

Weddington Green Weddington, NC 1/27/22 Community Meeting Report

The following is a summary of the Community Meeting held for the proposed Weddington Green development located along Providence Road and Weddington Road in Weddington, North Carolina. The Community Meeting was held on Thursday, January 27th from 6:30- 7:30 PM both in-person at Weddington Town Hall and virtually via Zoom link.

The applicant (Provident Land Services Inc.) and land planner/engineering consultant (ColeJenest&Stone) led the meeting. The meeting consisted of approximately forty in-person and ninety-seven virtual attendees. At least ten days prior to the meeting, notification letters were mailed to surrounding property owners within 1,300 feet of the petition informing them of the project and opportunity to attend the meeting either virtually or in-person. The Town of Weddington also posted the meeting notification on their town website for additional community involvement. In addition to the required notices and website posting, the following communities along Weddington Road were sent invitations: Abellia Estates, Aero Plantation, Atherton Estates, and Lake Forest Preserve.

Commencing at 6:30 P.M. Tom Waters of Provident Land Services, Inc. began the meeting explaining its purpose and then provided instructions on how the virtual meeting would work. Mr. Waters then introduced the development team including, Kristin Dillard of Provident Land Services and Brian Jenest, Michael Copeland, and Sean Paone of ColeJenest & Stone. Leamon Brice, Interim Town Planner, attended the meeting virtually. Mr. Waters then provided a background on the project history and the efforts that have gone into the project over the past 18 months. During the due diligence and development of the rezoning application, environmental studies, topographical surveys, and stream/ wetland delineations have been completed by consultants not in attendance. Next, Mr. Waters expressed how Provident Land Services respects the history and character of Weddington that currently exists and that he plans to develop the property as a community asset for the current Weddington residents. This development would provide Weddington residents the opportunity to remain in Weddington should they decide to downsize from their current large lot residences. Weddington Green is envisioned as a central gathering place for the Town with connections to its existing assets of Town Hall and Weddington Corners. Mr. Waters then handed the presentation over to Brian Jenest, Landscape Architect and Land Planner with ColeJenest & Stone. Mr. Jenest went through the Context Map explaining the project's geographical location and its relation to current Town landmarks. He then spoke about the due diligence the development team has done to understand the needs of the community through planning staff discussions and board member input. Due to the growth of Weddington, it appeared that the Town could benefit from a larger public venue to host events such as Food Truck Fridays, the Christmas Tree Lighting to name a few. Mr. Jenest spoke on the existing vegetation currently on-site and the intent of the development to save many of the large maturing trees. A bubble-diagram of an older version of the plan was then shown to illustrate the evolution of the site layout from its initial design incorporating feedback from staff and town members. The proposed Master Plan was then reviewed in detail. Mr. Jenest spoke on the vast number of park and open spaces planned, emphasizing the eight-plus acre Central Park with proposed amphitheater, playground, and water feature. A linear park is planned that would give a direct pedestrian path to the existing Town Hall. Next, the proposed Main Street was discussed and how its envisioned as a small-town Main Street to be filled with local businesses, specialty

restaurants, and potentially a brewery. Mr. Jenest then presented precedent imagery of the proposed residential, shops, and open spaces. Lastly the Rezoning timeline was shared based on the Town of Weddington's Zoning Schedule of meetings.

At the conclusion of the presentation, the presenters facilitated a question-and-answer session between the project team and the meeting attendees. A consolidated list of questions and comment themes posed during the Community Meeting have been provided below:

Comments & Responses

The list below contains topics raised during and after the Community Meeting. Questions are grouped by categories. Project team answers are included in the "Response" lines.

General Statements

A few comments received were general in nature and if supportive focused on embracing the idea of a Weddington Main Street, loving walkable retail, restaurants, and park area within a beautiful green environment, the need for larger space for community events, incorporating outdoor dining opportunities into the park area and acknowledging a well-thought out master plan.

In addition to supportive statements, there were also a few non-supportive general statements received that mentioned a lack of consistency with Weddington large lot requirements, questions over who would maintain the park space since Weddington doesn't have a Parks Dept. and would this have an impact on local taxes.

Site Design

1. What is the density (quantity) of homes proposed? How big are the lots for the single-family homes?

Response: There are 197 homes proposed on approximately 82 acres. Single Family lots range from approximately 6,000-8,000 SF.

2. What are the setbacks from Weddington Road?

Response: The project illustrates a 50' buffer from Weddington Road all along the frontage except as the site interacts with the existing roundabout. This project is abiding by the required 50' buffer along Weddington Road and Providence Road to include year-round screening per the ordinance requirement.

3. How long is the proposed greenway trail?

Response: The greenway trail and park area path are approximately 5,530 linear feet or about 1 mile long.

4. Based on the current zoning, how many home sites would be allowed versus what is being proposed on this plan? Why these size lots and product types?

Response: Current zoning permits roughly 1-acre lots. This project is proposing 197 homes versus 89 homes allowed by current 40,000 square foot lot zoning standards. These size lots and product types are appropriate for existing Weddington residents wishing to downsize from the larger lots and maintenance while still be able to live in the Weddington town limits. The proposed residential helps support a walkable community and the proposed retail/restaurant/office and open spaces planned within this project.

5. Is there an alternate proposal to reduce the villas?

Response: The plan has been reduced already in terms of density from the original design based on town feedback received over the past several months.

6. What is the timeline for build-out if approved?

Response: The current estimate anticipates improvements starting in 2024 and the community completed by 2028 assuming general market conditions remain the same.

7. Has mixed-income housing been considered?

Response: Mixed-income housing has not been evaluated for this development.

8. Is there a deed restriction to the age of ownership?

Response: Currently there is no deed restriction on the age of ownership.

9. Has the commercial section been rezoned?

Response: No, nothing proposed on the site plan has been rezoned yet. This is a Conditional Rezoning request that is being presented to the community first and then will go before the Planning Board and Town Council for approval.

10. Why this location for the Commercial and not along Weddington Road?

Response: This is designed to be a destination Main Street. The Master Plan retail, restaurant, office area was designed towards Providence Road to maximize visibility and ease of access at a proposed signalized intersection located at Lenny Stadler Way. This provided the opportunity to transition from the Main Street retail/restaurant area down to the single-family lots which are more compatible to the existing adjacent developments. The intent was to promote a more walkable, pedestrian friendly community that could support the proposed park spaces and Main Street shops and dining.

11. What is the number of cars, parking spaces, bedrooms, etc. for this community?

Response: Mr. Waters estimated that there are roughly 3 bedrooms per home. The Traffic Impact Analysis report will determine the number of cars based on the proposed uses. There are parking areas provided near the retail area and on-street parking spaces located throughout the entire development to accommodate visitors. Additionally, each home will have a two-car garage and room to park two additional cars in the driveway.

12. Will there be rentals?

Response: The intention is to not have a lot of rentals within this development. A restriction within the HOA documents will be considered to address this concern.

13. What is the price range of homes and villas?

Response: The current residential price prediction would be a range from the \$550s up to the low millions.

14. Who have you talked to in the region?

Response: Many community and staff members have been consulted over the past 18 months. The purpose of this community meeting was to hear first-hand from other residents located around the proposed development.

Transportation

15. How are we going to keep everyone safe at the roundabout?

Response: In similar situations, NCDOT has recommended the installation of Rectangular Rapid Flashing Beacons (RRFB) to protect pedestrians at crosswalks. Alternatives such as this will be discussed as a part of the Traffic Impact Study.

16. Have you done a Traffic Impact Study on both roads?

Response: A Traffic Impact Analysis is being completed as part of this Rezoning. The development will be responsible for the required transportation improvements as outlined in the Traffic Impact Analysis report.

Infrastructure

17. What are the environmental impacts due to this development?

Response: This site has been evaluated by professional environmental consultants. This development will respect all environmental buffers as associated with designated streams and wetlands.

18. What impacts will this have on the sewer system?

Response: Provident Land Services, Inc. has an application submitted for an interim pump station that would take sewer flow needs to Six-mile Creek drainage area across Providence Road until the 12-mile Creek Pump Station comes online in the next few years.

19. Has a Phase 1 or Phase 2 environmental impact study been completed?

Response: Yes, the site has been evaluated by geotechnical experts and the reports have been completed. These are a requirement as part of the overall development process and due diligence.

20. Will there be any blasting?

Response: Preliminary geotechnical work hasn't indicated that there is any rock on-site. If rock is found, proper protocol as it relates to construction will be followed.

21. Will this be on Union County Water?

Response: Yes, this will likely all be on county water.

22. Who will maintain the parks?

Response: All the small residential parks will be maintained and paid for by the master association and sub-associations. The main "Central Park" will be maintained by the Town. Mr. Jenest explained that the HOA will often maintain all the areas and the Town would pay a share of the cost. This would reduce the need for the Town to hire separate contractors or staff to support this maintenance. This also guarantees that all the park spaces will be maintained to the same level. Mr. Waters explained that the homes will generate approximately \$160 million of taxable revenue for the Town and County. The retail will likely generate more than that, so it is anticipated that the future tax basis will support future maintenance costs.

23. How will stormwater runoff be handled with all the impervious surfaces? What about water and sewer capacity?

Response: This development will abide by all Town of Weddington, Union County, and state standards as it relates to stormwater and utility infrastructure.

School

24. How will this development impact schools?

Response: This development is designed for the active-adult with portions of the project being age-targeted. Many of the residential products will have first floor master bedrooms and are designed for empty nesters. It is not envisioned that this development will have a significant impact on the school system.

At the conclusion of the meeting, Tom Waters asked for residents to send any additional questions or comments by email to Tom Waters at tom@providentdev.com or Kristin Dillard at kldillard@providentdev.com.

The meeting was adjourned at 7:35 P.M.

The meeting has been posted on the Town of Weddington website.