responsibility. Those people should realize that when they vote they do not vote in their own interests. As a matter of fact their own personal interests should have nothing to do with their actions as an elected

official. They hold these seats to represent the residents and citizens of the area. I believe governing bodies use a lot of excuses to vote on issues that run counter to popular opinions such as we have more facts than they do or we know things they do not know or we have to be responsible for the future and not just the present or we have to worry about all parties and not just certain interest groups. You know all those reasons we all hear from our officials. But those excuses do not have to hold true in Weddington. Why?– because we as a small Town have every opportunity to ensure all interested parties have the same information as our governing body has. Actually that is the one and only responsibility of a body such as a Town Council - to make sure that the voting adults who do not need to be coddled or patronized have the same information, engage in conversations and understand all sides of the issue. Only in that way is there integrity in the process of governance. At the end there will be people who are not happy about voting outcomes but those same people should be able to say, “I had hoped the vote would go another way but I understand it and I was included in the process, knew all the facts, understood all the points of view so I cannot quarrel about the integrity of the process.” How does that become actionable? I would suggest that if anything comes before the Council for a vote and you suspect that there was not an open and transparent process, that people were not engaged appropriately, that another member of the Council was having private and closed meetings, that a member of the Council refused to report what they knew or were working on, that something should have been handled with greater respect for all concerned then you should not feel comfortable voting. If you are saying to yourself things like “I did not do anything wrong, that meeting that I had was just for my information and really do not have to share” or if you are convincing yourself that you had good reasons to be less than open with all concerned then you know in your heart and mind that you have not been honest about having a fair and transparent process - the one thing that we rely on you for. The first and only thing that we ask of our elected officials is a sense of honesty, integrity and openness. If you believe that an issue has had less than that in the process to bring it to closure - don’t proceed. Do the right thing – not the expedient thing. Choose to be a leader who people can respect and trust.

Ms. Janice Propst – I just want to state for the record that this is the worst political season I have ever seen in Weddington. We have always had signs disappear in this Town and sometimes that is just because someone does not realize that it may be private property and the person that owns the property does not support that person. When you see 200 signs missing in this Town on people’s private property in a period of two to four days and they are just for three specific candidates and it becomes grand larceny – then there is a problem. We live in Weddington and this is the South and maybe I am thinking that people have southern manners but I find this appalling. We have a democracy and people that have personal property rights have the right to put who they want on their property and expect that sign to stay there through the season. This is money for those candidates that are asking for their right to represent the Town’s citizens and the people that own the property are asking for their right to speak their individual opinion.

**Item No. 5. Additions, Deletions and/or Adoption of the Agenda.** Town Administrator Amy McCollum asked to add the following item to the agenda:

- Consideration of Amendment to the Contract for Cape Construction Regarding Flooring

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

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

**A. Consideration of Amendment to the Contract for Cape Construction Regarding Flooring.** Town Administrator McCollum advised that the Town approved a contract on September 9 with Cape Construction for the restoration of the Town hardwoods at a cost of \$8,940.00; however there were some items that came up during the project that took longer than expected and the repair, caulking and painting of the stair risers were not included which will increase the contract by \$1,350.00.

Councilwoman Barbara Harrison moved to approve the amendment to the contract with Cape Construction. All were in favor, with votes recorded as follows:

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

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

**A. August 12, 2013 Regular Town Council Meeting Minutes.** Councilwoman Pamela Hadley moved to approve the August 12, 2013 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

**Item No. 7. Consent Agenda (Public Hearings to be held Tuesday, November 12, 2013 at 7:00 p.m. at the Weddington Town Hall).**

**A. Call for Public Hearing to Review and Consider - 7112 New Town Road Wedding and Banquet Facility.** The Town Council received a copy of the Conditional Zoning Application. Councilwoman Harrison moved to call for a public hearing to review and consider this conditional zoning request for a wedding and banquet facility at 7112 New Town Road to be held Tuesday, November 12, 2013 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

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

**B. Call for Public Hearing to Review and Consider – Preliminary Plat for the Highclere Conservation Subdivision.**

The Town Council received a copy of the Conditional Zoning Application and the Application for Submittal of Subdivision Preliminary Plat. Councilwoman Harrison moved to call for a public hearing to review and consider the preliminary plat for the Highclere Conservation Subdivision on Tuesday, November 12, 2013 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

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

**Item No. 8. Public Hearings and Consideration of Public Hearings.**

**A. Consideration of an Interlocal Agreement and Fire Suppression Agreement with Providence VFD.** The Town Council received a copy of the Interlocal Agreement and the Fire Suppression Agreement.

Councilwoman Hadley – A lot of people do not realize the history of Providence so I was going to give a brief overview. Providence was founded in 1954 by citizens that reside in what is now the Town of Weddington. Their original district included the Arboretum to Waxhaw with Waxhaw having been established in 1954 as well. Their location was at the intersection of Providence Road and what is now Ballantyne Parkway. In 1972 they moved to the corner of Tilley Morris and McKee Road. In 1975 Wesley Chapel VFD was founded and Station 26 was built on Waxhaw-Indian Trail Road. Providence VFD gave them equipment, helped with training and willingly gave them the southern part of Weddington as their district. Up to this point, Providence had serviced all of Weddington for the past 21 years. Weddington was incorporated in 1983. Charlotte continued to annex and the city limits came very close to the Providence station. In 1984 Charlotte agreed to buy the station and with that compensation Providence acquired the land to build at 5025 Hemby Road and put a temporary substation on Amanda Drive until the station was completed in 1985. Weddington inherits a fire station, excellent equipment and highly trained personnel. Also in 1984 the Fire Marshal with support from the Wesley Chapel VFD and County Commissioners redrew the fire lines to include Cox and Beulah Church Roads to within a ½ mile of the 5025 Hemby Road location. Our newly elected Mayor and Town Council fought that decision to no avail. The citizens that had founded Providence were outraged. Providence had served



Weddington for 30 years at that point. Over the years certain Mayors and Councils tried to reverse that decision. Finally after another 28 years this Council on July 1, 2012 redrew the district lines and finally provided back to the citizens the level of service that they deserve and at one time had. Next year will be 60 years that Providence has provided service to Weddington. They are the primary fire department for the Town. Our books are practically audited together. We are partners as well we should be. Fire protection should be a policy and not a political ball tossed like a beach ball at a concert. In this case buying the real property, we as tax payers of Weddington have not contributed to, is an asset for the Town. It needs to be fair for both parties. A long term service agreement accomplishes that. They had an agreement that did not serve the citizens of Weddington fairly renewed yearly for 28 years. An agreement that does serve the citizens fairly for 10 years should be a cause for celebration. As opposed to binding it protects. Is it not the primary obligation of government to protect its citizens? It certainly was the first priority in our last survey. The Town is purchasing a \$1.6 million asset for \$1 million. The options were either to deplete our reserve funds and bind future councils or finance a portion of the purchase price. With interest rates at an all time low Council decided that financing was more judicious than leaving the Town without reserves for emergencies or unforeseen expenses. Therefore I would like to make a motion to accept the Interlocal Agreement and Fire Suppression Agreement with Providence VFD as presented.

Attorney Fox – There is one change that I would ask the Council to consider that the Finance Officer has brought to my attention. The Council had talked about taking possession of the property in 15 days as opposed to 10 days to allow more time for the administrative transition of the property to the Town from Providence. Please consider that amendment in your motion to allow for 15 days as opposed to 10 days.

Councilwoman Hadley accepted the amendment. The vote on the motion is as follows:

All were in favor, with votes recorded as follows:

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

Mayor Davison – I wanted to make sure that everyone understands my position on this. When I came in, Providence VFD had a funding problem and what was going on was the County controlled fire service. We changed that and we brought fire service from the County into the Town. I wanted the citizens to control this. We wrote you a letter and promised you that you could control fire service (how much or little you wanted and how much you wanted to pay) every two years through the election process. When it came to buying this building, I had an agreement with Jack Parks, the President of Providence VFD. It is public record. I have it right here. This is what Jack wanted: “The Town of Weddington agrees to partner with the Providence VFD to facilitate with needed upgrades to the station located at 5025 Hemby Road. The support will include financial assistance to be used for the acquisition of contiguous property [I want you to remember acquisition of contiguous property], renovation of the existing facilities and construction of a building addition. The financial assistance will consist of money and loan guarantees not to exceed \$750,000. [The price we just paid was \$1,050,000.] Providence VFD will be expected to bring offers for purchase of property and estimates from contractors to the Town Council for review and approval. In return Providence VFD will agree to transfer ownership of real estate including land and structures to the Town Council.” No binding agreement, no 10-year agreement - I had that. I had a handshake and now it has come to this. We will close this and we will not talk about it for 10 years. I want everyone to know what I had, what my position was and what I was told.

Councilwoman Harrison - Should we stop and not talk for 10 years about the Interlocal Agreement with Charlotte regarding annexation?

Mayor Davidson – Did we have agreements in the first place that we would not?

Councilwoman Harrison – Yes, I had a document from Judge Stanford Steelman that talked about when we incorporated we were sued by Charlotte for incorporation and because of that we went into two 10-year

agreements with them and we have continued to do that. That is what I am asking. You are making it sound like we have not done a 10-year agreement before. We have since we have been incorporated and we do not talk about our 10-year agreement with Charlotte until it comes up.

Mayor Davidson – Did you write a letter to the Town that they could control fire service for every two years through the election process?

Councilwoman Harrison – What does that have to do with Charlotte?

Mayor Davidson – It has to do with a promise you made to the people of Weddington and if this Council had written another letter to the Town to explain their actions before they took them that would have been a better step too.

**B. Public Hearing to Review and Consider – Union County Elevated Water Storage Tank Conditional Zoning Permit.** Mayor Davidson opened the public hearing. He stated, “When you came in there was a table where you were signing in and this document was being given out. This is not a document from the Town of Weddington or from Union County.”

Attorney Fox – This is a public hearing on the proposed location of a water tower in the Town of Weddington. This is a conditional zoning process. It is a legislative process. Many of you in the past have been a part of the conditional use process where we had to have sworn testimony. The Town Council would have made their decision based upon evidence that would have been presented during that process. This is not that type of proceeding. This proceeding is akin to a rezoning which is a legislative decision based upon the majority vote of the Town Council. Findings of Fact are not required in this type of proceeding. There will be a requirement as is required for any rezoning that a governmental body undertakes as a result of a recent change adopted by the General Assembly two to three years ago that requires that there is a statement of consistency with a rezoning as it relates to the Land Use Plan. There is also a requirement contained in the ordinance that requires a statement or finding of reasonableness as to the proposed rezoning.

Mayor Pro Tem Barry – Attorney Chris Duggan had asked to be allotted the opportunity to speak for a group of citizens tonight. I think we have to establish a rule and vote on that.

Attorney Fox - Your rules provide that for public hearings the Council can set an order as to how the proposed hearing is to take place.

Mayor Pro Tem Barry moved to authorize Attorney Duggan to have 20 minutes to speak assuming that he has an affidavit showing signed signatures from people in the audience contributing that time to him. All were in favor, with votes recorded as follows:

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

The Town Council received the following memo from Town Planner Jordan Cook:

Union County requests a Conditional Zoning Permit (CZ) for a 179 foot tall, 1.5 million gallon elevated water storage tank located along Hemby Road.

**Application Information:**

Date of Application: July 19, 2013

Applicant Name: Cynthia Coto (Union County-County Manager)

Owner Name: Lelia L. Morris

Parcel ID#: A portion of 06-120-004 and 06-120-004B in its entirety

Property Location: South side of Hemby Road between Providence Volunteer Fire Department and Hunter Lane (Weddington Woods subdivision)  
Existing Zoning: R-40 and RCD  
Proposed Zoning: R-40(CZ) and RCD(CZ)  
Existing Land Use: Traditional Residential and Residential Conservation (no change proposed)  
Existing Use: Vacant  
Proposed Use: Elevated Water Storage Tank, Class II Essential Service  
Parcel Size: 3.92 Acres (comprised of two tracts that will be recombined)

**General Information:**

- A Conditional Zoning Permit is required for a Class II Essential Service in the R-40 and RCD zoning districts. Water Storage is included as a Class II Essential Service in the *Town of Weddington Zoning Ordinance*.
- The applicant is proposing a 179 foot tall, 1.5 million gallon elevated water storage tank within a fenced in area along Hemby Road.
- The proposed water tank style will be a composite tank with a 48 foot concrete diameter base and approximately 74 foot diameter bowl.
- The proposed facility will be accessed by a 20 foot wide gravel access road from Hemby Road. A decorative entrance gate will be placed 47 feet from the property line while an access gate at the facility entrance will be placed approximately 290 feet from the property line to reduce visibility of the facility from Hemby Road. The actual water tower will be located over 500 feet from Hemby Road.
- In addition to the water storage tank, the site will include a tank drainage/overflow vault, storm water pond and a parking area comprised of four parking spaces.

**Minimum Standards for a Class II Essential Service in R-40 and RCD Zoning Districts:**

Minimum Lot Area- 40,000 square feet—combined lots are 3.92 acres or 170,755 square feet

Minimum Front Yard Setback- 75 feet—proposed setback is greater than 500 feet

Minimum Lot Width- 120 feet as measured at the front yard setback—proposed width is 176 feet

Minimum Side Yard Setbacks- 15 feet—proposed left and right side yard setbacks are 113 feet and 34 feet respectively

Minimum Read Yard Setback- 40 feet—proposed setback is greater than 200 feet

- The proposed water storage tank complies with all minimum yard regulations and front, side and rear yard setbacks for a Class II Essential Service in the R-40 and RCD zoning districts as set forth in the *Town of Weddington Zoning Ordinance*.
- The applicant will be required to submit a lot line revision plat. The lot line revision plat will include parcels 06-120-004 and 06-120-004B. All 1.278 acres of parcel 06-120-004B and 2.638 acres of parcel 06-120-004 will be included on the water tank site.

**Additional Information:**

- Screening and landscaping will be provided using new and existing (mature) vegetation.
- A 26 foot landscape buffer is required around the proposed water tank. Landscaping will be added to the front and northern perimeters of the property to meet these buffer requirements. A natural/existing tree buffer will surround the rear and southern perimeters of the property.
- Clearing will only occur where the access road will be installed and within the tank construction limits. All proposed landscaping complies with the *Town of Weddington Zoning Ordinance*.
- Outdoor lighting will be minimal. If lighting is needed on the tank it will comply with Federal Aviation Administration requirements.
- The water tank does not have any pumps or other moving parts, therefore noise should not be a factor.
- The applicant has provided a map and pictures of the proposed water tank from various locations surrounding the water tank.

- The proposed water tank is exempt from the Town’s maximum height restrictions per *Section 58-15* of the *Town of Weddington Zoning Ordinance*.
- The property owner has provided written and notarized authorization to Union County to apply for the Conditional Zoning Permit.
- Two Public Involvement Meetings (PIM) were held in accordance with *Section 58-271* of the *Town of Weddington Zoning Ordinance*.
  - The first PIM was held on-site at parcel 06-120-004B on August 22, 2013 from 10:00am-12:00pm. There were approximately 35 attendees at that meeting.
  - The second PIM was held at Weddington Town Hall on August 26, 2013 from 4:30-6:30pm.
  - Most attendees were not in support of the proposed water tank. Included in the packet is a list of questions that were asked by the public during the August 22<sup>nd</sup> PIM.
  - The Planning Board gave this project a favorable recommendation by way of a 4-3 vote. The Planning Board also added conditions four and five listed below.

**Staff has reviewed the application and submitted documents and finds the Conditional Zoning Application is in compliance with the Town of Weddington Zoning Ordinance with the following conditions:**

1. All engineer’s (USI-Bonnie Fisher) comments must be addressed and completed prior to any construction;
2. Applicant must apply for NCDOT Driveway Permit for proposed driveway along Hemby Road;
3. Lot line revision plat must be approved and recorded by the Union County Register of Deeds prior to any construction;
4. Nothing can be added to the water tower that would increase the overall height;
5. Trees and shrubs around the perimeter of the property to exceed Town’s minimum landscaping requirements.

The Planning Board also recommended that if Union County obtains an adjacent easement, the easement be landscaped.

The Town Council also received information prepared by HDR Engineering, Inc. of the Carolinas which included the following:

- Conditional Zoning Application dated July 19, 2013
- Written and Notarized Authorization for Union County to Apply for the Conditional Zoning Permit
- Narrative for Conditional Zoning Permit Application
- Map of the Area
- Adjoining Properties
- Properties Within 1,300 feet of the Property
- 1,300 ft. Boundary and Soil Map
- Storm Water Management Plan Project Narrative and Calculations
- Culvert Analysis
- Erosion Control
- Custom Soil Resource Report
- Soil Map
- Pre-Construction Map
- Post-Construction Map
- Access Drive Culvert Drainage Area
- Flood Insurance Rate Map
- Photo Rendering Locations – Hemby Road Site
- Index of Drawings which includes the Site Plan, Subdivision Plan, Existing Conditions Site Demolition Plan, Site Grading and Drainage Plan, Erosion Control Plan – Phase I and Phase II, Tank Piping Plan, General Legend and Project Notes, Standard Details, Drainage Structure Plan and Sections, Erosion Control Details, Storm Water Details, Landscape Plan, CES Elevated Storage Tank Plan and Details,

Councilmember Thomisser – Mr. Cook, did the Union County Board of Commissioners vote on the location of the water tower and if so, what was the vote?

Town Planner Cook – I think they did but I do not know. That probably is a question for the applicant.

Mr. Pete D'Adamo – I am with HDR Engineers and represent Union County Public Works. We are here to discuss the elevated water tank on what has been referred to as the Hemby Road property. We are going to talk about the purpose and need of the project, project history of trying to construct an elevated tank in the Town of Weddington and speak specifically about the project location, statistics, tank styles and renderings. This slide shows the overall area. When you look at water systems they are divided into pressure zones. The current 853 pressure zone is where Weddington is located as it relates to the water system. The red dotted hatched area is the incorporated limits of the Town of Weddington. Water is currently provided pumped through the Waxhaw-Marvin Booster Pumping Station and the Watkins Booster Pumping Station and that is used to fill the 853 Stallings Tank and the Indian Trail Tank to provide pressure to the region. Then there is a series of underground tanks that go to the customers. Why are we talking about an elevated water tank in Weddington? There are water storage issues for the current Weddington/Marvin service area. There is insufficient volume storage for normal and emergency conditions and there are also pressure issues that we have talked about in the past. Some residents that are on the public water system experience pressures less than 30 psi under static conditions and DENR has established a minimum of 30 psi. Because these existing tanks are fed from a booster pump station when that pump station is on there are also areas in the service area that see extremely high pressures. Some areas have high pressures and some have low. The County in 2011 completed a Water and Sewer Master Plan. As part of that effort their consultant prepared a hydraulic model and tried to look at the existing 853 zone and see what sort of pressures are experienced. Basically what they found was these series of red dots that indicate areas when the pump station is not pumping where the static pressure is below 30 psi. There was a desire to try to improve these conditions through the master planning effort. Basically the recommendations of the Master Plan was to create a new pressure zone partially out of the 853 pressure zone and realign several pressure zones to try to improve the overall operation of the system. The recommendation was to create an 880 pressure zone which is on the left hand side of the graph. As you can see the Town is not the only customers that comprise the 880 pressure zone. It does extend beyond that. There are portions of the Town that are in the 853 west zone. They would take the existing Waxhaw Marvin Pump Station out of service and construct a new pump station to serve this area and then construct a new elevated water tank to serve this 880 pressure zone. This has several advantages system wide as well as addresses some of the pressure and storage issues that I mentioned. They went back and looked at their hydraulic model and included the new Weddington Storage Tank and the new pressure zone and projected into the future to see what sort of static pressures would arise and basically all the red dots before that were indicating pressures of 30 psi or less increased to the 40 to 50 psi range or above and eliminating the booster pumping station addressed the high pressure issues that some of the residents experienced. That was the reason for recommending the proposed water tank. There were some discussions about storage requirements and that goes into the size of the tank. The pressure that you need to maintain goes into the height of the tank and that also is based on the ground elevation as well. Storage has to do with several issues. You have your basic water demands that people have and you have flow equalization which are certain times during the day where there is a lot of usage and other times when there is not so you can use a certain amount of storage to buffer that. You also look at fire flow and emergency reserve requirements. The consultant that did the Master Plan that made the recommendations for the 880 zone based that on providing equalization storage which is calculated on a peak hour demand minus the maximum daily demand for six hours, a fire flow requirement of 3,500 gallons per minute for three hours and then an emergency reserve. Basically the larger of those two, fire flow and the emergency reserve, goes into the calculation to come up with the needed storage. They also looked at the fact that in this pressure zone there are certain areas that people are located at high elevations and they want to be able to provide at least 40 psi to those people. If they did not raise the height of this pressure zone of 880 there would be a portion of that storage that basically has no use because it is below the elevation that is required for everybody to have 40 psi. That was an important consideration.

I want to talk about the project history. Back in 2005 the County completed a Master Plan and as part of that plan there was a recommendation to construct an elevated water tank in the Weddington area. I mentioned they

renewed their Master Plan effort in 2011 and the recommendation was to construct an elevated water storage tank in the Weddington area. Since 2007 over 30 sites have been evaluated. We went through the original process that Council mentioned and submitted a Conditional Use Permit application for the King property across from Town Hall. That was denied January 12, 2010 and then subsequently Union County Public Works submitted a site off of Providence Road near Rea Road and at that point we were in a similar process that we are now through a Conditional Zoning Permit. That was initially approved in August of 2011 and then subsequently rescinded in September of 2011. The problem still exists. We are trying to address the issue of storage and pressure. Weddington Council appointed a liaison to work with Union County to locate a site for a Weddington tank. In 2013 three additional sites were considered including the original King property, the Hemby Road site which we are here to talk about tonight and then what we call the downtown site behind the Harris Teeter. A public meeting was held and based on the discussions at that public meeting the majority of the citizens that did participate and vote preferred the Hemby Road site. At that point the Union County Board of County Commissioners asked Weddington to endorse one of the two sites in May 2013. Weddington Council passed a non-binding resolution in support of the Hemby Road site in May 2013 and at that point the Union County Board of County Commissioners directed UCPW to proceed with the Hemby Road site in May of 2013. I do not know the vote number. Since then we have had four public meetings. We had one meeting to talk about aesthetics of the tank, two public involvements meetings and the Planning Board meeting and we are here tonight.

It is a 1.5 million gallon elevated water storage tank located off of Hemby Road next to the fire station and near the intersection of Hemby Road and Weddington-Matthews Road. This is two parcels that will be recombined for a total of 3.92 acres. It will have a gravel access road and two water lines that will come off of Hemby Road and near the tank. There will be an extension up Hemby Road to the intersection of Weddington-Matthews Road with a 20-inch line that will tie into an existing 16-inch line to feed the system. This is the slide of the basic site plan that shows what is being proposed. There is a storm water pond associated with the project as well as an overflow structure, parking spaces and the basic tank itself. As mentioned and as a condition from the Planning Board, there will be landscaping/planted vegetation along two sides and we will rely on the natural tree line to the south as part of the vegetation around the site. The volume is 1.5 million gallons, the height is 179 feet, the bulb diameter which is where the water sets up on top is 74 feet, the tank base is a single pedestal and is 48 feet, the head range (that means the amount of the height of the bulb) that the water occupies is 50 feet. The max water elevation is 880 feet mean sea level that is what is needed to provide the pressures. The floor elevation at the site is 721 feet and the tank weight is 1,700 tons. We looked at several different styles. The style on the left is a composite. The base which goes up to the bulb is actually made of concrete and the bulb at the top is painted steel. They have short and tall versions of that. We also looked at a spheroid tank which is an all steel tank and a single pedestal tank. We did have one public meeting to talk about aesthetics and those that were there that did vote favored the composite tank which is on the left. We also talked about that with the Planning Board. Water towers are designed to meet certain requirements. They are designed as critical structures to withstand major events. There are wind load considerations and seismic load considerations when we design the water tower to meet certain requirements. Based on our discussions with tank manufacturers about this particular project considering both seismic conditions and wind conditions they are designed to withstand major wind events – including over 200 mph. These are some examples of some extreme events that happened around the country - hurricanes and tornadoes and pretty much what was left was the water tower. Based on our discussions with the tank manufacturers they have constructed hundreds of elevated composite water tanks in the last 25 years and there is one documented failure that occurred during initial filling of the tank due to a design error. We went out and took some renderings which we have shared with the public through several meetings. We have basically eight renderings or view points and I will scroll through those. The idea was to give you an idea of what the tank would look like from those particular areas. This is Site #1 which is across from the fire department. This is the tall bowl composite tank. This is heading up to the intersection of Weddington-Matthews Road looking back to the fire department and looking back to the tank. You will see that some of these pictures were taken in the winter time when there were no leaves and some more recently when there were some leaves. This is heading the other way up Hemby Road looking back at the fields. This is the most open view of the tank. You are getting ready to get into residential subdivisions as you head further out on Hemby Road. This is further up looking back at the same direction of what the tank would look like. We

wanted to go on the other side of Hemby Road in Providence Woods South and look at some areas in there. We tried to find a place that we could go and look back at where the tank was and this is from Greenbrook Parkway. At this location it is difficult to see. We also got a fire truck and went back into the neighborhood and went above the roof lines of the houses so you are actually above second story windows and look back over to the site. This is View #6 from Greenbrook Parkway looking to where the tank will be. This is another view off of Foxmeade Drive again looking back towards the tank across the street. This is another view looking back towards the tank.

You have a list of questions that have been asked previously. We went through a lot of public meetings with these folks and we do appreciate your passion and questions. I wanted to run through a couple of the top questions. Can the needs of the project be met with two smaller shorter tanks? As I mentioned shorter tanks will not resolve the pressure issues that are needed. We talked about the storage requirements and needs in this facility. A shorter tank will not work. Will construction of the tank impact local groundwater? There were some folks concerned about that. The water that fills this tank ultimately comes from the Catawba River and the Lancaster Water Treatment Plant. There will be no impact on groundwater resources and groundwater resources will not be used to fill this tank. Will there be noise associated with the operation of this tank? There are no moving parts to the tank so therefore there will be no noise associated with the tank except when someone comes and cuts the grass. How much will the tank weigh? The tank including the water weighs about 16 million pounds. The tank foundation will be designed to support this weight. There will be a geotechnical evaluation to identify a proper design and foundation. When will the tank be completed? Assuming approval it is estimated that the tank construction will be completed the summer of 2015. What happens if the water in the tank needs to be emptied? The bulk of the water will be drained back to the distribution system for use by the customers. The County has no desire to dump water on the ground. It costs a lot of money to create water and that is revenue on the ground. It will be drained back. If there is a small amount of water remaining in the tank it will be drained under a controlled discharge to the overflow structure adjacent to the tank which also has a system to remove chlorine from the water. The County can decide to do this over several days to minimize any issue or impacts. We will follow the natural drainage flow path and in this case to the south. What precautions are provided in the event of tank failure? The tank has an adjacent dry storm water pond and has a capacity of about 315,000 gallons in the spillway and a total capacity of about 500,000 gallons. Will nearby properties be required to have flood insurance? We are not aware of any requirements. Can the County construct the ground storage tank instead of the proposed elevated tank? We are here tonight to talk about an elevated tank on Hemby property. The County's policy is to operate their water system using elevated tanks to provide system pressure and storage. The reasons include better system reliability, easier to operate and maintain, less moving parts, quieter operation and lower costs. What are the estimated costs of the proposed tank versus ground storage? When the County previously looked at another site and estimated the costs relationship the elevated tank had a cost of about \$4.5 million and the ground storage tank including the pumping station that would be needed for that as well as some other improvements was about \$6.2 million. With a ground storage tank you are going to have an additional pumping station that has to be maintained and operated and has costs associated with that operationally of an estimate of \$200,000 a year. What maintenance activities are required for the tank? The tank water levels will be monitored continuously by the County through their data system. About every five years the interior and exterior of the tank will be inspected and about 10 to 15 years the tank will be drained and repainted. There will also be the routine grounds maintenance that I mentioned. Will there be lighting associated with the tank? The base of the tank actually has access doors that you can go inside the base of the tank and so there will be lights on the top of those doors that can be operated by a motion sensor. Based on our discussions with the FAA, given the location of the tank and the height of the tank a beacon is not required on top of the tank and we will make sure we comply with the FAA. How will the water enter and leave the tank? There will be two separate 20-inch lines that will feed and withdraw water from the tank. Two lines are provided to make sure the tank turns over and the water quality is maintained and a new 20-inch line will be routed along Hemby Road at the intersection of Matthews-Weddington Road. Will the tank have a cell tower associated with it? The proposed design does not include a cell tower. None of Union County's tanks have cell towers.

In conclusion with my presentation, Union County has been working eight years to try to get a water tower in the Town of Weddington. They need a 1.5 million gallon water tower to provide adequate fire flow pressure and maintain a level of service and regulatory compliance now and into the future. An elevated water tank is the most reliable method to meet the needs of the service area. An elevated water storage tank complies with the Town's ordinance for conditional zoning that is a Class II Essential Service. It is consistent with the Public Facility and Service Goals established in the Town's Land Use Plan.

Mayor Davidson – Can you tell me the criteria for site selection? Is Ed Goscicki here tonight?

It was advised that Ed Goscicki was not going to be at the meeting.

Mr. D'Adamo – There are several criteria to look at. We look at ground elevation of a site because the lower the ground elevation the taller the tank. It makes it more difficult to meet the pressure needs. We look at the proximity to major infrastructure such as pipe lines that would transmit the water from the tank to the distribution/transmission system. We look at surrounding area. What the community looks like and what is adjacent to the tank. We consider the fact whether there is a willing seller for a particular parcel.

Mayor Davidson – Can you go to the slide that has the 880 pressure zone? The reason that I am asking about the criteria is because in June 2012 Ed had a meeting with the Town and we went through this and he gave us the criteria - high elevation is the obvious one and central to the pressure zone. He said there were water quality issues if you were not in the center of the pressure zone. The yellow line is the 24-inch main. He said that the Town center was the optimal place for this water tower. That is the Town center and that looks to be in the center of the pressure zone. This site is going up away from the center of the pressure zone. Does that lessen the effectiveness of this water tower location?

Mr. D'Adamo – The County's consultant looked at this site and looked at the impact on pressure and the ability to meet the requirements of pressure. The key issue as it relates to water quality and water systems is you need to turn the tanks over. We turn them over daily. We look at water age. How long it takes water to get to the most distant parts of the service area. So that is a consideration too. I don't have a water age analysis to compare the Town center to this site. Given their locations I do not think there would be a big difference in water age.

Mayor Davidson – But you are moving away from the center of the pressure zone with this site.

Mr. D'Adamo – Yes.

Mayor Davidson – Another thing he was adamant about was the 24-inch main. You have moved away from there.

Mr. D'Adamo – Black and Veatch Associates did a water pressure analysis and looked at the impact of this site and what would be required to tie into the existing transmission main and that was a 20-inch line along Hemby Road. They found as they looked at the entire service area in one case some pressures came down and in some cases some pressures came up but it met the minimum requirement of service level that they were shooting for with this 40 psi.

Mayor Davidson – So it met the minimum.

Mr. D'Adamo – The minimum requirements is what they are trying to achieve in putting in an elevated storage tower.

Mayor Davidson – Do you think any sacrifices are being made from going away from the Town center and this 24-inch line? Do you think this is a less effective tank location?



Mr. D'Adamo – No.

Councilwoman Harrison - You talked about an overflow pond and in your application you talk about a vault. Can you explain? This was certainly not something you talked about with the King property.

Mr. D'Adamo – A water tower creates a certain amount of impervious area that did not exist predevelopment so you have to address that through a storm water pond based on the Town's ordinances. In both of those other sites there was a storm water pond as well. We designed that to meet the requirements of the Town. All water tanks have both a drain and an overflow. The water that gets to the tank is pumped to the tank and is designed to shut off before the overflow. You make sure you have safety measures. Both the drain and the overflow drains through this concrete vault and then to the storm water pond. The purpose of the vault was to provide an ability to remove any residual chlorine in the water. The primary purpose of the storm water pond is because of the increased impervious area due to the construction.

Councilwoman Harrison – Do you have vaults in other tanks in Union County? I don't specifically see them when I went to look at a couple of them in different Towns.

Mr. D'Adamo – The storm water is there because of the Town's ordinance and requirements. The vault itself is designed to remove chlorine because there is more focus on that these days.

Councilwoman Harrison – When is the last time you built a water tower in Union County?

Mr. D'Adamo did not know the answer.

Councilwoman Harrison - It was in 2003. Based on your application there are no pump stations attached to this tower. Do you see in the future where there would have to be a pump station on this particular site?

Mr. D'Adamo – No.

Councilwoman Harrison – If you would need one would they have to come back in if they needed a pump station on this site?

Town Planner Cook – They would. That also is included in Class II Essential Services.

Councilwoman Harrison – You are saying that the Marvin Pump Station will be eliminated. Are you putting one someplace else?

Mr. D'Adamo – Yes and that has not been determined yet. It is not at this location.

Councilwoman Harrison – Is that the chicken and the egg thing going on here?

Mr. D'Adamo – Both processes are going on parallel.

Councilwoman Harrison – You are guaranteeing that everyone is going to have the right pressure but you are not going to need that pump station to be up before the tower.

Mr. D'Adamo – They need to happen at approximately the same time.

Councilwoman Harrison – On the site is there any body of water?

Mr. D'Adamo – No.

Councilwoman Harrison – If there is a major issue and the tower releases all 1.5 million gallons of water what chemicals are in the water? Will it be harmful to the surrounding area or the surrounding streams?

Mr. D’Adamo – The chemicals in the water is a secondary disinfect which includes chlorine. The other chemicals in the water are those that occur naturally at the Catawba River supply that were not removed during treatment.

Councilwoman Harrison – And you do not have to have some special permit or agreement with any other body such as DENR or FEMA?

Mr. D’Adamo – DENR will permit this project as a water tower but it does not require a NPDES discharge.

Councilwoman Harrison – Will this tower benefit Stallings?

Mr. D’Adamo – The recommendation as part of the Master Plan looked at everything holistically that included adjustments and pressure boundaries as well as this water storage tank and a new pumping station. Moving forward with the County’s Comprehensive Water Storage Plan will benefit several areas.

Councilwoman Harrison – How long do you anticipate this water tower to be functional? We have a fire station that was built in the 1950s that is still functional. Do you see in 60 years this water tower still being a functional unit?

Mr. D’Adamo – Yes.

Councilwoman Harrison – The thing that really surprised me was that you only inspect the water tower once every five years.

Mr. D’Adamo – Internally.

Councilwoman Harrison – What about outside to make sure that no one is trespassing?

Mr. D’Adamo – That will be done routinely by County staff. They will typically visit the site weekly and that will be part of their standard operating procedure is to walk around the property.

Councilwoman Harrison – Is the internal inspection done by Union County Public Works or is that done by an outside agency?

Mr. D’Adamo – Most utilities hire an outside agency. They have a couple of ways to go with that. You can actually hire a diver for that to avoid draining the tank. There are firms that specialize in that.

Councilwoman Harrison – You stated that this has been designed for future growth. At what point will that not be enough?

Mr. D’Adamo – The only way to answer that is the Master Plan that was recently completed is considered the 20-year planning document and this tank is active for the life of that document.

Councilwoman Harrison – I want to reiterate that there are people that have low pressure and there are people in Marvin and Weddington that have high pressure. It is not just one or two developments but more and more developments. This past weekend I had people calling me that lived on Highway 84 and in Weddington Hills regarding their water pressure. All of these water customers with this tank will they have even water pressure?

Mr. D'Adamo – All of our customers with this tank with low pressure will have higher pressure meeting the requirements. Those that have the high pressure will have more moderate pressures. The pressure is based on the elevation of your house and the number of floors. It will definitely even it out.

Councilwoman Harrison – People that had to put regulators on their water you are not recommending to take those off?

Mr. D'Adamo – I do not have a recommendation on that.

Councilwoman Harrison – How many Weddington customers do you have?

Mr. Scott Huneycutt – 6,200 customers in the 880 zone which includes people outside of Weddington.

Councilwoman Harrison – Do any of the adjacent property owners object to this water tower? What happens if we vote no?

Mr. D'Adamo – I am speaking as a consultant and not speaking for the Union County Commissioners. There are severe pressure problems that they need to resolve and they need to figure out a way to resolve those. In my opinion as their consultant if the tank is not built then they have to look at future development and if it can be supported or does it have to wait for a water tower before any additional development happens.

Councilwoman Harrison – Is the water tower on Highway 218 still 235 feet?

Mr. D'Adamo – Yes.

Councilwoman Harrison – And the one in Marshville still 200 feet?

Mr. D'Adamo – I believe 205 feet.

Councilwoman Harrison – When the sewer and water tanks in Waxhaw were built my records show that was in 1992. Is that correct?

Mr. D'Adamo – I do not have an answer for that.

Councilwoman Harrison – Right now how long are the pumping stations running per day?

Mr. D'Adamo – My understanding is that they run about 80% of the time.

Councilwoman Harrison – What is the recommendation normally?

Mr. D'Adamo – Typically 30 to 40%.

Councilwoman Harrison – What kind of disaster recovery do you have? What happens if we lose the pumping station and it was hit by a tornado or hurricane?

Mr. D'Adamo – Some of the recommendations that were provided in the Master Plan in the 880 zone included the ability to get water from other zones in an emergency so those would have to be implemented as well with this project to make this system more robust.

Councilwoman Hadley – I have had a lot of people talk to me about water restrictions. Can you explain to the audience if Public Works would require stricter water restrictions would that help the pressure situation?

Mr. D'Adamo – It is not going to help the pressure situation. The pressure is primarily an elevation issue in particular as it relates to some of the areas in the service area that are at a higher elevation.

Mayor Pro Tem Barry – I want to talk about ground tanks and pumps. This is my third water tower public hearing. I think it is important to get some of these questions on the record for this hearing. Talk about the process that the County would have to implement to create a new pressure zone for tanks and pumps versus an elevated water storage tank.

Mr. D'Adamo – They would have to look at it as they did in their Master Plan. Is there a hydraulic model to evaluate the system? Use that to look at current conditions as well as projected future conditions as part of the planning process. If they were going to look at a ground storage tank and a pump station they would have to look at what is going to feed your ground storage tank which is another pump station and how would that water get to that location through the existing transmission mains. Are they adequate to do that or do they need a separate transmission main from Point A to Point B? At the site where you are going to have the ground storage tank you would have a second booster pumping station which would pump into the system and pressurize the system to meet the requirements of pressure and flow. That would have to be evaluated as well to make sure there are no other infrastructure improvements that would be required.

Mayor Pro Tem Barry – I was told if you implemented this type of solution rather than the elevated storage that you would have to cordon off this system from the balance of the Union County Public Water System because of water equalization. Is that accurate?

Mr. D'Adamo – That certainly could be the case. Anytime you look at different pressure zones they are typically valved off but as I mentioned a few minutes ago there are often emergency connections that allow back feed but it would typically be separated off.

Councilmember Thomisser – I have a question regarding fire flow. It is my understand that recently the Weddington Providence VFD did a check on all of the fire hydrants in Weddington and found that 50% of the fire hydrants were testing a pressure of 30 pounds or less and that the other 50% were testing between 30 and 50 pounds. I want to establish a point of reference. Are there any fire fighters out there that could tell us what the average fire hydrant pressure in Charlotte is? Does any one have that information?

Mr. D'Adamo – I do not.

Councilmember Thomisser – I did check with a fire station in Mecklenburg County and the answer was 70 psi. The second question is the one I posed earlier and Mr. Bundy feel free to assist the applicant as far as the answer to this question. On May 13 the Weddington Town Council was asked to state the preference for the water tower location. Each one of us stated a preference but we were also instructed should we receive any information since May 13 until tonight we reserve the right to change our preference. My question is shortly after that the Union County Board of County Commissioners voted on the location. Do you know what that vote was?

Mr. D'Adamo – I know that they instructed Public Works Staff to proceed with the Hemby Road site but I do not know the vote.

Councilmember Thomisser – I would like to put it in the record that the vote was 5-0 for Hemby Road.

Attorney Ligon Bundy – Scott Huneycutt is the Deputy Director of Union County Public Works. He was in the back operating the PowerPoint. He can come up and address questions if necessary. In order for you to grant this application you have to adopt a statement describing whether the action is consistent with an adopted comprehensive plan and explain why the Town Council considers the action taken to be reasonable and in the public interest. You are also to analyze a statement of reasonableness of the proposed rezoning. What I am

going to do is read into the record a document. I think it would be appropriate for me to read this so the public would know what the County's contention is concerning this statement of reasonableness.

Petitioner, Union County, pursuant to § 58-271(f)(1) of the Weddington Zoning Ordinance, requests that the Weddington Town Council consider adopting the following statement, analyzing the reasonableness of the proposed rezoning to Conditional Zoning District and finding that the petition should be approved, based upon the following:

1. The Subdivision Ordinance encourages the use of Public Water Systems, and requires certain new subdivisions to utilize Public Water Systems, when available (See § 46-78). It does not make sense to require new subdivisions to be served by a water system that does not have sufficient capacity to serve new residences.
2. There are currently many Weddington Residences that rely upon the Union County Water System for their water supply. Some of these residences experience poor water pressure, and this situation will get worse in the future as more customers are added to the water system. The construction of a water tower on the site that is the subject of the application is designed to address this issue, and is necessary for the health, safety and welfare of the community.
3. The Union County Water System provides water for fire suppression; low water pressure reduces the effectiveness of the system for this use. The construction of a water tower on the site that is the subject of the application is designed to address this issue, and is necessary for the health, safety and welfare of the community.
4. There are currently water transmission lines in the area of the property that is the subject of the application, therefore, extensive construction activities will not be necessary in order to build new water lines to the proposed water tower, which could otherwise cause substantial disruption.
5. A water tower is a Class II Essential Service as defined in the Weddington Zoning Ordinance; this use is a conditional use under the current zoning of the property that is the subject of the application and the proposed use is therefore not prohibited under current zoning.
6. The property that is the subject of the application does not adjoin property that is being used for residential purposes.
7. The property that is the subject of the application adjoins property upon which the Providence Volunteer Fire Department is located; this is an Emergency Government Service Facility under § 58-58 (2) (e) of the Weddington Zoning Ordinance. This use is consistent with the location of a water tower in the area.
8. The construction of a water tower, which will improve the Union County Water System that serves part of the Town of Weddington and will provide service to additional residences to be built in the future, is compatible with the Weddington Land Use Plan based upon the following:
  - a. The Land Use Plan recognizes that growth in Weddington is inevitable (Page 10), and states that "The consistent pattern of recent growth in the Charlotte regions indicates continuing strong growth in the Weddington area for the foreseeable future." (See page 33).
  - b. The Land Use Plan states that Single-family subdivisions are the preferred land use type (Page 11; Policy #6 on Page 15).
  - c. The Land Use Plan states that development should be coordinated with the availability of water facilities (Page 12).
  - d. A stated goal of the Land Use Plan is that all existing and future developments in Weddington be served by adequate water facilities (Goal 2, Page 19).
  - e. A stated policy of the Land Use Plan is that water system improvements are to be constructed concurrent with new development, and that adequate capacity needs to be provided to meet demands of existing and new customers (Policy #2, Page 19).
  - f. A stated policy of the Land Use Plan is that the Town have input on utility extensions by Union County (Policy #3, Page 19).
  - g. A stated policy of the Land Use Plan is for the Town to coordinate with service providers on the location of installation of utilities (Policy #6, Page 22).
  - h. In Section V (Context for Planning) of the Land Use Plan, it is stated that "...abundant water supplies...enhance the Town's quality of life." (See page 30). It is also stated that "There are some

areas in the eastern part of Weddington where the availability of quality well water is sometimes a problem.” (See page 31).

- i. In Section V (Context for Planning) of the Land Use Plan, it is stated as follows: “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 storm water 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.” (See Pages 34-35).
- j. At pages 37-38 of the Land Use Plan, there is an extensive discussion of the Union County Water System, and it is clear from the discussion that a vibrant water system is instrumental to the future of the Town.

Basically in summary your own Zoning Ordinance and Land Use Plan recognizes that this is a residential community and that growth is going to continue and that larger subdivisions are required to hook into the Union County Water system. We contend that this water system needs to be updated with a water tank to address these pressure problems. It is clear we contend that this proposed use is consistent with your ordinance, your Land Use Plan and we need to put it in this location to address the needs of the Weddington residents and also the residents outside of Weddington. I will address the issues raised earlier by Councilmembers regarding the location of a pump station. There is no desire or intention on the part of Union County at this time to put a pump station on this site. We are going to have to do a pump station. We are in negotiations with a couple of pieces of property. If we locate a piece of property that happens to be in Weddington for the location of the pump station that would also be a Class II Essential Service and we would have to come back before you with permission to put a pump station. I will be happy to answer any questions that you have.

Mayor Davidson – Item #7 - The property that is the subject of the application adjoins property upon which the Providence VFD is located; this is an Emergency Government Service Facility under 58-58 (2) (e) of the Weddington Zoning Ordinance. That is all factual. This use is consistent with the location of a water tower in the area. Is that in our Land Use Plan?

Attorney Bundy – That is my contention.

Mayor Davidson – That is your conclusion.

Attorney Bundy – It is my contention. That came from me.

Mayor Davidson – That is not in our language. There is no association between fire stations and water towers in our Land Use Plan language.

Attorney Bundy – I would say that is correct.

Mayor Davidson – Does this document just apply to this Hemby site or could this document apply to other sites in Weddington?

Attorney Bundy – I think it depends on the site. The document specifically states that there are no residents on property adjoining this and I think it would depend on the zoning of other properties. It is in here for example that a Class II Use is not prohibited under the current zoning of the property chosen. I have not reviewed your ordinance to see whether Class II Essential Services are prohibited in other zoning classifications.

Mr. Mark Schmidt – I live in Stratford Hall. We have a major significant water pressure problem in our subdivision to the point that we have to stagger appliance use, showers and irrigation. It is truly bad. But the main point that I wanted to make tonight is the urgency of this problem. I think the need has been identified and I want to stress the urgency. This will impact all of us whether we like this site or we do not like this site. This is about Weddington's quality of life and our reputation. We are getting a black eye with prospective buyers and our property values are suffering. I heard the gentleman say that it is going to be almost two years before this site can be ready. That is two more years of me not having any water and not having sufficient potential water to put out fires in remote areas or distant points from fire hydrants. If we do not approve this site this is going to put this back into further litigation, further delay and we are probably talking about several more years. We have already been kicking this around for nearly 10 years. We are building more houses and approving them on a regular basis and there is more and more of a demand all the time and over the next two years I will probably have showers that the water does not hit the floor. It is ridiculous for a Town as vibrant as Weddington. This is unacceptable. This is a basic amenity. This is no less valuable to our values than our school system. I do not understand how we can truly fight this with all due respect to the people are here that are opposed to this. I understand their concerns of this being near their properties but I do not believe that the aesthetic impact can come close to outweighing the risk that we are taking of not proceeding. Those factors need to be considered but they do not carry enough weight for me to support that objection. I would like to request the Council approve this site and move forward with this project sooner than later and I think all the citizens of Weddington will benefit from this and it is your responsibility to deal with addressing the majority. Again not to belittle the objections I have to think that they are significantly in the minority here. I think this is something in the best interest of all of us and I would like for you to vote to proceed with this project.

Mr. Rick Yager – I have been involved with this water tower for the last six months and we all totally agree that there is a water pressure problem here in Union County. Our neighbors in Stratford Hall and Rosehill have recently received publicity on the water pressure issue. I live in Waybridge and we too suffer with reduced water pressure. Last weekend water trickled out of my kitchen sink faucet and I did not have enough water pressure to get my sprinkler heads to pop up. This is a problem that all Town residents are dealing with. The issue of site selection has been at the forefront of this debate so I toured all the water towers owned by Union County Public Works to see where past planners placed these towers. Please review the handout that you have in front of you. Here are the results: Page 2 shows the Austin Road tower located south of Monroe, very rural and surrounded by trees, sparsely populated, maybe 25 homes affected by this tower. Pages 3 and 4 shows the Marshville tower that is located in the industrial area of Marshville located on Highway 74. Industrial buildings are located next to the tower, two industrial plants located across the street and a Cold Storage next door. Zero homes are affected. Page 5 shows the old Stallings tower. This is also located in the industrial areas off of Independence Boulevard. There is a body shop next door and a Steak and Hoagie across the street. Pages 6 and 7 show the new Stallings tower which was placed in the commercial district of Stallings. Take a close look at Page 7 - to me this looks a lot like the Harris Teeter Center. Page 8 is the Indian Trail tower. This is located in the commercial district of Indian Trail with a gas station, CVS and grocery store near by. Page 9 is the northwest tower. This is very rural. For 2 ½ miles on the road in front of the tower I counted 25 homes - much more rural than 400 homes located within a half of a mile of the Hemby site. Please review the last two sheets that I had on that presentation. Compare the northwest residential site to the Hemby Site. You can see how densely populated the Hemby site is in comparison. In summary, your predecessors and Town Councils and Public Works made logical decisions where to place these towers. It appears that they looked out for the residents of Union County. They located these towers in either very rural areas affecting very few homes or in commercial districts in town. Considering the precedent that has been set by all the prior leaders the additional costs of \$250,000 for the Hemby Site and the lack of adherence to the Land Use Plan I would ask that this current Town Council follow the lead of prior leaders of Union County and listen to the concerned residents of Weddington and place this water tower in a commercial district of Weddington. Let's not delay this anymore. Please start a review of the Harris Teeter site. Your decision will affect the Town for the rest of its history.

Ms. Eddie Leighton – I live in Matthews. I do not live in Weddington. I bought a lot in Weddington eight years ago when I knew we were going to have to move because we lived in the way of a road called 485. NCDOT in its infinite wisdom put a freeze on our property in 1972. They took what they needed for 485 and said we will

be back and you may not use this property because we want to put in an interchange. We knew we had to find a place to live. We found a beautiful lot in Rosehill which was then just in Union County and was not even in Weddington. When the opportunity came along to be a part of Weddington we thought it was wonderful out here and we approved it. I have watched as the value of this property has gone up some \$25,000 since we purchased it. But unfortunately there is nothing I can do with it because there is not enough water to satisfy our needs. We are in a quandary and whether we choose the Hemby site or the downtown site does not matter. The need is urgent. We need to have a resolution to this and not tomorrow and not next week but we need a resolution now so that the folks in Weddington can have the same quality of life that we felt Weddington could afford.

Attorney Christopher Duggan provided the following affidavit:

We, the undersigned, residents of Weddington, North Carolina, hereby grant our time to speak on the conditional zoning application for a water tower at the Hemby Road site to attorney, Christopher Duggan. This 14<sup>th</sup> day of October, 2013.

Tonya Mangum  
Gene Dominy  
Bill Wentz  
John Tomcik  
GeriAnn Tomcik  
Harry Smith  
Laurie Smith  
Janet Kennelly  
Jack Kennelly

I live in the Town but also represent a number of individuals who oppose the tower at the Hemby Road site. Let me be clear from the start that we all acknowledge that there is a need. We know there is a need. We have heard from a lot of folks that there is a dire need for water pressure. My folks are not here trying to stop this Council from providing that need. In fact that need has existed before today and existed before this application was even brought to this Council. This need existed as you heard for seven years. Two applications were brought before this Council - not this Council but this Board. The first in 2009 and that was next to the Methodist Church and the second in 2011. Just think if the Council had approved one of those two sites we would have the water pressure we need. In fact in 2011 the Council voted for the tower. If that tower was not rescinded and two members of the Council were on that Board to rescind that vote that need would have been satisfied. I ask you to look into your own voting record on this issue. Now that you say that the need is dire why did the need get more from 2011 to now? I tell you why. There is more development going on. You have to approve certain development within the Town and this Board is bringing on new houses. Countywide – Stallings, Marvin - they are approving it. We are adding to this problem as we go along. I have another question tonight. Why are we even here? May 2013 there was a vote of this Council to choose the Hemby site. It was disguised as a non-binding resolution to choose the Hemby site. I have had discussions with the Board. I have heard from this Board and the representations of this Board have been made not only orally but in writing that the location is done. I ask you why are we here if the location is done according to some members of this Board? It is done. Don't delay it. Don't be a part of the problem in delaying it. The location is done. That location being done is done before the Board has even reviewed an application for the site. Does the tower work on the site? Pete is a pretty smart guy. He is not going to design a tower that is not going to work. It is going to work for this site. It is going to work for the other 30 sites that they looked at that had the proper elevation and proper proximity to the pressure zone. What makes me concerned is this Board or members of this Board have made up their mind before an application has been before them. I can't think of anything more arbitrary and capricious than a Board representing to its constituents that the decision is done before an application is even before it. It is 179 feet it has a 74 foot tall bowl, 48 foot wide diameter base, it is going to be one of the largest towers if not the largest tower by volume in Union County. I am not talking about height I am talking about volume. The hydraulics are going to work. Yes the Hemby Road will provide that relief. But this Council



chose to ignore the other locations that were available. One was in the commercial zone. Weddington has a commercial zone for a reason to limit its commercial development. Why? All you have to do is look at the Land Use Plan. The Land Use Plan purports to protect the scenic and rural views of the Town. If the hydraulics work we are left with the aesthetic and rural views. Does this protect the aesthetics and rural view of the Town or does the site closest to the commercial zone protect those aesthetic and rural views? This sheet was provided to me by Ed Goscicki dated April 30, 2013. It shows that there are three sites on the table – the Weddington-Matthews site behind Harris Teeter, the Hemby Road site and the Weddington Road site. Guess which one cost the most to construct? The Hemby site. Was this Town provided this information when it chose the Hemby site, when it determined the location is done and we are going with Hemby? I don't know. Ask yourself that question. I have heard a number of Councilmembers also tell me that the only time that we get ever get anyone to come out to the meetings is when they are opposed to something. That is true. People have baseball games and kids to put to bed. I have offered some time ago before the public hearing took place to take this application that you have for Hemby and run an application at the same time for behind Harris Teeter. You vote up or down on either one of those applications. The Council said no we are going to put our blinders on and look solely at this application for this specific site. It is going to work hydraulically but is it going to work to protect those views that the Land Use Plan purports to protect? You have heard "not in my backyard." Everyone says come to me with something other than not in my back yard. The music started and all these sites were up for grabs. The music stops in 2013 and Hemby is on the list. Music stops and Hemby is without a chair. That is what it boils down to. The need has been created and the need is so great that we say we will not let the residents that are so affected by this tower have the ability to say not in my back yard because I like the scenic and rural views in the backyard. I like driving down Hemby and looking at soybean or corn farms rather than looking at a 179-foot tower. This Council said not in my back yard but that is what the Land Use Plan purports to protect. I am going to read from the Land Use Plan. I know that Attorney Bundy has given you all the technical reasons why we need the tower pursuant to the Land Use Plan. Every single of those reasons applies to any other location except what is directly adjacent to that. I wish I could remember the name of the gentleman I spoke to at one of the public hearings. He has the farm behind and he told me this is right on his property. I said to him, "I guess you can get commercial" and he said, "Yeah, I will take commercial any day of the week." Land Use Goals – Goal #1 - To ensure all new development takes place in the manner that conserves open space and scenic views. Does this conserve open space and scenic views? I contend not. Goal #3 - Minimize the visual affects of development from surrounding properties and roadways. That includes driving down Hemby Road. Now I know some Councilmembers have taken rides through the neighborhoods. Simply driving down these roads and looking at these neighborhoods in front of them you cannot see from these people's backyards. You cannot see what these people see out their bedroom window or bathroom window. I have heard from this Board that we are not considering other areas. No other application or other site because we are hyper focused on this Hemby site. That is short sighted. You are short changing these citizens if you are limiting to simply this application and this site only. The Land Use Plan is much greater than that. This tower is going to be here for 50 years. Guess what happens when that tower runs out of its life – another tower will go up right where it was. Your decision tonight affects this Town for decades. This is not an application where we are trying to site a Kohls or trying to put in a Harris Teeter or some other development where the developer comes in. This is a water tower where there are multiple areas to place a water tower at and guess what? The site behind Harris Teeter is still for sale. There is nothing that says you cannot have them go back and put a water tower there. We are looking at the need to provide adequate utilities. Back in 2011 Mr. Goscicki came before the Board and discussed various properties and what was thought to be the most optimal property. You know what he said. The King Property is the best property for us. You see on this purchase sheet here the reason the King Property is not going up for sale is because they wanted a lot more money than it is worth. That is where it was most optimal because it is closest to the 24-inch main. It is closest to the center of the pressure zone. The Hemby site did not even come on line until 2013 and again that is when the music stopped. The Hemby site will cost more and it is going to have a greater impact on more residents that surround it. I ask each of you to vote to deny this application. Ms. Harrison, you had once said that you do not believe that the tower should be in a residential area. I ask you to maintain that belief. Ms. Hadley, when you were running for office you said you did not believe that a tower should be located in a residential area. Mr. Barry, you voted to rescind the previously approved site. I assume you voted to rescind it because it did not fit within the Land Use Plan and preserve the historic and rural views. It was not documented within the minutes. But I ask you to hold true to those beliefs. Mr. Thomisser, you are

very proud of the fact that you voted against every one of the sites. Make it three. I said before regarding a dual application process and I truly wish that you would vote against this as not purporting with the Land Use Plan. I also have another suggestion for you and I have discussed this with each of you so you know it is coming. The County is going to give you a standard issued water tank. Do with it what you will the County says. You tell us where you want to put it. You all said to put it at Hemby Road. I ask you to do this. The residents of Weddington should have a say in this process and not based on the hyper focus of each application because you are going to get a room filled with the same people opposing it here and across from Providence Downs. No matter where you put it you are going to have the same people; I ask you if you cannot have a referendum to decide where to put this thing you can have a referendum on how to finance ground tanks. Put a condition on this application that the County will come to you with a proposal for ground tanks. Then this Council put up for referendum a decision on whether the residents as a whole decide they want ground tanks or not and decide whether they want to fund ground tanks through bonding. This could be an up or down bond resolution. If it is approved great then they can easily screen ground tanks - you can not easily screen a 179-foot tower. If that bond referendum fails, put up the tank either here or at any other approved site at the time of the referendum. That creates a subset for you all. You can have a referendum and at that time the site is determined by you whether it is this site or another site, the referendum takes place, if the bond referendum fails then you have the elevated water tank. I urge you to consider this. This is a decision that you may or may not be around to see the results of it. What happens to this corner if you put a ground tank here? I have heard that there is never going to be commercial development. None of you can promise me that. There is going to be a fire house, an elevated water tank, a cell tower, there is a church in the process coming on line - what are the characteristics of that corner? The pressure to develop is going to be so great at some point that you are going to have to look outside your core center and where are you going to look or where is a future Council going to look? Nobody knows. This will definitely have an impact on those decisions. I strain to bring up the recent decision against the County on the School Board issue because I am sure somebody is going to bring up the fact that the County is going to have to increase taxes and nobody is going to increase taxes to fund ground tanks. I get it. But do two wrongs make a right? Let your citizens vote. Clearly whether you agree or disagree you see what the impact of 12 individuals has on a decision. Is that impact less or greater than four? Let your citizens have a voice and not hyper focus on one application. Mr. Perryman was at the Planning Board Meeting and he showed a tank in Charlotte and a house right next to the tank. He did show some pictures of that and put it in the minutes that behind that is commercial. Keep that in mind if that picture is brought up tonight. What is the highest use of the property at Hemby Road after this water tower comes in? I can ensure you it is not \$500,000 homes next to that tower. What is that area going to become? Who is going to buy and develop that area? I ask you to deny this application. It does not fit in with the Land Use Plan. It does not protect the views. Yes it is needed but do not make a decision just because of that need and an error that you made in adopting a resolution to choose the Hemby site. I ask you to consider the referendum idea. Thank you for your time and allowing me the opportunity to discuss this and being responsive to me when I contacted you.

Councilwoman Hadley – Were you in attendance at the Public Informational Meeting that Union County Public Works had back in April?

Attorney Duggan – Yes I was at that demonstration. They asked us at that meeting do you like blue or do you like brown.

Councilwoman Hadley – We are not talking about the same meeting. I am talking about where they were talking about the two different locations. This was back in April.

Attorney Duggan – I was not.

Councilwoman Hadley – Were you aware that the majority of the people at that meeting were in favor of the Hemby location?

Attorney Duggan – I do not know who signed up or signed in or who was in attendance.

Councilwoman Hadley – Were you aware that when we had the two locations on the agenda at the Council meeting that the majority of the people that showed up were in favor of the Hemby location?

Attorney Duggan – I was not aware of it.

Mayor Pro Tem Barry – Attorney Bundy, you were at the meeting at the Middle School when they did the straw poll. Do you remember the numbers?

Attorney Bundy – 22 to 11 in favor of the Hemby Road site.

Mayor Davidson – Did we have a public hearing for the decision between Hemby and the Matthews property?

Attorney Fox – I do not recall a public hearing.

Mayor Davidson – Why are we having a public hearing tonight?

Attorney Fox – Because we have a formal application that we have received for conditional zoning approval and we are having a public hearing that is required for a conditional zoning application. It is required under the Weddington Town Ordinance.

Mayor Davidson called for a 10 minute recess.

Councilmember Thomisser – Did you mention in your presentation the fact that there is a cell phone tower near where the proposed water tower is?

Attorney Duggan – I did.

Councilmember Thomisser – Did you indicate how tall it was?

Attorney Duggan – It is over 180 feet.

Councilmember Thomisser – It is over 185 feet and the water tower is 179 feet.

Attorney Duggan – It is a little different profile.

Councilmember Thomisser – Are you aware that not a single person on the Weddington Town Council ever talked about commercializing the Hemby Road area?

Attorney Duggan – In my 20 minutes I had discussed this or future boards because this board is not going to be together forever. Down the road some future board may determine that it may be best to start commercializing that area.

Councilmember Thomisser – Are you aware of the fact that we have to make a decision tonight based on the facts as of tonight and not something that could happen five to 10 years from now?

Attorney Duggan – I think your Land Use Plan dictates that you look to development into the future and not just tonight.

Councilmember Thomisser – I do not believe I heard you say in the area behind Harris Teeter that there are 175 people that live in the area that signed a petition and I would like to put that in the record. That is a residential area also. You are calling the area down behind the Harris Teeter a commercial area and what I am saying is 175 people signed a petition who live in that area. It could be also considered in a residential area as opposed to a commercial area because people live there and have homes there.

Attorney Duggan – So in that vein would residents that abut the commercial zone be also zoned commercial?

Councilmember Thomisser – I just want you to understand that this is a residential area also.

Attorney Duggan – I agree. Nobody is going to want a water tower near them.

Mr. Graham Wilson – I am amazed that you are sitting there. I truly am. We are looking at committing \$4.5 million of Union County money on a water tower that has got to have a pump house otherwise we just threw \$4.5 million away and we don't know where we are going to locate the pump house. You can't have one without the other. I do not see what you have to decide. You've got to have the whole picture or none of it. That is like me buying a computer system and not knowing what I am going to put on it for my business. My stockholders should fire me. I do not dispute the need for water pressure. My concern is the way it is being handled. The need for water pressure is not limited to the town limits of Weddington. It is needed in western Union County. Appearance is everything. It looks like you are being very selective in the way you use the Land Use Plan. Recently land was rezoned to have more commercial real estate at Weddington Corners but for some reason that commercial property cannot be used for the water tower and there may be 175 people that live near Weddington Corners but there is surely not 175 Harris Teeters on Hemby Road. At the recent Planning Board Meeting they voted on the location on Hemby Road and one of the members did an elaborate PowerPoint presentation using a water tower on 7<sup>th</sup> Street in Charlotte as a comparison to what is being proposed on Hemby. Unfortunately only one street was referred to in that presentation and somebody did allude to that water tower and here is a picture from Google maps. Anybody can look it up. It shows one street of houses, the other three sides are commercial property. This kind of selective information is making the residents of the community extremely concerned. It is inaccurate at its best. With the water tower is the increased probability of additional commercial property. Without the water tower there is zero probability of commercial development. We have heard the rumor that the tower is going to affect property values. Without the water tower it is not going to affect property values.

Ms. Nancy Meyer – I appreciate everything that the Council has done with the County. We all understand this is what it will be. Pretty much everything has been said already. My concern is when my husband and I moved to North Carolina from Texas 13 years ago we chose Weddington because of the rural and residential nature. It was not commercial. We knew where the commercial area was. Now all I can picture with a water tower on Hemby Road behind that fire station is the soybean fields turning into a nail salon, a pizza parlor, get your oil changed quick business and a CVS or Walgreens across from Hemby Road. Being a farm girl from the State of Missouri and still owning a farm there I can tell you that the soybean fields and wheat fields when it is the right season are not going to be agricultural any more. They are not going to be residential because who would want to buy a home with a water tower as the shadow of your back yard. I know when we moved to Weddington we chose the house we did knowing full well that the power lines ran across the back of our yard. I grew up on a farm and was thrilled that the power lines came through the farm and we had light from the electric lines. My concern is not that we shouldn't have a water tower. Water is badly needed and I am sorry this can has been kicked down the road for so many years. My concern is I do not think the residents of Weddington deserve to drive down Hemby or Weddington-Matthews and Beulah Church Road at that intersection and see the kind of low end commercial property or low end apartment buildings.

Ms. Linda Watt – We are cold and tired. It has been stated that those of us who oppose the Hemby location do not care about our neighbors having water pressure problems. We care very deeply and I too am suffering with water pressure in my home. It was mentioned tonight about the pool areas or the other areas around the water tower. The areas around this proposed water tower to take out chlorine as mentioned is because this tower has the potential to drain into Six Mile Creek and devastate it. US Fish and Wildlife has requested Union County Public Works give them their plans and they are still waiting. It was mentioned that 150 people had signed a petition. We were 320 people with our petition that went to everyone and 100 people sent letters to the County Commissioners opposing this site and zero people sent letters in favor of it. This water tower is in a residential area and will only serve 1,000 Weddington residents. There are 9,400 Weddington residents and yet this will

only service 1,000. There are no plans for this proposed water tower to build much needed fire hydrants in Providence Woods, Providence Woods South or any other subdivision that is near the Hemby location and believe you me they need their fire hydrants. It seems kind of weird that the guys from Union County Public Works would say oh the water restrictions for watering grass does not make a difference. I believe that if everyone is watering their grass on Sunday it does make a difference and we need to have things in place right now to give some of these people in our area relief. Three Planning Board members voted that placing the water tower on Hemby violates the Weddington Land Use Plan because it would change the look of our residential area. No homes will be built next to the tower. On Page 54 of Land Use Plan “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 areas and their property values.” It also mentions business but we are talking about 450 households - about 1,000 people who will be adversely affected and our property values will decline and your tax base will decline. Multiply that over 30 years and you are not being fiscally responsible. I like you guys as people. Weddington Councilmembers, do the right thing. Your decision was not binding and Hemby Road is not the location for this water tower.

Mr. Cory Riback – The water tower would not even look good behind Harris Teeter but it is certainly a commercial area and would fit better. I have one question for Pete. Every other meeting I have been to it was mentioned that the water tower could withstand 110 mile an hour winds and tonight he said 200 mph which is a big difference. Which is it? I am concerned no matter where it is put. My uncle got hit with a tornado last year and my aunt – one in Delaware and one in South Carolina. Tornadoes are real.

Mr. Harry Welch – Our family moved from Mecklenburg County for several reasons. I am originally from Charlotte and have lived there all my life but we moved to Union County for several reasons - one of which was we got tired of the Mecklenburg Council not doing the things that they said they were going to do when they were voted in. For example, we voted as tax payers twice that we did not want a downtown arena; however, Charlotte has a downtown arena. The Council decided that is what they wanted. We said let’s move to Weddington. It has the feel of a small residential looking town. Town Council should be representing all the residents of the community. The Town Council should honor and respect the majority of the people. However, it looks as though there are other hidden agendas. When you said that you thought the best site was going to be a downtown location for a water tower then why all of a sudden did everything change over to Hemby Road? It seems like there are hidden agendas that do not make a lot of sense. I said at one of the other meetings why not put a water tower downtown and make it something that Weddington is famous for. You have the peach in Gaffney. Why not put a strawberry water tower in Downtown Weddington? People would know Weddington for that. It seems like we are looking at an industrial sized, industrial looking tower that is going to be put in a residential section. Some that are opposed have said this is going to be a springboard to allow for commercial and industry that we do not want in this residential section. Look at the majority of the people that are here that are against Hemby Road and please vote no.

Mayor Pro Tem Barry – Did you attend the Public Involvement Meeting where the engineers went over the design of the tower?

Mr. Welch – Yes.

Ms. Debra Welch – I think early on the very first thing that happened was the Mayor prayed about Solomon and Solomon having wisdom. That wisdom came from God. God told Solomon you can have multiple things, what do you choose and he had a list of the items he could have chosen and he chose wisdom. You all sacrifice time and all these other families here have sacrificed time. Tonight is our wedding anniversary. I do not need applause for that or a pat on the back but we thought it was this important to be here to be at this meeting. We have given up our evening to be with you guys. We moved here 10 years ago and the sad thing is there is a lot of good people in this auditorium and there were a lot of good people in this auditorium that left and the division in this community is bad. We as residents do not wish that on this Town. We would like to see unity. As Chris spoke he said that no one is going to want this water tower. If you have driven and looked at other water towers and you have seen the pictures they are not pretty and no one is going to want it in their back yard – no one. My

husband and I, Chris, and other residents are asking you all to resolve this issue. We know that people need water, we understand that and it is vital to life. We are asking that you put it in the Town center. Thank you for your time and we appreciate your vote.

Mr. John Mendes – I'd like to applaud the earlier statement by Susan Neubauer. I thought it was excellent. I would like to thank Pete for the excellent technical review and I can appreciate the sense of urgency by the Stratford Hall residents for resolving this problem. I would like to thank Chris Duggan for all his efforts and his presentation tonight. I understand the importance of the new water tank and having traveled the Carolinas for 32 years it is my observation that the water tank is generally located on the main roads. I question the additional cost of locating the tower from a main road to Hemby Road. I think there are a lot of hidden costs that have not been taken into consideration. I have not heard the reasons why or details why two previous locations were declined. I think the community is owed that information. Why does a decision need to be made tonight? I would also like to know how many people were present at the April 23 meeting. Why can the proposed site not be voted on by our citizens? I would like to thank the concerned citizens for turning out tonight and I would like to thank Mr. Welch for his comments. Please listen to the residents and consider other locations that are on or next to existing commercially zoned property to resolve this issue.

Mr. Blane Neubauer – There seems to be a lot of contentious stuff tonight. That is too bad. I understand the need for additional water supply for Weddington and the surrounding towns; however the location at Hemby should not be supported for several reasons. The first reason is it does not meet the clear criteria per engineering reports documented and reported on in earlier sessions on this topic. It is also not in or near Weddington's designated commercial area. The process by which this location was chosen and brought to a vote has not been open and transparent. Can Ms. Hadley talk about the meeting that took place because I would like to know if it was by special invitation because I did not know anything about it?

Councilwoman Hadley – That is Ms. Hadley – H-A-D-L-E-Y. The meeting was June 30. I would have to look back in my notes but it was advertised as a public meeting from UCPW. It was on our website. It was on their contact list. It was advertised.

Mr. Neubauer – What time was the meeting?

Councilwoman Hadley – It was at night.

Mr. Neubauer – What time?

Councilwoman Hadley – 6 or 7.

Mr. Neubauer – Next time you need to make more of an effort to let people know. Certainly more than 50 people would have shown up. One last thing...

Councilwoman Hadley and Harrison – Your time is up.

Mr. Neubauer – You are lucky.

Mr. Mark Wetherbee – I first moved to Weddington in 1994. My wife and I have lived in two different neighborhoods. We lived in Weddington Woods and we now live in Providence Woods South. I would be surprised if anyone is actually against building a water source for Weddington residents. I am against the gigantic tower in any residential area of Weddington. There will be more than 400 custom homes nearby and more than 400 families located within a ½ mile of this tower if it is built on Hemby Road. This is not going to be a good old fashion water tower. In order to hold 1.5 million gallons this tower will be a massive, massive structure. I would like to request that any Weddington water storage facility be built only as a low ground water storage tank regardless of where it is built. Here are some facts: the average water tower in the United States stands 120 feet tall where Weddington's will be 179 feet tall. It is surprising to me that our Council is even

considering an 18-story tall structure by any Weddington neighborhoods. The Gaffney Peach is 130 feet tall – 50 feet shorter than ours will be. The peach is located off a major highway by all commercial and holds one million gallons of water and compare that to the Hemby tower holding 1.5 million gallons. Out of the 11 water towers located near neighboring Mecklenburg County not one is taller than Hemby Road and that includes the tallest near Concord Mills. Does Weddington really want to beat Mecklenburg by having the tallest water tower - especially in our community? If the tower was actually placed in Weddington's commercial area it would be slightly more palpable; instead you picked the residential Hemby site near hundreds of Weddington homes. It is hard to imagine that any of you would stand by as a massive tower was built near your neighborhoods. It is not right that citizens in multiple neighborhoods are going to be looking out their back porches at a 18-story water tower. We need you to help us. This tall and massive tower should not be near any neighborhood in Weddington. A low ground tower would be the least offensive compromise. They are commonplace throughout North and South Carolina. The argument that the low ground tanks are too costly should not hold any weight in Weddington. Before a decision is made regarding zoning I request you consider moving forward only if a low ground water tower can be built in Weddington. We are counting on you to do the right thing by your citizens.

Ms. Dawn Panzeca – I live in Rosehill. Frankly I am a little dismayed listening to some of the laughter happening here tonight considering this is such an urgent situation for a lot of people in the Town of Weddington. It is a little offensive. For over seven years, we have endured an alarming decline in water pressure that has become so erratic it is wreaking havoc on our appliances, our irrigation and our quality of life. Every day we struggle with basic functions you all take for granted. We plead our case before this Town and the County amid fervent opposition by a number of groups for almost eight years now. Those opposed also suggest they represent the interests of most residents in this Town. That assumption is inaccurate and misleading. Armed with all the facts we firmly believe most residents would realize that with each delay more and more families are inheriting what used to be someone else's water problem. It is indisputable that this water issue is quickly spreading to other communities. After eight years and after 20 proposed sites, it is plainly evident that no location will ever be ideal. Each proposed site sparks a debate over location and every aspect of bidding, engineering and zoning despite the recommendations and assurances of the County Public Works Engineers. Each new site leads to further opposition, further proposals and further delay. It is a vicious cycle. Everyone here tonight has acknowledged this water tower would provide much needed water pressure for its residents. This is not only essential it is time critical for hundreds of affected households in this Town and yet the Town Council is being asked once again to ignore this fact in favor of co-applications, more applications and further debate over the Land Use Plan, elevation and vicinity. Given the urgency of this situation, it is simply unacceptable. At a staggering rate, new homes are being built on a water line that is failing to meet today's demand. More homes will tax our inadequate water supply and pose a serious health and safety risk to its residents. This is medieval. With zoning approval, completion of this tower will be 18 to 24 more months. Any additional delay will only exacerbate this problem and further threatening a growing number of residents in this Town and hurt this Town's reputation as a great place to live. While we may not be the vocal majority here tonight make no mistake we stand with hundreds more Weddington residents who have purchased homes in good faith in this Town on a public water line that has failed us. This Town and County is obligated to fix it before it gets any worse.

Mr. Mario Caycedo – I am a 19 year resident of the Providence Woods South neighborhood in Weddington. My family and I moved to Weddington because we thought it was one of the most beautiful towns in the country. We love the open views, the large number of trees and the pride that people take in their properties. Over the years I have attended several town meetings addressing a wide range of topics. Only today I decided to speak before you because I believe that the Town that we are so proud of is under threat. Everyone needs access to plentiful clean water. How the County and the Town chose to provide this water says a great deal about the Town and its people. During the last several years a water tower solution in one location or another has been proposed and voted down for various reasons. Today the Council would vote again on another tower location off of Hemby Road but why have the previous locations been voted down? We all know why. None of us wants it in our yard. My family and I do not want it in front of our neighborhood either. It is an eyesore that will remain with us for the next 50 years or more. I propose that we stop looking at each other's neighborhoods

to place a tower there that we do not want in ours. In reality we don't have a water tower problem, we have a water problem, water pressure problem, water quality problem that is what we need to address. A tower four times the size of the tallest trees that we have in our neighborhood is not suitable for that area. I am here to ask you to keep the character of our Town without adding unsightly structures in our neighborhoods. Let's focus our energy on finding an alternative that we can all live with. Why then do we not take a serious look at other alternatives that do not ruin our Town? Let's look seriously this time at ground level tanks that would provide water pressure and availability that we need. I have seen these by the way in Greensboro and in Staten Island, New York and they work and you can build a beautiful park around it.

Ms. Sandra Hall – We are for the water tower. Shame on you for reasons unknown to us as to why you have not already approved this and why we do not have more water and more water pressure in Weddington. I am one of those that moved here for the rural area. I grew up in South Carolina. When we rode down the street you knew what town or what village you were in because of the water tower that you saw. I am for the water tower but I am for it in the commercial area. When you drive in from Waxhaw you will see our water tower that says Welcome to Weddington, North Carolina. That is what I am for. I am also for the water pressure. I do say again shame on you for not approving this already for these people who are running out of water, who cannot take showers and who cannot even water their lawns if that is what they choose to do.

Mr. Robert Gunst – I live in Rosehill and obviously I am dramatically affected by this. I have seen my water pressure go from nothing to zero on more than one occasion. One occasion which I recorded and sent the information to you so you would have this visual concept of exactly what we deal with on more than one occasion. I appreciate the efforts of the Board. They are working with the County. I know that they have had several public hearings referencing the choice of sites – two of them I attended. Hemby was the site that was actually approved by the majority of the people there. There was public notice that the meeting was to take place. There is always a lot of people that do not get the word. It is not your responsibility to babysit. The opposition always occurs once the location of the site is chosen. When the King property was approved in 2010 the opposition had people concerned about the cemetery and caskets popping out of the ground when the flood comes up. In 2011 on Providence Road there was once again a large vocal group of residents across from the location that were very opposed to it and had very lengthy comments that it was going to create a property value problem. It is a property value problem when you try to sell a house with no water. Now the Hemby site and we have a vocal group again for many of the same reasons that we want it but we want it at another location. The reality is everybody knows that we have to have it. We had to have it a long time ago. This Board has not only a moral but it has a professional obligation to resolve this problem finally. If it goes on you are going to get the same opposition but with different faces. A decision has to be made and I am asking you to approve this along with these petitions signed by the great majority of the people in Rosehill which I would like to present to you. Do it tonight. Have the courage and integrity to vote, state your position, get this thing done, get it behind us and deal with whatever comes up after that.

Petitions were received by Mr. Gunst from the following individuals:

Chris and Dawn Panzeca  
Jennifer Madaris  
Phillip Klein  
Robert P. Gunst  
Paul McLeod  
Brian and Carrie McCament  
Doug and Monica Buttrey  
Joanne Leonard  
Brandon Keeneh  
Brandi and Bradley Hoover  
Todd and Laura Laire  
Edwina Leighton  
Oktawian Rybinski  
Lie Shi



Ronald and Gloria Garrick  
Faruqe and Julie Alam  
Michael Wolf  
Marilyn and Marty James  
Gregory and Allison Artet  
Michael McGuire and Joanne McGuire  
Cristina and Karl Weeks  
Bari Caplan-Bolger  
Jim Bolger  
Michael and Shannon Welton  
Kelley Cobb  
Justin Vandergrift  
Reginald W. Rivers  
Bruce Dann  
Vanessa Rivers  
Steven W. Graybill  
Kim S. Graybill  
Manuel Trotman

Ms. Wendy Shaw – I have been in attendance at every meeting where the water tower has been discussed starting with the meeting at Weddington Middle School where there were 32 people in attendance. I am the one that did the legwork that got over 150 signatures on a petition that were against the site in Weddington and for Hemby Road. The previous location was voted down at previous meetings because of the majority of the people spoke were for Hemby Road. I ask that as you consider your vote tonight that you consider the people that spoke out when this first began and attended all of the meetings before now. Just to clarify – Weddington historically has not been known for their strawberries they have been known for their row cropping so if our water tower has anything on top of it - it should be a John Deere tractor.

Ms. Linda Manus – I would respectfully ask that this Council vote for the Hemby Road location.

Mr. John Zakary – I believe that it has been shown that this is a western Union County water problem and that the problem is that the solution is being forced on Weddington by the County engineers. The solutions that have been presented none of them which only vary by location and other details are really in the best long term interest of the Town of Weddington and I would urge you to reject them and stand firm to look for something that is in the long term best interest of the Town of Weddington. I recall that the initial engineering study did not involve such a large tower and in such a prominent location in Weddington but apparently was derailed by the political influences of the landowner.

Mr. Bill Deter – Since Council has already voted 4 -0 in favor of the Hemby location on May 13 I feel like my comments at today's public hearing may be a moot point and some may even say a farce. Also most speakers have already spoken to many of the issues around the water tower so I am not going to go over that ground therefore I would like to focus on your reasons behind your decision. This will help the voters to understand how you see the issues and how your thought processes are working. Especially since little more than 12 to 13 months ago two of you were on record as saying, "I do not want the water tower in a residential area and I am a firm believer that we need a tower and it should be in a commercial area." I know things are dynamic when they change constantly. You get new information, pressure from your constituents and other stakeholders. Everyone here agrees unanimously a water tower is needed. There is no question on that. The question is where do you put it? Sharing your reasons why you made this vote will go a long way in helping voters understand. We always lament in the lack of citizen participation in the process. That has certainly not been the case in this issue. While I was unable to attend the citizen involvement meeting on the water tower earlier this spring it was evident that it was a fairly raucous meeting that was held at the Town Hall. I am sure that Councilwoman Harrison is correct when she says they do not know the processes we follow, the laws that we adhere to, or the Council's Rules and Procedures. Council should view it as a teachable moment and encourage not discourage

voter involvement. Even Councilmembers don't always know all the processes and Rules and Procedures. That is why you have a parliamentarian to address procedural questions and Mr. Fox to address the legal questions. Again I want to thank you for your service to the community and I hope that in the proper forum maybe here this evening that you share your reasoning for your decision of supporting the Hemby Road location for the water tower.

Mr. Craig Hazeltine – I am a 20-year resident of Weddington. First of all I want to make a comment on the meeting that Ms. Hadley alluded to as well as the gentleman from Union County Public Works that was held at the Middle School. There was 35 people in attendance – 20 voted for Hemby and 15 voted for the uptown locations. There was a two-week notice of that meeting. It was held at night and no one knew about it and the notice said nothing about a vote being taken. The meeting was not well organized and to say that 20 votes for Hemby is a mandate for that site hopefully that is not the way we are running our Town. I was also at the design meeting also at the Middle School where I was told we would have multiple options. We were shown two - one was the original dome and one was the concrete. A multiple leg structure was never given as an option and we were told that we would have it. We never got it. Both of the tower options were not attractive. It should not be put on Hemby Road. It is much more appropriate in a commercial district. I would like to make some comments about each one of the Councilmembers. Councilmember Thomisser stated in council meetings, “I went to the proposed site at the fire station. I looked around and did not see any homes from that site.” There are close to 2,000 homes within ½ mile of that site. You can look at it on Google earth and find it. The reason that Mr. Thomisser does not want it uptown is because he lives in Highgate and it is not in my back yard. Ms. Hadley was asked in the Union County Weekly November 4, 2011 and she advised that her opinion is that the water tower should be located in the commercial industrial area and not residential. When it was proposed on Cox Road Ms. Hadley opposed that site – not in my back yard. Ms. Harrison said that everyone should know that I don't believe that a water tower belongs in Weddington since it does not meet the criteria of our Land Use Plan. She further added it will lower property values and give the perception that Weddington does not care about individual property rights as stated in the Union County Weekly on November 4, 2011. Ms. Harrison adamantly opposed the site when it was up on Providence Road – not in my back yard. Dan Barry who was the liaison for Union County Public Works at the 11<sup>th</sup> hour found the Hemby Road site and gave that site.

Councilwoman Harrison – Point of order.

Mayor Davidson – How are you doing a point of order?

Councilwoman Harrison – Mr. Barry did not find that site. He did not want it.

Mayor Davidson – That is not a point of order.

Councilmember Thomisser – Point of order.

Mayor Davidson – What is your point of order?

Councilmember Thomisser – The speaker is out of order and I would like the Town Council to come to a vote on that.

Mayor Davidson – Is a public hearing different than normal?

Attorney Fox – The Council needs to be aware that this is a public hearing and they have the right to say what they want to say.

Mr. Hazeltine – I feel sorry for the folks that are here that do need water. We do need water. The interesting thing about Rosehill is that they are putting in houses in Rosehill. Why does this Town Council not put a moratorium on new building in Weddington? On behalf of Weddington, go to [www.saveweddington.com](http://www.saveweddington.com).

Councilwoman Hadley – Are you aware I was against the water tower on the Cox Farm property and that I was an adjacent property owner and that it was not across the field or road or across another field it was literally in my back yard?

Mr. Hazeltine – I can stand on my back deck.

Councilwoman Hadley – I am sorry that is not what I asked you. I asked you if you were aware that I was an adjacent property owner.

Mr. Hazeltine – Yes.

Mr. William Brady – I am a mechanical engineer. I work for Duke Power. I live in Williamsburg which is off Beulah Church Road. It is less than ½ mile from the proposed water tower location. My neighbor is Pam Hadley. She is a friend of mine. In just three years on my street I was the third house on my street; there are now 16 houses on my street. Williamsburg has basically doubled in size. First and foremost I would like to say that a water tower is much needed and I feel for the people that cannot take showers or wash their dishes. Many of the Weddington neighbors have almost no water pressure at all. However, I think the water tower should not be along Hemby Road. That location should be in more of a commercial area and that commercial area would be behind the strip mall in downtown Weddington. I was told that downtown Weddington had a historical feel. When you go there I see a gas station, car wash, Harris Teeter and multiple restaurants. That is not historical to me. I would like to say that I am not a political person whatsoever. One person really got me to speak up here. I spoke with the Mayor of Weddington, Mr. Davidson, and we had a good conversation and I spoke with him and realized that he is against the proposed Hemby Road location and the Mayor told me something. He said if you are not a political person and you do not speak and you do not let people know what is on your mind and let people know that you are against the Hemby Road location then political people will make decisions that will directly affect me and my neighborhood. I have noticed in my neighborhood that we have current water restrictions where you can only water your lawns on Wednesday and Sundays and many of my neighbors water their lawn almost daily. There seems to be no restrictions for the current water restrictions. They are not enforced. I am a mechanical engineer and know that when you use a lot of water watering your lawns it is going to take pressure from your system. When you water your lawn these other people are going to be unable to wash their dishes and things they need to do. I am here because this is not just a few people in Providence Woods South and Waybridge that are against the Hemby location. I live in Williamsburg. Please listen to us that are against the Hemby Road location and thank you for your time and attention.

Councilwoman Hadley – Are you aware that the new development in Williamsburg and Rosehill that these were all approved prior to 2008?

Mr. Brady – I know that when I bought my house I had a water hookup that was preapproved when my land was zoned for a house on one acre.

Councilwoman Hadley – All the development that we are seeing now and the new houses that are going up in Bromley, Rosehill and Williamsburg were all approved prior to 2008 and nothing that this Council has given approval to put online. Were you aware of that?

Mr. Brady – What is the question?

Councilwoman Hadley – Were you aware that those parcels were approved prior to 2008?

Mr. Brady – Absolutely.

Councilwoman Hadley – Were you also aware that a notice of the restrictions was sent out to our neighborhood?

Mr. Brady – That was following my conversation with you informing you that the restrictions were there and you did not know it. I told you about the restrictions and you were unaware of them, you called Union County, found out they were there and then Braswell Management sent everyone a letter that we had water restrictions.

Councilwoman Hadley – Would you be available for me to take you to Town Hall and give you a tour of the Historic House?

Mr. Brady – I know that there are about two or three historic houses in downtown Weddington.

Mr. Don Titherington - There is no question that adequate water supply for all of Weddington needs to be addressed and quickly. The challenge is how and with what process the water issue will be addressed. With some citizens struggling with water pressure, why is the county granting access to water for new residential developments in Weddington? With over 600 new residential lots coming to Weddington what is Town Council doing to ensure that this new demand doesn't make a bad situation worse? By all accounts a 179' water tower anywhere in Weddington would negatively affect our Town. Citizens have been clear and consistent about this issue for over five years. Citizens have been clear that they do not want a tower in a residential area. Two current Town Council people agreed that a tower doesn't belong in residential areas when they ran for office in 2011. The County has also been clear and consistent that they preferred to have a site that is on or close to Hwy. 84 since that is the 24" main they will be connecting with. In 2011 then Councilman Jerry McKee proposed to the County that ground tanks be built instead of a tower. This creative solution would have solved one of the biggest concerns that Weddington residents have expressed. So with this background it is disappointing to be here tonight debating a tower in a residential area. Citizens have been clear, Pam Hadley and Barbara Harrison both have stated that residential areas aren't appropriate for a tower, and the County prefers a site elsewhere. A project with a 50-year lifespan is up for vote tonight and by all accounts it isn't the best choice for anyone. A project that will affect not only this generation of Weddington residents, but the next, deserves to be managed in a transparent process that protects the citizens of Weddington. After all, this project will benefit Marvin, Stallings and Waxhaw as well. Some might say they will benefit more than Weddington since the majority of Weddington citizens are serviced by private wells. There is no provision for those folks to benefit from municipal water. They have the opportunity, like the rest of Union County, to stand in line the first Monday of July to sign up for a "Water Main Extension". That backlog is currently projected at four years! So I ask this Council tonight to not approve a tower here or anywhere in Weddington. I ask you to work with Union County Public Works and our citizens to pursue ground tanks instead. The County has stated that money and system impact are their biggest concerns. As we know the taxpayer does not pay for water infrastructure. That is paid by the Enterprise Fund which is funded by current and future users of water and when you amortize the additional expense over the life of the project, it is a good balance of service vs. impact on the local community. As for the system impacts, there are currently tanks in use in Waxhaw. As well, Charlotte/Mecklenburg uses ground tanks throughout their system very successfully. Particularly in areas like Weddington where a tower would have a significant negative impact. Please reject the Tower this evening, and pursue ground tanks with all due speed. This will allow you to meet the goals of the citizens, the county and our neighboring towns. Thank you for your service.

Mayor Pro Tem Barry – Mr. Huneycutt, would you speak to the ground tanks that exist in Waxhaw that Don referenced in his comments?

Mr. Huneycutt – We do have two ground storage tanks south of Waxhaw - a 2 million gallon and a 4 million gallon. There is no pump system tied to those storage tanks. Those tanks are fed from our Catawba River Water Treatment Plant.

Mayor Pro Tem Barry – Do they provide pressure to the system?

Mr. Huneycutt – They do provide pressure.

Mayor Pro Tem Barry – But only on the Waxhaw/Marvin side?

Mr. Huneycutt – To the Waxhaw/Mineral Springs side.

Councilmember Thomisser – Can you give us a comparison of a ground level storage tank with pump station versus a water tower? What is the cost difference?

Mr. Huneycutt- I think that Pete alluded to it in his presentation. We did that a couple of years ago for another site. Capital costs were roughly an additional \$1.6 million in capital and the overhead cost was \$200,000 annually to operate.

Councilmember Thomisser – Who would pay the difference between the two costs?

Mr. Huneycutt – If the County moved forward with a ground storage tank I am assuming that the County would pay the difference. This is not what we are here for tonight. Our current cost estimate is \$3.8 million for the Hemby Road site. We have not gone to the Board of Commissioners to fund a ground storage tank.

Mr. William Edwards – I want to thank you for your courage and for your deliberate consideration. I live in Stratford Hall. The water pressure is bad. That is obvious. We do have the issue of capacity, pressure and site location. I think everyone is in agreement that we have the need. It is interesting that some of the folks that are advocating for a different location expressed that they understand the need. Many of those guys are on well and septic so they are not on the system. They may be on the system later. I think we have to deal with this issue immediately. It is something that the Town Council has been wrestling with for years. It is not going to go away. It is here today. You have a tough decision to make. I would ask that you be cognizant of what you have to deal with and understand the issues that we have in front of us and at the end of the day it is going to be a tough decision for you but somebody is going to have to stand up and be the adult in the room and make the tough decision. I would request that you consider this location for the water tower this evening.

Mr. Scott Robinson – Most everybody agrees that there is a need in the community and most everyone agrees that they do not want it in their back yard. It is a tough decision that the Council has to make. What I would ask the Council and the future elected leaders of Weddington whenever this decision is made whether it is tonight or a week or month from now is to consider all of Weddington in this decision. This is an opportunity for our elected leaders to work aggressively with Union County to bring water to those residents who want it and do not have it and who do not have fire hydrants in neighborhoods such as Willow Oaks, Providence Woods, Providence Woods South and Providence Acres. The list can go on and on. This is an opportunity for our leaders to exercise some true leadership and look for an opportunity to help the entire community. The County will have to agree with this. It is within our leaders power to take action and advocate for the entire community for those neighborhoods that want it and not to force it on anybody but to ask the County to extend the fire hydrant network to provide public safety to more than just a small part of Weddington that actually has hydrants within 1,000 feet. Solving the fire hydrant pressure problem affects everybody. If you do not have a hydrant near your house a tanker will be coming to your house if there is a fire. There is an opportunity here to serve the whole community and to use this as a win-win. This tower if it is placed in Weddington will serve more than Weddington. Let's make this a real win for everybody in Weddington and bring a higher level of service for public safety. There is a lot of emotion here tonight – very understandable and not everyone is going to be happy with whatever is done here tonight. I hope that when we leave here tonight that we are neighbors and we work together going forward to try to solve our problems.

Mr. Phil Klein – I just want to do a quick review of the facts. In 2005 there was a recommendation that we needed a tank and 30 sites have been evaluated since 2007. As of October 14, 2013 at 10:40 p.m., I am still being denied an essential service in the Town of Weddington and that service is water. There have been a lot of sincere and condescending remarks about us poor folks that do not have water. Let me put a face on that for you. Two years ago my wife was diagnosed with terminal cancer. I had been her primary care giver as well as holding down an executive position at the same time. It has been more than disappointing for the fact that every so often when she could gain the strength to want to take a shower that service was not available to her and it

was not available for her until she got to Hospice where they actually have water. There is a whole bunch of people we could blame. At the end of the day problems are solved by taking action and we have action in front of us tonight that will solve the problem. The other suggestions have been not in my back yard, spend more time and money and let's restrict growth. None of those sound like good solutions to me as a business man or as someone that has a load of common sense. It is time to fix the problem. Why does the decision need to be made tonight is a question that has been asked a number of times. Let me explain that in simple term to the folks that ask that question - because I need to take a shower tomorrow morning so I can get to work to earn a living to pay my taxes.

Mr. John Ryan – I am a 20-year resident of Weddington. I live next door to Craig Hazeltine. He has inspired me to come here tonight. I usually do not come to these meetings but I think so many factors have been played out here this evening – folks that need water and folks that want to preserve their aesthetics. It is a very difficult decision no matter which way you turn and which way you end up voting. You have to trust the leadership and take all those factors in hand, weigh them as best you can and make a decision. I think that is probably one of the things that is frustrating is that decisions seem to get postponed, changed or put on the back burner. I think this is a hot enough item that if you do not make a decision pretty quick that it could get out of control.

Councilmember Thomisser – You stated that you were a neighbor of Mr. Hazeltine - how far do you live from the proposed water tower site?

Mr. Ryan – As the crow flies probably ½ mile - if I had to drive there probably 1 ½ miles.

Councilmember Thomisser – Are you familiar with where Steeplechase is located?

Mr. Ryan – No I am not.

Councilmember Thomisser – It is behind Weddington UMC. I believe that is less than ½ mile from the proposed water tower site. Are you familiar with where the Spittle House is located?

Mr. Ryan – I am not.

Councilmember Thomisser – The Spittle House would be directly in front of the water tower site behind the Harris Teeter. We had a young lady here this evening that identified herself as Wendy Shaw who I believe got over 175 signatures of people that live downtown. Do you have any idea how close she lives to the proposed water tower site behind the Harris Teeter?

Mr. Ryan – Probably within ½ mile.

Councilmember Thomisser – Less than 200 yards.

Mr. Ryan – Once again it becomes not in my backyard issues - right?

Councilmember Thomisser – Approximately two years ago we had a public hearing on the water tower site and it was at the intersection of Rea Road and Providence Road directly across the street from a subdivision called Stratford on Providence. Councilmember Harrison – how close was that neighborhood to that water tower site?

Councilwoman Harrison – It was 100 yards - 50 feet from the Baptist Church and 100 yards from another development - not a mile and a half.

Councilmember Thomisser – I just want you to understand that in the past there were situations in the case of Councilwoman Hadley where it was less than 100 yards and in the case of some of the people that live downtown it is much less than a ½ mile.

Mr. Ryan – I understand.

Mr. John Montgomery – I have heard one of the Council people talk about a straw pole taken in April. I think tonight pretty much proves that if that meeting had been publicized there would have been a lot more than 33 people there. I would like to applaud the Council on the patience they have shown on this issue. You have been wrestling with it for seven to eight years and every proposal you have looked at has been met with big time objections. Let's just look at two sites – Hemby Road versus behind Harris Teeter. Look at the question that Walker Davidson asked. He was asking strictly engineering questions. Those two sites are not the same distance from the center of the pressure zone. Those two sites are not the same distance from the 24-inch main on Highway 84. They are both different. Base your decision on the engineering preferences and on the engineering criteria. Rank all these sites based strictly on the engineering criteria. Then make your decision. There would be a lot more buy in that what you are going through right now.

Councilwoman Harrison – We received a letter from the Mayor of Stallings and we would like to read into the record since she could not be here.

Councilwoman Hadley – She says that “I am writing on behalf of the Stallings Town Council and members of our community to encourage you to expedite action in the selection of the site and for the start of construction for a new water tower. As you are aware the storage tanks in Stallings helped many of the residents in Weddington as well as communities along that western corridor. The demand on those storage facilities currently exceeds the capacity to provide adequate supply and water pressure in many existing neighborhoods. I have been advised by our local fire department officials that inadequate water pressure and hydrants poses a safety hazard and requires added time in refilling tanker trucks. These concerns have persisted for a number of years. Stallings Town Council directed the Town Manager to write to Union County Commissioners in October of 2011 to request action that would provide resolution of this problem. We understand that this has been a difficult and lengthy process. Infrastructure improvements can be controversial and though necessary can sometimes be unwanted. However as elected representatives we must act with social conscience and in the best interest of the broader region. There is a considerable activity for additional commercial and residential development in the area. Further delays of the construction of the water tower can exacerbate the strain on current facilities and increase the risk of interrupted service and limit effective emergency response from our fire departments. While we can not appropriately involve ourselves in choosing the site as a Council we unanimously and strongly support whatever decision you make to move this process forward immediately – Linda Paxton Mayor of Stallings.”

Mayor Davidson – That is great. On Page 7 where did Stallings place their water tower – the strip center. We can get this question asked – is it 200 miles per hour or 110 miles per hour?

Mr. D'Adamo – At previous meetings we talked about design standards and numbers were mentioned. They look at when a tank is empty and when it is full. Their response is that they are typically designed to handle 230 mph winds.

Councilwoman Hadley – Will a water tower in Weddington expedite immediately or in the near future the ability for more users to sign up? Will it be helpful?

Mr. Huneycutt – Yes.

Mayor Pro Tem Barry – We have an issue with fire hydrants. If we get this built is the engineering going to work that we can put a condition on that tower that would allow us to condition for additional fire hydrants for Willow Oaks, Providence Woods South - these legacy neighborhoods. If we take it, we want to get in the front of the line.

Attorney Bundy – I am not certain if you are asking would the County at the County’s expense put in additional lines to provide hydrants for subdivisions that do not have water at the present time. Is that what you are asking?

Mayor Pro Tem Barry – We can start there.

Attorney Bundy – The Council under your ordinance has the right to impose conditions under certain circumstances. We are not authorized tonight to agree to any conditions that materially affect the costs of the project. That is something that we would have to take back to the County Commissioners.

Mayor Pro Tem Barry – What is the definition of material?

Attorney Bundy – We have come to you tonight with a request for an elevated water tower. We anticipated that you may request some additional trees, etc. We anticipated there was some discussion on whether or not the County would allow someone to put a cell antennae on the tower. We knew there was some opposition to that. If we are talking about putting in an additional water main to provide water service for many folks that are not serviced currently that is something that we are not authorized to consent to tonight. We would have to take that back to the County Commissioners to ask and address that with them and to come back to you with that if that is a condition that you are considering.

Attorney Fox – The Council does have the opportunity under its ordinance to impose reasonable conditions; however, the ordinance provides that any such modifications to the application or imposition of conditions will have to be approved by the applicant. It also provides in the ordinance that the applicant should have a reasonable time to consider any reasonable conditions that may be requested of the applicant.

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

**C. Consideration of Conditional Zoning Permit for Union County Elevated Water Storage Tank.**

Councilwoman Harrison moved to approve the conditional zoning permit application for an elevated water storage tank with the following conditions and the proposed CZ Application meets the reasonableness and consistency of the Land Use Plan, Zoning Ordinance and any other adopted plans:

1. All engineer’s (USI-Bonnie Fisher) comments must be addressed and completed prior to any Construction.
2. Applicant must apply for NCDOT Driveway Permit for proposed driveway along Hemby Road.
3. Lot line revision plat must be approved and recorded by the Union County Register of Deeds Prior to any construction.
4. Nothing can be added to the water tower that would increase the overall height, including cell towers.
5. Trees and shrubs around the perimeter of the property to exceed Town’s minimum landscaping requirements.
6. In perpetuity the county will not come back and ask that the zoning be changed on the parcel.
7. Nothing should be written on the water tower.
8. The Town receives a copy of the inspection reports.

Attorney Fox – The applicant submitted some proposed suggested statements of reasonableness in support of what now appears to be your motion. Do you want to incorporate those as a component of your motion?

Councilwoman Harrison – Yes.

Councilwoman Harrison – Bill Deter, you asked for an explanation and you will get the explanation. The reality is no one wants the water tower. Reality is that it is not about the water but the water pressure. The reality is that this Town Council would prefer that this water tower not be built in Weddington; however, we do owe our citizens adequate water pressure. In fact Councilwoman Hadley lives ½ mile from the Hemby site. The reality



is that public safety is a key component to what the Town delivers to our citizens and not all of our fire hydrants have adequate flows. As one citizen wrote poor water pressure during an un-expected fire would be catastrophic. In 2009 I returned from a baseball game from the Charlotte Knights after the 4<sup>th</sup> of July. It was late. There are not any street lights. We come home and I said to my husband, "Why do I smell so much smoke? His response was everybody is shooting off fireworks. Well they had and across the street from me which is all woods had been burned by one firecracker going off. I was lucky because I have a fire hydrant on the corner of my lot that they could use. I was even luckier that I still had a home that I can go home to. I received emails that this Council and the Planning Board needed to stop approving developments. The reality is that the first developments that have been approved by this Council or any one sitting on this Council was August 2013. The last time a preliminary plat was approved was February 2008 and no one sitting here was on the Council. In essence the poor economy created a moratorium on building. When you ask us to do moratoriums this is on already approved subdivisions. We have approximately 400 homes from 2004 that require a hook up to water. Why did I not want the Matthews site? First and foremost this was not a site that was proposed by any of member of the Town Council except perhaps the Mayor. This site was promoted by a commercial realtor that wanted to sell the property. Mr. Barry never picked the Hemby site. That was my choice. Mr. Barry wanted the Lutheran site. I have heard all the arguments about the Town's commercial area – 27 acres. A square mile consists of 648 acres. Our commercial area is the equivalent of .06 square miles and is surrounded by residential. In fact I have a list of the adjacent property owners. An argument has been made that we need to put the water tower in our commercial area because all the other towns do the same. Indian Trail has 22,000 acres compared to Weddington's 9,728 acres. Indian Trail has 7,842 acres of commercial compared to our 27 acres. Stallings has 1,403 acres of commercial compared to our 27 acres. Wesley Chapel has 73 acres of commercial to our 27. They have 2.7 times more commercial than we have. Waxhaw has so many different sections of commercial that I really had a hard time but I decided to count them all and everything they have adds up to 1,404 acres of commercial to our 27 acres. Attorney Duggan has indicated to me that his clients would have to drive by the Hemby site and do not want the aesthetic change. Goodness knows I heard all about aesthetics tonight. Apparently his clients do not shop at the Weddington Corners and do not attend the Methodist Church and don't drive up Providence Road to Rea Road or Waxhaw or drive on Highway 84. In fact if we follow the same logic no water tower should be built within a mile of residential. Here are all of the subdivisions within a mile of the Matthews property – Highgate, Steeplechase, Weddington Estates, Retreat, Bromley, Providence Forest, Avery, Shagbark Lane, Weddington Woods, Shaver Farms, Hunting Creek, Abellia Estates, one parcel in Providence Woods South, one parcel in Willow Oaks, 10 parcels in Stratford on Providence and that does not include the individual property owners. I have heard that the water tower will lower property values yet it is hard for me to find a realtor that will commit to that in writing. In 1992 the sewer plant and one of the water tanks was built on Sims Road in Waxhaw. At the time there were no housing developments or commercial. Now you have Cureton and several different housing developments and they are still building and selling houses that are adjacent to that plant. Probably the most important reason I do not want the water tower on the Matthews property is how close that water tower will be to the shopping center and surrounding buildings. At the proposed Hemby site the setback is 500 feet and for the Matthews property the Town's requirement is 75 feet. We still do not know where the proposed electrical lines will be located and they require 100 feet. The future Siskey Y-485 Exit calls for widening Weddington-Matthews Road all the way to Highway 84 and the widening will take an additional 12 feet from the site. For me safety is the issue.

Councilwoman Hadley – We have been trying to find a location for a water tower in Weddington since 2005/2006. It is now critical not just for existing users but for a public safety issue. An argument has been made that it does not comply with our Land Use Plan. The Land Use Plan can be interpreted to support or deny a water tower at any location. What supersedes any interpretation or opinion is the responsibility of Council to provide essential services. Page 19 – Public Facilities and Service Goals - #2 to ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities. Public Facilities and Service Policies – 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. We are required to provide and with any further delay would be negligence on the part of this Council in my opinion.

Councilmember Thomisser – I would like to add to what the lady in Rosehill said. I heard a story about a little boy about six years old and playing T-ball. The little boy who played T-ball had to go to school the next day and had to go to bed at a decent hour. That parent told me that little boy could not go to bed until 11:00 because he could not take a shower. Also in that same neighborhood people cannot run their dishwashers, washing machines, run their irrigation system or even flush their toilets and this is in Weddington, North Carolina. This is not a third world nation. Our residents should be able to do the things that I just mentioned and currently they cannot.

Mayor Pro Tem Barry – I concur with my fellow Councilmembers here. When I looked at this site specifically I look at the immediate adjacent property – fire department, trailer park through the woods and a soy bean field, cell tower across the field, 500 feet to ½ mile to Bruce Klink’s house which I believe is the closest one in Providence Woods South. It is time to move forward. Any of us in this room that woke up and could not take a shower would be in here demanding that we need a solution. This Council has been committed to creating a solution and moving things forward.

The vote on the motion is as follows:

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

Attorney Fox – There were some conditions that were being asked and they have a reasonable time to consider them.

Attorney Bundy – We agree to those conditions and request that you go ahead and take final action tonight.

Attorney Fox – You may want to have a vote recognizing that the conditions that were being requested by the Council for the approval of this Conditional Zoning Permit were provided to the County, the County was present and heard all of the conditions, the County Representatives spoke and acknowledged acceptance of all those conditions and asked that the Council now consider a motion to take final action to approve the rezoning petition that is before you.

Mayor Pro Tem Barry moved to take final action to approve the rezoning petition since the conditions were accepted by Union County. All were in favor, with votes recorded as follows:

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

**Item No. 9. Old Business.** There was no Old Business.

**Item No. 10. New Business.** There was no New Business.

**Item No. 11. Update from Town Planner.** Town Planner Cook provided the following update memo to the Town Council:

- The Highclere Conservation Subdivision submitted their Preliminary Plat on Friday, August 23<sup>rd</sup>. The plan will be on the November 12<sup>th</sup> Town Council agenda.
- Todd and Jessica Alexander submitted a CZ Application for a Wedding/Banquet Facility located at 7112 New Town Road. This plan will be on the November 12<sup>th</sup> Town Council agenda.
- The Anderson Agritourism CZ Application Public Hearing will continue at the November 12<sup>th</sup> Town Council meeting.
- Staff has received a Sketch Plan for the 106 lot Atherton Estates II subdivision. This is a conventional subdivision located on Weddington-Matthews Road. Twenty-four of these lots will be located off of Cox Road.

- Staff has received a monument sign application for the previously approved Bonner Oaks subdivision. This is a ten lot subdivision located off of Amanda Drive. No new approvals are needed for this project other than the monument sign.
- The following items were on the September 23<sup>rd</sup> Planning Board agenda:
  - Highclere Preliminary Plat-Unanimous favorable recommendation.
  - 7112 New Town Road Wedding/Banquet CZ Application-4-3 Unfavorable recommendation.
- The following items will be on the October 28<sup>th</sup> Planning Board agenda:
  - Bard Property Preliminary Plat
  - Vintage Creek Subdivision Entrance Monument Sign
  - Bonner Oaks Subdivision Entrance Monument Sign
  - Bromley Subdivision Entrance Monument Sign
  - Height Exemption Text Amendment
  - TUP Text Amendment
  - CUP Text Amendment regarding PRD's

Town Planner Cook – I did talk with John Underwood at NCDOT today. He does want to try to schedule a meeting with Town Council. I encourage people to get questions together. He is envisioning a work session where we can sit down. He is meeting with all 14 municipalities within Union County. We will have to schedule something around that.

Mayor Pro Tem Barry – I had a conversation with you today. There is a fair amount of email flying through Town. It is campaign season. I am not aware of this but I heard that we have seven commercial developments with applications coming in. Is that an accurate statement?

Town Planner Cook – That is not.

Councilwoman Hadley – I heard 12.

Councilwoman Harrison – Yes I heard 12.

Mayor Pro Tem Barry – How many applications for commercial do we have in the Town right now?

Town Planner Cook – We have an application that was submitted probably about six months ago but was also withdrawn per se. They have chosen to not proceed with that application. If we have one it is barely one because we do not have a full site plan for it.

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

#### **Providence VFD**

14 Union fire calls

9 Union EMS

5 Meck fire calls

Total 28

Training hours 339.00

Joshua Dye, Chief

The Town Council was also provided the Income and Expense Budget Performance and Balance Sheet for September 2013.

#### **Weddington Deputies – 617 Calls**

#### **Wesley Chapel VFD – 104 Calls**

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

**A. Finance Officer's Report.** The Town Council received the Revenue and Expenditure Statement by Department and the Balance Sheet for 9/1/2013 to 9/30/2013.

Finance Officer Gaylord – We have been expecting a bump up in the sales tax that we receive monthly from when we raised our tax rate last year. We had not gotten it and we did not budget that this year. We finally are getting it. It is about \$10,000 a month more than what we budgeted.

Mayor Pro Tem Barry – How close does that close the gap?

Finance Officer Gaylord Leslie – We budgeted a deficit of \$170,000. That would make up \$120,000 of it if it stays consistent.

**B. Tax Collector's Report.** Monthly Report – September 2013

<b>Transactions:</b>	
2013 Tax Charge	\$1,122,669.49
2013 Tax Deferments	\$(65,801.29)
2013 Tax Exemptions	\$(55,557.15)
2013 Late List Penalties	\$149.66
2013 Tax Write-offs Under \$5.00	\$(843.05)
Adjustments <5.00	\$4.67
Balance Adjustment	\$(50.00)
Penalty and Interest Payments	\$(44.27)
Refunds	\$19.80
Overpayments	\$(.80)
<b>Taxes Collected:</b>	
2011	\$(2.22)
2012	\$(482.22)
2013	\$(101,062.39)
<b>As of September 30, 2013; the following taxes remain outstanding:</b>	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$131.13
2007	\$144.42
2008	\$1,754.13
2009	\$2,160.66
2010	\$2,170.59
2011	\$4,014.85
2012	\$12,323.82
2013	\$899,504.30
<b>Total Outstanding:</b>	<b>\$922,790.66</b>

**Item No. 14. Transportation Report.** Councilwoman Harrison - I am very concerned about the letter that was sent to us from NCDOT and I am glad that we will be able to talk about it with NCDOT in the near future.

**Item No. 15. Council Comments.** Councilwoman Harrison - I would like to thank everyone who attended the Town's 2<sup>nd</sup> Annual Country Festival. Thank you to our sponsors, the artists, volunteers, former Mayors and Councilmembers, our Town Staff, the Providence VFD, our baking judges and our historians who made the day. A special thank you to Planning Board Members Dorine Sharp, Jeff Perryman, Janice Propst and Jennifer Romaine for all you did. To the Town staff, you are the tops and I appreciate all the help you gave. I particularly want to thank the current Councilmembers who wrote personal checks to help fund one of our major craft items, who spent the day and also voted to have \$3,000 for the festival and \$5,000 for the 30<sup>th</sup> Anniversary Celebration in our budget. I was able to collect \$14,300 in sponsorships, \$2005 in in-kind donations and about \$1,690 in raffle items. In 2008 the Town spent \$5,000 on the 25<sup>th</sup> Anniversary Celebration and I estimated we would spend the same. We spent about \$4,000. The good news is that I didn't use any of the money in the budget for either the festival or the 30<sup>th</sup> Anniversary. I used the profit that was made and have \$1,000 for next year. How was I able to accomplish everything besides begging? I personally gave 4 ½ months of my Council salary to the festival, I made 14 dozen cupcakes, 12 dozen cookies, 20 dozen cookie pops, 10 lbs. of baked beans, 30 lbs. of potato salad and coleslaw. From June 1<sup>st</sup> to present I have spent 542 hours or 22.5 days working on the festival. I want to thank my son who drove up from Marietta to take pictures, your Momma loves you very much and to my biggest supporter and my husband, you are my main stay.

On a separate topic, I want to thank the 25 people who participated in the Fall Litter Sweep. Your community spirit and willingness to help is greatly appreciated.

This was a very difficult decision to make but I think the Council made the right decision tonight.

**Item No. 16. Adjournment.** Mayor Pro Tem Barry moved to adjourn the October 14, 2013 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

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

The meeting adjourned at 11:19 p.m.

\_\_\_\_\_  
Walker F. Davidson, Mayor

Attest:

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

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
TUESDAY, NOVEMBER 12, 2013 - 7:00 P.M.  
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on November 12, 2013, with Mayor Walker F. Davidson presiding.

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

Absent: None

Visitors: Jacquelyn Clayton, Angela Vaughan, Jim Vivian, Christopher Clayton, Bill Price, Todd Alexander, Jessica Alexander, Genny Reid, Jeff Perryman, Craig Hazeltine, Nancy Anderson, Victor Guzman, Christopher Kollwitz, Elton Hardy, Bill Deter, Harry Welch, Debra Welch, Jane Duckwall, Wes Mangum, Tonya Mangum, Kathy Davis and Torrie Taylor.

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

**Item No. 1. Open the Meeting.** Mayor Davidson called the November 12, 2013 Regular Town Council Meeting to order at 7:01 p.m.

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

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

**Item No. 4. Public Comments.** Mr. Craig Hazeltine – It is evident by the recent election that the citizens of this Town have lost faith in this Town Council’s ability to represent them. The margin of victory for each candidate was overwhelming. Based on this I would ask that you defer any decisions that you might make until the new Town Council is seated.

Mr. Christopher Kollwitz – I am a five year resident of the Town of Weddington and I reside in the Willow Oaks Subdivision. Last week the residents of Weddington cast their votes and confirmed their desires to keep the Town of Weddington a residential community. This election reaffirmed that the residents of Weddington want to keep the Town of Weddington a residential community void of commercial development outside the Town center located at the corner of Highway 16 and Highway 84 and to keep the Town of Weddington a community that pursues one house per acre or equivalent policy. We have now entered into a lame duck status of our government within the Town. Newly elected Town Council members will not be sworn in until the next month and current Council members can still make decisions that the residents of Weddington do not support. Members of this Council are now in a peculiar position of not facing the consequences of their actions and the Council at this time has the freedom to issue unpopular decisions that the Town residents do not support. Tonight I stand before the Council and make one request: I humbly ask that on this snowy night the Town Council delay any and all business decisions, motions or rulings that conflict with last week’s resounding message as voiced in the November 5 election. Do not change Weddington. To Mr. Barry, Mr. Thomisser and to our Mayor we sincerely thank you for your service to the community over the past four years. To the attendees tonight I would like to ask everyone to stand and to give these three fine community leaders a sign of our respect and gratitude and a round of applause.

**Item No. 5. Additions, Deletions and/or Adoption of the Agenda.** There were no additions or deletions to the agenda. Councilwoman Barbara Harrison moved to adopt the November 12, 2013 Regular Town Council Meeting agenda as presented. All were in favor, with votes recorded as follows:

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

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

**A. September 9, 2013 Regular Town Council Meeting Minutes.** Mayor Pro Tem Daniel Barry moved to approve the September 9, 2013 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

**B. October 28, 2013 Special Town Council Meeting Minutes.** Mayor Pro Tem Barry moved to approve the October 28, 2013 Special Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

**Item No. 7. Consent Agenda (Public Hearings to be held Monday, December 9, 2013 at 7:00 p.m. at the Weddington Town Hall).**

**A. Call for Public Hearing to Review and Consider Text Amendments to Section 58-23 Planned Residential Developments.** The Town Council received a copy of the proposed text amendments. Mayor Pro Tem Barry moved to call for a public hearing to review and consider text amendments to Section 58-23. The public hearing is to be held December 9, 2013 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

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

**B. Call for Public Hearing to Review and Consider Text Amendments to Section 58-4 – Conference Center Definition.** The Town Council received a copy of the proposed text amendment. Mayor Pro Tem Barry moved to call for a public hearing to review and consider text amendments to Section 58-4. The public hearing is to be held December 9, 2013 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

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

**C. Call for Public Hearing to Review and Consider an Amendment to the Weddington United Methodist Church Conditional Zoning Application for an Attached Sign.** The Town Council received a copy of the Sign Only (Permanent) Zoning Permit Application and Zoning Permit. Mayor Pro Tem Barry moved to call for a public hearing to review and consider an amendment to the Weddington UMC Conditional Zoning Application for an attached sign. The public hearing is to be held December 9, 2013 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

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

**D. Review and Consideration of Amendment to the Municipal Records Retention Schedule.** The Town Council received the following memo from Town Administrator Amy S. McCollum:

In April the Town Council adopted the amended Municipal Retention and Disposition Schedule. Since that time the State Archives of North Carolina has published amendments to that 2012 Municipal Schedule. They advised that they publish amendments when the law changes, when they learn of some records that weren't created before or when they realize that some of the language in the previous schedule needs clarification and they do not want to wait for a full update to modify the schedule.

The following items are being amended to the Municipal Schedule:

- Adds Accreditation Records to the schedule
- Clarifies language for retention period of employee eligibility records to match U.S. Code
- Consolidates 3 different types of leave records

Please adopt the amendments and I will have the Mayor sign the appropriate signature page and forward to the State Archives of North Carolina.

Mayor Pro Tem Barry moved to approve the amendment to the Municipal Records Retention Schedule. All were in favor, with votes recorded as follows:

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

**Item No. 8. Public Hearings and Consideration of Public Hearings.**

**A. Public Hearing to Review and Consider – Anderson Agritourism Conditional Zoning Permit (Continued from the September 9, 2013 Regular Town Council Meeting).** Mayor Davidson opened the public hearing.

Ms. Laurie McDonald – I am an Architect and Master Land Planner. I have spent 25 years with my own firm in Connecticut and retired from the practice when I came down here but I do a lot of consulting. Nancy Anderson has asked me to work with her on renovating the house that she moved onto the property and also to look at the application as it pertains to the entire farm. One of my areas of expertise is historic restoration and master land planning. I wanted to explain a little bit about Hunter Farm and what I have learned about it and came to know. Hunter Farm is a 60-acre working farm here in Weddington. Families come from all over Charlotte to enjoy activities at the farm. I was there this past fall with a group of students from Charlotte Christian and we went on the hayride throughout the property. The kids got to go to the milking barn and the petting barn with Nancy. They got to pick their pumpkins and it was an incredible educational experience for them. People that have been coming there for years say they have albums of their children since they were two years old and they were now 9 and 10 years old. It is a wonderful activity for families. I learned about the history of the farm. Nancy's family has owned the farm for over 150 years. The original house was built in 1868 and currently her son Eric who is a 5<sup>th</sup> generation farmer in Weddington lives in the house. Nancy and her Uncle Jim ran the farm until her Uncle Jim passed away but she at that point made the decision that she wanted that farm to remain part of the Weddington community because of all the services that it gives for the community and has given to the community for years and years. She dedicated the land to the nature conservancy and currently they have an easement over the property that will be used as a farm into perpetuity. She did this because she wanted to preserve for her and her family, grandchildren and for the Town of Weddington. It was a very selfless act on her part. What she has continued to do is to continue to farm strawberries, pumpkins and Christmas trees and it is not an easy business. It is a very difficult business and a hard business to make money. It is just Nancy, her husband and Eric that run the farm. One of the things that she has coming up to add for the community is a community garden where people can come and rent a plot and they can learn organic farming and grow their own vegetables for their family and friends. Nancy asked me to clarify the intent of the application for the conditional zoning use. I did a site plan so that I could explain what the purpose of it is. This is Providence Road and there are three lots across the front of the property. There is one lot here that is a ranch house which is currently occupied. Nancy's sharecropper lives there. Here is the historic home that we had proposed to



renovate. We wanted to turn it into a very beautiful Victorian home with wonderful landscaping so that it was a beautiful jewel of property along Providence Road. As you come into the property on the left hand side here is a strawberry garden which is planted every year and people come and pick their own strawberries. Here is where the pumpkins were and there is a small concession stand here where you can buy water, your hayrides or pumpkins. There is a little hut there where they have an office. Nancy has a classroom on the property where it says above the door "All food comes from the farm." I watched her teach these kids about seeds, eggs, etc. It is really amazing what she does with these children. This area is also a strawberry garden and what she plans to do is to develop a blueberry garden and some grape arbors here. These are palms that you see all over the property. There is a picnic area down in here and she has an area that she has different venues over in this area with picnics, outdoor classrooms where she teaches and has other types of venues that people attend whether it is corporate or private activities. This is where she is planning to put the community garden which the soils are being prepared right now which will be available in the spring and people can come in and learn agriculture and organic farming. Back here is the tractor shed, the milk barn, the petting barn where she has goats, sheep, bunnies and cows, etc. Some of these buildings were built in the 20's. Over here is the mule barn, the shelter which parts of it have to be rebuilt. Here is the original house that was built in 1868. That was the first house on the farm. There is Nancy's house which is the main house that she built there. In the back of her property is pasture. These areas are wooded areas around the perimeter. These are the trails that they take the hayrides on. The area in the center here is also used for different venues such as corporate events, weddings or all sorts of activities. It is an outdoor activity but she can put up a tent to have some enclosure for people. What we were originally looking to do here was to use the historic home as part of the working farm as a smaller enclosed inside venue in parts of the year when you cannot have something outside. It can only hold a certain capacity. That was the intent and to use the parking that we already had here and on the property to service that. That is basically how the farm is used and it continues to evolve and more things come to light that the community is looking for. There is a lot of communication between the community and Nancy on what they are looking for and what they would like to be done better or differently. It is really a community farm and that is what I love about it.

Councilwoman Hadley – The ranch house will not be used for events and will continue to be a residence for the sharecropper?

Ms. Nancy Anderson – No, it is part of the application.

Ms. McDonald – The ranch house is part of the application which would be used as a place if there was a wedding the grooms could go over there and the bride could be in the main house. It would be a supporting facility with supporting parking.

Ms. Anderson – Thank you for the opportunity to appear before you this evening. I would like to thank you for your service. Shortly before becoming Mayor myself I was challenged of finding a new home for an old house. It was destined for the landfill and we were trying to rescue it and we looked all over town for a place to transplant it. As time ran out, I was able to personally acquire a piece of property to become the new home for what I believe is one of Weddington's historical treasures. As it turned out this old house known as the Matthews Price House was part of my own family's personal history. My vision was to preserve part of our past and to find a way to share it with our community. After years of slow deliberate planning I began to work on it in earnest about two years ago. I had dozens of conversations with the Town Planner, Councilmembers, CLC and community members and I decided at that time that the best course of action was to submit an application for a conditional zoning permit for agritourism. Under our Town's rules I was required to get a permit to cover my entire farming operation. I can see now that was a mistake. The unintended consequences of seeking a Conditional Zoning Permit from the Town of Weddington could be disastrous for the viability of the farm long term. It requires people that know nothing about agriculture to make decisions on how a farm should be run. That is not fair to you and to me. To complicate matters what makes sense for today's farm will not be necessarily relevant in another 20 years. When I think about how we farmed when I was a child we used to cultivate the garden with mules and a hand plow - now we drive a \$70,000 tractor. Even more confusing are the blurry lines between agriculture and agritourism. The State regulates agriculture, not the Town, but the Town

has the authority to regulate agritourism. For example, when I plant strawberries, at one point we had 10 acres, we planted them, we took care of them, we irrigated them, we picked them and we sold them at a roadside stand. Clearly agriculture with the roadside stand and growing crops on the property but the moment that I allow you to pick the strawberries yourself now we have crossed over to agritourism. This Council and other Councils before you have had trouble even distinguishing, defining and delineating agriculture and agritourism from commercialism. The NC Department of Agriculture and the Department of Soil and Water Conservation are our regulatory agencies and I think it is best that we keep it that way. I do not want to subject myself to more government oversight and interference; therefore, I am withdrawing my application for a CZ permit. Thanks but no thanks.

**B. Consideration of Anderson Agritourism Conditional Zoning Permit.** The applicant withdrew the application.

**C. Public Hearing to Review and Consider – 7112 New Town Road Wedding and Banquet Facility.** Mayor Davidson opened the public hearing. The Town Council received the following memo from Town Planner Cook:

Todd and Jessica Alexander request a Conditional Zoning Permit for a Wedding, Banquet and Reception Center located at 7112 New Town Road, Weddington, NC.

**Application Information**

Date of Application: August 23, 2013  
Applicant Name: Todd and Jessica Alexander  
Owner Name: Rick and Doris Alexander  
Parcel ID#: 06-129-045  
Property Location: 7112 New Town Road (corner of New Town Road and Twelve Mile Creek Road)  
Existing Land Use: Residential Conservation  
Existing Zoning: RCD  
Proposed Zoning: RCD (CZ)  
Existing Use: Single Family Home and Accessory Uses  
Proposed Use: Wedding/Banquet/Reception Center  
Parcel Size: 7.70 Acres

**General Information**

- The applicant proposes a Wedding/Banquet/Reception Center in accordance with *Section 58-58 (2)* of the *Weddington Zoning Ordinance*. All proposed uses will be housed in existing buildings currently on the property.
- The required Public Involvement Meetings for this project were held on September 17<sup>th</sup> and September 19<sup>th</sup>, 2013. The meeting on September 17<sup>th</sup> was held on-site at 7112 New Town Road from 10:00am-12:00pm where there were seven attendees. The meeting on September 19<sup>th</sup> was held at Weddington Town Hall from 4:00-6:00pm where there were two attendees. There was no opposition to the project at either meeting.

**Proposed Uses (Buildings) on Site Plan:**

- A. *Building A-4,800 square foot Two Story Frame House with Tin Roof*
  - Will continue to be used residence of property owners.
  - Will contain main office and bridal dressing room.
- B. *Building B-1,154 square foot Wood Frame Arbor*
  - Will contain smaller ceremonies and cocktail hour.
- C. *Building C-800 square foot Garage*
  - Will contain storage.

- D. *Building D-1, 235 square foot Frame Building by Main Parking Lot*
  - Will contain storage.
  
- E. *Building E-6, 024 square foot Two Story Log Cabin Barn*
  - Will be the main function building on the property.
  - Will have seating for 180 people.
  - Will contain receptions, parties, corporate functions and retreats.

**Access and Parking:**

- The site will be accessed by an existing fourteen foot driveway from New Town Road. NCDOT has also requested a 30 foot wide ingress/egress from New Town Road. This new driveway is shown on the site plan.
- The applicant is required 1 space per employee during the shift with greatest employment plus 1 space for every 2 guests based on the maximum number of guests the facility can accommodate. The applicant has provided 94 parking spaces, therefore complying with *Section 58-175* of the *Weddington Zoning Ordinance*.
- There will be two parking areas. The main parking area will contain 59 gravel spaces and the secondary parking area will contain 35 gravel spaces. Of those 35 spaces, six will be handicap parking spaces and four will be vendor parking spaces.
- Parking spaces meet the minimum size standards set in *Section 58-175* and *58-176* of the *Weddington Zoning Ordinance*.

**Elevations:**

- All buildings are existing. Materials on all buildings are wood siding, stone, brick, metal tin roofing, etc.
- The applicant has provided photographs of all buildings.

**Screening and Landscaping:**

- Screening and landscaping will be provided by using existing trees and shrubs. The applicant is required a 42 foot buffer around the perimeter of the property per *Section 58-8* of the *Weddington Zoning Ordinance*. The applicant has provided a 42 foot buffer around the perimeter of the property. The applicant has also provided internal landscaping within parking areas and islands. Holly trees and magnolia trees line New Town Road and provide sufficient screening from the road.
- The proposed landscaping plan does comply with *Section 58-8* of the *Weddington Zoning Ordinance*. All proposed plants are permitted in *Section 58-384* of the *Weddington Zoning Ordinance*.

**Additional Information:**

- Adjacent Property Uses are as follows:
  - North: Single family houses (Aero Plantation)
  - South: Single family houses in Unincorporated Union County
  - East: Single family houses
  - West: Single family houses
- No new lighting is proposed on-site as part of this plan.
- Freestanding Ground sign will be located left of the driveway and will comply with all Signage Ordinances.
- Water is currently provided by Union County Public Works and septic is provided by a septic tank.
- All buildings meet the required setback requirements.
- Planning staff has received a signed and notarized affidavit from the property owners allowing the applicant to apply for the CZ Rezoning.
- The Planning Board gave this project an unfavorable recommendation by a 4-3 vote. The Planning Board also added conditions three through six at their September 23<sup>rd</sup> meeting.

**Conditions of Approval:**

1. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances*;
2. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*;
3. Off duty police officer required at all alcohol related events with over 40 people;
4. Project must include an NCDOT approved two way entrance;
5. Re-establish and maintain the six foot fence at the rear of the property;
6. All events, other than on December 31<sup>st</sup> must end prior to midnight.

Staff has reviewed the application and submitted documents and finds that the CZ Rezoning Application is in compliance with the *Town of Weddington Zoning Ordinance* aforementioned Conditions of Approval.

The Town Council also received the following:

- Conditional Zoning Application
- Notarized permission from the owners of the property for Todd Alexander to apply to the Town to rezone the property
- Brief property history and overview of The Wellhouse of Weddington
- FAQ's that directly apply to the rezoning application
- FAQ's that do not directly apply to the rezoning application
- Site Plan
- Aerial Image
- Summary of the Trip Generation Calculation

Mr. Todd Alexander showed a video which showed the house and property.

Mr. Todd Alexander – My wife Jessica and I are pursuing the residential conditional zoning for 7112 New Town Road – a fulfillment of a goal that began 25 years ago. The property at 7112 New Town Road has been a part of my life for over 38 years. It has been a part of this community for over 130 years. It was built in 1883 by Dr. Thomas Redwine and his wife. Dr. Redwine was the County's only physician and served numerous years in the medical profession working out of an office located in the original well house. Over the years from 1917 after he lost the property until 1975 there were various owners and unfortunately not a lot of upkeep and maintenance from them. My parents Rick and Doris Alexander purchased the property in 1976. Along with the main house there were a few outlying structures around the rear of the house. There was a log cabin that was believed to have been the original kitchen. It unfortunately could not be saved due to its deterioration. The original well house and well, three bay carport and a smaller more modern electric well house had been installed by a previous owner that began a meticulous restoration of the home and grounds. My father designed and built what you see now as their private getaway and affectionately named it F8 Acres. In 1988 the main house was doubled in size with the new addition that was added going out towards the driveway and encompassing the historic well. The two bay garage was built in 1990 then between 1991 and 1992 the water feature and arbor were built off the back of the house. The log cabin barn was built in 2003. It was built on the site of the original horse barn. F8 is not only sentimental to me having grown up there but Jessica and I got married there in 2002. That leads us to present day. Since it is an extremely unique property and could not be duplicated within reason financially elsewhere we are pursuing this rezoning to enable us to preserve the property in its current state and historic significance as well as keep it in the family. The property will be shared with others to begin their memories and celebrate their special occasions. It is not our intent to make waves with our neighbors or the community. It is our intent to blend in and serve the niche in this area that has little to offer besides country clubs. We have pursued this from day one legally and with open communication to all who have engaged us one on one. Yesterday we celebrated Veteran's Day. A Veteran friend of mine recently landed a new job after finishing six tours in Afghanistan. He is now on the pit crew teams for Hendricks Motor Sports. He stated in a recent interview, "This is not a job it is a dream." For Jessica and me the Wellhouse of Weddington is our dream. We ask you the Town Councilmembers to allow us to pursue that dream.

Ms. Genny Reid – I am against this rezoning and this change. I do not think this will be good for Weddington. If you are against business then it would be easy for you to vote no on this request.

Mr. Jeff Perryman – I am on the Planning Board and I voted in favor of this motion when it was brought before the Planning Board. I would like to explain this as I see it and talk about what this project is and is not. It is not in my opinion any attempt to start some out of control commercial retail disaster in the Town of Weddington. During this entire campaign season I have heard plenty of that, read plenty of it on social media and I think that is completely wrong. It is not a commercial retail project. Anyone that saw that video and listened to Todd speak on what they are planning to do there knows that. It is as simple as that. Thirdly, it is not an attempt to rezone a piece of property outside of this center Town area into a piece of commercial property. We heard Jordan explain it. This will remain a residentially rezoned piece of property. It is not going to be rezoned commercial. Furthermore if in the future if Todd's kids want to take the property and do something different with it they are going to have to come before the Town Council and get permission to do that. That is why this is conditional zoning. You are giving them permission to only do what they are asking for in this application. This is a family business. Is it a business -yes? This is something that is going to be unique for our Town and in my opinion a tremendous asset. I have been out to the property. I walked around it and it is absolutely stunning. This is a historical property and probably not only the most historical in Weddington but probably within this entire County. Also during the last few weeks I have heard a lot said about the need to follow the Land Use Plan. Let me quote from our Land Use Plan Page 20 under Community Design and Image Policies – Policy #1 – Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history. We are sitting in a historical piece of property that has been converted.

Mr. Elton Hardy – It is a business. My biggest concern arises around 180 guests that are served alcohol from four to six hours and loud music up to 10:00 p.m. and those 94 cars dumping out on to New Town Road and Twelve Mile Creek Road. This piece of property is in the middle of the Weddington School Campus and the Cuthbertson Campus. For those Friday and Saturday events that let out and collide with these 94 cars that have had alcohol for up to six hours including Sundays it is not a very good combination. I think it is a lovely home. The roads are rural and are designated for the County as low priority areas and they are not designated to be upgraded according to what I read for the next 15 to 20 years.

Mr. Bill Deter – The property is beautiful. I am here this evening to speak against the proposed wedding, banquet facility at Twelve Mile Creek and New Town Road. This proposal has been presented and discussed before the Planning Board twice already - once on April 22 and then again on September 23. Both times the Planning Board voted against this request. In between the Planning Board Meetings, Council took action to adopt text amendments to Sections 58-52, 53, 54, 58 and 60. These changes made some definitional changes that made this an acceptable use in a residential area and would not require rezoning to commercial. The only thing that has changed is some of the wordsmithing of the text. This is still a commercial business regardless of how nice it appears. I would ask that you do not approve this request this evening.

Councilwoman Hadley – The required Public Involvement Meetings were held on the 17<sup>th</sup> and the 19<sup>th</sup> - one on-site and one here at the Town Hall. The on-site meeting had seven attendees and the Town Hall had two attendees. There was not opposition at either of these meetings. Is that correct, Jordan?

Town Planner Cook – That is correct.

Councilwoman Hadley – The adjoining neighbor to the east and also the closest neighbor at about 302 feet from the barn said he was in support of this request. Is that correct?

Mr. Alexander – That is correct.

Councilwoman Hadley – The adjoining neighbor to the north approximately 337 feet from her house to the barn expressed concerns about guests wandering onto her property and pond. Please explain the topography and landscaping that you would have to go through to get to that property line.

Mr. Alexander – There is a substantial amount of woods. In the dark you could not navigate it. It is dense pine trees with underbrush. There is an existing fence that is fallen over that we are going to reestablish with the six foot fence in the same manner that it was - old school style stapled to the trees.

Councilwoman Hadley – That was Condition #5 to reestablish the fence to a six foot fence and you are okay with that.

Mr. Alexander – Yes.

Councilwoman Hadley – The adjoining property owner to the west appears to be a farm and I do not know if we have heard from that neighbor.

Mr. Alexander – We have not. That is Ms. Terrell. She has 16 acres and has lots of goats. She is very private. I could not tell you either way.

Councilwoman Hadley – And a realtor that resides in Aero Plantation wrote, “I am concerned about the impact the event banquet hall would have on our quality of life not only humans but our wildlife as well especially with noise, loud bands, night time lights and other celebration send offs that may occur at the late night end of events.”

Mr. Alexander – We did a decibel reading test in the barn which is our main hall – the 6,000 SF log cabin barn which has 12-inch thick walls. We cranked the music to a level of 106.2 decibels – by definition that is deafening. Normal conversation without the music on inside the barn was registered at 68.2. Nothing on at all is 55.9. We then went outside the building under the side awning and it read 73.3. At the property lines it was not audible and registered any where from 59 to 62 due to birds, the neighbor’s tractor, etc. You could not hear any sound from inside the barn from all property lines.

Councilwoman Hadley – Do you own this decibel reader?

Mr. Alexander – I do. It is a professional unit of about \$300 in value. We will have it at all functions for reference if needed.

Mayor Pro Tem Barry – When you took those readings, you had the volume inside the building at 106 and went to the property line and measured it?

Mr. Alexander – We went to the property line with the music at 106 and it did not register. We did it without it playing in the barn and the readings did not change. There was no change with it or without the music. We had more traffic noise from New Town Road, birds, tractors, etc.

Councilwoman Hadley – As far as the lights are concerned my understanding is that the County is not requiring additional lighting and the existing lighting on the property is sufficient.

Mr. Alexander – Yes, we have ample lighting up and down the driveway. There are numerous flood lights on corners of all the buildings specifically where the parking lot is coming off the garage and where the parking lot is going to be.

Councilwoman Hadley – Can you talk about the inside send offs?

Mr. Alexander – There are several venues that we play throughout the region and there are several private homes around the area – Vanlandingham, Morehead Inn, Duke Mansion and several others. They are not allowed because they are in a residential area to do send offs with the bride and groom leaving after the end of the reception. They are not allowed to do them outside. We do them in the banquet hall, they leave and the

guests then leave in a graduated style outside of the building. It is just understood at those venues that you are in a residential area and you must respect the folks around you and that is the type of client that we are after. I am not after Animal House. Our job is to blend. I am not here to make waves. I only want people to know we are there if they want a referral or reference for a good party.

Councilwoman Hadley – Vanlandingham - you said it is in a highly residential area. It is more in a neighborhood as opposed to you being on a road with three neighbors.

Mr. Alexander – They are so landlocked that they have to bus people in. The vendors and immediate family are about the only ones that can park on the property. It is at Plaza Midwood. It is a very historic home. Their banquet room is about the size of this and they have to stagger people around the rest of the house. It is very tight and small. It is historic – a very old home.

Councilwoman Hadley – Explain how your contracts will work. I heard that you talked at the Planning Board Meeting about noon to midnight to have people set up and time afterwards to clean up.

Mr. Alexander – We are working on them. We are looking at a 10 to 12 hour block to give them time to come in and set up, flowers, any rented things that they may need to bring in extra than what we have. They would be required to be off the property by midnight generally closing up by 11:00 for any events.

Councilwoman Hadley – You would not have any problems with writing that type of contract.

Mr. Alexander – It is pretty normal. Even the country club setting you are done by 11:00 because they have to pay their staff any time you are there longer and they usually have to flip the room for the next day's events. Most events will end at 11:00.

Councilwoman Hadley – Condition #6 allows to later on New Years but it says must end prior to midnight. Are you comfortable with that?

Mr. Alexander – Except for December 31. All events could go no longer than midnight.

Councilwoman Hadley – I would like to see that changed to no later than. According to Union County Code are your existing facilities sufficient?

Mr. Alexander – We will have to sprinkle the barn. Any time you are in Union County with over 100 people, loud music and alcohol you must have a sprinkler system in place. We will have to sprinkle the 6,000 SF barn. The house will be limited to 99 people or less because I do not want to cut into that house.

Councilwoman Hadley – What does Union County require for sewer?

Mr. Alexander – One toilet per 100 people. We have six toilets and three septic systems. We have two toilets in the barn, one toilet in the garage and three in the house. The barn is on one septic, garage on another and the house on the other. We have been told that is sufficient.

Councilwoman Hadley – Please explain the recommendation from NCDOT regarding the entrance and were turning lanes and lights recommended?

Mr. Alexander – We were requested to discontinue use of the existing drive. It was too narrow for two lane traffic. We applied for a dual entrance. Their minimum requirements are 24 feet. Due to the nature of us trying to preserve the existing landscaping we are doing what I refer to as an “S” into it. The entrance would be 50 feet to allow fire trucks or larger vehicles to swing in without encroaching on the oncoming traffic. Even when they are leaving they should not have to go across the center line. That was done in accordance with NCDOT. They were a wonderful help at their Union County office. We have that in writing. It is approved and we are ready to

move on it provided the outcome tonight. They prefer 500 feet of sight line. To the right we have more than 500 feet and to the left we have 358 feet.

Councilwoman Hadley – And the intersection of New Town Road and Twelve Mile Road is fully visible?

Mr. Alexander – Yes, it is fully visible. There is a stop sign coming from Twelve Mile Creek. The new entrance actually allows you to see the oncoming traffic from the east much better coming down New Town and the curve that everyone talks about. NCDOT advised that they did not feel that there needed to be a stop light nor extra turn lanes because of our off hours.

Councilwoman Hadley – You will be operating on their off-peak hours?

Mr. Alexander – Correct. Most of the traffic in the area is morning school traffic, morning rush hour traffic and afternoon same school and rush hour. Weekends it is not near as bad.

Councilwoman Hadley – Condition #3 has for events serving alcohol for 40+ people you will employ an officer and that is not a problem with you as well?

Mr. Alexander – No. My wife and I discussed that from the get go that we wanted one to assist with any traffic if needed and we just wanted a comfort level and if there was an issue with the caterer/alcohol that we had someone to stand behind us. We were intending to have an off-duty officer even before the Planning Board Chairman asked us to put it in.

Councilwoman Hadley – This property is unique and in my opinion needs to be preserved. Surrounding towns would love to have this and they called and told me so. It is my opinion that we have satisfied the objections of the adjoining property owners and with that being the case I see no reason not to approve. The applicant has certainly gone the extra mile to ensure that they want to be good neighbors. Thank you, Todd and Jessica. Then there is a group concerned about commercial so let's address that. Again I know that I am repeating Jordan and Jeff but there appears to be a misconception that we are rezoning to commercial. This is a conditional zoning that stays under residential. Is that not correct Jordan?

Town Planner Cook – That is correct.

Councilwoman Hadley – And if they were to sell the property and the new owners wanted a different use they would have to come back to the Town for approval?

Town Planner Cook – Correct.

Councilwoman Hadley – Even our Planning Board Vice-Chair Dow said and I quote, “This is really not commercial.” He goes on to say, “Our decision should simply be based on is this use appropriate for that piece of property and the surrounding area.” Now I think we need to consider just this use on this property and if it is in line with our Land Use Plan and the surrounding areas. Our Land Use Plan on Page 20 - #1 – where it talks about Community Design and Image Policies – Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history. Policy #2 – Continue to support the adaptive reuse of historic structures in the community. Policy #3 – Continue to support the Weddington Historic Preservation Commissions efforts to preserve historically significant structures and sites. Of course there are other alternatives that this could be used for under the conditional zoning under the residential that include churches, public and private schools including preschools, golf courses, parks, playgrounds and community recreation centers both public and private, country clubs, fraternal, social and other civic organizations, emergency government services including police, fire and rescue, cemeteries, essential services, clubs, community centers and public parks and recreation facilities, private air strips provided certain conditions, telecommunication towers, libraries, planned residential developments. Someone could go in with an R-40 yield, clear cut the property which would affect the quality of life for wildlife, build seven homes with 3.2 people, teenagers



included adding to the school system and infrastructure and probably a minimum of two cars each adding to traffic on a daily basis. Also allowed would be radio towers, government or Town facilities, land application of biosolids, agritourism and of course the wedding banquet and reception center. I wanted to revisit all these uses during the Land Use Plan update. I discussed with Jordan about creating new boxes for them and revisit the uses and definitions to take the sheep's clothing off of the wolf but the immediate conclusion was that I was spreading the blood and providing for commercial all over Town. Take a look at the current Land Use Map, we have commercial all over Town. What I really wanted to do was call an ace an ace and a spade a spade, clean it up, call it what it is and have the appropriate zoning apply but that did not happen because of the outrage. That being the case, this applicant should have the same rights as anyone coming in with the aforementioned uses. This use is no different than a country club or a club and in my opinion the applicant was being penalized for having the same use as a club but under a different description and that is why I approved the text change to conditional zoning under residential. It should not be fair for one and not another depending on what use you were told to apply under and that is why this application has my vote to approve.

Councilwoman Harrison – There is the capability of having an outdoor wedding or party.

Mr. Alexander – The ceremonies will be allowed to be outside, cocktail hours and a big party or the main reception will be in the banquet hall.

Councilwoman Harrison – So there will not be anything where there will be a band outside – not during the day or at night?

Mr. Alexander – No – not possible.

Councilwoman Harrison – I know that you actually did all of the noise inside.

Mr. Alexander – I set the show up at the main ceremony site on the property as well and it did not change the decibel reading with the show running or without at the property line. You could not hear the ceremony where you will primarily have strings and that kind of thing whether it is played by a speaker or live. It did not change anything on the decibel reader at the property line and it was set at normal levels. Jessica has planned hundreds of weddings and coordinated them.

Councilwoman Harrison – You did not go offsite to see if you could hear anything. You stayed in your perimeter and you could not hear. Weddington is not flat so on a good day I can hear the high school band from Providence Road where I live.

Mr. Alexander – No, we did not physically go down the road.

Attorney Fox – I do not see any restrictions or conditions suggested by your Planning Board that would restrict an outdoor event so if that is the desire you may want to see if there is some flexibility of the applicant to agree to a condition along those lines.

Councilwoman Harrison – No, it was more that I wanted to make sure what kind of events and where was music going to be because that seems to be a concern for a lot of people.

Mr. Alexander – It simply will not be allowed and if the client is not okay with that they are going to have to go to another place.

Councilwoman Hadley – And to clarify for the audience that it is written into the ordinance that the events will not produce levels of noise or electronically amplified sound that is audible at levels greater than 60 decibels beyond the boundary of the property in which the facility is located, further no electronically amplified sound shall be audible beyond the property boundary between the hours of 10 and 9. If you did have something outside the sound ordinance the text amendment would apply.

Mr. Alexander – That is why we were proactive on the decibel reader. I can have it on site and if there is ever any question I can monitor it.

Town Planner Cook – I put on everyone’s desk the statement of reasonableness whichever way the motion goes I want to make sure that is met when whoever makes the motion.

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

**D. Consideration of a Wedding and Banquet Facility to be Located at 7112 New Town Road.**

Councilwoman Hadley – I make a motion to approve the wedding and banquet facility to be located at 7112 New Town Road with the conditions as presented with one exception to Condition #6 should say no later than as opposed to prior to.

Councilwoman Harrison – I did struggle with this but then I go down Weddington-Matthews Road and it has been a bone of contention with me when we were doing the Land Use Plan that you have a Swim and Racquet Club that holds all kinds of events, has wedding receptions, has alcohol and it is perfectly acceptable and when I keep challenging that it is a business I am told “no” along with the funeral home, the dog groomers, the Chesterbrook Academy. I look at that and I go why am I penalizing someone when others are like that?

Attorney Fox – One thing that may need to be included is a statement of reasonableness and the motion needs to include a finding that the use is consistent with the Land Use Plan and adopt a statement of reasonableness that Jordan has presented.

Councilwoman Hadley – My motion is in accordance with the Land Use Plan Page 20, Policy 1, 2, 3 and I find that this proposed use is reasonable and consistent with the adopted Land Use Plan for the Town of Weddington.

The vote on the motion is as follows:

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

**Item No. 9. Additional Public Comments.**

Mayor Davidson - We had three people that signed the wrong sheet for public comments and have requested to speak. Does anyone want to make a motion to allow these people to provide public comment?

Councilwoman Hadley moved to allow the three people that signed the wrong sheet for public comment to speak. The vote on the motion is as follows:

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

Councilmembers Thomisser and Mayor Pro Tem Barry left the room for a brief period of time.

Mr. Erik Blowers – Thank you for the opportunity to come up and speak. I inadvertently signed the wrong sheet. I want to say to each member of this Town Council that one week ago a supermajority of the Town residents – two out of three people in every voting precinct in Weddington - clearly and unambiguously expressed our complete lack of faith in our management of our great community. Years ago you made representations as to how you would lead this community if you were elected as representatives of the people. You have failed miserably. One month ago I sat in utter disbelief as I attended a public hearing on the water tower. These public hearings are supposed to be an opportunity for citizens of this Town to provide our elected officials with our opinions on proposed action by the Town Council. Each one of you came to that meeting with the decision made as to how you were to vote stating numerous times prior to the meeting that the water tower

location deal was a done deal. You offered the citizens of this Town an opportunity to express their opinion about the future of our community not yours through a Town survey. Based on the sole fact that you did not agree with the results of the citizens input you discounted the survey. You have totally and unequivocally silenced the Mayor of this Town because he does not agree with the majority on most issues. It was this type of arrogance that led to two out of three people to vote you out of office. I find it very ironic that the two people that have been voted out of office have left for my speech. You made a deal with the fire department after repeated promises that the citizens would be able to ratify any arrangement every two years through elections. The residents of this Town are now obligated to a 10-year contract which they did not ask for. You conducted meetings at times when you knew citizens could not attend and have had meetings with minimal notice and have attempted on numerous occasions to silence your critics. The height of your arrogance comes in the deals and agreements conducted outside of public scrutiny. You are conducting Town business on personal email accounts and selling the future of our Town to investment groups and political donors who do not even live in Weddington. Two weeks ago I made a public records request from every member of this Town Council for emails from your personal accounts relating to allegations from one member of this Council accusing me and an entire community volunteer group of stealing his campaign signs. I know these records exist because I have a copy of them. I received back requests for the identification of this specific email that I wanted so that it can be provided to me. This is ridiculous. I have been provided by nothing from any Town members of personal email accounts although I know that they exist. As representatives of the people we demand you to conduct yourselves with integrity and responsibility in the best interest of citizens of the Town. I request that the remaining two members of this Council who have two years left in their term seriously contemplate your positions on most issues and understand that as representatives of the citizens of this Town that our interests should be considered first and not your own.

Ms. Debra Welch- I just want to thank the Town Council, mostly and sincerely to the Mayor. I appreciate your time and what you have done for our community. Tuesday evening we had the pleasure of running to our next door neighbor's house. He is a brand new elected official. We are excited. It was a victory. We all worked hard and we thank the citizens that are here. Lots of people worked hard. I want to thank you and tell the Mayor publicly and his wife that is here tonight.

Mr. Harry Welch – I would like to echo the comments that Erik made and the other folks made about the landslide victory last Tuesday. Record numbers came out to the poles and the overwhelming response from the citizens was the need for a change and to look at our concerns as citizens of Weddington instead of individual concerns. I applaud everyone that did come in record numbers even higher numbers than I believe for the presidential election. Most of all thank you Walker for your service and the dedication you put in the years you did, this as well as the campaign. We do appreciate all of those efforts.

**Item No. 10. Public Hearings and Consideration of Public Hearings (Continued)**

**A. Public Hearing to Review and Consider – Preliminary Plat for the Highclere Conservation Subdivision.** Mayor Davidson opened the public hearing.

Councilwoman Harrison – Mr. Mayor, I am an adjacent homeowner.

Attorney Fox – Being an adjacent property owner does not disqualify you. If you do not have a financial interest in the outcome then you are able to participate in this decision and not be impacted by your geographic location to this project.

Councilwoman Harrison – I will not receive anything financially and I feel that I can be objective and impartial and fair to the applicant.

The Town Council received the following memo from Town Planner Cook:

Standard Pacific Homes submits a preliminary plat application for a 45 lot Residential Conservation Subdivision on 56.819 acres located on Rea Road.

**Application Information:**

Date of Application: August 22, 2013  
Applicant/Developer Name: Standard Pacific Homes (Bob Bennett)  
Owner Name: MFG Enterprises, Inc.  
Parcel ID#: 06-180-019  
Property Location: Rea Road  
Existing Zoning: RCD  
Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)  
Existing Land Use: Residential Conservation  
Proposed Land Use: Residential Conservation (CZ)  
Existing Use: Vacant Land  
Parcel Size: 56.819

**Project Information:**

The Highclere Subdivision is a proposed 45 lot subdivision on 56.819 acres. The subdivision is located on Rea Road and is being developed by Standard Pacific Homes as an RCD conservation subdivision. A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42 of the Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots and 10% open space. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site is 0.79 dwelling units per acre.

**Background Information:**

- A site walk occurred on-site May 1, 2013.
- Public Involvement Meetings were held on-site on Tuesday, June 11, 2013 and at Town Hall on Wednesday, June 12, 2013.
- The Planning Board approved the Sketch Plan on June 24, 2013. The Planning Board approved the Sketch Plan with 42 lots. The site has since been reconfigured and is now 45 lots. The applicant submitted the revised Yield Plan to the Town Planner prior to submitting the Preliminary Plat. The 45 lot Yield Plan did comply with the *Town of Weddington Zoning and Subdivision Ordinances*.

**Preliminary Plat Information:**

- The minimum lot size is 12,000 square feet. The smallest lot is lot 22 at 16,434 square feet.
- The applicant is required 50% or 28.31 acres of conservation lands. The applicant has provided 50.27% or 28.47 acres of conservations lands.
- The applicant is dedicating 0.195 acres to NCDOT along Rea Road.
- The cul-de-sac on Highclere Drive is 1,280 feet in length. The Town does allow cul-de-sacs in conservation subdivisions to exceed 600 feet in length. This is to prevent degradation and development in primary and secondary conservation lands.
- A pump station will be located between lots 13 and 14.
- Wetlands run along much of the perimeter of the property and through the middle of the site. There is also an existing pond at the northern portion of the site.
- The applicant is proposing a 100 foot landscaped thoroughfare buffer along Rea Road. There will also be supplemental planting around the perimeter of the pump station.
- A copy of the approved Sketch Plan and Yield Plan has been included in the packet.

**Conservation Land Summary:**

Section 58-58 (4) of the Weddington Zoning Ordinance stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR's.

Conservation lands are broken down into three tiers and given different priorities. Highclere has provided the following conservation lands:

- Primary Conservation Lands - 15.759 acres of SWIM Buffers and Wetlands
- Secondary Conservation Lands - 6.871 acres of Tier A Forestlands
- Other Conservation Lands - 5.899 acres of Permanent Grasslands
- A total of 28.53 acres of the 56.819 acre site or 50.21% of the site will remain conservation lands.

**Additional Information:**

- Highclere is to be served by Union County Public Water and Sewer.
- The applicant will use an existing curb cut off of Rea Road for primary ingress/egress.
- The applicant will install a right turn lane on Rea Road.
- The Highclere subdivision will be a gated community with private roads. These roads must be built to NCDOT standards and approved by NCDOT. Approval of the entrance gate will be done during the Final Plat phase.
- The Planning Board gave this project a unanimous favorable recommendation at their September 23, 2013 meeting. The Planning Board also added conditions 7 through 9.

**The Highclere RCD Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:**

1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
4. Declaration of Conservation Easement and Restrictions shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
5. Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
6. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
7. Require additional landscaping along Rea Road as shown on Sheet C-8.1;
8. Plans for subdivision entry monument to be approved by the Planning Board;
9. Delineate conservation lands versus open space to allow for monument sign and guardhouse.

The Town Council also received the following:

- Conditional Zoning Application
- Application for Submittal of the Subdivision Preliminary Plat
- Cover Sheet, Existing Conditions Plan, Existing Tree Survey, Existing Wetlands Survey, Conventional Subdivision Yield Plan, Conservation Subdivision Plan, Environmental Plan, Viewshed Analysis, Overall Site Plan, Detailed Site Plan, Site Details, Conservation Plan, Overall Grading Plan, Grading Plan, Planting Plan, Planting Notes, Planting Details,
- Aerial Map

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Town Planner Cook – It says Standard Pacific Homes throughout my memo. I got an email from them last week that they were currently out of the project and the property owner would proceed with this zoning hearing. Anywhere in the memo that discusses Standard Pacific Homes it is now MFG Enterprises.

Attorney Fox – You said the original plan was approved by the Planning Board with only 42 lots and this plan has 45 lots.

Town Planner Cook – They increased the number to 45. I talked with the Planning Board Chairman about that. It was not a 10% increase in lots. Planning Board Chairman Sharp felt that could be done administratively which our code allows. That was just the sketch plan phase. The preliminary plat for 45 lots did go through the Planning Board and they also said the 45 lots on the sketch plans was okay as well at their meeting. They included a sketch plan as part of that preliminary plat application at the Planning Board level.

Attorney Fox – This is a gated community. The requirement is that the roads must be built to NCDOT standards and accepted by NCDOT. NCDOT will not accept the gated roads.

Town Planner Cook – It was not the applicant’s plan for NCDOT to accept the roads. These will be private roads maintained by the HOA.

Attorney Fox – This says that the roads must be built to NCDOT standards.

Town Planner Cook – They will not be accepted by NCDOT. This will be maintained by the HOA. NCDOT will still approve the standards. They will not accept the streets.

Attorney Fox – You are saying that they will sign off that they are built to NCDOT standards. That is all. The approval is for construction quality.

Town Planner Cook – That is right and if it is not them anymore then our engineer still does that as well. Someone on the Town’s behalf will be out there to say that they are built to NCDOT standards. That may not be NCDOT anymore.

Councilwoman Harrison – As the representative for MUMPO and dealing with the 2040 Plan there are plans to widen Rea Road to three lanes. How does that affect Highclere because for me I do not want any other subdivision to go through what my subdivision is going through where we are going to have 17 homes going to have a road going right through their living room. I want to know if there is a sufficient buffer even if there was a third lane that the people that back up to Rea Road are not going to have that road in their back yard.

Town Planner Cook – That is not in our LARTP. The applicant may be able to address that. They have a 100 foot buffer up front on a landscaped berm. I know that I did not require them to set aside right-of-way for that additional lane.

Mr. Keith Cooper – I work with the applicant Mel Graham. There aren’t any lots that back up to Rea Road. We have our 100 foot buffer then our road then our lots opposite side facing so in the event that there ever was a widening you have a huge buffer there already and we are planting the buffer and planting additionally as the Planning Board requested.

Councilwoman Hadley – How much would a third lane come into that buffer?

Mr. Cooper – If you look at the site plan you see the lane that we are adding as 10 feet – it is not much of a widening. We have a 100 foot buffer and that is measured off of the right-of-way. There is the right-of-way then the 100 feet then our roads and then the homes.

Attorney Fox – That assumes that they put it on both sides.

Councilwoman Hadley – The landscaping for the buffer - I see you added more. I know that it is according to our requirements. Is this going to be mature landscaping?

Mr. Cooper – I am thinking that they are.

Councilwoman Hadley – The Town’s requirements in my opinion leave a little bit to be desired.

Mr. Mel Graham – I will far exceed the ordinance. I am a huge believer in landscaping. We almost always totally overdo landscaping. It will be incredible landscaping. If you drive up and down Tom Short Road where I did Longview a number of years ago – we planted very mature trees on day one.

Councilwoman Hadley – What are you going to do with the barn?

Mr. Graham – It was an Arabian horse barn. It was built in the 80’s. The barn will eventually be taken down and recycled. It will be reused. I have someone that wants it. We have a contractor that will take it down and reassemble like it is.

Councilwoman Hadley – My other question is regarding the fire hydrants. I know you have them according to code. The problem that I have seen in the past couple of years during the final grading a lot of times fire hydrants are buried and then all of a sudden the connectors for the firemen are right at the ground level and it requires mounts to get it up and all that costs money. I know that it happens during the final grading after the approval by Public Works and all of a sudden it is buried and so then at that point Public Works does not want to put the mount on it and the developer says that it is approved. Do you have a problem that if you do bury it you would take responsibility for putting in the mount?

Mr. Cooper – We can do that.

Councilwoman Hadley – Also with the perimeter around it we had a subdivision where the entrance wall was put too close and the firemen cannot make a complete turn with it. I would like for a three to five foot clearance for the perimeter of the fire hydrant.

Mr. Cooper – We can do that.

Councilwoman Hadley – One consideration that I would like to mention and I am sure you know the Loves to the east of the project. I know Mr. Love planted that first row of trees then there is a power line and then more trees. I would like some type of consideration to leave that buffer as dense.

Mr. Graham – That is going to stay. All of the tree line of the current property essentially stays like it is virtually untouched. We have a complete buffer around the entire project. Literally everything that we are disturbing is in the open field. It is a remarkable site and stays exactly the way it is. We believe this is the perfect poster child project for Weddington with quality housing with no impact to the road and great buffers all around it and to use land the way it should be used.

Attorney Fox – You said that Standard Pacific Homes was initially listed as the applicant and they are no longer part of the application. Has the current applicant Standard Pacific had any obligations as part of the preliminary plat and have those been assumed by the current applicant?

Mr. Graham – Yes. I have assumed all responsibility.

Mayor Pro Tem Barry – I was looking at the layout last night and you have eight lots that the physical structure on your layout is either butting into the wetlands or right on top of it. Is there an issue that we need to be aware of? We have flooding problems. I do not want to approve a plat that we know from the beginning that we have physical construction going on in that area. I want to make sure we are not going to run into any problems.

Mr. Graham – Matt is our lead engineer and I will have him address that. We spent an enormous amount of time and energy on that and he can address that.

Engineer – You are correct. What you actually see is the building setback runs up against the wetlands and does not mean that the structure will actually be up against the wetlands. I believe almost all of the lots that you referenced have flood protection elevations on them. Those elevations are set two feet above the 100-year expected flood elevation. We ran a flood study and that is controlled by the culvert. Those do have flood protection elevations within the two feet above the expected 100-year water surface elevation and the storm drainage easement that is required to contain a 100-year storm.

Mayor Davidson – Jordan, do you have any concerns about that?

Town Planner Cook – I do not.

Ms. Kathy Davis – I am a property owner that backs up to this new subdivision. I back up to the wetlands. If the wetlands are increased for our property and it affects our properties adversely are there provisions set up for us as those wetlands encroach upon our properties? We are not currently in the wetlands. We border them.

Mr. Cooper – That was all taken into account in the design of the project. We talked early on when you came to the initial public involvement meetings. That is a concern. It has been carefully designed as our engineers went through the project. We have been through that process with the Town’s engineer. They reviewed it and signed off on it. The State engineers have reviewed and signed off on it and issued the storm water permit for the project. Through the whole process the goal is no impact to the neighbors.

Mr. Graham – It is not a goal; it is a requirement.

Mr. Cooper – That is right, we do not have a choice. It is the way DENR requires it and the way it is designed.

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

**B. Consideration of the Preliminary Plat for the Highclere Conservation Subdivision.** Councilwoman Harrison moved to approve the Preliminary Plat for the Highclere Conservation Subdivision with the conditions as stated by Town Planner Cook and two additional conditions regarding hydrants requested by Councilwoman Hadley and this plat meets our zoning requirements and is consistent with the Land Use Plan.

Mayor Pro Tem Barry - I support the motion but I want to add into the record that with conservation zoning the yield requirements of 50% are the maximum. You can always approve these with less density assuming you are willing to accept it. I think in the future we need to be careful about the question about the rise and where these floodplains are pushing into where the construction easements or fall back lines are going to be.

The vote on the motion is as follows:

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

**Item No. 11. Old Business.** There was no Old Business.

**Item No. 12. New Business.**

**A. Discussion and Consideration of Council Communication to Media in Response to Citizen’s Request – Councilwoman Barbara Harrison.** Councilwoman Harrison – At the October 14, 2013 Weddington Town Council Meeting, Mayor Davidson entered into public record that he had an agreement and a handshake with Jack Parks to sell the property owned by the Providence VFD to the Town for \$750,000. On that night the Weddington Town Council was unaware of this email and that the email would be read into record. It is not the intention of this sitting Council to humiliate, defame or embarrass or cause undue stress to any Weddington citizen or to humiliate defame and embarrass or cause undue stress to the men and women that serve and



volunteer on Weddington's primary fire department – Providence VFD by reading in a private email. This email was never brought to the attention of the Weddington Town Council nor can any decision be made to buy, sell or approve of a transaction without a public hearing. For the record and for future Town Councils, I will now read the entire email. It was from Jack Parks to Walker Davidson and sent on January 9, 2012 and the subject was Building Upgrades.

Walker,

Here is an example of what I am looking for from the Town to enable us to proceed with obtaining accurate estimates from contractors to make changes to the PVFD Facilities. [This was never read into record.] The Town of Weddington agrees to partner with Providence VFD to facilitate with needed upgrades to the station located at 5025 Hemby Road. The support will include financial assistance to be used for the acquisition of contiguous property, renovation of the existing facilities and construction of a building addition. The financial assistance will consist of money and loan guarantees not to exceed \$750,000. Providence VFD will be expected to bring offers for purchase of property and estimates from contractors to the Town Council for review and approval. In return Providence Volunteer Fire Department will agree to transfer ownership of real estate including land and structures to the Town of Weddington. [Again this line was also not included.] If you can get this approved from the Town Council, I will take it to our Board of Directors for their approval.

We just had a citizen come up and accuse the Councilmembers of meeting outside this building, meeting secretly and doing things behind closed doors. That has never been the case for me. This email and what was put into record on October 14 it seems like our Mayor had an agreement and a handshake by an email. I now wonder how many agreements and how many handshakes are we going to find out about after the Mayor leaves office. You can tell half truths all you want but in the end the whole truth will prevail.

Mayor Davidson – Is there a motion?

Councilwoman Harrison – No.

**B. Consideration of Approving New Bond Instrument for Arbor Oaks (Formerly Bonner Oaks) and Release of Current Bond Money back to Developer – Staff.** The Town Council received the following memo from Town Administrator McCollum and a copy of the bond instrument:

The Town is currently holding \$6,336.00 for road performance and \$7,500.00 for road maintenance for the Bonner Oaks Subdivision. This subdivision has been bought by Parker and Orleans and they have submitted a bond in the amount of \$13,836 to replace the money currently being held for this subdivision. The subdivision has changed names and is now called Arbor Oaks. Please authorize staff to release the current bond money back to Randall Ell on behalf of Bonner Oaks and accept the new bond instrument for Parker and Orleans for Arbor Oaks.

Mayor Pro Tem Barry moved to approve the new bond instrument for Arbor Oaks and to release the current bond money back to the developer. The vote on the motion is as follows:

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

**Item No. 13. Update from Town Planner.** The Town Council received the following update memo from Town Planner Cook:

- Staff has received a Preliminary Plat for the 130 lot Atherton Estates subdivision. This is a conventional subdivision located on Weddington-Matthews Road. Twenty-four of these lots will be located off of Cox Road. The previously approved 23 lot Atherton Estates subdivision Preliminary Plat will be vacated. Those 23 lots and the new 107 lots will become a 130 lot subdivision known as Atherton

Estates. Public involvement meetings will be held on Tuesday, November 19, 2013 on site (Weddington Road) at Parcel #06-150-066 from 12:00 noon to 2:00 p.m. and on Thursday, November 21, 2013 from 4:30 p.m. to 6:30 p.m. at the Weddington Town Hall, 1924 Weddington Road.

- Staff has received a Sketch Plan application from Pulte Homes for a 45 lot conservation subdivision located on Lochaven Road. Public involvement meetings will be held on Wednesday, November 20, 2013 on site at Parcel #06-153-025 from 1:30 p.m. to 3:30 p.m. and on Wednesday, December 4, 2013 – 4:00 p.m. to 6:00 p.m. at the Weddington Town Hall, 1924 Weddington Road. This plan will be on the December 16<sup>th</sup> Planning Board agenda.
- Staff has received a Sketch Plan application for the six lot Graham Hall subdivision located on Weddington-Matthews Road across from Weddington Swim and Racquet Club.
- The Planning Board approved a monument sign application for the previously approved Bonner Oaks subdivision. This is a ten lot subdivision located off of Amanda Drive. No new approvals are needed for this project other than the monument sign. This subdivision is now being referenced as Arbor Oaks.
- The following items were on the October 28<sup>th</sup> Planning Board agenda:
  - Bonner Oaks Subdivision Entrance Monument Sign
  - Bromley Subdivision Entrance Monument Sign
  - Weddington United Methodist Church Signs
  - Conference Center Definition
  - CUP Text Amendment regarding PRD's

The following items will be on the next Planning Board agenda:

- Atherton Estates Subdivision
- Fire Hydrant Easement Text Amendment
- FEMA Revisions and Text Amendments

**Item No. 14. Update from Town Administrator.** The Town Council received the following update memo from Town Administrator McCollum:

Terms due to expire in December: Planning Board (Janice Propst) and Public Safety Advisory Committee (Michael Smith, Michael Carver, Douglas Sabo, Council Seat and One Vacant Seat)

The parts to repair the street lights have been ordered and should be received this week. I will then work with Boswell Electric to get installed.

Plans are underway for the Tree Lighting to be held on December 6 here at the Town Hall.

The speed limit sign has also been ordered as recommended by the Public Safety Advisory Board and approved by the Town Council.

I have attached a copy of the most recent worksheets for WCWAA Expenses and Current Bond/LOCs that are held for the Town.

**Item No. 15. Public Safety Report.**

**Providence VFD**

12 Union Fire  
14 Union EMS  
02 Meck Fire  
00 Meck EMS

Training Hours 507.00 hours

The Town Council also received the Income and Expense Budget Performance and Balance Sheet for October 2013.

**Weddington Deputies – 809 calls**

**Wesley Chapel VFD – 115 calls**

Councilwoman Hadley - I think that the Wesley Chapel VFD reported 115 calls for the month in their district. Union County is now providing me with monthly numbers that I will put in the packet from now on. For October there were 16 calls in Weddington.

**Item No. 16. Update from Finance Officer and Tax Collector.**

**A. Finance Officer’s Report.** The Town Council received the Revenue and Expenditure Statement by Department and Balance Sheet for 10/1/2013 to 10/31/2013.

Finance Officer Leslie Gaylord - I did want to give you an update on the LGC application for the financing. We sent out the RFPs for the financing to five different financial institutions last week. I have heard back from four of them. They are due back to us on November 20. The application to the LGC needs to be in by December 6 to be on their January 7 meeting and because of the timing of that we will need to have a Special meeting to do the resolution and approve the proposal. We were thinking the night of the Planning Board meeting just before they meet at 6:00 p.m.

Councilwoman Hadley - This is not a commitment. This is just to have paperwork in place to be able to submit the application and to get competitive bids.

Finance Officer Gaylord – Right.

Mayor Pro Tem Barry moved to call for a Special Meeting to be held November 25, 2013 at 6:00 p.m. at the Weddington Town Hall to approve the LGC resolution. The vote on the motion is as follows:

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

**B. Tax Collectors Report.** Monthly Report – October 2013

<b>Transactions:</b>	
Utilities Charges 2013	\$8,282.23
Adjustments <\$5.00	\$(.76)
Penalty and Interest Payments	\$(197.31)
Refunds	\$845.77
Releases	\$(59.77)
Overpayments	\$(566.88)
<b>Taxes Collected:</b>	
2008	\$(60.00)
2009	\$(268.96)
2010	\$(60.00)
2011	\$(385.63)
2012	\$(1,469.64)
2013	\$(206,528.43)
<b>As of October 31, 2013; the following taxes remain Outstanding:</b>	
2002	\$82.07

2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$131.13
2007	\$144.42
2008	\$1,684.55
2009	\$1,864.68
2010	\$2,102.27
2011	\$3,580.27
2012	\$10,756.46
2013	\$701,470.74
<b>Total Outstanding:</b>	<b>\$722,321.28</b>

**Item No. 17. Transportation Report.** Councilwoman Harrison gave a brief update. She stated, “They changed the Strategic Mobility plan once again. That is what we spent most of our time on last month which is with MUMPO and how they are balancing out the dollar amounts between state, regional and local roads. Basically at this meeting it was suggested by NCDOT that Towns may want to pay for their own roads.”

**Item No. 18. Council Comments.** Councilwoman Harrison - I will be here the day before Thanksgiving decorating the Town Hall if anyone would like to help.

Councilwoman Hadley – I would like to thank Barbara Harrison for once again organizing and having a successful Country Fair. I was unable to attend but from all the pictures, emails and phone calls I received once again you outdid yourself. Sorry was not able to help as much as I normally do. Thank you from the Council and from the community for all you do. I would also like to thank Werner and Daniel for the last two years. I know at times I wanted to kick you both to the moon and back but I also have learned a lot from you and I appreciate the willingness to work together and thank you for that. I also would like to thank you for taking the high road with the campaign and very proud of you two and Scott as well for taking the high road and not getting in the gutter. You will both be sorely missed.

Mayor Davidson – These are my last closing comments as Mayor. This has been a lot of fun. I would do it again in a heart beat. Unfortunately I got a new job and I think the perception is that I have had enough and I do not want to do this anymore. Sally knows that I would do this every day and it is a lot of fun. I recommend if you want to do it sometime I can give you some help. Thank you for your support. Again it has been a lot of fun.

**Item No. 19. Adjournment.** Mayor Pro Tem Barry moved to adjourn the November 12, 2013 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

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

The meeting adjourned at 9:05 p.m.

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Walker F. Davidson, Mayor

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Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON  
SPECIAL TOWN COUNCIL MEETING  
MONDAY, NOVEMBER 25, 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 November 25, 2013, with Mayor Pro Tem Daniel Barry presiding.

Present: Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Finance Officer Leslie Gaylord and Town Administrator Amy McCollum

Absent: Mayor Walker F. Davidson

Visitors: Michael Smith

**Item No. 1. Open the Meeting.** Mayor Pro Tem Barry called the November 25, 2013 Special Town Council Meeting to order at 6:01 p.m. There was a quorum.

**Item No. 2. Review and Consider a Resolution Authorizing the Filing of an Application for Approval of a Financing Agreement Authorized by NC General Statute 160A-20.** Finance Officer Leslie Gaylord - We need to make several findings of fact with respect to the financing itself. In order to do that we need to know some of the terms and amounts that are going to be put into the contract and therefore we requested proposals from five financial institutions. We received two back. I would like to discuss those now and figure out which one to go with. We have a BB&T proposal for 10 years at 2.52%. Wells Fargo's revised proposal was for 2.84% and that was the best they had. The best case scenario for them was \$112,000 in interest and for BB&T was \$99,225. Since BB&T is familiar with the project and having done the construction loan with the fire department my recommendation would be to stick with them. They do have the better bid.

Councilwoman Pamela Hadley - They seem to be more familiar with the process.

Finance Officer Gaylord – With the application to the LGC they will need to see the term sheets. I would like to choose the bid to be able to submit the term sheet with the application and resolution. This is not the actual financing contract. This is just accepting their bid.

Mayor Pro Tem Barry - In the Resolution do we need to specify \$750,000, 10 years, and 2.52%?

Finance Officer Gaylord – No, that rate will expire December 31. It is unlikely that we will sign the contract prior to that. We will sign a Resolution with BB&T agreeing to enter into an agreement with them and I will ask them if we sign that will that lock the rate in or not. We will do that Resolution before the end of the year. Even if that is not going to be the rate, I cannot imagine that it would be significantly different. The remainder of the money will come from the fund balance. We already have paid the \$206,000 to the fire department for the renovations to the back of the building. If we prepay there is a 1% penalty which is equivalent to one month's payment which is not a significant amount. One of the reasons we can get this rate is because we are a municipality and our interest to them is tax exempt. The payment will be twice a year and it will depend on when we close the loan when our payments would be. I like the twice a year payment because it draws the balance down.

Mayor Pro Tem Barry – You did a revenue expense projection. Where are you carrying the capital and interest? The principal payment is not coming off the general fund.

Finance Officer Gaylord - I took the entire payment for the year (principal and interest) and put it in the fire department capital line.

Mayor Pro Tem Barry – So in the budget forecast we will not run into a nominal deficit until July 2016?

Finance Officer Gaylord - I am putting in the Resolution a maximum of one cent just in case there is any flux.

Mayor Pro Tem Barry – But based on these projections we should not realize a tax increase?

Finance Officer Gaylord – No - not for the financing. Other operations may warrant a tax increase but this should not.

Mayor Pro Tem Barry – The funding of the fire department would not create a tax increase.

Finance Officer Gaylord - We could do it out of current earnings or appropriate fund balance. You are looking at \$95,000 max a year.

Mayor Pro Tem Barry – I just want to be clear for the record that the financing of the fire department does not create a burden or a tax increase.

Councilwoman Hadley moved to approve Resolution R-2013-07 that includes BB&T as the financing institution with the bid that they presented with a \$750,000 loan at 2.52% interest rate for 10 years.

**TOWN OF WEDDINGTON  
RESOLUTION  
R-2013-07**

**RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR  
APPROVAL OF A FINANCING AGREEMENT AUTHORIZED BY NORTH  
CAROLINA GENERAL STATUTE 160A-20**

**WHEREAS**, the Town of Weddington, North Carolina desires to purchase the Providence Volunteer Fire Department Fire Station and Real Property (the “Project”) to better serve the citizens of Weddington; and

**WHEREAS**, The Town of Weddington desires to finance the Project by the use of an installment contract authorized under North Carolina General Statute 160A, Article 3, Section 20; and

**WHEREAS**, findings of fact by this governing body must be presented to enable the North Carolina Local Government Commission to make its findings of fact set forth in North Carolina General Statute 159, Article 8, Section 151 prior to approval of the proposed contract;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of Weddington, North Carolina, meeting in special session on the 25th day of November 2013, make the following findings of fact:

1. The proposed contract is necessary or expedient because the Town desires to provide fire service to its citizens and has entered into an Interlocal Agreement with Providence Volunteer Fire Department (“Providence”) to provide such service. As part of the Interlocal Agreement the Town has agreed to purchase the Project.
2. The proposed contract is preferable to a bond issue for the same purpose. The Town has determined that the cost of financing the Project through an installment contract is preferable to a general obligation bond financing or revenue financing for several reasons, including but not limited to the following: (1) the cost of a special election necessary to approve a general obligation bond financing, as required by the laws of the State, would result in the expenditure of significant funds; and (2) the time required for a general obligation bond election would cause an unnecessary delay which would thereby decrease the

financial benefits of the Project; and (3) no revenues are produced by the Project so as to permit a revenue bond financing.

3. The Town expects that in the current interest rate environment for municipal securities there will be no material difference in interest rates between general obligation bonds and installment financings for the Project.
4. The sums to fall due under the contract are adequate and not excessive for the proposed purpose.
5. Past audit reports of the Town indicate that its debt management and contract obligation payment policies have been carried out in strict compliance with the law.
6. The Town estimates that the maximum tax rate impact of paying debt service on the financing will be the equivalent of up to approximately 1 cent per \$100 of valuation. Given this low amount and based on the estimated interest rate to be payable and the proposed financing term, the Town expects to be able to repay the financing with current resources or with unassigned fund balance, and no actual tax rate increase related to this financing will be necessary.
7. The Town of Weddington has no outstanding debt and therefore is not in default in any of its debt service obligations.
8. Parker, Poe, Adams & Bernstein, LLP, attorneys for the Town of Weddington, will render an opinion that the proposed Project is authorized by law and is a purpose for which public funds may be expended pursuant to the Constitution and laws of North Carolina.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Finance Officer is hereby authorized to act on behalf of the Town of Weddington in filing an application with the North Carolina Local Government Commission for approval of the Project and the proposed financing contract and other actions not inconsistent with this resolution.

This resolution is effective upon its adoption this 25<sup>th</sup> day of November, 2013.

All were in favor, with votes recorded as follows

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

Council thanked Finance Officer Gaylord for her work on this item.

**Item No. 3. Adjournment.** Councilwoman Harrison moved to adjourn the November 25, 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 6:12 p.m.

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Daniel Barry, Mayor Pro Tem

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Amy S. McCollum, Town Clerk

**MUNICIPAL ELECTION/CITY OF MONROE RUN-OFF ELECTION**

November 5, 2013  
ABSTRACT OF VOTES  
FOR

STATE OF NORTH CAROLINA

**INSTRUCTIONS**

THREE COPIES are to be made. One copy is to be signed by the County Board of Elections and delivered by them, when the canvass is concluded, to the City Clerk (GS 163-300). One copy is to be retained by the County Board of Elections. One copy is to be mailed on canvass day to the Chairman of the State Board of Elections, Raleigh, North Carolina (GS 163-182.6).

**STATE OF NORTH CAROLINA  
COUNTY OF UNION**

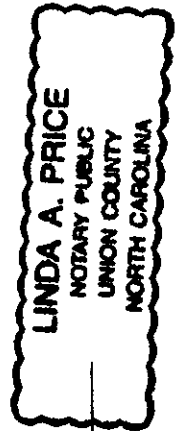
The County Board of Elections for said county, having opened, canvassed, and judicially determined the original returns of the election in the precincts in this county, held as above stated, do hereby certify that the above is a true abstract thereof, and contains the number of legal ballots cast in each precinct for each office or referendum named, the name of each person or choice voted for, their party affiliation (where applicable), and the number of votes cast for each person or choice for the item named.

This is the 12<sup>th</sup> day of November 2013

*Shirley C. Bossbach*  
\_\_\_\_\_  
*Shirley C. Bossbach*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This day personally appeared before me, Shirley C. Bossbach  
Chairman of the County Board of Elections, who being duly sworn,  
says the abstract of votes herein contained is true and correct, according  
to the returns made to said Board.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
My notarial seal this 12<sup>th</sup> day of November, 2013.



*Linda A. Price*  
(Seal) \_\_\_\_\_

My Commission (if any) Expires: 6-7-2014





STATISTICS	FAIRVIEW COUNCIL				HEMBY BRIDGE ALDERMAN				INDIAN TRAIL COUNCIL									
	J C A S T R E G I S T R E D	J C L O N T Z	P E T R E A J A C K I E S	B R A D L E Y P U R S E R	B I L L T H O M A S	W R I T T E - I N	R O D N E Y M U L L I S	K E V I N P R E S L E Y	W R I T T E - I N	D A V I D D R E E H S	F A U L K E M I C H A E R Y	S C O T T H A Y D E L	J E R R Y M O R S E	G A R Y S A V O I E	W R I T T E - I N			
034 MIDWAY BAPTIST UVIL	164	4																
035 ROCK HILL AME ZION	1863	249					5	5	0	0	0	0	0	0	0	0		
036 CROSSROADS AME ZION	157	2																
037A STALLINGS ELEMENTA	4016	287					2	3	1	38	9	3	14	53		0		
037B THE DIVIDE CLOUHOU	1497	293																
038A SARDIS ELEMENTARY	3477	125					0	0	0	47	56	10	52	39		4		
038B LAKE PARK COMM CTR	2573	102																
039 PTRRGE MONROE	254	15																
039 PTRRGE IND TRL UVIL	1121	19								3	4	0	4	2		0		
040 SPIRITJOY LUTHERA	3296	317								67	50	8	44	56		2		
041 WEDDINGTON ELEMENTA	3143	712																
042 NEW SLM BAPT MONROE	970	40																
042 NEW SLM BAPT WBS CH	286	5																
043 THE BAZEMORE CENTER	1127	135																
ABSENTEE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PROVISIONAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TRANSFER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CURBSIDE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
ONE STOP PAPER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TOTALS	91959	9500	233	73	288	30	104	1	70	72	2	643	514	395	77	439	727	20

	LAKE PARK MAYOR		LAKE PARK COUNCIL		MARSHVILLE MAYOR		MARSHVILLE COUNCIL				MARVIN MAYOR				MARVIN COUNCIL			
	W R I T E - I N		A C L E V E L L A N D	( S A N D Y ) S A N D C O U G H L I	W R I T E - I N	F R A N K D E E S E	D O R A C B R I D G E T	( G I N N Y ) V I R G I N I A	R I C H A R D P A S C H A L	J I M R O W E L L	W R I T E - I N	B R I A N W B E A T Y	J I M D A Y	C H R I S T I A N	J O E P O L L I N O	W R I T E - I N		
009 BEAVER LANE VFD					184	46	108	139	80	110	4							
028A SANDY RIDGE ELEM S																		
028B MARVIN ELEMENTARY																		
028C MARVIN AME ZION																		
028D KENINGTONELEMENTA																		
038B LAKE PARK COMM CTR	89	5	90	93														
ABSENTEE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PROVISIONAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TRANSFER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CURBSIDE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ON <del>LY</del> STOP PAPER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTALS	89	5	90	93	184	46	108	139	80	110	4	603	522	318	585	22	5	

UNION COUNTY  
Nov 5, 2013 Municipal Election

	MINERAL SPRINGS MAYOR		MINERAL SPRINGS COUNCIL						MONROE COUNCIL		STALLINGS MAYOR			STALLINGS COUNCIL DIST 1				
	G I e e O R Y E V a n s	W R I T E - I N	C h a r l e s	J a n e t	M e l o d y	A n n a	P l y l e r	W R I T E - I N	B S u n t h o n B J o h n J o h n B J o h n B J o h n	A s h c r a f f t	W Y a t t	A l G r a h a m	J a m e s	F G R i f f i n	R i c k	W R I T E - I N		
001 BENTON HEIGHTS CHUR									92	10								
002 J. RAY SHUTE CENTER									147	80								
003 STUKESLUTHERANCHUR									60	61								
004 SUTTON PARK REC CTR									161	11								
005 SPC CONF CTR MONRO									26	23								
006 BENT HTS PRES MONRO									33	25								
007 MT CARM METH MONROE									38	13								
007 MT CARM METH MIN SP	10	2	4	10	10	8	2	2	140	47								
010 THE OLD ARMORY																		
010 STALLINGS UMC																		
010 HEMBY BRIDGE ELEM S																		
018 PROVIDENCE VFD																		
019 MINERAL SPRINGS VFD	225	190	1	133	245	244	244	11										
020B WAXHAW BIBLE CHURC	63	17	0	12	63	64	62	4										
023 GRIFFITH ROAD VFD									48	76								
025 ROCK REST ELEMENTAR									4	30								
030 GRACE UMC MONROE									100	211								
032 FAIRVIEW ELEMENTARY																		
033 WAXHAW ELEMENTARY	14	4	4	14	14	15	4	0										
034 MIDWAY BAPTIST MONR									23	34								
035 ROCK HILL AME ZION																		
037A STALLINGS ELEMENTA																		
037B THE DIVIDE CLUBHO																		
039 PTRRGE MONROE									13	2								
042 NEW SEM BAPT MONROE									28	12								
043 THE BAZEMORE CENTER									121	14								
ABSENTEE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PROVISIONAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TRANSFER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CURBSIDE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
ONE STOP PAPER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TOTALS	312	213	1	153	332	332	328	241	17	1034	649	780	497	24	205	745	133	8

	STALLINGS COUNCIL DIST 2		STALLINGS COUNCIL DIST 3		STALLINGS COUNCIL DIST 6		UNIONVILLE MAYOR		UNIONVILLE COMMISSIONER		WAXHAW COMMISSIONER							
	R o c k y	C r e n s h a w	R e e d	W R I T E - I N	S e r g i o	W a l t e r	W R I T E - I N	D e b o r a h	W R I T E - I N	M . B r o w n ,	R o b e r t	W R I T E - I N	P a u l F i t z g e r a l d	W i l l i a m H a r d m a n	J o h n H u n t	E r r i c k	K i r k P a t r i c k	J a m e s D . W a r n e r
006 BENT HTS PRES UVILL																		
012 BETHLEHEMPRESBYTERI																		
013 UNIONVILLE VFD																		
015 STALLINGS UMC	171	232	2	215	194	0	194	184										
016 HEMBY BRIDGE ELEM S	0	2	0	2	0	0	0	2										
018 PROVIDENCE VFD	0	0	0	0	0	0	0	0										
019 MINERAL SPRINGS VFD																		
020A WAXHAW VFD																		
020B WAXHAW BIBLE CHURC																		
020P KENSINGTONELEMENTA																		
020A FAIRVIEW ELEMENTARY	110	30	0	26	108	0	107	12										
033 WAXHAW ELEMENTARY																		
034 MIDWAY BAPTIST UVIL																		
035 ROCK HILL AME ZION	101	137	0	112	118	0	136	74										
037A STALLINGS ELEMENTA	134	59	0	54	142	0	128	48										
037B THE DIVIDE CLUBHOU	179	78	0	45	242	1	213	30										
039 PFRGE IND TRL UVIL																		
ABSENTEE	0	0	0	0	0	0	0	0	9	9	1	0	0	0	0	0	0	0
PROVISIONAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRANSFER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CURBSIDE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ONE STOP PAPER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS	695	538	2	454	804	1	778	350	65	63	59	6	519	61	461	393	475	22



**MUNICIPAL ELECTION/CITY OF MONROE RUN-OFF ELECTION**

November 5th, 2013  
ABSTRACT OF WRITE-IN VOTES  
STATE OF NORTH CAROLINA

**INSTRUCTIONS**

THREE COPIES are to be made. One copy is to be signed by the County Board of Elections and delivered by them, when the canvass is concluded, to the City Clerk (GS 163-300). One copy is to be retained by the County Board of Elections. One copy is to be mailed on canvass day to the Chairman of the State Board of Elections, Raleigh, North Carolina (GS 163-182.6).

**STATE OF NORTH CAROLINA  
COUNTY OF**

Write-in votes must be accounted for if an individual receives 5 or more votes. All other write-in votes shall be accumulated and placed under Miscellaneous

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OFFICE: FAIRVIEW COUNCIL    TOTAL WRITE-IN VOTES: 1  
MISCELLANEOUS VOTES: 1

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OFFICE: HEMBY BRIDGE ALDERMAN    TOTAL WRITE-IN VOTES: 2  
MISCELLANEOUS VOTES: 2

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OFFICE: INDIAN TRAIL COUNCIL    TOTAL WRITE-IN VOTES: 20  
MISCELLANEOUS VOTES: 20

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OFFICE: LAKE PARK MAYOR    TOTAL WRITE-IN VOTES: 5  
MISCELLANEOUS VOTES: 5

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OFFICE: LAKE PARK COUNCIL    TOTAL WRITE-IN VOTES: 3  
MISCELLANEOUS VOTES: 3

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OFFICE: MARSHVILLE MAYOR TOTAL WRITE-IN VOTES: 46  
NAME: CHARLES GRIFFIN WRITE-IN VOTES: 8  
NAME: TRACY HARRINGTON WRITE-IN VOTES: 6  
MISCELLANEOUS VOTES: 32

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OFFICE: MARSHVILLE COUNCIL TOTAL WRITE-IN VOTES: 4  
MISCELLANEOUS VOTES: 4

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OFFICE: MARVIN MAYOR TOTAL WRITE-IN VOTES: 603  
NAME: JOE POLLINO WRITE-IN VOTES: 526  
NAME: JIM DAY WRITE-IN VOTES: 8  
NAME: EDWARD BILLICK WRITE-IN VOTES: 7  
NAME: GORDON SUHRE WRITE-IN VOTES: 5  
MISCELLANEOUS VOTES: 57

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OFFICE: MARVIN COUNCIL TOTAL WRITE-IN VOTES: 5  
MISCELLANEOUS VOTES: 5

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80

OFFICE: MINERAL SPRINGS MAYOR TOTAL WRITE-IN VOTES: 1  
MISCELLANEOUS VOTES: 1

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OFFICE: MINERAL SPRINGS COUNCIL TOTAL WRITE-IN VOTES: 17  
MISCELLANEOUS VOTES: 17

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OFFICE: MONROE COUNCIL TOTAL WRITE-IN VOTES: N/A  
MISCELLANEOUS VOTES: N/A

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OFFICE: STALLINGS MAYOR TOTAL WRITE-IN VOTES: 24  
NAME: BOB HORD WRITE-IN VOTES: 23  
MISCELLANEOUS VOTES: 1

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OFFICE: STALLINGS COUNCIL DISTRICT #1 TOTAL WRITE-IN VOTES: 8  
MISCELLANEOUS VOTES: 8

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OFFICE: STALLINGS COUNCIL DISTRICT #2 TOTAL WRITE-IN VOTES: 2  
MISCELLANEOUS VOTES: 2

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OFFICE: STALLINGS COUNCIL DISTRICT #3 TOTAL WRITE-IN VOTES: 1  
MISCELLANEOUS VOTES: 1

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OFFICE: STALLINGS COUNCIL DISTRICT #6 TOTAL WRITE-IN VOTES: 350  
NAME: JASON GURIAN WRITE-IN VOTES: 337  
MISCELLANEOUS VOTES: 13

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OFFICE: UNIONVILLE MAYOR TOTAL WRITE-IN VOTES: 3  
MISCELLANEOUS VOTES: 3

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89

OFFICE: UNIONVILLE COMMISSIONER TOTAL WRITE-IN VOTES: 6  
MISCELLANEOUS VOTES: 6

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OFFICE: WAXHAW COMMISSIONER TOTAL WRITE-IN VOTES: 22  
MISCELLANEOUS VOTES: 22

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OFFICE: WEDDINGTON MAYOR TOTAL WRITE-IN VOTES: 4  
MISCELLANEOUS VOTES: 4

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OFFICE: WEDDINGTON COUNCIL DISTRICT #1 TOTAL WRITE-IN VOTES: 6  
MISCELLANEOUS VOTES: 6

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OFFICE: WEDDINGTON COUNCIL DISTRICT #3 TOTAL WRITE-IN VOTES: 4  
MISCELLANEOUS VOTES: 4

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OFFICE: WESLEY CHAPEL MAYOR TOTAL WRITE-IN VOTES: 18  
MISCELLANEOUS VOTES: 18

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OFFICE: WESLEY CHAPEL COUNCIL TOTAL WRITE-IN VOTES: 50  
NAME: TESSIE MORRIS WRITE-IN VOTES: 17  
MISCELLANEOUS VOTES: 33

---

OFFICE: WINGATE COMMISSIONER TOTAL WRITE-IN VOTES: 8  
MISCELLANEOUS VOTES: 8

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# TOWN OF WEDDINGTON, NC

MAYOR

## Oath of Office

*I, Bill Deter, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Mayor, so help me God.*

*This the 9<sup>th</sup> day of December, 2013.*

---

*Bill Deter*

*Sworn and subscribed by me this 9<sup>th</sup> day of December, 2013.*

---

*Walker F. Davidson, Mayor*

# TOWN OF WEDDINGTON, NC

## COUNCILMEMBER

### Oath of Office

*I, Don Titherington, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Councilmember, so help me God.*

*This the 9<sup>th</sup> day of December, 2013.*

---

*Don Titherington*

*Sworn and subscribed by me this 9<sup>th</sup> day of December, 2013.*

---

*Bill Deter, Mayor*

# TOWN OF WEDDINGTON, NC

## COUNCILMEMBER

### Oath of Office

*I, Michael Smith, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Councilmember, so help me God.*

*This the 9<sup>th</sup> day of December, 2013.*

---

*Michael Smith*

*Sworn and subscribed by me this 9<sup>th</sup> day of December, 2013.*

---

*Bill Deter, Mayor*

# TOWN OF WEDDINGTON

## SCHEDULE OF TOWN COUNCIL MEETINGS - 2014 (2<sup>ND</sup> MONDAY OF EVERY MONTH)

DATE	TIME	LOCATION
January 13, 2014	7:00 p.m.	Town Hall Council Chambers
February 10, 2014	7:00 p.m.	Town Hall Council Chambers
March 10, 2014	7:00 p.m.	Town Hall Council Chambers
April 14, 2014	7:00 p.m.	Town Hall Council Chambers
May 12, 2014	7:00 p.m.	Town Hall Council Chambers
June 9, 2014	7:00 p.m.	Town Hall Council Chambers
July 14, 2014	7:00 p.m.	Town Hall Council Chambers
August 11, 2014	7:00 p.m.	Town Hall Council Chambers
September 8, 2014	7:00 p.m.	Town Hall Council Chambers
October 13, 2014	7:00 p.m.	Town Hall Council Chambers
November 10, 2014	7:00 p.m.	Town Hall Council Chambers
December 8, 2014	7:00 p.m.	Town Hall Council Chambers

## SCHEDULE OF PLANNING BOARD MEETINGS - 2014 (4<sup>TH</sup> MONDAY OF EVERY MONTH)

DATE	TIME	LOCATION
January 27, 2014	7:00 p.m.	Town Hall Council Chambers
February 24, 2014	7:00 p.m.	Town Hall Council Chambers
March 24, 2014	7:00 p.m.	Town Hall Council Chambers
April 28, 2014	7:00 p.m.	Town Hall Council Chambers
May 19, 2014 (Moved up one week - Memorial Day)	7:00 p.m.	Town Hall Council Chambers
June 23, 2014	7:00 p.m.	Town Hall Council Chambers
July 28, 2014	7:00 p.m.	Town Hall Council Chambers
August 25, 2014	7:00 p.m.	Town Hall Council Chambers
September 22, 2014	7:00 p.m.	Town Hall Council Chambers
October 27, 2014	7:00 p.m.	Town Hall Council Chambers
November 24, 2014	7:00 p.m.	Town Hall Council Chambers
December 15, 2014 (Moved up one week - Christmas)	7:00 p.m.	Town Hall Council Chambers

## SCHEDULE OF HISTORIC PRESERVATION COMMISSION MEETINGS - 2014 \*(4<sup>TH</sup> MONDAY OF THE FIRST MONTH OF EVERY QUARTER AFTER THE REGULARLY SCHEDULED PLANNING BOARD MEETING AT 7:00 P.M.)

DATE	TIME	LOCATION
January 27, 2014	*as stated above	Town Hall Council Chambers
April 28, 2014	*as stated above	Town Hall Council Chambers
July 28, 2014	*as stated above	Town Hall Council Chambers
October 27, 2014	*as stated above	Town Hall Council Chambers

# TOWN OF WEDDINGTON

## HOLIDAY SCHEDULE YEAR 2014

New Year's Day	Wednesday, January 1
Birthday of Martin Luther King, Jr.	Monday, January 20
Good Friday	Friday, April 18
Memorial Day	Monday, May 26
Independence Day	Friday, July 4
Labor Day	Monday, September 1
Veteran's Day	Tuesday, November 11
Thanksgiving	Thursday, November 27 and Friday, November 28
Christmas	Wednesday, December 24, Thursday, December 25 and Friday, December 26

**Changes to Division(s) 3, 4 and 7 of:**

**ARTICLE XIII.**

**FLOOD DAMAGE PREVENTION,  
DRAINAGE, STORMWATER  
MANAGEMENT AND WETLAND  
PROTECTION**



## **ARTICLE XIII.**

### **FLOOD DAMAGE PREVENTION, DRAINAGE, STORMWATER MANAGEMENT AND WETLAND PROTECTION\***

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\* **Editors Note:** Ord. No. O-2008-10, adopted Oct. 13, 2008, set out provisions intended for use as art. XI. To preserve the style of this Code, and at the editor's discretion, these provisions have been included as art XIII.

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#### **DIVISION 1.**

#### **STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES**

##### **Sec. 58-411. Statutory authorization.**

The Legislature of the State of North Carolina has in Part 6, Article 21 of Chapter 143; Parts 3, 5, and 8 of Article 19 of Chapter 160A; and Article 8 of Chapter 160A of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare.

(Ord. No. O-2008-10, 10-13-2008)

##### **Sec. 58-412. Findings of fact.**

(a) The flood-prone areas within the jurisdiction of the Town of Weddington are subject to periodic inundation which results in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures of flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

(b) These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities and by the occupancy in flood-prone areas of uses vulnerable to floods or other hazards.

(Ord. No. O-2008-10, 10-13-2008)

##### **Sec. 58-413. Statement of purpose.**

It is the purpose of this article to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions within flood-prone areas by provisions designed to:

- (1) Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards or that result in damaging increases in erosion, flood heights or velocities;
- (2) Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;

- (4) Control filling, grading, dredging, and all other development that may increase erosion or flood damage; and
- (5) Prevent or regulate the construction of flood barriers that will unnaturally divert floodwaters or which may increase flood hazards to other lands.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-414. Objectives.**

The objectives of this article are to:

- (1) Protect human life, safety and health;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business losses and interruptions;
- (5) Minimize damage to public facilities and utilities (i.e. water and gas mains, electric, telephone, cable and sewer lines, streets, and bridges) that are located in flood-prone areas;
- (6) Help maintain a stable tax base by providing for the sound use and development of flood-prone areas; and
- (7) Ensure that potential buyers are aware that property is in a special flood hazard area.

(Ord. No. O-2008-10, 10-13-2008)

**Secs. 58-415--58-430. Reserved.**

**DIVISION 2.**

**DEFINITIONS**

**Sec. 58-431. [Defined terms.]**

Unless specifically defined below, words or phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application:

*Accessory structure (appurtenant structure)* means a structure located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Garages, carports and storage sheds are common urban accessory structures. Pole barns, hay sheds and the like qualify as accessory structures on farms, and may or may not be located on the same parcel as the farm dwelling or shop building.

*Addition (to an existing building)* means an extension or increase in the floor area or height of a building or structure.

*Appeal* means a request for a review of the floodplain administrator's interpretation of any provision of this article.

*Area of shallow flooding* means a designated zone AO, on a community's flood insurance rate map (FIRM), with base flood depths determined to be from one to three feet. These areas are located where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

*Area of special flood hazard* see "Special flood hazard area (SFHA)".

*Base flood* means the flood having a one percent chance of being equaled or exceeded in any given year (also known as the 100-year flood).

*Base flood elevation (BFE)* means a determination of the water surface elevations of the base flood as published in the flood insurance study. When the BFE has not been provided in a "special flood hazard area", it may be obtained from engineering studies available from a federal, state, or other source using FEMA approved engineering methodologies. This elevation, when combined with the "freeboard", establishes the "regulatory flood protection elevation".

*Basement* means any area of the building having its floor subgrade (below ground level) on all sides.

*Building* see "Structure".

*Chemical storage facility* means a building, portion of a building, or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products.

*Development* means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

*Disposal* means, as defined in G.S. 130A-290(a)(6), the discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid waste into or on any land or water so that the solid waste or any constituent part of the solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

*Drainage easement* means an area of land dedicated for the purpose of conveying stormwater runoff by means of an open channel or drainage pipe.

*Elevated building* means a nonbasement building which has its lowest elevated floor raised aboveground level by foundation walls, shear walls, posts, piers, pilings, or columns.

*Encroachment* means the advance or infringement of uses, fill, excavation, buildings, structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

*Existing manufactured home park or manufactured home subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before the initial effective date of the floodplain management regulations adopted by the community.

*FEMA* means Federal Emergency Management Agency, or its designated authority.

*Flood or flooding* means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters; and/or
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

*Flood insurance* means the insurance coverage provided under the national flood insurance program.

*Flood insurance rate map (FIRM)* means an official map of a community, issued by the Federal Emergency Management Agency, on which both the special flood hazard areas and the risk premium zones applicable to the community are delineated.

*Flood insurance study (FIS)* means an examination, evaluation, and determination of flood hazards, corresponding water surface elevations (if appropriate), flood hazard risk zones, and other flood data in a community issued by the Federal Emergency Management Agency. The flood insurance study report includes flood insurance rate maps (FIRMs) and flood boundary and floodway maps (FBFMs), if published.

*Flood-prone area* see "Floodplain".

*Flood zone* means a geographical area shown on a flood hazard boundary map or flood insurance rate map that reflects the severity or type of flooding in the area.

*Floodplain* means any land area susceptible to being inundated by water from any source.

*Floodplain administrator* is the individual appointed to administer and enforce the floodplain management regulations.

*Floodplain development permit* means any type of permit that is required in conformance with the provisions of this article, prior to the commencement of any development activity.

*Floodplain management* means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

*Floodplain management regulations* means this article and other zoning ordinances, subdivision

regulations, building codes, health regulations, special purpose ordinances, and other applications of police power. This term describes federal, state or local regulations, in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

*Floodproofing* means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures, and their contents.

*Floodway* means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

*Freeboard* means the height added to the base flood elevation (BFE) to account for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge openings, and the hydrological effect of urbanization of the watershed. The base flood elevation (BFE) plus the freeboard establishes the "regulatory flood protection elevation". Freeboard also means the vertical distance between the water level and the top of a structure, such as a dam, that impounds or restrains water.

*Functionally dependent facility* means a facility which cannot be used for its intended purpose unless it is located in close proximity to water, limited to a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.

*Hazardous waste management facility* means, as defined in G.S. 130A, Article 9, a facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste.

*Highest adjacent grade (HAG)* means the highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure.

*Historic structure* means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the US Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a local inventory of historic landmarks in communities with a "certified local government (CLG) program"; or
- (4) Certified as contributing to the historical significance of a historic district designated by a community with a "certified local government (CLG) program".

Certified local government (CLG) programs are approved by the U.S. Department of the Interior in cooperation with the North Carolina Department of Cultural Resources through the state historic preservation officer as having met the requirements of the National Historic Preservation Act of 1966, as amended in 1980.

*Lowest adjacent grade (LAG)* means the elevation of the ground, sidewalk or patio slab immediately next to the building, or deck support, after completion of the building.

*Lowest floor* means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or limited storage in an area other than a basement area is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this article.

*Manufactured home* means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

*Manufactured home park or subdivision* means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

*Market value* means the building value, not including the land value and that of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal; replacement cost depreciated for age of building and quality of construction (actual cash value); or adjusted tax assessed values.

*Mean sea level* means, for purposes of this article, the National Geodetic Vertical Datum (NGVD) as corrected in 1929, the North American Vertical Datum (NAVD) as corrected in 1988, or other vertical control datum used as a reference for establishing varying elevations within the floodplain, to which base flood elevations (BFEs) shown on a FIRM are referenced. Refer to each FIRM panel to determine datum used.

*New construction* means structures for which the "start of construction" commenced on or after the effective date of the initial floodplain management regulations and includes any subsequent improvements to such structures.

*Nonencroachment area* means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot as designated in the flood insurance study report.

*Post-FIRM* means construction or other development for which the "start of construction" occurred on or after the effective date of the initial flood insurance rate map.

*Pre-FIRM* means construction or other development for which the "start of construction" occurred before the effective date of the initial flood insurance rate map.

*Principally aboveground* means that at least 51 percent of the actual cash value of the structure is aboveground.

*Public safety and/or nuisance* means anything which is injurious to the safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

*Public water supply system* means any water supply system furnishing potable water to ten or more dwelling units or businesses or any combination thereof.

*Recreational vehicle (RV)* means a vehicle, which is:

- (1) Built on a single chassis;
- (2) Four hundred square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

*Reference level* is the top of the lowest floor for structures within special flood hazard areas designated as zones A1-A30, AE, A, A99 or AO.

*Regulatory flood protection elevation* means the "base flood elevation" plus the "freeboard". In "special flood hazard areas" where base flood elevations (BFEs) have been determined, this elevation shall be the BFE plus two feet of freeboard. In "special flood hazard areas" where no BFE has been established, this elevation shall be at least two feet above the highest adjacent grade.

*Remedy a violation* means to bring the structure or other development into compliance with state and community floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

*Riverine* means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

*Runoff* means precipitation from rain or snowfall, which flows over the ground.

*Salvage yard* means any nonresidential property used for the storage, collection, and/or recycling of any type of equipment, and including but not limited to, vehicles, appliances and related machinery.

*Solid waste disposal facility* means any facility involved in the disposal of solid waste, as defined in G.S. 130A-290(a)(35).

*Solid waste disposal site* means, as defined in G.S. 130A-290(a)(36), any place at which solid wastes are disposed of by incineration, sanitary landfill, or any other method.

*Special flood hazard area (SFHA)* means the land in the floodplain subject to a one percent or greater chance of being flooded in any given year, as determined in section 58-452 of this article.

*Start of construction* includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

*Structure* means a walled and roofed building, a manufactured home, or a gas, liquid, or liquefied gas storage tank that is principally aboveground.

*Substantial damage* means damage of any origin sustained by a structure during any one-year period whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. See definition of "substantial improvement". Substantial damage also means flood-related damage sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

*Substantial improvement* means any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any one-year period for which the cost equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any correction of existing violations of state or community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

*Variance* is a grant of relief from the requirements of this article.

*Violation* means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in divisions 4 and 5 is presumed to be in violation until such time as that documentation is provided.



*Water surface elevation (WSE)* means the height, in relation to mean sea level, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

*Watercourse* means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

(Ord. No. O-2008-10, 10-13-2008)

**Secs. 58-432--58-450. Reserved.**

### **DIVISION 3.**

#### **GENERAL PROVISIONS**

**Sec. 58-451. Lands to which this article applies.**

This division shall apply to all special flood hazard areas within the jurisdiction, including extra-territorial jurisdictions (ETJs), of the Town of Weddington.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-452. Basis for establishing the special flood hazard areas.**

The special flood hazard areas are those identified under the cooperating technical state (CTS) agreement between the State of North Carolina and FEMA in its flood insurance study (FIS) and its accompanying flood insurance rate maps (FIRM), for Union County and incorporated areas, dated February 19, 2014, which are adopted by reference and declared to be a part of the ordinance from which this article derives.

The initial flood insurance rate maps are as follows for the jurisdictional areas at the initial date: Union County Unincorporated Area, dated July 18, 1983.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-453. Establishment of floodplain development permit.**

A floodplain development permit shall be required in conformance with the provisions of this article prior to the commencement of any development activities within special flood hazard areas determined in accordance with the provisions of section 58-452 of this article.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-454. Compliance.**

No structure or land shall hereafter be located, extended, converted, altered, or developed in any way without full compliance with the terms of this article and other applicable regulations.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-455. Abrogation and greater restrictions.**

This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.  
(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-456. Interpretation.**

In the interpretation and application of this article, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit, nor repeal any other powers granted under state statutes.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-457. Warning and disclaimer of liability.**

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur. Actual flood heights may be increased by manmade or natural causes. This article does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the Town of Weddington or by any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made hereunder.  
(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-458. Penalties for violation.**

Violation of the provisions of this article or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this article or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$500.00 or imprisoned for not more than 30 days, or both. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Town of Weddington from taking such other lawful action as is necessary to prevent or remedy any violation.  
(Ord. No. O-2008-10, 10-13-2008)

**Secs. 58-459--58-480. Reserved.**

**DIVISION 4.**

**ADMINISTRATION**

**Sec. 58-481. Designation of floodplain administrator.**

The town planner, or his/her designee, hereinafter referred to as the "floodplain administrator", is hereby appointed to administer and implement the provisions of this article.  
(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-482. Floodplain development application, permit and certification requirements.**

(a) *Application requirements.* Application for a floodplain development permit shall be made to the floodplain administrator prior to any development activities located within special flood hazard areas. The following items shall be presented to the floodplain administrator to apply for a floodplain development permit:

- (1) A plot plan drawn to scale which shall include, but shall not be limited to the following specific details of the proposed floodplain development:
  - a. The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;
  - b. The boundary of the special flood hazard area as delineated on the FIRM or other flood map as determined in section 58-452, or a statement that the entire lot is within the special flood hazard area;
  - c. Flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined in section 58-452;
  - d. The boundary of the floodway(s) or nonencroachment area(s) as determined in section 58-452;
  - e. The base flood elevation (BFE) where provided as set forth in section 58-452; section 58-483; or section 58-514;
  - f. The old and new location of any watercourse that will be altered or relocated as a result of proposed development; and
  - g. The certification of the plot plan by a registered land surveyor or professional engineer.
- (2) Proposed elevation, and method thereof, of all development within a special flood hazard area including, but not limited to:
  - a. Elevation in relation to mean sea level of the proposed reference level (including basement) of all structures;
  - b. Elevation in relation to mean sea level to which any nonresidential structure in zones AE, A or AO will be floodproofed; and
  - c. Elevation in relation to mean sea level to which any proposed utility systems will be elevated or floodproofed.

- (3) If floodproofing, a floodproofing certificate (FEMA Form 81-65) with supporting data, an operational plan, and an inspection and maintenance plan that include, but are not limited to, installation, exercise, and maintenance of floodproofing measures.
- (4) A foundation plan, drawn to scale,, which shall include details of the proposed foundation system to ensure all provisions of this article are met. These details include, but are not limited to:
  - a. The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/piers/piles/shear walls); and
  - b. Openings to facilitate automatic equalization of hydrostatic flood forces on walls in accordance with subsection 58-512(4)c., when solid foundation perimeter walls are used in zones A, AO, AE, and A1-30.
- (5) Usage details of any enclosed areas below the lowest floor.
- (6) Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage.
- (7) Certification that all other local, state and federal permits required prior to floodplain development permit issuance have been received.
- (8) Documentation for placement of recreational vehicles and/or temporary structures, when applicable, to ensure that the provisions of subsections 58-512(6) and (7) of this article are met.
- (9) A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation.
  - (b) *Permit requirements.* The floodplain development permit shall include, but not be limited to:
    - (1) A description of the development to be permitted under the floodplain development permit.
    - (2) The special flood hazard area determination for the proposed development in accordance with available data specified in section 58-452.
    - (3) The regulatory flood protection elevation required for the reference level and all attendant utilities.
    - (4) The regulatory flood protection elevation required for the protection of all public utilities.

- (5) All certification submittal requirements with timelines.
  - (6) A statement that no fill material or other development shall encroach into the floodway or nonencroachment area of any watercourse, as applicable.
  - (7) The flood openings requirements, if in zones A, AO, AE or A1-30.
  - (8) Limitations of below BFE enclosure uses (if applicable). (i.e., parking, building access and limited storage only).
- (c) *Certification requirements.*
- (1) Elevation certificates.
    - a. An elevation certificate (FEMA Form 086-0-33 (7/12)) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of the elevation of the reference level, in relation to mean sea level. The floodplain administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder prior to the beginning of construction. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit.
    - b. A final as-built elevation certificate (FEMA Form 086-0-33 (7/12)) is required after construction is completed and prior to certificate of compliance/occupancy issuance. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The floodplain administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to certificate of compliance/occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a certificate of compliance/occupancy.
  - (2) Floodproofing certificate. If nonresidential floodproofing is used to meet the regulatory flood protection elevation requirements, a floodproofing certificate (FEMA Form 086-0-33 (7/12)), with supporting data, an operational plan, and an inspection and maintenance plan are required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to mean sea level. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The floodplain administrator shall review the certificate data, the operational plan, and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to permit approval. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit. Failure to construct in accordance with the certified design shall be cause to withhold the issuance of a certificate of compliance/occupancy.

- (3) If a manufactured home is placed within zones A, AO, AE, or A1-30 and the elevation of the chassis is more than 36 inches in height above grade, an engineered foundation certification is required in accordance with the provisions of subsection 58-512(3)b.
- (4) If a watercourse is to be altered or relocated, a description of the extent of watercourse alteration or relocation; a professional engineer's certified report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map showing the location of the proposed watercourse alteration or relocation shall all be submitted by the permit applicant prior to issuance of a floodplain development permit.
- (5) Certification exemptions. The following structures, if located within zones A, AO, AE or A1-30, are exempt from the elevation/floodproofing certification requirements specified in subsections (c)(1) and (2) of this section:
  - a. Recreational vehicles meeting requirements of subsection 58-512(6)a.;
  - b. Temporary structures meeting requirements of subsection 58-512(7); and
  - c. Accessory structures less than 150 square feet meeting requirements of subsection 58-512(8).

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-483. Duties and responsibilities of the floodplain administrator.**

The floodplain administrator shall perform, but not be limited to the following duties:

- (1) Review all floodplain development applications and issue permits for all proposed development within special flood hazard areas to assure that the requirements of this article have been satisfied.
- (2) Review all proposed development within special flood hazard areas to assure that all necessary local, state and federal permits have been received.
- (3) Notify adjacent communities and the North Carolina Department of Public Safety, Division of Emergency Management, State Coordinator for the National Flood Insurance Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
- (4) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is maintained.
- (5) Prevent encroachments into floodways and nonencroachment areas unless the certification and flood hazard reduction provisions of section 58-516 are met.

- (6) Obtain actual elevation (in relation to mean sea level) of the reference level (including basement) and all attendant utilities of all new and substantially improved structures, in accordance with the provisions of subsection 58-482(c).
- (7) Obtain actual elevation (in relation to mean sea level) to which all new and substantially improved structures and utilities have been floodproofed, in accordance with the provisions of subsection 58-482(c).
- (8) Obtain actual elevation (in relation to mean sea level) of all public utilities in accordance with the provisions of subsection 58-482(c).
- (9) When floodproofing is utilized for a particular structure, obtain certifications from a registered professional engineer or architect in accordance with the provisions of subsection 58-482(c) and subsection 58-512(2).
- (10) Where interpretation is needed as to the exact location of boundaries of the special flood hazard areas, floodways, or nonencroachment areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.
- (11) When base flood elevation (BFE) data has not been provided in accordance with the provisions of section 58-452, obtain, review, and reasonably utilize any BFE data, along with floodway data or nonencroachment area data available from a federal, state, or other source, including data developed pursuant to subsection 58-514(2)b., in order to administer the provisions of this article.
- (12) When base flood elevation (BFE) data is provided but no floodway or nonencroachment area data has been provided in accordance with the provisions of section 58-452, obtain, review, and reasonably utilize any floodway data or nonencroachment area data available from a federal, state, or other source in order to administer the provisions of this article.
- (13) When the lowest floor and the lowest adjacent grade of a structure or the lowest ground elevation of a parcel in a special flood hazard area is above the base flood elevation (BFE), advise the property owner of the option to apply for a letter of map amendment (LOMA) from FEMA. Maintain a copy of the LOMA issued by FEMA in the floodplain development permit file.
- (14) Permanently maintain all records that pertain to the administration of this article and make these records available for public inspection, recognizing that such information may be subject to the Privacy Act of 1974, as amended.
- (15) Make on-site inspections of work in progress. As the work pursuant to a floodplain development permit progresses, the floodplain administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of the local ordinance and the terms of the permit. In exercising this power, the floodplain administrator has a right, upon presentation of proper credentials, to enter on any premises within the jurisdiction

of the community at any reasonable hour for the purposes of inspection or other enforcement action.

- (16) Issue stop-work orders as required. Whenever a building or part thereof is being constructed, reconstructed, altered, or repaired in violation of this article, the floodplain administrator may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing or in charge of the work. The stop-work order shall state the specific work to be stopped, the specific reason(s) for the stoppage, and the condition(s) under which the work may be resumed. Violation of a stop-work order constitutes a misdemeanor.
  - (17) Revoke floodplain development permits as required. The floodplain administrator may revoke and require the return of the floodplain development permit by notifying the permit holder in writing stating the reason(s) for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans, and specifications; for refusal or failure to comply with the requirements of state or local laws; or for false statements or misrepresentations made in securing the permit. Any floodplain development permit mistakenly issued in violation of an applicable state or local law may also be revoked.
  - (18) Make periodic inspections throughout the special flood hazard areas within the jurisdiction of the community. The floodplain administrator and each member of his or her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action.
  - (19) Follow through with corrective procedures of section 58-484.
  - (20) Review, provide input, and make recommendations for variance requests.
  - (21) Maintain a current map repository to include, but not limited to the FIS report, FIRM and other official flood maps and studies adopted in accordance with the provisions of section 58-452 of this article, including any revisions thereto including letters of map change, issued by FEMA. Notify state and FEMA of mapping needs.
  - (22) Coordinate revisions to FIS reports and FIRMs, including letters of map revision based on fill (LOMR-Fs) and letters of map revision (LOMRs).
- (Ord. No. O-2008-10, 10-13-2008)

#### **Sec. 58-484. Corrective procedures.**

(a) *Violations to be corrected:* When the floodplain administrator finds violations of applicable state and local laws, it shall be his or her duty to notify the owner or occupant of the building of the violation. The owner or occupant shall immediately remedy each of the violations of law cited in such notification.

(b) *Actions in event of failure to take corrective action:* If the owner of a building or property shall fail to take prompt corrective action, the floodplain administrator shall give the owner written notice, by certified or registered mail to the owner's last known address or by personal service, stating:



- (1) That the building or property is in violation of the floodplain management regulations;
- (2) That a hearing will be held before the floodplain administrator at a designated place and time, not later than ten days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter; and
- (3) That following the hearing, the floodplain administrator may issue an order to alter, vacate, or demolish the building; or to remove fill as applicable.

(c) *Order to take corrective action:* If, upon a hearing held pursuant to the notice prescribed above, the floodplain administrator shall find that the building or development is in violation of the flood damage prevention ordinance, he or she shall issue an order in writing to the owner, requiring the owner to remedy the violation within a specified time period, not less than 60 calendar days, nor more than 180 calendar days. Where the floodplain administrator finds that there is imminent danger to life or other property, he or she may order that corrective action be taken in such lesser period as may be feasible.

(d) *Appeal:* Any owner who has received an order to take corrective action may appeal the order to the local elected governing body by giving notice of appeal in writing to the floodplain administrator and the clerk within ten days following issuance of the final order. In the absence of an appeal, the order of the floodplain administrator shall be final. The local governing body shall hear an appeal within a reasonable time and may affirm, modify and affirm, or revoke the order.

(e) *Failure to comply with order:* If the owner of a building or property fails to comply with an order to take corrective action for which no appeal has been made or fails to comply with an order of the governing body following an appeal, the owner shall be guilty of a misdemeanor and shall be punished at the discretion of the court.

(Ord. No. O-2008-10, 10-13-2008)

### **Sec. 58-485. Variance procedures.**

- (a) The zoning board of adjustment as established by the Town of Weddington, hereinafter referred to as the "appeal board", shall hear and decide requests for variances from the requirements of this article.
- (b) Any person aggrieved by the decision of the appeal board may appeal such decision to the court, as provided in G.S. ch. 7A.
- (c) Variances may be issued for:
  - (1) The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;
  - (2) Functionally dependent facilities if determined to meet the definition as stated in section 58-431

of this article, provided provisions of subsections 58-485(i)(2), (3), and (5) have been satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; or

(3) Any other type of development, provided it meets the requirements of this section.

(d) In passing upon variances, the appeal board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this article, and:

(1) The danger that materials may be swept onto other lands to the injury of others;

(2) The danger to life and property due to flooding or erosion damage;

(3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(4) The importance of the services provided by the proposed facility to the community;

(5) The necessity to the facility of a waterfront location as defined under section 58-431 of this article as a functionally dependent facility, where applicable;

(6) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

(7) The compatibility of the proposed use with existing and anticipated development;

(8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(9) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(10) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

(11) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

(e) A written report addressing each of the above factors shall be submitted with the application for a variance.

(f) Upon consideration of the factors listed above and the purposes of this article, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes and objectives of this article.

(g) Any applicant to whom a variance is granted shall be given written notice specifying the

difference between the base flood elevation (BFE) and the elevation to which the structure is to be built and that such construction below the BFE increases risks to life and property, and that the issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to \$25.00 per \$100.00 of insurance coverage. Such notification shall be maintained with a record of all variance actions, including justification for their issuance.

(h) The floodplain administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency and the State of North Carolina upon request.

(i) Conditions for variances:

- (1) Variances shall not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.
- (2) Variances shall not be issued within any designated floodway or nonencroachment area if the variance would result in any increase in flood levels during the base flood discharge.
- (3) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (4) Variances shall only be issued prior to development permit approval.
- (5) Variances shall only be issued upon:
  - a. A showing of good and sufficient cause;
  - b. A determination that failure to grant the variance would result in exceptional hardship; and
  - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(Ord. No. O-2008-10, 10-13-2008)

**Secs. 58-486--58-510. Reserved.**

## **DIVISION 5.**

### **PROVISIONS FOR FLOOD HAZARD REDUCTION**

**Sec. 58-511. General standards.**

In all special flood hazard areas the following provisions are required:

- (1) All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure.

- (2) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (3) All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.
- (4) Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding to the regulatory flood protection elevation. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, hot water heaters, and electric outlets/switches.
- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- (6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
- (7) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
- (8) Any alteration, repair, reconstruction, or improvements to a structure, which is in compliance with the provisions of this article, shall meet the requirements of "new construction" as contained in this article.
- (9) Nothing in this article shall prevent the repair, reconstruction, or replacement of a building or structure existing on the effective date of the ordinance from which this article derived and located totally or partially within the floodway, nonencroachment area, or stream setback, provided there is no additional encroachment below the regulatory flood protection elevation in the floodway, nonencroachment area, or stream setback, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this article.
- (10) New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, and chemical storage facilities shall not be permitted.
- (11) All subdivision proposals and other development proposals shall be consistent with the need to minimize flood damage.
- (12) All subdivision proposals and other development proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (13) All subdivision proposals and other development proposals shall have adequate drainage provided to reduce exposure to flood hazards.

- (14) All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972; 33 U.S.C. 1334.
- (15) When a structure is partially located in a special flood hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.
- (16) When a structure is located in multiple flood hazard zones or in a flood hazard risk zone with multiple base flood elevations, the provisions for the more restrictive flood hazard risk zone and the highest base flood elevation (BFE) shall apply.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-512. Specific standards for lots recorded prior to January 10, 2000.**

In all special flood hazard areas where base flood elevation (BFE) data has been provided, as set forth in section 58-452, or section 58-514, the following provisions, in addition to the provisions of section 58-511, are required:

- (1) *Residential construction.* New construction and substantial improvement of any residential structure (including manufactured homes) shall have the reference level, including basement, elevated no lower than the regulatory flood protection elevation, as defined in section 58-431 of this article.
- (2) *Nonresidential construction.* New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the reference level, including basement, elevated no lower than the regulatory flood protection elevation, as defined in section 58-431 of this article. Structures located in A, AE, AO, and A1-30 zones may be floodproofed to the regulatory flood protection elevation in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the regulatory flood protection elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. For AO zones, the floodproofing elevation shall be in accordance with subsection 58-517(2). A registered professional engineer or architect shall certify that the floodproofing standards of this subsection are satisfied. Such certification shall be provided to the floodplain administrator as set forth in subsection 58-482(c), along with the operational plan and the inspection and maintenance plan.
- (3) *Manufactured homes.*
  - a. New and replacement manufactured homes shall be elevated so that the reference level of the manufactured home is no lower than the regulatory flood protection elevation, as defined in section 58-431 of this article.
  - b. Manufactured homes shall be securely anchored to an adequately anchored foundation to

resist flotation, collapse, and lateral movement, either by certified engineered foundation system, or in accordance with the most current edition of the State of North Carolina Regulations for Manufactured Homes adopted by the Commissioner of Insurance pursuant to G.S. 143-143.15. Additionally, when the elevation would be met by an elevation of the chassis 36 inches or less above the grade at the site, the chassis shall be supported by reinforced piers or engineered foundation. When the elevation of the chassis is above 36 inches in height, an engineering certification is required.

- c. All enclosures or skirting below the lowest floor shall meet the requirements of subsection 58-512(4).
  - d. An evacuation plan must be developed for evacuation of all residents of all new, substantially improved or substantially damaged manufactured home parks or subdivisions located within flood-prone areas. This plan shall be filed with and approved by the floodplain administrator and the local emergency management coordinator.
- (4) *Elevated buildings.* Fully enclosed area, of new construction and substantially improved structures, which is below the lowest floor:
- a. Shall not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator). The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, except to enclose storage areas;
  - b. Shall be constructed entirely of flood resistant materials at least to the regulatory flood protection elevation; and
  - c. Shall include, in zones A, AO, AE, and A1-30, flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria:
    - 1. A minimum of two flood openings on different sides of each enclosed area subject to flooding;
    - 2. The total net area of all flood openings must be at least one square inch for each square foot of enclosed area subject to flooding;
    - 3. If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit;
    - 4. The bottom of all required flood openings shall be no higher than one foot above the adjacent grade;

5. Flood openings may be equipped with screens, louvers, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and
6. Enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not require flood openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood openings as outlined above.

(5) *Additions/improvements.*

- a. Additions and/or improvements to pre-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
  1. Not a substantial improvement, the addition and/or improvements must be designed to minimize flood damages and must not be any more nonconforming than the existing structure.
  2. A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
- b. Additions to post-FIRM structures with no modifications to the existing structure other than a standard door in the common wall shall require only the addition to comply with the standards for new construction.
- c. Additions and/or improvements to post-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
  1. Not a substantial improvement, the addition and/or improvements only must comply with the standards for new construction.
  2. A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.

(6) *Recreational vehicles.* Recreational vehicles shall either:

- a. Be on-site for fewer than 180 consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions); or
- b. Meet all the requirements for new construction.

- (7) *Temporary nonresidential structures.* Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the floodplain administrator a plan for the removal of such structure(s) in the event of a hurricane, flash flood or other type of flood warning notification. The following information shall be submitted in writing to the floodplain administrator for review and written approval:
- a. A specified time period for which the temporary use will be permitted. Time specified may not exceed three months, renewable up to one year;
  - b. The name, address, and phone number of the individual responsible for the removal of the temporary structure;
  - c. The time frame prior to the event at which a structure will be removed (i.e., minimum of 72 hours before landfall of a hurricane or immediately upon flood warning notification);
  - d. A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and
  - e. Designation, accompanied by documentation, of a location outside the special flood hazard area, to which the temporary structure will be moved.
- (8) *Accessory structures.* When accessory structures (sheds, detached garages, etc.) are to be placed within a special flood hazard area, the following criteria shall be met:
- a. Accessory structures shall not be used for human habitation (including working, sleeping, living, cooking or restroom areas);
  - b. Accessory structures shall not be temperature-controlled;
  - c. Accessory structures shall be designed to have low flood damage potential;
  - d. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
  - e. Accessory structures shall be firmly anchored in accordance with the provisions of subsection 58-511(1); "Anchoring of any accessory buildings may be done by bolting the building to a concrete slab or by over-the-top ties. When bolting to a concrete slab, one-half inch bolts six feet on center with a minimum of two per side, shall be required. If over-the-top ties are used, a minimum of two ties with a force adequate to secure the building is required."
  - f. All service facilities such as electrical shall be installed in accordance with the provisions of subsection 58-511(4); and
  - g. Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below regulatory flood protection elevation in conformance with the provisions



of subsection 58-512(4)c.

An accessory structure with a footprint less than 150 square feet that satisfies the criteria outlined above, does not require an elevation or floodproofing certificate. Elevation or floodproofing certifications are required for all other accessory structures in accordance with subsection 58-482(c). (Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-513. Specific standards for lots recorded on or after January 10, 2000.**

In all special flood hazard areas where base flood elevation (BFE) data has been provided, as set forth in section 58-452, or section 58-514, the following provisions, in addition to the provisions of section 58-511, are required:

- (1) *Residential construction.* New construction and substantial improvement of any residential structure (including manufactured homes) shall have the reference level, including basement, elevated no lower than the regulatory flood protection elevation and shall be located outside the limits of the SFHA, as defined in section 58-431 of this article.
- (2) *Nonresidential construction.* New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the reference level, including basement, elevated no lower than the regulatory flood protection elevation and shall be located outside the limits of the SFHA, as defined in section 58-431 of this article.
- (3) *Manufactured homes.* New and replacement manufactured homes shall be elevated so that the reference level of the manufactured home is no lower than the regulatory flood protection elevation and shall be located outside the limits of the SFHA, as defined in section 58-431 of this article.
- (4) *Recreational vehicles.* Recreational vehicles shall either:
  - a. Be on-site for fewer than 180 consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions); or
  - b. Meet all the requirements for new construction.
- (5) *Temporary nonresidential structures.* Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the floodplain administrator a plan for the removal of such structure(s) in the event of a hurricane, flash flood or other type of flood warning notification. The following information shall be submitted in writing to the floodplain administrator for review and written approval:
  - a. A specified time period for which the temporary use will be permitted. Time specified may not exceed three months, renewable up to one year;

- b. The name, address, and phone number of the individual responsible for the removal of the temporary structure;
  - c. The time frame prior to the event at which a structure will be removed (i.e., minimum of 72 hours before landfall of a hurricane or immediately upon flood warning notification);
  - d. A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and
  - e. Designation, accompanied by documentation, of a location outside the special flood hazard area, to which the temporary structure will be moved.
- (6) *Accessory structures.* When accessory structures (sheds, detached garages, etc.) are to be placed within a special flood hazard area, the following criteria shall be met:
- a. Accessory structures shall not be used for human habitation (including working, sleeping, living, cooking or restroom areas);
  - b. Accessory structures shall not be temperature-controlled;
  - c. Accessory structures shall be designed to have low flood damage potential;
  - d. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
  - e. Accessory structures shall be firmly anchored in accordance with the provisions of subsection 58-511(1); "Anchoring of any accessory buildings may be done by bolting the building to a concrete slab or by over-the-top ties. When bolting to a concrete slab, one-half inch bolts six feet on center with a minimum of two per side, shall be required. If over-the-top ties are used, a minimum of two ties with a force adequate to secure the building is required."
  - f. All service facilities such as electrical shall be installed in accordance with the provisions of subsection 58-511(4); and
  - g. Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below regulatory flood protection elevation in conformance with the provisions of subsection 58-512(4)c.

An accessory structure with a footprint less than 150 square feet that satisfies the criteria outlined above does not require an elevation or floodproofing certificate. Elevation or floodproofing certifications are required for all other accessory structures in accordance with subsection 58-482(c).

- (7) *Recordation of lots within SFHA.* Prior to recordation of lots within the SFHA, as defined in section 58-431 of this article, the following provisions shall be met:

- a. *Lots wholly located within the SFHA:* No proposed residential building lot that is wholly located within the SFHA shall be approved.
- b. *Lots partially located within the SFHA:*
  - 1. No proposed residential building lot that is partially located within the SFHA shall be approved unless there is established on the lot plan a contour line representing the regulatory flood protection elevation, as defined in section 58-431 of this article. All buildings or structures designed or intended for use for residential purposes shall be located on such a lot so that the lowest floor, as defined in section 58-431 of this article, shall not be below the regulatory flood protection elevation.
  - 2. Where only a portion of a proposed lot is located within the SFHA, such lot may be approved only if there will be available for building a usable lot area of not less than 5,000 square feet. The usable lot area shall be determined by deducting from the total lot area, the area of all yard setbacks required by the applicable zoning regulations and any remaining area of the lot lying within the area of the SFHA as shown on the flood insurance rate map (FIRM).

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-514. Standards for floodplains without established base flood elevations.**

Within the special flood hazard areas designated as approximate zone A and established in section 58-452, where no base flood elevation (BFE) data has been provided by FEMA, the following provisions, in addition to the provisions of section 58-511, shall apply:

- (1) No encroachments, including fill, new construction, substantial improvements or new development shall be permitted within a distance of 20 feet each side from top of bank or five times the width of the stream, whichever is greater, unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (2) The BFE used in determining the regulatory flood protection elevation shall be determined based on the following criteria:
  - a. When base flood elevation (BFE) data is available from other sources, all new construction and substantial improvements within such areas shall also comply with all applicable provisions of this article and shall be elevated or floodproofed in accordance with standards in division 5, sections 58-511 and 58-512.
  - b. When floodway or nonencroachment data is available from a federal, state, or other source, all new construction and substantial improvements within floodway and nonencroachment areas shall also comply with the requirements of division 5, sections 58-512 and 58-516.

- c. All subdivision, manufactured home park and other development proposals shall provide base flood elevation (BFE) data if development is greater than five acres or has more than 50 lots/manufactured home sites. Such base flood elevation (BFE) data shall be adopted by reference in accordance with section 58-452 and utilized in implementing this article.
- d. When base flood elevation (BFE) data is not available from a federal, state, or other source as outlined above, the reference level shall be elevated or floodproofed (nonresidential) to or above the regulatory flood protection elevation, as defined in section 58-431. All other applicable provisions of section 58-512 shall also apply.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-515. Standards for riverine floodplains with base flood elevations but without established floodways or nonencroachment areas.**

Along rivers and streams where base flood elevation (BFE) data is provided by FEMA or is available from another source, but neither floodway, nor nonencroachment areas are identified for a special flood hazard area on the FIRM or in the FIS report, the following requirements shall apply to all development within such areas:

- (1) Standards of division 5, sections 58-511 and 58-512; and
- (2) Until a regulatory floodway or nonencroachment area is designated, no encroachments, including fill, new construction, substantial improvements, or other development, shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-516. Floodways and nonencroachment areas.**

Areas designated as floodways or nonencroachment areas are located within the special flood hazard areas established in section 58-452. The floodways and nonencroachment areas are extremely hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles. The following provisions, in addition to standards outlined in division 5, sections 58-511 and 58-512, shall apply to all development within such areas:

- (1) No encroachments, including fill, new construction, substantial improvements and other developments shall be permitted unless:
  - a. It is demonstrated that the proposed encroachment would not result in any increase in the flood levels during the occurrence of the base flood, based on hydrologic and hydraulic analyses performed in accordance with standard engineering practice and presented to the floodplain administrator prior to issuance of floodplain development permit; or
  - b. A conditional letter of map revision (CLOMR) has been approved by the Town of

Weddington and FEMA. A letter of map revision (LOMR) must also be obtained upon completion of the proposed encroachment.

- (2) If subsection (1) above, is satisfied, all development shall comply with all applicable flood hazard reduction provisions of this article.
- (3) No manufactured homes shall be permitted, except replacement manufactured homes in an existing manufactured home park or subdivision, provided the following provisions are met:
  - a. The anchoring and the elevation standards of subsection 58-512(3); and
  - b. The no encroachment standard of subsection (1), above.
- (4) Development which causes a rise of greater than 0.00' in the FEMA base flood elevation and impacts an existing habitable building will not be allowed.

(Ord. No. O-2008-10, 10-13-2008)

#### **Sec. 58-517. Standards for areas of shallow flooding (zone AO).**

Located within the special flood hazard areas established in section 58-452, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to division 5, sections 58-511 and 58-512, all new construction and substantial improvements shall meet the following requirements:

- (1) The reference level shall be elevated at least as high as the depth number specified on the flood insurance rate map (FIRM), in feet, plus a freeboard of two feet, above the highest adjacent grade; or at least four feet above the highest adjacent grade if no depth number is specified.
- (2) Nonresidential structures may, in lieu of elevation, be floodproofed to the same level as required in subsection 58-517(1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with subsection 58-482(c) and subsection 58-512(2).
- (3) Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

(Ord. No. O-2008-10, 10-13-2008)

#### **Sec. 58-518. Special provisions for subdivisions.**

(a) An applicant for a major development permit authorizing a major subdivision, and an applicant for minor subdivision final plat approval, shall be responsible for compliance with the use and construction restrictions contained in division 5 sections 58-511 through 58-517 if any portion of the land to be subdivided lies within a floodway or SFHA, as defined in section 58-431 of this article.

(b) Final plat approval for any subdivision containing land that lies within a floodway or SFHA may not be given unless the plat shows the boundary of the floodway and SFHA and contains in clearly discernible print the following statement: "Use of land within a floodway or special flood hazard area (SFHA) is substantially restricted by the Town of Weddington Zoning Ordinance".

(c) A major development permit for a major subdivision and final plat approval for any subdivision may not be given if:

- (1) The land to be subdivided lies within a zone where residential uses are permissible and it reasonably appears that the subdivision is designed to create residential building lots;
- (2) Any portion of one or more of the proposed lots lies within a floodway or SFHA; and
- (3) It reasonably appears that one or more lots described in subsections (c)(1) and (c)(2) of this section could not practicably be used as a residential building site because of the restrictions set forth in this article.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-519. Location of boundaries of special flood hazard areas (sfha) and floodway districts.**

As used in this article, the terms SFHA and floodway refer in the first instance to certain areas whose boundaries are determined and can be located on the ground by reference to the specific fluvial characteristics set forth in the definitions of these terms. These terms also refer to overlay zoning districts SFHAs shown on the maps referenced in this article, which boundaries are intended to correspond to the actual, physical location of floodways and SFHAs. These overlay districts thus differ from other zoning districts, whose boundaries are established solely according to planning or policy, rather than physical, criteria. Therefore, the administrator is authorized to make necessary interpretations as to the exact location of the boundaries of floodways or SFHAs if there appears to be a conflict between a mapped boundary and actual field conditions.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-520. Setbacks from streams outside designated special flood hazard areas (SFHA).**

(a) Flood limits of any stream shown on the national flood insurance program flood insurance rate map (FIRM) designated as a zone A or zone AE flood hazard area shall have those limits drawn on the plat to proper scale and certified by a duly licensed professional engineer or registered land surveyor. If the stream is shown on the FIRM with flood elevations, the flooding limits are to be drawn based on the ground survey. If detailed flood elevations do not exist, the applicant may obtain a letter of map amendment (LOMA) or letter of map revision (LOMR) from the Federal Emergency Management Agency (FEMA) for use as a basis of the regulatory flood protection elevation. For lots outside of a detailed study area (zone A) as shown on the FIRM for which no LOMA or LOMR exists, and where the proposed subdivision, manufactured home park or other development is greater than five acres or has more than 50 lots/manufactured home sites, the base flood elevation data shall be calculated. In all cases, the regulatory flood protection elevation shall be set as described in this article.

For all other lots located outside of a detailed study area (zone A) as shown on the FIRM for

which no LOMA or LOMR exists, a regulatory flood protection elevation shall be established as two feet above the highest adjacent drainage easement grade.

In all cases where lots are upstream from street crossings, the regulatory flood protection elevation shall be established as described in this subsection or set two feet above the low elevation of the street, whichever is greater, and shown on the plat.

(b) Drainage easements shall be established and recorded for all lots containing storm drainage pipes or channels. No structure, with the exception of a fence, shall be erected across or within a drainage easement. Fences are allowed within drainage easements provided the fence does not restrict or obstruct the natural flow of water in an open channel. The following table shall be used as a minimum for drainage easements for all open channels and streams:

- (1) Less than 25 acres: 20 feet.
- (2) Less than 50 acres: 30 feet.
- (3) Less than 75 acres: 40 feet.
- (4) Greater than 75 acres: 50 feet.

In addition, all drainage pipes shall have a minimum drainage easement width of 20 feet. The strip of land in the drainage easement to a stream or river shall be retained in its natural vegetative state unless prior approval from the zoning administrator is obtained. The values provided in subsections (b)(1) through (b)(4) of this section are intended for a guide and as a minimum and is not intended to be used in place of accepted engineering practices.

(c) Each plat containing drainage easements for watershed areas exceeding 50 acres will require the following engineering certification:

I \_\_\_\_\_, 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.

N.C. P.E. # \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
(Signature and Seal)

(Ord. No. O-2008-10, 10-13-2008)

**Secs. 58-521--58-540. Reserved.**

## **DIVISION 6.**

### **DRAINAGE, STORMWATER MANAGEMENT AND WETLAND PROTECTION**

**Sec. 58-541. Natural drainage system utilized to extent feasible.**

(a) To the extent practicable, all development shall conform to the natural contours of the land and natural and preexisting manmade drainageways shall remain undisturbed.

(b) To the extent practicable, lot boundaries shall be made to coincide with natural and preexisting manmade drainageways within subdivisions to avoid the creation of lots that can be built upon only by altering such drainageways.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-542. Developments must drain properly.**

All developments shall be provided with a drainage system that is adequate to prevent the undue retention of surface water on the development site. Surface water shall not be regarded as unduly retained if:

- (1) The retention results from a technique, practice or device deliberately installed as part of an approved sedimentation or stormwater runoff control plan; or
- (2) The retention is not substantially different in location or degree than that experienced by the development site in its predeveloped stage, unless such retention presents a danger to health or safety. No surface water may be channeled or directed into a sanitary sewer.
  - a. Whenever practicable, the drainage system of a development shall coordinate with and connect to the drainage systems or drainageways on surrounding properties or streets.
  - b. Private roads and access ways within nonsubdivided developments shall utilize curb and gutter and storm drains to provide adequate drainage if the grade of such roads or access ways is too steep to provide drainage in another manner or if other sufficient reasons exist to require such construction.
  - c. Construction specifications for drainage swales, curbs and gutters, and storm drains shall be approved by the zoning administrator. All systems shall be designed for the ten-year storm (minimum) for a fully developed basin upstream based on the adopted town land use plan.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-543. Stormwater management.**

All developments shall be constructed and maintained so that adjacent properties are not unreasonably burdened with surface waters as a result of such developments. More specifically:

- (1) No development may be constructed or maintained so that such development unreasonably impedes the natural flow of water from high adjacent properties across such development, thereby unreasonably causing substantial damage to such higher adjacent properties.
- (2) No development may be constructed or maintained so that surface waters from such development are unreasonably collected and channeled onto lower adjacent properties at such



locations or at such volumes as to cause substantial damage to such lower adjacent properties.

- (3) Persons desiring to develop property shall be responsible for providing the town with information and/or documentation demonstrating the proposed development will not unreasonably burden adjacent properties with surface waters.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-544. Wetlands.**

All developments shall fully comply with the federal law requirements of section 404 of the Clean Water Act, related to the protection of wetlands and surface waters. All developments shall obtain any required permits from the United States Army Corps of Engineers, pursuant to section 404. When required, water quality certifications must also be obtained from the state department of environment and natural resources, division of water quality, pursuant to section 401 of the Clean Water Act.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-545. Pond evaluation.**

(a) All plans that include proposed ponds, and all plans that include stormwater runoff to any existing ponds, shall be subject to the review of the state dam safety engineer. An evaluation of the pond dam shall be made by the designer, in accordance with the Dam Safety Law of 1967, and submitted to the dam safety engineer for review.

(b) All proposed ponds shall be designed and constructed to safely withstand the 50-year storm with a minimum of 0.50 feet of freeboard at the dam. Design calculations shall include the assumption of future buildout of the drainage basin.

(c) All existing ponds shall be evaluated to verify the ponds will safely withstand the 50-year storm with a minimum of 0.50 feet of freeboard at the dam. Design calculations shall include the assumption of future buildout of the drainage basin.

(Ord. No. O-2008-10, 10-13-2008)

**Secs. 58-546--58-565. Reserved.**

**DIVISION 7.**

**LEGAL STATUS PROVISIONS**

**Sec. 58-566. Effect on rights and liabilities under the existing flood damage prevention ordinance.**

This article in part comes forward by re-enactment of some of the provisions of the Flood Damage Prevention Ordinance enacted April 8, 1987 as amended, and it is not the intention to repeal but rather to re-enact and continue to enforce without interruption of such existing provisions, so that all rights and liabilities that have accrued thereunder are reserved and may be enforced. The enactment of the ordinance from which this article derived shall not affect any action, suit or proceeding instituted or pending. All provisions of the Flood Damage Prevention Ordinance of the Town of Weddington enacted on April 8, 1987, as amended, which are

not reenacted herein are repealed.

The date of the initial Flood Damage Prevention Ordinance for Union County is July 18, 1983.  
(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-567. Effect upon outstanding floodplain development permits.**

Nothing herein contained shall require any change in the plans, construction, size, or designated use of any development or any part thereof for which a floodplain development permit has been granted by the floodplain administrator or his or her authorized agents before the time of passage of this article; provided, however, that when construction is not begun under such outstanding permit within a period of six months subsequent to the date of issuance of the outstanding permit, construction or use shall be in conformity with the provisions of this article.

(Ord. No. O-2008-10, 10-13-2008)

**Sec. 58-568. Severability.**

If any section, clause, sentence, or phrase of this article is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this article.

(Ord. No. O-2008-10, 10-13-2008)

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

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

Information	Preliminary Plat	Final Plat
Title block containing the subdivision name and the name of the owner	X	X
Location (including township, county and state)	X	X
Date or dates survey was conducted and plat prepared	X	X
A scale of drawing in feet per inch listed in words and figures	X	X
A bar graph scale and north arrow	X	X
The name of the subdivider	X	X
A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	X	X
The names, addresses and telephone numbers of all owners, mortgagees, registered land surveyors, land planners, architects, landscape architects and professional engineers responsible for the subdivision	X	X
The registration numbers and seals of the professional engineers and land surveyors	X	X
Date of plat preparation	X	X
The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearings and distances shown	X	
The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands		X
The names of owners of adjoining properties	X	X
The names of any adjoining subdivisions of record or proposed and under review	X	X
Minimum building setback lines	X	X
The zoning classifications of the tract to be subdivided and on adjoining properties	X	
Existing property lines on the tract to be subdivided and on adjoining properties	X	X
Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining	X	X

Proposed lot lines, lot and block numbers, and approximate dimensions	X	X
The lots numbered consecutively throughout the subdivision		X
Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site	X	X
The exact location of the flood hazard, floodway and floodway fringe areas from the town's FEMA maps in compliance with <a href="#">chapter 58</a> , article XIII of the Weddington Code of Ordinances	X	X
Septic tank suitability data furnished by the appropriate county health department	X	
Proposed roads with horizontal and vertical alignment	X	X
Existing and platted roads on adjoining properties and in the proposed subdivision	X	X
Rights-of-way, location and dimensions	X	X
Pavement widths	X	X
Proposed grades (re: Roads)	X	X
Design engineering data for all corners and curves	X	X
Typical road cross-sections	X	X
Road names	X	X
If any road is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by the state department of transportation, division of highways' manual on driveway regulations. Evidence that the subdivider has obtained such approval	X	X
Subdivisions which are connected to Union County water systems must show the location of proposed fire hydrants with a 10'X10' easement around the hydrant in accordance with Union County Public Works standards.	X	X
The location and dimensions of all utility and other easements	X	X
The location and dimensions of all buffer strips	X	X
The location and dimensions of all pedestrian or bicycle paths	X	X
The location and dimensions of all school sites, both existing and proposed	X	X
The location and dimension of all parks and recreation areas with specific type indicated	X	X
The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated	X	X

The future ownership (dedication or reservation for public use to governmental body, homeowners' association, or for tenants remaining in subdivider's ownership) of recreational and open space lands	X	X
Acreage in total tract to be subdivided	X	
Acreage in parks and recreational areas and other nonresidential uses	X	
Total number of parcels created	X	
Acreage in the smallest lot in the subdivision	X	
Linear feet in streets	X	
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the county	X	X
The accurate locations and descriptions of all monuments, markers and control points		X
A copy of the approved erosion control plan submitted to the appropriate field office of the department of natural resources and community development, land quality division, for any major subdivision	X	X
A copy of any proposed deed restrictions or similar covenants	X	X
A separate map drawn at the same scale as the preliminary plat showing only proposed streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator, contour intervals of five feet may be required), and an accurate mapping of soil classifications found on the site and general depths thereof	X	
A disk or tape copy of the final plat to be submitted in a format compatible to the town's GIS system. If this can not be supplied, expenses will be charged to the developer for the service to be completed by the town plus 15 percent		X
A copy of the approved roadway plan submitted to the appropriate office of the state department of transportation for any major subdivision	X	
A copy of permits from Army Corps of Engineers, pursuant to section 58-342	X	
The location and dimensions of all drainage easements as defined in article XIII of the <a href="#">chapter 58</a> , including P.E. certification when required	X	X
Compliance with section 58-338, "setbacks from streams"	X	X
Establishment of flood protection elevation (FPE) in accordance with	X	X

section 58-338		
Drainage, stormwater management plan and wetland protection plan demonstrating compliance with <a href="#">Chapter 58</a> , Article XIII, <a href="#">Division 6</a> of the Weddington Code of Ordinances	X	X

## **RULE 11. OFFICE OF MAYOR PRO TEMPORE**

At the organizational meeting, the council shall elect from among its members a mayor pro tempore to serve at the Council's pleasure. A council member who serves as mayor pro tempore shall be entitled to vote on all matters and shall be considered a council member for all purposes, including the determination of whether a quorum is present. In the mayor's absence, the mayor pro tempore shall assume all of the mayor's powers and duties. If the mayor should become physically or mentally unable to perform the duties of his or her office, the council may by unanimous vote declare that the mayor is incapacitated and confer any of the mayor's powers and duties on the mayor pro tempore. When a mayor declares that he or she is no longer incapacitated, and a majority of the council concurs, the mayor shall resume the exercise of his or her powers and duties. If both the mayor and the mayor pro tempore are absent from a meeting, the council may elect from among its members a temporary chairman to preside at the meeting.

**COMMENT:** This is G.S. 160A-70 paraphrased.

Councilwoman Barbara Harrison is currently serving as the Alternate and the Chief Elected Official (Mayor) or a single representative appointed by the Chief Elected Official will serve as the Delegate.

## CRTPO

### **About Us**

The Charlotte Regional Transportation Planning Organization (CRTPO) is the federally designated Metropolitan Planning Organization (MPO) for the Charlotte Urbanized Area. Federal legislation requires Urbanized Areas with populations larger than 50,000 to have an MPO, whose primary function is to carry out the transportation planning process among the member jurisdictions within its established planning area boundary. Due to the growth of the Charlotte Urbanized Area, and the subsequent expansion of the MPO planning area boundary, the CRTPO was established in place of the former Mecklenburg-Union MPO.

More information about the membership, governance and structure of the CRTPO, as well as the establishment of the Urbanized Area, can be found by exploring the other webpages in the About Us section of this website.

### **Who we are...**

The Charlotte Regional Transportation Planning Organization (CRTPO) consists of voting representatives from [Iredell County](#),  [Mooresville](#),  [Statesville](#),  [Troutman](#) in Iredell County.  [Charlotte](#),  [Cornelius](#),  [Davidson](#),  [Huntersville](#),  [Matthews](#),  [Mecklenburg County](#),  [Mint Hill](#), and  [Pineville](#) in Mecklenburg County.  [Fairview](#),  [Indian Trail](#),  [Marshville](#),  [Marvin](#),  [Mineral Springs](#),  [Monroe](#),  [Stallings](#),  [Union County](#),  [Waxhaw](#),  [Weddington](#),  [Wesley Chapel](#) and  [Wingate](#) each have voting representatives from Union County. The North Carolina Board of Transportation is also a voting member. Non-voting members on the Board are from the Charlotte-Mecklenburg Planning Commission, the Union County Planning Board, the North Carolina Turnpike Authority and the US Department of Transportation.

It is the CRTPO's responsibility to coordinate transportation policy for local governmental jurisdictions within the Charlotte Urbanized Area.\*

The CRTPO, in cooperation with the State, develops transportation plans and programs for the urbanized area. Plans that will: 1) Assist governing bodies and official agencies in determining courses of action and in formulating attainable capital improvement programs in anticipation of community needs; and, 2) Guide private individuals and groups in planning their decisions which can be important factors in the pattern of future development and redevelopment of the area.



## **What we do ...**

The CRTPO has the primary responsibility for citizen input into the federally mandated continuing, coordinated, and comprehensive (3C) transportation planning process. During transportation plan reevaluation, citizen involvement in the planning process is encouraged for reanalysis of goals and objectives and plan formation. Additional duties and responsibilities of CRTPO are as follows:

1. Carry out the urban transportation planning process and develop the planning work programs, transportation plan, and transportation improvement program.
2. Insure that the Transportation Planning Process and the plans and improvement projects emerging from that process are consistent with the policies and desires of local government.
3. Serve as a forum for the resolution of conflicts that arise during the course of developing the Transportation Plan and the Transportation Improvement Program.
4. Establish goals and objectives for the transportation planning process reflective of and responsive to comprehensive plans.
5. Annually review and approve the Unified Planning Work Program (UPWP), Transportation Plan and Transportation Improvement Program (TIP).
6. Review, approve, and endorse amendments to the UPWP, the Transportation Plan and the TIP.
7. Inform the governing Boards of the status and requirements of the transportation planning process; assist in the dissemination and clarification of the decisions, inclinations, and policies of these Boards; and ensure meaningful citizen participation in the transportation planning process.
8. Review, approve, and endorse changes to the Federal-Aid Urban Area System and Boundary.
9. Review, approve, and endorse a Prospectus for transportation planning that defines work tasks and responsibilities for the various agencies participating in the transportation planning process.
10. Review and approve related air quality planning.
11. Review and approve energy conservation planning and energy contingency planning.
12. Responsible for the distribution of funds distributed to MPO's under under the provisions of current federal transportation legislation - Moving Ahead for Progress in the 21st Century (MAP-21).
13. Responsible for any other duties identified as necessary to further facilitate the transportation planning process.

*\* The Charlotte Urbanized Area includes Charlotte, and the remainder of Mecklenburg County plus that area beyond the existing urbanized area boundary of Iredell, Mecklenburg and Union counties that is expected to become urban within a twenty year planning period.*

*Councilmember Werner Thomisser served as the Delegate and Councilwoman Pamela Hadley served as the Alternate.*

## **ABOUT CENTRALINA COG**

### **ABOUT US**

The Centralina Council of Governments (CCOG) is a voluntary organization of municipal and county governments serving the Greater Charlotte region. Formed in 1968, CCOG is one of 16 regional councils in North Carolina established by the General Assembly to meet the region's needs on a wide range of governance issues. CCOG serves a 9-county area including Anson, Cabarrus, Gaston, Lincoln, Iredell, Mecklenburg, Rowan, Stanly, and Union. CCOG assists local governments in coordinating for sound regional development and provides a forum to address issues best handled through regional cooperation, planning and action. CCOG provides a variety of services for our region including the administration of state and federal grants in the areas of aging, workforce development, economic development and planning. Centralina COG also provides technical assistance services to local government members and other organizations in the areas of: regional planning, transportation, energy and environment, local government assistance, and business resources.

### **CCOG'S MISSION**

CCOG is dedicated to helping this region find innovative solutions to both existing and future challenges facing Greater Charlotte and to unifying the region's collective resources to help grow the economy and jobs, improve the quality of life and control the cost of government.

### **ABOUT REGIONAL COUNCILS**

Regional councils exist in some fashion across the country although naming conventions can differ. In some areas these organizations are known as Councils of Government (COGs), Planning Commissions or Planning Associations. In North Carolina, each regional council is also designated by a letter. The Centralina Council of Governments is also known as "Region F".

[Click here](#) for information on other regional planning organizations in North Carolina.

## Sec. 58-23. Planned residential developments.

(a)

Planned residential developments (PRDs) are allowed as conditional zoning districts in the R-CD, R-80, R-60 and R-40 zoning districts. PRDs are established in order to provide a residential development at low densities consistent with suitability of the land and the rural character of the town. In order to encourage high quality design and innovative arrangement of buildings, these districts provide flexibility from the conventional use and dimensional requirements of the general districts. Unlike other developments in the town, a PRD may be allowed to have private streets that are not owned and maintained by the state department of transportation (DOT). In addition, a PRD may be a gated community where a gate is placed at the outer periphery of the development in order to restrict access. All PRDs must be developed in accordance with the regulations of this section, other applicable regulations of this chapter, and [chapter 46](#)

(b)

The town council may approve a PRD for any new development proposed in the town. Existing developments in the town shall not be considered as PRDs and are not subject to any PRD regulation.

(1)

Uses permitted in a PRD and minimum lot and setback requirements for such uses in a PRD shall be as allowed in the underlying zoning district.

(2)

As PRDs are conditional zoning districts, a conditional zoning application must first be approved by the town council in accordance with Section 58-271. Once conditional zoning is approved, the developer shall comply with all applicable procedures of [chapter 46](#)

(3)

The design and layout of any gatehouse, external fence, walls and berms that serve the entire PRD and other amenities to the PRD that are visible from any public street shall be included with the conditional use permit application. All such facilities shall be located outside any public street right-of-way and shall be designed to blend in, to the greatest degree feasible, with the proposed development and shall be attractive to motorists and pedestrians from adjoining public streets.

(4)

With the exception of the placement of the gate and/or guardhouse in a private street, any road built within a PRD shall be built to state

standards and shall meet all applicable minimum right-of-way, pavement, and construction standards for public roads as established by the state department of transportation. A certified engineer shall verify that all roads within the PRD conform to all required state department of transportation standards for roadway and storm drainage design. The NCDOT Built-To Standards Checklist (available at town hall upon request) will be required to be submitted to the town zoning staff for review and approval. The town reserves the right to have streets inspected during the construction phase to insure that they are being built in accordance with all applicable state DOT standards. The PRD developer of the subdivision shall bear all costs borne by the town in association with such inspections.

(5)

Before the approval of a final plat for a PRD, the developer shall submit to the town evidence that the developer has created a homeowners' association whose responsibility it will be to maintain common areas and private streets within the PRD. Such evidence shall include filed copies of the articles of incorporation, declarations and homeowners' association bylaws.

(6)

The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences or berms located at the external periphery of the PRD, as well as the maintenance and upkeep of any private streets in the PRD, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association. Accordingly, any bond accepted by the town per subsection 46-49(b) for a PRD subdivision shall be calculated using the construction costs of all such facilities (in addition to the cost of streets as provided in subsection 46-49(b)) and shall remain in place until the town council is satisfied (in its own exclusive discretion) that the homeowners' association is controlled by individual lot owners other than the developer (which generally the town council shall not deem to have occurred until one year, at a minimum, after a homeowners' association is incorporated and active) and has made necessary assessments for, and has otherwise taken over the full responsibility of, maintaining and repairing such streets and facilities. The decision to release such bonds shall rest entirely within the town council's discretion and shall be made based upon the homeowners' association's financial ability to properly maintain and repair these streets and facilities. After the bond is released by the town council, the homeowners' association shall be

required to submit to the town, by January 15 of each calendar year, the names, addresses and telephone numbers of all duly elected members of its board of directors as well as a copy of its annual financial statements showing, at a minimum, the amount of funds budgeted to maintain such streets and facilities. In the event the town council, in its discretion, believes the homeowners' association is not adequately maintaining or repairing the streets or facilities or is not making assessments necessary to cover the cost of said maintenance or repairs, it may, after holding a hearing, require the homeowners' association to provide a bond as required in subsection 46-49(b). The hearing described above, shall be duly noticed by publication as provided in this chapter and by mailing notice of the hearing to at least one officer (according to the most recent list of officers the town has received) of the homeowners' association or to the homeowners' association's registered agent at least ten days before the hearing. The homeowners' association's bond may be eliminated, modified, or reinstated at the discretion of the town council after a hearing notice as described above.

(7)

Subdivisions which have an entrance gate are subject to the following regulations: The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate. An annual inspection and test of the gate system shall be performed and the results submitted to town hall. Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested. Any homeowner's association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year-round maintenance and to submit a copy of the service agreement to town hall.

*(Ord. No. 87-04-08, § 4.16, 4-8-1987; Ord. No. O-2005-12, 12-12-2005; Ord. No. O-2009-05, 7-13-2009; Ord. No. O-2011-12, 9-12-2011)*

**AN ORDINANCE TO AMEND SECTION 58-23  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2013-13**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-23 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Sec. 58-23. Planned residential developments.**

(a)

Planned residential developments (PRDs) are allowed as a conditional zoning districts use in the R-CD, R-80, R-60 and R-40 zoning districts. PRDs are established in order to provide a residential development at low densities consistent with suitability of the land and the rural character of the town. In order to encourage high quality design and innovative arrangement of buildings, these districts provide flexibility from the conventional use and dimensional requirements of the general districts. Unlike other developments in the town, a PRD may be allowed to have private streets that are not owned and maintained by the state department of transportation (DOT). In addition, a PRD may be a gated community where a gate is placed at the outer periphery of the development in order to restrict access. All PRDs must be developed in accordance with the regulations of this section, other applicable regulations of this chapter, and chapter 46

(b)

The town council may approve a PRD for any new development proposed in the town. Existing developments in the town shall not be considered as PRDs and are not subject to any PRD regulation.

(1)

Uses permitted in a PRD and minimum lot and setback requirements for such uses in a PRD shall be as allowed in the underlying zoning district.

(2)

As PRDs are conditional zoning districts uses, a conditional zoning application use permit must first be approved by the town council in accordance with Section 58-271 ~~article III of this chapter~~. Once a conditional zoning is approved, ~~use permit is granted~~ the developer shall comply with all applicable procedures of chapter 46

(3)

The design and layout of any gatehouse, external fence, walls and berms that serve the entire PRD and other amenities to the PRD that are visible from any public street shall be included with the conditional use permit application. All such facilities shall be located outside any public street right-of-way and shall be designed to blend in, to the greatest degree feasible, with the proposed development and shall be attractive to motorists and pedestrians from adjoining public streets.

(4)

With the exception of the placement of the gate and/or guardhouse in a private street, any road built within a PRD shall be built to state standards and shall meet all applicable minimum right-of-way, pavement, and construction standards for public roads as established by the state department of transportation. A certified engineer shall verify that all roads within the PRD conform to all required state department of transportation standards for roadway and storm drainage design. The NCDOT Built-To Standards Checklist (available at town hall upon request) will be required to be submitted to the town zoning staff for review and approval. The town reserves the right to have streets inspected during the construction phase to insure that they are being built in accordance with all applicable state DOT standards. The PRD developer of the subdivision shall bear all costs borne by the town in association with such inspections.

(5)

Before the approval of a final plat for a PRD, the developer shall submit to the town evidence that the developer has created a homeowners' association whose responsibility it will be to maintain common areas and private streets within the PRD. Such evidence shall include filed copies of the articles of incorporation, declarations and homeowners' association bylaws.

(6)

The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences or berms located at the external periphery of the PRD, as well as the maintenance and upkeep of any private streets in the PRD, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association. Accordingly, any bond accepted by the town per subsection 46-49(b) for a PRD subdivision shall be calculated using the construction costs of all such facilities (in addition to the cost of streets as provided in subsection 46-49(b)) and shall remain in place until the town council is satisfied (in its own exclusive discretion) that the homeowners' association is controlled by individual lot owners other than the developer (which generally the town council shall not deem to have occurred until one year, at a minimum, after

a homeowners' association is incorporated and active) and has made necessary assessments for, and has otherwise taken over the full responsibility of, maintaining and repairing such streets and facilities. The decision to release such bonds shall rest entirely within the town council's discretion and shall be made based upon the homeowners' association's financial ability to properly maintain and repair these streets and facilities. After the bond is released by the town council, the homeowners' association shall be required to submit to the town, by January 15 of each calendar year, the names, addresses and telephone numbers of all duly elected members of its board of directors as well as a copy of its annual financial statements showing, at a minimum, the amount of funds budgeted to maintain such streets and facilities. In the event the town council, in its discretion, believes the homeowners' association is not adequately maintaining or repairing the streets or facilities or is not making assessments necessary to cover the cost of said maintenance or repairs, it may, after holding a hearing, require the homeowners' association to provide a bond as required in subsection 46-49(b). The hearing described above, shall be duly noticed by publication as provided in this chapter and by mailing notice of the hearing to at least one officer (according to the most recent list of officers the town has received) of the homeowners' association or to the homeowners' association's registered agent at least ten days before the hearing. The homeowners' association's bond may be eliminated, modified, or reinstated at the discretion of the town council after a hearing notice as described above.

(7)

Subdivisions which have an entrance gate are subject to the following regulations: The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate. An annual inspection and test of the gate system shall be performed and the results submitted to town hall. Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested. Any homeowner's association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year-round maintenance and to submit a copy of the service agreement to town hall.

Adopted this 9<sup>th</sup> day of December, 2013.

---

Bill Deter, Mayor

Attest:

---

Amy S. McCollum, Town Clerk



***Section 58-4***

**Conference center as defined in our ordinance:**

Conference centers are uses designed and built almost exclusively to host conferences, exhibitions, large meetings (in excess of 250 persons), seminars, company retreats, training sessions, etc.

**Suggested expanded definition:**

Conference centers are uses designed and built to accommodate 250 or more persons and used to host conferences, exhibitions, meetings, seminars, company retreats, training sessions, etc. Conference centers may include meeting rooms, auditoriums, exhibition halls, facilities for food preparation and serving, parking facilities and administration offices.

**AN ORDINANCE TO AMEND SECTION 58-4  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2013-14**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-4 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

Sec. 58-4. - Definitions.

Conference centers are uses designed and built to accommodate 250 or more persons and used to host conferences, exhibitions, meetings, seminars, company retreats, training sessions, etc.

Conference centers may include meeting rooms, auditoriums, exhibition halls, facilities for food preparation and serving, parking facilities and administration offices.

Adopted this 9<sup>th</sup> day of December, 2013.

\_\_\_\_\_  
Bill Deter, Mayor

Attest:

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

TOWN OF WEDDINGTON  
SIGN ONLY (PERMANENT)  
ZONING PERMIT APPLICATION  
AND  
ZONING PERMIT

Permit # PS05-13

Date of application 10-22-13

Applicant's Name Weddington United Methodist Church  
Applicant's Mailing Address 13901 Providence Road

PH # 704-846-1632

Property Location 104 Providence Rd.

Weddington, N.C. 28106  
Existing Zoning Residential "Conditional Use"

Lot Dimensions

Length 240' plus  
Width 390' plus  
Area 20.325 Acres  
Street Front 79 1/2' from St

(Complete For Each Type of Sign Requested)

	ATTACHED SIGN		FREE STANDING SIGN		GROUND SIGN	
	Required	Proposed	Required	Proposed	Required	Proposed
Set Back From R/W		<u>79 1/2'</u>				
Distance from Side Lot Line		<u>60 plus feet</u>				
Distance from Side Lot Line		<u>60 plus feet</u>				
Area of Sign (one side sq. ft.)		<u>(see below)</u>				
Height of Sign (bottom)		<u>24"</u>				
Height of Sign (top)		<u>24"</u>				
Height of Existing Building		<u>3'</u>				
Type of Lighting		<u>(Frontal)</u>				

"Weddington Christian Academy" 23,544 sq ft  
"Weddington Christian Preschool" 26,568 sq ft

Comments: Signs are needed for identification  
and safety. IN ADDITION to Marketing.

Permit fee: Attach a Check Made Payable to Town of Weddington in the  
Amount of \$3500

Attach The Following:

- (1) For free standing and ground signs, two (2) copies of a scaled dimensional survey Showing all property lines, right-of-way lines: and the exact shape and dimensions of the lot on which the sign is to be located. On this survey the applicant shall sketch the proposed location of the sign.
- (2) A message side elevation drawing of the sign showing height from the ground to bottom and top of sign, dimensions of sign, and sign support structure.

I hereby certify that all of the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all the requirements of the Zoning Ordinance concerning this proposed use. Any violation of the Zoning Ordinance will be grounds for revoking this permit and any subsequent permit issued by the Town of Weddington.

Weddington UMC Gregg Grant 10-22-13  
APPLICANT Board Chair WCA DATE

(This Portion of the Application Shall be Filled Out by the Zoning Administrator)

Based on the information hereby furnished to me and my knowledge of the Town of Weddington Zoning Ordinance, I hereby \_\_\_\_\_ this zoning permit.  
Approve Disapprove

[Signature]  
Zoning Administrator

10/23/13  
Date



# TOWN OF WEDDINGTON MEMORANDUM

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**DATE:** 12/09/13  
**TO:** WALKER DAVIDSON, MAYOR  
TOWN COUNCIL  
**CC:** AMY MCCOLLUM, TOWN CLERK  
**FROM:** JORDAN COOK, ZONING ADMINISTRATOR/PLANNER  
**RE:** WEDDINGTON UNITED METHODIST CHURCH BRICK WALL SIGNS

---

Please find the attached application from Weddington United Methodist Church for two signs located on an existing brick wall located along Providence Road

The signs will be facing Providence Road. The signs will read “Weddington Christian Academy” and “Weddington Christian Preschool”. A copy of the site layout, sign description and setbacks from Providence Road and property lines are included in the plans provided. The specifications for the monument signs are as follows:

- Weddington Christian Academy sign is 23.544 square feet.
- Weddington Christian Preschool sign is 26.568 square feet
- The signs will be located on an existing brick wall.
- The monuments are clear of the site triangle and out of State right-of-way at both entrances.
- Signs will be front lit by a floodlight.

Section 58-152 (d) of the *Weddington Zoning Ordinance* permits attached orientation signs, behind the right-of-way line. The signs are in general conformance with the *Weddington Zoning Ordinance*.

The Planning Board gave these signs a favorable recommendation at their October meeting.

Sign Type 1.0: (1) set of 12" tall & 10" x tall x ½" thick precision cut white sintra letters to read, "Weddington" & "Christian Academy", respectively as per drawing to be stud mounted flush to brick wall.

\$850.00

Sign Type 2.0: (1) set of 12" tall & 10" tall x ½" thick precision cut white sintra letters to read, "Weddington" & "Christian Preschool", respectively as per drawing to be stud mounted to brick wall.

\$850.00

Product Total	\$1,700.00
Tax	\$ 114.75
Installation	\$ 800.00

Total Cost \$2,614.75

We did our best to keep installation cost down, but each letter will have at least 2 studs and this is fairly labor intensive.

Please let me know if revisions are needed, or if we may be of assistance.

***Brad Dula***

***Senior Project Manager***

***PH# (336) 434-4126 ext 206***

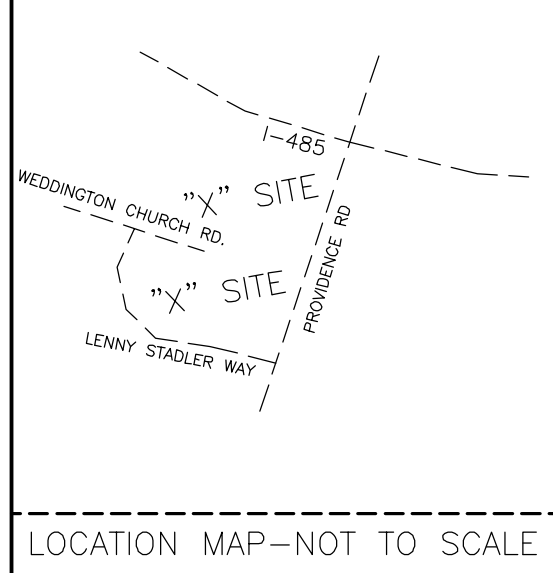
***Cell# (336) 688-5997***

***Fax# (336) 434-3616***

***Sales206@signageindustries.com***







STATE OF NORTH CAROLINA  
GASTON COUNTY

I certify that this map was drawn from an actual survey made under my supervision.  
The unadjusted error of closure as calculated is 1"  $\pm$  10,000"  
Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book AS, Page SHOWN.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Professional Land Surveyor

J. MCKENZIE  
DB 1373, PG. 669

B. KERSNOWSKI  
DB 1547, PG. 630

LARRY WATTS  
DB 1962, PG. 003

SARAH SERPICO  
DB 3535, PG. 326

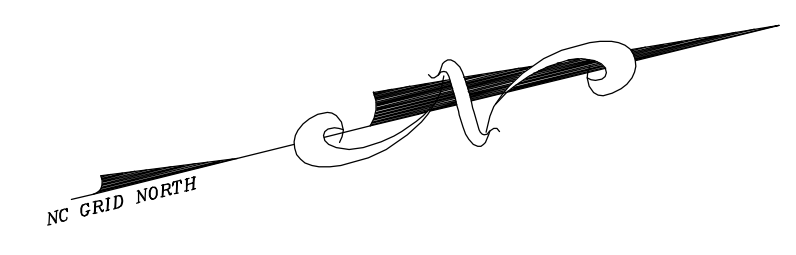
DANIEL HEALY  
DB 4063, PG. 001

DANIEL HEALY  
DB 4063, PG. 001

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.17	N75°10'52"E
L2	22.15	S14°12'12"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	519.96	450.00	491.52	S58°38'31"E
C2	104.88	390.00	104.57	S84°02'22"E
C3	121.02	450.00	120.65	N84°02'22"W
C4	534.39	390.00	493.56	N52°29'23"W
C5	53.77	270.00	53.68	N07°31'50"W
C6	264.31	2668.08	264.20	S11°52'25"W



**TRACT 2**  
77,138 Sq Ft  
AREA = 1.771 ACRES

**TRACT 1**  
AREA = 20.325 ACRES  
885,361 Sq Ft

NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.

NO NCGS MONUMENT FOUND WITHIN 2000' OF PROPERTY.

WEDDINGTON CHURCH ROAD APPEARS TO BE CLOSED FROM END OF STATE MAINTNANCE TO PROVIDENCE ROAD. UNION COUNTY MAPPING DEPARTMENT GAVE VERBAL CONFORMANCE OF CLOSING, HOWEVER NO DOCUMENTS WERE FOUND.

- LEGEND**
- LINES SURVEYED
  - LINES NOT SURVEYED
  - o ALL CORNERS ARE AS NOTED
  - N.T.S. NOT TO SCALE
  - C.P. CALCULATED POINT
  - OVERHEAD UTILITY LINES
  - UTILITY POLE
  - METAL FENCE
  - WOODEN FENCE
  - o SEWER MANHOLE
  - o MBS. - MINIMUM BUILDING SETBACK LINE
  - o LPIN(S) - IRON PIN SET
  - o LPIN(F) - IRON PIN FOUND
  - o L - IRON
  - o C.M.F. - CONCRETE MONUMENT(F)
  - o (F) FOUND
  - o (S) SET
  - o LIGHT POLE
  - o FIRE HYDRANT
  - o WATER VALVE
  - o CONCRETE

**CAROLINAS DESIGN GROUP, PLLC**

LAND SURVEYING \* LAND PLANNING

201 West Second Avenue Gastonia, NC 28052

Phone: 704-854-9328 \* 704-864-9007 \* Fax 704-854-9328

**PROVIDENCE ROAD - N.C. HWY. 16 -- R/W VARIES**

BOUNDARY SURVEY FOR  
WEDDINGTON UNITED METHODIST CHURCH  
TOWN OF WEDDINGTON  
UNION COUNTY, N.C.

BOOK NO. \_\_\_\_\_ DATE: MARCH 13, 2013 SCALE: 1" = 60'

DRAWN BY: MLC TAX ID. NO. \_\_\_\_\_ CADD #6939WUMC.DWG

60 30 0 60 120 180

SCALE IN FEET



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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Walker Davidson, Mayor  
Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Jordan C. Cook, Zoning Administrator/Planner

**DATE:** December 9, 2013

**SUBJECT:** Lake Forest Preserve Phase 3B Map 2 Final Plat

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Orleans Homebuilders submitted an application on November 8, 2013 for approval of the Final Plat of Phase 3B Map 2 in the Lake Forest Preserve subdivision located on Weddington Road.

**Project Information:**

The Lake Forest Preserve Subdivision is an approved 211 lot subdivision on 260.61 acres. The subdivision is located at the intersection of Weddington Road (NC 84) and Cox Road. Lake Forest Preserve is being developed by Orleans Homebuilders as an R-CD conservation subdivision.

Phase 3B Map 2 is comprised of 28 lots (tax parcel 06-099-009) and was given Preliminary Plat approval on May 9, 2005. The original deadline to submit the Final Plat was May 9, 2007. However, the Permit Extension Act of 2009 and 2010 essentially “froze time” from 2007 to 2010 giving Orleans Homebuilders until May 9, 2013 to submit their Final Plat(s). The submitted Final Plat for Phase 3B Map 2 is identical to the approved Preliminary Plat showing Phase 3B Map 2.

**Phase 3B Map 2 Information:**

- Phase 3B Map 2 is 28 lots and 15.250 acres.
- Phase 3B Map 2 is not required open space on its own. The Lake Forest Subdivision has provided 138.81 acres of conservation land in accordance with *Section 58-58 (4)* of the *Weddington Zoning Ordinance*.
- Development standards are as follows:
  - Minimum lot size- 12,000 sq. feet
  - Minimum lot width- 80 feet
  - Minimum front yard setback- 20 feet
  - Minimum rear yard setback – 30 feet
  - Minimum side yard setback – 30 foot separation of structures
- Lot 36 is the smallest lot within Phase 3B Map 2 at .380 acres or 16,553 square feet.
- All adjacent parcels either owned or maintained by Lake Forest Preserve Homeowners Association.
- Water and sewer services are to be provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR's) for Lake Forest Preserve are on file at Town Hall. Those CCR's address ownership and maintenance of all conservation lands and have been approved by the Town Attorney.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- 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 Planning Board gave this final plat a favorable recommendation at their November meeting. The Planning Board recommendation only included condition number one. Staff added conditions two and three after the Planning Board meeting.

**The Lake Forest Preserve Phase 3B Map 2 Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following exceptions:**

1. Performance and Maintenance Bonds to be approved the Town Council (USI and Union County currently reviewing the bond estimates);
2. Maintenance bond to be approved shall be no less than amount submitted to Union County Public Works;
3. Applicant to install rises on fire hydrants if covered during any phase of construction.

**APPLICATION FOR SUBMITTAL  
OF  
SUBDIVISION FINAL PLAT**

**NAME OF PROPOSED SUBDIVISION:** Lake Forest Preserve - Phase 3B Map 2

**LOCATION OF SUBDIVISION:** Cox Road & Hwy 84 Intersection  
06099009, 06126016, 06126016A

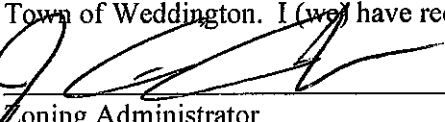
**PARCEL ID** \_\_\_\_\_ **ZONING DISTRICT** R-CD **TOTAL ACREAGE** 15.250  
**NUMBER OF LOTS** 28

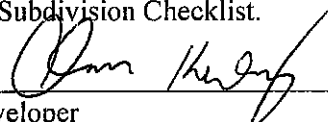
**DEVELOPER:**  
**NAME:** Orleans Homebuilders  
**ADDRESS:** 700 Forest Point Circle, Suite 102  
Charlotte, North Carolina 28273

**OWNER (if different from above)** Same  
**PHONE:** (704) 357-6632

**FEE PAID:** \$4,100.00 (previously to cover 3B-1 & 3B-2) **DATE:** April 18, 2013

I (We) Orleans Homebuilders 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.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
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 final plat prior to final plat approval.*

*The subdivider shall submit 10 copies of the final plat to the Subdivision Administrator at least 15 days prior to the Planning Board Meeting.*

NOTES:

- 1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM AND TIED TO NCGS MONUMENT "PLEASANT".
2. ALL HORIZONTAL AND VERTICAL CONTROL PROVIDED BY "THE ISAACS GROUP" UTILIZING GPS SURVEY METHODS DATED NOVEMBER 5, 2003.
3. DASHED LINES INDICATE PROPOSED FUTURE DEVELOPMENT.
4. PROPERTY LIES WITHIN THE CITY LIMITS OF WEDDINGTON.
5. ZONED - R-CD (CONSERVATION)
6. WATER AND SEWER SERVICES TO BE SERVED BY UNION COUNTY PUBLIC WORKS.
7. ALL CONSERVATION LANDS WILL BE PRIVATELY OWNED AND MAINTAINED BY A DULY-FORMED HOMEOWNERS ASSOCIATION.
8. BOUNDARY SURVEY COMPLETED 1-05-04 BY R. JOE HARRIS & ASSOCIATES, PLLC.
9. FOR EXTERIOR PERIMETER BOUNDARY SEE FINAL PLAT OF OVERALL CONSERVATION LAND MAP RECORDED IN CAB. I FILE 738.
10. THERE IS A 5' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAYS.
11. USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE TOWN OF WEDDINGTON ZONING ORDINANCE.
12. THIS IS TO CERTIFY THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
13. TITLE COMMITMENT REPORT PROVIDED BY THE TITLE COMPANY OF NORTH CAROLINA; COMMITMENT # 03C8711, DATED 12-17-03.
14. NO NCGS MONUMENTS FOUND WITHIN 2000'.
15. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
16. CURRENT TAX ID# 06-099-009.
17. APPROXIMATE 100 YEAR FLOODLINE SCALED FROM FEMA MAP AND NOT FIELD VERIFIED.
18. ACREAGE ON THIS PLAT IS 15.250 ACRES.
R/W ACREAGE THIS PLAT IS 2.538 ACRES.
NET ACREAGE THIS PLAT IS 12.712 ACRES.
OPEN SPACE THIS PLAT IS 0.000 ACRES.
LENGTH OF TWIN LAKES DRIVE THIS PLAT IS 1,378 LINEAR FEET.
LENGTH OF TIMBER TOP COURT THIS PLAT IS 261 LINEAR FEET.
LENGTH OF PINE NEEDLE COURT THIS PLAT IS 369 LINEAR FEET.
19. 10'X70' SIGHT TRIANGLES TYPICAL AT ALL STREET INTERSECTIONS.
20. TOTAL OF 28 LOTS SHOWN ON THIS PLAT.
21. THERE WILL BE A 10'X10' EASEMENT AROUND ALL FIRE HYDRANTS (TYPICAL).
22. THERE ARE NO STREAMS, PONDS, SWAMPS OR NATURAL FEATURES THAT AFFECT THIS SITE.

STATE OF NORTH CAROLINA
COUNTY OF UNION

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

DATE REVIEW OFFICER

NCDOT CONSTRUCTION STANDARDS CERTIFICATE

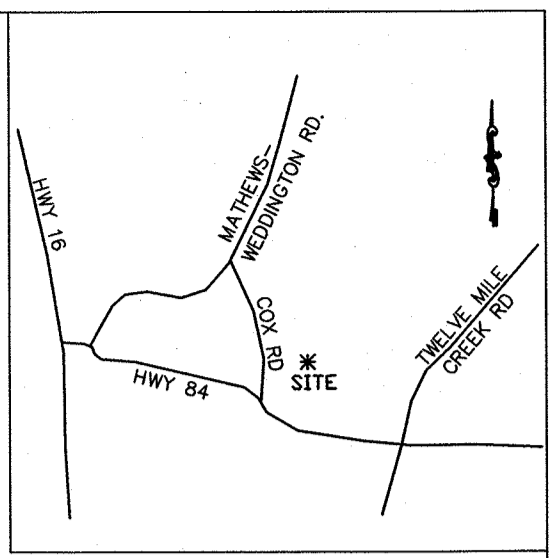
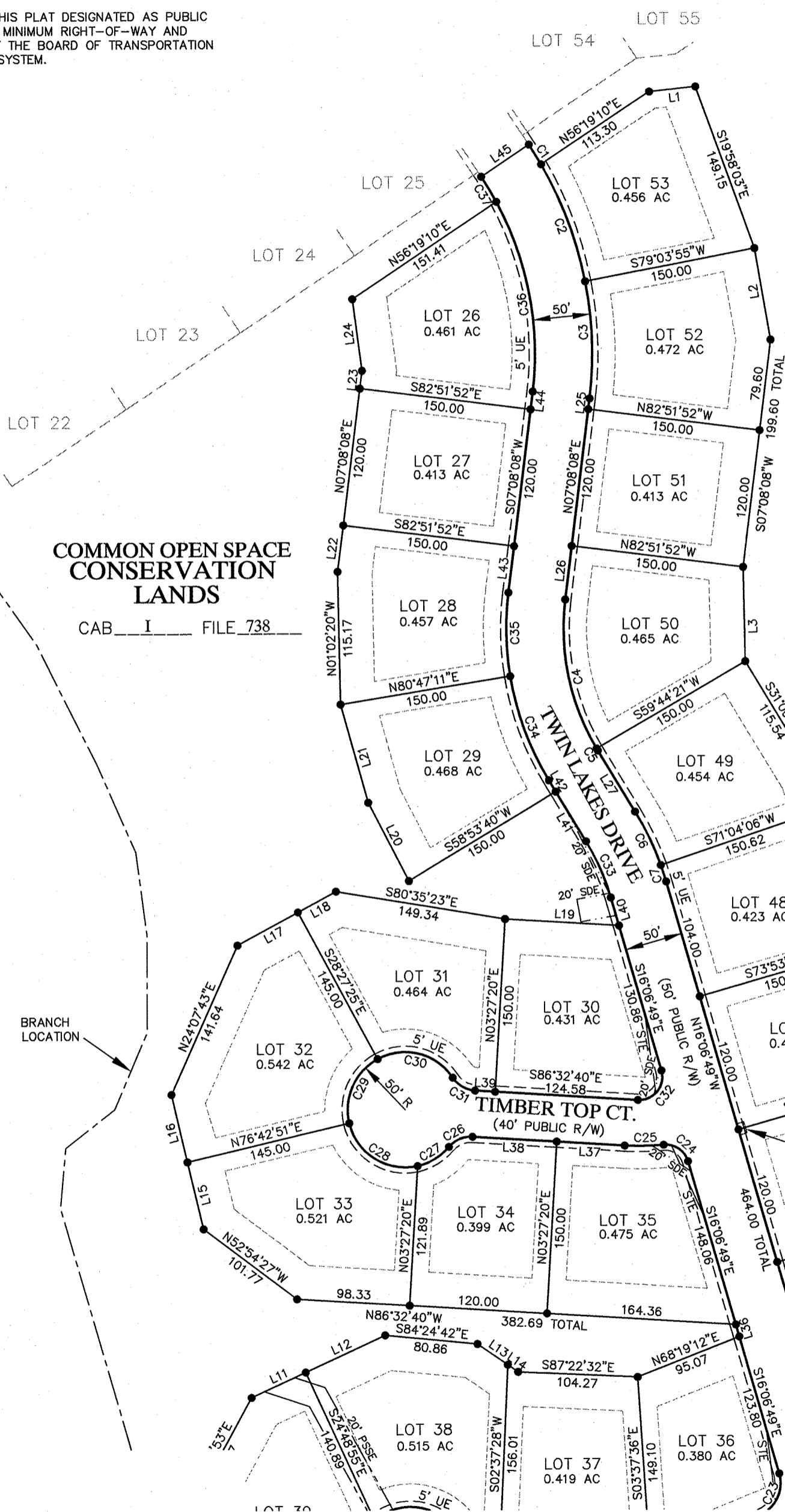
I HEREBY CERTIFY THAT THE STREETS ON THIS PLAT DESIGNATED AS PUBLIC
ARE OR WILL BE IN ACCORDANCE WITH THE MINIMUM RIGHT-OF-WAY AND
CONSTRUCTION STANDARDS ESTABLISHED BY THE BOARD OF TRANSPORTATION
FOR ACCEPTANCE ON THE STATE HIGHWAY SYSTEM.

APPROVED DISTRICT ENGINEER DATE

CERTIFICATE OF SUBDIVISION TYPE:

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE
AREA OF UNION COUNTY THAT IS REGULATED BY THE UNION
CO. LAND USE ORDINANCE, THAT REGULATES THE SUBDIVISION
OF PARCELS OF LAND.

PHASE 3B MAP 1



COMMON OPEN SPACE
CONSERVATION
LANDS

CAB I FILE 738

NCGS MONUMENT "PLEASANT"
N = 489,958.8818 FT
E = 1,489,867.9472 FT
NAD '83
ELEV = 778.51'
NAVD '88

FEMA FLOOD
PLAIN

COMMON OPEN SPACE
CONSERVATION
LANDS

CAB I FILE 738

APPROVAL FOR STREETS, UTILITIES AND IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS AND OTHER REQUIRED IMPROVEMENTS
HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO NCDOT
AND/OR TOWN OF WEDDINGTON SPECIFICATIONS AND STANDARDS IN THE LAKE FOREST
PRESERVE 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

RESERVATION AND RESTRICTION OF CONSERVATION LAND:

THE CONSERVATION LAND SHOWN ON THIS PLAT IS TO BE RESTRICTED
BY A DECLARATION OF CONSERVATION EASEMENT AND RESTRICTIONS.
NO USE OR DEVELOPMENT SHALL BE ALLOWED ON THE CONSERVATION
LAND EXCEPT AS PROVIDED IN SECTION 58-58(4) h, i OF THE
WEDDINGTON ZONING ORDINANCE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED
HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION
OF THE TOWN OF WEDDINGTON, THAT WE HEREBY ADOPT THIS PLAN OF SUB-
DIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES,
AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND
EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE

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 DAY OF 2013.

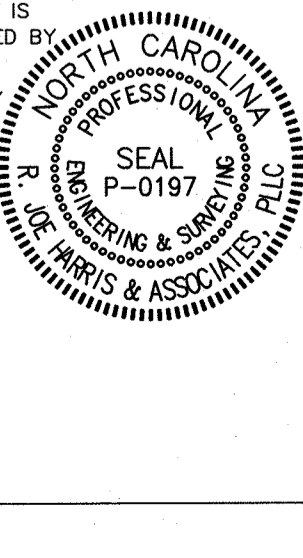
MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA

LEGEND:

- o - ORIGINAL IRON
o - IRON SET #5 REBAR
R/W - RIGHT OF WAY
PSDE - PRIVATE STORM DRAINAGE EASEMENT
PSSE - PRIVATE SANITARY SEWER EASEMENT
SDE - STORM DRAINAGE EASEMENT
STE - SIGHT TRIANGLE EASEMENT
FH - FIRE HYDRANT
UE - UTILITY EASEMENT
CC - CONTROL CORNER (CC)

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR UNION COUNTY,
NORTH CAROLINA, COMMUNITY PANEL NUMBERS 3710447600J & 3710448600J;
DATED OCTOBER 16, 2008, AND HEREBY CERTIFY THAT THIS PROPERTY IS
PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENNETH M. GREEN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK PAGE); THAT
THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN
FROM INFORMATION FOUND IN BOOK PAGE; THAT THE
RATIO OF PRECISION AS CALCULATED IS; THAT THIS
PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 170 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION AND SEAL
THIS DAY OF



KENNETH M. GREEN, PLS

NOTARY PUBLIC

DO HEREBY CERTIFY THAT
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE
EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS
DAY OF 2013.
MY COMMISSION EXPIRES

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LAKE FOREST PRESERVE - PHASE 3B MAP 2
TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP
UNION COUNTY, NORTH CAROLINA

SURVEYED FOR
PARKER & ORLEANS HOMEBUILDERS
700 FOREST POINT CIRCLE, SUITE 102
CHARLOTTE, NC 28273, PHONE: 704-357-6632

R. Joe Harris & Associates, P.L.L.C.
Engineering & Land Surveying
1698 W. HWY 160, SUITE 130, FORT MILL, SC
Phone: (803) 802-1799



Table with columns for JOB NO., DATE, SCALE, PREPARED BY, CHECKED BY, SHEET, OF

**NOTES:**

1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM AND TIED TO NCGS MONUMENT "PLEASANT".
2. ALL HORIZONTAL AND VERTICAL CONTROL PROVIDED BY "THE ISAACS GROUP" UTILIZING GPS SURVEY METHODS DATED NOVEMBER 5, 2003.
3. DASHED LINES INDICATE PROPOSED FUTURE DEVELOPMENT.
4. PROPERTY LIES WITHIN THE CITY LIMITS OF WEDDINGTON.
5. ZONED - R-CD (CONSERVATION)
6. WATER AND SEWER SERVICES TO BE SERVED BY UNION COUNTY PUBLIC WORKS.
7. ALL CONSERVATION LANDS WILL BE PRIVATELY OWNED AND MAINTAINED BY A DULY-FORMED HOMEOWNERS ASSOCIATION.
8. BOUNDARY SURVEY COMPLETED 1-05-04 BY R. JOE HARRIS & ASSOCIATES, PLLC.
9. FOR EXTERIOR PERIMETER BOUNDARY SEE FINAL PLAT OF OVERALL CONSERVATION LAND MAP RECORDED IN CAB. I FILE 738.
10. THERE IS A 5' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAYS.
11. USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE TOWN OF WEDDINGTON ZONING ORDINANCE.
12. THIS IS TO CERTIFY THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
13. TITLE COMMITMENT REPORT PROVIDED BY THE TITLE COMPANY OF NORTH CAROLINA; COMMITMENT # 03C8711, DATED 12-17-03.
14. NO NCGS MONUMENTS FOUND WITHIN 2000'.
15. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
16. CURRENT TAX ID# 06-099-009.
17. APPROXIMATE 100 YEAR FLOODLINE SCALED FROM FEMA MAP AND NOT FIELD VERIFIED.
18. ACREAGE ON THIS PLAT IS 15.250 ACRES.  
R/W ACREAGE THIS PLAT IS 2.538 ACRES.  
NET ACREAGE THIS PLAT IS 12.712 ACRES.  
OPEN SPACE THIS PLAT IS 0.000 ACRES.  
LENGTH OF TWIN LAKES DRIVE THIS PLAT IS 1,378 LINEAR FEET.  
LENGTH OF TIMBER TOP COURT THIS PLAT IS 281 LINEAR FEET.  
LENGTH OF PINE NEEDLE COURT THIS PLAT IS 369 LINEAR FEET.
19. 10'X70' SIGHT TRIANGLES TYPICAL AT ALL STREET INTERSECTIONS.
20. TOTAL OF 28 LOTS SHOWN ON THIS PLAT.
21. THERE WILL BE A 10'X10' EASEMENT AROUND ALL FIRE HYDRANTS (TYPICAL).
22. THERE ARE NO STREAMS, PONDS, SWAMPS OR NATURAL FEATURES THAT AFFECT THIS SITE.

**APPROVAL FOR STREETS, UTILITIES AND IMPROVEMENTS**

I, HEREBY CERTIFY THAT ALL STREETS AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO NCDOT AND/OR TOWN OF WEDDINGTON SPECIFICATIONS AND STANDARDS IN THE LAKE FOREST PRESERVE 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 \_\_\_\_\_

**RESERVATION AND RESTRICTION OF CONSERVATION LAND:**

THE CONSERVATION LAND SHOWN ON THIS PLAT IS TO BE RESTRICTED BY A DECLARATION OF CONSERVATION EASEMENT AND RESTRICTIONS. NO USE OR DEVELOPMENT SHALL BE ALLOWED ON THE CONSERVATION LAND EXCEPT AS PROVIDED IN SECTION 58-58(4) h, i OF THE WEDDINGTON ZONING ORDINANCE.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEDDINGTON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_

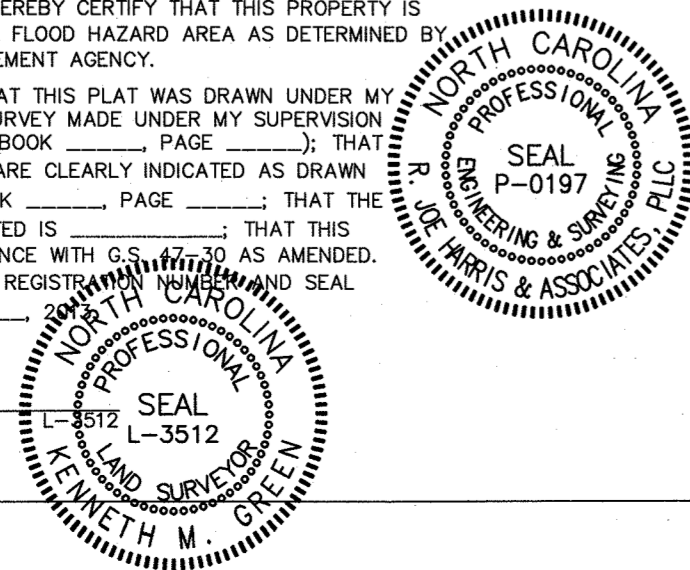
**LEGEND:**

- - ORIGINAL IRON
- - IRON SET #5 REBAR
- R/W - RIGHT OF WAY
- PSDE - PRIVATE STORM DRAINAGE EASEMENT
- PSSE - PRIVATE SANITARY SEWER EASEMENT
- SDE - STORM DRAINAGE EASEMENT
- STE - SIGHT TRIANGLE EASEMENT
- FH - FIRE HYDRANT
- UE - UTILITY EASEMENT
- - CONTROL CORNER (CC)

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR UNION COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBERS 3710447600J & 3710448600J; DATED OCTOBER 16, 2008, AND HEREBY CERTIFY THAT THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENNETH M. GREEN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS \_\_\_\_\_; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-70 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTERED SEAL AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

KENNETH M. GREEN, PLS



STATE OF NORTH CAROLINA  
COUNTY OF UNION

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

DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

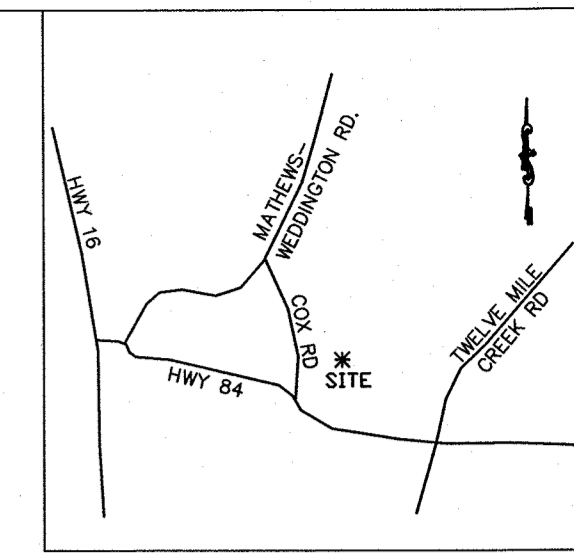
**NCDOT CONSTRUCTION STANDARDS CERTIFICATE**

I HEREBY CERTIFY THAT THE STREETS ON THIS PLAT DESIGNATED AS PUBLIC ARE OR WILL BE IN ACCORDANCE WITH THE MINIMUM RIGHT-OF-WAY AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOARD OF TRANSPORTATION FOR ACCEPTANCE ON THE STATE HIGHWAY SYSTEM.

APPROVED \_\_\_\_\_ DISTRICT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF SUBDIVISION TYPE:**

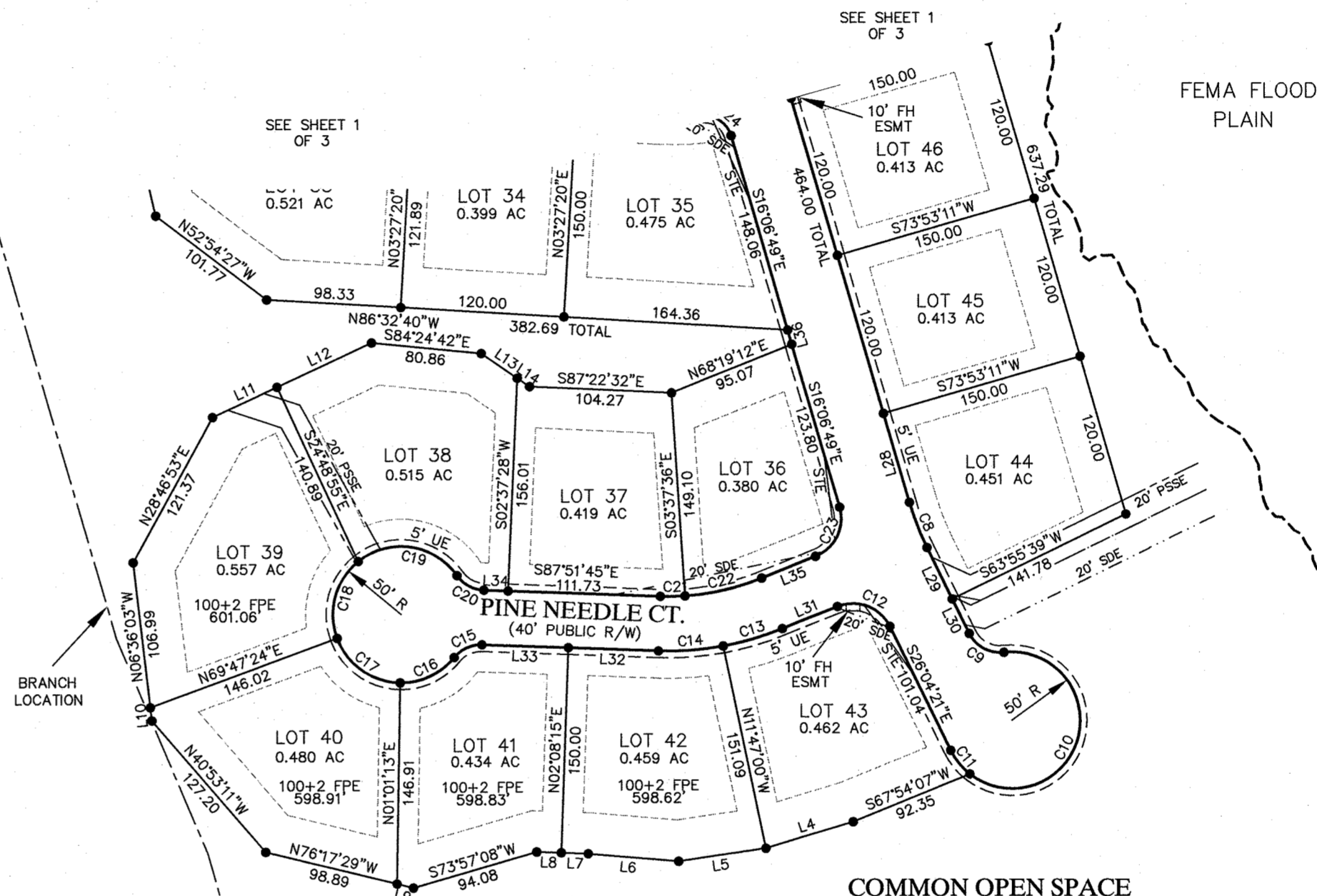
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF UNION COUNTY THAT IS REGULATED BY THE UNION CO. LAND USE ORDINANCE, THAT REGULATES THE SUBDIVISION OF PARCELS OF LAND.



VICINITY MAP  
NOT TO SCALE

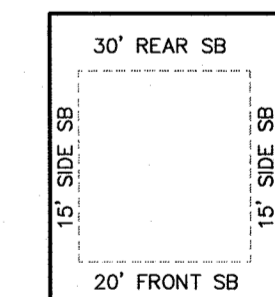
**COMMON OPEN SPACE CONSERVATION LANDS**

CAB I FILE 738



**COMMON OPEN SPACE CONSERVATION LANDS**

CAB I FILE 738

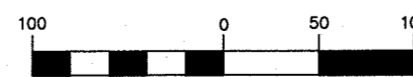


**SETBACKS:**  
FRONT - 20'  
REAR - 30'  
SIDE - 15'  
(5' WITH 30' BLDG. SEPARATION)  
CORNER SIDE - 15'  
100' BUILDING SETBACK FROM THOROUGHFARES  
50' BUILDING SETBACK FROM EXTERIOR BOUNDARY


I, \_\_\_\_\_ DO HEREBY CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**GRAPHIC SCALE**

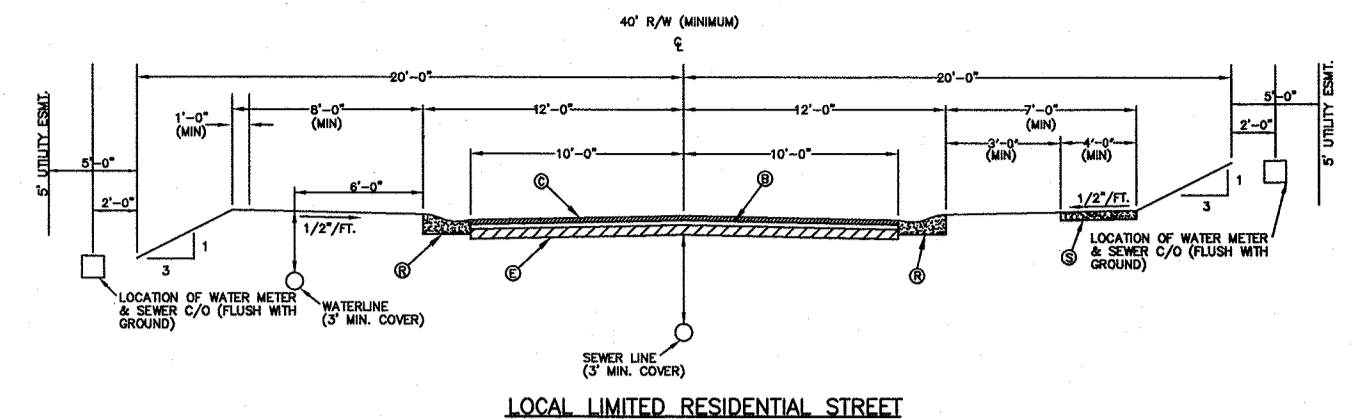


( IN FEET )  
1 inch = 100 ft.

LAKE FOREST PRESERVE - PHASE 3B MAP 2 TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP UNION COUNTY, NORTH CAROLINA		1085 JOB NO. 11-06-13 DATE
SURVEYED FOR PARKER & ORLEANS HOMEBUILDERS 700 FOREST POINT CIRCLE, SUITE 102 CHARLOTTE, NC 28273, PHONE: 704-357-6632		RJH & ASSOC SURVEYED BY 1" = 100' SCALE
R. Joe Harris & Associates, P.L.L.C. Engineering & Land Surveying 1698 W. HWY 160, SUITE 130, FORT MILL, SC Phone: (803) 802-1799		PREPARED BY MPL CHECKED BY KMG
		SHEET 2 OF 3

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	20.21	325.00	10.11	20.21	S31°53'56"E	003°33'48"
C2	108.81	325.00	54.92	108.30	S20°31'33"E	019°10'57"
C3	102.50	325.00	51.68	102.08	S01°53'58"E	018°04'13"
C4	134.61	205.00	69.83	132.21	S11°40'34"E	037°37'23"
C5	2.21	205.00	1.11	2.21	S30°47'48"E	000°37'05"
C6	51.71	255.00	25.95	51.62	S25°17'45"E	011°37'10"
C7	15.01	255.00	7.51	15.01	S17°48'00"E	003°22'21"
C8	35.63	205.00	17.86	35.59	S21°05'35"E	009°57'32"
C9	30.77	25.00	17.68	28.87	S61°20'13"E	070°31'44"
C10	196.20	50.00	121.21	92.44	S15°48'54"W	224°49'58"
C11	22.42	50.00	11.40	22.24	N38°55'14"W	025°41'45"
C12	45.04	30.00	27.99	40.93	N69°05'07"W	086°01'32"
C13	45.20	220.00	22.68	45.12	N73°47'14"E	011°46'15"
C14	47.86	220.00	24.03	47.77	N85°54'18"E	012°27'53"
C15	23.18	25.00	12.50	22.36	N65°34'21"E	053°07'48"
C16	45.39	50.00	24.39	43.85	N65°00'50"E	052°00'46"
C17	60.01	50.00	34.22	56.47	N54°35'42"W	068°46'11"
C18	62.29	50.00	35.92	58.34	N15°28'49"E	071°22'50"
C19	82.12	50.00	53.71	73.19	S81°46'51"E	094°05'50"
C20	23.18	25.00	12.50	22.36	S61°17'51"E	053°07'48"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C21	18.11	180.00	9.06	18.10	N89°15'19"E	005°45'51"
C22	58.03	180.00	29.27	57.78	N77°08'15"E	018°28'17"
C23	43.99	30.00	27.02	40.15	N25°53'39"E	084°00'56"
C24	27.65	20.00	16.55	25.50	N55°43'10"W	079°12'41"
C25	33.72	220.00	16.89	33.68	N89°03'55"E	008°46'50"
C26	23.18	25.00	12.50	22.36	S66°53'26"W	053°07'48"
C27	32.58	50.00	16.89	32.01	S58°59'38"W	037°20'14"
C28	77.71	50.00	49.18	70.12	N57°48'42"W	089°03'06"
C29	65.30	50.00	38.25	60.76	N24°07'43"E	074°49'44"
C30	74.21	50.00	45.85	67.59	S75°56'08"E	085°02'33"
C31	23.18	25.00	12.50	22.36	S59°58'46"E	053°07'48"
C32	38.25	20.00	28.34	32.68	N38°40'15"E	109°34'09"
C33	53.64	205.00	26.97	53.49	N23°36'35"W	014°59'31"
C34	97.43	255.00	49.32	96.84	N20°09'35"W	021°53'31"
C35	72.76	255.00	36.63	72.52	N01°02'20"W	016°20'57"
C36	170.67	275.00	88.18	167.94	N10°38'37"W	035°33'30"
C37	25.24	275.00	12.63	25.23	N31°03'06"W	005°15'28"



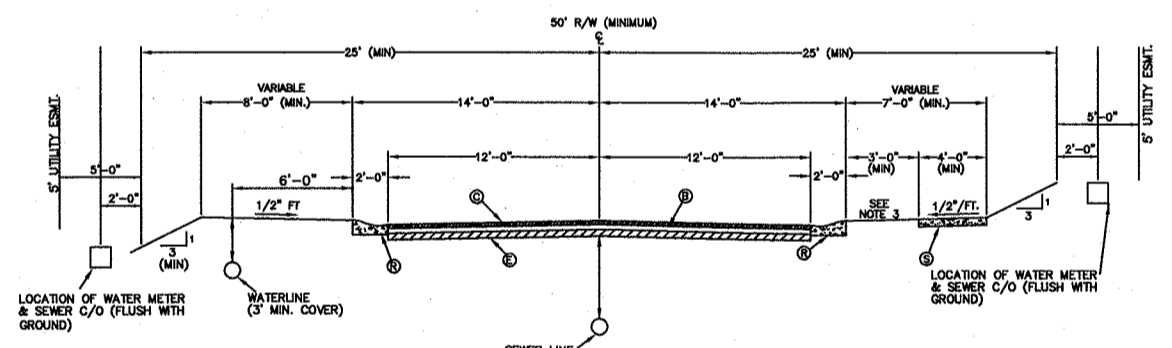
- PAVEMENT SCHEDULE**
- ① 1.25" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SP9.5A
  - ② 1.25" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SP9.5A
  - ③ 8" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE TYPE B25.0B.
  - ④ 2'-0" VALLEY GUTTER
  - ⑤ 4" CONCRETE SIDEWALK
- ELEVATION DIFFERENCES**
- | BETWEEN TOP OF CURB AND FINISH GRADE AT C |               |         |
|---|---------------|---------|
| TO FINISH GRADE OF                        | FOR STONEBASE | FOR HB  |
| SUBGRADE                                  | - 0.82'       | - 0.48' |
| BASE COURSE                               | - 0.15'       | - 0.15' |
- NOTES:**
- SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF THE STREET A MINIMUM OF 3' FROM THE BACK OF CURB.
  - THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
  - FOR PLANTING STRIP SLOPE SEE GENERAL NOTE F. 2.
  - THE FIRST LAYER OF SURFACE COURSE SP9.5A SHALL GO DOWN DURING CONSTRUCTION. THE SECOND LAYER WILL BE HELD OFF UNTIL ROUGHLY BOX BUILDOUT OF THE PLATTED AREA.

**LOCAL LIMITED RESIDENTIAL STREET**

- NOTES:**
- SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF THE STREET A MINIMUM OF 3' FROM THE BACK OF CURB.
  - THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
  - FOR PLANTING STRIP SLOPE SEE GENERAL NOTE F. 2.
  - THE FIRST LAYER OF SURFACE COURSE SP9.5A SHALL GO DOWN DURING CONSTRUCTION. THE SECOND LAYER WILL BE HELD OFF UNTIL ROUGHLY BOX BUILDOUT OF THE PLATTED AREA.

**ELEVATION DIFFERENCES**

BETWEEN TOP OF CURB AND FINISH GRADE AT C		
TO FINISH GRADE OF	FOR STONEBASE	FOR HB
SUBGRADE	- 0.79'	- 0.45'
BASE COURSE	- 0.12'	- 0.12'



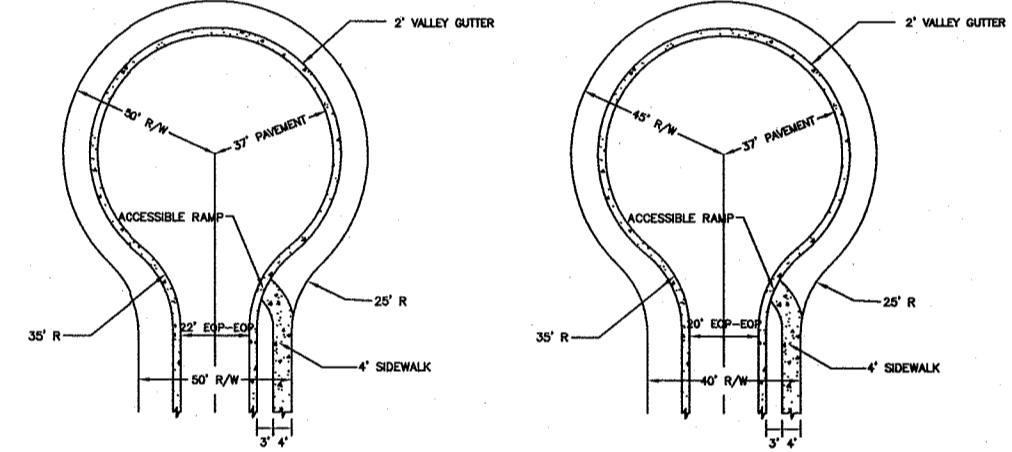
- PAVEMENT SCHEDULE**
- ① 1.25" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SP9.5A
  - ② 1.25" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SP9.5A
  - ③ 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0B.
  - ④ 2'-0" VALLEY GUTTER
  - ⑤ 4" CONCRETE SIDEWALK (ON ONE SIDE)

**TYP. LOCAL RESIDENTIAL STREET**

**NCDOT CONSTRUCTION STANDARDS CERTIFICATE**

I HEREBY CERTIFY THAT THE STREETS ON THIS PLAT DESIGNATED AS PUBLIC ARE OR WILL BE IN ACCORDANCE WITH THE MINIMUM RIGHT-OF-WAY AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOARD OF TRANSPORTATION FOR ACCEPTANCE ON THE STATE HIGHWAY SYSTEM.

APPROVED \_\_\_\_\_  
DISTRICT ENGINEER DATE



- NOTES:**
- CURB AND GUTTER STREETS TO BE VALLEY GUTTER.
  - THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.
  - MAXIMUM CUL-DE-SAC LENGTH IS 1000'.

**CUL-DE-SAC DETAIL**

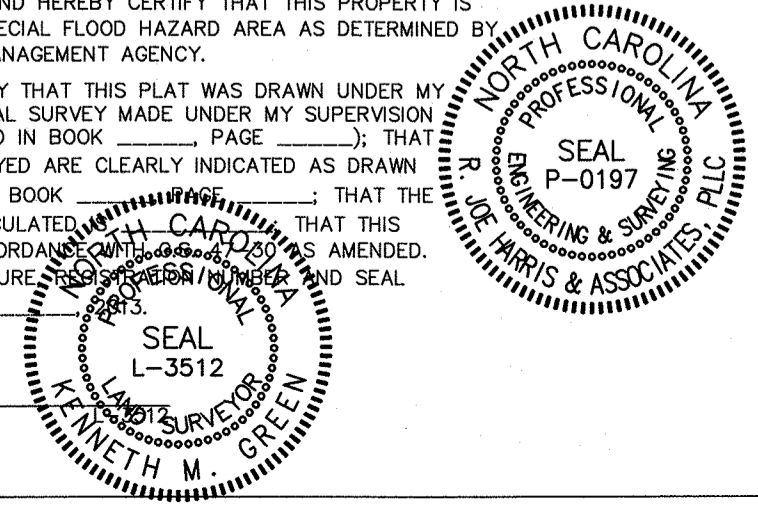
LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	40.27	N83°45'25"E	L21	88.98	N15°31'14"W	L41	50.74	N31°06'20"W
L2	80.58	S09°45'59"E	L22	40.64	N07°08'08"E	L42	11.51	N31°06'20"W
L3	81.81	S01°09'34"E	L23	15.64	N07°08'08"E	L43	40.64	N07°08'08"E
L4	66.52	S73°03'33"W	L24	62.99	N07°27'26"W	L44	15.64	N07°08'08"E
L5	64.79	S81°48'34"W	L25	9.37	S07°08'08"W	L45	50.00	N56°19'10"E
L6	66.44	N85°12'20"W	L26	46.91	S07°08'08"W			
L7	19.76	N87°51'45"W	L27	62.25	S31°06'20"E			
L8	18.12	N87°51'45"W	L28	67.69	S16°06'49"E			
L9	12.39	N76°17'29"W	L29	42.01	S26°04'21"E			
L10	9.63	N06°36'03"W	L30	28.15	S26°04'21"E			
L11	52.15	N65°11'05"E	L31	43.30	S67°54'07"W			
L12	76.36	N65°11'05"E	L32	66.03	N87°51'45"W			
L13	31.91	S55°30'10"E	L33	63.48	N87°51'45"W			
L14	10.94	S55°30'10"E	L34	17.78	S87°51'45"E			
L15	60.00	N131°7'09"W	L35	42.54	N67°54'07"E			
L16	60.00	N131°7'09"W	L36	10.82	N16°06'49"W			
L17	60.00	N61°32'35"E	L37	59.29	N86°32'40"W			
L18	37.77	N61°32'35"E	L38	73.61	N86°32'40"W			
L19	99.59	S86°32'40"E	L39	17.52	S86°32'40"E			
L20	76.99	N27°09'34"W	L40	25.38	N16°06'49"W			

**THIS PLAT**

STREET LENGTHS	
STREET NAME	LENGTH
TWIN LAKES DR.	1,378'
TIMBER TOP COURT	261'
PINE NEEDLE COURT	369'

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR UNION COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBERS 3710447600J & 3710448600J; DATED OCTOBER 16, 2008, AND HEREBY CERTIFY THAT THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENNETH M. GREEN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED \_\_\_\_\_; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH \_\_\_\_\_ AS AMENDED. WITNESS MY ORIGINAL SIGNATURE \_\_\_\_\_ AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.



I, \_\_\_\_\_ DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013. MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

KENNETH M. GREEN, PLS

LAKE FOREST PRESERVE - PHASE 3B TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP UNION COUNTY, NORTH CAROLINA		1085 JOB NO.
SURVEYED FOR PARKER & ORLEANS HOMEBUILDERS 700 FOREST POINT CIRCLE, SUITE 102 CHARLOTTE, NC 28273, PHONE: 704-357-6632		11-06-13 DATE
		RJH & ASSOC SURVEYED BY
R. Joe Harris & Associates, P.L.L.C. Engineering & Land Surveying 1698 W. HWY 160, SUITE 130, FORT MILL, SC Phone: (803) 802-1799		1" = 100' SCALE
		PREPARED BY MPL
		CHECKED BY KMG
		SHEET 3 OF 3



**APPLICATION FOR SUBMITTAL  
OF  
SUBDIVISION PRELIMINARY PLAT**

**NAME OF PROPOSED SUBDIVISION:** Atherton Estates

**LOCATION OF SUBDIVISION:** SW corner of Weddinton-Matthews Rd. & Cox Road

**PARCEL ID** 061-23-011 061-23-125 061-23-126 061-50-066 061-50-067 061-50-068

**ZONING DISTRICT** RCD- Coventional

**TOTAL ACREAGE** 166.36± (Net)

**NUMBER OF LOTS** 130 Residential Lots / 146 Total Lots (including COS lots)

**DEVELOPER:**

**NAME:** Shea Homes, Chase Kerley

**ADDRESS:** 8008 Corporate Center Drive, Suite 300  
Charlotte, NC 28226

**OWNER (if different from above)** Nancy D. Anderson, Authorized Agent for the Owner of

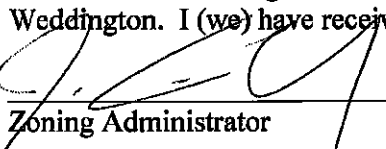
(1) John Rodman DeLaney Jr.

(2) Shea Atherton, LLC

**PHONE:** 704-564-5897

**FEE PAID:** \$32,500<sup>00</sup>      **DATE:** 10/30/13

I (We) Shea Homes/Chase Kerley 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.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
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.*



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

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**MEMORANDUM**

**TO:** Walker Davidson, Mayor  
Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Jordan Cook, Zoning Administrator/Planner

**DATE:** December 9, 2013

**SUBJECT:** **Atherton Estates Conventional Subdivision Preliminary Plat**

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Shea Homes submits a subdivision preliminary plat application for a 130 lot Conventional Subdivision on 170.81 acres located on Weddington Road.

**Application Information:**

Subdivision Name: Atherton Estates  
Date of Application: October 30, 2013  
Applicant/Developer Name: Shea Homes, Chase Kerley  
Owner Name: Parcels 06-150-066, 06-150-067 and 06-150-068 are owned by Shea Homes. Parcels 06-123-011, 06-123-125 and 06-123-126 are owned by John Rodman Delaney Jr.  
Property Location: Weddington Road, Weddington-Matthews Road and Cox Road  
Existing Zoning: RCD and R-40  
Proposed Zoning: R-40  
Existing Land Use: Residential Conservation and Traditional Residential (no change required)  
Existing Use: Vacant Land  
Proposed Use: Single Family Residential Subdivision  
Parcel Size: An assemblage of 170.81 acres

### **Project Information:**

The Atherton Estates Subdivision is a proposed 130 lot subdivision on 170.81 acres comprised of six parcels. The subdivision is located on and accessed by Weddington Road, Weddington-Matthews Road and Cox Road and is being developed by Shea Homes as a conventional subdivision.

A conventional subdivision is permitted by right in the R-40 and RCD zoning districts per the *Weddington Zoning Ordinance*. A conventional subdivision requires a minimum of 40,000 square foot lots with a minimum of 10% open space.

### **Background Information:**

- A pre-sketch conference was held January 3, 2013.
- Public Involvement Meetings were held on Tuesday, November 19<sup>th</sup> on-site from 12:00pm-2:00pm and Thursday, November 21<sup>st</sup> at Town Hall from 4:30-6:30pm.
- The Zoning Administrator approved the Sketch Plan on October 30, 2013.

### **Preliminary Plat Information:**

- The minimum lot size is 40,000 square feet. The smallest lot is lot 19 proposed is 40,065 square feet. Lot 125 on sheet L-3 has been corrected to meet the 40,000 square foot minimum. There is an additional sheet L-3 in your packet.
- The applicant is required 10% or 16.53 acres of open space after dedicating 4.45 acres of right-of-way to NCDOT and one acre for the future amenity area. The applicant has provided 10% or 16.63 acres of open space.
  - Lots 131-138 are listed as common open space on the plan. The pump station square footage has been subtracted out of the open space area on lot 138.
  - The applicant has also provided 0.93 acres of “open land” in a septic tract labeled as lot 135.
  - The applicant has also provided 4.77 acres of buffer area along Weddington Road, Weddington-Matthews Road and Cox Road. These buffers do not count as open space on the plan.
- No permanent cul-de-sacs are in excess of 600 feet.
- The applicant has also provided a 50 foot right-of-way for future connection to parcels 06-123-003C, 06-150-069 and 06-123-002. Once the adjacent parcel is developed a connection will be required.
- A stream runs between lots 15 and 16 and lots 34 and 35. The applicant shows a 15 foot stream buffer as required. Two existing ponds will remain on the site. Two wetland areas are also depicted on the site plan.
- The amenity area on lot 146 will need to go through the Conditional Zoning process. The one acre that the amenity area sits on has been subtracted from the entire site acreage.

**RCD and R-40 Minimum Yard Regulations:**

- Front Yard Setback—50 feet
- Rear Yard Setback—40 feet
- Side Yard Setbacks—15 feet
- Lot Width—120 feet as measured at the front yard setback
- Applicant has met all required setbacks per the *Weddington Zoning Ordinance*.

**Additional Information:**

- The Sketch Plan has been approved by the Zoning Administrator. The Preliminary Plat will now be reviewed by both the Planning Board and Town Council. Following approval of the Preliminary Plat, the applicant will have two years to apply for the Final Plat. The Final Plat can be submitted in multiple phases.
- The Town Council previously approved the 23 lot Atherton Estates subdivision. Since that approval, the applicant has added parcels 06-123-011, 06-123-125 and 06-123-126 to the plan. Therefore, the original 23 lot Atherton Estates subdivision plan has been vacated and the applicant will proceed with this 130 lot plan.
- Atherton Estates is to be served by Union County Public Water. Lots 14-37 will be served by individual septic systems. Union County Public Works has provided an approval letter to serve the site with water.
- The North Carolina Department of Environment and Natural Resources (NCDENR) are reviewing the erosion and sedimentation control plans.
- The applicant is proposing a left turn lane into the site from Weddington Road.
- The applicant has provided 50 foot landscape buffers along all road frontages.
- 
- NCDOT has reviewed and approved the traffic study. However, these subdivision roads will not be accepted and/or maintained by NCDOT based on their new policy.

**The Atherton Estates Conventional Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:**

1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
4. Covenants, Conditions and Restrictions (CCRs) and Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
5. Property owner information to be corrected on sheet L-1;
6. Plans for subdivision entry monument to be approved by the Planning Board;
7. The lot summary on Sheet L-1 shall indicate non-buildable lots.

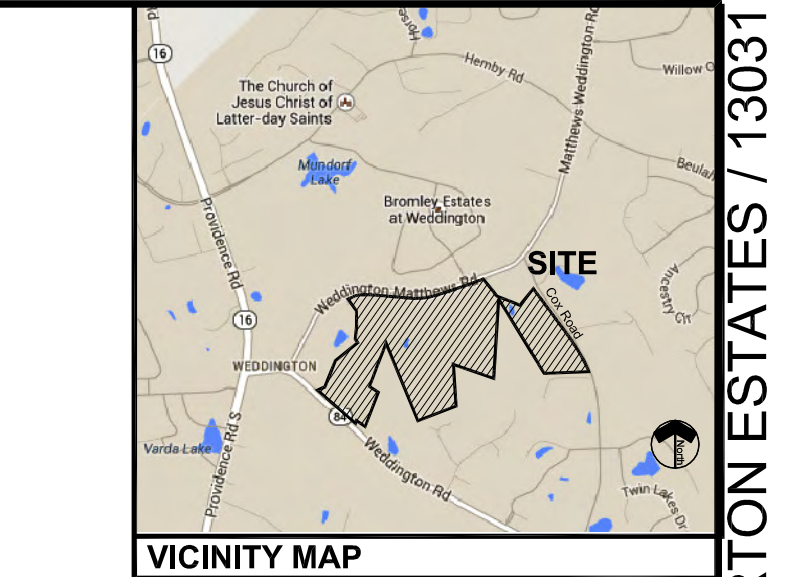
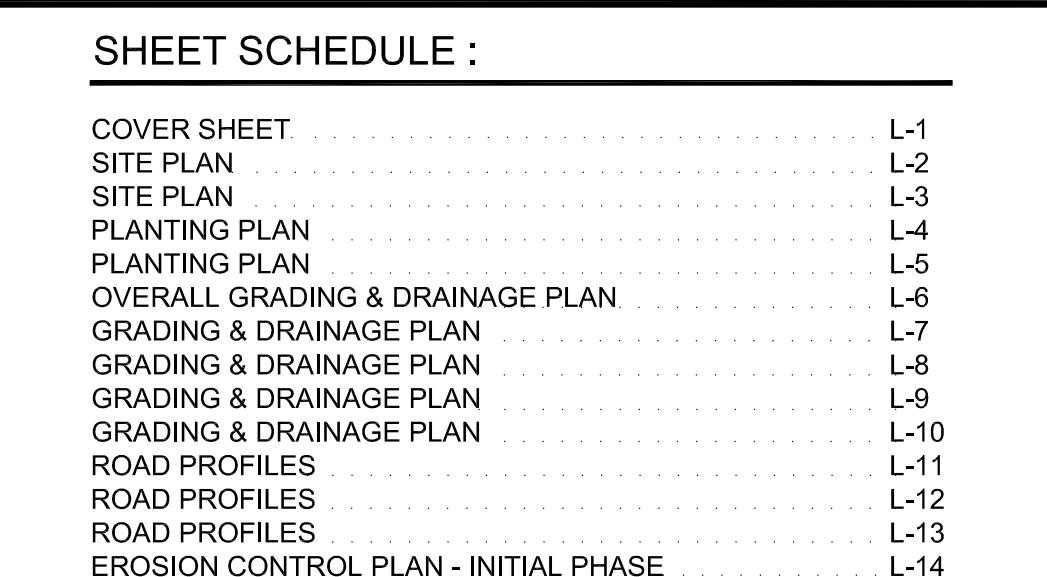
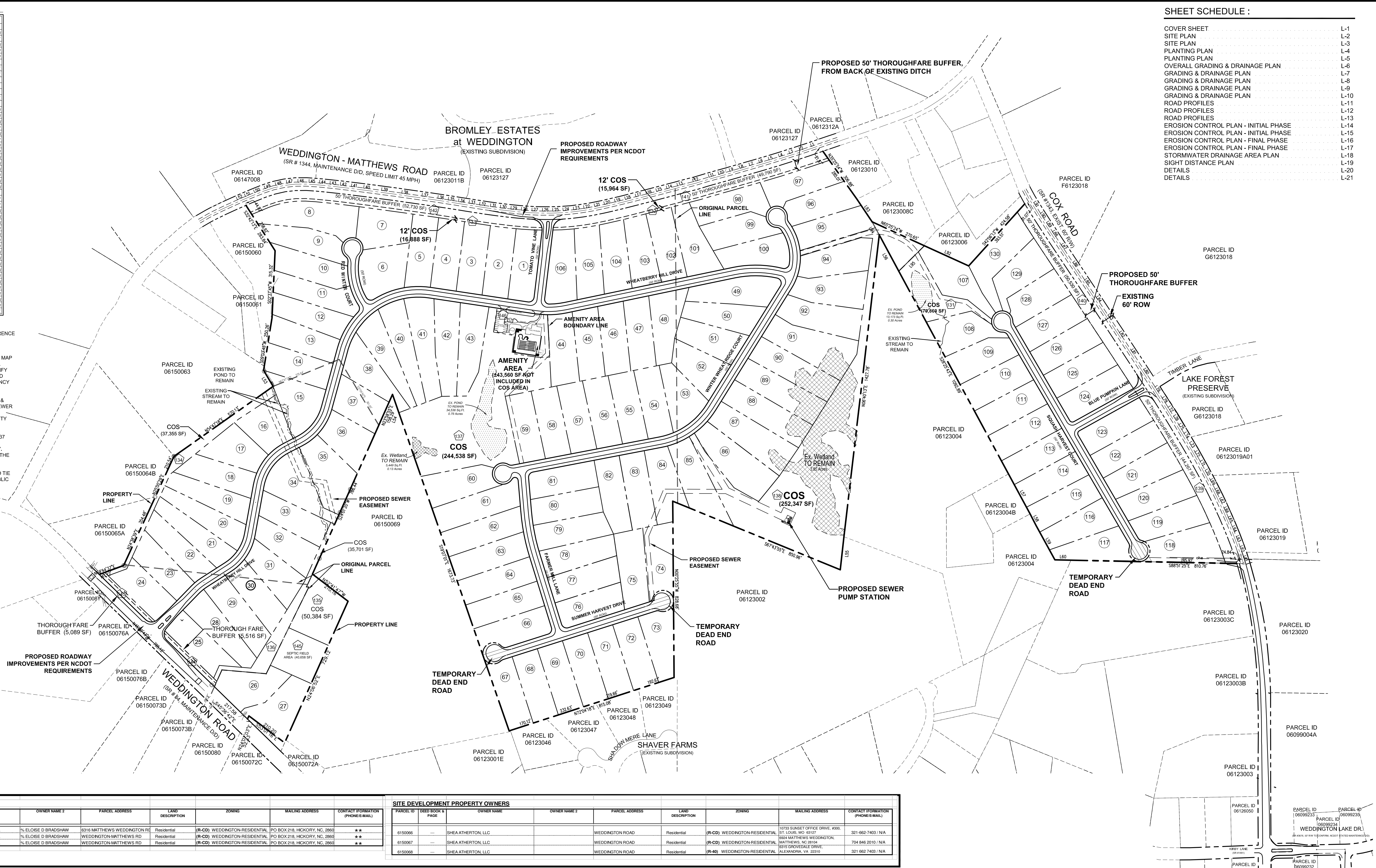
The Planning Board added condition number seven at their November 25<sup>th</sup> meeting. The Planning Board also gave this a favorable recommendation with a 5-1 vote.

PROPERTY LINE DATA

Table with columns: LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Lists property line measurements for various lots.

NOTE:

- 1) BOUNDARY AND ABOVE GROUND PHYSICAL SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY LAWRENCE ASSOCIATES...
2) IN PREPARATION OF THE SURVEY MAP LAWRENCE ASSOCIATES HAS EXAMINED THE FLOOD INSURANCE RATE MAP...
3) THE PROPOSED SEWER UTILITY DESIGN FOR LOTS #143 & #146 IS INTENDED TO BE TREATED THROUGH A SEPTIC SYSTEM...
4) THE PROPOSED SEWER UTILITY DESIGN FOR LOTS #143-147 WILL BE TREATED THROUGH A SEPTIC SYSTEM TO BE PERMITTED BY OTHERS AND APPROVED BY UNION COUNTY...
5) THE PROPOSED WATER UTILITY DESIGN IS INTENDED TO BE INTO THE COUNTY'S PUBLIC WATER SYSTEM...



DEVELOPER: SHEA ATHERTON LLC
CONTACT: MR. CHASE KERLEY
ADDRESS: 8008 CORPORATE CENTER DRIVE, # 300
CHARLOTTE, NC 28208
PHONE: 704.602.3307 FAX: 704.543.6327

DESIGN COMPANY: DPR ASSOCIATES, INC
ATTN: HUY NGUYEN, PE
ADDRESS: 420 WATFORD LANE
CHARLOTTE, NC 28204
PHONE: 704.332.1204 FAX: 704.332.1210

PREPARED BY: LAWRENCE ASSOCIATES
ATTN: E. DONALD LAWRENCE, NCPS
WWW.LAWRENCE-SURVEYING.COM
ADDRESS: 106 W. JEFFERSON STREET
MONROE, NC 28112
PHONE: 704.688.1013 FAX: 704.293.8035

SITE DATA SUMMARY
LOCATION: TOWN OF WEDDINGTON, UNION COUNTY NORTH CAROLINA, SANDY RIDGE TOWNSHIP
PARCELS ID NUMBERS: 061-23-011 (UNION COUNTY), 061-23-125 (UNION COUNTY), 061-23-126 (UNION COUNTY), 061-50-068 (UNION COUNTY), 061-50-067 (UNION COUNTY), 061-50-068 (UNION COUNTY)
SITE SUMMARY: TOTAL SITE AREA: +/- 170.81 AC, RIGHT OF WAY AREA: +/- 4.45 AC, AMENITY AREA: +/- 1.00 AC, NET SITE AREA: +/- 165.36 AC

LOT STANDARDS
MIN. LOT AREA: 40,000 SF
MIN. LOT WIDTH: 120 FT.
FRONT SETBACK: 50 FT MIN.
SIDEYARD: 15 FT.
CORNER YARD: 25 FT.
REARYARD: 40 FT.

STREET LENGTH SUMMARY table with columns: STREET NAME, LENGTH (LF), OWNERSHIP. Lists streets like Wheatberry Hill Drive, Red Winter Court, etc.

SITE DEVELOPMENT PROPERTY OWNERS table with columns: PARCEL ID, DEED BOOK & PAGE, OWNER NAME, OWNER NAME 2, PARCEL ADDRESS, LAND DESCRIPTION, ZONING, MAILING ADDRESS, CONTACT INFORMATION.

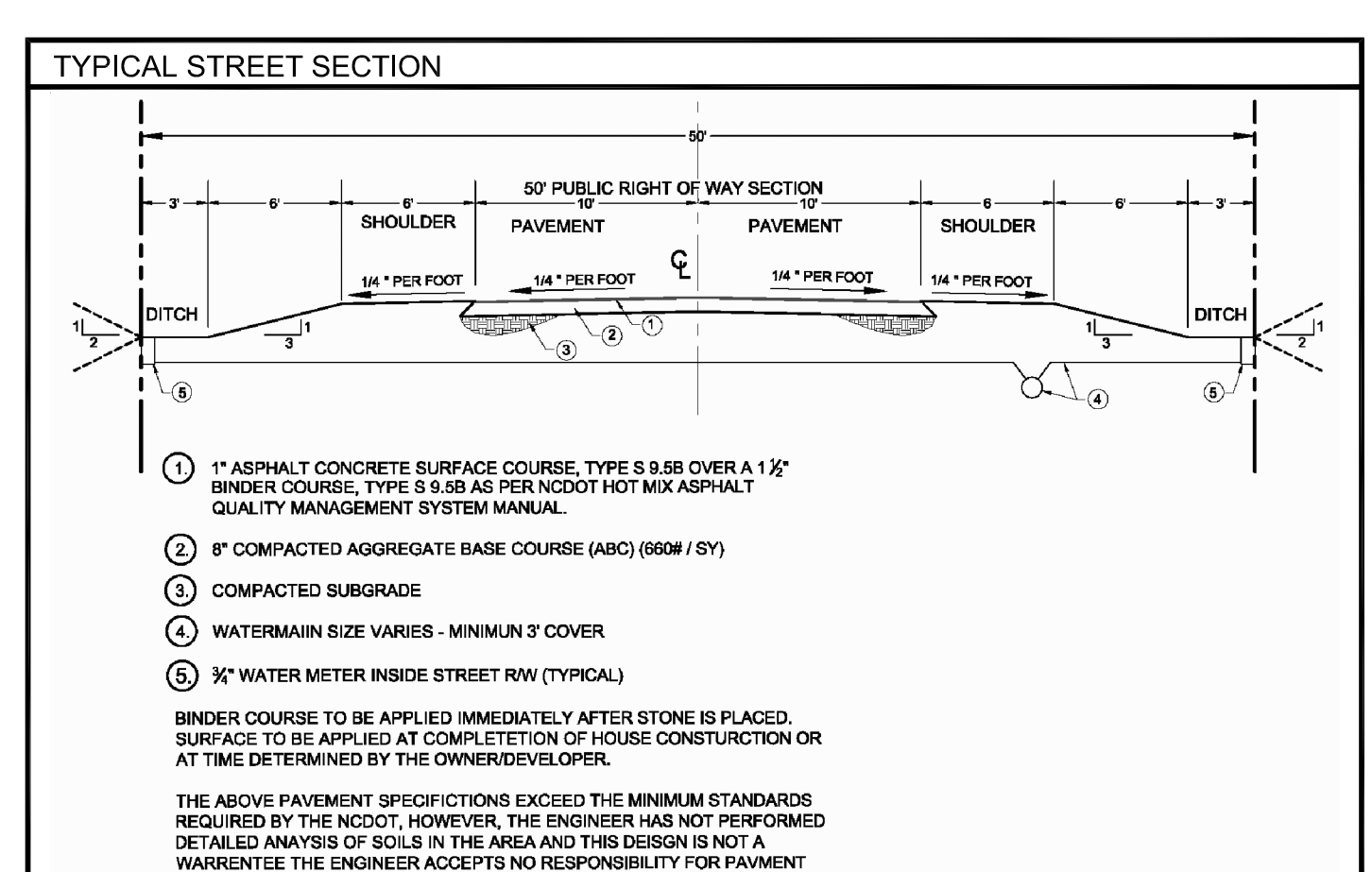
SITE DEVELOPMENT PROPERTY OWNERS table (continued) with columns: PARCEL ID, DEED BOOK & PAGE, OWNER NAME, OWNER NAME 2, PARCEL ADDRESS, LAND DESCRIPTION, ZONING, MAILING ADDRESS, CONTACT INFORMATION.

ADJACENT PROPERTY OWNERS table with columns: PARCEL ID, DEED BOOK & PAGE, OWNER NAME, OWNER NAME 2, PARCEL ADDRESS, LAND DESCRIPTION, ZONING.

ADJACENT PROPERTY OWNERS table (continued) with columns: PARCEL ID, DEED BOOK & PAGE, OWNER NAME, OWNER NAME 2, PARCEL ADDRESS, LAND DESCRIPTION, ZONING.

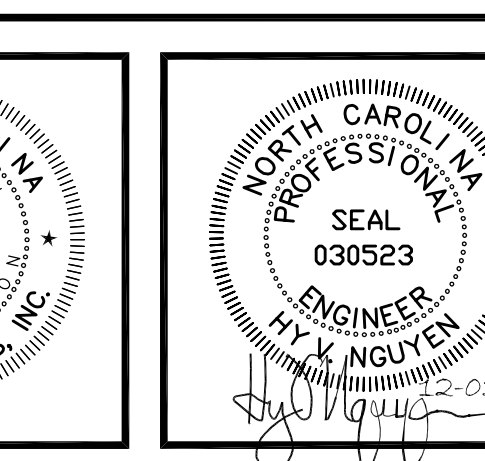
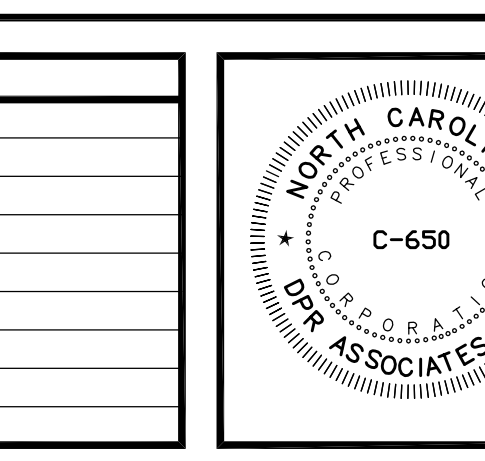
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ADJACENT PROPERTY OWNERS table (continued) with columns: PARCEL ID, DEED BOOK & PAGE, OWNER NAME, OWNER NAME 2, PARCEL ADDRESS, LAND DESCRIPTION, ZONING.



REVISIONS table with columns: No., Date, By, Description. Lists revision 1 on 11-20-13.

Project Manager, Drawn By, Checked By, Date, Project Number information.



COVER SHEET
ATHERTON ESTATES
WEDDINGTON, UNION COUNTY, NORTH CAROLINA
SHEA ATHERTON, LLC
Scale: 1" = 200'
Sheet Number: L-1
SHEET 1 OF 21 TOTAL

**LEGEND:**

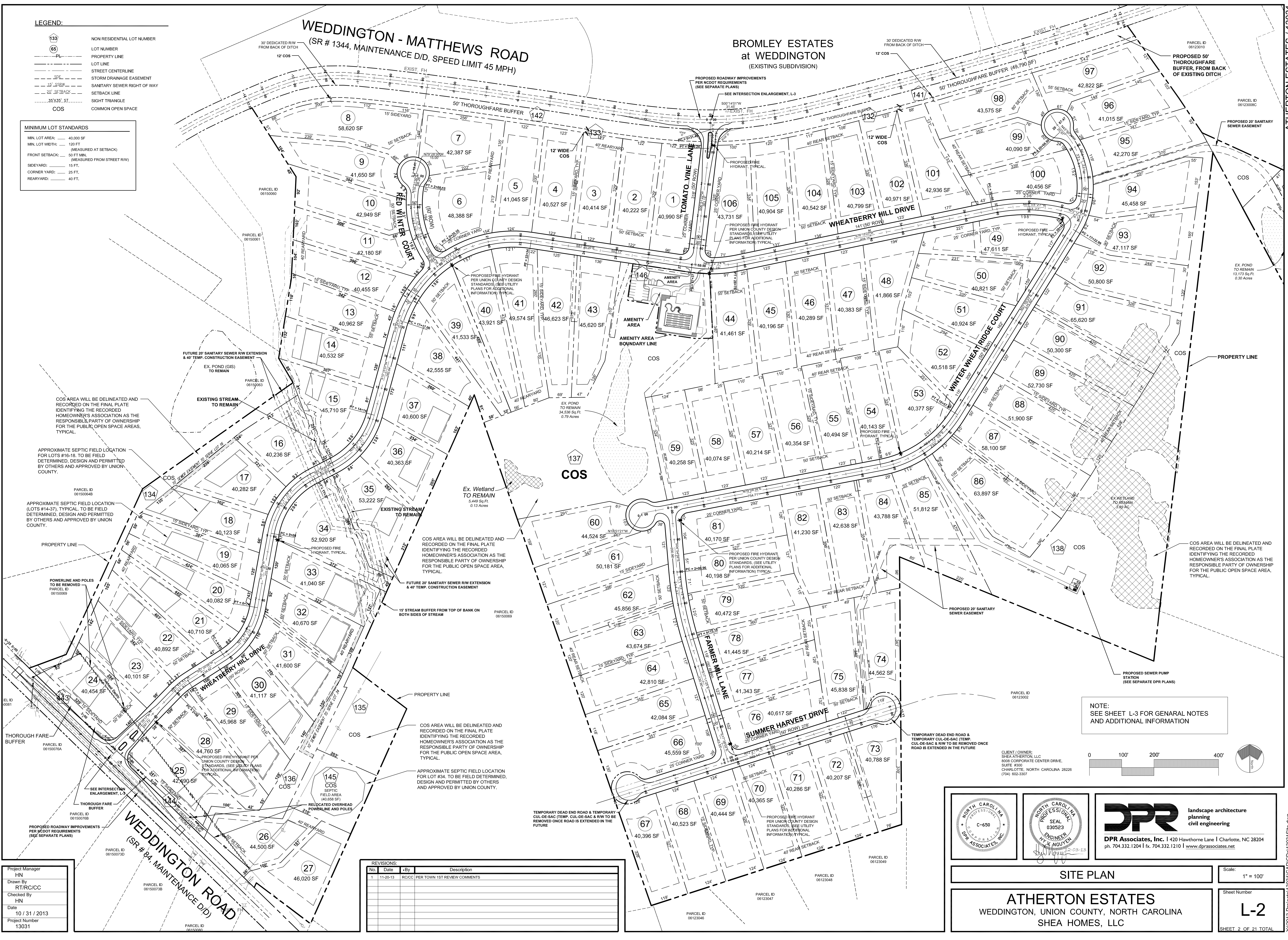
- 133 NON RESIDENTIAL LOT NUMBER
- 65 LOT NUMBER
- PL PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- SPE STORM DRAINAGE EASEMENT
- 15' S.S.EW SANITARY SEWER RIGHT OF WAY
- 20' S.F.BK SETBACK LINE
- 35'x35' S.T SIGHT TRIANGLE
- COS COMMON OPEN SPACE

**MINIMUM LOT STANDARDS**

MIN. LOT AREA:	40,000 SF
MIN. LOT WIDTH:	120 FT (MEASURED AT SETBACK)
FRONT SETBACK:	50 FT MIN. (MEASURED FROM STREET RW)
SIDEYARD:	15 FT.
CORNER YARD:	25 FT.
REARYARD:	40 FT.

**WEDDINGTON - MATTHEWS ROAD**  
(SR # 1344, MAINTENANCE D/D, SPEED LIMIT 45 MPH)

**BROMLEY ESTATES**  
at WEDDINGTON  
(EXISTING SUBDIVISION)



COS AREA WILL BE DELINEATED AND RECORDED ON THE FINAL PLATE IDENTIFYING THE RECORDED HOMEOWNER'S ASSOCIATION AS THE RESPONSIBLE PARTY OF OWNERSHIP FOR THE PUBLIC OPEN SPACE AREAS, TYPICAL.

APPROXIMATE SEPTIC FIELD LOCATION FOR LOTS #16-18. TO BE FIELD DETERMINED, DESIGN AND PERMITTED BY OTHERS AND APPROVED BY UNION COUNTY.

APPROXIMATE SEPTIC FIELD LOCATION (LOTS #14-37). TYPICAL. TO BE FIELD DETERMINED, DESIGN AND PERMITTED BY OTHERS AND APPROVED BY UNION COUNTY.

COS AREA WILL BE DELINEATED AND RECORDED ON THE FINAL PLATE IDENTIFYING THE RECORDED HOMEOWNER'S ASSOCIATION AS THE RESPONSIBLE PARTY OF OWNERSHIP FOR THE PUBLIC OPEN SPACE AREA, TYPICAL.

FUTURE 20' SANITARY SEWER R/W EXTENSION & 40' TEMP. CONSTRUCTION EASEMENT

15' STREAM BUFFER FROM TOP OF BANK ON BOTH SIDES OF STREAM

COS AREA WILL BE DELINEATED AND RECORDED ON THE FINAL PLATE IDENTIFYING THE RECORDED HOMEOWNER'S ASSOCIATION AS THE RESPONSIBLE PARTY OF OWNERSHIP FOR THE PUBLIC OPEN SPACE AREA, TYPICAL.

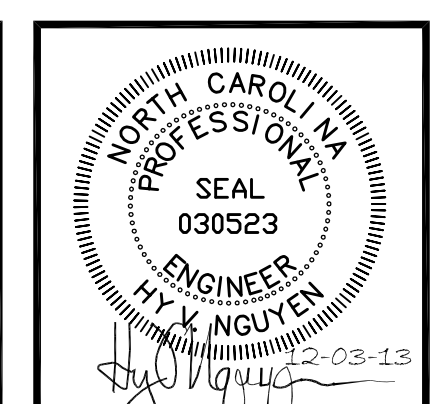
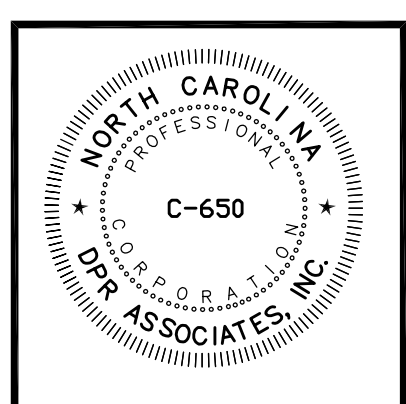
APPROXIMATE SEPTIC FIELD LOCATION FOR LOT #34. TO BE FIELD DETERMINED, DESIGN AND PERMITTED BY OTHERS AND APPROVED BY UNION COUNTY.

TEMPORARY DEAD END ROAD & TEMPORARY CUL-DE-SAC (TEMP. CUL-DE-SAC & RW TO BE REMOVED ONCE ROAD IS EXTENDED IN THE FUTURE)

TEMPORARY DEAD END ROAD & TEMPORARY CUL-DE-SAC (TEMP. CUL-DE-SAC & RW TO BE REMOVED ONCE ROAD IS EXTENDED IN THE FUTURE)

NOTE: SEE SHEET L-3 FOR GENERAL NOTES AND ADDITIONAL INFORMATION

CLIENT / OWNER:  
SHEA ATHERTON, LLC  
808 CORPORATE CENTER DRIVE,  
SUITE 2000  
CHARLOTTE, NORTH CAROLINA 28226  
(704) 602-3307



**DPR** landscape architecture  
planning  
civil engineering

DPR Associates, Inc. 1420 Hawthorne Lane | Charlotte, NC 28204  
ph. 704.332.1204 | fx. 704.332.1210 | www.dprassociates.net

Project Manager: HN  
Drawn By: RT/R/CC  
Checked By: HN  
Date: 10 / 31 / 2013  
Project Number: 13031

**REVISIONS:**

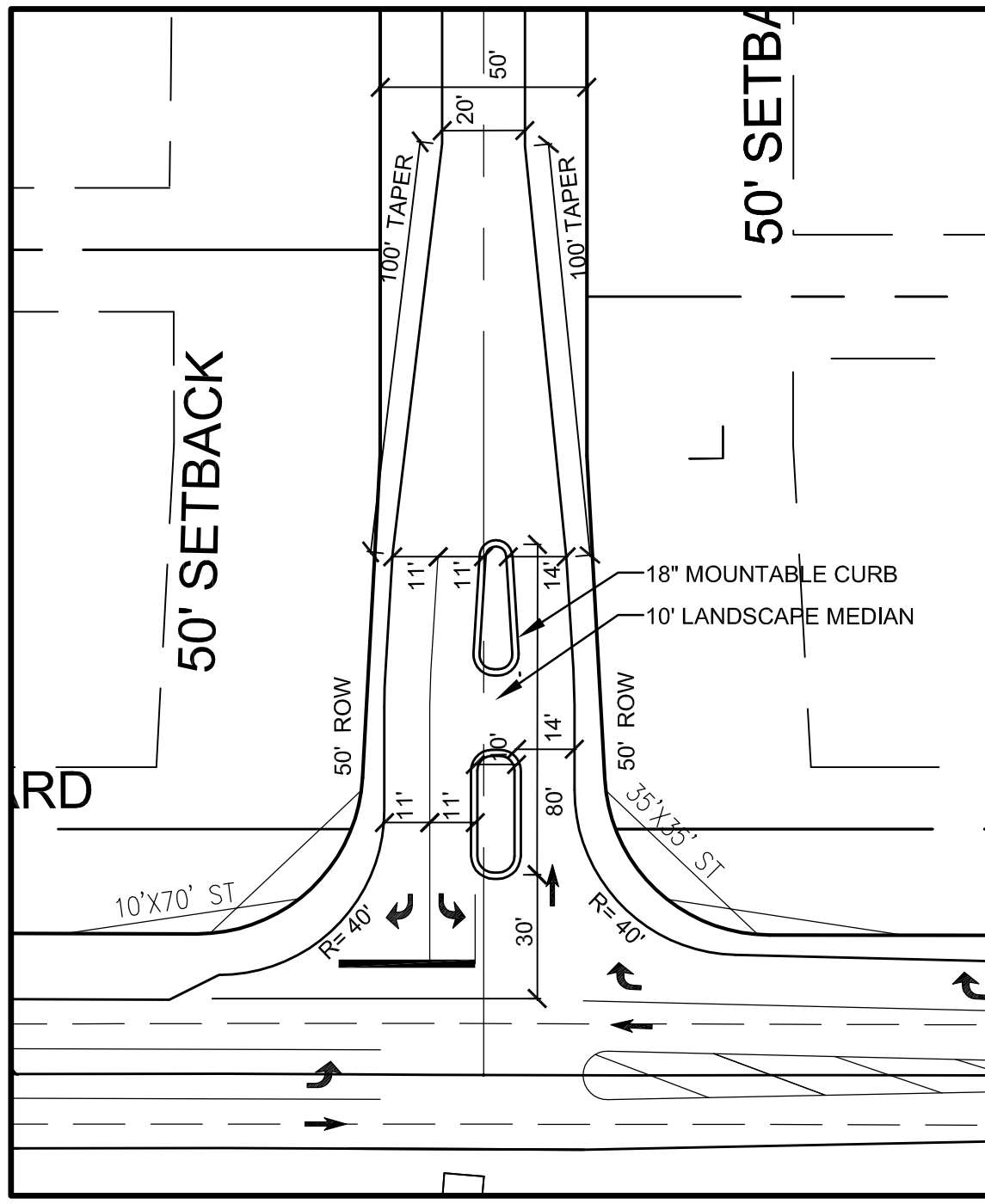
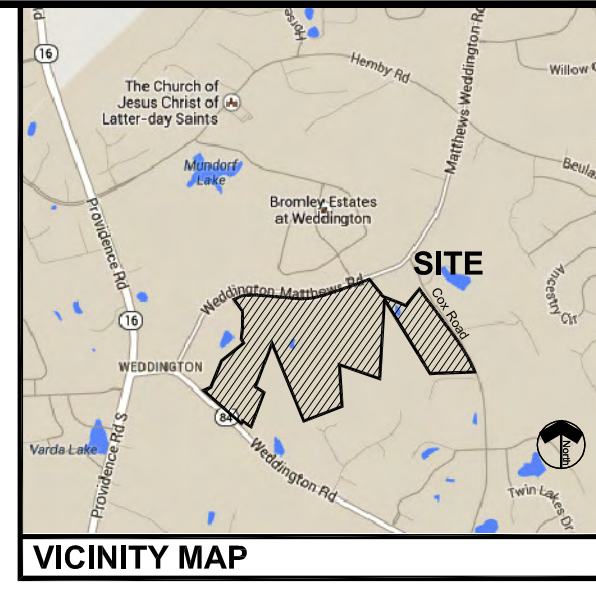
No.	Date	By	Description
1	11-20-13	RC/GC	PER TOWN 1ST REVIEW COMMENTS

**SITE PLAN**

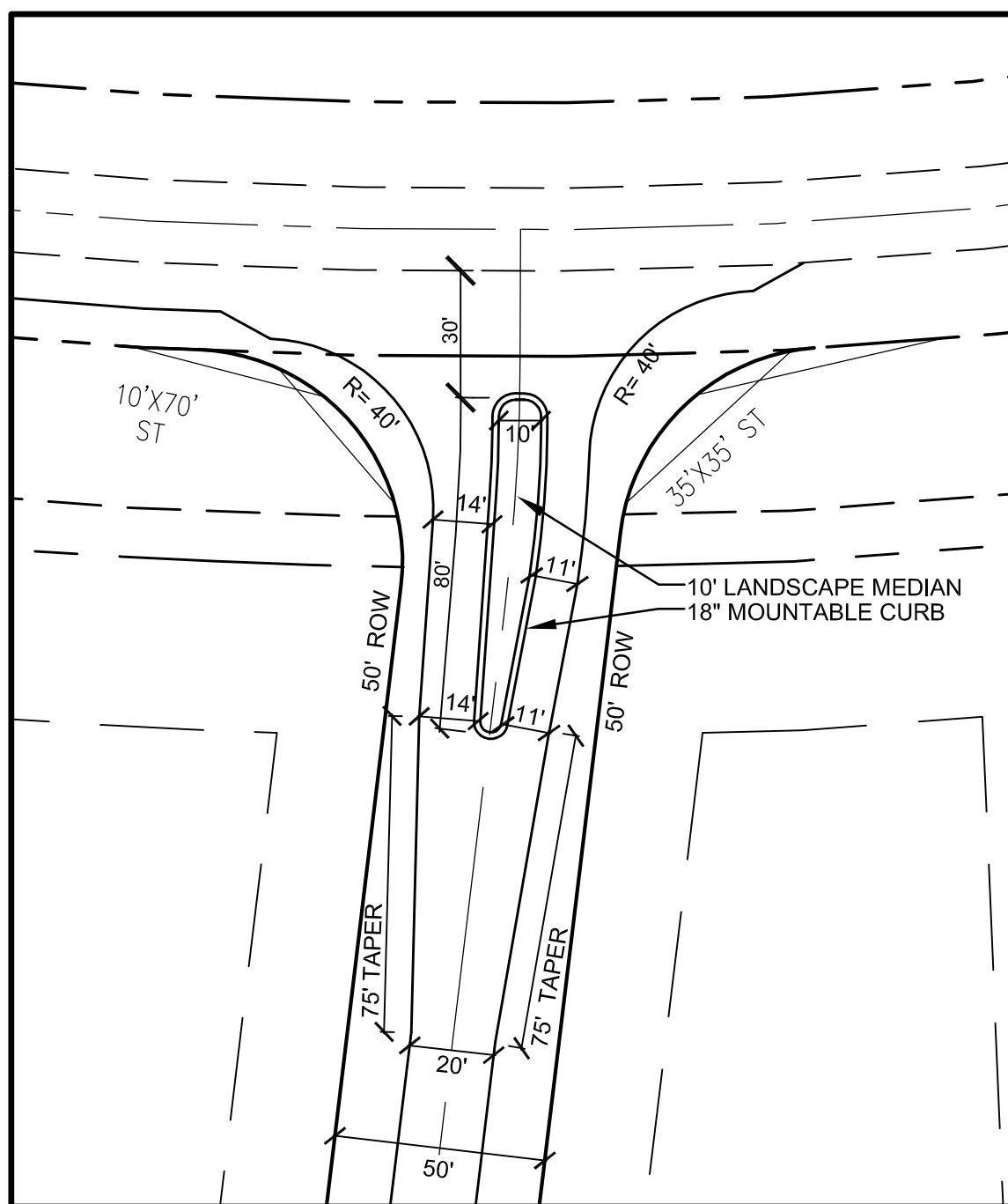
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Sheet Number: **L-2**

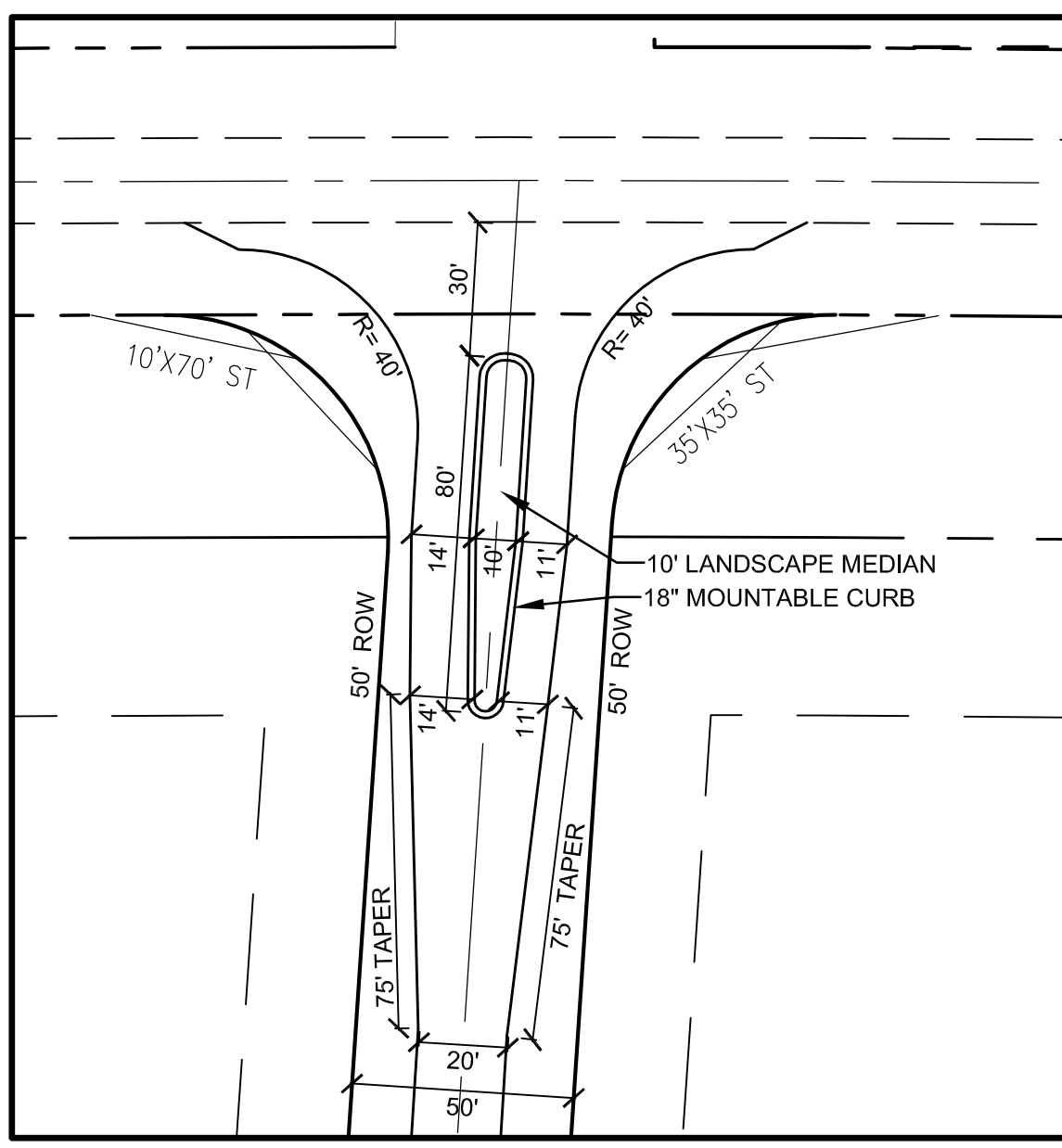
SHEET 2 OF 21 TOTAL



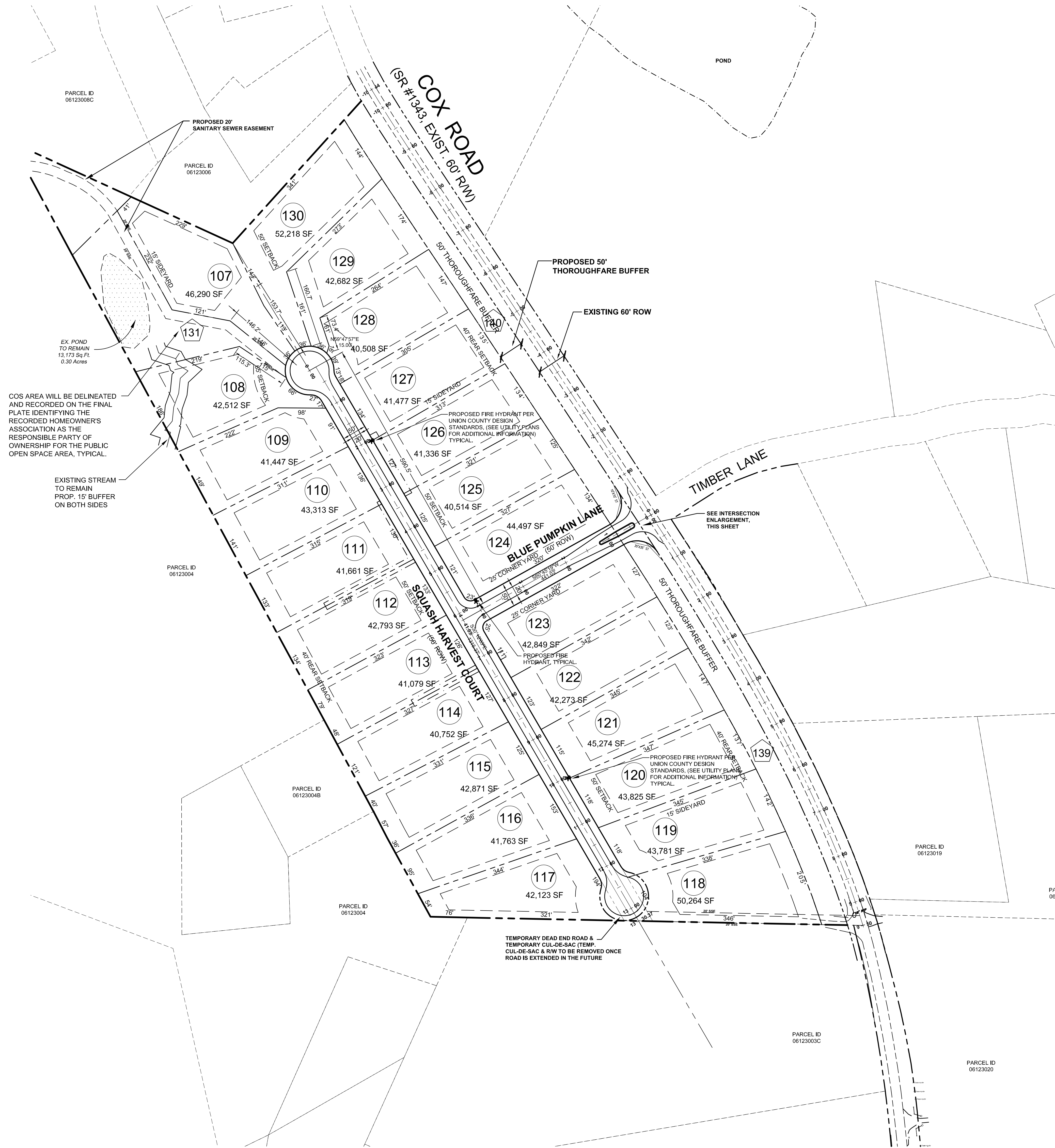
WEDDINGTON ROAD (SR #84) INTERSECTION DETAIL



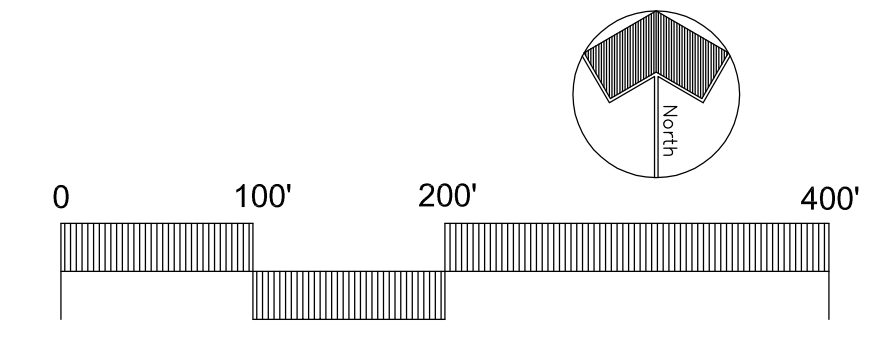
WEDDINGTON-MATTHEW ROAD (SR #1344) INTERSECTION DETAIL



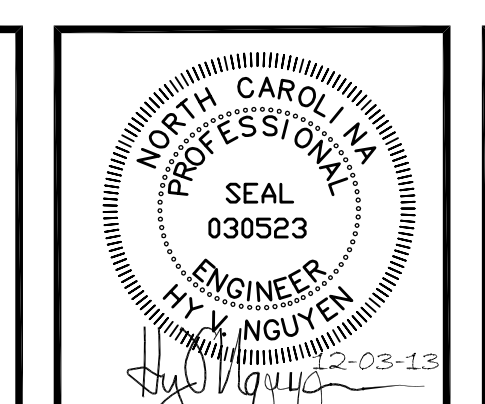
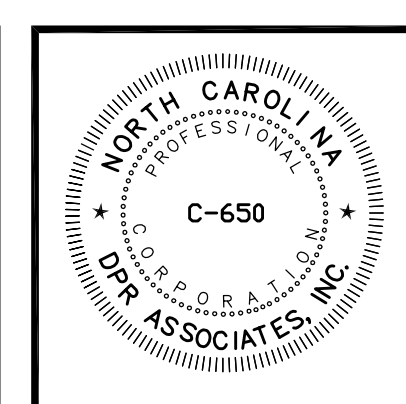
COX ROAD (SR #1343) INTERSECTION DETAIL



- GENERAL NOTES:**
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS. ALL STREETS TO BE BUILT IN CONFORMANCE WITH THE LOCAL TOWN/COUNTY LAND DEVELOPMENT STANDARDS.
  - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - ALL PROPOSED TREES, BERRIS WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTION. DEVELOPER TO PROVIDE STREET SIGNS AND OTHER TRAFFIC SIGNAGE SUCH AS SPEED LIMIT, STOP SIGNS, ETC PER LOCAL TOWN/COUNTY STANDARDS.
  - ALL DEBRIS FROM CLEARING OPERATIONS TO BE DISPOSED OF OFF SITE IN AN APPROVED LEGAL DISPOSAL AREA.
  - ANY ON-SITE LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE LOCAL TOWN/COUNTY. NO ON-SITE DEMOLITION BURIAL IS PROPOSED FOR THIS SITE.
  - ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL TOWN/COUNTY LAND DEVELOPMENT STANDARDS AND INSPECTED BY THE COUNTY ENGINEER.
  - THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
  - LOCAL TOWN/COUNTY INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO BEGINNING OF CONSTRUCTION.
  - IN ORDER TO ASSURE PROPER DRAINAGE, PROVIDE 0.5% MIN. GRADE ON ALL CURB & GUTTER.
  - DEVELOPER SHALL COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH COUNTY INSPECTOR.
  - ALL FILL PLACED ON BUILDING LOTS SHALL MEET NC STATE BUILDING CODE STANDARDS FOR 2,500 POUNDS PER SQUARE FOOT MINIMUM COMPACTION. MAXIMUM GRADE SLOPES 3:1.
  - CONCRETE MONUMENTS ARE TO BE INSTALLED PER STATE AND LOCAL REQUIREMENTS.
  - IN ROLLING AND HILLY TERRAIN, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
  - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
  - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
  - PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS IF REQUIRED, MUST BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS".
  - NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT (WITH THE TOWN/COUNTY/DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
  - THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
  - PE SEALED SHOP DRAWINGS FOR RETAINING WALLS, IF PROPOSED, MUST BE SUBMITTED SEPARATELY TO TOWN ENGINEER PRIOR TO CONSTRUCTION, FOR HEIGHTS 4' OR GREATER.



No.	Date	By	Description
1	11-20-13	RC/CC	PER TOWN 1ST REVIEW COMMENTS



**DPR** landscape architecture  
planning  
civil engineering

DPR Associates, Inc. | 420 Hawthorne Lane | Charlotte, NC 28204  
ph. 704.332.1204 | fx. 704.332.1210 | www.dprassociates.net

**SITE PLAN**

**ATHERTON ESTATES**  
WEDDINGTON, UNION COUNTY, NORTH CAROLINA  
SHEA ATHERTON, LLC

CLIENT / OWNER:  
SHEA ATHERTON, LLC  
8008 CORPORATE CENTER DRIVE,  
SUITE #300  
CHARLOTTE, NORTH CAROLINA 28226  
(704) 602-3307

Scale: 1" = 100'

Sheet Number: **L-3**

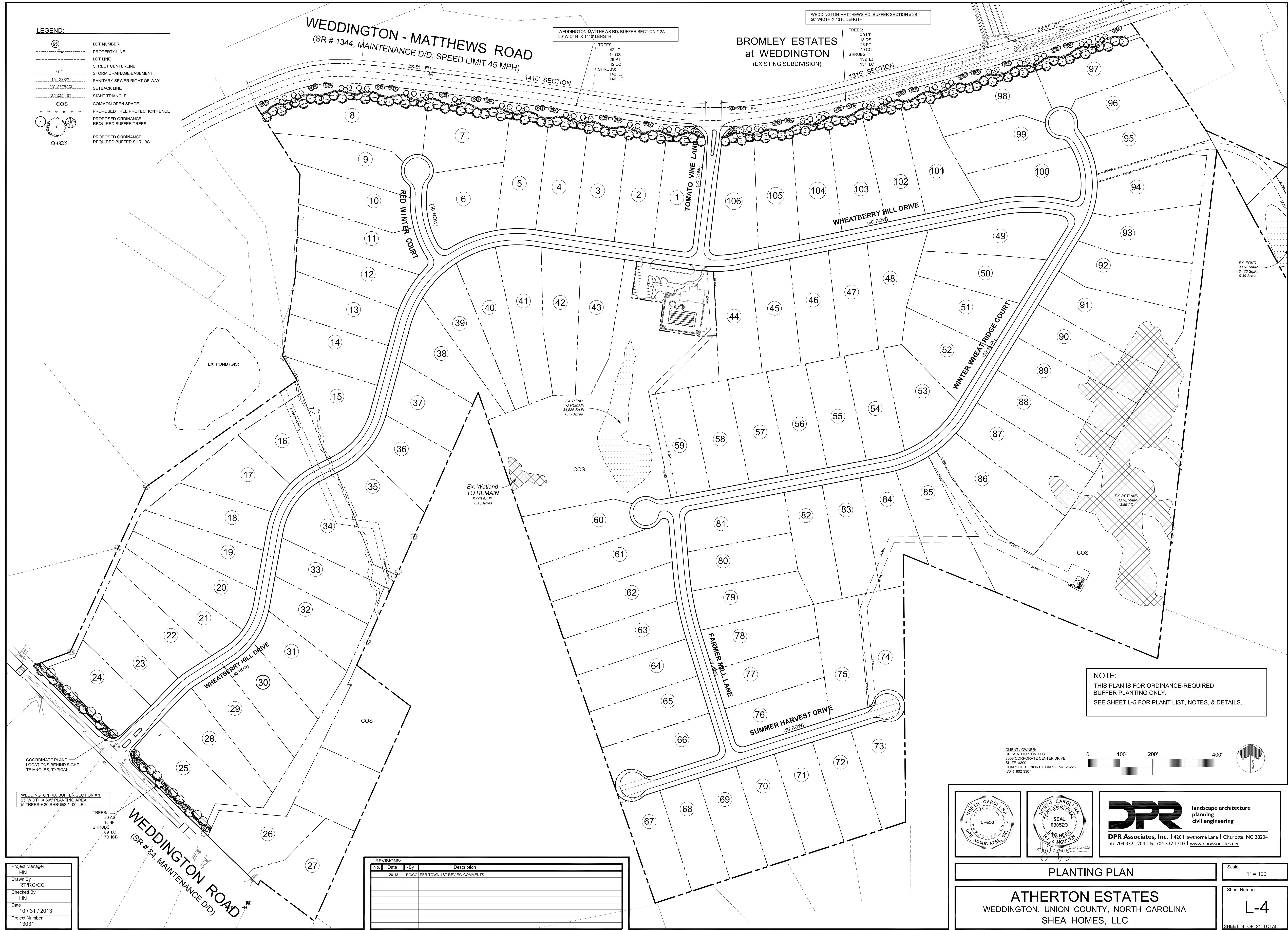
SHEET 3 OF 21 TOTAL

**LEGEND:**

(65)	LOT NUMBER
— PL —	PROPERTY LINE
—	LOT LINE
—	STREET CENTERLINE
---	STORM DRAINAGE EASEMENT
---	SANITARY SEWER RIGHT OF WAY
---	SETBACK LINE
---	SIGHT TRIANGLE
COS	COMMON OPEN SPACE
---	PROPOSED TREE PROTECTION FENCE
---	PROPOSED ORDINANCE REQUIRED BUFFER TREES
---	PROPOSED ORDINANCE REQUIRED BUFFER SHRUBS

**WEDDINGTON - MATTHEWS ROAD**  
(SR # 1344, MAINTENANCE D/D, SPEED LIMIT 45 MPH)

**BROMLEY ESTATES**  
at WEDDINGTON  
(EXISTING SUBDIVISION)



WEDDINGTON-MATTHEWS RD. BUFFER SECTION # 2A  
50' WIDTH X 1410' LENGTH

WEDDINGTON-MATTHEWS RD. BUFFER SECTION # 2B  
50' WIDTH X 1315' LENGTH

TREES:  
42 LT  
14 OS  
28 PT  
42 CC  
SHRUBS:  
142 LJ  
140 LC

TREES:  
40 LT  
13 OS  
26 PT  
40 CC  
SHRUBS:  
132 LJ  
131 LC

COORDINATE PLANT  
LOCATIONS BEHIND SIGHT  
TRIANGLES, TYPICAL

WEDDINGTON RD. BUFFER SECTION # 1  
25' WIDTH X 895' PLANTING AREA  
(6 TREES + 20 SHRUBS / 100 L.F.)

TREES:  
20 AS  
15 JF  
SHRUBS:  
69 LC  
70 ICB

EX. POND  
TO REMAIN  
34,536 Sq. Ft.  
0.79 Acres

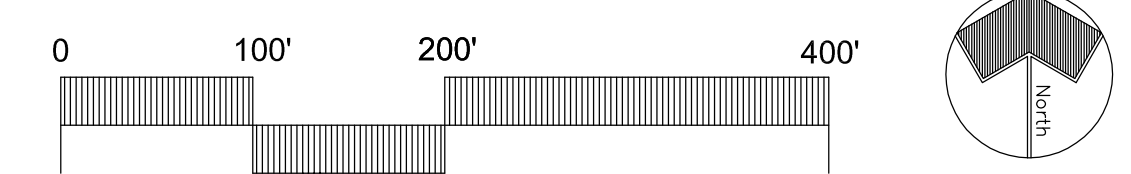
Ex. Wetland  
TO REMAIN  
5,449 Sq. Ft.  
0.13 Acres

EX. WETLAND  
TO REMAIN  
389 AC

EX. POND  
TO REMAIN  
13,173 Sq. Ft.  
0.30 Acres

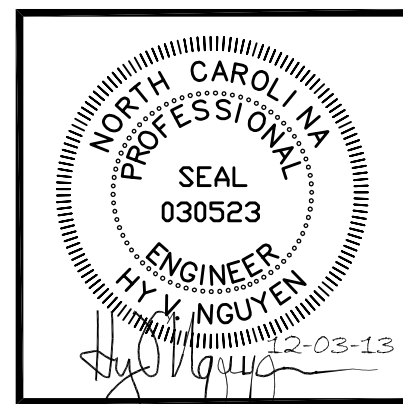
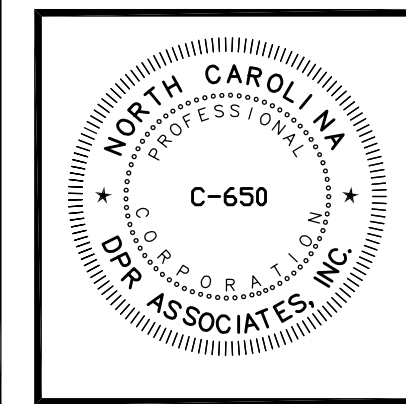
**NOTE:**  
THIS PLAN IS FOR ORDINANCE-REQUIRED  
BUFFER PLANTING ONLY.  
SEE SHEET L-5 FOR PLANT LIST, NOTES, & DETAILS.

CLIENT / OWNER:  
SHEA ATHERTON, LLC  
8008 CORPORATE CENTER DRIVE,  
SUITE #300  
CHARLOTTE, NORTH CAROLINA 28226  
(704) 922-3397



Project Manager	HN
Drawn By	RT/RC/CC
Checked By	HN
Date	10 / 31 / 2013
Project Number	13031

No.	Date	By	Description
1	11-20-13	RC/CC	PER TOWN 1ST REVIEW COMMENTS



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**PLANTING PLAN**

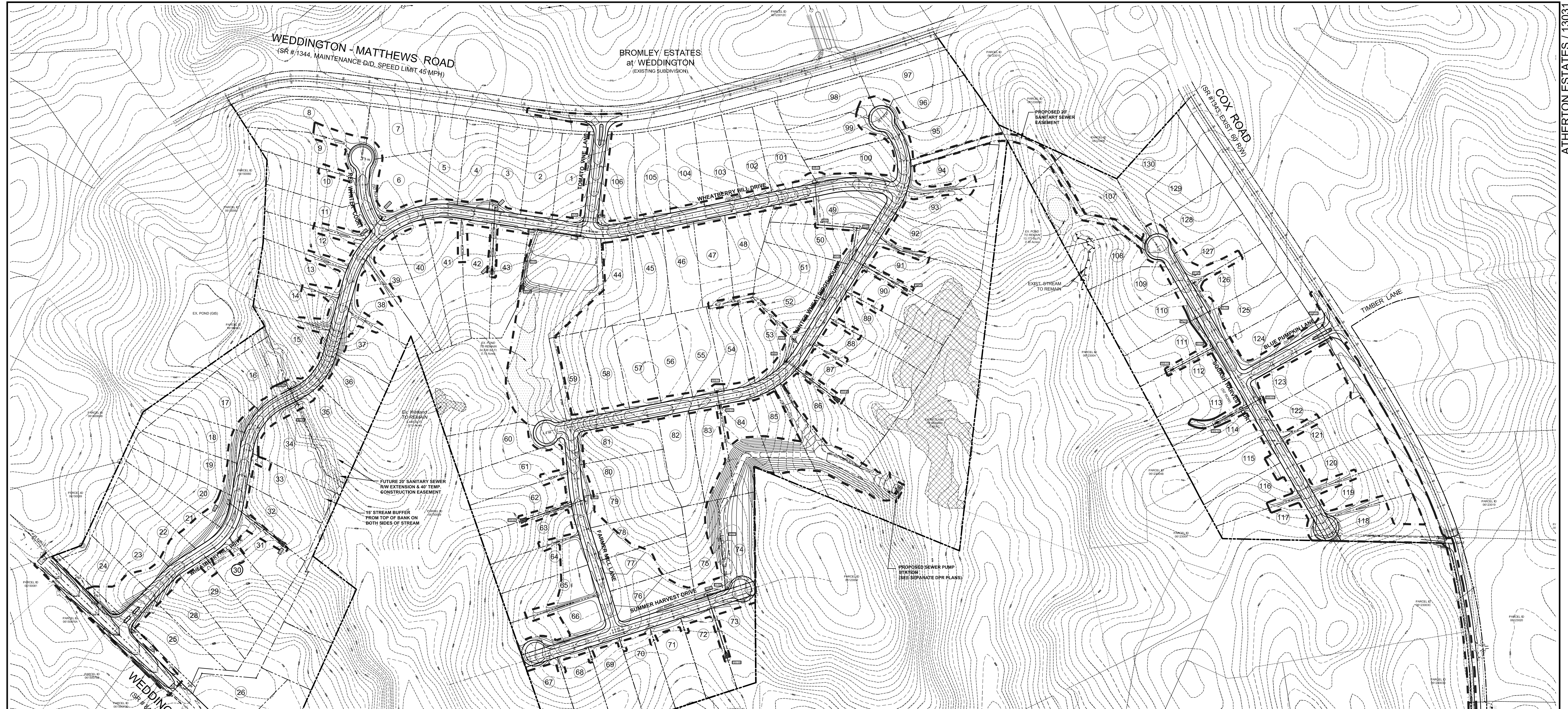
**ATHERTON ESTATES**  
WEDDINGTON, UNION COUNTY, NORTH CAROLINA  
SHEA HOMES, LLC

Scale: 1" = 100'

Sheet Number  
**L-4**  
SHEET 4 OF 21 TOTAL







**LEGEND:**

(65)	LOT NUMBER
— PL —	PROPERTY LINE
—	RIGHT OF WAY LINE
—	LOT LINE
-----	LIMIT OF GRADING
-----	EXISTING CONTOUR
-----	PROPOSED CONTOUR
-----	STORM DRAINAGE EASEMENT
-----	SANITARY SEWER RIGHT OF WAY
-----	SETBACK LINE
-----	SIGHT TRIANGLE
-----	COMMON OPEN SPACE
-----	STORM DRAINAGE PIPE (PROPOSED)
-----	STORM DRAINAGE PIPE (EXISTING)
DI-2	PROPOSED DROP INLET
+750.5	PROPOSED SPOT ELEVATION
→ → →	DIRECTION OF SURFACE FLOW
-----	TEMPORARY DIVERSION DITCH
-----	TEMPORARY SILT FENCE

**GRADING AND STORM DRAINAGE NOTES:**

1. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
2. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
3. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD BEFORE BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
6. ALL FILL TO BE COMPACTED TO 95% A.A.S.H.T.O. STANDARD COMPACTION.
7. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL LIMITS, OR OTHER GRADING REQUIREMENTS.
8. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE TO FINISHED ELEVATIONS (TOP OF PAVEMENT). REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
9. CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW AWAY ACROSS NEW PAVEMENT AND/OR LANDSCAPE AREAS TO NEW OR EXISTING STORM DRAIN INLETS, DRAINAGE SWALES, OR OVERLAND SHEET FLOW.
10. ON-SITE BURIAL PITS REQUIRE AN "ON-SITE DEMOLITION LANDFILL PERMIT" FROM THE ZONING ADMINISTRATOR.
11. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS SUBJECT TO A FINE.
12. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO A FINE.

13. ALL PERIMETER DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVERS AS SOON AS PRACTICABLE, BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVERS AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY.
14. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
15. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB, CURB AND GUTTER SHOWN ON THE PLANS MAY BE ADJUSTED, BASED UPON FIELD STAKING BY TOWN ENGINEERS. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
16. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
17. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE TOWN/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE TOWN SUBDIVISION ORDINANCE.
18. SLOPES SHOWN ON THE STORM DRAINAGE SCHEDULE ARE FOR CONTRACTOR'S REFERENCE ONLY. CONTRACTOR TO BUILD STORM DRAINAGE SYSTEM TO THE ELEVATIONS SHOWN ON THE SCHEDULE.
19. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
20. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

**STORM DRAINAGE SCHEDULE**

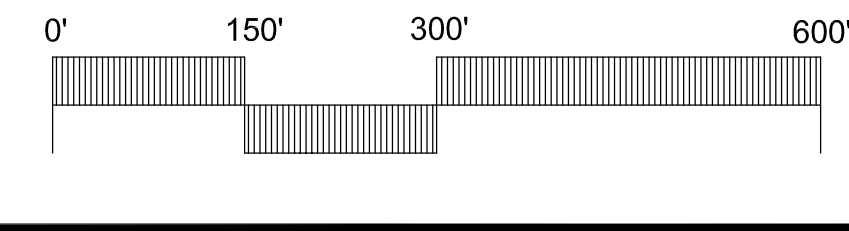
FROM STRUCTURE	NCDOT/ CMLDS #	**RIM	INV IN	INV OUT	PIPE	TO STRUCTURE	Remarks
HW-1	838.80	681.50	---	678.30	232 LF OF 24 in @ 1.42%	FES-2	RCP, 10' TOC
FES-2	---	---	---	675.00	---	---	---
FES-21	---	---	---	709.00	58 LF OF 15 in @ 0.86%	FES-22	RCP
FES-22	---	---	---	708.50	---	---	---
DI-31	840.04	705.00	---	702.00	235 LF OF 24 in @ 0.51%	FES-32	RCP
FES-32	---	0.00	0.00	700.80	---	---	---
DI-41	840.04	705.50	---	703.50	58 LF OF 15 in @ 2.59%	CI-42	RCP
DI-42	840.04	705.00	702.00	701.80	58 LF OF 24 in @ 1.38%	CI-43	RCP
DI-43	840.14	705.00	701.00	700.80	122 LF OF 24 in @ 0.82%	CI-44	RCP
DI-44	840.14	706.50	699.80	699.60	148 LF OF 24 in @ 1.42%	CI-45	RCP
DI-45	840.14	702.00	697.50	697.30	62 LF OF 24 in @ 0.81%	FES-46	RCP
FES-46	---	---	---	696.80	---	---	---
HW-51	838.80	---	---	701.00	159 LF OF 30 in @ 0.63%	CI-52	RCP, 10' TOC
DI-52	840.04	705.50	700.00	699.80	147 LF OF 30 in @ 4.63%	CI-53	RCP
DI-53	840.04	697.00	693.00	692.80	120 LF OF 30 in @ 2.75%	CI-54	RCP
DI-54	840.04	694.50	689.50	689.30	225 LF OF 36 in @ 0.58%	FES-55	RCP
FES-55	---	---	---	688.00	---	---	---
DI-61	840.14	697.50	---	694.00	89 LF OF 18 in @ 1.12%	CI-62	RCP
DI-62	840.14	697.50	693.00	692.80	221 LF OF 18 in @ 2.4%	FES-63	RCP
FES-63	---	---	---	687.50	---	---	---

FROM STRUCTURE	NCDOT/ CMLDS #	**RIM	INV IN	INV OUT	PIPE	TO STRUCTURE	Remarks
FES-71	---	---	---	710.00	47 LF OF 15 in @ 1.06%	FES-72	RCP
FES-72	---	---	---	709.50	---	---	---
HW-91	838.80	---	---	690.00	231 LF OF 18 in @ 1.73%	FES-92	RCP
FES-92	---	---	---	686.00	---	---	---
DI-101	840.04	698.50	---	695.50	192 LF OF 24 in @ 0.63%	CI-102	RCP
DI-102	840.04	693.00	694.30	694.10	74 LF OF 30 in @ 0.54%	CI-103	RCP
DI-103	840.14	699.00	693.70	693.50	225 LF OF 30 in @ 0.53%	FES-104	RCP
FES-104	0.00	---	---	682.30	---	---	---
DI-112	840.04	701.00	---	698.00	122 LF OF 15 in @ 2.46%	CI-114	RCP
DI-113	840.04	698.00	695.00	694.80	59 LF OF 18 in @ 1.36%	CI-115	RCP
DI-114	840.14	698.00	694.00	693.80	128 LF OF 18 in @ 1.41%	CI-116	RCP
DI-115	840.14	700.00	692.00	691.80	170 LF OF 24 in @ 0.53%	FES-116	RCP
FES-116	---	---	---	690.90	---	---	---
FES-121	---	---	---	698.50	177 LF OF 15 in @ 0.56%	FES-122	RCP
FES-122	---	---	---	697.50	---	---	---
FES-131	---	---	---	696.50	49 LF OF 18 in @ 0.61%	FES-132	RCP
FES-132	---	---	---	696.20	---	---	---
**HW-140	---	---	---	683.50	40 LF OF 72 in @ 3.75%	**HW-141	RCP
**HW-141	---	---	---	682.00	---	---	---

**STORM DRAINAGE STRUCTURE DETAIL REFERENCES**

- CONSTRUCTION OF THE FOLLOWING ITEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DEVELOPMENT STANDARDS:
- 840.04 NCDOT CONCRETE OPEN THROAT CATCH BASIN
  - 840.14 NCDOT CONCRETE DROP INLET
  - 638.80 NCDOT CONCRETE ENDWALL
  - 840.52 NCDOT STORM MANHOLE
  - 840.16 NCDOT DROP INLET FRAMES & GRATES
  - 840.31 NCDOT CONCRETE JUNCTION BOX
  - 840.34 NCDOT MANHOLE FRAME & COVER
  - 840.66 NCDOT DRAINAGE STRUCTURE STEPS
  - 20.25 TRENCH DETAIL FOR STORM DRAIN PIPES (MECKLENBURG COUNTY LDS)

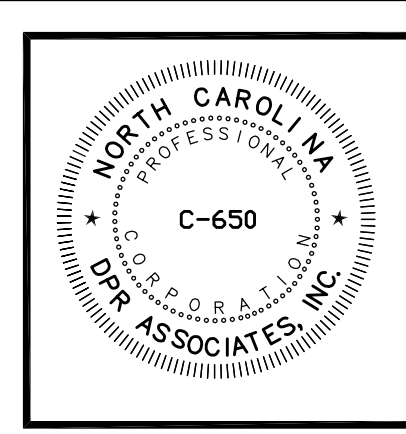
**NOTE:**  
SEE SHEET L-7 & L-10 FOR PROPOSED GRADING AND DRAINAGE, STORM DRAINAGE IMPROVEMENTS, STORM DRAINAGE SCHEDULE AND PREPARATION NOTES.  
SEE SHEETS L-14 & L-15 EROSION CONTROL.



**REVISIONS:**

No.	Date	By	Description
1	11-20-13	RC/CC	PER TOWN 1ST REVIEW COMMENTS

Project Manager: HN  
 Drawn By: RT/RC/CC  
 Checked By: HN  
 Date: 10/31/2013  
 Project Number: 13031



**DPR** landscape architecture  
 planning  
 civil engineering

DPR Associates, Inc. | 420 Hawthorne Lane | Charlotte, NC 28204  
 ph. 704.332.1204 | fx. 704.332.1210 | www.dprassociates.net

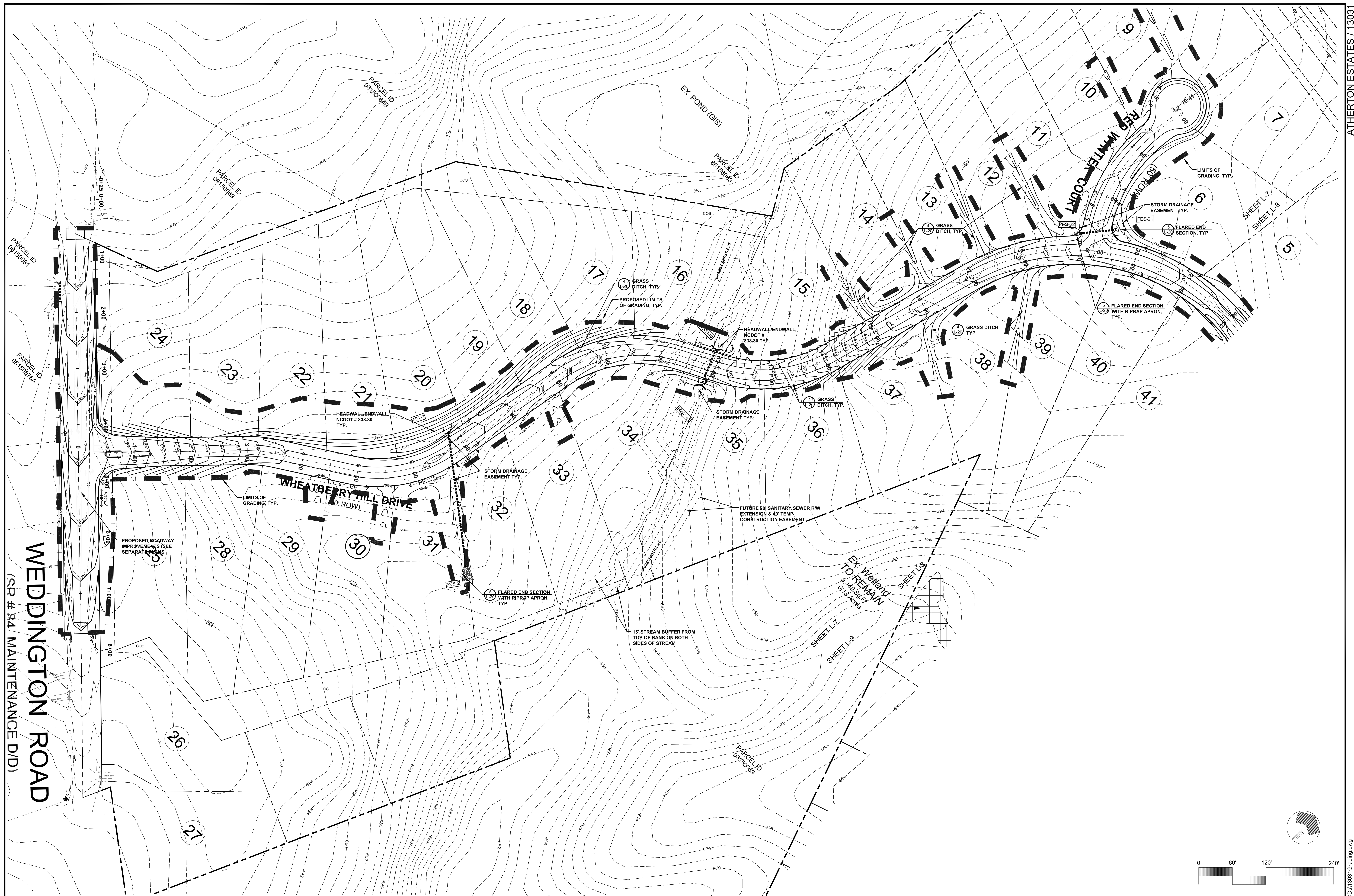
**OVERALL GRADING AND DRAINAGE PLAN**

**ATHERTON ESTATES**  
 WEDDINGTON, UNION COUNTY, NORTH CAROLINA  
 SHEA ATHERTON, LLC

Scale: 1" = 150'

Sheet Number: **L-6**  
 SHEET 6 OF 21 TOTAL

CLIENT / OWNER:  
 SHEA ATHERTON, LLC  
 8008 CORPORATE CENTER DRIVE,  
 SUITE #300  
 CHARLOTTE, NORTH CAROLINA 28226  
 (704) 692-5307



WEDDINGTON ROAD  
(SR # R4, MAINTENANCE D/D)

WHEATBERRY HILL DRIVE  
(10' ROW)

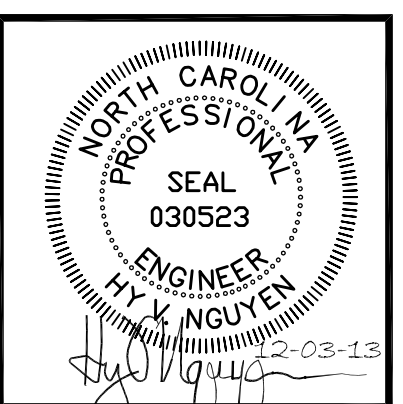
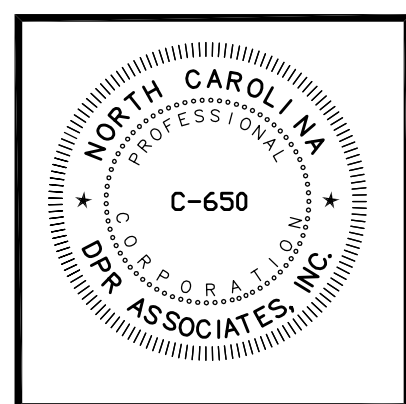
RED WINTER COURT

EX. Wetland  
TO REMAIN  
0.13 Acres

REVISIONS:

No.	Date	By	Description
1	11-26-13	RC/CC	PER TOWN 1ST REVIEW COMMENTS

Project Manager	HN
Drawn By	RT/RC/CC
Checked By	HN
Date	10 / 31 / 2013
Project Number	13031

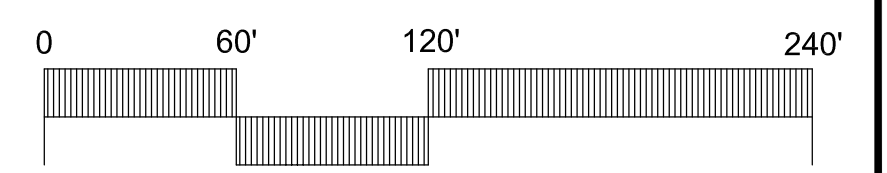
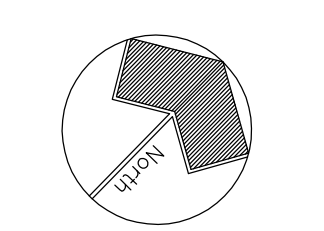


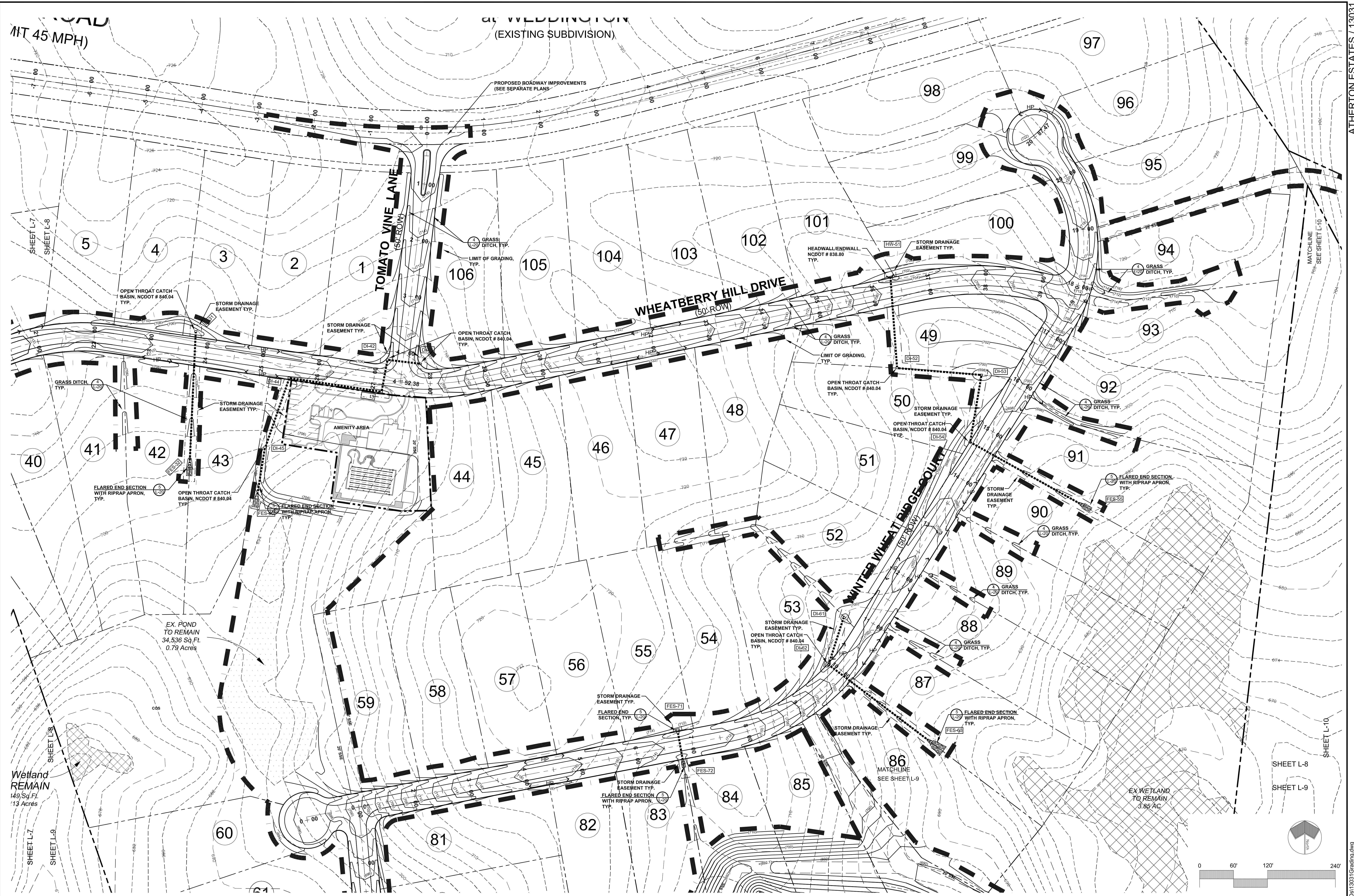
**DPR** landscape architecture  
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civil engineering

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ph. 704.332.1204 | fx. 704.332.1210 | www.dprassociates.net

<b>GRADING AND DRAINAGE PLAN</b>		Scale: 1" = 60'
<b>ATHERTON ESTATES</b> WEDDINGTON, UNION COUNTY, NORTH CAROLINA SHEA ATHERTON, LLC		Sheet Number <b>L-7</b> SHEET 7 OF 21 TOTAL

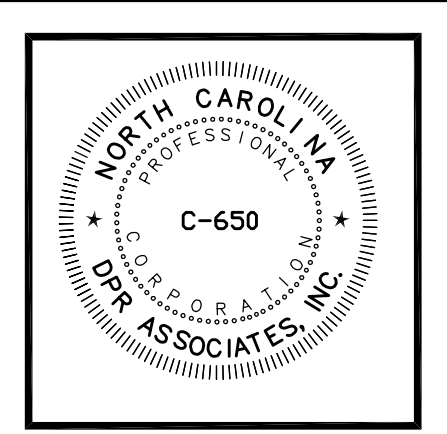
CLIENT / OWNER:  
SHEA ATHERTON, LLC  
8008 CORPORATE CENTER DRIVE,  
SUITE #300  
CHARLOTTE, NORTH CAROLINA 28226  
(704) 692-3397





Project Manager	HN
Drawn By	RT/RC/CC
Checked By	HN
Date	10/31/2013
Project Number	13031

No.	Date	By	Description
1	11-20-13	RC/CC	PER TOWN 1ST REVIEW COMMENTS



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ph. 704.332.1204 | fx. 704.332.1210 | www.dprassociates.net

**GRADING AND DRAINAGE PLAN**

**ATHERTON ESTATES**  
WEDDINGTON, UNION COUNTY, NORTH CAROLINA  
SHEA ATHERTON, LLC

Scale: 1" = 60'

Sheet Number: **L-8**

SHEET 8 OF 21 TOTAL

CLIENT / OWNER:  
SHEA ATHERTON, LLC  
8001 CORPORATE CENTER DRIVE,  
SUITE #300  
CHARLOTTE, NORTH CAROLINA 28226  
(704) 602-2577

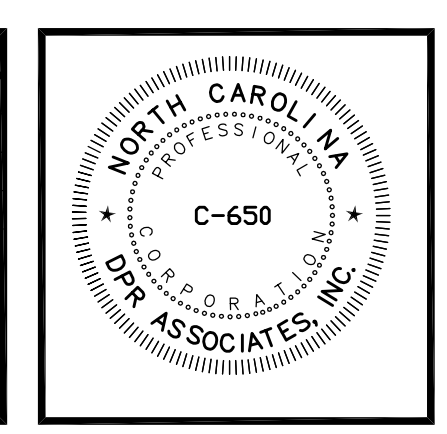
ATHERTON ESTATES / 13031

1/2013 Projects/13031/CAD/CDS/13031/Grading.dwg



Project Manager	HN
Drawn By	RT/RC/CC
Checked By	HN
Date	10 / 31 / 2013
Project Number	13031

REVISIONS:			
No.	Date	By	Description
1	11-20-13	RC/CC	PER TOWN 1ST REVIEW COMMENTS

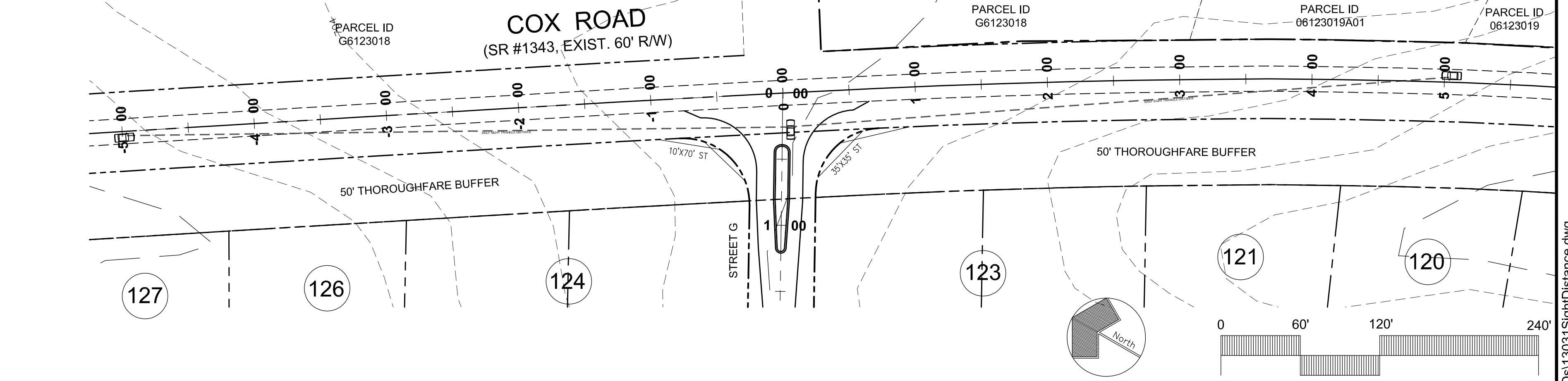
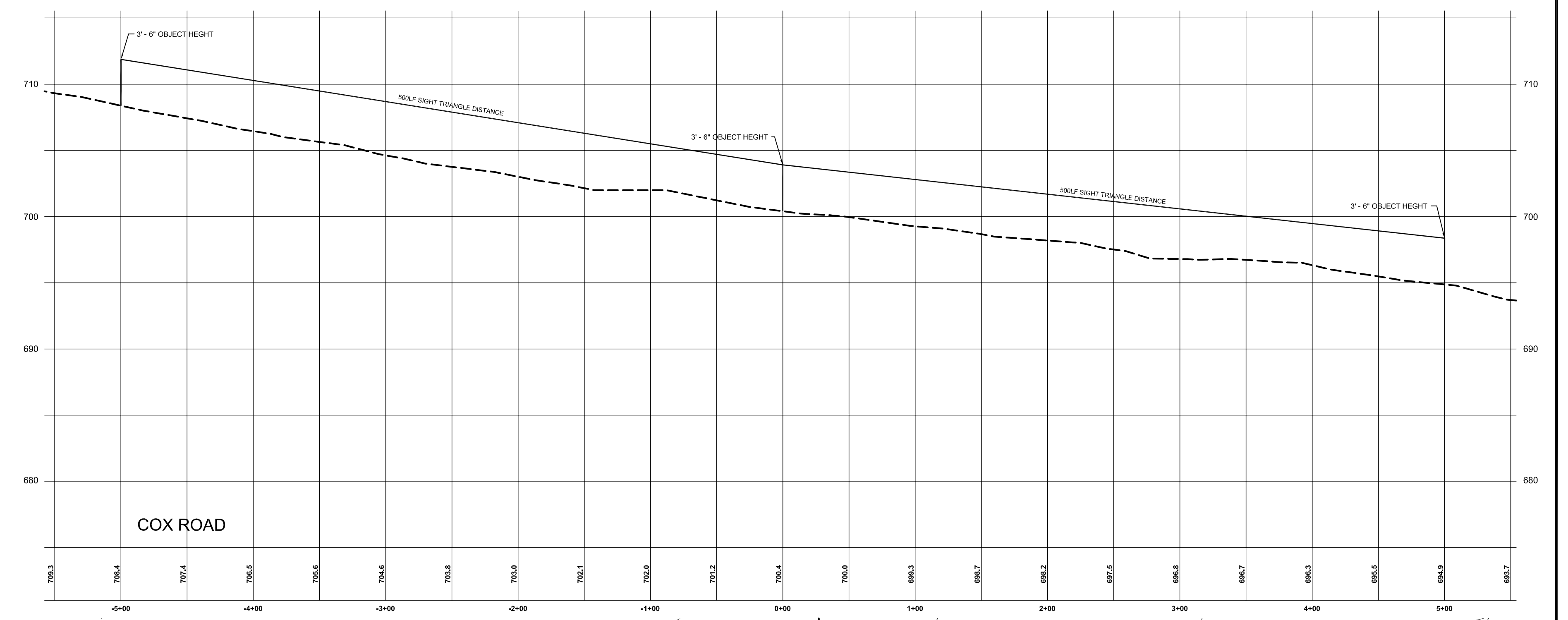
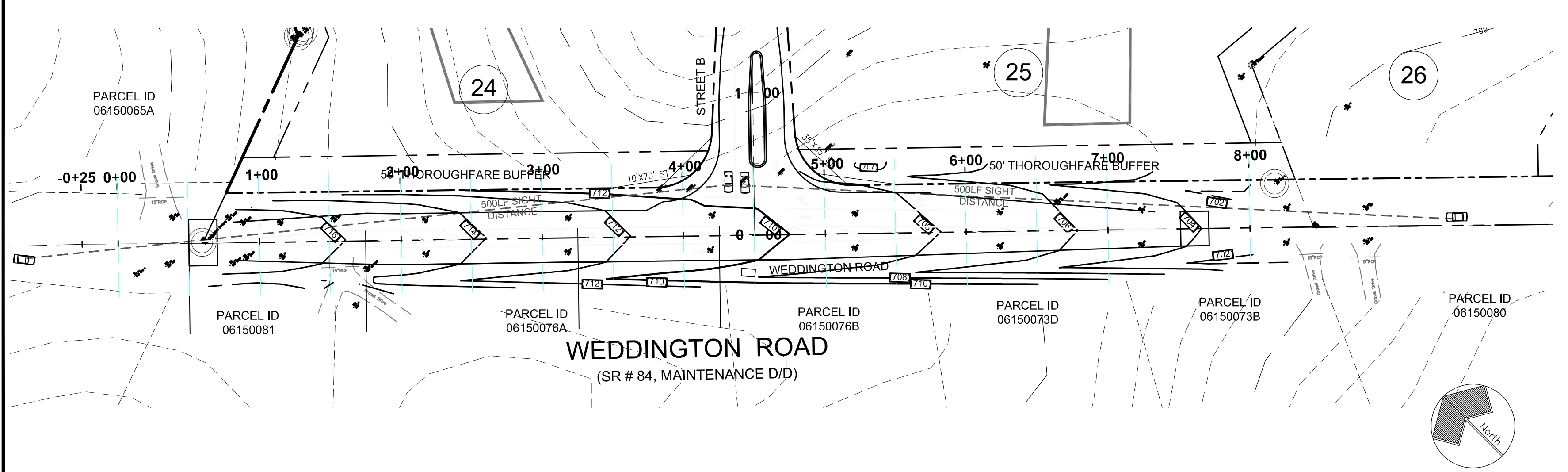
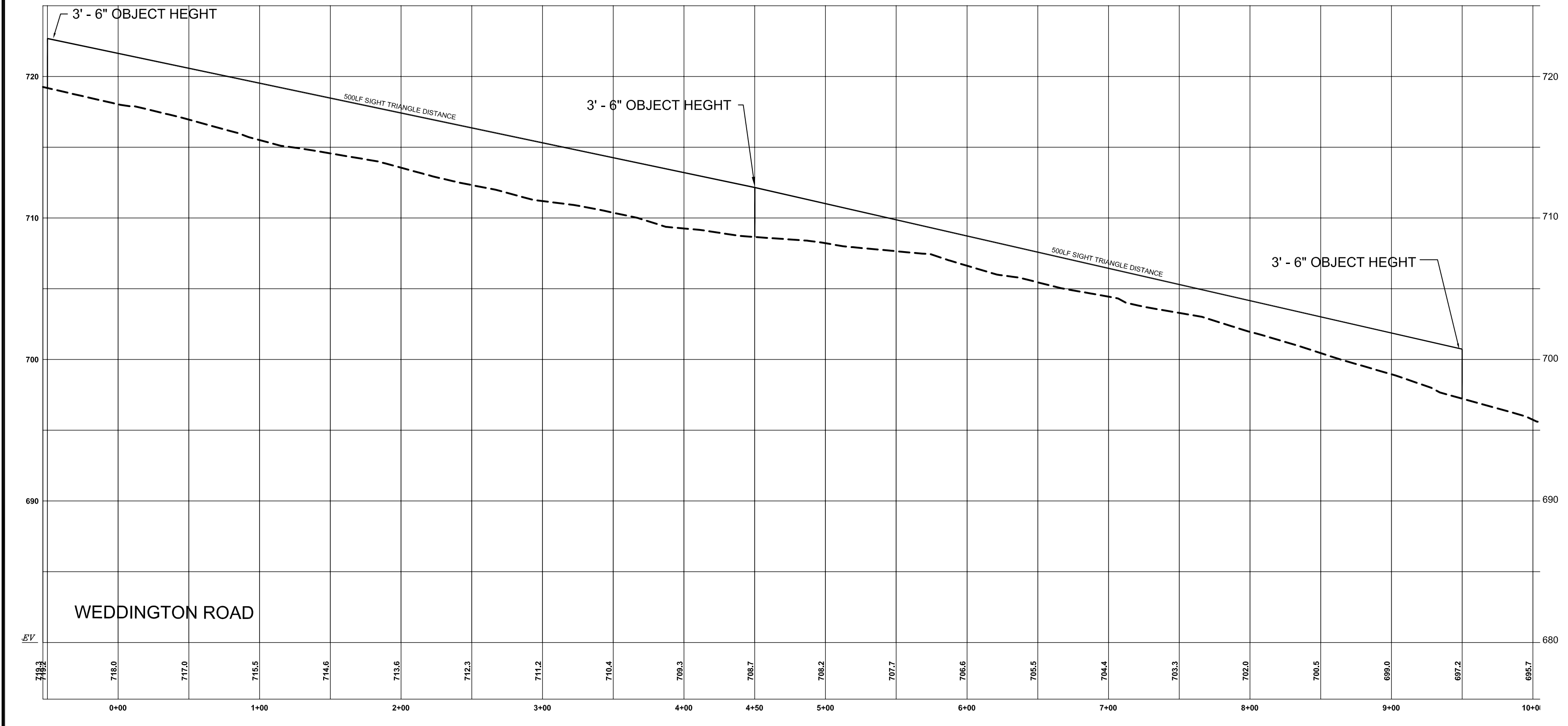
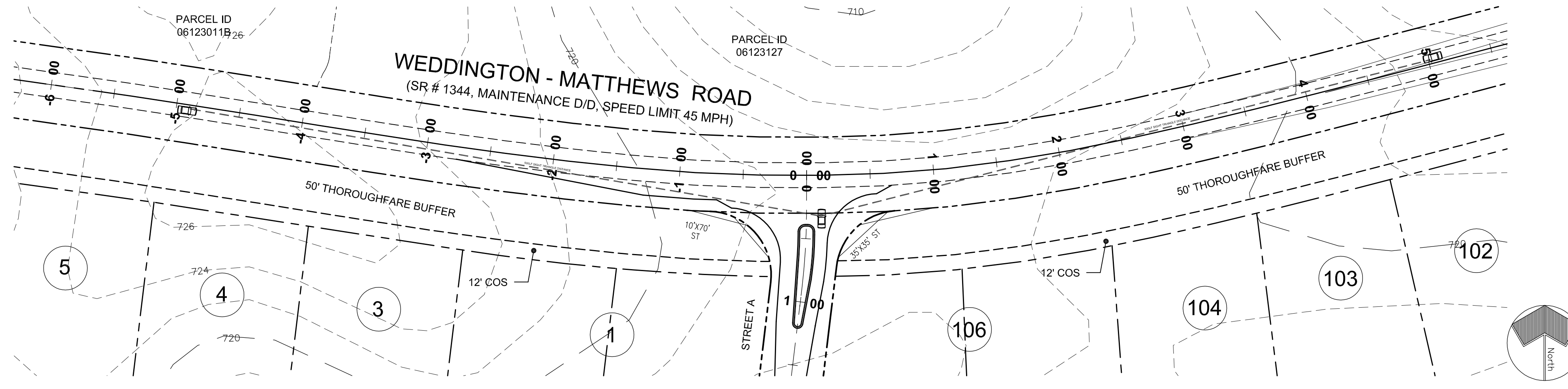
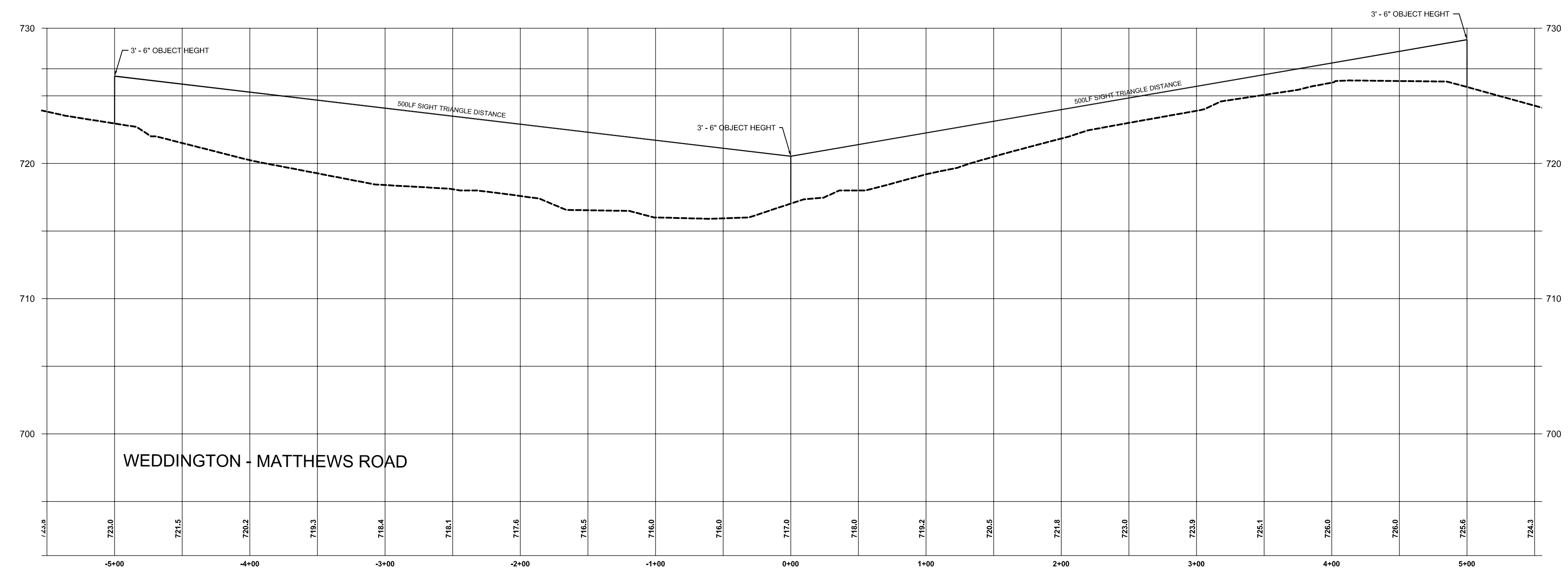


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ph. 704.332.1204 | fx. 704.332.1210 | www.dprassociates.net

<b>GRADING AND DRAINAGE PLAN</b>		Scale: 1" = 60'
<b>ATHERTON ESTATES</b> WEDDINGTON, UNION COUNTY, NORTH CAROLINA SHEA ATHERTON, LLC		Sheet Number <b>L-9</b> SHEET 9 OF 21 TOTAL
<small>CLIENT / OWNER: SHEA ATHERTON, LLC 8008 CORPORATE CENTER DRIVE, SUITE 900 CHARLOTTE, NORTH CAROLINA 28226 (704) 802-3307</small>		

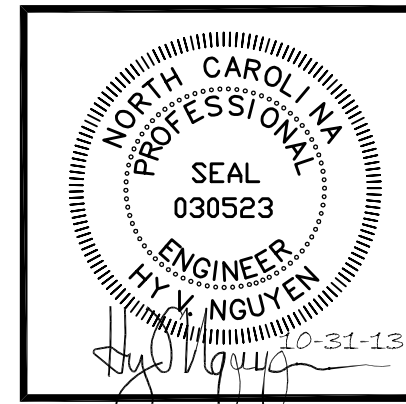
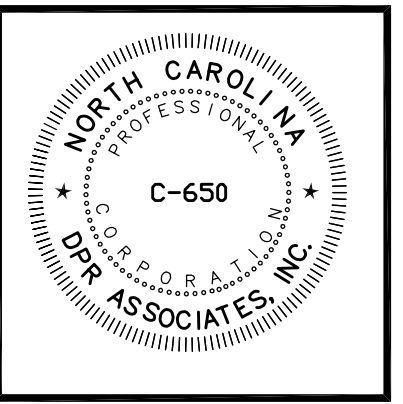




REVISIONS:

No.	Date	By	Description

Project Manager  
HN  
Drawn By  
RT/RC/CC  
Checked By  
HN  
Date  
10 / 31 / 2013  
Project Number  
13031



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civil engineering

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**SIGHT DISTANCE**

**ATHERTON ESTATES**  
WEDDINGTON, UNION COUNTY, NORTH CAROLINA  
SHEA ATHERTON, LLC

Scale: HORIZ. 1" = 60'  
VERT. 1" = 6'

Sheet Number  
**L-19**  
SHEET 19 OF 21 TOTAL

CLIENT / OWNER:  
SHEA ATHERTON, LLC  
8008 CORPORATE CENTER DRIVE  
SUITE #300  
CHARLOTTE, NORTH CAROLINA 28226  
(704) 602-3307

controversial items, matters in which citizens may be interested, and matters of great substance should probably not be included on the consent agenda.

The council reviews the "consent agenda" as part of its review of the proposed agenda at the beginning of the meeting. Each member is free to remove items from the consent agenda to the regular agenda. A member may wish to do so if, for example, he or she would like to debate the proposal or vote against the item.

Those items remaining on the consent agenda are all handled with a single motion and vote, which is legally a motion and vote on each one of them. In keeping with this understanding, the minutes should reflect separate motions and votes on each of the consent items.

## **RULE 8. PUBLIC ADDRESS TO THE COUNCIL**

Any individual or group who wishes to address the council may do so at the time designated for public comment at each regularly scheduled meeting.

The council reserves the right to limit each person wishing to make a comment to three minutes should it appear that there are a large number of persons desiring to make public comments.

When publicly addressing the governing body, the public shall obey reasonable standards of courtesy in their remarks. The Mayor has the authority to maintain order and decorum in the conduct of the hearing. The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks may entertain and rule on objections from other members of the Council on this ground.

**COMMENT:** The council shall provide at least one period for public comment per month at a regular meeting of the council. The council may adopt reasonable rules governing the public comment period, including, but not limited to, rules (i) fixing the maximum time allotted to each speaker, (ii) providing for the designation of spokesmen for groups of persons supporting or opposing the same positions, (iii) providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the hall, and (iv) providing for the maintenance of order and decorum in the conduct of the hearing. The council is not required to provide a public comment period under this section if no regular meeting is held during the month. (2005-170, s. 3.)

## **RULE 9. ORDER OF BUSINESS**

Items shall be placed on the agenda according to order of business. The order of business for each regular meeting shall be as follows:

- Open Regularly Scheduled Meeting
- Pledge of Allegiance
- Determination of Quorum/Additions or Deletions to the Agenda
- Special Recognitions
- Public Hearings



## **TOWN OF WEDDINGTON APPOINTMENT POLICY**

### **PURPOSE**

The council or the mayor, as appropriate, may establish and appoint members for such temporary and standing committees and boards as are needed to help carry on the work of town government. Any specific provisions of law relating to particular committees and boards shall be followed. The purpose of this policy statement is to develop a preferred process for the Town Council to follow for the board/committee appointments to ensure that all Councilmembers operate under the same process. This written process will clearly outline and show citizens the process the Town Council uses for board appointments. The Town Council may, by majority vote, decide to waive, vary, or otherwise modify the process outlined in this policy.

The requirements of the open meetings law shall apply to all committees and boards that either (a) are established by the council, or (b) are comprised of council members.

The Council may consider and make appointments to other bodies, including its own committees, if any, only in open session. The Council may not consider or fill a vacancy among its own membership except in open session.

### **APPOINTMENT TERMS**

Appointments to Boards and Committees shall not exceed a four-(4) year term.

Terms on all boards shall be staggered and insofar as is possible, there shall always be one or more members with experience on each board.

The term of office of the chair of each board shall be one (1) year.

The Town Council shall generally avoid appointment of any one person to more than two bodies unless that person is serving in their role as Town Councilmember or Planning Board Member.

### **RECOMMENDED PROCESS**

Application. In order to be eligible for appointment to a board and continue to serve, a person must be an adult (21 years or older) permanently residing inside the town limits and file an application on a form provided by the Town Clerk. Non-residents could be appointed as a non-voting member. Their attendance is not included when determining a quorum. All applications will be kept on file for a period of two (2) years from the date of submission. The Council will only consider citizens for which there is a current application on file. The Town Clerk may be instructed to investigate and verify all statements contained in the application.

Publication-posting. The Town Clerk shall advertise vacancies in the Town newsletter, website, and using Constant Contact to solicit written applications from interested individuals.

Distribution of applications. The Town Clerk will provide a list of the applicants along with the applications to the Nominating Committee for their consideration.

Unexpired terms. The Town Council intends to make appointments to fill unexpired portions of terms created by vacancies as expeditiously as needed.

Removal. All members of all boards shall, unless in conflict with State Statute, serve at the pleasure of the Town Council, regardless of the terms for which appointed. The Town Council may in its discretion

at any time remove any members of any board when it is determined to be in the best interest of the Town.

Resignations. If a member concludes that he or she will have difficulty fulfilling their volunteer commitment, the member may in his or her discretion voluntarily resign from the board. Notice should be communicated in writing by letter or e-mail to the Town Clerk.

### **SELECTION AND APPOINTMENTS**

The Town Council may form a standing "Nominating Committee" to review applications. The committee will be comprised of one (1) Councilmember and the Chairman, Vice-Chairman or designee of the Board or Committee that has the vacancy. The Town Clerk or designee will serve as staff representative to the Nominating Committee. The Nominating Committee will review applications to ensure that the applicants are eligible to serve on each board or committee for which the applicant has expressed interest. The Nominating Committee will forward a recommended list of appointments along with comments to the Town Council for their review prior to placement on agenda for consideration.

The Town Council may vote on the list of appointments as submitted by the Nominating Committee, but upon request of any board member, may nominate additional applicants.

Any Councilmember may request that applicants for a body be present at the Council meeting during which the appointment is expected to be made so that the applicant may be questioned by members of the Council as to the applicant's qualifications. Even if no such request is made, it shall be proper for Council members to directly contact applicants to discuss the applicant's interest in and qualification for the appointment.

Appointments shall proceed as follows. The mayor shall open the floor to nominations. Any member, including the mayor, may put forward a nominee. Any member, including the mayor, may also move that the Council appoint a nominee to the position. When a motion is made to appoint a nominee, that nominee shall be debated. When the debate ends, the mayor shall call the roll of the members, and each member shall cast an affirmative or negative vote for the nominee. The mayor may vote to break any tie.

If a majority of votes cast are in the affirmative, the nominee shall be appointed. If the majority of votes cast are not in the affirmative, the mayor shall open the floor to further nominations.

If the Council wishes to fill multiple positions, each position shall be considered and voted upon separately.

### **ATTENDANCE EXPECTATIONS**

Regular attendance on any Board or Committee is important. Attendance less than the standards established for any such body is cause for removal except for excused illness, or other extraordinary circumstances. Lacking any written standards for attendance by any Board or Committee, attendance of at least 75% of all meetings during any one calendar year will be expected to maintain a seat on any Board or Committee. The chair of each board shall notify the Town Council of any member whose absences exceed 25% of the regular meetings. Members not meeting this 75% attendance expectation may be removed by action of the Town Council and replaced by another interested individual.

Adopted on December 13, 2010.

Amended on February 14, 2011.

Amended on August 13, 2012.



---

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

---

**MEMORANDUM**

**TO:** Weddington Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** December 5, 2013

**SUBJECT:** Planning Board Appointment

---

The Planning Board term for Janice Propst expires in December. Terms for the Planning Board are for four years. Members also serve on the Board of Adjustment and Historic Preservation Commission. Applications from individuals wishing to serve on this Board are included in your packet.

Please let me know if you have any questions.

### APPLICATION TO SERVE ON APPOINTED BOARDS, COMMITTEES OR COMMISSIONS

BOARD APPLYING FOR: PLANNING Board

NAME: Michael Simon

ADDRESS: 5009 Red Willow Lane

ADDRESS: \_\_\_\_\_ YEARS IN WEDDINGTON 10

TELEPHONE: (HOME) 704-708-6829 OFFICE/MOBILE 704-975-8666

(FAX) \_\_\_\_\_

E-MAIL address: Mike.L.Simon@MAC.COM

EDUCATION: Ed.D George Washington University

OCCUPATION: Retired Labor Relations / Human Resources

Please list civic and fraternal organizations in which you participate in Union County:

*Pls see attached*

Please explain your interest in serving on the above named board:

*Pls. see attached*

Any other comments:

Date: 10/17/12

Signature: Michael Simon

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 10/17/12

**Attachment to the Planning Board application- Michael Simon**


To whom it may concern,

I have lived in the HighGate neighborhood for approximately 10 years. I have been on a number of neighborhood committees and supported a number of functions. The last 3 years I have served as a Board member/President of the HighGate Homeowners Association.

I have been involved in Scouting, United Way, Board member/President of other neighborhood associations, the Concord Police program-Toys for Kids, to name a few in other counties/cities.

Weddington is a great place to live and has potential to be even better in years to come. My interests in serving is to offer what ever expertise and contribution I can make to the planning for an even greater town/community. It will take the perspectives and recommendations of the diverse residents of Weddington to create the plans of the future, for the Council to evaluate and approve. I would like to add my energy, time and commitment to that effort.

Thank you for your consideration,  
Michael Simon



**Amy McCollum**

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**From:** Mike Simon [mike.l.simon@mac.com]  
**Sent:** Tuesday, October 16, 2012 9:48 PM  
**To:** Amy McCollum  
**Subject:** My application for the Planning Board

I faxed you my application today. I just realized I forgot to note my membership on the Research, Review Board of Wingate University. Please include this e-mail as part of my attachment. Sorry, thank you. Mike





**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

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BOARD APPLYING FOR: Planning Board of Weddington

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NAME: Janice Propst

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ADDRESS:

Janice G. Propst  
531 Weddington Road  
Weddington, NC 28104

ADDRESS: \_\_\_\_\_

YEARS IN WEDDINGTON My family has been in Weddington for 5 generations and with the exception of a few years, I am basically a lifetime resident of the community.

TELEPHONE: (HOME) 704 849-6759 OFFICE/MOBILE 704 578-5029

(FAX) 704 8496759

E-MAIL address: [janicepropst@windstream.net](mailto:janicepropst@windstream.net)

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EDUCATION: Bachelor of Science – Communications Appalachian State University,  
minors in Art and Business Administration

OCCUPATION: I have 30 years of sales and marketing background and I own my own part time vintage business

Please list civic and fraternal organizations in which you participate in Union County:

I have been on the Planning Board of Weddington for the last 4 years. I also have served as the chairperson for the Historic Preservation Commission for the past two years, and I also serve on the Town of Weddington Board of Adjustment.

Please explain your interest in serving on the above named board:

My family has been a part of this community for five generations and with the exception of a few years; Weddington has been my home too. It is an honor and privilege to serve the town I love through the planning process and have the ability to shape our towns future.

While on the Planning Board and Historic Preservation Commission I have helped coordinate two Historic Preservation Commission Teas, and the Then and Now Tent for the towns Thirtieth year celebration. I have also worked with Councilwoman Harrison on events such as the Christmas Tree Lighting, Easter Egg Hunt and the Fall Country Festival.

Any other comments:

I have a servant heart. In the past I have helped in caregiving roles with several Alzheimer's patients. I enjoy giving back to my community and working for Weddington in all my service roles has been a pure pleasure.

Thank you.

Date: October 28, 2013    Signature: Janice G. Propst

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Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

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Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 10/28/13

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Planning Board

NAME: Walker Davidson

ADDRESS: 713 Evans Manor Dr

ADDRESS: Weddington, NC 28104 YEARS IN WEDDINGTON 14

TELEPHONE: (HOME) 704-814-8791 OFFICE/MOBILE 704-451-6729

(FAX) \_\_\_\_\_

E-MAIL address: Wfdavidson@carolina-rr.com

EDUCATION: MBA-WFU, BA-Elm College

OCCUPATION: Portfolio Manager

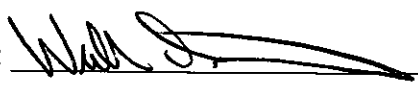
Please list civic and fraternal organizations in which you participate in Union County:

None, but I was Mayor.

Please explain your interest in serving on the above named board:

I want to improve the land use plan

Any other comments:

Date: 11-6-13 Signature: 

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11/6/13

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

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BOARD APPLYING FOR: Weddington Planning Board

NAME: Scott Buzzard

ADDRESS: 8042 Weddington Downs Drive

ADDRESS: \_\_\_\_\_ YEARS IN WEDDINGTON 13+ \_\_\_\_\_

TELEPHONE: (HOME) 704-849-2442 OFFICE/MOBILE 704-258-7901

(FAX) \_\_\_\_\_

E-MAIL address: scottb@sterlingservices.com

EDUCATION: B. A. Politics – Wake Forest University

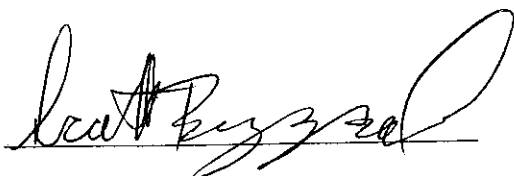
OCCUPATION: Customer Accounts Manager – Sterling Services

Please list civic and fraternal organizations in which you participate in Union County:  
Former Weddington Planning Board member (and all that goes with it)  
Former Vice-Chairman, Weddington Parks & Rec. Advisory Board  
Former Chairman, Weddington Downtown Core Committee  
Weddington Middle School JV Baseball Coach  
Coach & Assistant Coach (many times), WCWAA Baseball, Football, Softball  
Legacy Sports Basketball Coach

Please explain your interest in serving on the above named board:  
My wife and I moved here over thirteen years ago, after much searching and deliberation, to start our home and raise our family. I am interested in staying involved with the Town so that it retains the character and qualities that drew us here.

Any other comments:

Date: 11/14/2013

Signature: 

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

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Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road,  
Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11/5/13

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: PLANNING BOARD

NAME: BRUCE KLINK

ADDRESS: 2508 GREENBROOK PKWY

ADDRESS: MATTHEWS (WEDDINGTON) YEARS IN WEDDINGTON 15

TELEPHONE: (HOME) 704-814-9485 OFFICE/MOBILE 704-957-5589

(FAX) 704-844-6725

E-MAIL address: bruce.klink@bayer.com

EDUCATION: B.S. ANIMAL SCI, PENN STATE / VMD PENN SCHOOL VET. MED.

OCCUPATION: DOCTOR OF VETERINARY MEDICINE, BAYER HEALTH CARE

Please list civic and fraternal organizations in which you participate in Union County:

- WEDDINGTON UNITED METHODIST CHURCH: BOARD OF TRUSTEES, MEN'S GROUP
- PROVIDENCE WOODS SOUTH HOA, 10 YRS
- PTSD: ELEMENTARY LIAISON TO UNION CO. COMMISSIONERS, HIGH SCHOOL
- FFA, WHS: ALUMNUS MEMBER - UNION CO BIZ ED SPEAKER

Please explain your interest in serving on the above named board:

ASSIST IN OVERSIGHT OF FUTURE DEVELOPMENT OF WEDDINGTON AS REGARDS ADHERENCE TO LAND USE PLAN, ZONING REGULATIONS AND RESPECT FOR VISION OF CITIZENS AS REFLECTED IN  
Any other comments: MULTIPLE SURVEYS

Date: 11/22/2013

Signature: Bruce D Klink, VMD

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11/25/13

**TOWN OF WEDDINGTON  
WEDDINGTON PUBLIC SAFETY ADVISORY COMMITTEE  
RULES OF PROCEDURE**

**Article I  
Name**

- 1-1 The official name of the committee shall be the Weddington Public Safety Advisory Committee, hereafter referred to as the Committee.

**Article II  
Objective and Purpose**

- 2-1 The Public Safety Committee serves to consider public safety issues concerning Weddington and its citizens. These issues include, but are not limited to, fire protection, emergency medical services, law enforcement, and transportation. The Committee may make recommendations to the Town Council. The Committee shall also act to disseminate and improve communications on public safety issues.

**Article III  
Membership**

- 3-1 Members of the Committee shall be appointed by the Town Council for designated terms. The Committee shall consist of two members of the Weddington Town Council and five additional residents of the Town. The five at-large members shall be referred to herein as at-large members. The two members of the Weddington Town Council are non-voting members and do not count towards determining a quorum of the Committee.
- 3-2 Terms of members of the Committee serving elected office shall overlap with their elected terms. Therefore, for those members of the Committee serving terms on the Town Council, their term on the Committee shall correspond with the duration of their term on the Town Council. The at-large members shall serve four-year terms with three at-large members appointed to terms ending in odd numbered years, and two at-large members appointed to terms ending in even numbered years. The Secretary of the Committee shall request the Town Council to make appointments in accordance with this section at its regular December meeting.
- 3-3 All vacancies on the Committee shall be filled by Town Council appointment. All members appointed to fill an unexpired term shall serve for the duration of the unexpired term.

**Article IV  
Meetings**

- 4-1 The Committee shall hold a meeting in January of every year to elect the Chairman and Vice-Chairman. All other Committee meetings shall be scheduled as needed. All meetings shall be held in accordance with the North Carolina Open Meetings Law.
- 4-2 Special meetings may be called by the Chairman or the Vice Chairman.
- 4-3 A majority of the members of the Committee shall constitute a quorum. A quorum shall be present before any business is transacted.

- 4-4 Unless otherwise stated herein, the Committee shall operate according to Robert's Rules of Order. The Chairman shall decide all points of procedure unless otherwise directed by a majority vote of the Committee.
- 4-5 The order of business of the Committee shall be as follows; (a) determination of quorum/deletions to the agenda, (b) approval of minutes, (c) old business, (d) new business, (e) public comment, (f) member comment, and (g) adjournment.

**Article V**  
**Attendance**

- 5-1 Any member of the Committee who misses more than three (3) consecutive meetings or one-half (1/2) the meetings during any calendar year without an excused absence may lose his or her status as a member of the Committee. The Chairman may request that the member be replaced by Weddington Town Council.

**Article VI**  
**Action by Committee**

- 6-1 All actions of the Committee shall be taken in the form of a motion and voted upon by all members present following the establishment of a quorum.
- 6-2 Voting shall be done by a show of hands. All members present at the time a vote is taken shall be eligible to vote.
- 6-3 All members of the Committee must vote on all matters except as specified in Section 8-1 of these rules.

**Article VII**  
**Election of Officers**

- 7-1 At the first meeting of the Committee held in each calendar year, a Chairman and Vice-Chairman shall be elected by members of the Committee. These officers shall be elected for a term of one year and may be reelected for successive terms to the same office. Members shall be notified of the date, time and place of the election of officers. At least seven (7) days notice prior to the first annual meeting of the Committee shall be given. Each officer shall serve until a replacement is elected.
- 7-2 The Chairman shall preside at all meetings of the Committee, shall appoint all standing and temporary committees, and shall have all other duties normally conferred on such office.
- 7-3 The Vice-Chairman shall perform the duties of the Chairman in his absence. In the event of the absence of both the Chairman and Vice-Chairman, the members present may elect a temporary chairman for that meeting and proceed with the order of business.
- 7-4 The Town Clerk shall serve as secretary and shall keep the minutes of the Committee, prepare with the Chairman the agenda for all meetings, provide notice of meetings, attend to correspondence of the Committee and perform such other duties normally carried out by a secretary.



**Article VIII  
Conflict of Interest**

- 8-1 No member of the Committee may discuss, advocate, or vote on any matter in which he has a financial, pecuniary or monetary interest, either direct or indirect, in the outcome. Any member who violates this provision may be subject to removal from the Committee.

**Article IX  
Committee Powers**

- 9-1 The Committee is authorized and empowered to undertake such actions reasonably necessary to the discharge and conduct of its duties and responsibilities.

**Article X  
Records**

- 10-1 An annual written report shall be prepared by the Committee and submitted to the Town Council of Weddington. Such report shall include a comprehensive and detailed review of the activities, recommendations and actions of the Committee. The report shall include any budget requests for the upcoming year. The Secretary shall keep accurate minutes of the Committee meetings and a record of attendance of the members of the Committee.

**Article XI  
Adoption and Amendments**

- 11-1 These Rules of Procedure shall be adopted by a majority vote of the members of the Committee.
- 11-2 These Rules of Procedure may be amended by an affirmative vote of a majority of the membership present at any meeting, provided that such proposed amendment shall have first been submitted to all members in writing at least seven (7) days prior to the meeting at which the vote is to be taken.

ADOPTED this 16<sup>th</sup> day of November 2010.

Amended this 19<sup>th</sup> day of January, 2011.

Amended this 12<sup>th</sup> day of April, 2011.

Amended this 5<sup>th</sup> day of January, 2012.

Amended this 6<sup>th</sup> day of March, 2012.

Amended this 7<sup>th</sup> day of August, 2012.

Amended this 11<sup>th</sup> day of February, 2013.

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Michael Smith, Chairman

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Amy S. McCollum, Town Clerk

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

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**MEMORANDUM**

**TO:** Weddington Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** December 5, 2013

**SUBJECT:** Public Safety Appointments

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There are currently four citizen seat vacancies on the Public Safety Advisory Board. Three of those vacancies will be for a four year term and one of the vacancies is due to a resignation of a member whose term expires in 2014. Also the Council seat for Councilmember Werner Thomisser will also need to be filled. Applications from individuals wishing to serve on this Board are included in your packet.

Please let me know if you have any questions.

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

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BOARD APPLYING FOR: Public Safety Committee

NAME: Richard Sahlie

ADDRESS: 8126 Lake Providence Drive, Weddington, NC 28104

ADDRESS: \_\_\_\_\_ YEARS IN WEDDINGTON 11 Yrs

TELEPHONE: (HOME) 704-847-6164 OFFICE/MOBILE 704-607-2888

(FAX) \_\_\_\_\_

E-MAIL address: crossing@carolina.rr.com

EDUCATION: BS Engineering, MS Engineering and Management at UF

OCCUPATION: Retired

Please list civic and fraternal organizations in which you participate in Union County:

Please explain your interest in serving on the above named board:

I am concerned about rising crime rate in Weddington.

Any other comments:

Date: 10/7/2012 Signature: RS Sahlie

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 10/8/12

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Public Safety Committee

NAME: Kimberly Crooks

ADDRESS: 4500 Glen Oaks Drive

ADDRESS: Matthews, NC 28104 YEARS IN WEDDINGTON 3.5

TELEPHONE: (HOME) 704-246-8483 OFFICE/MOBILE 703-568-7498

(FAX) N/A

E-MAIL address: kimberlycrooks@hotmail.com

EDUCATION: BS Chemistry, US Naval Academy

OCCUPATION: Mother (Previous Senior Nuclear Operator/Supervisor- civilian and military)

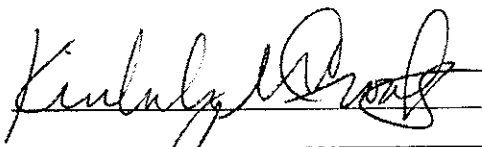
Please list civic and fraternal organizations in which you participate in Union County:

- Providence Woods Home Owners Association, Secretary (2012- Present)
- US Naval Academy Alumni Association- Charlotte Chapter President (2012- Present)

Please explain your interest in serving on the above named board:

My husband and I moved to Weddington when our first child was 6 weeks old. Growing up in a military family and as a veteran myself, I have lived in many different communities and was immediately drawn to the "hometown" feel of Weddington. I feel, as a resident and parent, it is my responsibility to do my best to ensure the town continues to thrive while maintaining the charm I fell in love with.

Any other comments: .

Date: 6/23/13 Signature: 

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 6/24/13

APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS

BOARD APPLYING FOR: Public Safety Committee  
NAME: Sandra Dean Lynch  
ADDRESS: 4845 Antioch Church Road  
ADDRESS: Matthews, NC 28104 YEARS IN WEDDINGTON 12  
TELEPHONE: (HOME) (704) 844-9190 OFFICE/MOBILE (704) 860-9361  
(FAX) N/A  
E-MAIL address: Sandradlynch2@aol.com  
EDUCATION: BS - Gardner-Webb University  
OCCUPATION: Sales

Please list civic and fraternal organizations in which you participate in Union County:

N/A

Please explain your interest in serving on the above named board:

My son is entering his senior year of school. I have free time on my hands and I want to get involved in the community.

I am applying for the Public Safety Committee or anything that is available.

Date: 6/24/2013 Signature: Sandra Dean Lynch

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 6/24/13

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

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**BOARD APPLYING FOR:** Public Safety Advisory Board

**NAME:** Douglas Sabo

**ADDRESS:** 5005 Dockside Ct

**ADDRESS:** Weddington **YEARS IN WEDDINGTON** 2 & 1/2 yr

**TELEPHONE:** (HOME) \_\_\_\_\_ OFFICE/MOBILE 813-545-3684

(FAX) 704-414-9469

**E-MAIL address** douglas.e.sabo@gmail.com

**EDUCATION:** University of South Florida, Business Administration

**OCCUPATION:** Product Manager – Wireless Networks at Time Warner Cable

**Please list civic and fraternal organizations in which you participate in Union County:**

Homeowners Advisory Board, Lake Forrest Preserve  
Weddington Public Safety Advisory Board, 2013

**Please explain your interest in serving on the above named board:**

During my career I have worked closely with public safety agencies supporting their communications needs. While working for Verizon in Tampa, FL I managed the engineering team that managed the E911 network, Public Safety Answering Positions (PSAP), and Computer Added Dispatch systems (CAD) along with Emergency Operations Centers( EOC). Prior to working for Verizon I was involved in the consolidation of 32 independent fire rescue agencies into a centralized E911 dispatch system in Pinellas County, FL.

**Any other comments:**

With my experience supporting E911 and related services I feel I bring more than an average level of understanding of the public safety system and some of the related issues they face. In addition prior to moving to Weddington I have served on several HOA boards and have been involved with area economic development and business recruitment functions and look forward to being involved in our community.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

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Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11/16/13

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

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BOARD APPLYING FOR: Public Safety Committee

NAME: Timothy R. Wescott, PMP

ADDRESS: 6008 Highview Road

ADDRESS: Matthews, NC 28104 YEARS IN WEDDINGTON 17

TELEPHONE: (HOME) 704-844-0921 OFFICE/MOBILE 704-844-6194 (w)  
704-401-6239 (m)  
(FAX) 320-388-4329

E-MAIL address: timothy@wescottage.com

EDUCATION: Montclair State University, B.S.


OCCUPATION: PMO Consultant, Bank of America  
Security Associate, Billy Graham Evangelistic Association

Please list civic and fraternal organizations in which you participate in Union County:

Please explain your interest in serving on the above named board:

I have a background in first responder fire fighting and leadership, as well as public safety in my role as security associate. I would like to continue leveraging my experience to benefit my Weddington community.

Any other comments:

Date: 11/25/2013 Signature: 

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

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Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11/27/13

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Public Safety

NAME: Mike Maxson

ADDRESS: 7097 High Meadow Dr.

ADDRESS: \_\_\_\_\_ YEARS IN WEDDINGTON 18

TELEPHONE: (HOME) \_\_\_\_\_ OFFICE/MOBILE 980-328-5700

(FAX) 704-684-0269

E-MAIL address: MMAXSON@carolina.rr.com

EDUCATION: Methodist University BA Business

OCCUPATION: Sales Representative

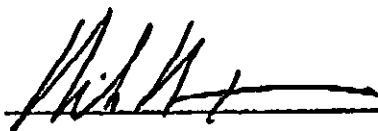
Please list civic and fraternal organizations in which you participate in Union County:

Weddington Optimist Club

Please explain your interest in serving on the above named board:

With a background within the L.P. Gas industry, safety is our first priority. I welcome the opportunity to contribute to the overall safety of the Town of Weddington.  
Any other comments:

Date: 11-26-13

Signature: 

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law, N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11/27/13



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**TOWN OF  
WEDDINGTON**

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**MEMORANDUM**

**TO:** Weddington Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** December 5, 2013

**SUBJECT:** Check Signee and Reviewer of Bank Statements

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Currently Councilman Daniel Barry, Councilwoman Pamela Hadley, Finance Officer Leslie Gaylord and Town Administrator Amy McCollum are authorized to sign checks on behalf of the Town. Also, Mayor Walker Davidson and Councilwoman Barbara Harrison review bank statements. We need a Councilmember to be assigned to sign checks and one to review bank statements due to the change in Council from the election.

Please let me know if you have any questions. Thank you.

**Resolution Approving Financing Terms**

**WHEREAS:** The Town of Weddington ("Town") has previously determined to undertake a project for the purchase of the Providence Volunteer Fire Department fire station and real property (the "Project"), and the Finance Officer has now presented a proposal for the financing of such Project.

**BE IT THEREFORE RESOLVED, as follows:**

1. The Town hereby determines to finance the Project through Branch Banking and Trust Company ("BB&T"), in accordance with the proposal dated November 20, 2013. The amount financed shall not exceed \$750,000.00, the annual interest rate (in the absence of default or change in tax status) shall not exceed 2.52%, and the financing term shall not exceed ten (10) years from closing.

2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. All officers and employees of the Town are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution. The Financing Documents shall include a Financing Agreement and Deed of Trust and a Project Fund Agreement as BB&T may request.

3. The Finance Officer is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The Finance Officer is authorized to approve changes to any Financing Documents previously signed by Town officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Officer shall approve, with the Finance Officer's release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.

4. The Town shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The Town hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b)(3).

5. The Town intends that the adoption of this resolution will be a declaration of the Town's official intent to reimburse expenditures for the project that is to be financed from the proceeds of the BB&T financing described above. The Town intends that funds that have been advanced, or that may be advanced, from the Town's general fund, or any other Town fund related to the project, for project costs may be reimbursed from the financing proceeds.

6. All prior actions of Town officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_  
(Clerk)

By: \_\_\_\_\_  
(Mayor)

SEAL



# TOWN OF WEDDINGTON MEMORANDUM

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**DATE:** 12/09/13  
**TO:** MAYOR  
TOWN COUNCIL  
**CC:** AMY MCCOLLUM, TOWN CLERK  
**FROM:** JORDAN COOK, ZONING ADMINISTRATOR/PLANNER  
**RE:** UPDATE FROM PLANNING/ZONING OFFICE

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- Staff has received a Sketch Plan application from Pulte Homes for a 48 lot conservation subdivision located on Lochaven Road. Public involvement meetings were held on Wednesday, November 20, 2013 on site at Parcel #06-153-025 from 1:30 p.m. to 3:30 p.m. and on Wednesday, December 4, 2013 – 4:00 p.m. to 6:00 p.m. at the Weddington Town Hall, 1924 Weddington Road. This plan will be on the December 16<sup>th</sup> Planning Board agenda.
- Staff has received a Sketch Plan application for the six lot Graham Hall subdivision located on Weddington-Matthews Road across from Weddington Swim and Racquet Club. This plan will be on the January 27<sup>th</sup> Planning Board agenda.
- Staff has received a Sketch Plan application for the 15 lot Bard Property subdivision located on Hemby Road. This plan will be on the January 27<sup>th</sup> Planning Board agenda.
- The following items were on the November 25<sup>th</sup> Planning Board agenda:
  - Atherton Estates Preliminary Plat
  - Lake Forest Preserve Map 2 Phase 3B Final Plat
  - Perry South Freestanding Ground Sign Discussion
  - Fire Hydrant Easement Text Amendment
  - Floodplain Ordinance Text Amendment
- The following items will be on the December 16<sup>th</sup> Planning Board agenda:
  - Lochaven Conservation Subdivision Preliminary Plat

## **PROVIDENCE VFD**

Training Hours 257.00

Union Fire Calls 26

Union EMS Calls 07

Mecklenburg Fire Calls 04

Mecklenburg EMS Calls 01

Total Calls 38

### **Christmas Tree Lot Open Pricing**

5-6 foot tree – \$30.00

6-7 foot tree – \$40.00

7-8 foot tree – \$50.00

8-9 foot tree – \$60.00

9-10 foot tree – \$80.00

10-12 foot tree – \$100.00

14 foot tree – \$175.00

24” wreaths – \$15.00

32” wreaths – \$20.00

25’ garland – \$20.00

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

	<u>Nov 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Nov 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>110 - Subsidies</b>							
111 - Mecklenburg Cty	4,122.33	5,416.66	-1,294.33	24,733.98	27,083.38	-2,349.40	65,000.00
112 - Union County	2,910.00			2,910.00			
113 - Town of Weddington	56,775.00	45,500.00	11,275.00	238,775.00	227,500.00	11,275.00	546,000.00
116 - Town of Weddington - Other	0.00			71,429.41			
117 - Mecklenburg Cty Radio Subsidy	0.00	1,300.66	-1,300.66	0.00	6,503.38	-6,503.38	15,608.00
<b>Total 110 - Subsidies</b>	<b>63,807.33</b>	<b>52,217.32</b>	<b>11,590.01</b>	<b>337,848.39</b>	<b>261,086.76</b>	<b>76,761.63</b>	<b>626,608.00</b>
<b>120 - Dues &amp; Fees</b>							
121 - Union County Fire Fees	2,985.00	833.33	2,151.67	6,260.86	4,166.69	2,094.17	10,000.00
<b>Total 120 - Dues &amp; Fees</b>	<b>2,985.00</b>	<b>833.33</b>	<b>2,151.67</b>	<b>6,260.86</b>	<b>4,166.69</b>	<b>2,094.17</b>	<b>10,000.00</b>
<b>130 - Vol Donations</b>							
131 - Memorials	0.00	41.66	-41.66	0.00	208.38	-208.38	500.00
134 - Other	0.00	250.00	-250.00	5,144.78	1,250.00	3,894.78	3,000.00
130 - Vol Donations - Other	730.00			784.00			
<b>Total 130 - Vol Donations</b>	<b>730.00</b>	<b>291.66</b>	<b>438.34</b>	<b>5,928.78</b>	<b>1,458.38</b>	<b>4,470.40</b>	<b>3,500.00</b>
<b>140 - Other Income</b>							
142 - Fire Fighters' Relief Fund	1,047.59	416.66	630.93	1,047.59	2,083.38	-1,035.79	5,000.00
143 - Fuel Tax Refund	0.00	83.33	-83.33	0.00	416.69	-416.69	1,000.00
144 - Sales Tax Refund	0.00	250.00	-250.00	0.00	1,250.00	-1,250.00	3,000.00
145 - Interest	0.00	250.00	-250.00	1.88	1,250.00	-1,248.12	3,000.00
147 - Medic-EMS Reimbursement	1,027.50	1,000.00	27.50	5,199.15	5,000.00	199.15	12,000.00
148 - Firemen Relief Interest	0.00			2.69			
155 - Christmas Fundraising Income	0.00			0.00			5,000.00
156 - Newsletter Income	0.00	7,500.00	-7,500.00	0.00	7,500.00	-7,500.00	7,500.00
<b>Total 140 - Other Income</b>	<b>2,075.09</b>	<b>9,499.99</b>	<b>-7,424.90</b>	<b>6,251.31</b>	<b>17,500.07</b>	<b>-11,248.76</b>	<b>36,500.00</b>
150 - Uncategorized Income	0.00			325.00			
<b>Total Income</b>	<b>69,597.42</b>	<b>62,842.30</b>	<b>6,755.12</b>	<b>356,614.34</b>	<b>284,211.90</b>	<b>72,402.44</b>	<b>676,608.00</b>
<b>Expense</b>							
<b>200 - Administration</b>							
202 - Legal Fees	0.00	416.66	-416.66	546.50	2,083.38	-1,536.88	5,000.00
203 - Building Upgrade Fees	432.00			17,731.11			
204 - Ladder Shed Upgrade Fees	663.00			79,666.38			
209 - Annual Dinner/Award	0.00			0.00			4,000.00
210 - Fire Chief Discretionary	24.51	166.66	-142.15	413.76	833.38	-419.62	2,000.00
211 - Bank Charges & Credit Card Fee	0.00	20.83	-20.83	163.54	104.19	59.35	250.00
212 - Prof Fees	450.00	458.33	-8.33	2,250.00	2,291.69	-41.69	5,500.00
213 - Computer Upgrades	0.00	166.66	-166.66	2,270.00	833.38	1,436.62	2,000.00
214 - Off Supplies	9.58	208.33	-198.75	521.30	1,041.69	-520.39	2,500.00
215 - Printing/Newsletter	1,280.00			1,280.00	3,000.00	-1,720.00	3,000.00
216 - Postage	1,026.00	125.00	901.00	1,084.42	625.00	459.42	1,500.00
217 - Dues, Subscriptions, & Internet	93.50	62.50	31.00	221.50	312.50	-91.00	750.00
218 - Fire Fighters' Association	0.00			0.00			500.00
219 - Miscellaneous	122.45	166.66	-44.21	998.66	833.38	165.28	2,000.00
<b>Total 200 - Administration</b>	<b>4,101.04</b>	<b>1,791.63</b>	<b>2,309.41</b>	<b>107,147.17</b>	<b>11,958.59</b>	<b>95,188.58</b>	<b>29,000.00</b>

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

	<u>Nov 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Nov 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>220 - Insurance</b>							
221 - Business Auto	8,727.00			8,727.00			
223 - Vol. Fire Fighters' Workers Com	0.00			0.00			8,000.00
224 - Commercial Package	10,131.00			15,537.00			20,000.00
226 - Accident & Sickness Policy	1,910.00			1,910.00			
<b>Total 220 - Insurance</b>	<b>20,768.00</b>			<b>26,174.00</b>			<b>28,000.00</b>
225 - Drug Testing/Physical Exams	915.00	416.66	498.34	915.00	2,083.38	-1,168.38	5,000.00
<b>230 - Taxes</b>							
<b>231 - Sales Taxes</b>							
232 - Meck CO.	867.96	125.00	742.96	2,888.50	625.00	2,263.50	1,500.00
233 - Union County	56.77	33.33	23.44	774.02	166.69	607.33	400.00
<b>Total 231 - Sales Taxes</b>	<b>924.73</b>	<b>158.33</b>	<b>766.40</b>	<b>3,662.52</b>	<b>791.69</b>	<b>2,870.83</b>	<b>1,900.00</b>
236 - Property Tax	0.00	8.33	-8.33	0.00	41.69	-41.69	100.00
237 - Freight	69.47	8.33	61.14	69.47	41.69	27.78	100.00
<b>Total 230 - Taxes</b>	<b>994.20</b>	<b>174.99</b>	<b>819.21</b>	<b>3,731.99</b>	<b>875.07</b>	<b>2,856.92</b>	<b>2,100.00</b>
<b>300 - Build Maintenance</b>							
370 - Security Monitoring	0.00			261.00			
310 - Cleaning	0.00			0.00	125.00	-125.00	500.00
320 - Landscaping & Lawn Care	145.00	208.33	-63.33	2,750.00	1,041.69	1,708.31	2,500.00
330 - Trash and Landfill	50.00	41.66	8.34	250.00	208.38	41.62	500.00
340 - Pest Control	100.00			385.00	500.00	-115.00	500.00
350 - Maintenance Supplies	571.96	416.66	155.30	3,608.07	2,083.38	1,524.69	5,000.00
351 - Furniture	0.00	166.66	-166.66	700.00	833.38	-133.38	2,000.00
360 - Repairs	0.00	833.33	-833.33	2,128.00	4,166.69	-2,038.69	10,000.00
<b>Total 300 - Build Maintenance</b>	<b>866.96</b>	<b>1,666.64</b>	<b>-799.68</b>	<b>10,082.07</b>	<b>8,958.52</b>	<b>1,123.55</b>	<b>21,000.00</b>
<b>400 - Utilities</b>							
410 - Electric	0.00	833.33	-833.33	2,881.64	4,166.69	-1,285.05	10,000.00
420 - Natural Gas	44.00	291.66	-247.66	386.58	1,458.38	-1,071.80	3,500.00
430 - Telephone	600.42	291.66	308.76	1,761.15	1,458.38	302.77	3,500.00
440 - Water	613.66	41.66	572.00	903.55	208.38	695.17	500.00
<b>Total 400 - Utilities</b>	<b>1,258.08</b>	<b>1,458.31</b>	<b>-200.23</b>	<b>5,932.92</b>	<b>7,291.83</b>	<b>-1,358.91</b>	<b>17,500.00</b>
<b>500 - Fire Fighters' Equip/Training</b>							
<b>510 - Clothing</b>							
512 - Dress Uniforms	0.00	166.66	-166.66	0.00	833.38	-833.38	2,000.00
513 - Clothing - Other	0.00	416.66	-416.66	1,300.71	2,083.38	-782.67	5,000.00
<b>Total 510 - Clothing</b>	<b>0.00</b>	<b>583.32</b>	<b>-583.32</b>	<b>1,300.71</b>	<b>2,916.76</b>	<b>-1,616.05</b>	<b>7,000.00</b>
<b>520 - Equipment</b>							
521 - Radios\ Pagers - New	0.00	250.00	-250.00	2,700.00	1,250.00	1,450.00	3,000.00
522 - Radios\ Pagers - Maintenance	0.00	83.33	-83.33	2,484.90	416.69	2,068.21	1,000.00
523 - Equipment - New	5,884.71	750.00	5,134.71	7,959.55	3,750.00	4,209.55	9,000.00
524 - Equipment - Maintenance	0.00	416.66	-416.66	5,461.58	2,083.38	3,378.20	5,000.00
525 - Firefighting Supplies	0.00	416.66	-416.66	515.00	2,083.38	-1,568.38	5,000.00
528 - Mecklenburg Radio Contract	0.00	1,300.66	-1,300.66	9,916.68	6,503.38	3,413.30	15,608.00
<b>Total 520 - Equipment</b>	<b>5,884.71</b>	<b>3,217.31</b>	<b>2,667.40</b>	<b>29,037.71</b>	<b>16,086.83</b>	<b>12,950.88</b>	<b>38,608.00</b>

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

	<u>Nov 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Nov 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>529 - PPE (Personal Protective Equip)</b>	1,822.00	2,916.66	-1,094.66	6,076.35	14,583.38	-8,507.03	35,000.00
<b>530 - Medical</b>							
531 - Equipment	0.00			3,007.00			
532 - Supplies	392.91	208.33	184.58	1,365.06	1,041.69	323.37	2,500.00
533 - Waste	236.68	125.00	111.68	1,111.20	625.00	486.20	1,500.00
<b>Total 530 - Medical</b>	<u>629.59</u>	<u>333.33</u>	<u>296.26</u>	<u>5,483.26</u>	<u>1,666.69</u>	<u>3,816.57</u>	<u>4,000.00</u>
<b>540 - Training</b>							
541 - Seminars	125.50	1,075.00	-949.50	1,278.82	5,375.00	-4,096.18	12,900.00
542 - Books	0.00	125.00	-125.00	1,613.17	625.00	988.17	1,500.00
543 - PR Literature	0.00	125.00	-125.00	0.00	625.00	-625.00	1,500.00
544 - Other - Training Bonus	3,570.00	1,958.33	1,611.67	3,570.00	9,791.69	-6,221.69	23,500.00
<b>Total 540 - Training</b>	<u>3,695.50</u>	<u>3,283.33</u>	<u>412.17</u>	<u>6,461.99</u>	<u>16,416.69</u>	<u>-9,954.70</u>	<u>39,400.00</u>
<b>Total 500 - Fire Fighters' Equip/Training</b>	<u>12,031.80</u>	<u>10,333.95</u>	<u>1,697.85</u>	<u>48,360.02</u>	<u>51,670.35</u>	<u>-3,310.33</u>	<u>124,008.00</u>
<b>600 - Fire Engines</b>							
620 - '99 Southern Coach Eng #322	0.00	1,250.00	-1,250.00	15,731.69	6,250.00	9,481.69	15,000.00
635 - '93 KME Engine #323	0.00	833.33	-833.33	10,905.29	4,166.69	6,738.60	10,000.00
640 - '03 Red Diamond #324	0.00	500.00	-500.00	1,237.70	2,500.00	-1,262.30	6,000.00
650 - '02 Ford Quesco Brush #326	359.52	166.66	192.86	510.11	833.38	-323.27	2,000.00
660 - '95 Intern\Hackney Squad #32	0.00	416.66	-416.66	586.02	2,083.38	-1,497.36	5,000.00
680 - '06 KME Pumper #321	8,635.19	1,333.33	7,301.86	9,440.39	6,666.69	2,773.70	16,000.00
681 - Diesel Fuel	2,120.24	1,583.33	536.91	7,499.50	7,916.69	-417.19	19,000.00
682 - Gasoline	68.75	16.66	52.09	68.75	83.38	-14.63	200.00
683 - Cleaning Supplies	0.00	83.33	-83.33	0.00	416.69	-416.69	1,000.00
684 - Miscellaneous Parts	195.58	83.33	112.25	358.76	416.69	-57.93	1,000.00
685 - Fire Engines - Other	0.00	500.00	-500.00	0.00	2,500.00	-2,500.00	6,000.00
<b>Total 600 - Fire Engines</b>	<u>11,379.28</u>	<u>6,766.63</u>	<u>4,612.65</u>	<u>46,338.21</u>	<u>33,833.59</u>	<u>12,504.62</u>	<u>81,200.00</u>
<b>800 - Firefighters Payroll</b>							
801 - Payroll - Day Shift (Hourly)	15,181.00	17,480.00	-2,299.00	81,206.75	87,400.00	-6,193.25	209,760.00
809 - Payroll - Day Shift (Stipend)	1,560.00	1,500.00	60.00	8,340.00	7,500.00	840.00	18,000.00
802 - Payroll - Night Shift (Hourly)	7,807.00	9,490.00	-1,683.00	49,114.00	47,450.00	1,664.00	113,880.00
810 - Payroll - Night Shift (Stipend)	2,320.00	1,825.00	495.00	10,580.00	9,125.00	1,455.00	21,900.00
<b>808 - Payroll Expenses</b>							
FICA	2,055.43	1,798.58	256.85	11,416.97	8,992.94	2,424.03	21,583.00
SUTA	239.91	500.00	-260.09	1,510.25	2,500.00	-989.75	6,000.00
808 - Payroll Expenses - Other	90.00	125.00	-35.00	476.20	625.00	-148.80	1,500.00
<b>Total 808 - Payroll Expenses</b>	<u>2,385.34</u>	<u>2,423.58</u>	<u>-38.24</u>	<u>13,403.42</u>	<u>12,117.94</u>	<u>1,285.48</u>	<u>29,083.00</u>
<b>Total 800 - Firefighters Payroll</b>	<u>29,253.34</u>	<u>32,718.58</u>	<u>-3,465.24</u>	<u>162,644.17</u>	<u>163,592.94</u>	<u>-948.77</u>	<u>392,623.00</u>
<b>850 - Christmas Fundraising Expense</b>	<u>1,804.50</u>	<u>4,000.00</u>	<u>-2,195.50</u>	<u>1,804.50</u>	<u>4,000.00</u>	<u>-2,195.50</u>	<u>4,000.00</u>
<b>Total Expense</b>	<u>83,372.20</u>	<u>59,327.39</u>	<u>24,044.81</u>	<u>413,130.05</u>	<u>284,264.27</u>	<u>128,865.78</u>	<u>704,431.00</u>
<b>Net Ordinary Income</b>	<u>-13,774.78</u>	<u>3,514.91</u>	<u>-17,289.69</u>	<u>-56,515.71</u>	<u>-52.37</u>	<u>-56,463.34</u>	<u>-27,823.00</u>
<b>Net Income</b>	<u>-13,774.78</u>	<u>3,514.91</u>	<u>-17,289.69</u>	<u>-56,515.71</u>	<u>-52.37</u>	<u>-56,463.34</u>	<u>-27,823.00</u>

Providence Volunteer Fire Department  
**Balance Sheet**  
As of November 30, 2013

Nov 30, 13

**ASSETS**

Current Assets

Checking/Savings

Checking Accounts

6542 - BB&T Construction Acct. -171,593.12

BB&T Checking-5119 59,009.34

BOA Payroll-7449 12,954.59

Total Checking Accounts -99,629.19

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

Firemen Relief-BOA-8254 39,755.48

Total Checking/Savings 59,613.51

Total Current Assets 59,613.51

Fixed Assets

CIP - Firehouse Construction 344,243.12

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 2,448.00

Groban Electric Generator 5,000.00

Ladder Truck Building 32,452.08

Total Fixed Assets 502,954.40

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 -1,124,844.71

Total Other Assets 390,656.92

**TOTAL ASSETS 953,224.83**

**LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Other Current Liabilities

2100 - Payroll Liabilities 3,968.16

Total Other Current Liabilities 3,968.16

Total Current Liabilities 3,968.16

Total Liabilities 3,968.16

Equity

3900 - Retained Earnings 1,005,772.38

Net Income -56,515.71

Total Equity 949,256.67



8:40 AM  
11/27/13  
Cash Basis

**Providence Volunteer Fire Department**  
**Balance Sheet**  
As of November 30, 2013

Nov 30, 13

TOTAL LIABILITIES & EQUITY

953,224.83



# Union County Sheriff's Office

## Events By Nature

Date of Report

12/2/2013

12:49:00PM

For the Month of: November 2013

<u>Event Type</u>	<u>Total</u>
911 HANG UP	41
911 MISDIAL	5
ACCIDENT EMD	6
ACCIDENT HITRUN PD LAW	2
ACCIDENT PD COUNTY NO EMD	14
ALARMS LAW	54
ANIMAL BITE REPORT LAW	4
ANIMAL COMP SERVICE CALL LAW	10
ASSAULT SIMPLE LAW	1
ASSIST EMS OR FIRE	1
ASSIST OTHER AGENCY LAW	1
BARKING DOG	3
BOLO	9
BURGLARY HOME OTHER NONBUSINESS	1
BURGLARY VEHICLE	4
BUSINESS CHECK	93
CALL BY PHONE	12
COMMERCIAL STRUCTURE FIRE	1
DELIVER MESSAGE	2
DISCHARGE OF FIREARM	1
DISTURBANCE OR NUISANCE	5
DOMESTIC DISTURBANCE	2
ESCORT	2
FIRE ALARM NONCOMMERICAL EFD	1
FIREWORKS VIOLATION REPORT	2
FOLLOW UP INVESTIGATION	2
FOOT PATROL	1
FRAUD DECEPTION FORGERY	2
FUNERAL ESCORT	2

<u>Event Type</u>	<u>Total</u>
HARASSMENT STALKING THREATS	9
ILLEGAL DUMPING LITTERING	1
IMPROPERLY PARKED VEHICLE	1
INTOXICATED DRIVER	1
INTOXICATED PEDESTRIAN	1
INVESTIGATION	5
JURISDICTION CONFIRMATION LAW	4
LARCENY THEFT	6
LIVE STOCK ON HIGHWAY	3
LOST OR FOUND PROPERTY	1
MENTAL DISORDER LAW	1
MISCELLANEOUS CALL LAW	1
MOTORIST ASSIST	2
NC DOT MISCELLANEOUS	4
NOISE COMPLAINT	1
PREVENTATIVE PATROL	405
PROP DAMAGE VANDALISM MISCHIEF	4
PUBLIC SERVICE	3
PUBLIC WORKS CALL	3
RADAR PATROL INCLUDING TRAINIG	15
ROAD CLOSURE	1
RUNAWAY REPORT	1
SEARCH CONDUCTED BY LAW AGENCY	1
SERVE CIVIL PAPER	3
SERVE CRIMINAL CIVIL SUBPOENA	4
SERVE DOMESTIC VIOL ORDER	2
SERVE WARRANT	8
STRUCTURE FIRE EFD	1
SUICIDAL THREAT EPD	1
SUSPICIOUS CIRCUMSTANCES	5
SUSPICIOUS PERSON	9
SUSPICIOUS VEHICLE	7
TRAFFIC HAZARD	1

<u>Event Type</u>	<u>Total</u>
TRAFFIC STOP	73
TRANSPORT ALL LAW	1
UNLOCK REQUEST	1
WANTED PERSON	1

***Total Calls for Month: 875***

# Town of Weddington

*November, 2013*

## Wesley Chapel Fire Department Responses

Fire Districts PV4, PV5, PV7 and PV8

<b>INCIDENT TYPE</b>	<b>TOTAL CALLS</b>
ACCIDENT EMD	2
CHEST PAIN EMD	1
FALLS EMD	2
GAS LEAK EFD	1
SEIZURE EMD	1
SICK PERSON EMD	1
TRAUMATIC INJURIES EMD	1
TOTAL	9

Wesley Chapel VFD responded to 11 total incidents in the Town of Weddington in November. There was 1 outside fire non-brush and one seizure response for mutual aid.

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

FY 2013-2014

11/01/2013 TO 11/30/2013  
CURRENT PERIOD      YEAR-TO-DATE      BUDGETED      % BUDGET REM

REVENUE:

10-3101-110 AD VALOREM TAX - CURRENT	288,174.36	596,306.16	975,000.00	39
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	358.50	5,847.02	7,000.00	16
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	-50.00	2,901.41	1,000.00	-190
10-3110-121 AD VALOREM TAX - MOTOR VEH	8,646.73	25,745.41	60,000.00	57
10-3115-180 TAX INTEREST	23.23	531.53	2,250.00	76
10-3231-220 LOCAL OPTION SALES TAX REV -	23,009.20	70,313.30	156,000.00	55
10-3322-220 BEER & WINE TAX	0.00	0.00	43,350.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	92,642.49	407,000.00	77
10-3340-400 ZONING & PERMIT FEES	2,522.50	14,732.50	10,000.00	-47
10-3350-400 SUBDIVISION FEES	11,400.00	55,400.00	2,000.00	-2,670
10-3830-891 MISCELLANEOUS REVENUES	850.00	1,782.36	1,500.00	-19
10-3831-491 INVESTMENT INCOME	1,353.29	1,874.18	13,000.00	86
TOTAL REVENUE	336,287.81	868,076.36	1,678,100.00	48

AFTER TRANSFERS      336,287.81      868,076.36      1,678,100.00

**4110 GENERAL GOVERNMENT**

EXPENDITURE:

10-4110-126 FIRE DEPT SUBSIDIES	73,993.75	313,593.75	752,625.00	58
10-4110-127 FIRE DEPARTMENT GRANT	0.00	0.00	80,000.00	100
10-4110-128 POLICE PROTECTION	0.00	119,694.00	240,000.00	50
10-4110-192 ATTORNEY FEES	15,594.36	34,368.93	90,000.00	62
10-4110-195 ELECTION EXPENSE	0.00	0.00	11,000.00	100
10-4110-340 EVENTS & PUBLICATIONS	40.00	2,328.10	5,500.00	58
10-4110-341 WEDDINGTON FESTIVAL	966.95	95.60	10,000.00	99
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	0.00	6,240.00	100
10-4110-343 EASTER EGG HUNT	0.00	0.00	500.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	0.00	510.00	100
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,600.00	100
TOTAL EXPENDITURE	90,595.06	470,080.38	1,199,975.00	61

BEFORE TRANSFERS      -90,595.06      -470,080.38      -1,199,975.00

AFTER TRANSFERS      -90,595.06      -470,080.38      -1,199,975.00

**4120 ADMINISTRATIVE**

EXPENDITURE:

10-4120-121 SALARIES - CLERK	7,818.62	31,857.26	73,500.00	57
10-4120-123 SALARIES - TAX COLLECTOR	4,198.29	17,300.49	43,500.00	60
10-4120-124 SALARIES - FINANCE OFFICER	1,441.89	6,589.40	11,250.00	41
10-4120-125 SALARIES - MAYOR & TOWN COU	1,750.00	8,750.00	25,200.00	65
10-4120-181 FICA EXPENSE	1,155.41	4,893.86	13,000.00	62
10-4120-182 EMPLOYEE RETIREMENT	1,820.56	7,454.24	16,500.00	55
10-4120-183 EMPLOYEE INSURANCE	1,763.00	8,815.00	21,000.00	58
10-4120-184 EMPLOYEE LIFE INSURANCE	29.68	149.52	400.00	63
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	120.00	325.00	63
10-4120-191 AUDIT FEES	0.00	0.00	8,900.00	100
10-4120-193 CONTRACT LABOR	0.00	0.00	5,000.00	100
10-4120-200 OFFICE SUPPLIES - ADMIN	1,105.68	3,549.43	17,000.00	79
10-4120-210 PLANNING CONFERENCE	0.00	0.00	1,000.00	100
10-4120-321 TELEPHONE - ADMIN	258.13	1,054.62	4,000.00	74
10-4120-325 POSTAGE - ADMIN	150.00	1,420.35	4,200.00	66
10-4120-331 UTILITIES - ADMIN	339.66	1,072.57	4,725.00	77

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

FY 2013-2014

11/01/2013 TO 11/30/2013

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-351 REPAIRS & MAINTENANCE - BUIL	85.00	6,297.10	38,000.00	83
10-4120-352 REPAIRS & MAINTENANCE - EQU	4,428.21	28,617.54	55,000.00	48
10-4120-354 REPAIRS & MAINTENANCE - GRO	2,715.00	19,029.00	46,000.00	59
10-4120-355 REPAIRS & MAINTENANCE - PES	0.00	220.00	1,250.00	82
10-4120-356 REPAIRS & MAINTENANCE - CUS	400.00	1,600.00	6,250.00	74
10-4120-370 ADVERTISING - ADMIN	68.60	677.44	1,000.00	32
10-4120-397 TAX LISTING & TAX COLLECTION	47.20	41.28	1,000.00	96
10-4120-400 ADMINISTRATIVE:TRAINING	0.00	1,442.00	4,100.00	65
10-4120-410 ADMINISTRATIVE:TRAVEL	678.88	3,635.41	6,500.00	44
10-4120-450 INSURANCE	0.00	11,311.20	14,360.00	21
10-4120-491 DUES & SUBSCRIPTIONS	0.00	12,405.00	21,000.00	41
10-4120-498 GIFTS & AWARDS	0.00	47.50	1,500.00	97
10-4120-499 MISCELLANEOUS	640.48	1,990.30	3,500.00	43
TOTAL EXPENDITURE	30,918.29	180,340.51	448,960.00	60
BEFORE TRANSFERS	-30,918.29	-180,340.51	-448,960.00	
AFTER TRANSFERS	-30,918.29	-180,340.51	-448,960.00	
<b>4130 PLANNING &amp; ZONING</b>				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTR	7,038.25	27,750.97	65,500.00	58
10-4130-122 SALARIES - ASST ZONING ADMIN	256.05	819.60	2,500.00	67
10-4130-123 SALARIES - RECEPTIONIST	2,164.37	8,654.63	21,500.00	60
10-4130-124 SALARIES - PLANNING BOARD	1,450.00	6,850.00	17,500.00	61
10-4130-125 SALARIES - SIGN REMOVAL	389.80	2,100.13	5,000.00	58
10-4130-181 FICA EXPENSE - P&Z	864.35	3,532.43	11,700.00	70
10-4130-182 EMPLOYEE RETIREMENT - P&Z	1,409.81	5,524.15	12,700.00	57
10-4130-183 EMPLOYEE INSURANCE	1,763.00	8,815.00	22,500.00	61
10-4130-184 EMPLOYEE LIFE INSURANCE	23.24	115.08	325.00	65
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	60.00	215.00	72
10-4130-193 CONSULTING	1,043.50	6,308.40	5,000.00	-26
10-4130-194 CONSULTING - COG	900.00	900.00	5,000.00	82
10-4130-200 OFFICE SUPPLIES - PLANNING &	754.78	2,658.09	5,000.00	47
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	9,000.00	100
10-4130-321 TELEPHONE - PLANNING & ZONI	258.15	1,054.67	4,000.00	74
10-4130-325 POSTAGE - PLANNING & ZONING	150.00	1,423.96	4,200.00	66
10-4130-331 UTILITIES - PLANNING & ZONING	339.68	1,097.74	4,725.00	77
10-4130-370 ADVERTISING - PLANNING & ZON	68.60	468.06	1,000.00	53
TOTAL EXPENDITURE	18,885.58	78,132.91	200,365.00	61
BEFORE TRANSFERS	-18,885.58	-78,132.91	-200,365.00	
AFTER TRANSFERS	-18,885.58	-78,132.91	-200,365.00	
GRAND TOTAL	195,888.88	139,522.56	-171,200.00	

TOWN OF WEDDINGTON  
BALANCE SHEET

FY 2013-2014

PERIOD ENDING: 11/30/2013

10

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	613,220.71
10-1120-001 TRINITY MONEY MARKET	1,182,014.88
10-1120-002 CITIZENS SOUTH CD'S	514,703.59
10-1170-000 NC CASH MGMT TRUST	530,069.74
10-1211-001 A/R PROPERTY TAX	412,552.02
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	10,371.93
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,144.08
10-1232-000 SALES TAX RECEIVABLE	362.61
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	128,527.48
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS	4,271,634.39

LIABILITIES & EQUITY

LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	248,202.40
10-2620-000 DEFERRED REVENUE - DELQ TAXES	10,371.93
10-2625-000 DEFERRED REVENUE - CURR YR TAX	412,552.02
10-2630-000 DEFERRED REVENUE-NEXT 8	10,144.08
TOTAL LIABILITIES	681,270.43

EQUITY

10-2620-001 FUND BALANCE - UNASSIGNED	1,893,586.77
10-2620-003 FUND BALANCE-ASSIGNED	568,000.00
10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	998,194.83
CURRENT FUND BALANCE - YTD NET REV	139,522.56
TOTAL EQUITY	3,599,304.16

TOTAL LIABILITIES & FUND EQUITY 4,280,574.59



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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** December 9, 2013

**SUBJECT:** Monthly Report – December 2013

<b>Transactions:</b>	
Adjustments <5.00	\$8.04
Penalty and Interest Payments	\$(34.74)
Refunds	\$2691.28
Overpayments	\$(884.55)
<b>Taxes Collected:</b>	
2011	50.00
2012	\$(358.50)
2013	\$(290774.78)
<b>As of November 30, 2013; the following taxes remain Outstanding:</b>	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$131.13
2007	\$144.42
2008	\$1684.55
2009	\$1864.68
2010	\$2102.27
2011	\$3580.27
2012	\$10371.93
2013	\$412552.02
<b>Total Outstanding:</b>	<b>\$433018.03</b>