

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

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

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

Absent: None

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

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

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

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

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

Item No. 4. Special Recognitions.

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

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

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

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

Item No. 5. Public Comments.

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

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

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

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

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

Item No. 7. Approval of Minutes.

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

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

Item No. 8. Consent Agenda.

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

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

All were in favor, with votes recorded as follows:

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

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

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

All were in favor, with votes recorded as follows:

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

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

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

North Carolina

County of Union

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

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

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

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

Adopted this 10th day of December, 2012.

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

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

Item No. 9. Old Business.

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

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

Town of Weddington
Citizen Survey 2012 Results

3,400 Postcards Sent
 659 Responses
 19.4% Response Rate

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

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

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

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

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

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

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

Road connectivity between neighborhoods	7.0%
---	------

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

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

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

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

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

	Response Percent
Yes	43.0%
No	57.0%

7. What is your current opinion of conservation subdivisions?

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

Oppose	16.8%
Strongly Oppose	12.7%

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

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

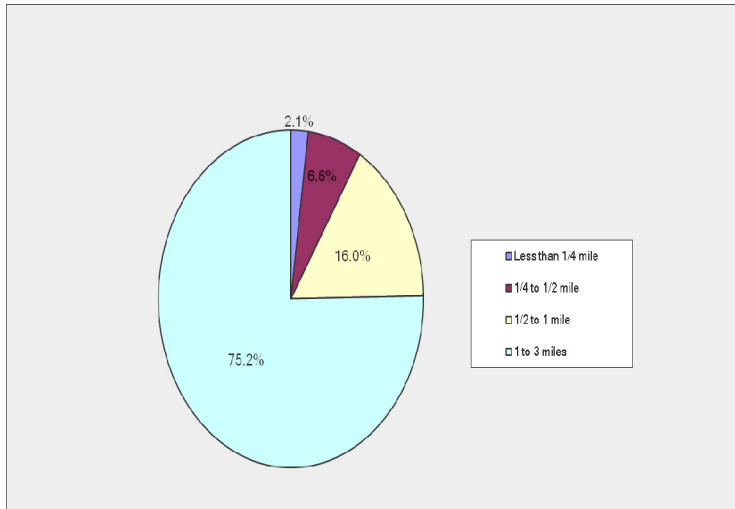
9. Would you support higher density for age restricted communities in designated areas?

	Response Percent
Yes	51.0%
No	49.0%

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

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

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



12.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Davidson closed the public hearing.

B. Consideration of Ordinance Adopting Amendments to Section 46-46 (Fire Hydrants).

Councilwoman Harrison moved to approve Ordinance O-2012-15:

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

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

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

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

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

Rights-of-way, location and dimensions	X	X
Pavement widths	X	X
Proposed grades (re: Roads)	X	X
Design engineering data for all corners and curves	X	X
Typical road cross-sections	X	X
Road names	X	X
If any road is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by the state department of transportation, division of highways' manual on driveway regulations. Evidence that the subdivider has obtained such approval	X	X
<u>Subdivisions which are connected to Union County water systems must show the location of proposed fire hydrants in accordance with Union County Public Works standards.</u>	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	X	

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

Adopted this 10th day of December, 2012.

All were in favor, with votes recorded as follows:

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

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

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

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

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

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

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

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

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

Town Planner Cook – Yes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Pro Tem Barry - But they connect.

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

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

Town Planner Cook – Yes they could.

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

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

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

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

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

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

Town Planner Cook - Yes they could.

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

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

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

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

Town Planner Cook - Right.

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

Town Planner Cook - Yes.

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

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

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

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

Mayor Davidson closed the public hearing.

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

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

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

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

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

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

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

Town Planner Cook answered no.

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

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

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

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

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

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

Adopted this 10th day of December, 2012.

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

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

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

Town Planner Cook - Correct.

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

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

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

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

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

Town Planner Cook – It has.

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

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

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

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

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

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

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

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

Town Planner Cook – It has to be.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attorney Fox - You could.

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

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

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

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

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

IV. PLAN ADMINISTRATION AND IMPLEMENTATION STRATEGIES

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

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

PLAN MONITORING & AMENDMENT

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

POLICY REVISIONS

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

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

LAND USE MAP AMENDMENTS

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

DESCRIPTIONS OF IMPLEMENTATION STRATEGIES

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

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

IMPLEMENTATION PROGRAM

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

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

Adopted this 10th day of December, 2012.

All were in favor, with votes recorded as follows:

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

Item No. 11. New Business.

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

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

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

I. INTRODUCTION

This document is a statement of the community's vision for its own future and a guide to achieve that vision through the year ~~2012~~ March 31, **2013**. The view of the future expressed in the Land Use Plan (i.e., the Plan) is shaped by local community values, ideals and aspirations about the best management and use of the community's resources.

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

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

PLAN MONITORING & AMENDMENT

The Land Use Plan is intended to serve as a guide for public and private development and land use decisions through the year ~~2012~~ March 31, **2013**. As local and regional conditions change, changes to the policies (including maps) and strategies will be required to keep the plan current. While specific procedures for amendment should be adopted by ordinance, the following paragraphs outline the process for monitoring and amending the plan. The Town should conduct an annual review to determine its progress in achieving plan goals, objectives and strategies. During this review, the Town should evaluate development decisions (e.g., zoning changes, subdivisions, building permits and public works projects) that have been made by the Town and other jurisdictions, growth trends and the progress made in accomplishing the strategies listed in this Plan element. The result of the annual review may be to recommend revisions to policies, the future land use map or the implementation program.

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

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

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

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

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

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

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

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

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

The vote on the motion is as follows:

AYES: Councilmembers Thomisser, Hadley and Mayor Pro Tem Barry

NAYS: Councilwoman Harrison

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

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

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

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

NAYS: None

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

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

NAYS: None

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

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

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

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

NAYS: None

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

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

NAYS: None

E. Discussion and Consideration of Appointing Liaison to Union County Public Works Regarding Water and Sewer Issues. Mayor Pro Tem Barry – I know that we have this project coming at us and felt that we needed to get somebody from the Council to stand in point on this to work with both the Utilities Department and the County Commissioners. I think it is time to get somebody interfacing directly with them about it.

Mayor Davidson – What project are you referring to?

Mayor Pro Tem Barry – Location of the water tower.

Mayor Davidson – Do you have a motion?

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

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

Councilmember Thomisser accepted the gavel.

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

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

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

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

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

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

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

Mayor Pro Tem Barry – He identified two or three parcels specifically and maybe there was a fourth one. I think there is a 5th that we could get on the list that we would find as a Council appropriate. I think we need to make sure that all of the options that we presented him with at that meeting are getting a fair debate and not just perhaps the easiest option. Easiest is not always best. I am trying not to get into contracts and property acquisition.

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

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

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

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

The vote on the motion is as follows:

AYES: Councilmembers Harrison, Hadley and Mayor Pro Tem Barry

NAYS: Councilmember Thomisser

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

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

Guide to Land Use Plan Update Process:

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

- Potential legal consequences (Town Codes, NCGS, etc.) for going against Land Use Plan and Zoning Ordinance
- Following the Land Use Plan and Zoning Ordinance in decision making vs. personal feelings as a private citizen
- The need to avoid inconsistencies between Land Use Plan and Zoning Ordinance

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

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

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

Councilmember Thomisser accepted the friendly amendment.

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

All were in favor, with votes recorded as follows:

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

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

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

No motion on this item was needed.

H. Discussion of Weddington Design Review Board. The Town Council received a copy of language from the Code of Ordinances dealing with the Design Review Board. Councilwoman Hadley stated, “This is just for your information. The Planning Board merely wanted us to be aware of the fact that we have

approved a rezoning application and the applicant's plans and construction documents will be subject to review in accordance with the section that is in your packet. As this is the first rezoning to go through this procedure, the Planning Board wanted Council to be aware that since no Design Review Board exists the functions of the DRB will be performed by the Town Planning Board by default."

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

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

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

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

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

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

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

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

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

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

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

- Location for Retreat – In Town or Out of Town
- Date (February or March)
- Friday and/or Saturday and specific times
- Is a Facilitator needed?
- Is Citizen/Council Reception desired?

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

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

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

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

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

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

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

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

Mayor Davidson – Is it necessary to have another policy for these two organizations. How is it different than the other policies that we have in place? If you go to an HOA meeting you are supposed to distinguish whether you are talking or it is the Council talking. If you go talk to the County Commissioners you are supposed to distinguish. I think the motion would be better if we say all

organizations when you go out as a delegate or alternate you will vote on behalf of the Town Council. I guess you put the burden on the person to find out what the Council wants.

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

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

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

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

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

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

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

Adopted this 10th day of December, 2012.

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

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

of NC 16 to NC 84 and NC84 to Indian Trail-Waxhaw Road respectively) are currently unfunded for right-of-way and construction.

- The following items were on the November 26th Planning Board agenda:
 - Bromley Monument Signs-approved by the Planning Board
- The following items will be on the December 17th Planning Board agenda:
 - Beulah Church Road Minor Subdivision
 - Howie Property Minor Subdivision
 - Vintage Creek Monument Signs

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

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

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

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

Dear Managers, Elected Officials and Community Leaders,

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

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

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

4. *Funding of the program on an annual basis would be \$700,000 with \$400,000 being paid by the County and \$300,000 being paid by the City. The County would pay the \$400,000 annually and then work with the municipalities, who have an interest in contributing financially to the program, on repayment of their proportionate share to the County.*
5. *Employ at a minimum five employees to conduct and carry out the county-wide program. The services of one such employee shall be dedicated to engage in economic development activities primarily outside the City of Monroe*
6. *One-time funding to the City in an amount not to exceed \$70,000 to assist with expenses associated with the transition from a municipal economic development program to a county-wide program. Such funding shall be on a reimbursement basis and said expenditures will be coordinated with the County Manager.*
7. *Should the City expend less than \$1,750,000 on the joint county-wide economic development program during the initial term(January 2013 to June 2015) then the City shall refund to the County an amount equal to 4/7th of any such surplus.*
8. *The City shall perform outreach to the other 13 municipalities to solicit their participation in the development of a county-wide work plan and shall incorporate those municipalities that wish to be included into said Work Plan which shall be reviewed and adopted by the County which will be an amendment to the Interlocal agreement. Performance measures/reporting have been identified and shall be provided to the County in accordance with the following:*
9. *Monthly written report to the County Manager and Economic Development Advisory Boards*
10. *Written cumulative quarterly report to the County Commission*
11. *Annual written reports to the County Manager and Board of County Commissioners*

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

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

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

Item No. 14. Public Safety Report.

Weddington Deputies – 693 Calls

Wesley Chapel VFD – 100 Calls

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

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

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

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

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

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

Transactions:	
Releases 2012	\$(1,198.84)
Adjust Under \$5.00	\$(1.18)
Advertising Fees Paid	\$(17.48)
Refund	\$3,246.64
Penalty and Interest Payments	\$(24.35)
Taxes Collected:	
2008	\$(60.00)
2009	\$(60.00)
2010	\$(60.00)
2011	\$(60.00)
2012	\$(271,764.14)
As of November 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	\$1,832.44
2009	\$2,548.25
2010	\$4,600.35
2011	\$7,031.87
2012	\$411,931.13
Total Outstanding:	\$428,825.42

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

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

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

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

The meeting adjourned at 9:52 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk