

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, OCTOBER 8, 2012 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

Prayer – Mayor Walker F. Davidson

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum
4. Presentation by Citizens for Clear and Consistent Process in Local Government – Stress Test of the Current Weddington Land Use Plan (The Politics and Consequences Relevant to the Land Use Change of Parcel 06-150-045 and the Possible Land Use Change of Other Parcels Such as 06-150-047, 06-150-048, 06-150-148A, 06-147-010, 06-147-011 and 06-147-012) – 20 Minutes
5. Public Comments
6. Additions, Deletions and/or Adoption of the Agenda
7. Approval of Minutes
 - A. August 9, 2012 Special Town Council and Planning Board Meeting
 - B. September 10, 2012 Regular Town Council Meeting
 - C. September 20, 2012 Special Town Council and Planning Board Meeting
8. Public Hearing and Consideration of Public Hearing
 - A. Public Hearing to Review and Consider – Cable and Telephone Lines Text Amendment
 - B. Consideration of Ordinance Adopting Cable and Telephone Lines Text Amendment
9. Old Business
 - A. Review and Consideration of 2012 Land Use Town Survey
10. New Business
 - A. Call for Public Hearing – Review and Consideration of the Polivka M-X Rezoning (Public Hearing to be Held Tuesday, November 13, 2012 at 7:00 p.m. at the Weddington Town Hall)* *Meeting on Tuesday because of Veteran's Day*
 - B. Review and Discussion of Union County's Economic Development Program
 - C. Consideration of Donating Town Laptop to Providence VFD
11. Update from Town Planner
12. Update from Town Administrator
13. Public Safety Report

14. Update from Finance Officer and Tax Collector

15. Transportation Report

16. Council Comments

17. Adjournment

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL AND PLANNING BOARD MEETING
THURSDAY, AUGUST 9, 2012 - 6:00 P.M.
MINUTES**

The Town Council and Planning Board of the Town of Weddington, North Carolina, met in a Joint Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on August 9, 2012, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Planning Board Members Rob Dow (Arrived at 6:06 p.m.), Janice Propst, Jennifer Romaine and Jim Vivian (Left at 7:10 p.m.), Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: Chairman Dorine Sharp, John Giattino and Jeff Perryman

Visitors: Hughie Sexton, Ed Howie, Ann Guerin, Brad Guerin, Chris Rea, John Houston, Randall and Jane Groves, Joe and Mary Revels, Robert Wadsworth, Sam Lowe and Bob Rapp

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the Special Town Council Meeting to order at 6:01 p.m. There was a quorum of the Town Council present.

Item No. 2. Kickoff the Development of the 2013 Weddington Land Use Plan. Mayor Davidson advised that the current Land Use Plan was developed in 2002 and is due to expire this year. He stated, “We have two members of the Council from 2002, Ed Howie and Hughie Sexton, that helped develop the 2002 Land Use Plan. I asked them to come to this kick-off meeting to go through this process with us.”

Vice-Chairman Rob Dow arrived at 6:06 p.m.; therefore, there was now a quorum of the Planning Board. Vice-Chairman Dow opened the August 9, 2012 Special Planning Board Meeting.

Mayor Davidson went through the following scope and asked members to note anything that was missing from the outline:

Scope of the 2013 Land Use Plan

Infrastructure

- Water (County/Wells), Water pressure
- Sewer (County/Septic), Access to lines, Access to capacity, Perk
- Floodplain/Storm water/FEMA
- Transportation (NCDOT, MUMPO, County, Local – Powell Funds, LARTP)
 - Within town, through town, access, congestion

Government Services

- Schools (County) Capacity
- Sheriff (County, Town)
- Fire Suppression (Town)
- EMS (County)
- Library (County)
- Public Parks and Recreation (County)
- Economic Development

Private Services

- Houses (One Acre, RCD, Retirement)
- Electricity
- Natural Gas
- Telecommunications
- Trash Pickup
- Grocery
- Gasoline
- Medical
- Pharmacy
- Pets
- Office Space
- Restaurants
- Places of Worship
- Parks and Recreation (WCWAA and WSRC)

Data Collection

- Infrastructure (Current maps, Future plans)
- Inventory of current projects
- Wish list for undeveloped parcels
- Build out scenarios and Demographics
- Opinions of citizens (education, meetings, surveys)
 - What needs are missing? Entity responsible
 - What wants are missing? Entity responsible
 - What are the threats to Weddington?

Implementation (Written 2013 Land Use Plan)

- Prioritize issues
- Create goals/policies
- List of land uses/zoning
- Apply land uses to map
- Create text to support map

Timeline (tentative)

- Thursday, August 9th – Joint meeting (discussion)
- Monday, August 13th – Town Council meeting (discussion and consideration)
- Thursday, September 6th – Joint meeting (discussion)
- Monday, September 10th - Town Council meeting (discussion and consideration)
- Thursday, October 4th – Joint meeting (discussion)
- Monday, October 8th - Town Council meeting (discussion and consideration)
- Monday, November 5th*– Joint meeting (discussion)
- Monday, November 12th - Town Council meeting (discussion and consideration)
- Thursday, December 6th – Joint meeting (discussion)
- Monday, December 10th - Town Council meeting (discussion and consideration)

Mayor Pro Tem Daniel Barry – If the outcome of this process is that we want to implement some strategy are we going to more aggressively pursue that? The Land Use Plan has been a passive document.

Mayor Davidson - One of the things that has been brought up is being more specific. We can address things that are currently being asked about and somewhat anticipate for the next five years.

Councilwoman Barbara Harrison discussed that in 2005 smart growth planning started and advised that she has not had an opportunity to research but felt it was a topic the Town should pursue.

Councilmember Werner Thomisser expressed concern that according to the timeline, it appeared that the Council was going to vote on items before hearing from the citizens from the survey.

Former Mayor Ed Howie and Councilmember Hughie Sexton talked about the process used for the last Land Use Plan. Mr. Howie stated, "You are working at a disadvantage. Most of the years that I served there was good press coverage. It is tough for the citizens of Weddington to know what is going on in the Town. You have a harder task than we did of getting the information out and asking for input from the citizens. The environment and economy was different in 2002. Land prices were high. Union County was the fastest growing county in the country. The councilmembers that I served with supported the vision of the founders of our Town which was a sanctuary from high density development and from large commercial complexes. I would encourage you to listen to those who you serve."

Councilmembers added the following items to the outline: ETJ, Annexation, Density, Legal, Dry Hydrants and Storm Drains.

Vice-Chairman Dow – In this Land Use Plan, hopefully it will be more specific. I would like some kind of format or procedure if the Council is going to go outside of the Land Use Plan, how do you do that? If done correctly, this Land Use Plan gives the Town a whole lot more strength.

Mayor Davidson - We can invest a lot of time and resources but this Land Use Plan can be changed by three councilmembers at any time. The only suggestion that I can make is to put as much effort into it and an equal amount of effort to have people on the Council that will adhere to it.

Mr. Jim Vivian asked that some type of consideration or discussion occur regarding multi-family housing. He also felt that the Council should be aware of actions taken by surrounding areas and questioned when the off ramp at Weddington-Matthews Road is opened how that is going to impact Weddington.

Town Planner Jordan Cook gave the group an inventory of current projects in the Town and advised that there are 600 to 700 approved but un-built houses either in the sketch, preliminary or final plat stages. Town Planner Cook reported that the Town is probably 50% developed at this time.

The group had a lengthy discussion about whether to invite individuals owning undeveloped parcels in the Town to share if they have plans for their property over the next five years. The following items were discussed relative to this subject:

- Members did not want to send the message that Weddington is open for business.
- The Council is just listening to ideas with no obligation. Now is the time for these large landowners to be heard.
- What is the goal by bringing landowners to the table with their plans?
- How do we stop people who are going to hear what the developer is proposing and assume that the Town is automatically going to approve it?
- We have an obligation to get in front of as many people as possible because of the lack of participation and media coverage in Weddington.
- The more input you get the stronger the plan.
- The process has to be transparent.
- By right a landowner can develop their property as residential.

- The survey is to figure out what the Town's goals are and then shape around that.
- Is a fully developed Town with one acre lots what the Town wants?
- Need to define what is commercial.
- Need to determine where the Town wants commercial and how much.
- Former Mayor Howie's effort with R-CD development was to try to maintain the property value for the owner, keep the same density and create larger areas of open space.
- Town survey is going to everyone that owns land in the Town.
- If the landowners are interested, they will be involved in the process.
- The message to the large landowners is you are a member of the community and we value your input and would like you to be involved in this process.
- Even smaller parcels can be combined with other parcels to make a larger development.

Mr. Vivian left at 7:19 p.m.

The group talked about the survey and felt there was no way to make a survey unbiased. Town Planner Cook sent the previous three surveys to COG with the Council's comments. Mr. Cook will request COG have a draft survey ready by September 6 and attend the meeting that night to discuss.

Item No. 3. Adjournment. Mayor Pro Tem Barry moved to adjourn the August 9, 2012 Special Town Council and Planning Board Meeting. All were in favor, with votes recorded as follows:

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

Ms. Jennifer Romaine moved to adjourn the August 9, 2012 Special Town Council and Planning Board Meeting. Ms. Janice Propst seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 8:30 p.m.

Walker F. Davidson, Mayor

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 10, 2012 - 6:00 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 September 10, 2012, with Mayor Walker F. Davidson presiding.

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

Absent: None

Visitors: Richard Natale, Rob Dow, Bill Price, Genny Reid, Ken Evans and Alan Kerley

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

Item No. 1. Call to Order. Mayor Davidson called the September 10, 2012 Regular Town Council Meeting to order at 6:01 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. Richard Natale – When you ran for office you said that you were going to help keep Weddington rural. Two of you that were recently elected voted to allow the Polivka property to go from residential to commercial. If you can show me on your platform that when you were elected you were going to do that then I can understand you doing it. But if you did not, then this screams sleazy politics. I believe in keeping Weddington rural. I believe in the downtown area and the Polivka property is part of that if it stays residential. They paid \$550,000 for that property. They got \$270,000 from NCDOT for their right-of-way. That means their investment has been cut down. They can take that money and write it off and that property can stay residential. Mr. Barry called me the Saturday after the Thursday night meeting because he said I was accusing him of being a felon because he took money from the Polivkas to run for office. That was not true as far as him taking money to run for office. As far as I am concerned he is still in their pocket. He told me that he has been to their house. He also tells me that he parked over at the Harris Teeter lot viewing the site and discussing it with Polivka. I do not think he should be allowed to vote on the issue for that reason.

Mr. Rob Dow – I am on the Planning Board. I signed the original petition for Weddington to incorporate. At that time the reasons for Weddington incorporating were to stop Charlotte from gobbling us up, taxes, urban sprawl and to retain our rural character. Several years later, Weddington took over its own zoning and planning from the County to better control the area in our Town and what it looked like. From the very start, Weddington’s past Councils and Planning Boards have fought to maintain a low density, open space, rural character with limited commercial. This focus has served Weddington well making it one of the most desirable places to live. I wanted to speak tonight because I am afraid that a few recent decisions which may seem isolated and insignificant are laying the groundwork for Weddington’s inability to maintain the goals of its citizens. One of the strongest tools for a Town to determine its goals and control

its growth and character is the Land Use Plan. The Land Use Plan is a comprehensive plan for the future of a Town assembled from feedback from its citizens and serves as a roadmap for Planning Boards and Councilmembers to steer growth and development. Since our current Land Use Plan may be out of date, our Mayor has wisely embarked to update the current plan which will include fresh feedback from the citizenry. My concern is that our current plan calls for commercial development in the northeast quadrant of Highway 16 and Highway 84. This was a conscious decision of past councils based on feedback from citizens to control commercial growth and stop urban sprawl along Highway 16. I speak first hand that the current Land Use Plan has been the tool and has enabled us several times in the past to turn down commercial applications that we thought were unfair. The addition of commercial on the west side of Highway 16 changes all of that. In some recent discussions I have heard that the northeast quadrant is vague. I am concerned that there is a dangerous precedent set that we are not sticking to our Land Use Plan.

Item No. 5. Additions, Deletions and/or Adoption of the Agenda. Councilwoman Barbara Harrison moved to approve the September 10, 2012 Regular Town Council Meeting agenda. 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 13, 2012 Regular Town Council Meeting. Mayor Pro Tem Daniel Barry moved to approve the August 13, 2012 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

B. August 24, 2012 Special Town Council Meeting. Mayor Pro Tem Daniel Barry moved to approve the August 24, 2012 Special Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

Item No. 7. Consent Agenda.

A. Call for Public Hearing to Review and Consider – Cable and Telephone Lines Text Amendment (Public Hearing to be held October 8, 2012 at 7:00 p.m. at the Weddington Town Hall). The Town Council received a copy of the proposed text amendment. Councilwoman Harrison moved to call for a public hearing to review and consider the cable and telephone lines text amendment. The public hearing is to be held October 8, 2012 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. Old Business. There was no Old Business.

Item No. 9. New Business.

A. Review and Consideration of the Final Plat for Lake Forest Preserve Phase 3A. The Town Council received the following memo from Town Planner Jordan Cook:

Orleans Homebuilders submitted an application on July 11, 2012 for approval of the Final Plat of Phase 3A 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 3A is comprised of 23 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 3A is identical to the approved Preliminary Plat showing Phase 3A.

Phase 3A Information:

- Phase 3A is 23 lots and 12.388 acres.
- Phase 3A 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 – 15 foot separation of structures
 - Minimum corner side yard setback – 25 feet
- Lot 59 is the smallest lot within Phase 3A at 17,903 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.
- At their August 27th meeting the Planning Board gave this project a unanimous favorable recommendation.

The Lake Forest Preserve Phase 3A Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:

- Seal of Professional Engineer and Surveyor as specified in *Section 46-46 of the Weddington Subdivision Ordinance*.
- Performance and Maintenance Bonds to be approved by the Town Council and Town Attorney. USI has reviewed the bond estimates.

The Town Council also received the following:

- § Phase 3A Final Plat
- § Bond Estimates
- § Approved Preliminary Plat

Mayor Pro Tem Barry moved to approve the Final Plat for Lake Forest Preserve Phase 3A contingent upon the bond documents being reviewed and approved by the Town Attorney and the addition of the seal of the professional engineer and surveyor as specified in Section 46-46 of the Weddington Subdivision Ordinance. All were in favor, with votes recorded as follows:

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

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

- NCDOT is still acquiring right-of-way for the roundabout. DOT plans to let the project this year but may have to wait until school is out next year to begin construction. *Town Planner Cook reported that he had received an email today regarding the roundabout. They plan to talk with Lewis Mitchell who is the new Division Engineer about the swap of payments for the remaining sidewalk on Highway 16 and the right-of-way costs for the roundabout project. Barry Moose felt that it would be cleaner to pay each other what is due rather than trying to ratify the agreement. We are waiting for the new Division Engineer to get in place and get familiar with this before we move on.*
- Construction of the Weddington Church Road relocation project began on June 27th. Many preliminary engineering items in and around the pond have been installed. The completion date from this project is September 14, 2012 and the total cost of the project is \$513,175.50. *Town Planner Cook reported further that NCDOT plans to move traffic to the new alignment this week. They are trying to work out the signal installation so that can be accomplished.*
- Clay Burch with GreenTek has completed the installation of additional landscaping to the medians along Providence Road, Hemby Road and Rea Road. The Town has budgeted waterings for the remainder of the summer months. Daryl's Lawn Care has sprayed for weeds and can spray once a month as needed.
- The Agritourism and Agricultural Use Definition text amendments were on the February 27th Planning Board agenda (both received a favorable recommendation). These text amendments have been amended since that February Planning Board meeting. Town Attorney Anthony Fox is currently reviewing these text amendments.
- Stillwell NC, LLC's Sketch Plan for a 90 lot conservation subdivision called Vintage Creek on parcels 060-90-004, 060-90-007 and 060-93-011 was approved by the Planning Board. The site is 115.3 acres and fronts Weddington-Matthews Road. The applicant can now begin preparing the Preliminary Plat.
- Polivka International Company submitted their MX Conditional Zoning Application along with a Land Use Map Amendment request. The Land Use Map Amendment has been approved by the Town Council. The MX rezoning will be on the September 24th Planning Board agenda.
- Orleans Homebuilders has submitted a Final Plat application for Lake Forest Preserve Phase 3A. Phase 3A is a 23 lot phase located along Twin Lakes Drive in the previously approved subdivision. The Planning Board gave this final plat a unanimous favorable recommendation at their last meeting.

- The Planning Board approved the Temporary Use Permit for the Weddington Country Festival to be held at Town Hall, Weddington Corners and Dr. Pinsak’s property on Saturday, September 22nd.
- Centralina COG is currently working on the Land Use Plan survey. They will have a draft survey done by Friday, September 14th, which will be sent to the Council for initial review. COG will then make corrections and present the revised survey at the Thursday, September 20th Special Meeting.
- The following items were on the August 27th Planning Board agenda:
 - Lake Forest Preserve Phase 3A Final Plat
 - Weddington Country Festival TUP
 - Cable and Telephone Lines Text Amendment
- The following items will be on the September 24th Planning Board agenda:
 - Polivka MX Rezoning

Councilmember Thomisser requested that Town Planner Cook determine from GreenTek how many weekly waterings are left for the medians.

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

- § The Union County Sheriff’s Office is purchasing two new computers for the Weddington Deputies.
- § The Weddington Country Festival is Saturday, September 22, 2012 from 9 a.m. to 7 p.m. Please see Councilwoman Harrison for volunteer opportunities.
- § A review is currently being done by the Post Office regarding the Town’s request for a Weddington Zip Code. We are waiting for the results of the study.
- § The Fall Litter Sweep is October 6 here at the Weddington Town Hall beginning at 9:00 a.m. We are working with God Bless the USA to have containers for residents to recycle small non-hazardous waste.
- § The defibrillator has been purchased and we are waiting on direction for the installation and training.
- § May 2013 will be the Town’s 30 year anniversary. Details on plans for an event will begin within the next two months.
- § Plans for this year’s Tree Lighting are underway. The event is scheduled for Friday, November 30.
- § We currently have a vacancy on the Public Safety Committee due to the resignation of Jennifer Romaine. Staff will start advertising for this vacancy.
- § Requests for citizens wishing to participate in a Traffic Squad were put on the Town website, Facebook and the Constant Contact list.

Upcoming Meeting Dates:

- September 10 - 6:00 p.m. (Regular Town Council Meeting)
- September 10 - 7:00 p.m. (Joint Public Hearing with the UCBOCC)
- September 20 - 6:00 p.m. (Land Use Plan Meeting)
- September 22 - 9 a.m. to 7 p.m. (Weddington Country Festival)
- September 24 - 7:00 p.m. (Planning Board Meeting)

Item No. 12. Public Safety Report. Councilmember Thomisser questioned when the defibrillator would be installed and staff and Council trained on how to use. Councilwoman Hadley advised that she was working on that and would have direction on this matter soon.

Providence VFD - The Town Council received the August 2012 Income and Expense Budget Performance and Balance Sheet.

Wesley Chapel VFD – 106 Calls

Weddington Deputies – 524 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 and Balance Sheet for 8/1/2012 to 8/31/2012.

Finance Officer Leslie Gaylord discussed the issue of using a credit card device during the festival on September 22. She advised that the Town would need to be very careful on how that would work to avoid any statute violation. Councilwoman Harrison expressed that she was concerned that some people would not bring enough cash the day of the event. Mayor Pro Tem Barry advised that there was an ATM located at the bank. Mayor Davidson and Councilwoman Harrison will meet to discuss the details of the event to determine whether the credit card device would be needed.

B. Tax Collector’s Report. Monthly Report – August 2012

Transactions:	
Advertising Fees	\$394.40
Balance Adjustment	\$(5.80)
Interest Charges	\$56.99
Refund	\$746.66
Penalty and Interest Payments	\$(2.65)
Taxes Collected:	
2011	\$(821.41)
As of August 31, 2012; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$157.87
2007	\$154.53
2008	\$1,971.60
2009	\$2,777.85
2010	\$4,918.94
2011	\$7,959.32
Total Outstanding:	\$18,526.87

2012 Tax Notices Mailed 08/22/2012

Item No. 14. Transportation Report. There was no Transportation Report.

Item No. 15. Council Comments. Councilmember Thomisser stated, “I totally agree with what Rob Dow said. As we move forward on developing the Land Use Plan, we need to stick to the northeast quadrant. I know you are going to bring up the item that we tried to do near Rea Road but that was a gift and a different basket of oranges. We were going to get 100 acres and we had the opportunity to put a full-service YMCA there plus get land for a library.”

Item No. 16. Adjournment. Mayor Pro Tem Barry moved to adjourn the September 10, 2012 Regular Town Council Meeting. The vote was as follows:

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

The meeting adjourned at 6:29 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL AND PLANNING BOARD MEETING
THURSDAY, SEPTEMBER 20, 2012 - 6:00 P.M.
MINUTES**

The Town Council and Planning Board of the Town of Weddington, North Carolina, met in a Joint Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on September 20, 2012, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Planning Board Members Rob Dow, Janice Propst, John Giattino (6:07 p.m.), Jennifer Romaine and Jim Vivian, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: Dorine Sharp and Jeff Perryman

Visitors: Nancy Anderson, Paisley Gordon, Kenneth Heiliger, Sherry Lausch, Cary Lausch

Item No. 1. Open the Meeting. Mayor Walker F. Davidson and Vice-Chairman Rob Dow called the September 20, 2012 Special Town Council and Planning Board Meeting to order at 6:00 p.m. There was a quorum of both Boards.

Item No. 2. Development of the 2013 Weddington Land Use Plan. Nadine Bennett with Centralina Council of Governments reviewed the proposed Land Use Plan Survey with the group. She advised that she developed the survey based on questions used in previous surveys and comments from the Town Council. She encouraged the Council not to do open ended questions and that the survey was to get a broad idea of how people think. Ms. Bennett advised that Weddington usually receives a very high percentage rate of people responding to the survey. Council discussed whether to use illustrations within the survey and expressed the need to create a balanced survey that was not leading. Members discussed that it is very difficult to come up with a totally unbiased survey. Council discussed revisions to the survey with Ms. Bennett. She will bring back a revised survey for the Council's review and vote at the October 8 Regular Town Council Meeting.

Item No. 3. Adjournment. Councilwoman Pamela Hadley moved to adjourn the September 20, 2012 Special Town Council and Planning Board Meeting, with votes recorded as follows:

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

Mr. Jim Vivian moved to adjourn the September 20, 2012 Special Town Council and Planning Board Meeting. Ms. Janice Propst seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 8:10 p.m.

Walker F. Davidson, Mayor

Attest:

Rob Dow, Vice-Chairman

Amy S. McCollum, Town Clerk

Section 58-4 “Definitions”

Essential services means publicly or privately owned facilities or systems for the distribution of gas, electricity, steam or water, the collection and disposal of sewage or refuse, the transmission of communications, or similar functions necessary for the provision of public services. The term "essential services" is divided into the following classes:

(1) *Class I.* Transmission lines, whether subterranean or overhead, including electrical, natural gas and water distribution lines, sewer gravity lines and pressure mains, underground septic tanks and drainfields, cable television and telephone transmission lines or similar utility lines. Electrical lines and electrical transmission towers, except for non-monopole structures such as steel lattice towers, are exempt from all setbacks that would otherwise be required by this Ordinance. Cable television and telephone transmission lines that co-locate on electrical transmission towers that have been exempted from the setback requirements are exempt from all setbacks that would otherwise be required by this ordinance.

(2) *Class II.* Booster stations, pumping stations, switching facilities, substations, lift stations or other similarly required facilities in connection with telephone, nonwire communications, electricity, steam, water, water storage, sewer or other similar utilities. This classification is not intended to govern apparatus and functions set out in essential services class IV, more particularly defined below.

(3) *Class III.* Generation, production, or treatment facilities such as power plants, sewage treatment plants or similar utilities.

(4) *Class IV.* Subterranean neighborhood or cabinet-style switching facilities designed to handle telephone transmissions within the immediate vicinity of the town.

**AN ORDINANCE TO AMEND SECTION 58-4
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2012-13**

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:

Section 58-4 “Definitions”

Essential services means publicly or privately owned facilities or systems for the distribution of gas, electricity, steam or water, the collection and disposal of sewage or refuse, the transmission of communications, or similar functions necessary for the provision of public services. The term "essential services" is divided into the following classes:

- (1) *Class I.* Transmission lines, whether subterranean or overhead, including electrical, natural gas and water distribution lines, sewer gravity lines and pressure mains, underground septic tanks and drainfields, cable television and telephone transmission lines or similar utility lines. Electrical lines and electrical transmission towers, except for non-monopole structures such as steel lattice towers, are exempt from all setbacks that would otherwise be required by this Ordinance. **Cable television and telephone transmission lines that co-locate on electrical transmission towers that have been exempted from the setback requirements are exempt from all setbacks that would otherwise be required by this ordinance.**
- (2) *Class II.* Booster stations, pumping stations, switching facilities, substations, lift stations or other similarly required facilities in connection with telephone, nonwire communications, electricity, steam, water, water storage, sewer or other similar utilities. This classification is not intended to govern apparatus and functions set out in essential services class IV, more particularly defined below.
- (3) *Class III.* Generation, production, or treatment facilities such as power plants, sewage treatment plants or similar utilities.
- (4) *Class IV.* Subterranean neighborhood or cabinet-style switching facilities designed to handle telephone transmissions within the immediate vicinity of the town.

Adopted this 8th day of October, 2012.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk

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

- Excellent
- Good
- Fair
- Poor

2. Why did you move to Weddington/What do you most appreciate about living here?

- Low taxes
- Great schools
- Rural character
- Open space
- Low density residential
- Quality neighborhoods
- Proximity to Charlotte

Other (please specify)

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

- Public park with ballfields for active use
- Public park with pavillion and stage
- Library
- Greenways
- Bike lanes
- Community Center
- More community events
- Alternative types of housing
- Town center concept
- Restaurants (sit down)
- Connectivity between neighborhoods
- YMCA

Other (please specify)

4. Over the next five to ten years, which of the following could most adversely affect Weddinton's current quality of life? (Please choose up to three.)

- No residential growth
- Rapid residential growth
- Increased traffic congestion
- No non-residential growth
- Increased small scale office, retail and service
- Increased large-scale retail (big box stores)
- Loss of open space
- Crime
- Higher density housing
- Overcrowded schools

Other (please specify)

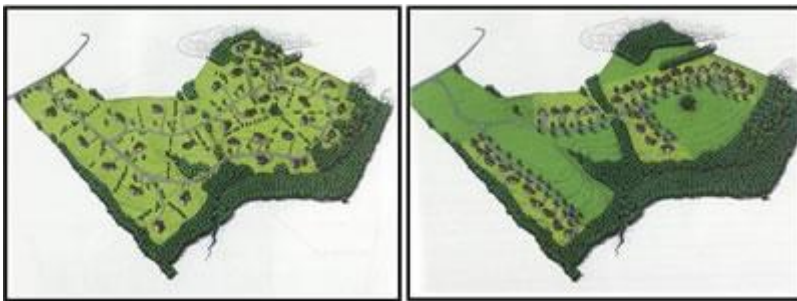
5. To what degree are the following important to Weddington?

	Essential	Very Important	Somewhat Important	Not at All Important	Don't Know
Promoting a downtown core	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encouraging new residential development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintaining a low tax rate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensuring public safety (e.g., fire, police)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Providing adequate public services (e.g., water, sewer)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limiting non-residential growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low density residential development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broaden tax base with new non-residential development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. What is your current opinion of Conservation Subdivisions? (These subdivisions allow an overall density of approximately one unit per acre. However, they have smaller lot sizes with preserved open space. Examples are Providence Forest, Gardens on Providence and Meadows at Weddington.)

- Strongly Support
- Support
- No Opinion
- Oppose
- Strongly Oppose

The image on the left shows a typical subdivision layout. The image on the right shows a conservation subdivision with smaller lots and preserved open space.



7. Do you plan to spend your retirement and/or "empty nest" years in Weddington?

- Yes
- Yes, but only if additional housing options are available
- No
- Don't Know
- Already retired/empty nest

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

- Yes
- No

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

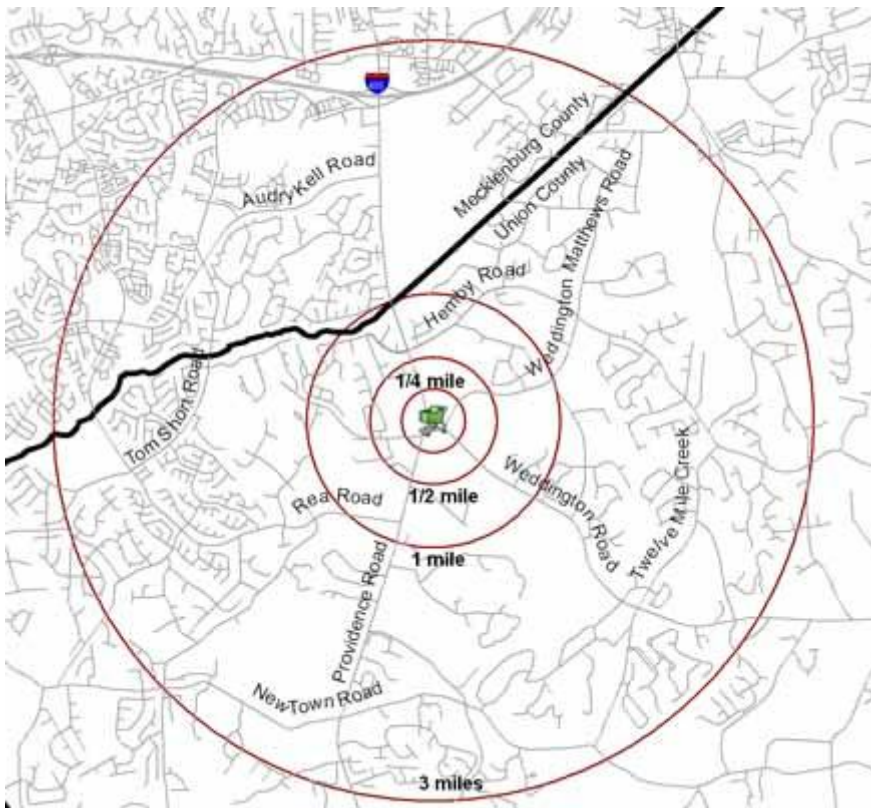
	Yes	No
Large-scale shopping centers	<input type="radio"/>	<input type="radio"/>
Medical offices	<input type="radio"/>	<input type="radio"/>
Restaurants (sit-down)	<input type="radio"/>	<input type="radio"/>
Restaurants (fast food)	<input type="radio"/>	<input type="radio"/>
Office space	<input type="radio"/>	<input type="radio"/>
Day care facilities	<input type="radio"/>	<input type="radio"/>
Mixed use (small-scale office/retail/restaurant)	<input type="radio"/>	<input type="radio"/>
Mixed use with residential	<input type="radio"/>	<input type="radio"/>
Assisted living facilities	<input type="radio"/>	<input type="radio"/>
Townhomes	<input type="radio"/>	<input type="radio"/>
Duplexes	<input type="radio"/>	<input type="radio"/>
Patio homes	<input type="radio"/>	<input type="radio"/>
Condominiums	<input type="radio"/>	<input type="radio"/>
Apartments	<input type="radio"/>	<input type="radio"/>
Age restricted communities	<input type="radio"/>	<input type="radio"/>

10. How close would you like to live to retail services? (See map below for reference.)

- Less than 1/4 mile
- 1/4 to 1/2 mile
- 1/2 to 1 mile
- 1 to 3 miles

Please describe the type of commercial development you would like to be closer to:

For reference, the following map shows distances from Harris Teeter at Weddington and Providence:



11. Please check all that apply:

- I am aware of the Town's website (townofweddington.com)
- I am aware of the Town's Facebook page (<http://www.facebook.com/townofweddington>)
- I have signed up to receive email regarding events/meetings
- I have seen Weddington Magazine
- I have attended at least one event or meeting in the past year

12. Please provide any additional comments you may have regarding the Town in the space below.

13. What is the total number of people living in your household (including yourself)?

14. How many people in your household are:

Younger than 6 years old?	<input type="text"/>
6-12 years old?	<input type="text"/>
13-17 years old?	<input type="text"/>
18-22 years old?	<input type="text"/>
24-44 years old?	<input type="text"/>
45-64 years old?	<input type="text"/>
65 or over?	<input type="text"/>

15. Do you live in a subdivision?

- Yes
- No

If yes, which subdivision?

16. How many years have you lived in Weddington?

- Less than one year
- 1-5 years
- 6-10 years
- 11-15 years
- 16-20 years
- 21-25 years
- More than 25 years
- I am not a resident

17. Where do you work? (You may respond for up to two household members)

Household Member #1

- In Weddington - in home (family caregiver)
- In Weddington - in home (home occupation)
- In Weddington - outside of home
- Union County (outside of Weddington)
- Mecklenburg County
- Retired

Other (please specify)

18. Household Member #2

- In Weddington - in home (family caregiver)
- In Weddington - in home (home occupation)
- In Weddington - outside of home
- Union County (outside of Weddington)
- Mecklenburg County
- Retired

Other (please specify)

**Town of Weddington
Conditional Zoning Application**

Application Number: C701-12 Application Date: 4-24-12

Applicant's Name: Polivka International Company, Inc.

Applicant's Phone: (704) 321-0802

Applicant's Address: 10700 Sikes Place, Suite 110; Charlotte, NC 28277

Property Owner's Name: Polivka Parking Solutions, LLC

Property Owner's Phone: (704) 321-0802

If applicant is different from the property owner, please provide a notarized authorization from the property owner.

Property Location: West side of Providence Road across from existing Harris Teeter anchored center at Highway 84, immediately north of the Weddington United Methodist Church property.

Parcel Number: 06150045 Deed Book and Page: 4430 and 0860

Total Acreage of Site: 4.84 Existing Zoning: R-40

Application Fee: \$1,500.00 Check Number: 1006

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

Please include the following:

- ✓ A boundary survey showing the total acreage, present zoning classifications, date and north arrow.
(See Survey attached as Exhibit A-1).
- ✓ The owner's names, addresses and the tax parcel numbers of all adjoining properties.
(See Exhibit RZ 1)

- ✓ All existing easements, reservations, and right-of-way on the property(ies) in question.
(See Exhibit RZ 1)
- ✓ Proposed principal uses: A general summary of the uses that will take place, with reference made to the list of uses found in section 58-60(1) of the Weddington Code of Ordinances.
(See Exhibit RZ 1)
- ✓ Traffic impact analysis/study for the proposed service area, as determined by the Town Engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all shared parking facilities) along with typical street cross-sections.
(The Petitioner Contracted StanTec Engineering to complete the traffic impact analysis study. Petitioner has initiated discussions with NCDOT regarding access. The access points shown on the site plan are subject to the review and approval of NCDOT and may possible change.)
- ✓ General information on the number, height, size and location of structures.
(See Exhibit RZ 2)
- ✓ All proposed setbacks, buffers, screening and landscaping required by these regulations or otherwise proposed by the petitioner.
(See Exhibit RZ 1)
- ✓ All existing and proposed points of access to public streets.
(See Exhibit RZ 1)
- ✓ Proposed phasing of the project.
(See Exhibit RZ 1)
- ✓ Proposed number, location, type and size of all commercial signs.
(Per Weddington requirements)
- ✓ Exterior treatments of all principal structures.
(See Exhibit RZ 2)
- ✓ Delineation of all marginal lands including areas within the regulatory floodplain as shown on official Flood Hazard Boundary Maps for Union County.
(See Exhibit RZ 1)
- ✓ Existing and proposed topography at five-foot contour intervals or less.
(See Survey)
- ✓ Scale and physical relationship of buildings relative to abutting properties.
(See Exhibit RZ 2)
- ✓ Public Involvement Meeting Labels.

Please Note: The Zoning Administrator requires the petitioner to submit more than one copy of the petition and site plan in order to have enough copies available to circulate to other government agencies for review and comment. The number of copies required shall be determined on a case-by-case basis by the Zoning Administrator.

Zoning Administrator Approval

The Zoning Administrator shall have up to thirty (30) days following any revision of the application to make comments. If the Administrator forwards no comments to the applicant by the end of any such thirty-day period, the application shall be submitted to the Planning Board for their review without any further comment.

Planning Board Review

The applicant shall submit at least ten (10) copies of the application to the Zoning Administrator for transmittal to the Planning Board and other appropriate agencies. The Zoning Administrator shall present any properly completed application to the members of the Planning Board at least fifteen (15) days prior to their next regularly scheduled meeting. The Planning Board by majority vote may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have up to thirty-one (31) days from the date at which they first met to review the application to take action. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council for final action.

Action by Town Council

Conditional Zoning District decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional Zoning District decisions shall be made in consideration of identified relevant adopted Land Use Plans for the area and other adopted land use policy documents and/or ordinances.

Public Hearing Required

Prior to making a decision on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in section 12.1.7 of the Zoning Ordinance. Once the public hearing has been held, the Town Council shall take action on the petition.

The Town Council shall have the authority to:

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

To the best of my knowledge, all information herein submitted is accurate and complete.
Polivka Parking Solutions, LLC

By: _____	4/24/2012
Signature of Property Owner	Date

Polivka International Company, Inc.

By: _____	4/24/2012
Signature of Applicant	Date

Proposed Principle Uses

The following uses are examples of uses typically found in a Class A retail/ office development. The Petitioner proposes these as possible uses for a development on the subject Property.

1. Office Uses such as those listed below:

- a. Doctor's Office**
- b. Insurance Agency**
- c. Real Estate Agency**
- d. Financial Institution**
- e. Stock Brokerage Firm**
- f. Tax Preparation Service**
- g. Travel Agency**
- h. Small Animal Veterinary Clinic**

Motion: Re: Economic Development

August 30, 2012

Chairman Simpson moved to pursue an Interlocal Agreement with the City of Monroe for a county-wide economic development program which would include:

- Appointing a 24-member advisory board as follows: eight (8) voting members appointed by the City; eight (8) voting members appointed by the County, and eight (8) ex officio members. In order to give the municipalities an opportunity to buy into the program financially or through strategic planning, no more than six (6) of the County's eight (8) appointees may be representatives of municipalities, with no municipality having more than one (1) seat on the board. The remaining two (2) County appointments shall be at large members.
- Offering the Chairmanship of the Board of Directors to the City of Monroe for the first two years and at the end of that two years, the board would negotiate how to decide the Chairmanship thereafter.
- Exploring the opportunity to establish a 501(c)(3) corporation, which would allow for the use of private funding in support of the economic development program
- Designing the Interlocal Agreement so that it would sunset on June 30, 2015, which would allow approximately six months to establish the organization, and two (2) full years of operation of the program.
- If a successful negotiation has not been reached with the City of Monroe by October 1, 2012, then consider a program more in line with the town managers' proposal.
- Funding of the program on an annual basis would be \$700,000 with \$400,000 being paid by the County and \$300,000 being paid by the City. The County would pay the \$400,000 annually and then work with the municipalities, who have an interest in contributing financially to the program, on repayment of their proportionate share to the County.
- Employing five staff members who are and would continue to be employees of the City of Monroe.



TOWN OF WEDDINGTON MEMORANDUM

DATE: 10/08/12
TO: MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- Construction of the Weddington Church Road relocation project began on June 27th. The traffic signal has been installed and the intersection construction is nearly complete.
- The Town Council and Planning Board held another joint meeting on Thursday, September 20th to discuss the Land Use Plan Survey. Staff is working with Centralina GOG to fine tune this survey based on comments received from the Town Council and Planning Board. The Council will approve a survey at their Monday, October 8th meeting.
- The Agritourism and Agricultural Use Definition text amendments were on the February 27th Planning Board agenda (both received a favorable recommendation). These text amendments have been amended since that February Planning Board meeting. Town Attorney Anthony Fox is currently reviewing these text amendments.
- Stillwell NC, LLC's Sketch Plan for a 90 lot conservation subdivision called Vintage Creek on parcels 060-90-004, 060-90-007 and 060-93-011 was approved by the Planning Board. The applicant is now working with Union County on finalizing sewer plans. Once finalized, the applicant can submit the Preliminary Plat.
- The Planning Board gave the Polivka MX Conditional Zoning Rezoning application a favorable recommendation at their September 24th meeting. This rezoning will be on the November 13th Town Council agenda for Public Hearing and Consideration.
- The Planning Board approved the Temporary Use Permit for the Weddington Country Festival. That event took place on Saturday, September 22nd.
- The following items were on the September 24th Planning Board agenda:
 - Polivka MX Conditional Zoning Rezoning
- The following items will be on the October 22nd Planning Board agenda:
 - Section 58-60 MX Zoning Text Amendment
 - Land Use Plan/Map Text Amendment
 - Section 46-46 Subdivision Checklist Text Amendments: requirements for fire hydrants and Traffic Impact Analysis'



TOWN OF WEDDINGTON MEMORANDUM

DATE: 10/4/12
TO: MAYOR AND TOWN COUNCIL
FROM: AMY S. MCCOLLUM, TOWN ADMINISTRATOR
RE: UPDATE

- § The new computers for the Weddington Deputies are up and running.
- § Deputy Tyler Mills will be leaving the UCSO effective next week. They are working on getting his replacement for the Town.
- § The Weddington Country Festival was a success. Councilwoman Harrison will give an update during the November Council Meeting.
- § Mayor Davidson, Mayor Pro Tem Barry and Deputy Black will be attending the HOA Meeting for the Greystone Subdivision at the end of this month.
- § The Fall Litter Sweep is October 6 here at the Weddington Town Hall beginning at 9:00 a.m. We are working with God Bless the USA to have containers for residents to recycle small non-hazardous waste.
- § Councilwomen Hadley and Harrison and Town Planner Cook and myself have been trained on how to use the defibrillator. Plans are being arranged to train the rest of the Council and staff on how to use the defibrillator.
- § Plans for this year's Tree Lighting are underway. The event is scheduled for Friday, November 30.
- § Applications are being requested to fill the vacant seat on the Public Safety Advisory Committee and for the two seats that are to expire on the Planning Board.
- § The USPS has conducted the ZIP Code Boundary Review. After reviewing the data collected, they believe it would not be in the best interest of the 757 current customers who would have to change their ZIP Code to accommodate our request of a last line address change for all the annexed areas of Weddington. They believe such a ZIP Code assignment is also unnecessary. Residents who have the last line address of Matthews, NC 28104 can use the alternate name of Weddington, NC 28104. However, the 757 residents who reside in Waxhaw, NC 28173 ZIP Code will not be allowed to use the last line of Weddington, NC as it would create the possibility of mail being disrupted to include return to sender as no such address exists. They are planning to have a staff member from their office to visit the Town to discuss further.

Upcoming Meeting Dates:

October 6 - 9:00 a.m. (Litter Sweep)
October 8 - Town Council Meeting at 7:00 p.m.
October 11 - Town Council and Planning Board Land Use Plan Meeting at 6:00 p.m.
October 22 - Planning Board and Historic Preservation Commission Meeting at 7:00 p.m.
November 12 - Town Hall Closed for Veteran's Day
November 13 - Regular Town Council Meeting (One Day Later due to Veteran's Day)



Union County Sheriff's Office

Events By Nature

Date of Report

10/1/2012

3:02:23PM

For the Month of: September 2012

<u>Event Type</u>	<u>Total</u>
911 ABANDONED CALL	3
911 HANG UP	12
911 MISDIAL	2
911 SILENT OPEN LINE	6
ABANDONED VEHICLE	1
ACCIDENT EMD	3
ACCIDENT PD COUNTY NO EMD	13
ACCIDENT WITH INJURIES	1
ALARMS LAW	57
ANIMAL BITE REPORT LAW	4
ANIMAL COMP SERVICE CALL LAW	2
ANIMAL LOST STRAY UNWNTD LAW	6
ASSAULT SIMPLE LAW	2
ATTEMPT TO LOCATE	1
BARKING DOG	1
BOLO	19
BURGLARY VEHICLE	3
BUSINESS CHECK	19
CALL BY PHONE	14
CHILD WELL BEING CHECK	1
DELIVER MESSAGE	2
DISCHARGE OF FIREARM	2
DISTURBANCE OR NUISANCE	1
DOMESTIC DISTURBANCE	3
ESCORT	2
FIGHT IN PROGRESS	1
FIREWORKS VIOLATION REPORT	2
FOLLOW UP INVESTIGATION	10

<u>Event Type</u>	<u>Total</u>
FOOT PATROL	1
FRAUD DECEPTION FORGERY	5
FUNERAL ESCORT	2
GENERAL ASSIST FOR OTHERS	1
HARASSMENT STALKING THREATS	3
INDECENCY LEWDNESS EXPOSURE	2
INTOXICATED DRIVER	1
INVESTIGATION	2
JUVENILE COMPLAINT	1
LARCENY THEFT	4
MENTAL DISORDER LAW	1
MOTORIST ASSIST	5
NC DOT MISCELLANEOUS	5
NOISE COMPLAINT	1
PREVENTATIVE PATROL	171
PROP DAMAGE VANDALISM MISCHIEF	4
PROWLER REPORT	1
PUBLIC SERVICE	1
PUBLIC WORKS CALL	3
RADAR PATROL INCLUDING TRAINIG	12
REFERAL OR INFORMATION CALL	1
RESIDENTIAL CHECK	1
SEARCH CONDUCTED BY LAW AGNCY	1
SERVE CIVIL PAPER	4
SERVE CRIMINAL SUBPOENA	5
SERVE CRIMINAL SUMMONS	2
SERVE DOMESTIC VIOL ORDER	1
SERVE WARRANT	1
STRUCTURE FIRE EFD	1
SUICIDAL THREAT EPD	1
SUSPICIOUS CIRCUMSTANCES	3
SUSPICIOUS PERSON	9

<u>Event Type</u>	<u>Total</u>
SUSPICIOUS VEHICLE	8
THEFT OF VEHICLE OR PARTS	1
TRAFFIC DIRECT CONTROL	1
TRAFFIC STOP	21
TRESPASSING UNWANTED SUBJ	1
UNDERAGE DRINKING ABC VIOL	1
VEHICLE FIRE EFD	1
WELL BEING CHECK	2

Total Calls for Month: 485

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

FY 2012-2013

	09/01/2012 TO 09/30/2012			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REN</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	102,310.32	102,310.32	960,000.00	8
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	760.54	1,755.38	7,000.00	7
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	425.27	500.02	2,000.00	7
10-3110-121 AD VALOREM TAX - MOTOR VEH	0.00	449.27	57,000.00	9
10-3110-122 AD VALOREM TAX -MOTOR VEHI	0.00	2,343.76	0.00	
10-3115-180 TAX INTEREST	102.19	142.20	2,250.00	9
10-3231-220 LOCAL OPTION SALES TAX REV -	0.00	0.00	157,700.00	10
10-3322-220 BEER & WINE TAX	0.00	0.00	48,750.00	10
10-3324-220 UTILITY FRANCHISE TAX	0.00	0.00	450,000.00	10
10-3340-400 ZONING & PERMIT FEES	725.00	3,635.00	10,000.00	6
10-3350-400 SUBDIVISION FEES	0.00	25,000.00	62,250.00	6
10-3830-891 MISCELLANEOUS REVENUES	150.00	-2,239.20	1,500.00	24
10-3831-491 INVESTMENT INCOME	0.00	5,709.71	17,500.00	6
TOTAL REVENUE	104,473.32	139,606.46	1,775,950.00	9
AFTER TRANSFERS	104,473.32	139,606.46	1,775,950.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	59,900.00	179,700.00	776,000.00	7
10-4110-128 POLICE PROTECTION	0.00	58,040.25	233,000.00	7
10-4110-192 ATTORNEY FEES	5,200.57	539.52	110,275.00	10
10-4110-195 ELECTION EXPENSE	0.00	1,899.50	2,000.00	
10-4110-340 EVENTS & PUBLICATIONS	2,873.23	-1,211.77	13,500.00	10
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,000.00	10
TOTAL EXPENDITURE	67,973.80	238,967.50	1,137,775.00	7
BEFORE TRANSFERS	-67,973.80	-238,967.50	-1,137,775.00	
AFTER TRANSFERS	-67,973.80	-238,967.50	-1,137,775.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	5,094.37	16,525.84	69,475.00	7
10-4120-123 SALARIES - TAX COLLECTOR	3,432.91	9,443.34	41,000.00	7
10-4120-124 SALARIES - FINANCE OFFICER	285.12	1,372.14	10,850.00	8
10-4120-125 SALARIES - MAYOR & TOWN COU	1,750.00	5,250.00	21,000.00	7
10-4120-181 FICA EXPENSE	799.98	2,469.12	11,000.00	7
10-4120-182 EMPLOYEE RETIREMENT	1,257.78	3,830.48	18,500.00	7
10-4120-183 EMPLOYEE INSURANCE	1,485.00	4,455.00	18,500.00	7
10-4120-184 EMPLOYEE LIFE INSURANCE	28.56	84.28	350.00	7
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	72.00	325.00	7
10-4120-191 AUDIT FEES	0.00	0.00	8,900.00	10
10-4120-193 CONTRACT LABOR	0.00	2,243.75	5,000.00	5
10-4120-200 OFFICE SUPPLIES - ADMIN	2,382.53	3,488.20	37,125.00	9
10-4120-210 PLANNING CONFERENCE	0.00	0.00	2,500.00	10
10-4120-321 TELEPHONE - ADMIN	258.51	512.95	4,500.00	8
10-4120-325 POSTAGE - ADMIN	0.00	629.44	4,200.00	8
10-4120-331 UTILITIES - ADMIN	11.76	407.87	4,725.00	9
10-4120-351 REPAIRS & MAINTENANCE - BUIL	0.00	0.00	35,000.00	10
10-4120-352 REPAIRS & MAINTENANCE - EQU	2,987.66	8,506.24	25,000.00	6
10-4120-354 REPAIRS & MAINTENANCE - GRO	2,855.00	5,460.00	36,000.00	8

LESLIE
fl141r07

10/03/2012 8:15:00AM

Page

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

FY 2012-2013

		09/01/2012 TO 09/30/2012			
		<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REN</u>
10-4120-355	REPAIRS & MAINTENANCE - PES	0.00	640.00	750.00	1
10-4120-356	REPAIRS & MAINTENANCE - CUS	500.00	900.00	5,750.00	8
10-4120-370	ADVERTISING - ADMIN	36.85	236.27	1,000.00	7
10-4120-397	TAX LISTING & TAX COLLECTION	-53.06	608.29	1,000.00	3
10-4120-400	ADMINISTRATIVE:TRAINING	0.00	370.00	4,100.00	9
10-4120-410	ADMINISTRATIVE:TRAVEL	550.55	1,136.23	6,500.00	8
10-4120-450	INSURANCE	0.00	10,091.35	20,000.00	5
10-4120-491	DUES & SUBSCRIPTIONS	0.00	11,442.00	18,000.00	3
10-4120-498	GIFTS & AWARDS	0.00	50.00	1,500.00	9
10-4120-499	MISCELLANEOUS	0.00	185.97	3,500.00	9
	TOTAL EXPENDITURE	23,687.52	90,410.76	416,050.00	7
	BEFORE TRANSFERS	-23,687.52	-90,410.76	-416,050.00	
	AFTER TRANSFERS	-23,687.52	-90,410.76	-416,050.00	
4130 PLANNING & ZONING					
EXPENDITURE:					
10-4130-121	SALARIES - ZONING ADMINISTR	5,091.62	15,274.86	62,000.00	7
10-4130-122	SALARIES - ASST ZONING ADMIN	39.78	225.42	2,500.00	9
10-4130-123	SALARIES - RECEPTIONIST	1,444.00	4,625.31	22,910.00	8
10-4130-124	SALARIES - PLANNING BOARD	1,450.00	4,150.00	17,500.00	7
10-4130-125	SALARIES - SIGN REMOVAL	413.66	1,229.05	4,500.00	7
10-4130-181	FICA EXPENSE - P&Z	645.57	1,951.08	8,500.00	7
10-4130-182	EMPLOYEE RETIREMENT - P&Z	964.01	2,935.28	13,000.00	7
10-4130-183	EMPLOYEE INSURANCE	1,485.00	5,355.00	19,500.00	7
10-4130-184	EMPLOYEE LIFE INSURANCE	22.68	67.20	325.00	7
10-4130-185	EMPLOYEE S-T DISABILITY	12.00	36.00	215.00	8
10-4130-193	CONSULTING	0.00	292.50	15,000.00	9
10-4130-194	CONSULTING - COG	0.00	0.00	10,000.00	10
10-4130-200	OFFICE SUPPLIES - PLANNING &	54.39	820.92	5,000.00	8
10-4130-201	ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	10
10-4130-215	HISTORIC PRESERVATION	0.00	0.00	500.00	10
10-4130-220	TRANSPORTATION & IMPROVEM	0.00	0.00	23,750.00	10
10-4130-321	TELEPHONE - PLANNING & ZONI	258.53	512.96	4,500.00	8
10-4130-325	POSTAGE - PLANNING & ZONING	0.00	542.14	4,200.00	8
10-4130-331	UTILITIES - PLANNING & ZONING	11.75	407.87	4,725.00	9
10-4130-370	ADVERTISING - PLANNING & ZON	36.85	123.73	1,000.00	8
	TOTAL EXPENDITURE	11,929.84	38,549.32	222,125.00	8
	BEFORE TRANSFERS	-11,929.84	-38,549.32	-222,125.00	
	AFTER TRANSFERS	-11,929.84	-38,549.32	-222,125.00	
	GRAND TOTAL	882.16	-228,321.12	0.00	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 09/30/2012

10

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	219,830.68
10-1120-001 TRINITY MONEY MARKET	1,326,577.63
10-1120-002 CITIZENS SOUTH CD'S	511,226.71
10-1170-000 NC CASH MGMT TRUST	529,830.88
10-1211-001 A/R PROPERTY TAX	885,189.37
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	7,134.35
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,104.52
10-1232-000 SALES TAX RECEIVABLE	864.81
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	828,793.42
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	14,022.92
10-1610-003 FIXED ASSETS - EQUIPMENT	127,827.46
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS	4,488,253.76

LIABILITIES & EQUITY

LIABILITIES

10-2110-000 ACCOUNTS PAYABLE	298.46
10-2115-000 ACCOUNTS PAYABLE ACCRUAL	8,764.45
10-2120-000 BOND DEPOSIT PAYABLE	262,038.40
10-2151-000 FICA TAXES PAYABLE	2,513.21
10-2152-000 FEDERAL TAXES PAYABLE	1,525.89
10-2153-000 STATE W/H TAXES PAYABLE	826.00
10-2154-001 NC RETIREMENT PAYABLE	3,125.56
10-2156-000 LIFE INSURANCE PAYABLE	-2.24
10-2157-000 401K PAYABLE	842.51
10-2620-000 DEFERRED REVENUE - DELQ TAXES	7,134.35
10-2625-000 DEFERRED REVENUE - CURR YR TAX	885,189.37

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 09/30/2012

10

10-2630-000 DEFERRED REVENUE-NEXT 8 10,104.52

TOTAL LIABILITIES 1,182,360.48

EQUITY

10-2620-001 FUND BALANCE - UNDESIGNATED 1,919,413.61

10-2620-003 FUND BALANCE-DESIG FOR CAP PROJECTS 569,629.30

10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS 997,494.81

10-2620-005 CURRENT YEAR EQUITY YTD 47,676.68

CURRENT FUND BALANCE - YTD NET REV -228,321.12

TOTAL EQUITY 3,305,893.28

TOTAL LIABILITIES & FUND EQUITY 4,488,253.76

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 09/30/2012

10

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: October 8, 2012

SUBJECT: Monthly Report – September 2012

Transactions:	
Tax Charge 2012	\$1109263.29
Tax Exemptions 2012	\$(55337.20)
Tax Deferments 2012	\$(64663.87)
Tax Write-offs Under \$5.00	\$(792.29)
Late List Penalties 2012	\$155.60
Adjust Under \$5.00	\$(5.89)
Advertising Fees Paid	\$(53.06)
Refund	\$1476.77
Penalty and Interest Payments	\$(133.27)
Taxes Collected:	
2008	\$(60.00)
2009	\$(142.48)
2010	\$(222.79)
2011	\$(760.54)
2012	\$(129487.48)
As of September 30, 2012; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1902.02
2009	\$2616.79
2010	\$4668.67

2011	\$7109.82
2012	\$860584.98
Total Outstanding:	\$877763.66