

**THE TOWN OF  
WEDDINGTON  
NORTH CAROLINA**



**LAND USE  
PLAN**

**AS APPROVED BY THE  
WEDDINGTON TOWN COUNCIL  
August 12, 2019**

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# **EXECUTIVE SUMMARY**

## **I. INTRODUCTION**

This document is a statement of the community's vision for its own future and a guide to achieve that vision through December 31, 2024. This plan shall be updated every five years. The view of Town's future expressed in the Land Use Plan (i.e., the Plan) is shaped by local community values, ideals, and aspirations about the best stewardship and use of the community's services and 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. The Plan is a tool for managing community change to achieve the desired quality of life.

This document serves as the replacement to the 2013 Weddington Land Use Plan and is being adopted pursuant to NCGS 160A-383.

### **A. WHY PLAN?**

Successful communities do not just happen; they must be continually shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the needs of its residents and retain the quality of life that initially attracted those residents to the community.

Residents of Weddington value the natural environment, the rural character and diversity of the style of their neighborhoods, as well as the strong sense of community identity. However, they have also expressed concern about the effects of new growth in and around Weddington.

The Town recognizes the importance of coordinating growth management efforts with Union County and adjacent communities while also cognizant of the limitation of the authority the Town possesses. The Town can strive to influence the policies and actions of other parties, but it does not have direct authority to do so, as with decisions relating to schools or transportation corridors. Accordingly, the Town seeks to develop a productive relationship with the County towards coordinated strategies for growth management to make efficient use of valuable infrastructure that is already in place, and to minimize unnecessary loss of the surrounding open space areas where such infrastructure is not yet in place. A good plan and effective plan implementation measures can curb the trend of

sprawl development while accommodating new development consistent with the future vision.

This Plan, once adopted and applied consistently and carefully, is intended to foster and strengthen partnerships among service providers and between the public and private sectors. Such partnerships can achieve infinitely more for the community than any would acting alone. An important principle of an effective land use plan is to create “win/win” situations for both the public and private sectors, for existing and new neighborhoods, for open space land conservation, and for the community’s fiscal integrity and enhanced quality of life.

## **B. WHAT IS IN THE LAND USE PLAN?**

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

**Section II - Community Vision** defines a vision for the community’s future that is the basis for the Plan’s recommendations. The most significant aspect of Weddington’s planning process has been the high level of citizen involvement. The Town’s approach has included surveys, interviews, public hearings, workshops, and newsletters, in an effort to inform the public and to capture the thoughts, ideas, hopes, and desires of the community. Community values set priorities for community action and plan implementation.

**Section III - Goals, Policies and Recommendations** identifies specific goals and policies intended to guide future growth and development decisions.

**Section IV - Plan Implementation and Administration** outlines recommended strategies needed to achieve the Plan’s goals in a manner that is consistent with the Town’s policies.

**Section V - Context for Planning** summarizes existing conditions, trends, and issues facing the community and establishes the setting for the Plan and the basis for its goals and policies. This section:

- Summarizes the Town’s history;
- Identifies natural environmental factors and physical constraints and opportunities that affect development within the planning area;
- Identifies demographic characteristics and trends;

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

### **C. WHAT DO THESE TERMS MEAN?**

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

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

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

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

### **D. HOW SHOULD THE PLAN BE USED?**

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

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



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

#### **E. COORDINATION WITH OTHER JURISDICTIONS**

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

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

#### **F. WHO IMPLEMENTS THE PLAN?**

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

## **II. COMMUNITY VISION**

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

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

Growth in Weddington is inevitable. The majority of residents are happy with the Town's existing low-density single-family developments. Few support a "growth at any cost" policy. This document evaluates the amount of growth likely to occur and makes recommendations concerning the location and relationship of the land uses in order to establish and maintain a healthy relationship between the developing community and the environment.

### **A. PUBLIC PARTICIPATION**

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

The Town of Weddington has taken a number of steps to make public input a meaningful part of the planning process in developing this Plan. The Town undertook a land use survey that addressed several key issues facing the Town. In addition, the Town has conducted

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

## **B. COMMUNITY SURVEY**

The Town conducted a citizens' survey in the spring of 2018 to gain a better understanding of resident perceptions and inform future planning initiatives. The online survey access information was mailed to owners of all parcels within the Town and paper copies were made available upon request. Survey results were used to identify key community issues. Overall, there were 994 total survey responses representing 31% of the total households in Weddington. For a complete look at the survey results, please refer to [www.townofweddington.com/news/survey-results](http://www.townofweddington.com/news/survey-results)

## **C. COMMUNITY SNAPSHOT**

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

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

## **D. PLAN FOR APPROPRIATE AND COMPATIBLE LAND USES**

Plan for predominantly single-family development. Single-family subdivisions are the preferred land use type; residents continue to show limited to no interest in having other types of development in the Town. The Town has also approved Conservation Subdivisions which maintain a 1-acre density with smaller lots and preserve 50% of the development as conservation area **Such conservation land cannot be developed.**

Monitor development patterns in the Town and surrounding areas due to resident concern about the amount and rate of growth happening in the area. The Town grew at a rapid rate in the 2000's. Knowing the town cannot slow or stop growth, it continues to get input from the community, along with professionals' expertise, which will help manage that growth.

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

#### **E. COORDINATE THE PROVISION OF ADEQUATE PUBLIC SERVICES**

Continue to coordinate with other jurisdictions that plan, fund, construct, and maintain a regional network of streets. There are a number of critical road improvements scheduled in the Weddington vicinity over the next few years. Changes in alignments, intersections, or improvement schedules may affect land use planning and development in Weddington.

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

#### **F. MANAGE NATURAL RESOURCES**

- Use land use planning to protect wetlands, floodplains, aquifers, and wellhead protection areas.
- Continue to develop strategies for protecting open spaces to maintain the character of the Town.
- Maintain standards for development on steep slopes to reduce environmental impacts and hazards to residents. Preferred developments are built in concert with and take advantage of their natural environmental features and attributes which can be incorporated by using the design principles of the 4-step process described in the book Rural by Design by Randall Arendt.
- Attempt to develop open space networks with the potential to connect conservation land, greenways, and multi-use paths

### **III. GOALS AND POLICIES**

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

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

#### **Land Use Goals:**

- Goal 1: To ensure that all new development takes place in a manner that conserves open space and scenic views.
- Goal 2: To limit development activities on environmentally sensitive lands.
- Goal 3: Minimize the visual effect of development from surrounding properties and roadways.
- Goal 4: To maintain the town's strong single-family residential character.
- Goal 5: To retain a mix of land uses that reinforces Weddington's unique small-town character.
- Goal 6: To ensure that the type, location, and scale of existing commercial and future commercial development in the Town Center provides goods and services for the residents of Weddington.
- Goal 7: Through the conditional zoning process, provide varying lot sizes to accommodate a variety of age and income groups, and broader residential option, so that the community's population diversity may be enhanced.

## **Land Use Policies:**

- Policy 1: Preserve open space and scenic views through appropriate zoning regulations. Require open space preservation in both conventional and conservation subdivisions and commercial developments.
- Policy 2: Preserve the Town's natural resources. Depending upon the fragility of the resource, restrictions should limit or prohibit construction, grading, and even vegetative clearing.
- Policy 3: Limit development to areas of the Town that have suitable soil and topographic characteristics for development.
- Policy 4: Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property.
- Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby protecting property values.
- Policy 6: Retain the character of the community by ensuring that new residential development consists of single-family homes.
- Policy 7: Continue to allow manufactured housing in Weddington on individual lots within Residential (R) zoning districts in accordance with NCGS 160A-383.1.
- Policy 8: Prohibit medium and high-density residential development and large-scale commercial development that could create potential traffic and safety problems for the Town.
- Policy 9: Ensure that the scale and design of commercial development is consistent with the unique small-town character of Weddington. Limit such development to small-scale retail and service businesses, serving Town residents, particularly specialty shops and restaurants and prohibit regional scale retail and service commercial establishments. Provide for open space preservation in new and/or expanded commercial developments.

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

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

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

Policy 13: Allow alternative smaller lots to retain open space while maintaining a density of 1 dwelling unit per 40,000 square feet.

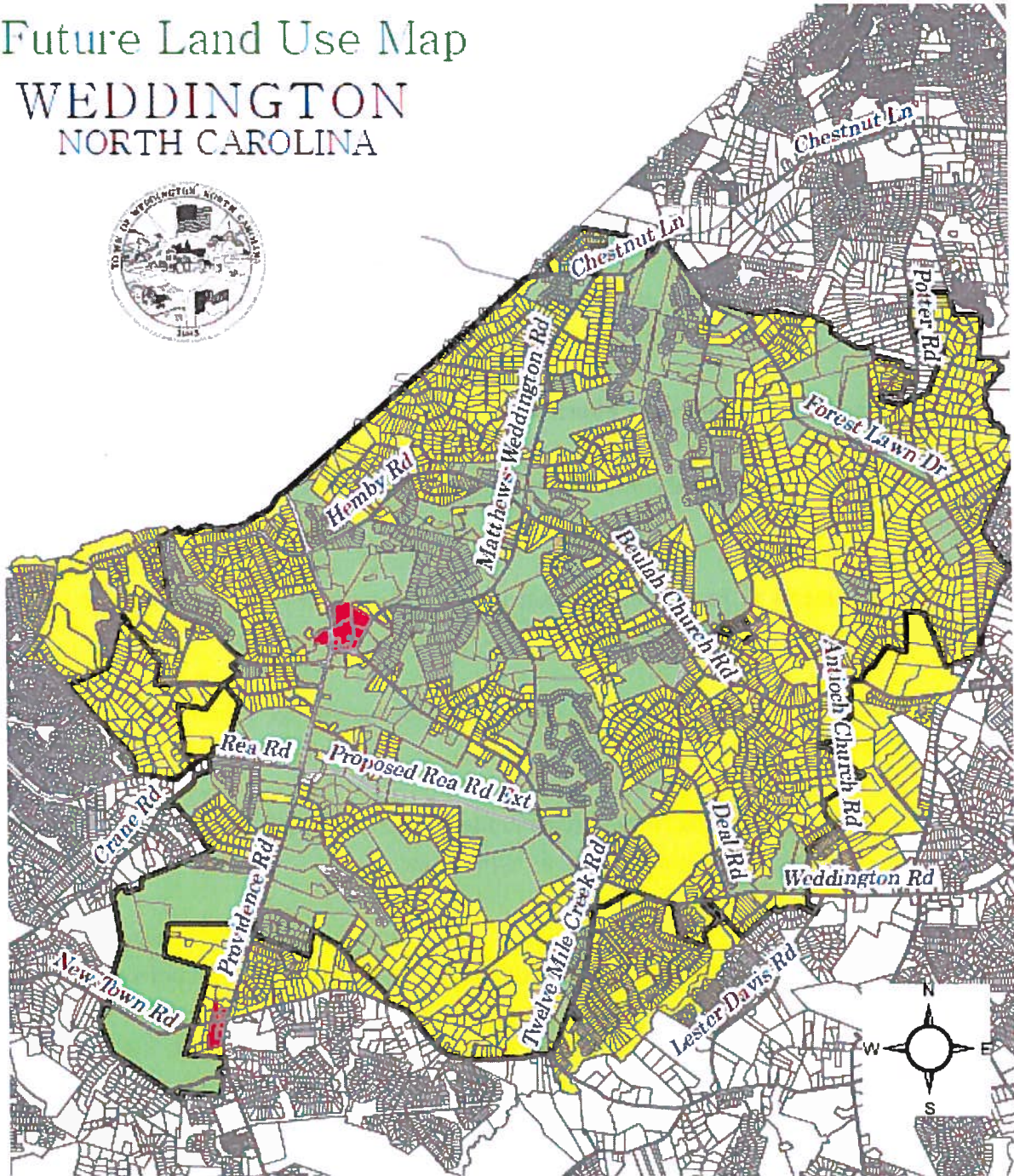
**Exhibit 1: Future Land Use Categories**

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



Exhibit 2: Future Land Use Map

Future Land Use Map  
WEDDINGTON  
NORTH CAROLINA



Map Adopted 3/11/02  
Last Amended 6/18/19

Legend

- Weddington Town Limits
- Business
- Conservation Residential
- Traditional Residential

### **Public Facilities and Services Goals:**

Goal 1: To have all Weddington residents provided with an efficient delivery of emergency services.

Goal 2: To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities.

Goal 3: To encourage that any future park and recreation needs of Weddington residents are met with adequate recreational facilities in the area.

Goal 4: To provide safe and convenient mobility for Weddington residents of all ages.

### **Public Facilities and Services Policies:**

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

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

Policy 3: Monitor and have input on utility extensions by Union and Mecklenburg Counties.

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

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

Policy 6: Require that roads be designed and constructed to provide a high level of safety and attractiveness. Road design shall consider the safety of pedestrians, bicyclists and motorists, as well as the character of the neighborhood through which the road travels.

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

Policy 8: Ensure that all new transportation infrastructure is constructed to NCDOT standards.

Policy 9: While most new roads in Weddington in the past have been publicly owned and maintained, the Town continues to allow for privately maintained transportation infrastructure, provided they are built and maintained to meet all applicable NCDOT standards.

### **Community Design and Image Goals**

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

Goal 2: To retain a single business center within the existing overlay district.). While businesses in the center will maintain the small-town scale needed to serve residents, the design of the center should become more pedestrian-oriented.

### **Community Design and Image Policies**

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

Policy 1: Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history.

Policy 2: Continue to support the adaptive reuse of historic structures in the community.

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

Policy 4: Maintain design standards for future non-residential developments.

Policy 5: Maintain public signs, Town banners, Town sidewalks and landscaping around these signs to beautify the Town and to draw the attention of persons traveling through Weddington.

Policy 6: Give the highest priority for beautification efforts and corridor design to major thoroughfares and key entryways.

Policy 7: Coordinate with local utility companies and developers when placing electric, telephone, and cable television lines underground in accordance with the Town's Subdivision Ordinance in order to minimize removal or degradation of trees during installation and maintenance of such facilities.

Policy 8: Ensure that new commercial development is designed with pedestrian-oriented features that provide safe, attractive and convenient linkages to residential neighborhoods, wherever practical.

Policy 9: Use regulatory and non-regulatory incentives to encourage good design. Maintain development standards and regulations that provide adequate flexibility to respond to changing conditions and needs in the community.

Policy 10: Require redevelopment and new development projects to incorporate public spaces.

### **Growth Coordination Goals:**

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

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

### **Growth Coordination Policies**

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

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

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

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

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

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

Policy 7: Continue to play an active role on the Charlotte Regional Transportation Planning Organization (CRTPO).

Policy 8: Coordinate with the County library system to provide convenient and accessible library services.

## **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.

### **A. PLAN MONITORING & AMENDMENT**

The Land Use Plan is intended to serve as a guide for public and private development and land use decisions through December 31, 2024. This plan shall be updated every five years. Changes to the Land Use Plan shall only be initiated by the Town Council, Planning Board, or Zoning Administrator. As local and regional conditions change, changes to the policies (including maps) and strategies will be required to keep the plan current. While specific procedures for amendment should be adopted by ordinance, the following paragraphs outline the process for monitoring and amending the plan. The Town will conduct an annual review every July to determine its progress in achieving plan goals, objectives and strategies. During this review, the Town will evaluate development decisions (e.g., zoning changes, subdivisions, building permits and public works projects) that have been made by the Town and adjacent 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. POLICY REVISIONS**

To ensure that the Land Use Plan remains an effective guide for decision-makers, the Town will conduct periodic evaluations of the Plan policies and strategies. These evaluations will be conducted every five years, depending on the rate of change in the community. Should a major review be necessary, the process should encourage input from merchants, neighborhood groups, developers, and other community members. 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.

### **C. 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.

### **D. DESCRIPTIONS OF IMPLEMENTATION STRATEGIES**

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

### **E. IMPLEMENTATION PROGRAM**

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

This list is not intended to be exhaustive or all-inclusive -- the Town, County, and other public and private entities will take numerous actions throughout the life of this plan to

achieve the community's goals. This list of strategies is intended to identify those deemed to be of the highest priority that should be pursued by the Town over the next several years. The strategies shown are not listed in priority order as each, if implemented, will provide meaningful long-term benefit to the Town. Notwithstanding the above, actual legislative decisions or implementation strategies made in the future in Weddington will be in the Town Council's discretion.

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

Strategy 2: Maintain the conditional zoning review standards that require that the following be addressed on site development plans:

- a. Relationship of the proposed development to adjacent properties;
- b. Buffering, screening, and landscaping both within and around the development;
- c. Preservation of existing vegetation;
- d. Parking designs, landscaping and building layout;
- e. Access to and from the development and within the development;
- f. The view from adjoining public roads;
- g. Architectural design;
- h. Consider a standard that reviews the impact of the additional traffic from the development on neighboring thoroughfares through a traffic impact analysis; and
- i. Useable and well-planned conservation lands.

Strategy 3: Ensure that the Town's subdivision regulations require transportation infrastructure to be designed and constructed to meet North Carolina Department of Transportation (NCDOT) standards.

Strategy 4: Maintain access standards to preclude direct access from residential subdivision lots onto designated major or minor thoroughfares depicted on the Town's Thoroughfare Plan.

Strategy 5: Require subdivisions to provide individual lots access through internal subdivision roads.

Strategy 6: The Town should review its contract with the Union County Sheriff's Department on an annual basis to ensure that adequate police services continue to be provided.



Strategy 7: Allow conservation subdivisions on large, unplatted parcels (i.e., subdivisions that retain R-40 housing yields but allow for smaller lot sizes), through the conditional zoning process to preserve open space and scenic views, incorporating the design principles of the 4-step process described in the book Rural by Design by Randall Arendt.

Strategy 8: Require conditional zoning for all commercial development to ensure that it is compatible with the community character.

## V. CONTEXT FOR PLANNING

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

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

### A. BACKGROUND

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

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

**The Role of Planning.** Land use planning is designed to provide strategic guidelines for the future growth and development of a community. Land use decisions made by a community are fundamental. They shape the community's very character—what it is like to walk through, what it is like to drive through, what kind of jobs and businesses exist in

it and how well the natural environment survives. In some cases, land use decisions may directly affect human life and health. Because land development patterns affect property taxes and the level of public services, land use planning decisions are closely tied to the fiscal health of the community.

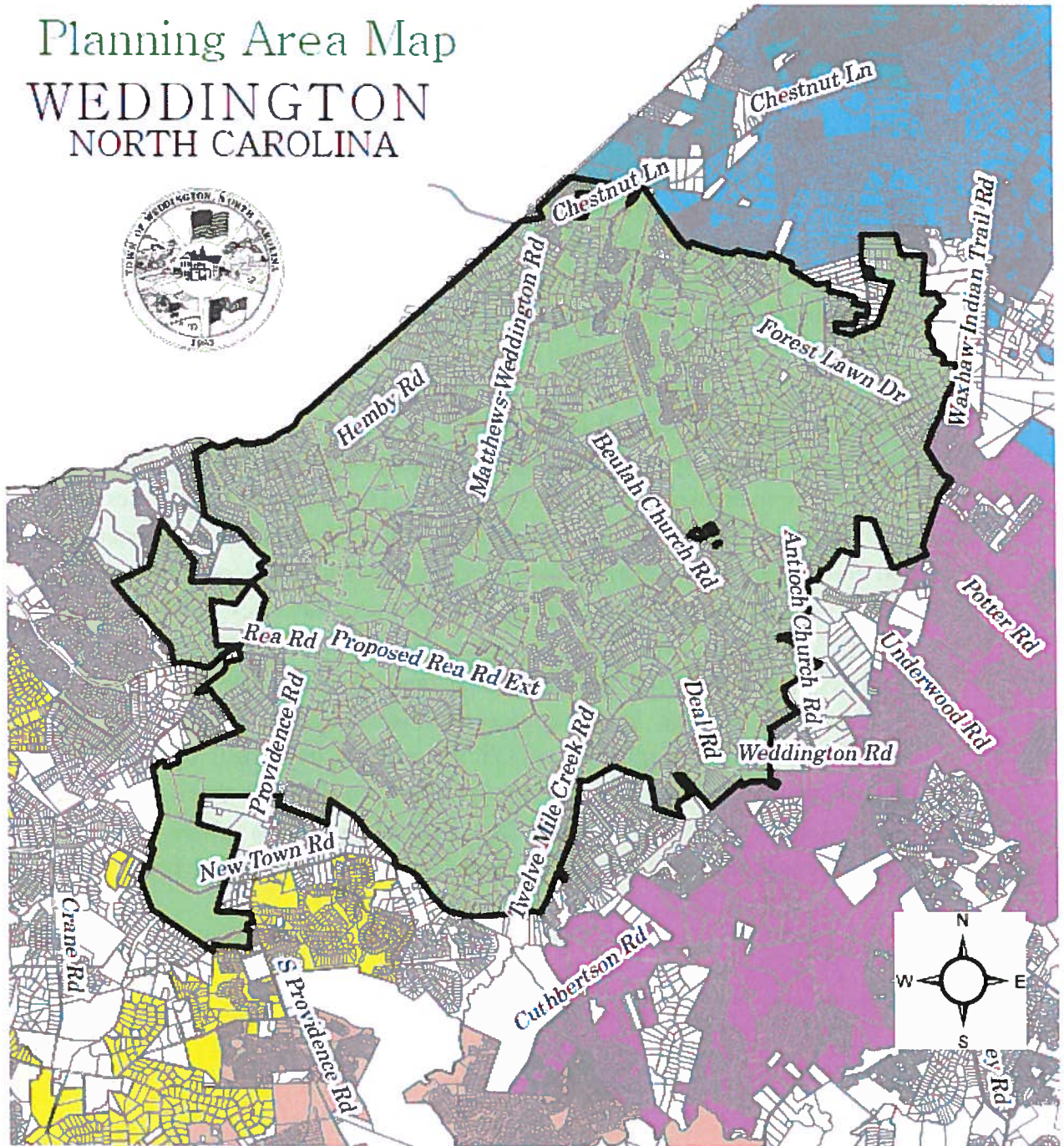
Land use planning is a process through which a community reaches decisions about the future physical development of their town. A land development plan, also known as a "land use plan", is a primary tool in the planning process. Land use plans provide a mechanism for a community to influence its growth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

### **Planning Area and Other Jurisdictions**

The Planning Area, described on Page 23 and depicted on **Exhibit 3**, extends beyond the Town's current corporate limits. Planning beyond the corporate limits is designed to create a *comprehensive* approach to growth management – community issues typically don't start and end at precise boundaries but reflect development practices and pressures within a general geographic area. Actual growth management measures, however, will be limited to within the Town's current or future municipal jurisdiction. Preparing for growth means that development proposals should be encouraged in appropriate areas, based on land use intensity and available infrastructure, and discouraged in inappropriate areas. The determination of infrastructure availability often is dependent upon the potential of undeveloped land to permit expansion, based on a fiscal impact analysis to ascertain the economic feasibility of such an expansion. **Exhibit 3** also shows the location and proximity of other jurisdictions that will impact growth and development in and around the Town.

Exhibit 3: Weddington Planning Area Map

Planning Area Map  
WEDDINGTON  
NORTH CAROLINA



Legend

Weddington Town Limits	Indian Trail	Union County	Weddington	Weddington Sphere	Marvin Sphere
Marvin	Stallings	Waxhaw	Wesley Chapel		

Map Adopted 3/11/02  
Last Amended 6/18/19

## **B. NATURAL ENVIRONMENT**

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

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

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

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

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

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

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

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

**Hydrology.** Public water service provided by the Union County Public Works Department is available throughout the Planning Area, as shown in Exhibit 6. Nonetheless, there are many residences that are served by wells. According to the Union County Health Department, the Weddington area has an adequate supply of good quality ground water. There are different water-bearing zones, or aquifers, based on the geologic formations underground. Wells outside the slate area, west of NC 16, offer better yields than those on the east side of the highway (inside the slate area). Currently, an average yield of five to six gallons per minute exists. Generally, wells in the Weddington area are not as deep as wells in other areas of the County. There are some areas in the eastern part of Weddington where the availability of quality well water is sometimes a problem. This is especially true in areas to the north east of Beulah Church Road. To address this issue, Union County Public Works includes a \$500,000 annual allocation within its Capital Improvement Plan to assist residents who desire to connect to the public water system. This funding is to subsidize the costs for design, permitting, and construction for the extension of the public water system. This program, known as the Short Waterline Extension Program, is available on a first-come, first-serve basis with applications taken on an annual basis.

Additional information on this program is available from Union County at <http://unioncountync.gov/departments/public-works/engineering/water-sewer-capital-improvement>.

**C. COMMUNITY GROWTH**

**Population Growth.** Weddington is part of the Charlotte Metropolitan Statistical Area. Over the past two decades, the Charlotte area has been growing at a rapid rate and is one of the fastest growing regions in North Carolina and the Southeast. Leading the growth in the Charlotte area has been Union County. Between 2010 and 2018, Census figures show that the population of Mecklenburg County (which includes Charlotte) has grown by 18%. Union County has grown at 17.2%, during this same time period.

The estimated population at the time of incorporation (1983) was approximately 970. According to the 2010 Census, the Town’s population was 9,481. The 2018 estimates indicate a population of 10,949. The Town of Weddington has increased its population by 15.5% since 2010. According to the 2018 Census estimates, there are 3,339 households with an average household size of 3.11 people. According to the 2018 estimates 5% of the population is under 5, 27.8% of the population is age 5-17, 12.8% is aged 65+, The 2010 Census population for Weddington and surrounding areas are presented on **Exhibit 4**.

**Exhibit 4: Population Comparisons**

<b>Jurisdiction</b>	<b>2010 Population</b>	<b>Percent Increase, 2010 -2018</b>
Weddington	9,459	15.5%
Union County	201,292	17.2
Indian Trail	33,518	18%
Marvin	5,579	18.3%
Stallings	13,831	15.6%
Waxhaw	9,859	63.4%
Wesley Chapel	7,463	17.1%

Source: 2010 Census and 2018 Census Estimates

The consistent pattern of recent growth in the Charlotte region indicates continuing strong growth in the Weddington area for the foreseeable future. This is primarily due to its location, south of Charlotte and close to the region’s “Outerbelt,” I-485. In addition,

southern Mecklenburg and northwestern Union Counties are scheduled for several road improvements that will further improve accessibility to and from Weddington.

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

Weddington has been experiencing steady growth over the past ten years, as evidenced by the large number of new homes constructed each year. If the Town continues to grow at a 1.97% per year rate over the next ten years, the 2028 projected population would be 13,100. Using GIS data staff believe there is approximately 5,968 acres to be developed. Approved subdivisions over the past 10 years have an average of .8 units per acre. This would preclude a build out of 4,774 additional home. At 3.11 persons per home, staff believes Weddington could have a build out population of 25,797. These estimates are based on the following assumptions:

- Steady population growth will continue into the future;
- Household size will remain constant (the 2018 Census projects 3.11 persons per household);
- Regional development trends as have evolved in the past ten years will continue to operate over the next fifteen years;
- Public water and sewer service are contained in the most up to date Union County Water and Sewer Master Plan; and
- Roads will be improved according to the North Carolina DOT TIP schedule.

#### **D. PUBLIC FACILITIES AND SERVICES**

Public facilities are important and often are expensive to build and subsequently maintain. Failure to plan them wisely often results in inadequate and misplaced facilities that can drain the community's funds without providing satisfactory service. It is important to



consider existing and proposed land use patterns and the existing and anticipated size, composition and distribution of the population.

In order to maintain a high quality of life for residents of residential areas, the Town needs to assure that public facilities and infrastructure are available to serve them in a convenient and functional manner. Infrastructure includes adequate means for access and mobility, water and sewer service, and stormwater systems. In November of 2014, the Town Council adopted a new stormwater ordinance to better manage runoff caused by new development.

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

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

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

Weddington is a member of the Charlotte Regional Transportation Planning Organization (CRTPO), a regional transportation planning body. CRTPO currently consists of all municipalities in Mecklenburg County as well as Weddington, Indian Trail, Waxhaw, Wesley Chapel, Wingate, Monroe, Marvin and Stallings in Union County. CRTPO's decision-making body consists entirely of elected officials from its member local governments. Recommendations as to which transportation projects should be funded are made by CRTPO (as part of the region's Thoroughfare Plan or "TIP") and forwarded to NCDOT. Actual funding and construction decisions are made by NCDOT

The Town of Weddington has an adopted thoroughfare plan. This plan is known as the Local Area Regional Transportation Plan or LARTP (Exhibit 5). It was created and

approved as a Western Union County Transportation Plan along with Marvin, Wesley Chapel and Waxhaw. All proposed road improvements on the LARTP will be placed on NCDOT's Comprehensive Transportation Plan or CTP.

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

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

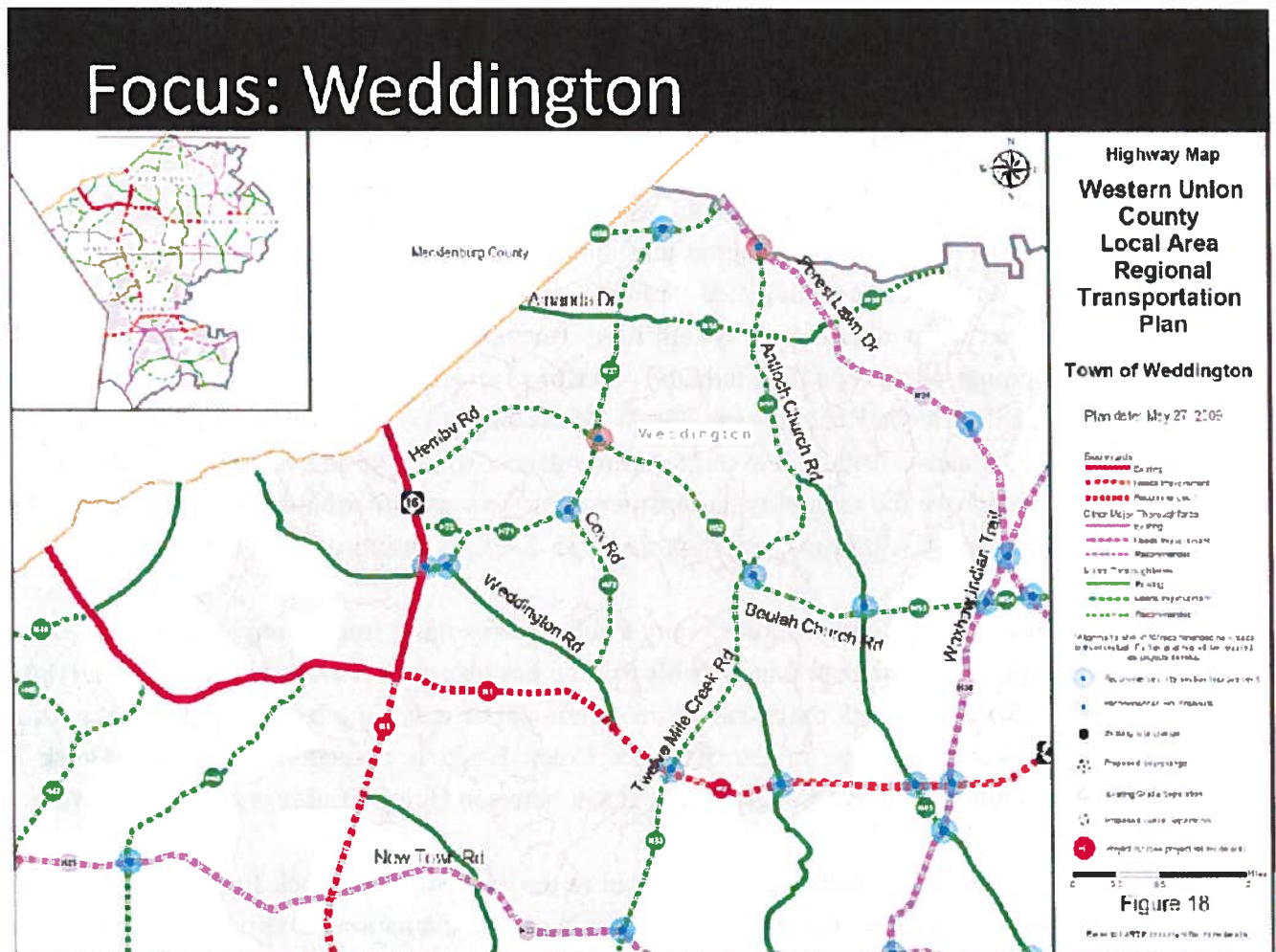
The road project with the greatest impact on Weddington has been the completion of the southern portion of the Outer Belt, I-485. The intersection of I-485 at NC 16 is approximately two miles from the northern boundary of the town. This road greatly enhances Weddington's accessibility to Mecklenburg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

A section of NC 16, which runs from Rea Road to I-485, was widened in 2010. Another project that will affect Weddington, making it more accessible to Charlotte-Mecklenburg and bringing more traffic through the town, is the Rea Road Extension (NCDOT Project U-3467). Right-of-way acquisition is expected to start in 2019 and construction is expected to start in 2024. There are also plans for an interchange at Weddington Road and I-485 in Stallings and a roundabout at the Weddington-Matthews Road/Tilley Morris Road Intersection.

In summary, road projects that are scheduled for the near future will make Weddington more accessible to and from the north and northwest. This area represents the southern part of Charlotte metropolitan areas, which contains a large number of residents and is growing at a fast rate. These road projects should help to shorten driving times from Weddington to south Charlotte and to the southern part of Mecklenburg County. The

proposed Rea Road Extension should alleviate some of the traffic currently being experienced on NC 16, especially during the morning and afternoon rush hour periods. The Amanda Drive Extension and proposed Northern Connector Road (connecting Providence Road and Weddington-Matthews Road) could also alleviate traffic volumes along major thoroughfares and intersections and will provide vital east-west connections throughout Town.

**Exhibit 5: Weddington LARTP Map**



**Water System.** The Town of Weddington relies on Union County Public Works for the provision of public water and sewer services. The Town is not involved in funding,

operating, or maintaining a public water and/or sewer system. As indicated in **Exhibit 6**, the Town of Weddington lies within the 853, 880, and 935 pressure zones of the Union County water distribution system. Water system infrastructure within the corporate limits of the Town of Weddington include the 880-zone booster pump station, Weddington elevated storage tank, and distribution and transmission piping ranging in size from 2-inches to 24-inches in diameter.

Many of the Town's older subdivisions were developed prior to the placement of water lines in the Weddington area and thus rely on individual water wells. Current Town regulations requires new subdivisions to connect to the public water system if water lines are located within one-half mile of subdivisions containing 10 to 39 lots or within one mile of subdivisions containing 40 lots or more. Developers are responsible for the construction of all public water system improvements required to serve proposed developments and all required improvements must be constructed in accordance with applicable Union County standards, specifications, and regulations.

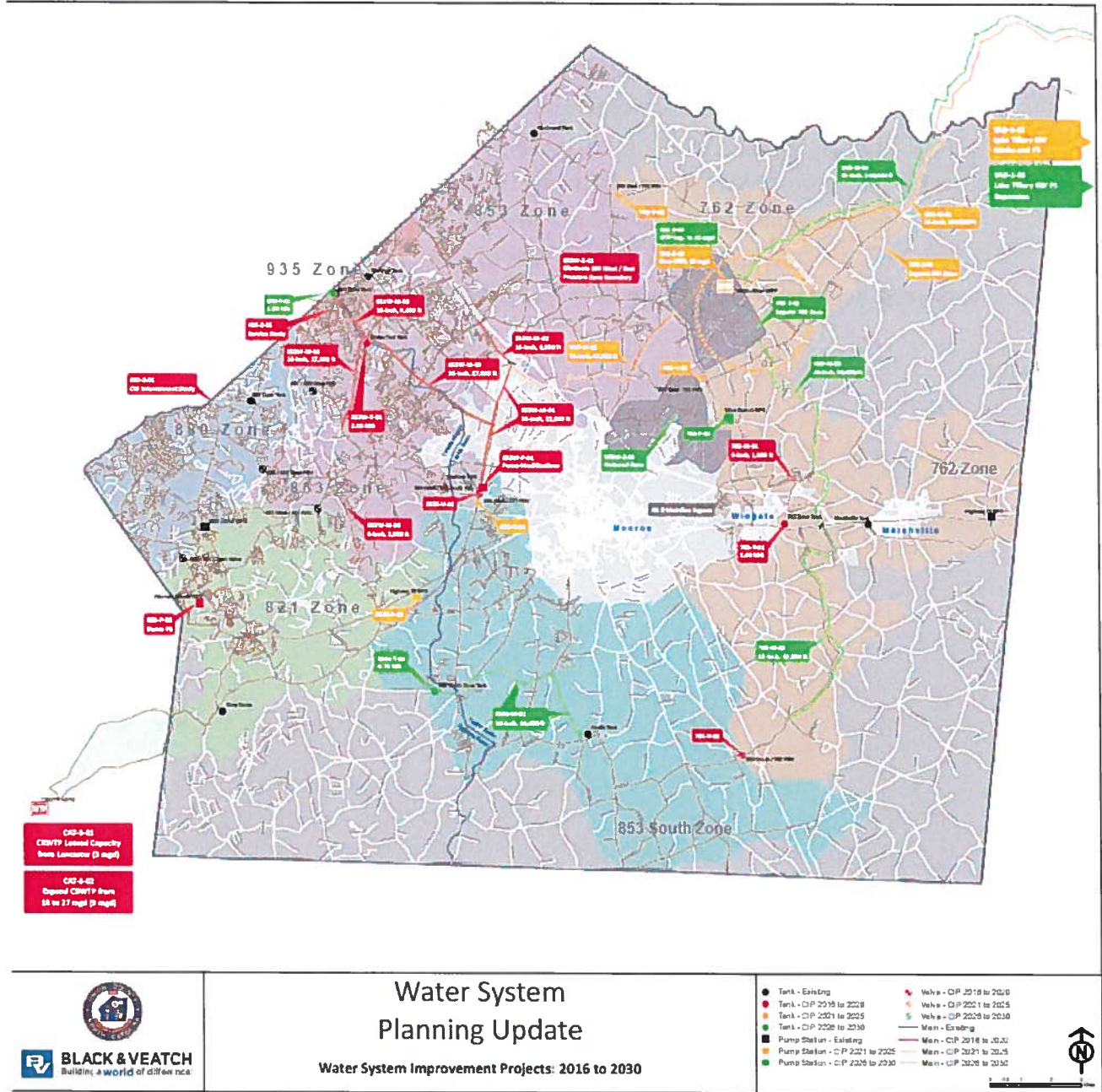
Union County's Water Masterplan incorporates anticipated growth and the need for service within the Town of Weddington and identifies improvements to the water distribution system to serve the anticipated demands. The adopted Capital Improvement Plan has identified water distribution system improvements which include the installation of 16-inch piping along Waxhaw-Indian Trail Road, project 853-W-M-04, and 8-inch piping along Billy Howie Road, project 853-W-M-06. In addition, an interconnect with Charlotte Water's water distribution system on Providence Road will be evaluated, project 880-Z-01, to improve the reliability and resiliency of the water distribution system and the 935-zone boundary will be evaluated, project 935-Z-01, to optimize system pressures.

**Wastewater System.** Union County Public Works has a limited public sewer system in Weddington, as indicated in **Exhibit 6**. The northwestern portion of Weddington is part of the Six Mile Creek basin and a limited amount of sewer service is found in this portion of the Town. Sewage in the Six Mile Creek Basin is treated on McAlpine Creek in Mecklenburg County through an agreement between Union County and Charlotte Water.

The remainder of Weddington is located in the Twelve Mile Creek Basin. Sewage from this basin is treated at the 12-mile Creek Water Reclamation Facility (WRF) located at 8299 Kensington Drive in Waxhaw. Existing sanitary sewers are primarily located within the Culver Branch tributary of 12-Mile Creek. Union County's Wastewater Masterplan incorporates anticipated growth and the need for service within the Town and identifies improvements to the collections system and treatment facilities to serve the anticipated demands

The adopted Capital Improvement Plan has identified collection system improvements which include the West Fork 12-Mile Interceptor project and several additional projects which will expand service to previously unserved areas. Union County is currently engaged in completing the design, permitting, and easement acquisition for the West Fork 12-Mile Creek Interceptor Sewer Improvement Project, project TM-G-07 on Exhibit 6, which will extend gravity sanitary sewer from the intersection of Weddington Road and 12-Mile Creek to the Brookhaven Pump station just north of Forest Lawn Drive. Projects to extend service to previously unserved areas, projects TM-G-08, TM-G-10, and TM-G-13 on Exhibit 6, are anticipated to be constructed by developers as developments are approved and constructed within the Town of Weddington.

## Exhibit 6: Union County Water/Sewer Master Plan Map



**Police.** Police protection in Weddington is provided by the Union County Sheriff's Department. In addition to the basic level of service, the Town contracts for the services of three additional deputies. The Town has a contractual agreement with the Sheriff's Department and pays them for an enhanced level of service.

**Fire/Rescue.** Wesley Chapel Volunteer Fire Department (WCVFD) is the contracted fire department for the Town of Weddington. All structures located in the Town are protected by an ISO Class 3 designation. This process is governed by the North Carolina Department of Insurance and fire departments are generally rated on a 5-7 year rotation. At the present time, WCVFD provides emergency and first responder services from three fire station locations, with a fourth location under development at the intersection of Reid Dairy Road and Rea Road. Future fire station locations, as well as increases in services (programs, apparatus, personnel, etc.) are identified in the departments master and strategic planning processes and subject to funding provided by the Town during the annual budget process.

**Parks and Recreation.** Parks, Recreation, and Open Space are an important part of the quality of life element for any community and an important aspect of a land use plan. Recreational facilities in Weddington are presently limited in scope and location. The Town's existing facilities, Wesley Chapel Weddington Athletic Association (WCWAA) and Optimist Park, are located on NC 84. The park contains baseball and soccer fields, a playground, and a picnic area. This facility is not owned by the Town, but rather is owned by a private not-for-profit organization. A private, membership-only club, Weddington Swim and Racquet Club is located on Weddington-Matthews Road.

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

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

In addition, a community recreation center is located at the WCWAA fields on NC 84. The Brace YMCA facility is located nearby in Mecklenburg County on Weddington-Matthews

Road. Also, per the 2018 survey responses, the Town is investigating a network of trails to enhance community connectivity.

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

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

Union County Public Schools follows a policy that assigns students to the schools that are nearest to where they live. Of course, when a school is overcrowded, students that would normally be assigned to that school based on its proximity to them would instead be assigned to the next closest school. Weddington Elementary School (3927 Twelve Mile Creek Road) currently has an enrollment of 744 students and is operating at 106% capacity. Weddington Middle School (5903 Deal Road) has a current enrollment of 1252 students and is at 103% capacity. Weddington High School (4901 Weddington Road) has a current enrollment of 1528 students and is at 85% capacity. Antioch Elementary School (3101 Antioch Church Road) has a current enrollment of 769 students and is operating at 104% capacity. Given the high level of projected growth in the area, school overcrowding is a major concern throughout all of western Union County. All enrollment figures are current as of January 2019.

**Library.** Libraries are another integral community service that enhances quality of life. Libraries are more than repositories of books, eBooks, tapes and videos. Modern libraries have outreach programs that perform valuable community services educating, informing and entertaining all segments of the population.

Library services to the residents of Weddington and Union County are provided through the Union County Public Library. The main library facility is located in Monroe and branch



libraries are located in Waxhaw, Indian Trail, and Marshville. There are no public library buildings in Weddington.

Towns that have or desire to have a branch library are responsible for providing the building and paying for maintenance and utilities. The County provides the staff and materials for the branch.

The Union County Library provides an outreach service throughout the County to elderly individuals who cannot get out to a library and to some day care centers and nursing homes. This service is provided on an individual need basis. Typically, individuals or centers are visited by the outreach van every six to eight weeks.

Union County Library has plans and funding to build a new library on Cuthbertson Road in Waxhaw once the School Board gives permission for the use of the land.

**General Municipal Facilities and Services.** The Town of Weddington owns The Thomas-Wrenn House at the corner of NC 84 and Weddington-Matthews Road and it serves as the Town Hall with a public meeting room, storage space, and office space for the Town staff and the three deputies who work in Weddington. There is one full-time employee, The Town Planner/Administrator; and four part-time employees: the Town Clerk, the Tax Collector, the Finance Director, and the Administrative Assistant/Deputy Clerk. The Town will on occasion utilize contractors for code enforcement, engineering, construction inspections, and sign enforcement. The Town has a mayor-council form of government.

#### **E. LAND USE**

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

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

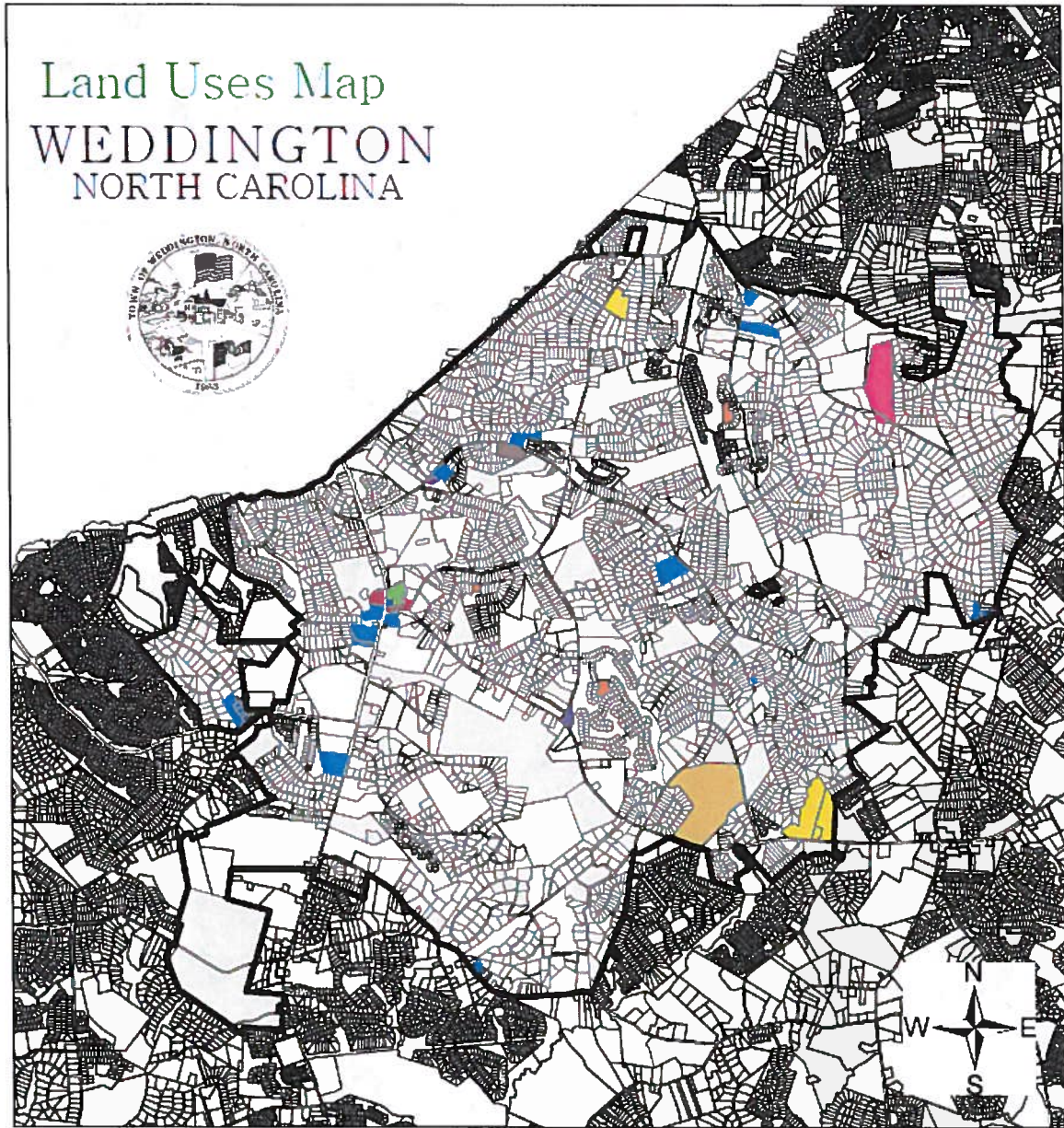
- Future land uses are not zoning designations -- they are intended to guide local decisions on zoning, subdivision and other land use matters.

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

**Existing Land Use.** Existing land uses are shown in **Exhibit 7** and are current as of 2019. The exhibit illustrates generalized land uses; the associated data should be used to monitor the consistency of future growth and development in the Planning Area with the goals, policies and recommendations of this Plan.

The current Weddington Land Use Plan Map indicates that thirty-five percent of the Town's land area, or approximately 3,870 acres, are "Residential Conservation." Sixty-four percent or approximately 6,969 acres are "Traditional Residential while only .003 percent or 41 acres are "Business".

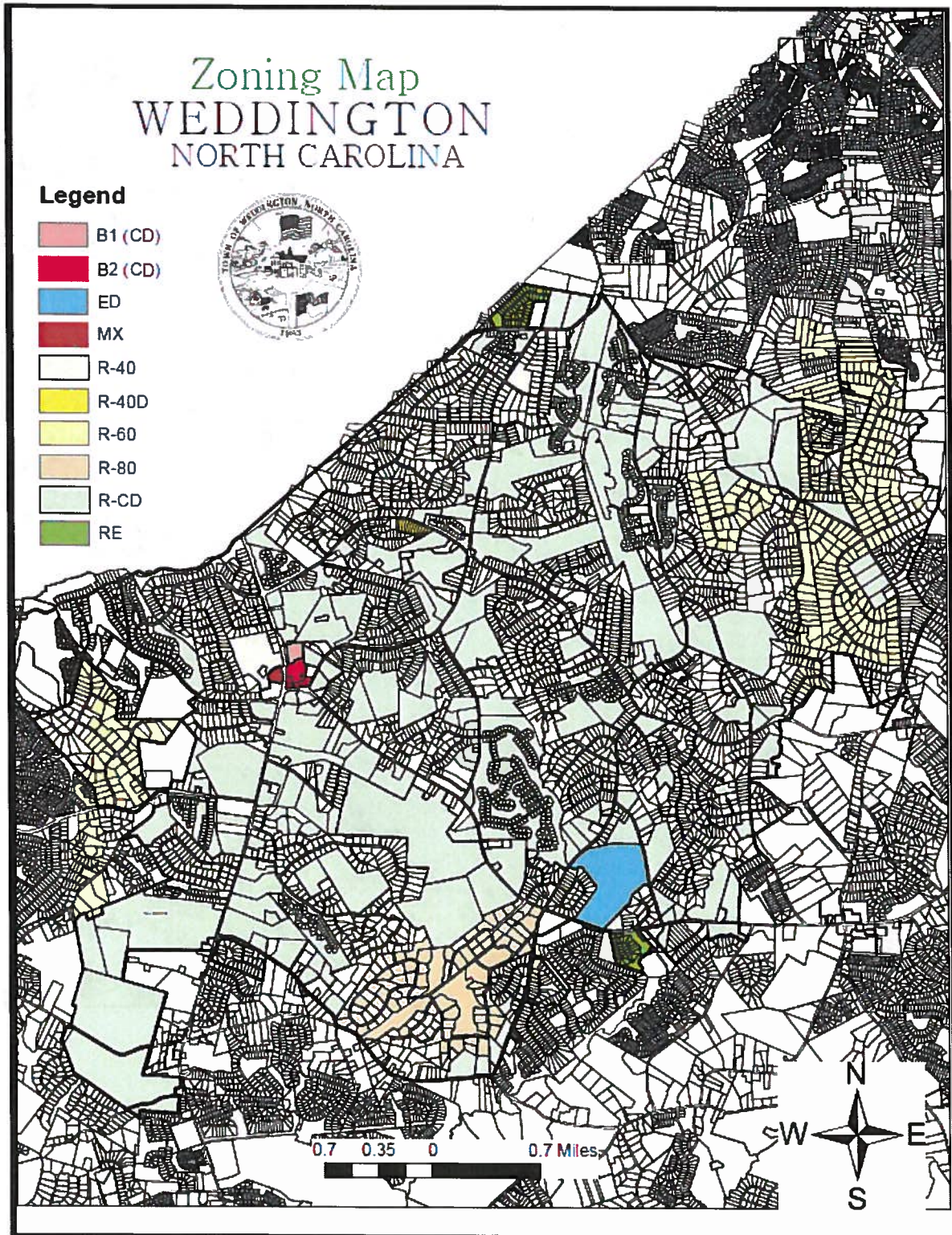
## Exhibit 7: Existing Land Use Map



### Legend

 Bank	 Clubhouse	 Fire Station	 Medical Office
 Car Wash Auto	 Convenience Market	 General Office	 Multi-family
 Cemetery	 Day Care Facility	 General Retail	 Recreation
 Church	 Duplex	 School	 Single family

Exhibit 8: Existing Zoning Map



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

The Town has grown geographically since its incorporation as a result of a few voluntary and involuntary annexation petitions. The pattern and density of new housing development is relatively uniform throughout the Town. This is largely due to the Town's RCD, R-40, R-60, and R-80 zoning regulations.

Almost all of structures within the Town of Weddington are single-family units. There are a few existing multi-family dwellings in Weddington. However, Weddington is not a typical town; it is a distinctive residential community whose land use regulations call for low-density single-family homes. As compared with most communities, lot sizes are somewhat greater than the norm. Older homes are scattered throughout the Town, while the newer homes are primarily found in subdivisions.

**Commercial Development.** As indicated previously, the Town has very limited commercial activity. The Town Center is located at the intersection of NC 16 and NC 84 and further defined by the Downtown Overlay District. In order to preserve the Town's rural character, new commercial development is restricted to the Town Center. The existing commercial development is zoned for mixed uses, business, retail, and office uses. These uses are limited in nature and size. Tenants in the shopping center include a grocery store, three restaurants, a mail delivery center, a hair salon, nail salon, pet salon, drycleaners, and an animal hospital. Adjacent to the shopping center is a small professional office complex that contains a dentist office, orthodontic office, chiropractic office, two medical health office, an insurance company, a real estate agency, a law firm, clothing alteration and an interior design office. A convenience store and bank are located along NC 16. Adjacent to the shopping center is an indoor gymnasium facility. Weddington's Town Hall lies adjacent to this shopping/office complex.

In May of 2015, the Town Council adopted a Downtown Overlay District to provide additional regulations for the 41 acres already designated as business on the Future Land Use Map. The Overlay District policies are based on the Goals, Policies, and Strategies already included in this Land Use Plan, and will help create an attractive, accessible, and

unified Town Center. There are numerous commercial facilities within a short distance of Weddington. Future commercial development in the Town should therefore be limited, due to existing traffic volumes on major thoroughfares and overall community sentiment as reflected in the 2018 Town Survey.

Two new commercial developments, Rea Farms and Waverly, at the intersection of Providence Road and Ardrey Kell Road, offer over 700,000 square feet of commercial area. They are located approximately two miles north of the Weddington Town Center.

Two other shopping complexes, Stonecrest and Blakeney serve the Weddington area and are located along Rea Road. These two shopping centers plus Village Commons in Wesley Chapel, and Cureton Town Center in Waxhaw, serve the Weddington community.

### **Historical Preservation**

The Town of Weddington was created by the North Carolina General Assembly in 1983, but its history as a community goes back 150 years before that, to the time of the American Revolution when the area was originally settled as an agricultural farming community. As a farming community, crops of cotton made the Sandy Ridge Township a prosperous and prestigious place to live on the western edge of Union County and southeast of the city of Charlotte. The history of the community is intimately tied to the families of Reuben Boswell, his son-in-law Clark Weddington, and his grandson Reuben Boswell Weddington, for whom the town is named for. On the 5<sup>th</sup> day of October of 1823 a group of 22 farmers agreed to give \$262.00 to raise a house of worship at the “crossroads” at the intersection of what is now known as Weddington to Monroe Road (now Hwy 84) and Providence Road (Hwy 16). The church site was given gratuitous for the purpose of building a church by Mr. Reuben Boswell on July 15, 1824. The donation by Mr. Boswell was 4 acres, to the Sandy Ridge Methodist Episcopal Church. There were 23 charter members of the Methodist Episcopal Church and their names appear on the stone marker in the original church yard. The record book for the church ended in 1854 and very little is known about what happened in the community around the church until about 1874 when Reuben Weddington, grandson of Reuben Boswell built a second church building and gave about 800 acres of land which was to be used for the church’s interest. The church began to operate a school which was supported by the income from the property given by Mr. Weddington. The (Sandy Ridge Church) was changed to Weddington in 1899 in honor of Mr. Reuben Weddington who died a couple years later in 1901. In the 1890’s a new school structure was built – a two story white framed building called Weddington Academy across Providence Road, “on the hill”. Weddington Academy served the community until 1918. Grades 1-11 were taught. During that period, children that lived beyond walking and buggy distance boarded in the adjacent boarding house. During the next 25 years the community

grew, a parsonage was added, and the church turned the school property over to the Western North Carolina Conference of the Methodist Church. The Conference built a large brick school which was destroyed by fire in 1925. Weddington Institute flourished for a number of years “on the hill” and the community also contained a boarding house, a school dormitory, and the principal’s house. After the school and the principal’s home were destroyed by fire the dormitory was sold and the State of NC took over the operation of the school. During these years the town centered on the church, a cotton gin, and two stores located near the corner of Hwy 84 and Providence Road. Out of gratitude for the generous support of Reuben Weddington, the community took the name of Weddington. In 1925 a new brick church was built to replace the wood frame church built by Mr. Weddington and the original board of trustees. In 1948 a Community Hut was built beside the brick church and in 1953 a Sunday school wing was added to the church.

Until the early 1970’s Weddington was primarily an agricultural community that stayed relatively the same in appearance. The rapid growth of Charlotte in the 1950’s and 1960’s was toward the southeast, and Weddington was right in the path of that growth. Beginning in the 1970’s land was subdivided, and houses began to spring up in the Weddington Community. The newer homes were occupied by young families who were looking for a unique community in which to raise their children. It was to protect and control its own future rather than risk annexation by Charlotte that in 1983 a citizens group organized and petitioned the NC General Assembly to pass a bill that incorporated Weddington. Mark Teal, the town’s first temporary mayor, was quoted on May 1, 1983 in the Charlotte Observer as saying, “I think the biggest thing in it (Incorporation) is a controlling factor in the western part of the county” Teal said. “It will allow the people who live there to have some control over what happens in their area”. Weddington has remained a residential community over the years, centered on family, their church, and the schools. Today Weddington has within its town limits two elementary schools, one middle school and one high school.

According to the 1996 UNC Charlotte Land Use Plan there are at least ten older buildings within the Town limits that have historic and or architectural importance. It is the community’s good fortune that in 2013 these structures are still here. These structures consist of original farm homes, small folk homes and an original community school building. All are being restored or are in restorable condition. The styles found include, Neo- Classical Revival, Queen Anne, Victorian Queen Ann, Colonial Revival, Eclectic stylized houses. There are also several small folk houses as well. These homes add to the character of our Weddington community and the town should make every effort to assure that they remain and remain in a state that their importance warrants. When Weddington United Methodist Church moved to “the hill” on Providence Road, it also incorporated into

its campus one of the early brick school structures built in the early 1900's. Today a majority of that structure serves as Helms Hall, and classrooms for the church preschool and Sunday school. The Town of Weddington itself purchased the historic Thomas-Wrenn house on the north side of Weddington Road (NC 84) in 1992. Built about 1894 the house is Victorian in style. Other homes include: the John Matthews Victorian home located at 201 S. Providence Road listed on the historic registry, the Jacob Allen Deal home (1856-1926) Georgian Greek Revival, with Italianate elements farm home built in 1913, located at 610 Weddington Road and being preserved by the family, The Howard Family Neo-classical, Revival, Queen Ann home is located at 345 S. Providence Road and is still occupied by family, Fred F. Deal (1886-1984) Colonial farm home built early 1920's at 1908 Cox Road, the small farm / folk home of Andrew Jackson Moore is located on the northwest corner of Twelve Mile Creek and Hwy 84. The Hemby House owned by Weddington UMC, relocated and now at 7003 Matthews Weddington Road, the Matthews-Andrew Joseph Price home built in the late 19<sup>th</sup> century by N.M.S.Stitt and Mary Matthews has been relocated to the Hunter Berry Farm along Providence Road and is currently being restored by Nancy Anderson. The Hunter Matthews home, also known as the Plyer home, is located at 258 Weddington Road; the Victor Silas Hunter Jr. home is located on the Hunter Berry Farm on Providence Road. The James Stanhope Delaney (1849-1927) home place is located on Matthews-Weddington Road and is being restored by the family. The home at 7112 New Town Road is also of historic significance and every effort should be made to help in preservation.

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

#### **F. COMMUNITY DESIGN AND IDENTIFICATION**

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



It is a commonly held belief that the appearance and form of the environment can influence the self-expression and development of the individual. More concretely, the look of a community's surroundings is also important to the economic well-being of its residents; deteriorating appearance can be tied directly to the decline of residential and business areas and their property values. Not only have private individuals and civic organizations been active in appearance campaigns, the role of government in community appearance has become an accepted necessity. Planning and land use regulations have generally been justified on the basis of health and safety concerns, rather than aesthetics. However, municipalities have for quite some time been enacting ordinances through conditional zoning which control appearance solely on the basis of aesthetics.

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

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

Without question, Weddington's rural character is its most visible attribute. The Town's zoning regulations set it apart from many of its neighbors. Whereas neighboring municipalities allow standard lot sizes as low as 6,000-10,000 square feet and greater housing densities, 12,000 square feet is the minimum lot size in Weddington. However, 12,000 square foot lots are only permitted in Conservation subdivisions. These Conservation subdivisions still have an overall density of one unit per acre and require fifty percent conservation lands, thus remaining density neutral in comparison with the Conventional subdivisions. Even in unincorporated portions of Union County, lot sizes as low as 10,000 square feet are allowed (with even smaller lot sizes allowed in clustered developments).

**Site Design.** Site design plays a significant role in assuring land use compatibility. Factors include transitioning between land use types, intensities, and densities using buffers and floor area ratios, conserving environmental assets using standards to preserve open space and limit impervious surfaces, providing adequate vehicular and pedestrian traffic circulation and connectivity, mitigating potential nuisances, such as signage, excessive noise, smoke, heat, light, vibration or odors detectable to human senses, and designing for public safety. The Town recognizes the significance of thoroughfare buffer requirements in order to better preserve the viewshed and maintain the rural feel. The Town Council should also utilize the tiers of priority, listed in the town's subdivision ordinance, when reviewing conditional zoning applications for conservation subdivisions and follow the 4-step process for Rural Conservation Design as outlined in the book Rural by Design, to ensure that each unique site plan adequately reflects the priorities listed in the zoning ordinance, and more generally preserves Weddington's scenic views and rural character.

#### **G. GROWTH MANAGEMENT AND RESOURCE CONSERVATION**

Growth is anticipated to occur throughout the Planning Area, limited primarily by infrastructure and land availability. The Town, however, continues to have little influence on how land located in unincorporated areas is developed. The Town, however, currently regulates development pursuant to its zoning ordinance and subdivision regulations within its municipal limits. Infrastructure availability is a key growth management tool. The Town can, in the future, focus on ensuring that development does not exceed its site carrying capacity, based on environmental conditions, water and sewer availability and capacity and natural resources protection, its accessibility, via an adequate transportation network, and is consistent with locally-accepted design standards. Capacity constraints can be used to determine the development potential of a property for specific densities or intensities; development potential can be correlated to a preferred level of service (LOS) and available capacity. The Town will need to evaluate inclusion of these growth management tools in its regulations. To better manage the impact of growth on existing residents and the natural environment, the Town Council adopted the stormwater ordinance in November of 2014 to control runoff caused by new development and in 2019 the Town Council adopted the Erosion and Sediment Control Ordinance to take over regulation from the State.

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

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

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

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

Since shortly after its incorporation, the Town of Weddington has had a policy of entering into “annexation agreements” with neighboring jurisdictions. Such agreements are subject to the provisions of Part 6, Article 4A of the North Carolina General Statutes. The purpose of such agreements is to identify areas that each community agrees NOT to annex into. Any such agreement can be valid for a period of up to twenty years. Once the agreement is executed, a participating city may withdraw from it with five years notice. To date, the Town has executed such agreements with the City of Charlotte and the Village of Marvin. The agreement with Charlotte (which was legislatively enacted) basically states that neither city will annex properties across the County line.

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

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

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

## APPENDIX A: GLOSSARY

**Commercial:** An organization engaged in commerce for the purpose of making a profit that is not an authorized 501 (c)(3). Parcels containing facilities primarily engaged in the exchange of information, goods or services, generally without the physical transformation of those products.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **APPENDIX B: LIST OF CONDITIONAL USE PERMITS AND CONDITIONAL ZONING PERMITS**

Weddington United Methodist Church CUP + amendments	Weddington Fitness and Community Center- CZ
Stratford on Providence – PRD	Weddington Medical Center
Weddington Corners CUP	Polivka MX-CZ
Weddington Swim and Racquet Club CUP + amendments	Trinity Bank ATM CUP
Treske CUP	Potter Road Radio Tower CUP
Wesley Chapel VFD CUP-CZ	Bethany Church CUP
Providence VFD CUP	Hemby House CUP
Church of Jesus Christ Latter Day Saints CUP	WCWAA Lighting CUP
Forest Lawn Cemetery CUP	
Stratford Hall CUP-PRD	
Waybridge CUP-PRD	
Meadows at Weddington CUP-PRD	
Verizon Cell Tower CUP	
Devonridge CUP-PRD	
Lake Forest Preserve CUP-RCD	
Verizon Cell Town CUP	
AT&T Cell Tower CUP	
Chesterbrook Academy CUP	
Duke Energy Transmission Tower CUP	
Spirit of Joy Church CUP	
First Baptist Church CUP	
AT&T Cell Tower CUP	
The Woods CUP-PRD	
Pinsak Medical Office CUP	
Union County Water Tower-CZ	