

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
1924 Weddington Road
Weddington, NC 28104
September 24, 2018 – 7:00 p.m.
AGENDA**

1. OPEN THE MEETING
2. DETERMINATION OF QUORUM/APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. August 27, 2018 Regular Planning Board Meeting Minutes
4. OLD BUSINESS
 - A. Discussion of Land Use Plan Revisions
5. NEW BUSINESS
 - A. Review and Consideration of The Falls at Weddington Phase 3 Map 1 Final Plat
 - B. Review and Consideration Canisteo Sign
6. UPDATE FROM TOWN PLANNER AND REPORT FROM SEPTEMBER TOWN COUNCIL MEETING
7. ADJOURNMENT

**TOWN OF WEDDINGTON
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August 27, 2018
MINUTES
PAGE 1 OF 13**

1. OPEN THE MEETING

Chairman Dow called the meeting to order at 7:00 p.m.

2. DETERMINATION OF QUORUM/APPROVAL OF AGENDA

Quorum was determined with all Board members present: Chairman Rob Dow, Board members Walt Hogan, Barbara Harrison, Jim Vivian, Steve Godfrey, and Gerry Hartman.

Staff Present: Town Administrator/Planner Lisa Thompson

Visitors: Cory Worf, Alisa Worf, Liam Worf, Zane Worf, Presley Worf, Chris Mason, Jordan Falcone, Sean Paone, Ty Shaffer, Scott Suskovic, Bobby Mauney, John Watxon, Mike Payton, Roy Auerback, Claudia Harsh, Matt Simpkins, Stephanie Preston, Anne Marie Smith, Phil Gilboy, Debra Gilboy, Bill Deter, Drew Podrebarac

Chairman Dow suggested that the order of the agenda items Old Business and New Business be switched. The Board unanimously agreed.

3. APPROVAL OF MINUTES

A. July 23, 2018 Regular Planning Board Meeting Minutes

Board member Harrison made edits in her comments regarding Michigan left turns. Board member Hartman made edits in the comments regarding the Union County Sheriff's being present at the Mud Maze Event.

<i>Motion:</i>	Board member Hartman made a motion to approve the July 23, 2018 Regular Planning Board Meeting Minutes as amended.
<i>Second:</i>	Board member Harrison
<i>Vote:</i>	The motion passed with a unanimous vote

4. NEW BUSINESS

A. Review and Consideration of Conditional Zoning for 5207 Weddington Road Weddington, for the Purpose of Establishing a Community Recreational Center.

Ms. Thompson presented the staff report: Cory Worf requests a conditional zoning to allow for a private community recreational use within an existing building located at 5207 Monroe Weddington Road. The property is zoned R-40, which allows for community recreational center, both public and private, as a conditional use. The parcel is 3.2 acres and is bordered

on the North, West, and East by WCWAA, which is a park and recreational facility within the RCD zoning district. And RCD Woodford Chase subdivision is to the south. The site plan shows a single access point off of Weddington Road. This will become a right in/ right out once the Weddington Road improvements are complete. The applicant will be required to obtain driveway permits from NCDOT as a condition of a conditional rezoning approval.

The applicant will use the existing parking lot and restripe it to meet town requirements. Community recreational centers require 1 space for the largest number of employees per shift, plus 2 spaces for each 3 memberships, plus 1 space for each vehicle used in the operation. 14 parking spaces and 1 ADA space is required. 23 spaces and 2 ADA spaces are provided.

Justin Carroll, the Town's traffic engineer is not requiring a TIA. The AM peak is 7 vehicles and the PM peak hour is 17 vehicles.

The required Public Involvement Meetings for this project were held on August 15, 2018 from 2:00-4:00 on site and 5:00-7:00 PM at Town Hall. Mailings were sent out to parcels within 1300' of the site. Approximately 11 people attended the meetings, all showing support for the proposed conditional zoning. Two concerns were raised; the use would transform into something larger or more commercial in the future, and noise. To respond to those concerns, a provision was added to the plan, noting that a recreational building for educational and recreational classes and activities for the people in the community. All classes will be group run rather than an open type gym or fitness center and it is limited to 5,000 square feet.

Ms. Thompson stated that this is a conditional zoning legislative decision. It is not quasi judicial nor does it involve any fact finding exercise or building of evidence to support or deny a decision. Those members of the Board not in favor may simply state that the use does not fit under the community recreational center definition. Those in favor can look at the use of the surrounding area and because it is site specific, consider setting parameters, review the positive and negative impacts of the use, to make a decision for this site. State statute requires a Land Use Plan consistency statement. Ms. Thompson proved both a statement of consistency and one of inconsistency to which the Board may add.

Ms. Thompson introduced the applicant, Mr. Cory Worf.

Mr. Worf presented his plan to the Planning Board. He stated his willingness to work with the Town to make this happen.

Chairman Dow stated a procedural clarification that this was for conditional zoning in an R40 district. This isn't a rezoning of a parcel, only a conditional use on an R40 parcel. Ms. Thompson gave the list of allowable uses:

- a. Churches, synagogues and other places of worship.
- b. Public and private schools serving all grades, including preschool facilities.
- c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
- d. Country clubs.
- e. Emergency governmental service facilities, including police, fire and rescue.
- f. Cemeteries.
- g. Essential services, classes II and III.
- h. Private airstrips, with provisions.
- i. Telecommunication towers.
- j. Public libraries.
- k. Planned residential developments, subject to the requirements of section 58-23.
- l. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- m. Government or town facility.
- n. Land application of biosolids.
- o. Agritourism

Chairman Dow continued: this particular application is being considered under item C. Golf courses, parks, playgrounds and community recreational centers (both public and private) as a community recreational center. Any conditions related to the conditional use can be attached to any approval. And lastly, if it fits the category, the Planning Board needs to discuss if it fits the land use plan and adopt a consistency statement. The Planning Board will make a recommendation to the Town Council based on their finding if the application meets the ordinances.

Board member Hartman asked if the parking would be adequate or if it will spill over into the ball field parking. Mr. Worf responded that there is ample parking including a gravel lot beyond the paved one. Board member Hartman asked approximately how many cars Mr. Worf will be expecting at a time. Mr. Worf responded that there are 12-16 people in a class now, there may be 20 cars. On Saturday mornings there may be more, but the timing would be before the ball fields are active.

Board member Hartman asked if Mr. Worf anticipates overlap with peak times with the ball fields. Mr. Worf responded that his peak time is on Saturday morning and they will be done early in the day.

Board member Prillaman made a statement that the Town just conducted a survey and the results were specific about commercial and residential areas. Weddington is restrictive as

far as where the businesses are located. Is this a commercial entity and if it is, it doesn't fit. Regardless of anything else, that's the first thing the Planning Board has to answer.

Chairman Dow agreed and stated the need to get Mr. Worf's total presentation and go through the application to be sure the Board understands the business. The Board should then go back and check item C on the list of allowable uses and see if this use fits that intention. The Board may find that commercial is okay in a conditional use, notwithstanding the Land Use Plan. At the same time, the Board may not be able to give it a favorable recommendation because of the Land Use Plan. Let the Planning Board discuss the application as it applies to item C on the list of allowable conditional uses in an R40 district. There's no question that this is a commercial entity. In the Town of Weddington zoning definitions a community center means a building used for recreational, social, educational, and cultural activities usually owned and operated by a public or nonprofit group or agency. The other items in that approved list are also member owned like a country club or non-profit entities. This use is clearly commercial, and nowhere does it state that the use cannot be commercial, but let the Board try to figure the intent. First determine if it is suitable and if so, then cover Board member Prillaman's question regarding if this is a commercial entity.

Board member Harrison stated that her first instinct is that it this is a commercial use and originally she planned to vote no, but after looking at the application and the list of the allowable uses, she believes it works. A golf course can be public and is a commercial entity. She stated that if the Town of Weddington can allow a commercial golf course, why couldn't the Town allow this use. She sees that it is a dilemma. This may be commercial, but she believes it fits.

Chairman Dow gave an example: If the Weddington Athletic Center, an entity that is beneficial to the community, wanted to build onto his facility, is that allowable in an R-40 district?

Ms. Thompson responded that conditional rezoning is site specific.

Board member Prillaman gave another example: consider at public golf course, it is a nonprofit situation set up under 501(c)3 and is a completely different conversation. Nobody is making money off parks and municipal golf courses, but a for-profit commercial entity is set up where the town does not want commercial development. He stated his reluctance to vote for a recommendation because the survey results stated that the Town does not want more commercial. Board member Prillaman reiterated that his issue with this is extending the commercial entities outside the boundaries previously set.

Chairman Dow stated that this zoning stays with the property. If this became more successful and the applicant needed more room, and had to move, this site would be allowed to continue as the same use. The conditional use does not follow the business.

Board member Vivian stated that this is tough because look at the physical site: what is around this tract of land is all recreational. Therefore, as an R40 piece of property, the conditional use brings validity because of the surrounding contiguous land.

Chairman Dow agreed that there isn't the usual ill fit that there would be in a residential neighborhood.

Board member Prillaman stated that this parcel has power lines, a cell tower, and ball fields. This is tough. That notwithstanding. It is what it is. It's commercial.

Board member Hogan agreed that he has the same trouble getting past the fact that it is a business. If it were a nonprofit business, than he can see potential that this might work. As a business, it just doesn't work outside business area.

Board member Hartman asked if there was any chance that the applicant could organize as a nonprofit. Mr. Worf responded that it has been discussed and he is still considering it. He stated that he does a lot of charity work and he doesn't make a lot of profit now, he does what he does because he loves it and wants to help people.

Chairman Dow stated that is strictly up to the applicant. Board member Hartman stated that it could be included as a condition. Chairman Dow responded that would create a different applicant from this application and the process would have to re-start. Board member Hartman clarified that the Board could make it a condition of approval of the rezoning. Chairman Dow responded that if the applicant is willing to give up control to a board and take a salary that is offered by a board and meet all the requirements of a non-profit that is up to him. At this stage, for this entity, the question is if it meets the function of item C under allowed uses in a conditional rezoning. If this application is refused because the Land Use Plan states that no commercial business is allowed outside of the town center district, then a new entity, like a nonprofit can come back and reapply.

Board member Hogan stated that the Board has to be careful about setting a precedent. This is commercial use not in the commercial district.

Motion: Board member Prillaman made a motion to forward the application to the Town Council with an unfavorable recommendation, as it is inconsistent with the Land Use Plan as it is commercial in nature where as the Land Use Plan only allows commercial business in the Town Center. It is unreasonable in that based on the Town Survey; residents do not want more commercial business.

Chairman Dow read from the ordinance: Upon making a recommendation, the Planning Board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and with any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning

Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the Town Council.

Second: Board member Hogan

Vote: Board members Hogan, Prillaman, and Godfrey voted in favor of the motion. Board members Hartman, Vivian, and Harrison voted against the motion. Chairman Dow voted in favor of the motion, breaking the tie. The motion passed with a 4-3 vote.

B. Review and Consideration of Conditional Zoning for 315 Reid Dairy Road, Weddington, for the Purpose of establishing a Church Use and Any Accessory Uses Related Therewith

Ms. Thompson presented the staff report: Christ Lutheran Church requests a conditional zoning for a church use on 11.697 acres at the northwest corner of Rea and Reid Dairy Road. The existing zoning is R-60 and it is surrounded by R-60 zoning with Walden Pond Subdivision to the north and west, County R-40 zoning with St. Margaret's Church to the south, and County R-40 with Rea View Elementary School to the east.

Public Involvement Meetings were held on August 22, 2018 from 2:00-4:00 on site and 5:00-7:00 PM at Town Hall. Mailings were sent out to parcels within 1300' of the site. Two residents attended the meetings. Concerns were raised about noise (specifically if a church bell would be ringing every hour), lighting from any ball fields proposed, and possible traffic from a day care use that may be associated with the church.

The applicant meets all setback requirements for a church in the R60 zoning district. The site plan shows two points of access, one off Rea Road and the second off Reid Dairy Road. The church will be required to obtain driveway permits as a condition of conditional zoning approval. The applicant is not required to submit a traffic impact analysis. The a.m. peak is 48 trips with the Sunday peak hour is 318 trips. 500 trips or more require TIA

The applicant is required to provide a 50 foot landscaped buffer around the property as required by ordinance. The majority of the rear portion of the site is wooded and will be left undisturbed.

Recommended conditions of approval:

1. Any engineering must be approved by Town Engineer.
2. Water plans to be approved by Union County Public Works and Environmental Health.
3. Prior to commencement of construction, Construction Documents shall be approved by the Weddington Town Council in accordance with Section 58-271 of the *Weddington Code of Ordinances*.
4. Driveway permits are required and shall be approved by NCDOT.
5. A lighting plan shall be submitted at the time of construction plan approval.

6. The applicant provided Proof of Septic approval to Town Staff. Water will be provided with final approvals from Union County.

Ms. Thompson introduced, the applicant, Mr. Ty Shaffer, who made a presentation to the Planning Board and then introduced Matt Simpkins, Pastor. Pastor Simpkins explained the vision of bringing the church to the community. Mr. Shaffer continued the presentation: the plan includes a fellowship hall space, offices, classrooms, and church event area. The applicant is committing to an undisturbed 50 foot buffer. They will submit a lighting plan when construction plans are submitted. There are no plans for bells or ball fields, but there may be a day care (a small group that would be allowed by right). A preschool would require a conditional zoning amendment and is not currently part of the plan. The applicant is willing to work with the Town about concerns over operating hours as far as schedule, lights, etc. Mr. Shaffer introduced the architects for the project. They reviewed the materials and elevation of the structures.

Board member Harrison asked if there were plans for a spire or a bell tower. The applicant responded that there are no plans for a spire or bell tower.

Board member Harrison asked for confirmation that the church doesn't have plans for a school. The applicant responded that a school is not a part of this application. If the church decides in the future to put in a school, as it is allowable under the ordinance, they would go through the conditional rezoning amendment process. Board member Harrison asked about county water and sewer. The applicant responded that there is water, but no sewer and they are working on the environment health process. Ms. Thompson stated that septic is shown on the plan.

Board member Hogan asked about a day care. The applicant responded that a small group daycare (five or less) is allowable, but they are not requesting that use.

Board member Prillaman asked childcare provided in normal church services but no day care, preschool, mother's morning out or anything that has heavy traffic. The applicant responded that those kinds of programs will require approval for a large group day care and that is not part of this application request.

Board member Prillaman asked Ms. Thompson who defines the accessory uses in the application. Ms. Thompson stated that the Board can narrow down the uses and put in conditions. Any new structure would come through this process. She confirmed that day cares are only allowed in MX zoning districts, so the applicant would not be allowed to ask for a day care center.

Chairman Dow stated that whatever the application is for now, the Board can add conditions and that will be the stated conditional use. If the applicant decides to change something at a later date, they can apply for a conditional rezoning amendment. However, as far as rezoning, what is standard church business is undefined.

Board member Prillaman stated his concern about traffic affiliated with running a day care, preschool or mother's morning out program. There isn't a required traffic analysis at this point, but what about when the church grows.

Board member Hogan asked for confirmation that this property is across the street from the proposed new Wesley Chapel Volunteer Fire Department. He stated that is another impact on the traffic analysis.

Chairman Dow asked if a Traffic Impact Analysis was required for this. Ms. Thompson stated that there was not. The traffic count came to less than what was required. The traffic engineer has reviewed it.

Board member Prillaman reiterated his concerns with the traffic affecting the surrounding area, particularly the proposed fire station and the elementary school. Board member Hogan agreed.

Ms. Thompson offered to have traffic engineer respond in a written statement to traffic concerns raised.

Chairman Dow asked if parking space requirements have been checked. Ms. Thompson responded that the plan is correct. She asked the applicant if more than one Sunday service is planned. The applicant responded it isn't planned at this time, but should it be needed in the future, they would.

Chairman Dow asked about the septic plan. Ms. Thompson stated that proof of septic approval will be required to be provided to Town Staff.

Board member Hartman asked if a seventh condition would be proposed to check with the traffic engineer to consider proximity of fire department and if heavier traffic will possibly affect that. Ms. Thompson will add a seventh condition.

Chairman Dow discussed hours of operation. He asked if special events and holidays would have later hours. The applicant responded that midnight mass, weddings on Friday or Saturday nights would be times when hours of operation would go later. The applicant is open to conditions that will require events be inside the church depending on times.

Chairman Dow asked about the hours for outdoor events. Board member Prillaman suggested the applicant be required to follow the constraints implemented for the church on Hemby Road.

Chairman Dow suggested staff check those conditions for what special hours are allowed for holidays and events.

Board member Prillaman asked about an outside wedding with a tent: an accessory use or temporary use. The Applicant responded that weddings are a part of a church use and being held outside is consistent with the vision for this campus. Board member Prillaman stated he wants to be sure what the Planning Board is permitting is considered an incidental and accessory use.

Chairman Dow stated that Staff will check on special event late night lighting and allowances for specific events.

Board member Prillaman stated the need to be consistent with what the town policy for other churches is.

The applicant asked for confirmation on what lights are being discussed. Chairman Dow responded that it will state clearly in the conditions, but as far as ground flood lighting, that will be restricted and security lights stay on.

The applicant asked the board to consider that this is a different vision for a church as far as what the location offers. They understand the Board concerns, but the applicant asks that the Board not hamper the church's ability to minister to the community.

Chairman Dow stated the Board doesn't want to limit the applicant, but needs to be fair to everybody. The staff will check the town requirements for other churches. There are various church activities that occur in the evenings outdoors that the Town has allowed and there isn't any reason to not allow that, but it needs to be consistent with the town's requirements.

Ms. Thompson stated that she will speak with applicant and come to an agreement, but she believes 10 pm to be a good time to end a wedding since this site is surrounded by residential area.

Chairman Dow asked if there were any plans for the Matthews property.

The applicant responded that Ms. Matthews is still deciding. The church has had good conversations with her. The church has made it known that if she leaves, they would like her property to be a part of the site. She is not unhappy about what is coming, but she hasn't decided to stay in the house or leave it.

Chairman Dow asked where the outside activities like the bon fires will be held. The applicant explained that the building has been designed to have fire pits around it, not a 30 foot tall fire. The fire pits are shown on the front elevation plan.

Chairman Dow explained that the fire pits need to be noted on the site plan.

Motion: Board member Hartman made a motion to forward the application for a conditional zoning for Christ Lutheran Church at 315 Reid Dairy Road with a recommendation for approval to the Town

Council with the six (6) conditions listed by staff, and add number (7) ask Traffic engineering for assessment of potential impact on the fire station, number (8) lights out and special even hours be consistent with other churches in town, and number (9) the fire pit added to the site plan.

Second:

Board member Prillaman

Vote:

The motion passed with a unanimous vote.

C. Review and Consideration of Final Plat for Weddington Acres (formerly Graham Allen)

Ms. Thompson presented the staff report: Sunbelt Holdings SE, LLC is seeking re-approval of their final plat application for 25 lots on 41.527 acres located at the southern corner of Weddington Matthews Road and Antioch Church Road. Sketch plan was approved in October 2015. Preliminary Plat/Construction Plans were approved by Planning Board in June 2017 and by Town Council in July 2017. A PRD rezoning was approved for private roads and gates in January 2018 and a modification to the cul-de-sac length of 1060 linear feet was approved July 2018 with the condition that the final plat be amended and submitted for approval. All development standards have been met. Staff recommends approval with 5 conditions:

1. Bond estimates are reviewed and bonds are obtained prior to recording the plat. A bond for the PRD shall also be obtained per section 58-23.
2. Maintenance Agreement and CCR's to be approved by the Town Attorney. CCR's are required to be updated to include the private roads and access requirements, upkeep and maintenance inspections of the gate per Section 58-23.
3. CBU locations shall be approved by the USPS.
4. Any amendments to the construction plans shall be reviewed and approved by staff.
5. The final plat (once approved) shall be updated to reflect the private roads/entry.

Ms. Thompson introduced Sean Paone representing the applicant.

Chairman Dow asked what the major changes, other than the cul-de-sac length, were made since the Council approved the preliminary plat in July.

Ms. Thompson state that there are no major changes, lot 5 and 6 were amended. The applicant changed the flag lot and everything else shifted to meet the lot width and square footage requirements in the ordinances.

Chairman Dow asked what the common open space next to lot 4 is.

Mr. Paone responded that it is common open space that is an unusable lot because it didn't meet the 40,000 square foot requirement. It is basically just an extension of the buffer. When the lot configuration changed, it realigned some of the lots.

Chairman Dow asked what is left as far as approval from the outside agencies: is there DOT approval for the turn lane into the subdivision. Ms. Thompson responded that it is approved, it fit within the existing right of way, so it will be shown on the construction plans not on the final plat. Chairman Dow asked if there can be a note indicating the approval. Ms. Thompson stated that it can be done.

Motion: Board member Hartman made a motion to send the final plat for Weddington Acres Subdivision to the Town Council with a favorable recommendation with the five (5) conditions listed by staff and adding note of the DOT approved taper lane.

Second: Board member Hogan

Vote: The motion passed with a unanimous vote.

5. OLD BUSINESS

A. Update on the Erosion Control Ordinance

Ms. Thompson stated: the Planning Board had asked her to speak with Waxhaw about their experience. They had the same issue with lack of follow up from the state. Waxhaw implemented their own program and turned the issue around. They have had three notices of violations since Dec. 2016, two have since complied and the last was assessed a \$5,000 fine. They typically get responses within 24 hours of a device being blown out by rain event. They do have some issues with individual lots, the subdivision has to provide erosion control, but individual lots have issues with the fences being run over/knocked down by individual contractors. Ms. Thompson drafted an Erosion Control Ordinance for the Town of Weddington and copied Waxhaw's. The next step is to meet with the state and the attorney general's office must approve the town ordinance. Ms. Thompson is planning to go to Raleigh with Bonnie Fisher to meet and set up a budget, fee schedule, and the permit process.

Chairman Dow asked if the Council will review the ordinance. Ms. Thompson responded that she will get the entire package together for Council approval and then go through the text amendment process. After adopting the amendment, the Town must get the state's delegation authority to enforce the erosion control ordinance.

Chairman Dow stated that it seems like the Council should be able to see and approve the ordinance before the application process goes to the state. Ms. Thompson stated that the process isn't an application to the state; it involves the state review and consent before the Council adopts the ordinance. She stated that she wants to get the entire application package together and at the same time meet with the attorney general's office to get it reviewed. Delegation authority will not happen until the end of the process, after the Council adopts the text amendment.

Chairman Dow asked if the Council wants to change something, will the amendment have to go back to the state for approval. Ms. Thompson replied that she would find out.

B. Discussion of Land Use Plan Timeline and Special Meeting Recap Regarding Land Use Survey

Chairman Dow stated that the Planning Board reviewed the survey results at a special meeting. The Board agreed that the next step should be to clarify what everybody thoughts were and agree on a schedule for going through Land Use Plan. Chairman Dow pointed out that if the Board reviews the Land Use Plan one section at a time, they may miss opportunities to organize it appropriately. He believes it is possible to assess the Land Use Plan in its entirety to get things in the correct order so it makes sense.

Chairman Dow reviewed his summary of the survey results as they relate to the review of the Land Use Plan:

- policies and goals strongly supported rural atmosphere, open space, 1 acre minimum density for residential, restrict commercial growth and focus in overlay district
- Services and policies citizens are satisfied with: Police, fire, town staff. Generally they were good with all that.
- Major concerns of citizens: development too fast, loss of open space and rural small town feel, increased traffic and infrastructure unable to support growth. Board member Hogan added that citizens don't want an increase in the budget
- New interests suggested by the survey of citizens responses: connectivity by sidewalks paths greenway, parks, community gathering place, post office. Restaurants-sit down.

Chairman Dow's synopsis is that the Planning Board was unanimously surprised at the misunderstanding of the general population on what the Town has control over and what things Town only has influence over. One of the key take away points is to improve communications. The Town needs to use all means mentioned: the website, newsletters, and monthly articles. The Planning Board will take those things that are working and that people are undeniably supportive of and strengthen those items in the Land Use Plan, if possible. The concerns residents have will need to be addressed as well, whether a topic in the Land Use Plan or not. For example, development: residents don't realize the town can't stop development. Lastly, the Board will introduce ideas and studies into the Land Use Plan that were revealed with the survey results and discuss how to find out what the citizens really want.

Chairman Dow explained the Board should review the Plan individually and red line and highlight their individual edits like what ideas need to be strengthened. Staff will send the Planning Board the Land Use Plan as a Word document. The Board can meet in a work session or at the regular meeting to review it.

6. UPDATE FROM TOWN PLANNER AND REPORT FROM AUGUST TOWN COUNCIL MEETING

Ms. Thompson summarized the August Town Council Meeting: the Council discussed uses for the Matthews property and decided to look into saving the house. They will consider proposals

for a master plan for the Town Hall and the Matthews properties after making a decision on the house. The Council agreed to enter into contract with Randall Arendt to help with the conservation subdivision ordinance and they adopted a nuisance ordinance which covers junked and abandoned vehicles, accumulation of junk in front and side yards, and grass over 24 inches and regulated conservation area.

7. ADJOURNMENT

Motion: Board member Prillaman made a motion to adjourn the August 27, 2018 Regular Planning Board meeting at 8:50 p.m.
Second: Board member Hartman
Vote: The motion passed with a unanimous vote.

Rob Dow, Chairman

Attest:

Karen Dewey, Town Clerk

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, ~~2018~~2023. This plan shall be updated every five years. These time periods are ~~aspirational-ambitious~~ and the Town's failure to conduct an evaluation within these time periods shall not confer any rights on any affected parties. The view of the future expressed in the Land Use Plan (i.e., the Plan) is shaped by local community values, ideals and ~~aspirations-views~~ about the best management and use of the community's resources.

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

This document serves as ~~a-the~~ replacement to the 2002 Weddington Land Use Plan that was written by the Centralina Council of Governments. ~~which-That plan~~ replaced the 1996 Weddington Land Use Plan that was written by the UNC Charlotte Urban Institute. Elements of that original Plan, however, are still contained in this document and are duly noted where applicable. The Plan is being adopted pursuant to NCGS 160A-383.

Comment [p1]: Check?

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 high quality of the natural environment, the rural character and diversity of the style of their neighborhoods, as well as the strong sense of community identity. Concern about the impact of new growth has increased as residents have experienced increased traffic congestion, school crowding, and the rapid loss of natural, open areas. Effective growth management ~~can-will~~ help the community address each of these concerns.

The Town recognizes the importance of coordinating growth management efforts with Union County and adjacent communities. Accordingly, the Town and County should develop 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 towards sprawl development while accommodating appropriate new development.

This Plan, once adopted and applied consistently and carefully, will develop and strengthen partnerships among service providers and between the public and private sectors. The partnerships can achieve infinitely more for the community **than any would** acting alone. An important premise of an effective land use plan is that it creates a “win/win” situation for 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 issues 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 KEY CONCEPT TERMS MEAN/DEFINED?

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~~ shall 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, ~~however~~, is not an ordinance. 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 have this Plan as a guide and a factor to consider 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.

Comment [p2]: BH – mention charlotte annexation agreement?

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.

Comment [p3]: JV – add something about identifying areas outside the town limits that will affect the town.

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 ~~should be~~ 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 lacking in 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 ~~which that~~ is in keeping with the existing rural community character and ~~which that~~ avoids negative social, economic and environmental effects on the town.

Growth in Weddington is inevitable. ~~There are those who favor mixed-use development with more urban amenities than now exist. Others are~~ 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 ~~can identify~~ 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. ~~Perhaps and most~~ 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 a number of key issues facing the Town. In addition, the Town, in

[the past](#), 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](#) ~~November 2012~~ to gauge public opinion on future land uses and community vision. The survey questionnaire and results are found in **Appendix B**. 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. Approximately [2031](#)% of households completed the survey [which makes it statistically significant](#).

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 these 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 and are reflected throughout ~~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 additional development in the Town. The Town has also approved Conservation Subdivisions which allow for smaller lots but also require 50% conservation lands. [The conservation land cannot be redeveloped](#). This results in a density neutral development where the overall density remains one unit per acre.

➤ Monitor development patterns in the Town and surrounding areas. There is some concern about the amount and rate of growth ~~happening in the area. that has been occurring.~~ The Town grew at a rapid rate in the 2000's and many farm fields and forested areas were converted into building lots. Knowing the town cannot slow or stop development the town should make a shift in how it frames the issue, like continuing to get input from the community, along with professionals' expertise, e.g. what else would the town like to see in our community, what are optimal ratios for certain kinds of development and over what period of time.

➤ 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 ~~arterial and collector~~ streets. There are a number of critical road improvements scheduled in the Weddington vicinity over the next few years, ~~the most important being the construction of the Rea Road Extension (known as the re-alignment of NC 84) coming south from Mecklenburg County and linking into Marvin-Weddington Road. This road is eventually planned to link into NC 84 between Cox Road and Twelve Mile Creek Road. That portion of the construction project between NC 16 and NC 84 is included on the local Thoroughfare Plan and LARTP.~~ Changes in alignments, intersections, or improvement schedules may affect land use planning and development in Weddington. ~~The recent completion of the widening of NC 16 has resulted in increased development pressures along NC 16 throughout Weddington.~~ In 2009, the Town of Weddington partnered with the Village of Marvin, Town of Waxhaw and Village of Wesley Chapel to develop a Western Union County Transportation Plan. The municipalities enlisted the assistance of Centralina COG and Transportation Planners, Martin/Alexiou/Bryson to create this multi-jurisdictional plan. Staff Note: there is a large section on transportation in another Chapter – removed unnecessary statement about Rea Rd Ext. here

Comment [p4]: BH adopted by NCDOT and a part of their overall plan?

➤ 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.
- Develop strategies and regulations for protecting open spaces. There is some concern that the amount and rate of growth that has been occurring will eliminate all of the open spaces that are an essential component of the Town's character.
- Maintain standards for development on steep slopes to reduce environmental impacts and hazards to residents. Preferred ~~-D~~developments are ~~preferred which are~~ built in concert with and ~~which~~ take advantage of their natural environmental features and attributes.
- Develop the four-step design process discussed by Randall Aren'ts 'Rural by Design' beginning with identification of areas worthy of conservation, setting areas of good useable open space and then setting house sites around the areas prior to lot lines and engineering.
- Develop open space networks with the potential to connect 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 that component of this document that links 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 of 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 provides goods and services for the residents of Weddington and neighboring communities.

Goal 7: Through the conditional zoning process, provide smaller lot sizes to accommodate a variety of age and income groups, and broader residential preferences, 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 and surrounding communities, 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.

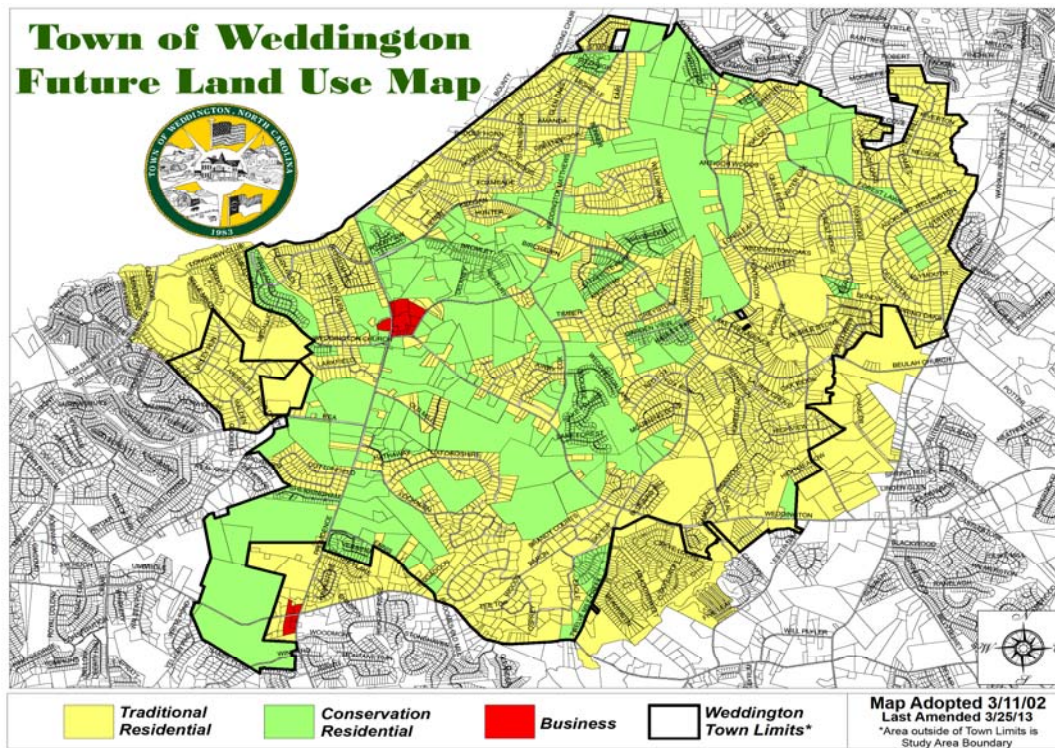
Exhibit 1: Future Land Use Categories

Land Use	Description
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 and surrounding communities. All new commercial development in the Town Center is subject to additional requirements found in the Downtown Overlay District.

Policy 13: Through the conditional zoning process, provide for alternative smaller lot sizes to accommodate a variety of age and income groups, which promotes community, residential, and population diversity.

Policy 14: Allow alternative smaller lots to promote residential and population diversity in the community.

INSERT
Exhibit 2: Future Land Use Map



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 roads continue 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 Town that occupies the same area as the existing Town core. While businesses in the center will maintain the small-town scale needed to serve local 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, to the extent practical, 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: To the extent possible, 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 and LARTP.

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: As this Plan is not an ordinance and is not in itself binding on the Town Council, before rendering zoning change recommendations or decisions, the Planning Board and the Town Council shall carefully consider the proposed change and its consistency with the goals and policies of this Plan.

Policy 9: 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.

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, 2018. 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 should conduct an annual review every July to determine its progress in achieving plan goals, objectives and strategies. During this review, the Town should evaluate development decisions (e.g., zoning changes, subdivisions, building permits and public works projects) that have been made by the Town and other jurisdictions, growth trends and the progress made in accomplishing the strategies listed in this Plan element. The result of the annual review may be to recommend revisions to policies, the future land use map or the implementation program.

POLICY REVISIONS

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

Progress in implementing the Plan;

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

LAND USE MAP AMENDMENTS

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

DESCRIPTIONS OF IMPLEMENTATION STRATEGIES

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

IMPLEMENTATION PROGRAM

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

This list is not intended to be exhaustive or all inclusive -- the Town, County and other public and private entities will take numerous actions throughout the life of this plan to achieve the community's goals. This list of strategies is intended to identify those deemed to be of the highest priority that should be pursued by the Town over the next several years. The strategies 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: Evaluate the creation of a new zoning classification to address the needs of areas of the Town where new residential development would not be appropriate.

Strategy 3: 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 also 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.

Strategy 4: 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 5: Maintain access standards to preclude direct access from residential subdivision lots onto designated major or minor thoroughfares depicted on the Town's Thoroughfare Plan (LARTP).

Strategy 6: Require subdivisions to provide individual lots access through internal subdivision roads.

Strategy 7: 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 8: Allow conservation subdivision 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.

Strategy 9: Require conditional zoning for all commercial development to ensure that it is compatible with the community character.

Strategy 10: Conduct an annual review of this Land Use Plan to monitor the Town's progress in achieving its goals.

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 superior 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.

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.

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 (refer to Exhibit 3). 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.

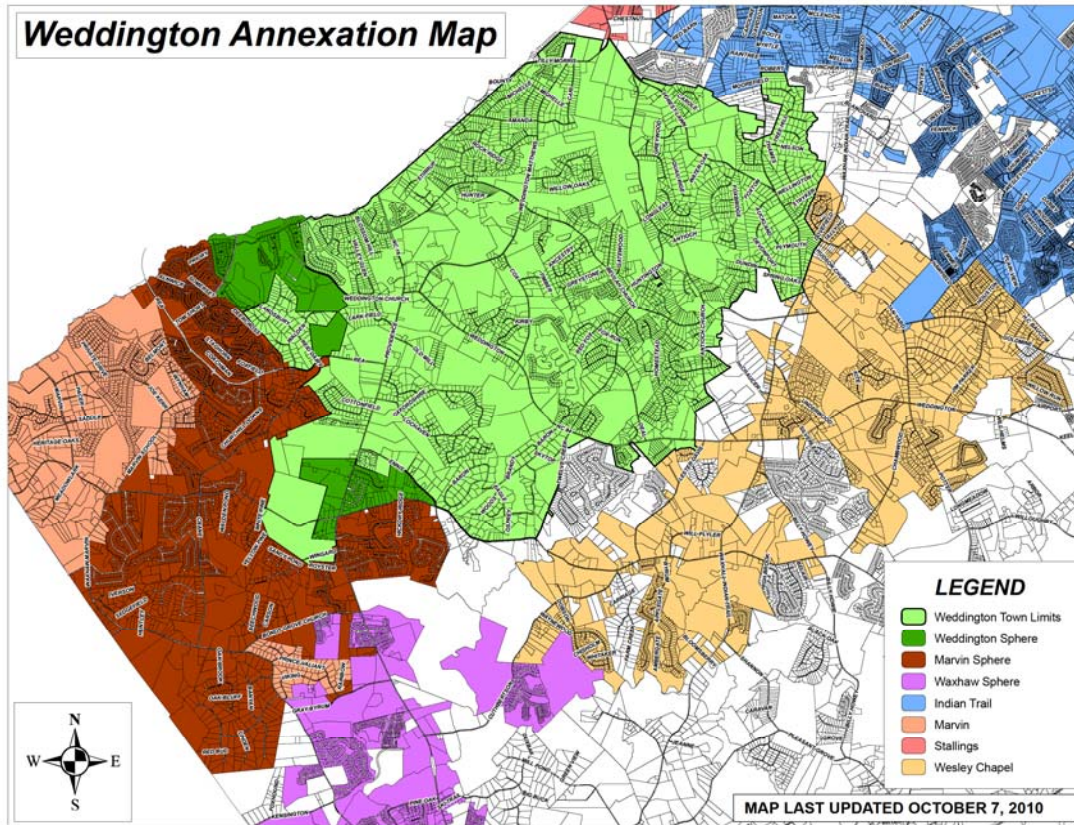
The Role of Planning. Land use planning is designed to provide strategic guidelines for the future growth and development of a community. Land use decisions made by a community are fundamental. They shape the community's very character—what it is like to walk through, what it is like to drive through,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

Planning Area and Other Jurisdictions

The Planning Area, described on Page 29 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, current zoning in the Town and the Planning Area, and a number of "landmarks" referred to elsewhere in the Plan.

Exhibit 3: Weddington Planning Area Map



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 of 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. It is a goal of the Town to adopt more prohibitive policies toward development within a Floodplain.

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 clayey 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 5. 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 east of Beulah Church Road.

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 2000 and 2010, Census figures show that the population of Mecklenburg County (which includes Charlotte) has grown by 32.2%. Union County has grown at an even faster pace, 62.8%, during this time period. The Town of Weddington has increased its population 41% since 2000.

The estimated population at the time of incorporation (1983) was approximately 970. According to the 2000 Census, the Town's population was 6,696. The 2010 Census indicates that the population is 9,459. According to the 2010 Census, 89% of Town residents live in family households. These percentages are significantly higher than the rest of Mecklenburg and Union Counties. The average household size is 3.02 people, which is also larger than household sizes in Mecklenburg and Union Counties, which are 2.5 and 2.92 persons respectively. According to the 2010 Census 11.9% of the population is aged 0-9, 20.2% of the population is aged 10-19, 5.2% is aged 20-29, 7.1% is aged 30-39, 20.8% is aged 40-49, 19.2% of the population is aged 50-59 and 24.4% is aged 60 or older. The 2010 Census population for Weddington and surrounding areas are presented on **Exhibit 4**.

Exhibit 4: Population Comparisons

Jurisdiction	2010 Population	Percent Increase, 2000-2010
Weddington	9,459	41%
Union County	201,292	63%
Indian Trail	33,518	182%
Marvin	5,579	437%
Mineral Springs	2,639	93%
Stallings	13,831	334%
Waxhaw	9,859	276%
Wesley Chapel	7,463	193%
Mecklenburg County	919,628	32%
Charlotte	731,424	35%
Matthews	27,198	23%

Source: 2010 Census

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 a number of road improvements that will further improve accessibility to and from Weddington, the most significant one being Rea Road Extension. Rea Road Extension, scheduled for construction in 2019, will give Weddington area motorists a second direct means of accessing I-485.

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 fairly 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 41% rate over the next ten years the 2017 projected population would be 11,398 and the 2022 projected population would be 13,337. These estimates are based on the following assumptions:

- Steady population growth will continue into the future;
- Household size will remain constant (the 2000 Census reported 3.10 persons per household; the 2010 Census reported 3.02 persons per household);
- The Town currently has approximately 680 approved but unbuilt single family residential units. At 3.02 persons per household this accounts for 1,963 people.
- Regional development trends as have evolved in the past ten years will continue to operate over the next fifteen years;
- Public sewer service is contained in the 2012 Union County Water and Sewer Master Plan;
- Public water service is contained in the 2012 Union County Water and Sewer Master Plan will; and
- Roads will be improved according to the North Carolina DOT TIP schedule.

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 take into account 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 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. 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.

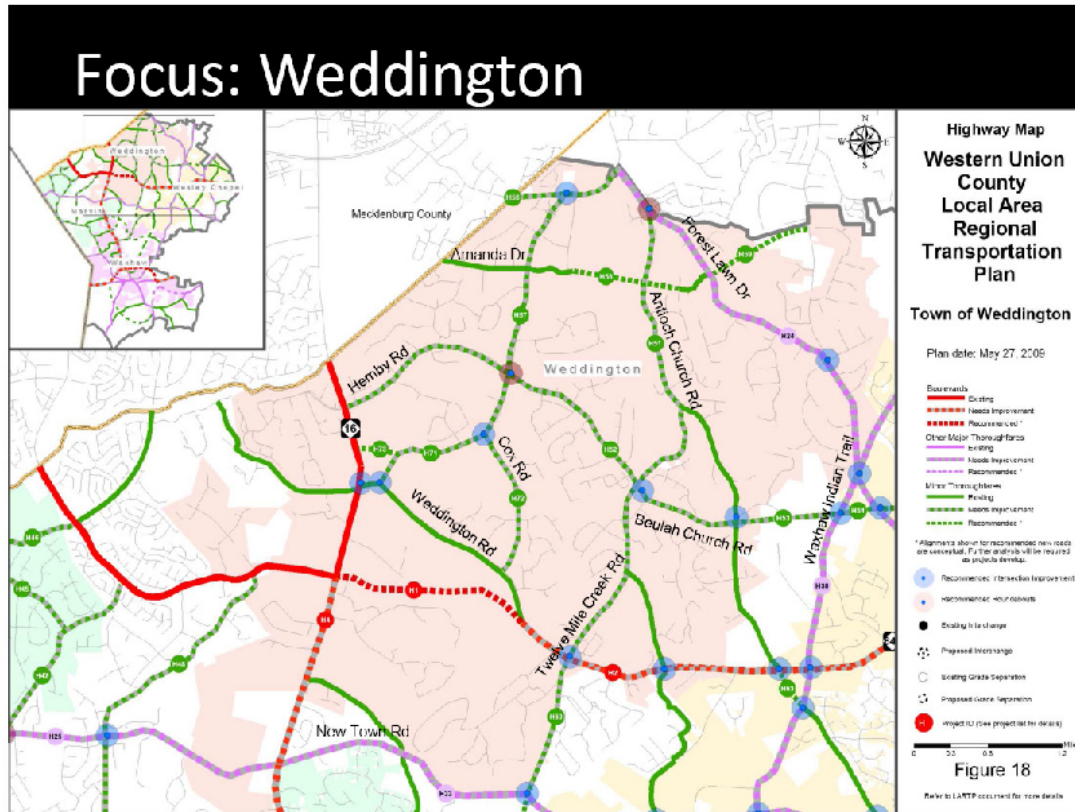
The main roads that presently lead into Weddington are NC 16, NC 84, Rea Road and Weddington-Matthews Road. NC 16 runs north to Charlotte and south to Waxhaw and runs through the western portion of Weddington. NC 84 runs east-west and connects Weddington to Monroe. NC 84 terminates at NC 16. Weddington's 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 are to 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 (NCDOT Project U-2510A), was recently widened. 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 2017 and construction is expected to start in 2019. There are also plans for an interchange at Weddington Road and I-485 in Stallings and a roundabout at the Weddington Road/Weddington-Matthews 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 proposed Amanda Drive Extension and Northern Connector Road (connecting Providence Road and Weddington-Matthews Road) should 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 will not be involved in funding, operating, or maintaining a public water and/or sewer system. As indicated in **Exhibit 6**, major water lines found in the Town are located on NC 16, NC 84, Matthews-Weddington Road, Waxhaw-Indian Trail Road, and Marvin-Weddington Road.

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. New subdivisions may be required to hook onto public water (and sewer) lines depending on the number of lots in the subdivision and the distance to an available line. Town regulations may require new subdivisions to hook onto public water lines. If County water lines are located within one-half mile of subdivisions containing 10 to 39 lots or one mile of a

subdivision of 40 lots or more, then the developer must connect to these lines to provide water service and fire protection for the subdivision. If capacity is not available, the developer shall install water lines and fire hydrants in accordance with Union County regulations. As a result, in recent years, many of Weddington's subdivisions have been connected to public water.

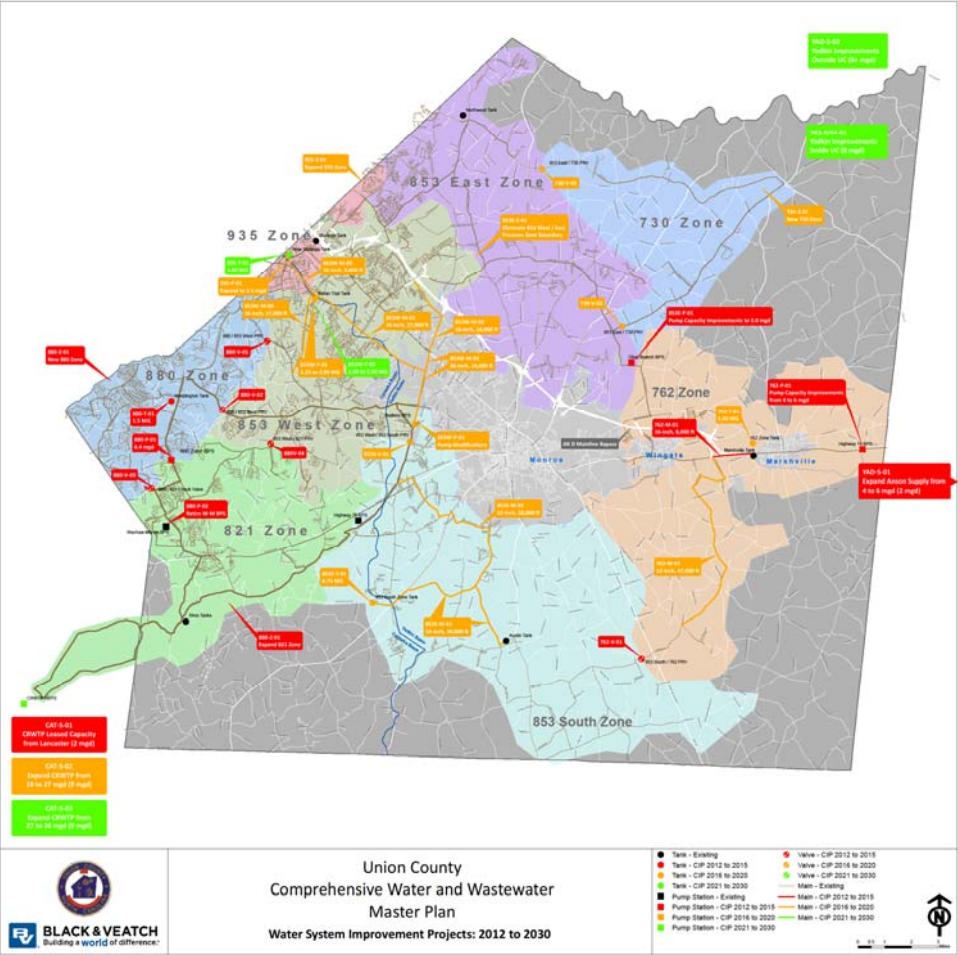
Several major utility expansions are proposed for Weddington in the near future. . The 2012 Union County Water/Sewer Master Plan references a water tower and pump station located in Weddington.

As previously mentioned, there are some areas of the Town where the quality of well water is sub-par (i.e., in certain areas east of Beulah Church Road.) Union County Public Works is presently involved in a program to help finance the construction of water lines in one such area to serve a subdivision located east of Potter Road.

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 Mecklenburg Utilities Department.

The remainder of Weddington is located in the Twelve Mile Creek Basin. Sewage from this basin is treated at a plant located south of Weddington near Waxhaw. There is currently a limited amount of public sewer service available in Weddington within this Basin. Union County anticipates, however, the construction of a number of lines by 2010 that will greatly increase the availability of sewer in the Town. One such line is found along Mundy's Run Branch and will extend in a southeast direction from the Town Center. (The shopping center currently found in the Town Center is hooked onto sewer via a force main that hooks back into Mecklenburg County.) A second line, located farther to the east, is partially constructed along Culvert Branch. This line has been put in by a developer and will, upon completion, extend north to near Matthews-Weddington Road. A small branch off of this main line is also being proposed for installation by the developer. Heading further east, a third line is being proposed for installation by Union County along an unnamed tributary and could serve much of the northeastern part of the Town. Finally, a line along the West Form of Twelve Mile Creek is currently under construction and, by Year 2005, is expected to extend up to Beulah Church Road. The County has plans to further extend this line northward along the Creek by Year 2010.

Exhibit 6: Union County Water/Sewer Master Plan Map



Police. The perception or reality of a lack of safety in a community or neighborhood can deter private community investment. Safety can include personal security as well as the structural and fire-rated safety of buildings. Police protection in Weddington is provided by the Union County Sheriff's Department. In addition to the basic level of service provided by the County, the Town contracts for the services of three deputies. Three police officers from the Union County Sheriff's Department are assigned to Weddington and have an office in the Town Hall. The town has a contractual agreement with the Sheriff's Department and pays them for this level of service. The Sheriff's Department provides adequate police protection for the community.

Fire/Rescue. Providence Volunteer Fire Department (PVFD) became the primary fire department for Weddington on July 1, 2012. In accordance with North Carolina Department of Insurance (NCDOI) standards, PVFD is required to respond to all fire calls/alarms within the Town limits. Automatic Aid (when one or more station is dispatched to a call based on a predetermined area and available equipment) will come from any or all of the following fire departments, determined on a call-by-call basis using intensity and location of the event as important criteria: Wesley Chapel, Stallings, Waxhaw, Carolina, Matthews and any appropriate Charlotte departments. Each of the fire departments have automatic aid agreements with each other.

First Responders

Medical response will be determined by the Weddington Town Council and identified on the First Responders/Primary Map available at Weddington Town Hall and on the Town website. The Town currently contracts and has automatic aid agreements with Providence VFD, Wesley Chapel VFD and Stalling VFD with the criteria for specific response areas based on distance and response time. Additionally, Providence VFD is responsible to respond when other fire departments are unavailable due to gaps in operational service and/or conflicts with multiple calls.

ISO inspections

Every fire department in North Carolina is required to have state ISO inspections, scheduled through the State Department of Insurance. PVFD and WCVFD currently have an ISO rating of 6; SVFD has a rating of 5/9E. The Town of Weddington requires notification from contracted departments of any new inspections and/or changes to ISO ratings.

Future Locations of Fire Substations

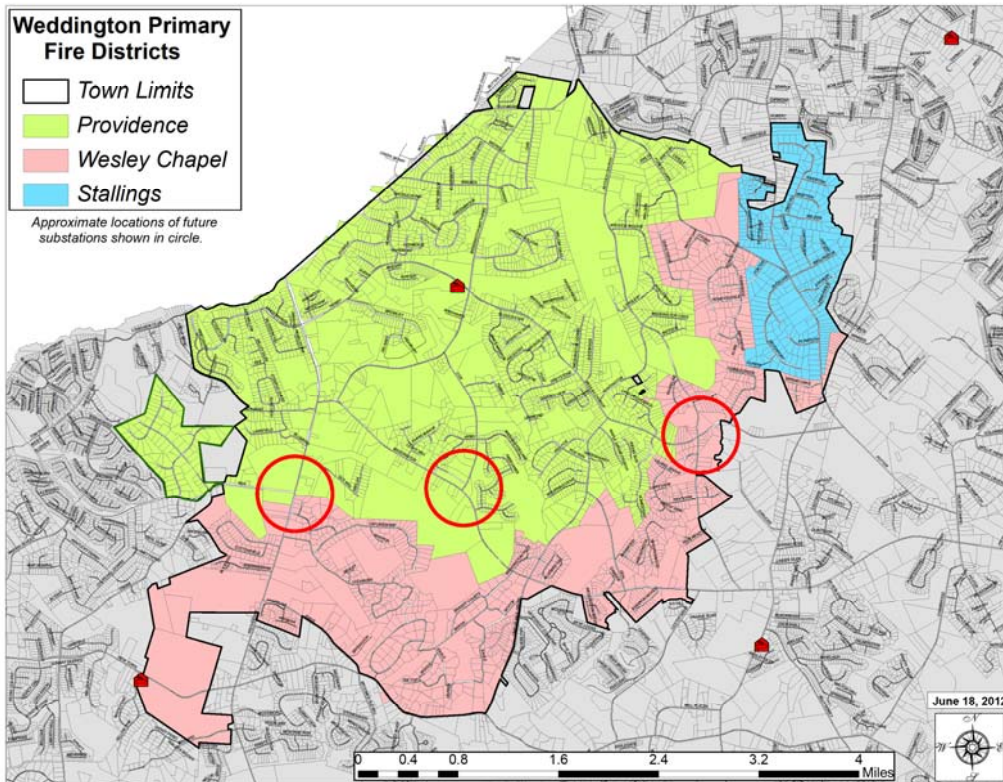
The model of fire service as required by NCDOI standards states that homes be served by a station within 5 road miles to provide efficient response time and optimal insurance

ratings. Currently Providence VFD is approximately 5 miles from Stallings VFD and both Wesley Chapel VFD stations.

Future models suggest that substations 2 - 3 miles apart are a more efficient distribution of equipment. This trend, already being implemented in Charlotte, has reduced response times and supports substations located closer together rather than all equipment housed in stations further apart.

In anticipation of continued growth within Weddington, the following designated areas, as shown in exhibit X, indicate the 2 - 3 mile locations of future substations.

Exhibit 7: Weddington Primary Fire Districts Map
RED CIRCLES ON MAP INDICATE APPROXIMATE LOCATION OF FUTURE SUBSTATIONS



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.

The Village of Wesley Chapel is in the process of developing Dogwood Park located at the corner of Lester Davis Road and NC 84. This park will feature walking trails around a lake, fishing piers, picnic shelters, an amphitheater and playground equipment. The Village of Marvin opened Marvin-Efird Park in 2012. 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 fitness center is located in the Town Center, at the Weddington Corners Shopping Center. The Siskey YMCA facility is located nearby in Mecklenburg County on Weddington-Matthews Road. The Town of Weddington recognizes the importance of a YMCA. Weddington will work with the YMCA leadership for a full service YMCA in western Union County.

Schools. Weddington residents are served by Union County Public Schools and are funded by Union County taxes. The majority of 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 Middle School, Marvin 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 675 students. Weddington Middle School (5903 Deal Road) has a current enrollment of 1,073 students. Weddington High School

(4901 Weddington Road) has a current enrollment of 1,323 students. Antioch Elementary School (3101 Antioch Church Road) has a current enrollment of 853 students. Given the high level of growth in the area, school overcrowding is a major concern throughout all of western Union County. All enrollment figures are current as of the 2013 school year.

Adequate schools are an essential part of the Town's quality of life. The Town and the Union County Public School system should coordinate land use and school facility decisions to ensure that adequate school capacity for new development is provided as that development occurs.

Exhibit 8: Weddington Elementary School District Map
 YELLOW NUMBERS ON MAP INDICATE APPROVED HOUSES

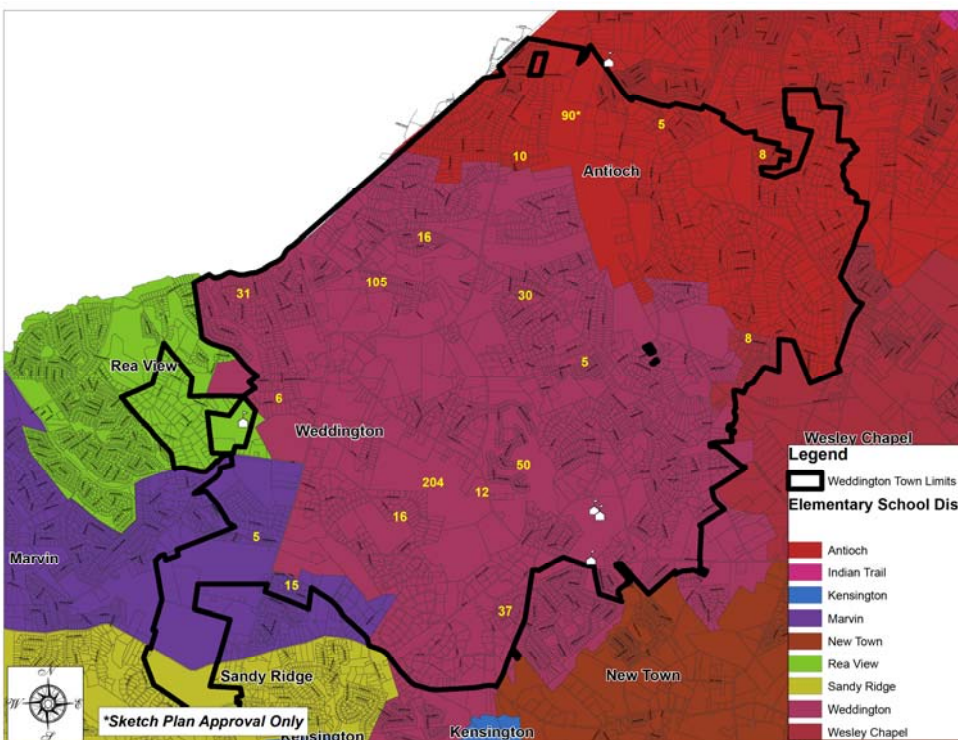
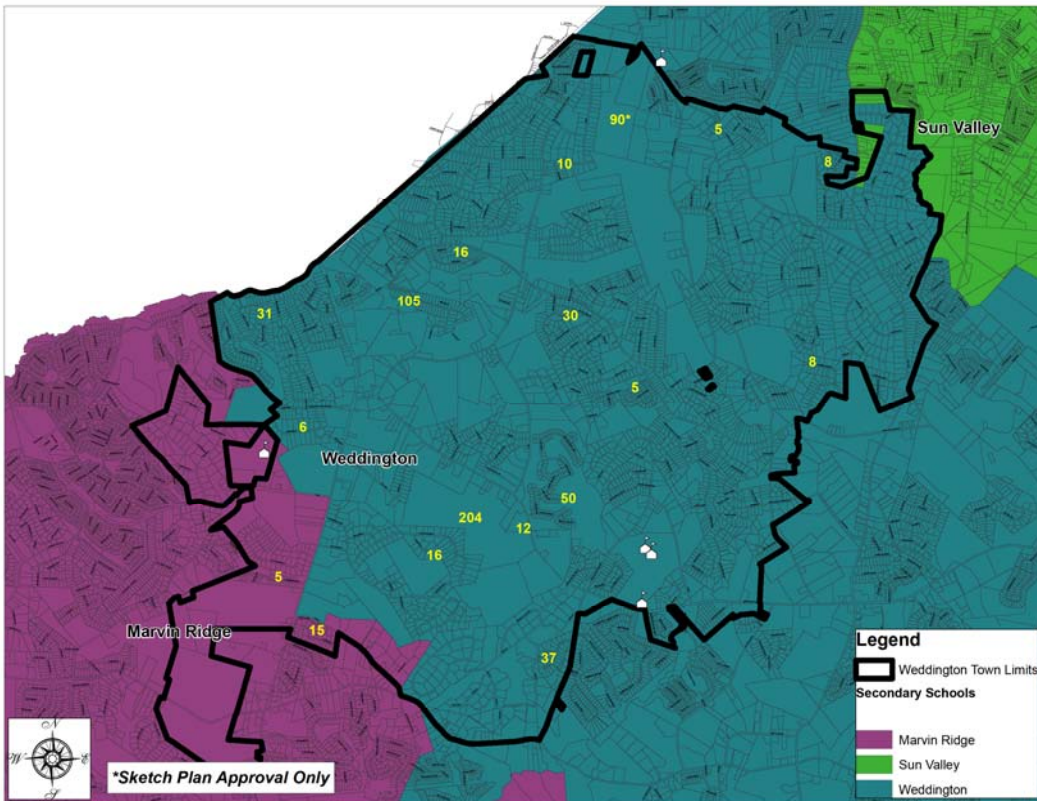


Exhibit 9: Weddington Secondary School District Map
 YELLOW NUMBERS ON MAP INDICATE APPROVED HOUSES



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.

General Municipal Facilities and Services. The Town of Weddington owns an historic house in the town center (at the corner of NC 84 and Weddington-Matthews Road). The house contains a public meeting room, storage space and office space for the Town staff and the three police officers who work in Weddington. There are three full-time Town employees and three part-time Town employees. The full-time employees are the Town Clerk/ Administrator, Town Planner/Zoning Administrator and Tax Collector. The three part-time employees are the Finance Director, receptionist and sign enforcer. The Town has a mayor-council form of government.

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 10** and are current as of April 2013. 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". According to this model, if all Weddington's "Residential Conservation" land is developed at the density permitted by right (conventional subdivisions), by the Town, the Town could accommodate an additional 9,934 persons.. It was assumed that only eighty-five percent or 3,290 acres of the Residential Conservation district could be developed. Land must be set aside for roads, bodies of water, utilities, etc. Using 2010 census data of 3.02 persons per household, 3,290 units would yield an additional 9,934 residents. With a 2010 population of 9,459, this results in the Town having a build-out population of over 19,300 persons.

Exhibit 10: Existing Land Use Map
 CORRESPONDING NUMBERS CAN BE FOUND IN EXHIBIT C

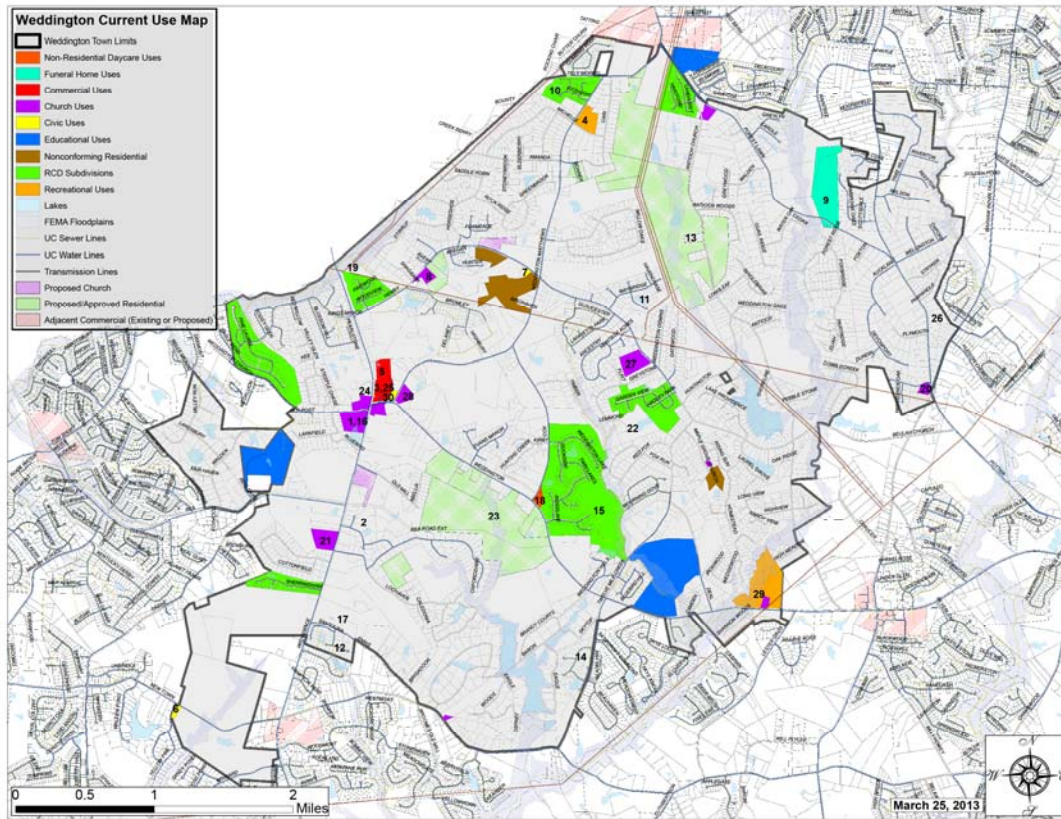
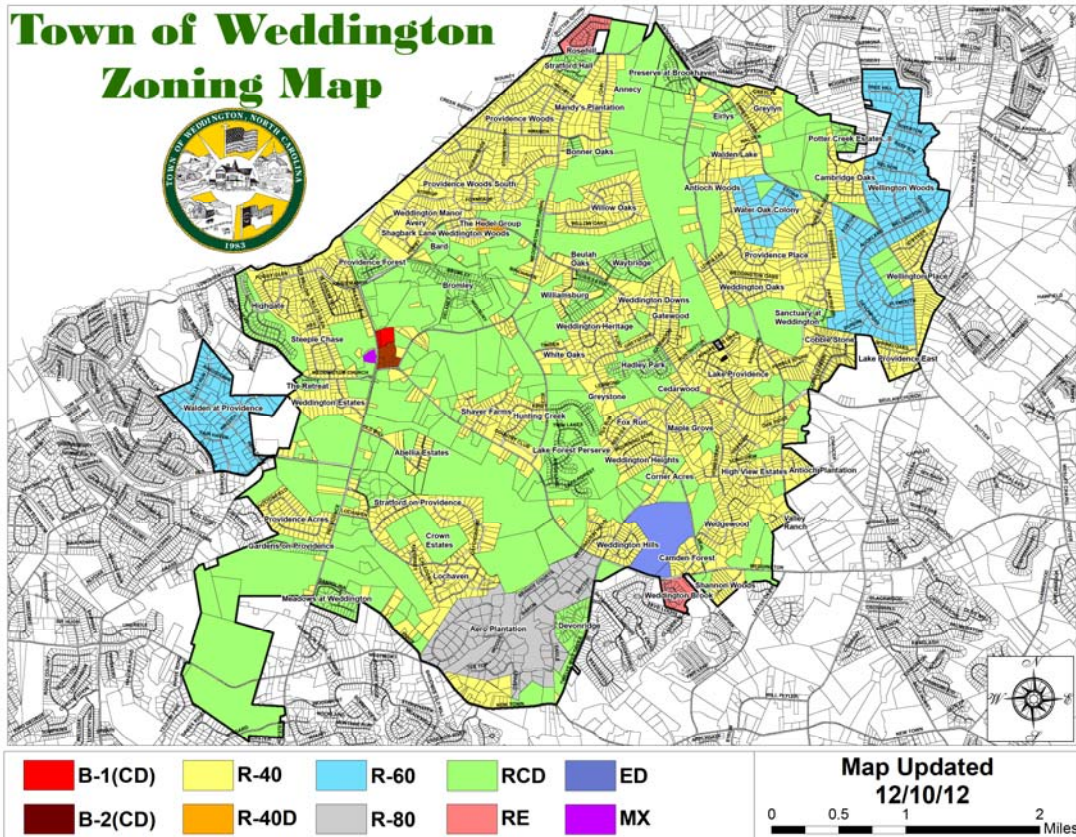


Exhibit 11: Existing Zoning Map



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 predominating, 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 (minimum 12,000, 40,000, 60,000, and 80,000

square feet per lot, respectively) zoning regulations. Since 2008, the Town has issued an average of 53 new home zoning permits per year. According to the 2010 census, the average household size in Weddington is 3.02 persons. This results in a growth of approximately 160 people per year. However, over the past ten years the Town has issued 858 new home zoning permits. From 2002 to 2007 an average of 99 new home permits per year.

Almost all of structures within the Town of Weddington are single-family units. In 2013, 11 duplex units and 30 mobile homes were located in the Town. There are no 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. Allowing alternative smaller lots in future growth will contribute to community diversity.

Commercial Development. As indicated previously, the Town has very limited commercial activity, and all existing commercial development is located within the designated Town Center. The Town Center is located at the intersection of NC 16 and NC 84 and further defined by the Downtown Overlay District, discussed below. In the future, in order to preserve the Town's rural character, new commercial development is restricted to the Town Center, despite potential commercial development pressure along proposed thoroughfare improvement projects such as the Rea Road Extension and the continued widening of Highway 16.. The existing commercial development is zoned for mixed uses, business, retail, and office uses. Uses are limited in nature and size; setback requirements are significant. Tenants in the shopping center include a grocery store, fitness center, 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. A 15,000 square foot office building was recently approved. Weddington's Town Hall lies adjacent to this shopping/office complex. All land that is currently zoned for commercial purposes in Weddington is found in the vicinity of the Town Center.

In May of 2015, the Town Council adopted a Downtown Overlay District to provide additional regulations for the above-mentioned 34 acres already designated future 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.

Although commercial facilities are limited within Weddington itself, there are numerous commercial facilities within a short distance of Weddington. There are a number of existing shopping centers within five miles from Weddington, with more planned or under construction. A 2009 market study by Arnett Muldrow indicated that there were 7,174,000 square feet of existing or planned retail space within a 15 minute drive of Weddington.

The large amount of commercial development in southern Mecklenburg County and western Union County, close to Weddington, provides additional commercial development opportunities and supports existing Town demand. 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 2010 land use survey. However, the survey also showed a preference for innovative commercial uses that blend in, rather than are differentiated from, adjacent areas. Such land uses, such as limited retail and office, if properly designed, can be both appealing and harmonious with adjacent land uses.

An existing shopping facility close to Weddington is the Arboretum, at Providence Road and NC 51. It contains over 500,000 square feet of retail floor area and contains a wide variety of stores; including grocery, discount retail, clothing, restaurants, fast food, and movie theaters. It is one of the largest shopping centers in southern Mecklenburg County and serves many of the shopping needs of Weddington residents. The Promenade on Providence is located at the intersection of Providence Road and Ballantyne Commons Parkway. The Promenade offers over 450,000 square feet of commercial area. This includes a strip shopping center, retail uses, pharmacy, convenience store and a two “big box” home improvement stores, as well as an office complex. The Arboretum is located approximately five 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, Rea Village Shopping Center at Providence Road and Ardrey Kell Road and Idlewild Village in Stallings serve the Weddington community.

In nearby Marvin, a fifteen-acre parcel was rezoned to accommodate a small shopping area along the west side of that portion of Rea Road Extension that lies in Marvin. A

similar sized tract along the east side of Rea Road Extension that lies in unincorporated Union County is also zoned for commercial purposes.

Other existing shopping areas that are relatively close to Weddington include Plantation Market, on Weddington-Matthews Road in Matthews; Potter Square, which lies off Old Monroe Road in Stallings; and at the intersection of McKee Road and Potter Square in Stallings. There also are two other strip shopping centers that lie along US 74 in Indian Trail that provide many of the same shopping opportunities as are found in the other previously mentioned shopping facilities. The only true “downtown” shopping opportunities that are located nearby are found in Matthews and Waxhaw, which includes a limited number of specialty shopping stores, restaurants, and offices.

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 5th 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 19th 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.

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, with the support of court decisions, that they must take an active role not only in promoting, but in regulating 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 (with court support) which control appearance solely on the basis of aesthetics. Thus, community appearance activities and controls have become more frequently recognized as legitimate and important local government activities, rather than activities which are simply limited to volunteer groups.

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 10,000-15,000 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 20,000 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 off the premise, and designing for public safety. In November of 2014, the Town Council increased the thoroughfare buffer requirements in response to increased residential development, in order to better preserve the viewshed and maintain the rural feel. The Town Council should also utilize the tiers of priority when reviewing conditional zoning applications for conservation subdivisions, 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.

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 a new stormwater ordinance in November of 2014 to control runoff caused by new development.

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. It is imperative that the Town establishes a defined, long-term annexation and growth strategy, as a natural extension of the Land Use Plan process – a strategy that identifies opportunities, constraints and fiscal impacts. 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.

Extraterritorial Planning Jurisdiction. The State of North Carolina allows incorporated municipalities to exercise selected land use planning authority in areas located outside of corporate boundaries. This process is referred to as extraterritorial jurisdiction (ETJ). The detailed powers and limitations of ETJ are defined in NCGS 160A-360. Due to the rapid pace of land development occurring near Weddington, the

Town should pursue establishing planning jurisdiction over the area surrounding Weddington's borders. With the County Commissioners' and the Town Council's consent, an extraterritorial jurisdiction (ETJ) agreement should be prepared and adopted. This would enable Weddington to have land use planning control over unincorporated areas in Union County that surround Weddington up to one mile from the Town's existing primary corporate limits. Given that Union County exercises zoning and subdivision regulations as well as State Building Code regulations in unincorporated areas around Weddington, the creation of an ETJ for Weddington would be subject to the approval of the Union County Board of Commissioners or by local legislation.

APPENDIX A: GLOSSARY

Commercial: An organization engaged in commerce. 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.

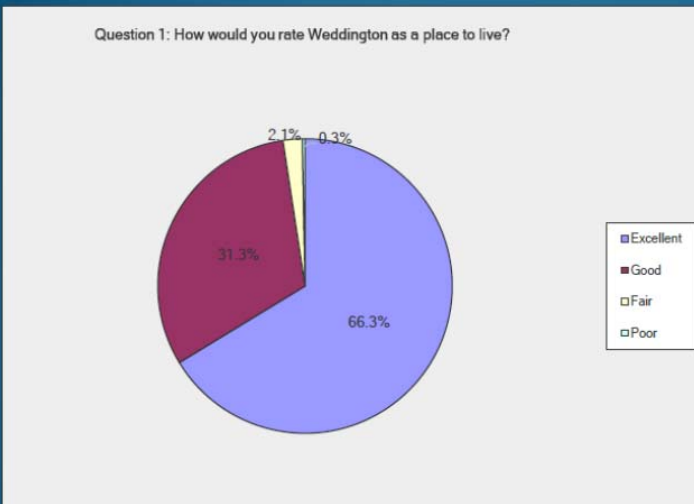
Urban Amenity: The things that people appreciate about their urban environment. An amenity can be a tangible thing, like a shopping centre or a park, and it can be an intangible thing, like a feeling of safety or sense of community.

APPENDIX B: 2012 LAND USE PLAN SURVEY

3400 Postcards Sent, 659 Responses – 19.4% Response Rate

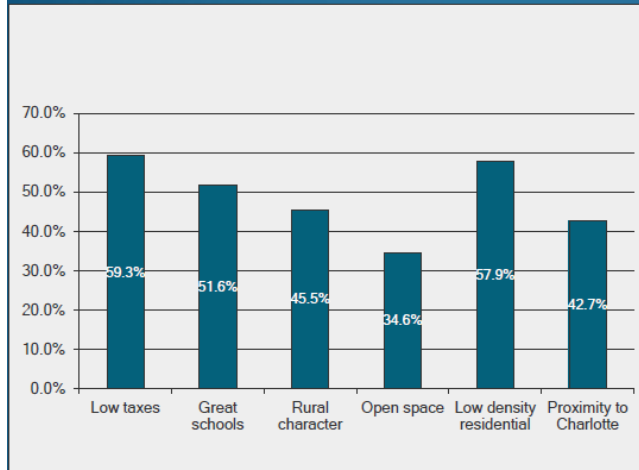
- 26% have lived in Weddington less than 5 years
- 49% have lived in Weddington less than 10 years
- 38% work in Mecklenburg County
- 88% live in a subdivision

Question 1: How Would You Rate Weddington As a Place to Live?



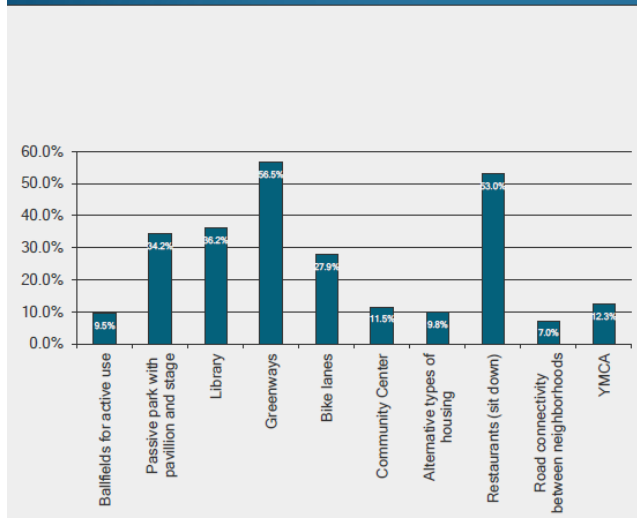
Answer Options	Response Percent
Excellent	66.3%
Good	31.3%
Fair	2.1%
Poor	0.3%

Question 2: Why Did You Move Here/What Do You Most Appreciate About Living Here?
(Could choose up to three)



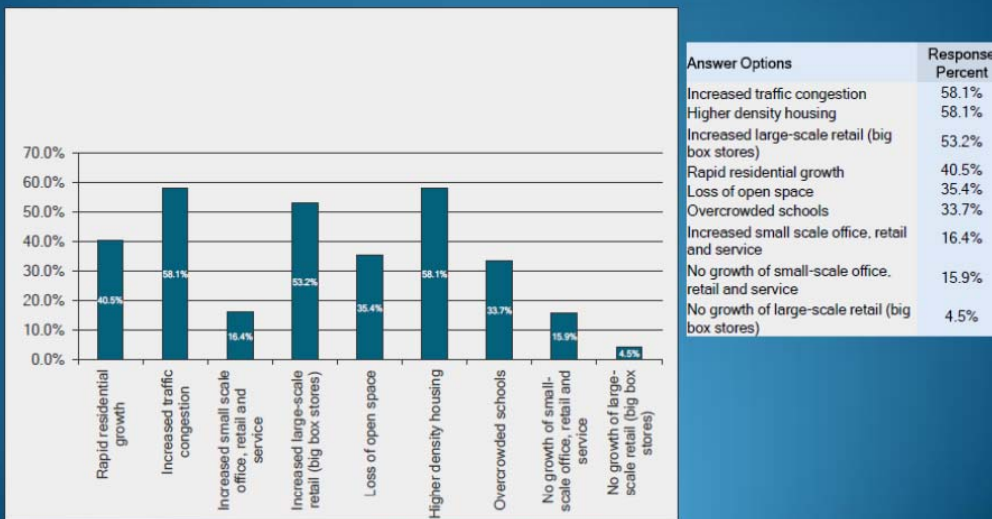
Answer Options	Response Percent
Low taxes	59.3%
Great schools	51.6%
Rural character	45.5%
Open space	34.6%
Low density residential	57.9%
Proximity to Charlotte	42.7%
Other (please specify)	

Question 3: Over the Next Five to Ten Years, Which of the Following Would Most Improve the Quality of Life in Weddington? (Could choose up to three)



	Response Percent
Greenways	56.5%
Restaurants (sit down)	53.0%
Library	36.2%
Passive park with pavilion and stage	34.2%
Bike lanes	27.9%
YMCA	12.3%
Community Center	11.5%
Alternative types of housing	9.8%
Ballfields for active use	9.5%
Road connectivity between neighborhoods	7.0%

Question 4: Over the Next Five to Ten Years, Which of the Following Could Most Adversely Affect Weddington's Current Quality of Life? (Could choose up to three)



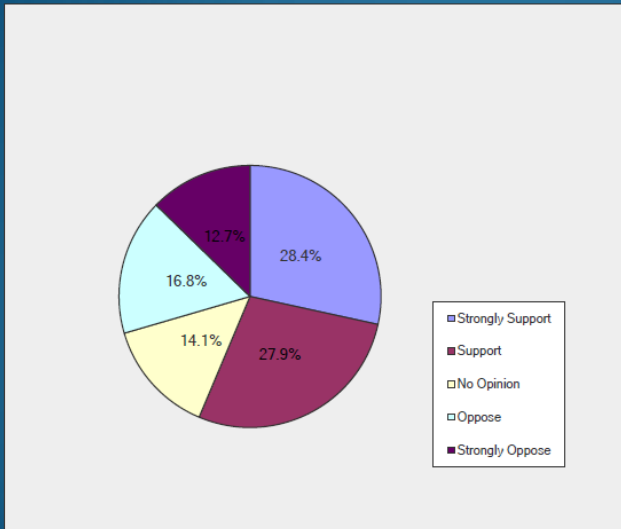
Question 5: To What Degree Are the Following Important in Weddington?

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

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

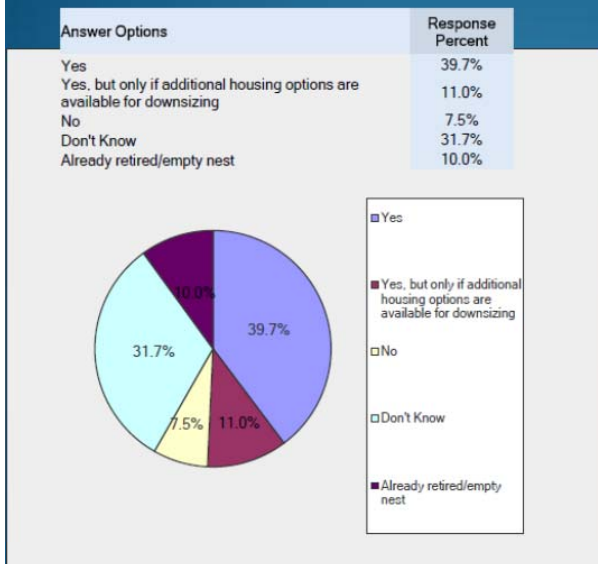
	Response Percent
Yes	43.0%
No	57.0%

Question 7: What Is Your Current Opinion of Conservation Subdivisions?



Answer Options	Response Percent
Strongly Support	28.4%
Support	27.9%
No Opinion	14.1%
Oppose	16.8%
Strongly Oppose	12.7%

Question 8: Do You Plan to Spend Your Retirement Years in Weddington?



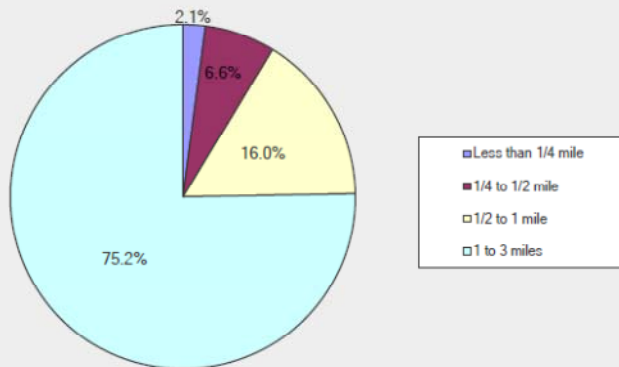
Question 9: Would You Support Higher Density for Age Restricted Communities in Designated Areas?

	Response Percent
Yes	51.0%
No	49.0%

Question 10: Should the Weddington Land Use Plan Allow for the Following Types of Development?

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

Question 11: How Close Would You Like to Live to Retail Services?



Question 12:

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

**APPENDIX C: CONDITIONAL USE PERMIT AND CONDITIONAL
ZONING PERMIT DATABASE**

Weddington Current Use Map	
Map Number	Description
1	Weddington United Methodist Church CUP
2	Stratford on Providence CUP-PRD
3	Weddington Corners CUP
4	Weddington Swim & Racquet Club CUP
5	Treske CUP
6	Wesley Chapel Volunteer Fire Department CUP
7	Providence Volunteer Fire Department CUP
8	Church of Jesus Christ Later Day Saints CUP
9	Forest Lawn Cemetery CUP
10	Stratford Hall CUP-PRD
11	Waybridge CUP-PRD
12	Meadows at Weddington CUP-PRD
13	Verizon Cell tower CUP
14	Devonridge CUP-PRD
15	Lake Forest Preserve CUP-RCD Subdivision
16	Verizon Cell tower CUP
17	AT&T Cell tower CUP
18	Chesterbrook Academy CUP
19	Duke Energy Transmission Tower CUP
20	Spirit of Joy Church CUP
21	First Baptist Church CUP
22	AT&T Cell tower CUP
23	The Woods CUP-PRD-etc.
24	Polivka MX CZ
25	Trinity Bank ATM CUP
26	8109 Potter Road Radio Tower CUP
27	Bethany Church CUP
28	Hemby House CUP
29	WCWAA Lighting CUP
30	Pinsak Medical Office CUP

TOWN OF WEDDINGTON

MEMORANDUM

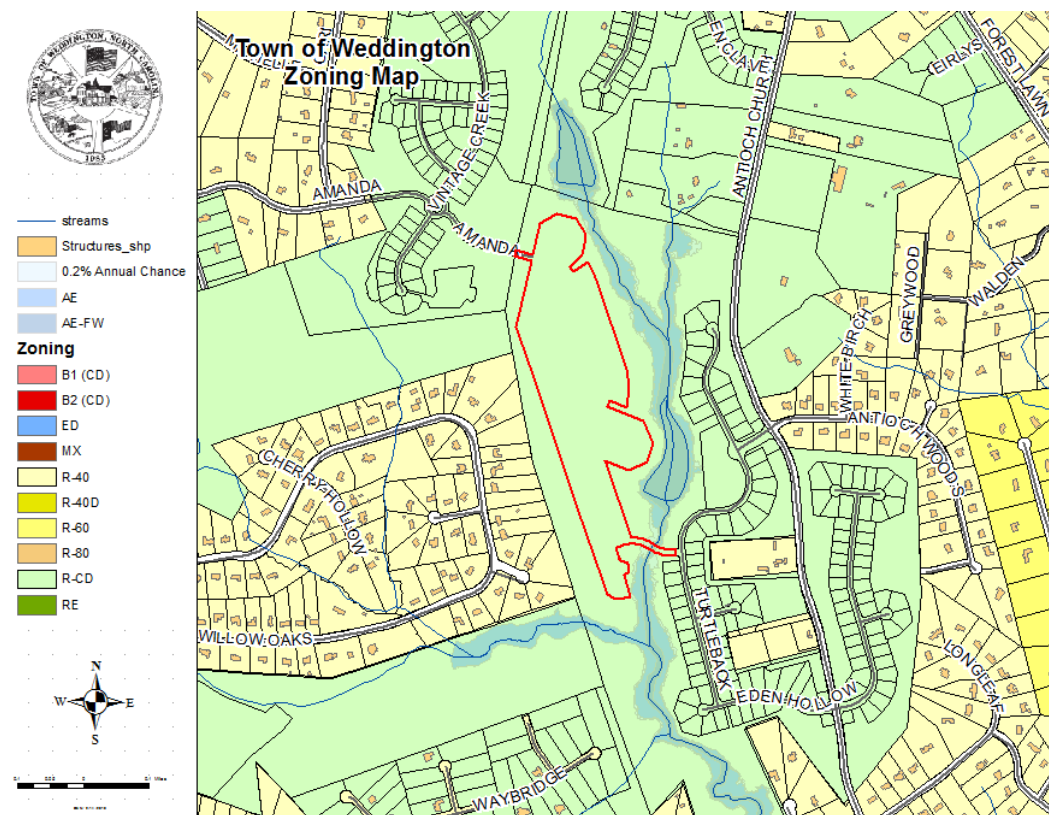
TO: Chairman and Planning Board

FROM: Lisa Thompson, Administrator/Planner

DATE: September 24, 2018

SUBJECT: The Falls at Weddington Final Plat - Phase 3 Map 1

The Planning Board is requested to review and make a recommendation on the phase 3, map 1 final plat for The Falls at Weddington subdivision.



Application Information:

Date of Application: January 28th, 2016
Applicant/Developer Name: The Falls at Weddington, LLC
Parcel ID#: 06093007
Property Location: Antioch Church Rd.

Project Information:

The Falls at Weddington Subdivision preliminary plat consists of 185 lots and was approved on December 8, 2014. The subdivision is located on both sides of Antioch Church Rd and is being developed by The Falls at Weddington, LLC, as an RCD conservation subdivision. Phase 3 is the last phase to be developed and consists of 69 lots. It is the most western portion of the overall tract and is adjacent to Vintage Creek and Willow Oaks Subdivisions.

Conservation Easement:

Section 58-58 (4) of the Weddington Zoning Ordinance stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. A separate conservation easement plat has already been recorded. This map contains 2.74 acres of common open space.

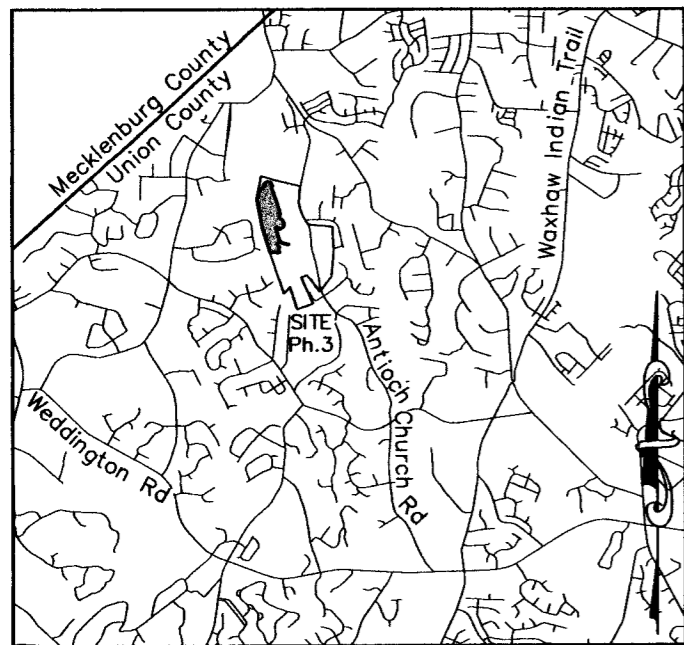
Recommended Conditions of Approval:

Bond estimates to be approved by the Town's engineering consultant

1. Bond instruments to be reviewed and approved by the Town Attorney and the final bond instruments must be submitted to the Town prior to recording of the final plat.
2. Declaration of Conservation Easement and Restrictions shall be reviewed by the Town Attorney and executed prior to recording of the final plat
3. Maintenance Plan and Maintenance Agreement shall be reviewed by the Town Attorney and executed prior to recording of the final plat
4. Covenants, Conditions and Restrictions (CCRs) shall be reviewed by the Town Attorney and executed prior to recording of the final plat
5. Coordinate with USPS and DOT to approve the cluster mailboxes location within subdivision.

Planning Board Action:

Recommend Approval/Recommend Approval with Conditions/Recommend Denial



Vicinity Map - Not to Scale

Legend

- EIP Existing Iron Pin
- IPS Iron Pin Set (#5 Rebar)
- CM Concrete Monument
- PT Calculated Point
- DB Deed Book
- PG Page
- SSE Sanitary Sewer Easement
- SDE Storm Drain Easement
- UE Utility Easement
- COS Common Open Space
- R/W Right-of-Way
- N/F Now or Formerly
- CGF Combined Grid Factor
- XXX Address
- FHE 10' Fire Hydrant Easement
- STE Site Triangle Easement
- TCE Temporary Construction Esmt
- ESMT Easement

Lender

Mr. James Hosman
Market President
Centennial Bank
201 East Garden Street
Pensacola, FL 32502
Ph: 850-936-1983

Owner

The Falls at Weddington, LLC
by RRJ Land, LLC.
Robert Stiegele, Manager
811 Coral Ridge Drive
Coral Springs, FL 33071
954-324-1711

Engineer

LandDesign, Inc.
223 N. Graham St.
(704) 333-0325
Dale Stewart-PE
Mark Kime-LA

Surveyor

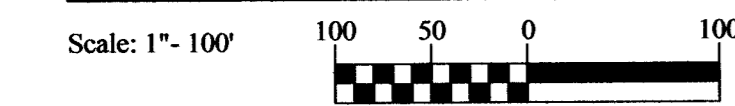
LDSI, Inc.
201 W. 29th St.
(704) 337-8329
David B. Boyles-PLS
Seth F. Martin-PLS

NOTE: SEE SHEET 3 FOR CERTIFICATIONS,
GENERAL NOTES, LINE CALLS AND
CURVE CALLS

Final Plat
The Falls at Weddington
Phase 3 Map 1
for
The Falls at Weddington, LLC,
Antioch Church Road,
Town of Weddington,
Sandy Ridge Township,
Union County,
North Carolina

LDSI

Phone: (704) 337-8329
Fax: (866) 661-1277
201 W. 29th St.
Charlotte, NC 28206
License No.: C-1925



Date: September 10, 2018
Project Number: 4114029
Sheet 1 of 3

Owner: The Falls at
Weddington, LLC
811 Coral Ridge Drive
Coral Springs,
Florida, 33071

State of North Carolina
County of Union

I, _____ Review Officer of Union
County certify that the map of plat to which this
certification is affixed meets all statutory requirements for
recording.

Date _____ Review Officer _____

N/F
06090142
MREC Falls at Weddington, LLC
The Enclave at Weddington
Conservation Open Space
Cab. N, PG 386-389

06093167
The Falls at Weddington, LLC
Conservation Open Space
Cab. N, PG 204/205

N/F
06090092
Vintage Creek HOA
Conservation Open Space
Cab. M, PG 765-772

N/F
06090186
Vintage Creek
Standard Pacific of the Carolinas, LLC
Conservation Open Space
Cab. N, PG 440-445

N/F
06090187
Vintage Creek
Standard Pacific of the Carolinas, LLC
Conservation Open Space
Cab. N, PG 204/205

N/F
06120011
Morris Family
DB & PG Unavailable

N/F
06093074
Jack E. Parks Jr.
Allida S. Parks
Cab. B,
PG 327-A

Certificate of approval of the design and installation of streets, utilities, and other required improvements.

I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to N.C. Department of Transportation and/or Town of Weddington specifications and standards in the The Falls at Weddington Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Weddington have been given and received.

Mayor of the Town of Weddington, NC _____ Date _____

I hereby certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina, and that this plat has been approved by the Weddington town council for recording in the Office of the Register of Deeds of Union County, North Carolina. This _____ day of September, 2018.

Mayor of the Town of Weddington, NC _____ Date _____

Certification of Ownership and Dedication

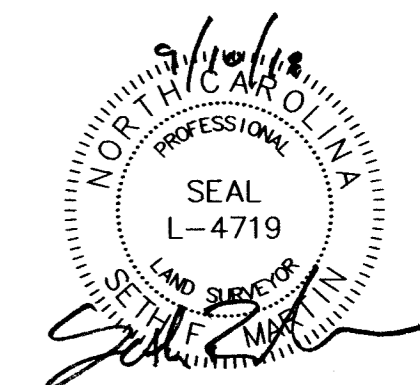
I hereby certify that I am the owner of the property described hereon, which is located in the subdivision jurisdiction Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all infrastructure being the whole system of improvements required for the use of the subdivision that allow it to be used for its intended subdivided purpose. This includes but is not limited to public streets, street curb and gutter, sidewalks, public sewer, public water, storm water detention, drainage features, traffic control devices, street lighting, street signs, and landscaping to the appropriate agency.

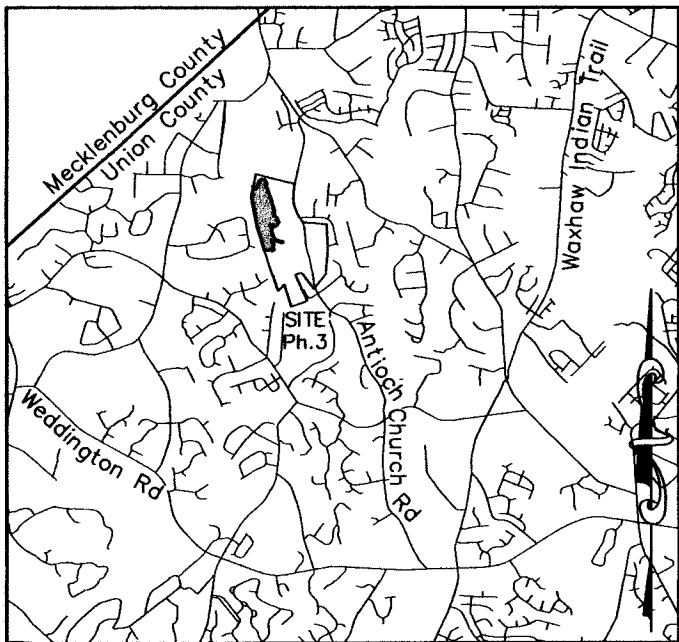
RRJ Land, LLC, Manager _____ Date _____

NCDOT Construction Standards Certification

I hereby certify that the streets on this plat designed as public are or will be in accordance with the minimum right of way and construction standards established by the board of transportation for acceptance on the state highway system.

District Engineer _____ Date _____





Vicinity Map - Not to Scale

Legend

- EIP Existing Iron Pin
- IPS Iron Pin Set (#5 Rebar)
- CM Concrete Monument
- PT Calculated Point
- DB Deed Book
- PG Page
- SSE Sanitary Sewer Easement
- SDE Storm Drain Easement
- UE Utility Easement
- WE Waterline Easement
- COS Common Open Space
- R/W Right-of-Way
- N/F Now or Formerly
- CGF Combined Grid Factor
- [xxx] Address
- FHE 10' Fire Hydrant Easement
- STE Site Triangle Easement
- TCE Temporary Construction Esmt
- ESMT Easement

Notes:

- Deed Reference(s) - DB 6418, PG 714
- Tax Parcel ID - 06093007
- Current Owner - The Falls at Weddington, LLC
- All bearings are NC Grid bearings.
- All distances are shown horizontal.
- Grid distance = Horizontal distance x Combined Grid Factor (0.99984616)
- Area - Total: ±36.773 Acres; Lots: ±27.329 Acres
R/W: ±6.688 Acres
COS: ±2.756 Acres
Total Lots Map 1, Phase 3: 69
- Building Setbacks - Front Yard: 20'; Side Yard: 5' (30' Aggregate); Rear Yard: 30'
- Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
- Zoning - R-CD
- This property is located in a special Flood Hazard Area as determined by FEMA and the State of North Carolina. Reference Community Panel Number: 3710448700J Dated: 10/16/2008
- Flood lines shown are based upon field run survey data; line work provided by LandDesign.
- The North Carolina Grid Coordinates shown on this map were derived by real-time kinematic GPS observations using Trimble R8 Receivers and processed using North Carolina Geodetic Survey Virtual Reference System.
- All Common Open Space will be maintained by The Falls at Weddington Homeowners Association, Inc.
- Site Triangles typical in all areas; 10'x70' and 35'x35'
- The property owner shall not construct or permit construction or placement of any type structure, plant trees, or make use of the easement area in any manner that will result in interference, interruption, or impediment of the County's easement & ingress/egress.
- A Union County Public Works right-of-way shall exist on all sanitary sewer laterals, water meters, and fire hydrants, the utility right-of-way is located 5 feet all sides from the cleanout, water meter, or fire hydrant to the public or private road right-of-way.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.90'	35.10'	N58°33'05"E
C2	51.00'	29.44'	29.03'	N30°30'15"E
C3	51.00'	49.68'	47.73'	N74°56'33"E
C4	51.00'	50.57'	48.52'	S48°44'55"E
C5	51.00'	89.92'	78.72'	S30°10'10"W
C6	35.00'	6.58'	6.57'	S75°17'34"W
C7	35.00'	34.17'	32.83'	S41°56'12"W
C8	25.00'	36.30'	33.20'	S27°37'43"E
C9	255.00'	104.09'	103.37'	S57°31'59"E
C10	255.00'	50.35'	50.27'	S40°10'59"E
C11	255.00'	73.46'	73.20'	S26°16'28"E
C12	325.01'	103.68'	103.24'	S09°03'02"E
C13	325.01'	112.17'	111.61'	S09°58'30"W
C14	325.01'	10.54'	10.54'	S20°47'27"W
C15	25.00'	39.27'	35.36'	S23°16'48"E
C16	25.00'	21.03'	20.41'	N87°37'31"E
C17	50.00'	9.88'	9.86'	N69°11'25"E
C18	50.00'	71.44'	65.52'	S64°12'54"E
C19	50.00'	78.54'	70.71'	S21°43'12"W
C20	50.00'	71.44'	65.52'	N72°20'42"W
C21	50.00'	9.88'	9.86'	N25°45'01"W
C22	25.00'	21.03'	20.41'	N44°11'06"W
C23	25.00'	39.27'	35.36'	S66°43'12"W
C24	275.00'	45.24'	45.19'	S17°00'24"W
C25	275.00'	145.71'	144.01'	S02°53'08"E
C26	25.00'	39.27'	35.36'	S63°03'53"E
C27	275.00'	80.25'	79.97'	N80°17'44"E
C28	275.36'	140.54'	139.02'	S76°42'54"E

Certification of Ownership and Dedication

I hereby certify that I am the owner of the property described hereon, which is located in the subdivision jurisdiction Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all infrastructure being the whole system of improvements required for the use of the subdivision that allow it to be used for its intended subdivided purpose. This includes but is not limited to public streets, street curb and gutter, sidewalks, public sewer, public water, storm water detention, drainage features, traffic control devices, street lighting, street signs, and landscaping to the appropriate agency.

RRJ Land, LLC, Manager

Date

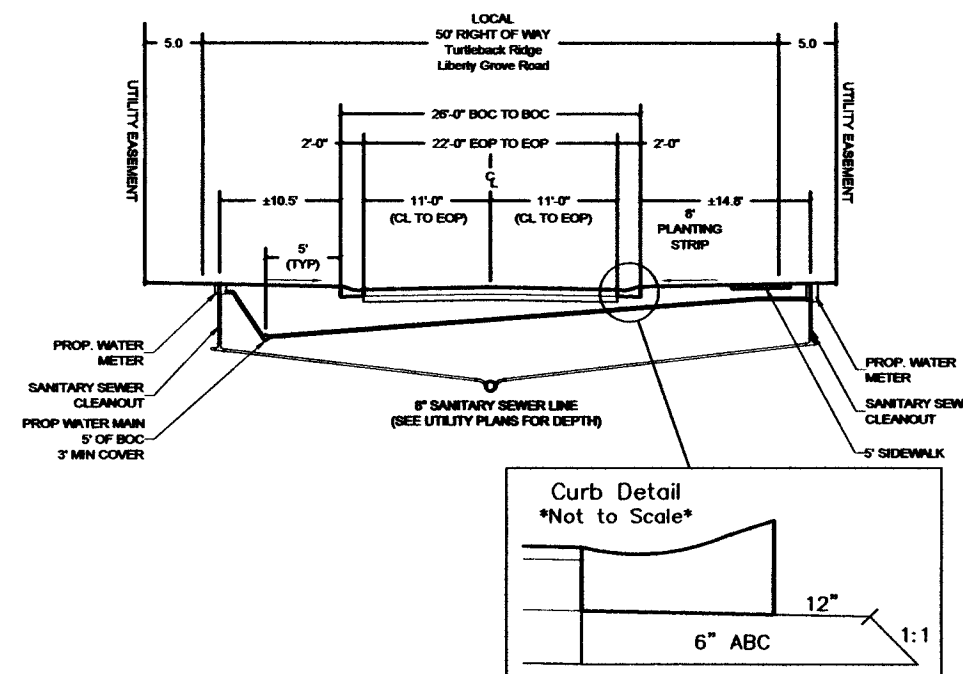
State of North Carolina
County of Union

I, _____ Review Officer of Union
County certify that the map of plat to which this
certification is affixed meets all statutory requirements for
recording.

Date

Review Officer

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C29	224.70'	111.16'	110.03'	S79°34'40"E
C30	275.00'	140.49'	138.96'	N79°06'25"W
C31	225.00'	178.89'	174.21'	N85°17'17"W
C32	25.00'	39.27'	35.36'	S26°56'07"W
C33	35.00'	40.75'	38.49'	S51°25'15"E
C34	51.00'	144.73'	100.83'	S03°28'42"E
C35	51.00'	35.03'	34.34'	N82°30'18"W
C36	51.00'	39.85'	38.84'	N40°26'52"W
C37	325.00'	103.65'	103.21'	N09°00'53"W
C38	325.00'	102.46'	102.04'	N09°09'12"E
C39	325.00'	20.05'	20.05'	N19°57'08"E
C40	25.00'	39.27'	35.36'	N23°16'48"W
C41	275.00'	35.76'	35.74'	N64°33'16"W
C42	275.00'	102.54'	101.95'	N50°08'49"W
C43	275.00'	102.54'	101.95'	N28°46'57"W
C44	275.00'	29.58'	29.57'	N14°56'25"W
C45	275.00'	102.54'	101.95'	N01°10'34"W
C46	275.00'	21.42'	21.42'	N11°44'17"E
C47	25.00'	39.64'	35.61'	N31°26'55"W
C48	205.32'	174.45'	169.25'	S41°03'07"E
C49	275.00'	88.68'	88.30'	S08°47'02"E
C50	275.00'	102.07'	101.48'	S11°05'14"W
C51	25.00'	39.27'	35.36'	S66°43'12"W
C52	225.00'	141.82'	139.48'	N50°13'25"W
C53	225.00'	55.55'	55.41'	N25°05'41"W
C54	225.00'	89.49'	88.91'	N06°37'39"W
C55	225.00'	36.14'	36.10'	N09°22'07"E
C56	25.00'	43.90'	38.48'	N64°16'45"E



LINE	BEARING	DISTANCE
L1	N 09°57'36" E	50.08
L2	N 71°56'07" E	35.88
L8	N 86°15'29" E	27.99
L9	N 03°44'31" W	50.00
L10	N 86°15'29" E	27.99
L15	S 71°56'07" W	35.88
L16	N 18°03'53" W	69.61
L17	N 21°43'12" E	94.96
L18	S 68°16'48" E	43.77
L19	S 68°16'48" E	43.77
L20	S 60°45'21" E	97.68
L21	N 60°40'44" W	97.77

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District Engineer

Date

Final Plat
The Falls at Weddington
Phase 1 Map 3
for
The Falls at Weddington, LLC,
Antioch Church Road,
Town of Weddington,
Sandy Ridge Township,
Union County,
North Carolina

LDSI

Phone: (704) 337-8329
Fax: (866) 661-1277
201 W. 29th St.
Charlotte, NC 28206
License No.: C-1925

Scale: 1"= 100'



Date: September 10, 2018
Project Number: 4114029
Sheet 3 of 3

Owner: The Falls at
Weddington, LLC
811 Coral Ridge Drive
Coral Springs,
Florida, 33071

Owner
The Falls at Weddington, LLC
by RRJ Land, LLC.
Robert Stiegele, Manager
811 Coral Ridge Drive
Coral Springs, FL 33071
954-324-1711

Lender
Mr. James Hosman
Market President
Centennial Bank
201 East Garden Street
Pensacola, FL 32502
Ph: 850-936-1983

Engineer
LandDesign, Inc.
223 N. Graham St.
(704) 333-0325
Dale Stewart-PE
Mark Kime-LA

Surveyor
LDSI, Inc.
201 W. 29th St.
(704) 337-8329
David B. Boyes-PLS
Seth F. Martin-PLS

Certificate of approval of the design and installation of streets, utilities, and other required improvements.

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Mayor of the Town of Weddington, NC

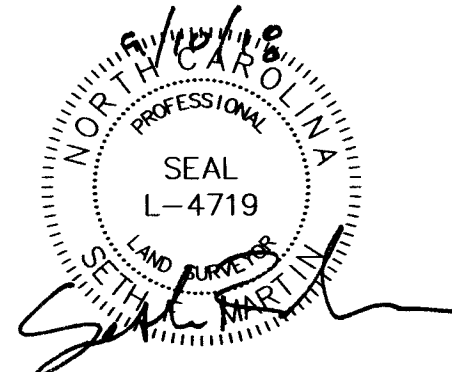
Date

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Mayor of the Town of Weddington, NC

Date

Registration No.: L-4719 N.C.



**TOWN OF
WEDDINGTON**

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: September 24, 2018

SUBJECT: Canisteo – Entrance Monument Sign

The Planning Board shall review and consider an entry monument sign application and plans for the Canisteo Subdivision (formerly Deal Road Subdivision).

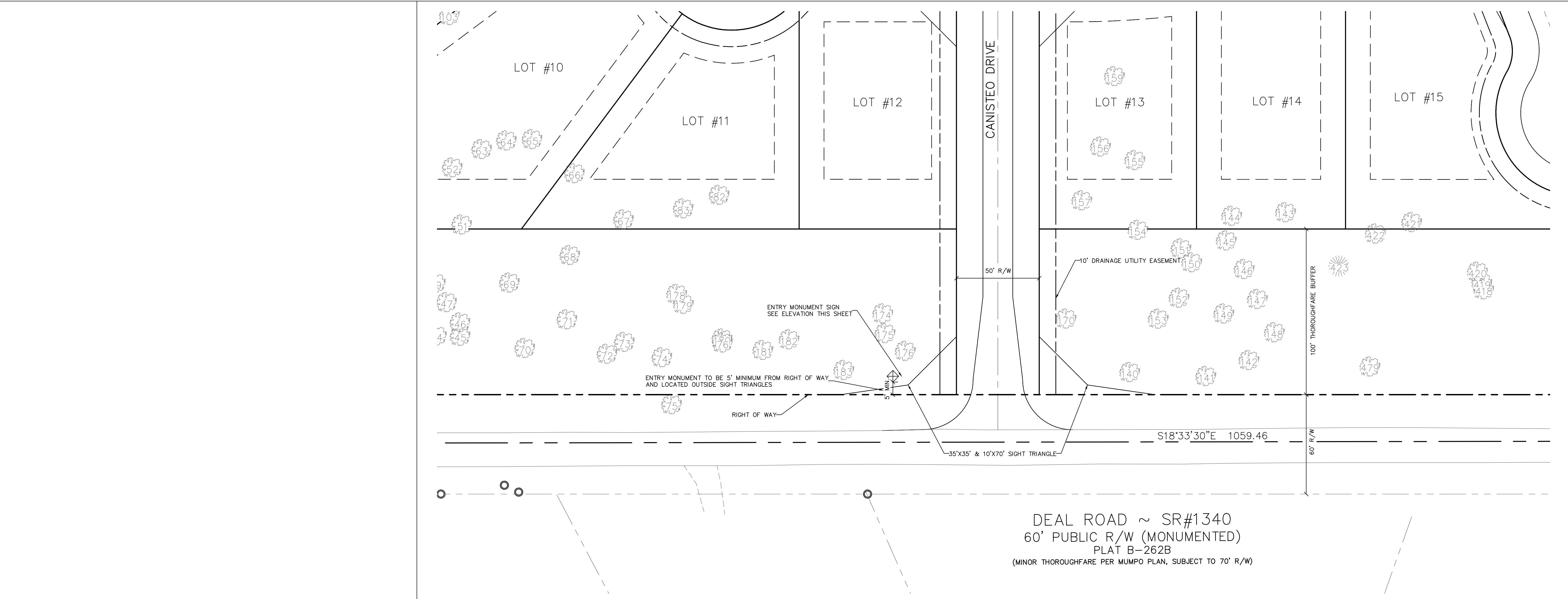
There will be one monument sign facing Deal Road. A copy of the site layout and elevations are included for Planning Board's review.

The column is 7' tall including a stone cap. The proposed plans include ornamental aluminum fence and lanterns.

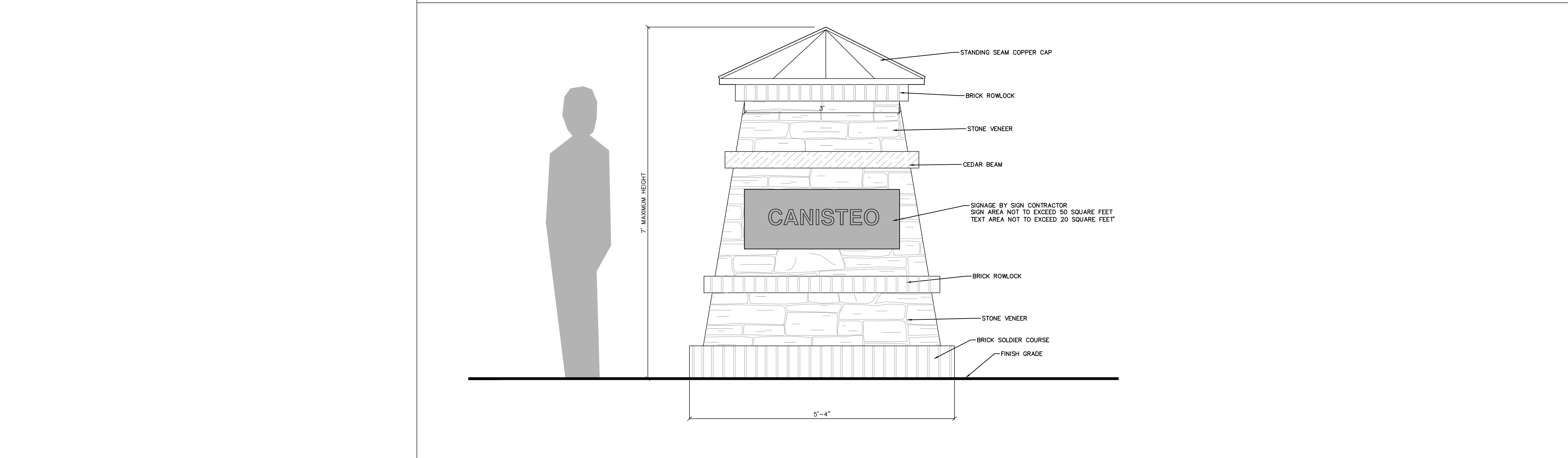
The site plan shows the monument sign located outside of the sight triangles and 500' line of sight.

Section 58-152 (f) of the *Weddington Zoning Ordinance* permits two signs per subdivision entrance, behind the right-of-way line with a maximum area of 20 square feet per sign. The signs are in general conformance with the *Weddington Zoning Ordinance*.

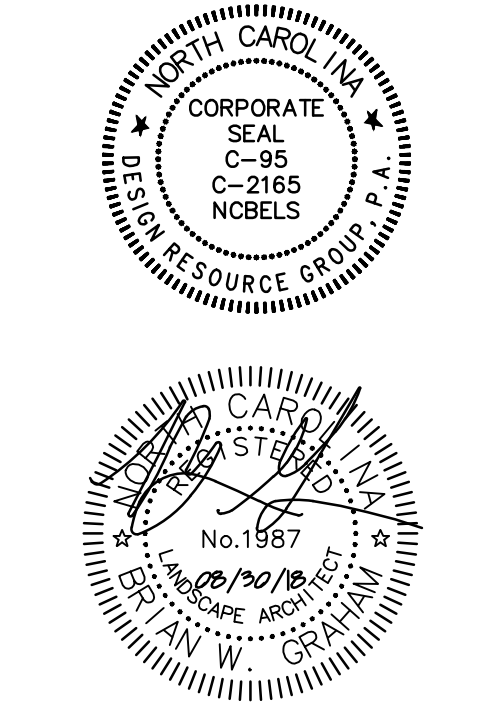
Staff recommends approval of the Canisteo Entrance Monument Sign.



ENTRY MONUMENT LAYOUT PLAN SCALE: 1"=30'



ENTRY MONUMENT ELEVATION SCALE: 1"=1'



EXHIBIT

CANISTEO
WEDDINGTON, NORTH CAROLINA

DEAL ROAD VENTURES, LLC
113 INDIAN TRAIL ROAD #274
INDIAN TRAIL, NC 28079
704.400.9837

ENTRY
MONUMENT
EXHIBIT

SCALE: VARIES

PROJECT #: 635-002
DRAWN BY: JN
CHECKED BY: BG

AUGUST 30, 2018

REVISIONS: