

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JANUARY 28, 2019 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Open the Meeting
2. Determination of Quorum
3. Approval of Minutes – December 17, 2018 Regular Planning Board Meeting Minutes
4. New Business
 - A. Discussion and Consideration of Sketch Plan for Classica Homes RCD at Hemby and Providence
 - B. Discussion and Consideration for Christ Lutheran Church Conditional Use Amendment to add Matthews Property to Final Plat
 - C. Discussion of Planning Topics for Council Retreat
5. Old Business
 - A. Discussion of Land Use Plan Revisions-Section V
6. Update from Town Planner and Report from the January Town Council Meeting
7. Adjournment

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
DECEMBER 17, 2018
Minutes
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1. OPEN THE MEETING

Vice Chairman Brad Prillaman opened the meeting at 7:00 p.m.

2. DETERMINATION OF QUORUM/ADDITIONS OR DELETIONS TO THE AGENDA

Quorum was determined with all members present: Vice Chairman Brad Prillaman, Board members Walt Hogan, Tami Hechtel, Barbara Harrison, Jim Vivian, Steve Godfrey, and Gerry Hartman.

Staff present: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey

Visitors: Alix Pavlic Phillips, Bill Deter, Elizabeth Callis, Janice Propst, Mike Smith

3. ADMINISTERING OF OATHS

Mayor Callis administered the Oath of Office to Jim Vivian and Tami Hechtel.

4. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

Vice Chairman Prillaman opened floor for nominations for Chairman of the Planning Board. Board member Harrison nominated Brad Prillaman for Chairman. Board member Vivian gave the second. Vice Chairman Prillaman closed the nominations.

Vote: The Board unanimously voted Brad Prillaman to serve as Chairman of the Planning Board.

Chairman Prillaman asked for nominations for Vice Chairman of the Planning Board. Board Member Godfrey nominated Walt Hogan. Board member Harrison nominated Gerry Hartman. Board member Hartman declined. Board member Hartman nominated Barbara Harrison. Board member Harrison declined. Board member Vivian gave the second for Walt Hogan as Vice Chairman of the Planning Board.

Vote: The Board unanimously voted Walt Hogan to serve as Vice Chairman of the Planning Board.

5. APPROVAL OF MINUTES

A. November 26, 2018 Regular Planning Board Meeting Minutes

Board member Hartman edited the word parlay to defray.

Motion: Board member Hartman made a motion to approve the November 26, 2018 Regular Planning Board Meeting minutes as amended.
Second: Board member Godfrey
Vote: The motion passed with a unanimous vote.

6. NEW BUSINESS

A. Discussion and Consideration of 2019 Meeting Calendar

The Board agreed to move the December 2019 meeting to the 16th and to add the January 2020 meetings for the Board of Adjustment and Historic Preservation Commission to the 2019 calendar

Motion: Board member Hartman made a motion to approve the 2019 Meeting Calendar as amended.
Second: Board member Hogan
Vote: The motion passed with a unanimous vote.

7. OLD BUSINESS

A. Discussion and Consideration of Erosion Control Ordinance

The Planning Board reviewed the Erosion Control Ordinance.

Ms. Thompson stated that Chairman Prillaman and Board member Hartman sent comments that she reviewed and responded to. Board member Hartman's comments included:

- writing out the formal name of the North Carolina Department of Environmental Quality Erosion and Sediment Control Planning and Design Manual in the definitions;
- a plan is only required for disturbing over an acre, if complaints are received about erosion-based pollutions, give the inspector latitude to require a plan within 30 days of inspection: Ms. Thompson stated that section 60.05 covers this issue. Everyone has to obey sediment laws of the state no matter what size the parcel. She explained that if the Town requires a grading permit, the issue can be monitored more closely.
- In 65.16 the Plan is mentioned in the ordinance but is not delineated. Is it listed out in the DEQ manual and does it need to be spelled out a little more? Ms. Thompson explained that everything is case sensitive. If there isn't a situation that requires calculations, the Town wouldn't ask for it. She suggested refining the definition of "plan".
- Are there limitations to the length of time a piece of land can stay disturbed? Ms. Thompson stated that a stormwater permit requires ground cover to be established within 7 days for slopes and 14 days for all other. It can be added to the ordinance. She recommended that section 65.06 (D) stated whichever is shorter following the completion of "construction or development" to "the land disturbing activity".
- 65-16(b) how is the amount of the performance bond determined? Is there some way to calculate in advance so it isn't a lottery? Sites vary, but should there be some

general formula? Ms. Thompson answered that typically the developer's engineer provides stamped estimates that the Town engineer reviews and makes recommendations to staff. This typically doesn't happen until final plat stage when construction is in progress. This would require a performance bond at the application submittal. How would it be determined if it is the correct amount? Ms. Thompson will need to check on this.

- 65-18(f) are there any other definitions for long term major storm events? Inspections are required for over 5-acre disturbances after major storms defined as more than ½ an inch in a 24-hour period. Ms. Thompson stated that the Town can require it. Starting in February, inspection at the State level will change from ½ inch to 1-inch rainfall in a 24-hour period as they are low on manpower for inspections.
- 65-19(a) do we need to state that the performance bond will be used to settle fines until it is exhausted or is that implicit. Ms. Thompson responded that the bond is a contract with the bank and the town for a specific performance. She does not think the Town will be able to call the bond and use to pay off penalty fees. Ms. Thompson stated that she will check.

Chairman Prillaman stated concern about the dollar amount of the fines per violation. phases add cumulative factor for events over multiple days. Ms. Thompson stated that the \$25,000 maximum is only for 1st time offenders. If a developer has violated the erosion control ordinance anywhere in the state, fines can go beyond that \$25,000 maximum.

Board member Vivian asked if Wesley Chapel is implementing their own erosion control program and if Weddington could share costs. Ms. Thompson stated that Wesley Chapel is looking to have their own program eventually. She explained that the engineer review fees will get billed back to the developer and there will also be inspection fees collected, in hopes of making this cost neutral, with the potential of cost going up if we experience a lot of heavy rain events.

Chairman Prillaman asked if in Section 65.19 (C)(6) the Town can be sued for attorney fees if the case is lost. Ms. Thompson stated that she would check.

Board member Hechtel stated that she looked up the calculations and there is nothing in the formula that provides for hard surfaces. She asked if that should be a consideration. The town may have more issues if not taken into consideration.

Chairman Prillaman explained that it should be in consideration when reviewing construction plans for a neighborhood.

Board member Hartman asked if the Board is ready to send this to the Council since there are still some items to be researched and subject to verification. The Board agreed to send a recommendation with the open discussion points.

Motion: Board member Hartman made a motion to send the Erosion and Sediment Control Ordinance to Town Council with a favorable

recommendation, with notes and discussion points for questions that are still open.

Second: Board member Hogan

Vote: The motion passed with a unanimous vote.

B. Discussion of Land Use Plan Revisions

The Board discussion Land Use Plan revisions to Section IV.

C. Discussion and Consideration of Text Amendment to Define Community Recreation Center

Ms. Thompson presented the staff report: The Planning Board is requested to consider a text amendment to Section 58-4 Definitions; 58-52 (2)(c); 58-53 (2)(c); and 58-58 (2)(c) within the Weddington Zoning ordinance regarding community recreation centers.

After reviewing a recent rezoning project, Planning Board and staff suggested correcting the conflict between the listed use and the definition. For example, the definition section defines a 'community center' versus the listed use is 'community recreational center'. Also, the definition says typically non-profit, while the use is listed as both public and private.

A community center is not used in the ordinance therefore staff first suggests changing the definition term to read community recreational center. Also, recreation centers are typically government run or as the definition says usually owned/operated by a non-profit or public group. Staff suggests removing the word usually. Last of all, HOA community centers are private, so staff suggests exempting them within the definition. The new definition is below (additions are in **bold** and corrections are ~~struck~~).

58-4 Definitions.

*Community **recreational** center* means a building used for recreational, social, educational and cultural activities, ~~usually~~ owned and operated by a public or nonprofit group or agency, **except for this use when operated by homeowners' associations within subdivisions.**

Next staff suggests striking 'both public and private' from the conditional use list within the R-80, R-60, R-40 and RCD zoning districts. The term needs to match the definition.

Sec. 58-52. – R-80; Sec. 58-53 - R-60, Sec. 58-54 - R40 and Sec. 58-58 – RCD shall read as follows:

(2) Conditional uses.

- c. Golf courses, parks, playgrounds and community recreational centers.
(~~both public and private~~).

Staff recommends approval of the text amendment to Section 58-4 Definitions; 58-52 (2)(c); 58-53 (2)(c); and 58-58 (2)(c) within the Weddington Zoning ordinance regarding community recreation centers.

Chairman Prillaman asked about the possibility of adding “501(c)” as a requirement of the nonprofit for documentation that the applicant is a nonprofit. Ms. Thompson stated her concern that it would be too restrictive, she suggested adding it to the list, but not require it.

Chairman Prillaman explained that adding 501(c) to the definition provides legitimate proof of nonprofit status.

Board member Hartman suggested classifying the term another way as using the 501(c) designation may be restrictive. The Board agreed to confirm the phrasing with the Town Attorney.

- Motion:** Board member Hartman made a motion to forward the text amendment to Section 58-4 Definitions; 58-52 (2)(c); 58-53 (2)(c); and 58-58 (2)(c) within the Weddington Zoning ordinance regarding community recreation centers to the Town Council with a favorable recommendation with, if the Town Attorney agrees, to specify the nonprofit be 501(c).
- Second:** Board member Hogan
- Vote:** The motion passed with a unanimous vote

8. UPDATE FROM TOWN PLANNER AND REPORT FROM THE DECEMBER TOWN COUNCIL MEETING

Ms. Thompson presented the update: The Town Council reviewed the Land Use Plan Section 1 and adopted the 2019 meeting schedule, they will continue to meet the second Monday of every month. The Council also reaffirmed the 2013 Land Use Plan until the revision is complete.

Ms. Thompson has applied for a pedestrian master plan grant through NCDOT for a comprehensive greenway/sidewalk master plan. She requested \$30,000. The grant requires a 20% match for the Town.

9. ADJOURNMENT

- Motion:** Board member Hogan made a motion to adjourn the December 17, 2018 Regular Planning Board Meeting at 7:57 p.m.
- Second:** Board member Hartman
- Vote:** The motion passed with a unanimous vote.

Adopted: _____

Brad Prillaman, Chairman

Karen Dewey, Town Clerk

DRAFT

TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: January 28, 2019

SUBJECT: Hemby/Providence R-CD Conservation Subdivision Sketch Plan

Classica Homes submitted a subdivision sketch plan application for 35 lots on 43.16 acres located at the southwest corner of Hemby and Providence Road.

Application Information:

Date of Application: December 21, 2018
Applicant/Developer Name: Classica Homes
Parcel ID#: 06147009; 06147011; 06147101
Property Location: Northeast corner of Deal Rd and Highway 84
Zoning: R-CD
Existing Land Use: Residential
Proposed Land Use: Residential Conservation
Project Size: 43.16 Acres

Project Information:

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. Conservation subdivisions shall be density neutral meaning the same number of lots is shown as would be permitted in a conventional subdivision.

The yield plan exhibits 35 lots on 43.16 acres with a total density of .81 units per acre.

Conservation Land Summary:

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.

21.58 acres is required, and 25.17 acres has been provided.

There is no floodplain located on the proposed site however, the stream located on site is within the 6-mile creek basin. 100' stream buffers are required and shown. The yield plan indicates a minimum of 5,000 sq. ft of buildable area required for each lot.

Zoning:

The minimum lot size required for an RCD subdivision is 12,000 sq. ft. The smallest lot proposed is 13,823 sq. ft. All lots meet the minimum required front, side and rear yard setback requirements as proposed.

Buffers:

Where side and rear lot lines abut along a thoroughfare, the subdivider shall provide a natural buffer between the lot lines paralleling the thoroughfare and the thoroughfare road right-of-way. The buffer shall not be disturbed. In addition to the 100' buffer, the applicant is required to add 50 feet to the buffer since there are utilities within the buffer. The amended buffer is now 150 feet wide. This additional width can be included within the lot; however, it needs to stay undisturbed. Figures 1 and 2 depict a 100' buffer from the Hemby and Providence Road Right of way.



Figure 2



Figure 1

Utilities

The subdivision will be served by Union County Public Water and Sewer.

Access and Traffic Analysis and Roads

The subdivision is accessed by an entrance off Hemby Road. The number of lots proposed do not require a formal TIA however, staff has the Town Traffic Engineer, Justin Carrol reviewing the access after hearing concerns about exiting the site headed west with the traffic back-up from the traffic light in the morning.

Roads shall be designed to NCDOT standard.

PIMS

PIMs were held on Tuesday January 22, 2019. Approximately 15 residents attended the daytime PIM and around 10 residents attended the evening PIM. Concerns over the Hemby Rd access were stated.

The sketch plan is in accordance with the Weddington Zoning and Subdivision Ordinance and therefore staff recommends approval.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: January 28, 2019

SUBJECT: Christ Lutheran Church Conditional Zoning Amendment

Christ Lutheran Church requests a conditional zoning amendment for a church use on 12.739 acres at the northwest corner of Rea and Reid Dairy Road.

General Information

The site was rezoned on October 8, 2018 with conditions agreed upon by the applicant as follows:

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.
7. Any new use or amendment (i.e. preschool) shall require an updated TIA assessment.
8. Approval of this plan establishes a zoning vested right under G.S. 160A-385.1. Unless terminated at an earlier date, the zoning vested right shall be valid until 10/8/2023. However, the applicant agrees to abide by the forthcoming town erosion control ordinance (if applicable at the time of construction plan submittal).
9. No sport fields or organized sports teams is permitted, and
10. The extended hours of operation during Holy Week are approved due to the site-specific layout and elevation of the church to the adjacent properties.

Since the approval the applicant purchased the Matthews Property (parcel 06177012). The additional property allows the applicant to construct the building further west, away from the existing subdivision lots and amend the parking around the proposed building site. The development standards remain the same except (1) to add the Matthews parcel, and (2) to note that there may be more than one building constructed on the site. The building(s) maximum gross floor area of 55,000 square feet remains the same.

Development Standards (for a Church in the R60 zoning district):

- Minimum Lot Area-3 acres
- Front Setback-75 feet

- Rear Setback-60 feet
- Side Setbacks-50 feet
- Maximum Building Height - 35 feet except as permitted in *Section 58-15*

Access and Parking:

- The site plan shows two points of access, one off Rea Road and the second off Reid Dairy Road. The Church has yet to obtain driveway permits for the access plan and will be required to do so as a condition of a conditional rezoning approval.
- The applicant is not required to submit a traffic impact analysis. The AM peak hour equals 48 trips while the Sunday peak hour equals 318 trips.

Screening and Landscaping:

The applicant is required to provide a 50-foot landscaped buffer around the property per Section 58-8 of the zoning ordinance. Existing wooded areas within the buffers shall be left undisturbed.

Recommendation:

State Statute requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest.

Staff recommends approval of the conditional district amendment with the conditions as previously approved and recommends keeping the previously approved land use plan consistency statement.

Proposed Land Use Consistency Statement

The subject parcel is designated for Traditional Residential on the Weddington Land Use Plan.

The conditional zoning meets the goals of the land use plan in that the use retains a mix of land uses that reinforce a unique small-town character; the design is consistent with the unique small-town character of Weddington. The existing trees and undisturbed area create a buffer between the existing residential homes. It is reasonable given the use and character of the area with the school and fire department nearby.

Attachments:
Site Plan/Development Standards
Previously approved site plan

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

Commented [LT1]: All highlights need to be reviewed by Staff to confirm/update data

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

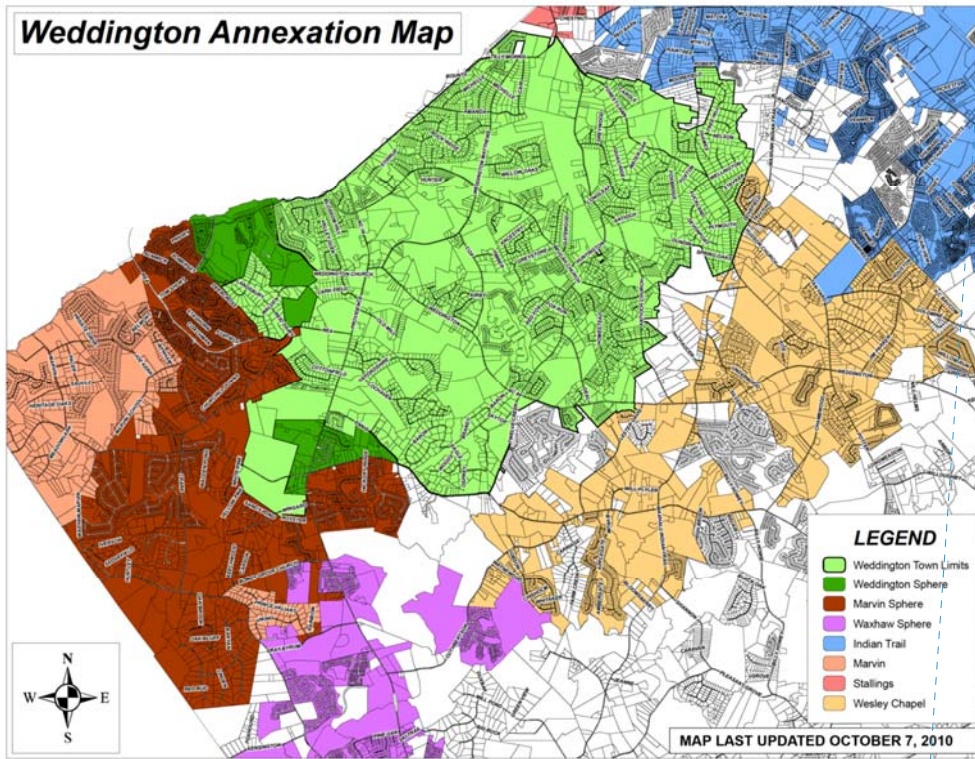
Land use planning is a process through which a community reaches decisions about the future physical development of their town. A land development plan, also known as a "land use plan", is a primary tool in the planning process. Land use plans provide a mechanism for a community to influence its growth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

Planning Area and Other Jurisdictions

The Planning Area, described on Page 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.

Exhibit 3: Weddington Planning Area Map

Weddington Annexation Map



Commented [LT2]: Map needs to be updated

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.

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 6**. Nonetheless, there are many residences that are served by wells. According to the Union County Health Department, the Weddington area has an adequate supply of good quality ground water. There are different water-bearing zones, or aquifers, based on the geologic formations underground. Wells outside the slate area, west of NC 16, offer better yields than those on the east side of the highway (inside the slate area). Currently, an average yield of five to six gallons per minute exists. Generally, wells in the Weddington area are not as deep as wells in other areas of the County. There are some areas in the eastern part of Weddington where the availability of quality well water is sometimes a problem. This is especially true in areas to the east of Beulah Church Road.

Commented [LT3]: I don't see slate areas.

Commented [LT4]: Check with the county

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**.

Commented [LT5]: Do we want to wait until the 2020 census to update all this?

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 ones being Rea Road Extension and the Providence Road improvements from Rea Road to Waxhaw Parkway. Rea Road Extension, scheduled for construction in 2019, will give Weddington area motorists a second direct means of accessing I-485. While the NC16 improvements will provide less travel time to Waxhaw.

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

Weddington has been experiencing steady growth over the past ten years, as evidenced by the large number of new homes constructed each year. If the Town continues to grow at a 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 has begun and construction is expected to start in 2019. There are also plans for an interchange at Weddington Road and I-485 in Stallings

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

Focus: Weddington



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.

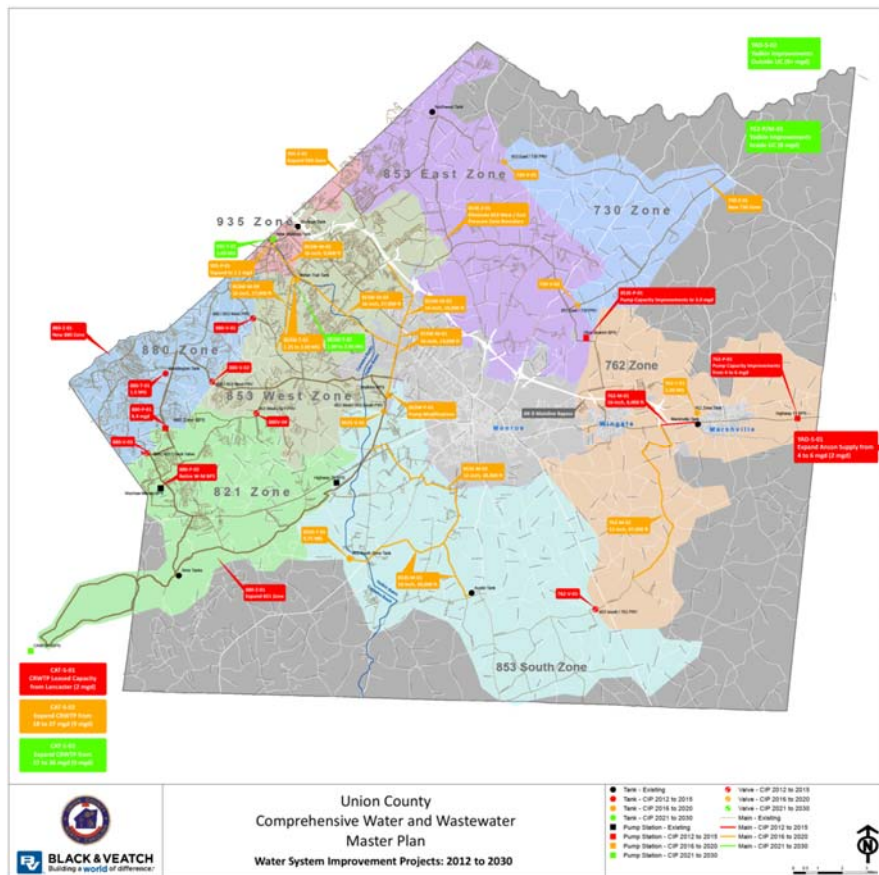
Several major utility expansions are proposed for Weddington in the near future. . The 2012 Union County Water/Sewer Master Plan references a water tower and pump station located in Weddington.

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 Fork 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. 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 Stallings 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. The Town of Weddington requires notification from contracted departments of any new inspections and/or changes to ISO ratings.

Future Locations of Fire Substations

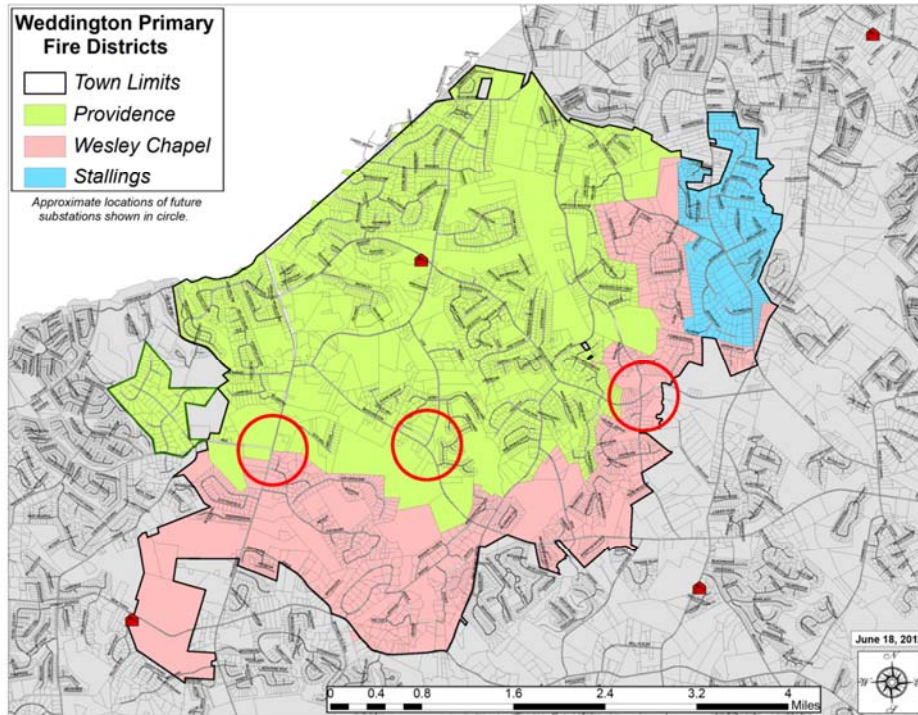
The model of fire service as required by NCDOT standards states that homes be served by a station within 5 road miles to provide efficient response time and optimal insurance ratings. Currently Providence VFD is approximately 5 miles from Stallings VFD and both Wesley Chapel VFD stations.

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

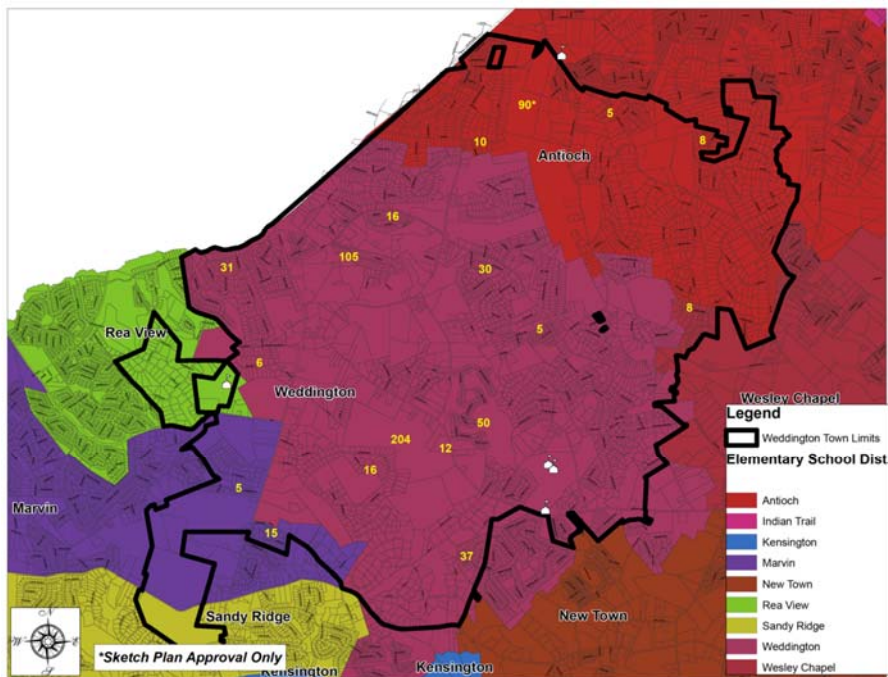
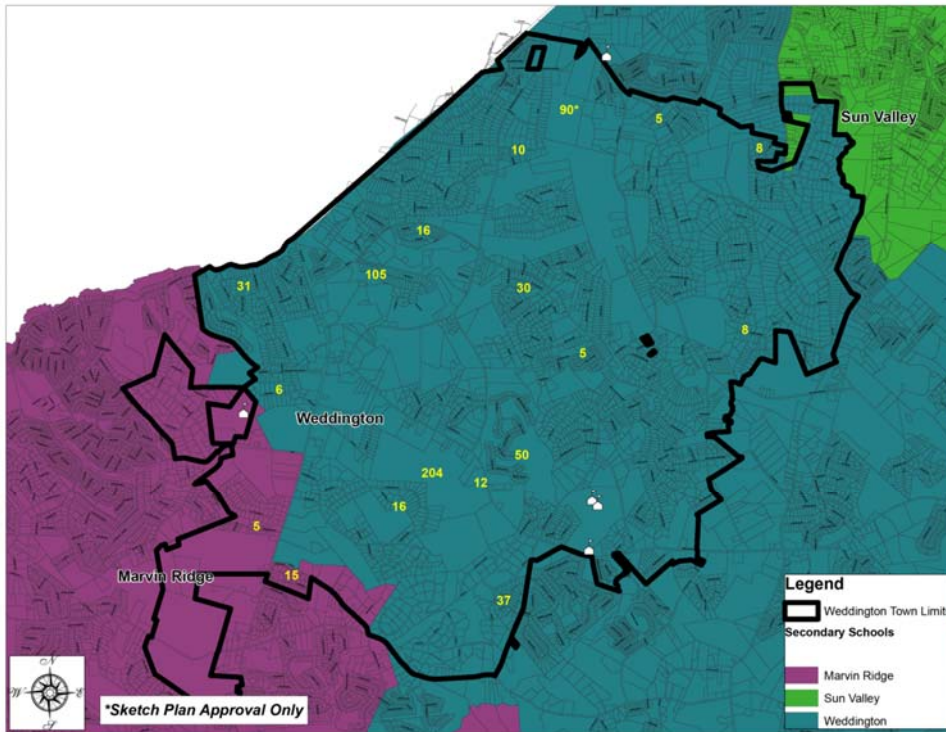


Exhibit 9: Weddington Secondary School District Map

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 two full-time Town employees and three part-time Town employees. The full-time employees are the Administrator/Town Planner/Zoning Administrator and Tax Collector. The three part-time employees are the Clerk, Finance Director, receptionist . 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's 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

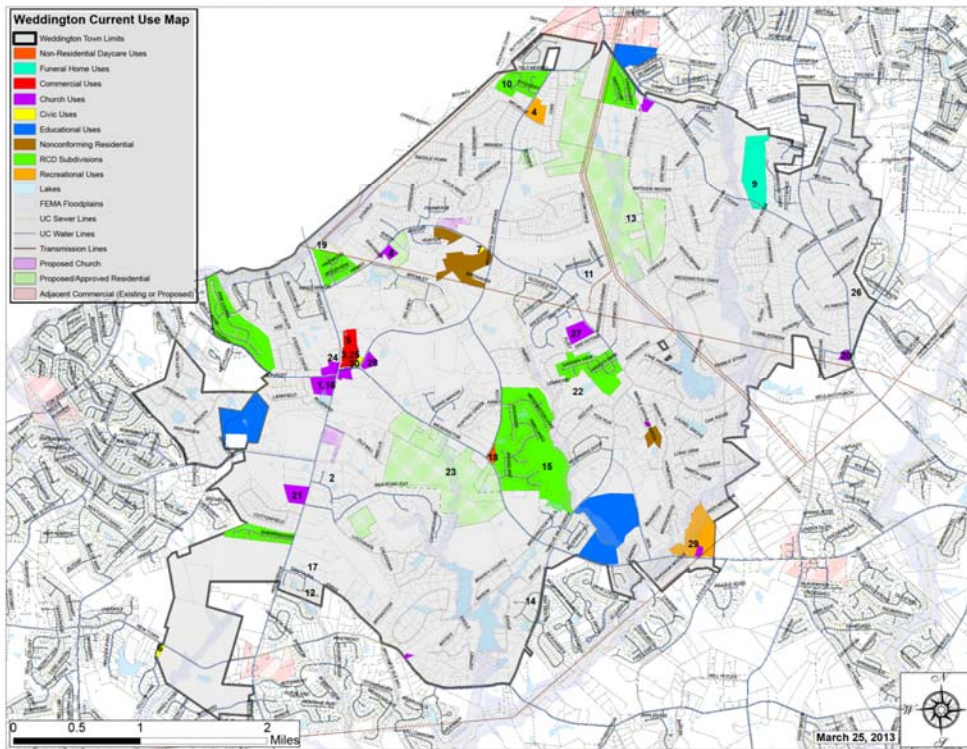
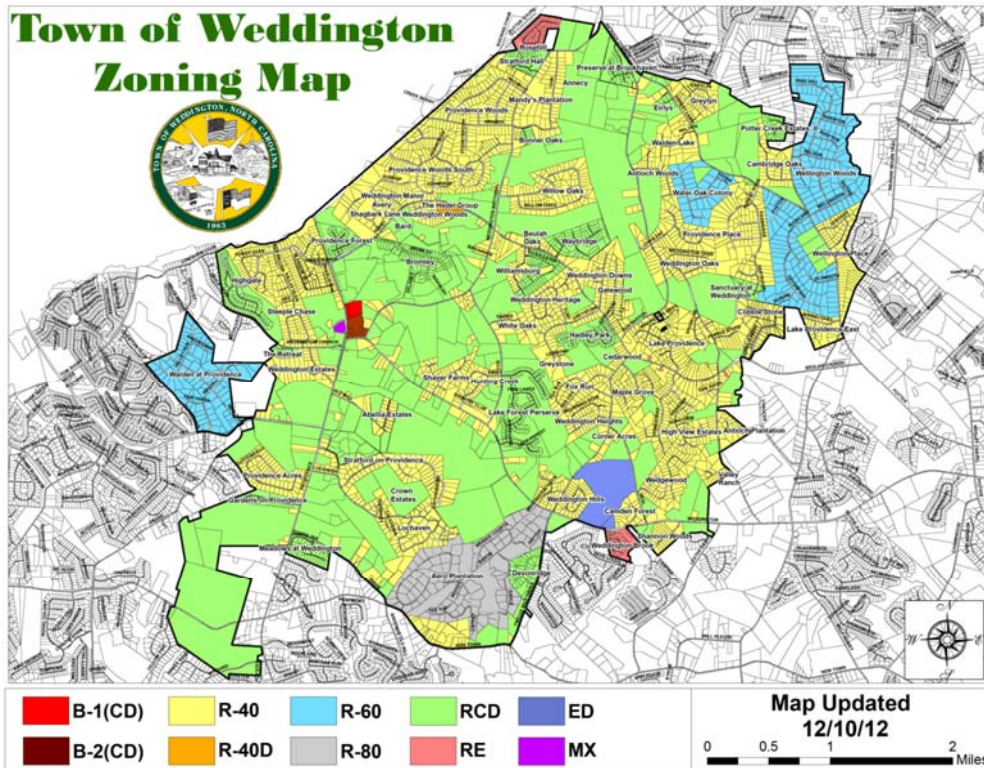


Exhibit 11: Existing Zoning Map



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.

**TOWN OF WEDDINGTON
SPECIAL HISTORIC PRESERVATION COMMISSION MEETING
WEDDINGTON TOWN HALL
1924 Weddington Road
Weddington, NC 28104
JANUARY 28, 2019
AFTER THE PLANNING BOARD REGULAR MEETING
AGENDA**

1. OPEN THE MEETING
2. DETERMINATION OF QUORUM
3. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN
4. APPROVAL OF THE 2019 MEETING CALENDAR
5. APPROVAL OF MINUTES
 - A. October 22, 2018 Regular Historic Preservation Commission Meeting Minutes
6. OLD BUSINESS
7. NEW BUSINESS
8. ADJOURNMENT

2019 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE
4TH MONDAY OF THE FIRST MONTH OF EVERY QUARTER AFTER THE REGULARLY
SCHEDULED PLANNING BOARD MEETING AT 7:00 P.M.

DATE	LOCATION
January 28, 2019	Town Hall Council Chambers
April 22, 2019	Town Hall Council Chambers
July 22, 2019	Town Hall Council Chambers
October 28, 2019	Town Hall Council Chambers
January 27, 2020	Town Hall Council Chambers

**TOWN OF WEDDINGTON
REGULAR HISTORIC PRESERVATION COMMISSION MEETING
WEDDINGTON TOWN HALL
OCTOBER 22, 2018
AFTER REGULAR PLANNING BOARD MEETING**

MINUTES

1. OPEN THE MEETING

Chairperson Harrison opened the meeting at 8:49 p.m.

2. DETERMINATION OF QUORUM

Quorum was determined with Chairperson Barbara Harrison, Commission members Brad Prillaman, Jim Vivian, Steve Godfrey, and Gerry Hartman present. Commission member Walt Hogan was absent.

3. APPROVAL OF MINUTES

A. July 23, 2018 Regular Historic Preservation Commission Meeting Minutes

Motion: Commission member Hartman made a motion to approve the July 23, 2018 Regular Historic Preservation Commission Meeting Minutes

Second: Commission member

Vote: The motion passed with a unanimous vote.

4. OLD BUSINESS

A. Update on Eagle Scout Project

Commission member Hartman described the monument for the Eagle Scout project. Installation date will be determined at a later date.

5. NEW BUSINESS

6. UPDATE FROM CHAIRPERSON

7. ADJOURNMENT

Motion: Commission member Hartman made a motion to adjourn the October 22, 2018 Historic Preservation Commission Meeting at 8:51 p.m.

Second: Commission Member Vivian

Vote: The motion passed with a unanimous vote.

Adopted: _____

Barbara Harrison, Chairperson

Karen Dewey, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL BOARD OF ADJUSTMENT MEETING
WEDDINGTON TOWN HALL
1924 Weddington Road
Weddington, NC 28104
JANUARY 28, 2019
AFTER THE HISTORIC PRESERVATION COMMISSION MEETING
AGENDA**

1. OPEN THE MEETING
2. DETERMINATION OF A QUORUM
3. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN
4. APPOINTMENT OF ALTERNATE A AND ALTERNATE B
5. APPROVAL OF THE JANUARY 22, 2018 SPECIAL BOARD OF ADJUSTMENT MINUTES
6. ADJOURNMENT

**TOWN OF WEDDINGTON
BOARD OF ADJUSTMENT MEETING
WEDDINGTON TOWN HALL
JANUARY 22, 2018
AFTER THE HISTORIC PRESERVATION COMMISSION MEETING
MINUTES
PAGE 1 OF 2**

1. OPEN THE MEETING

Chairman Gerry Hartman opened the January 22, 2018 Board of Adjustment meeting at 7:49 p.m.

2. DETERMINATION OF A QUORUM

Quorum was determined with Chairman Hartman, Board members Barbara Harrison, Jim Vivian, Rob Dow, and Brad Prillaman in attendance. Alternates Walt Hogan and Steve Godfrey were present.

3. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

Board member Harrison nominated Gerry Hartman as Chairman of the Board of Adjustment. Board member Prillaman seconded the nomination.

The Board agreed unanimously.

Board member Prillaman nominated Barbara Harrison as Vice Chairman of the Board of Adjustment. Board member Hogan seconded the nomination.

The Board agreed unanimously.

4. APPOINTMENT OF ALTERNATE A AND ALTERNATE B

Chairman Hartman appointed Board member Walt Hogan as Alternate A and Steve Godfrey as Alternate B.

Chairman Hartman stated that while the Alternates are not required to attend Board of Adjustment meetings, they are encouraged to do so in case the hearing is continued to another date and time and not all voting members can attend.

5. APPROVAL OF THE AUGUST 16, 2017 SPECIAL BOARD OF ADJUSTMENT MINUTES

Chairman Hartman made grammatical and context corrections to the draft minutes.

<i>Motion:</i>	Board member Dow made a motion to approve the August 16, 2017 Special Board of Adjustment minutes as amended.
<i>Second:</i>	Board member Prillaman
<i>Vote:</i>	The motion passed with a unanimous vote.

6. ADJOURNMENT

Motion: Board member Prillaman made a motion to adjourn the January 22, 2018 Board of Adjustment meeting at 8:01 p.m.

Second: Board member Harrison

Vote: The motion passed with a unanimous vote.

Attest:

Gerald Hartman, Chairman

Karen Dewey, Town Clerk

Approved: _____