

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, FEBRUARY 25, 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 – January 28, 2019 Regular Planning Board Meeting Minutes
4. New Business
 - A. Discussion and Consideration for Weddington Swim and Racquet Club Amendment to the Conditional Use Permit for Change in Lighting Requirement
5. Old Business
 - A. Discussion of Land Use Plan Revisions – End of Section V and Appendix
6. Update from Town Planner and Report from the February Town Council Meeting
7. Adjournment

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JANUARY 28, 2019 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 4**

1. Open the Meeting

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

2. Determination of Quorum

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

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

Visitors: Mike Smith, Rick Jasinski, Larry Burton, Mark King, Bill Saint, Dorothy Matthews, Herman Matthews, Bill Deter, Rob Dow, Mike Chatham, Ty Shaffer

3. Approval of Minutes – December 17, 2018 Regular Planning Board Meeting Minutes

Motion: Board member Hartman made a motion to approve the December 17, 2018 Regular Planning Board Meeting minutes as presented.

Second: Board member Hechtel

Vote: The motion passed with a unanimous vote.

4. New Business

A. Discussion and Consideration of Sketch Plan for Classica Homes RCD at Hemby and Providence

Ms. Thompson presented the staff report: The Planning Board is to consider a sketch plan for a conservation subdivision submitted by Classica Homes located on the southeast corner of Hemby and Providence Road. A conservation subdivision is based on the number of lots as shown on a yield plan, the yield plan exhibits 35 lots on 43.16 acres with a total density of .81 units per acre. There is no floodplain on the proposed site, however; the stream located on site is in the Six-mile Creek basin. The applicant plans to move forward with a conservation subdivision which will allow them to reduce the lot size if 50% of the site is preserved as conservation land. 21.58 acres is required for conservation land, 23.51 acres has been provided. The smallest lot proposed is 13,624 square feet. All lots meet the minimum required front, side, and rear yard setback requirements as proposed. There is a required 100-foot thoroughfare buffer, but with the utility easement, it is 150 feet. The subdivision will be served by Union County Public Water and Sewer. Pubic Involvement Meetings were held on Tuesday, January 22, 2019. Approximately 15 residents attended the daytime meeting and around 10 residents attended the evening meeting. Concerns over the Hemby Road access were raised repeatedly. The Town Traffic Engineer, Justin Carrol reviewed the access point and gave the following report:

- Hemby Road access is okay where it is proposed, however; a right and left turn lane are recommended.
- He suggests a right in/right out on NC 16 where the emergency access is currently shown.
- A connection to the property to the south is recommended. That property alone will not be able to get a full access to NC16.

The applicant stated that some traffic improvement on Hemby Road is feasible. They don't believe an ingress/egress on to Providence Road is justified with only 35 homes in the subdivision.

Board member Harrison asked where the mailboxes would be located. The applicant responded that they would be located around the green common area. Board member Harrison asked if there were sidewalks planned. The applicant stated that sidewalks are drawn on the sketch plan on both sides of the street. Board member Harrison asked if the cul-de-sac were long enough to accommodate emergency vehicles. The applicant responded that they were all designed per NCDOT standards. There is a limit of 150 feet length of road for a firetruck to back up and turn around versus using the cul-de-sac bulb as a turnaround. Board member Harrison stated her concern about that.

Board member Hartman asked when can the approval of improvements on Hemby Road be solidified. Ms. Thompson responded that the Board can highly recommend the improvements, but the decision would be with the Council at the preliminary plat stage.

Board member Hechtel stated her concern with taking out the largest trees on this parcel. The applicant responded that in the southern cul-de-sac, there is grading required for those lots, causing those trees to be lost, but they are saving many others. The grading needed would damage the root systems of the big trees.

The Board stated their concern with making the left hand turn out of the neighborhood on Hemby Road during morning rush hour. Mr. Larry Burton, from Classica Homes, observed the morning rush hour from 6:30 a.m. to 8:30 a.m. and did not see any back up in the neighborhood across from the proposed entrance. The applicant stated they are not opposed to making the improvements discussed.

- Motion:** Board member Hartman made a motion to approve the sketch plan for Classica Homes RCD subdivision at Hemby and Providence Roads with requirements for:
- left turn lane on Hemby Road into subdivision
 - right turn deceleration lane on Hemby Road
 - more information on traffic projections for Hemby Road and Providence Road to be included in the preliminary plat to help decide whether an access to Providence Road should be required.
 - assessment of the feasibility of saving old growth trees outside the building pads on lots to be included in the preliminary plat
- Second:** Board member Godfrey
- Vote:** The motion passed with a unanimous vote.

B. Discussion and Consideration for Christ Lutheran Church Conditional Use Amendment to add Matthews Property to Final Plat

Ms. Thompson presented the staff report: 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 Roads. This site was rezoned on October 8, 2018 with conditions. 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 to add the Matthews parcel and to note that there may be more than one building constructed, with the maximum gross building area to remain at 55,000 square feet.

Mr. Ty Shaffer, representing the applicant, Christ Lutheran Church, made a brief presentation outlining the amendment application. The applicant is asking to rezone the additional parcel for church use and a site plan amendment to accommodate site design changes and requesting 5-year vesting on the additional parcel.

Motion: Board member Hartman made a motion to forward to Town Council with a recommendation for approval the conditional zoning amendment for Christ Lutheran Church to zone the Matthews parcel for church use and accept the Land Use Plan 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 and the area to be developed. It is reasonable given the use and character of the area with the school and future fire department nearby.

Second: Board member Vivian
Vote: The motion passed with a unanimous vote.

C. Discussion of Planning Topics for Council Retreat

Ms. Thompson stated that the Council Retreat is Saturday, February 9, 2019 from 8:30 a.m. to 1:30 p.m. at Firethorne Country Club. Discussion of planning topics is scheduled early. The Planning Board gave discussion topic ideas:

- Review the greenway/neighborhood path plans
- Lot size
- Tree ordinance

5. Old Business

A. Discussion of Land Use Plan Revisions-Section V

The Planning Board discussed and revised part of Section V of the Land Use Plan.

6. Update from Town Planner and Report from the January Town Council Meeting

Ms. Thompson stated that she has completed the rewriting of the subdivision ordinance. She has been reviewing the draft with Randall Arendt and is planning a meeting with him at the end of February. She is working on a possible joint meeting with Planning Board and Council. The Council called for a public

hearing on the erosion control ordinance and the community recreation center definition for the February meeting. Staff is looking into updating the lighting ordinance. With the new LED technology, the town has been getting complaints.

7. Adjournment

Motion: Board member Hartman made a motion to adjourn the January 28, 2019 Regular Planning Board Meeting at 8:40 p.m.
Second: Board member Hechtel
Vote: The motion passed with a unanimous vote.

Adopted: _____

Brad Prillaman, Chairman

Karen Dewey, Town Clerk

TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: February 25, 2019

SUBJECT: Conditional Use Permit Amendment – Weddington Swim & Racquet Club

Weddington Swim and Racquet Club requests a Conditional Use Permit (CUP) amendment for a change to the lighting requirements on property located at 4315 Weddington-Matthews Road, parcel 06-117-047. The total site is 13.75 acres. The club includes 18 approved tennis courts, a swimming pool and a 4,200 sq. ft. building.

The property has various amendments from throughout the years with the latest in 2017 adding two tennis courts at the southeast corner of the property. During the public hearing for that amendment, the Town was told that the club had been turning the lights off at 10:30 p.m. over the years. After hearing concerns from an adjacent property owner, the Town Council agreed the new proposed courts shall be turned off by 10:00 pm. The applicant also agreed to an evergreen buffer to help block noise and lights.

Since that meeting the Town has received complaints about the lights being left on past 10:30 pm. After reviewing old minutes from previous CUPs, staff found an amendment from 2001 that stated hours of operation for the club are from 6am-10pm. The applicant believed those hours were specifically for those courts, however the attorney's interpretation is that lights must be turned off outside of these hours for all the courts, including courts previously approved and added since 2001. The condition runs with the land. In addition, staff found out that the lights were being turned on prior to 6:00 am for court maintenance. It was determined that hours of operation included maintaining the courts.

The only option to amend these times is to amend the conditional use permit. The applicant is requesting the following: (1) hours of operation until 10:30 pm except for the new courts 13 and 14 (see attached exhibit provided by the applicant) which shall be 10:00 pm (2) allowing maintenance to turn the lights on, one court at a time, after 4:30 am when needed (3) allowing exceptions to the 10:30 pm lights out requirement up to 5 times per year due to extenuating circumstances (i.e. weather) when there is league/tournament matches. This extension shall only include courts 1-12 and 15-16 (4) One time per year the applicant shall hold a member social in the pool deck area with lights out at 11:00 pm. Notification to staff shall be made in advance.

Procedure

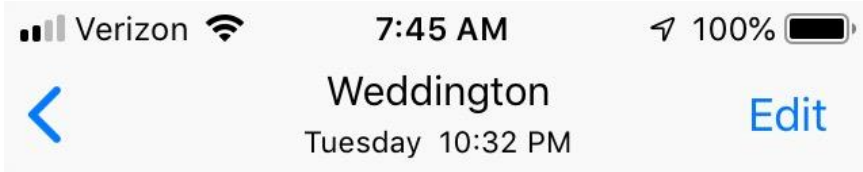
A conditional use permit shall be issued only after having made each of the following findings:

- a) The use will not materially endanger the public health or safety if located where proposed and developed according to plan.
- b) The use meets all required conditions and specifications.
- c) The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity.
- d) The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this chapter and the town's land development plan.
- e) Additional review criteria, as stated in this chapter, shall also be considered and addressed where required.

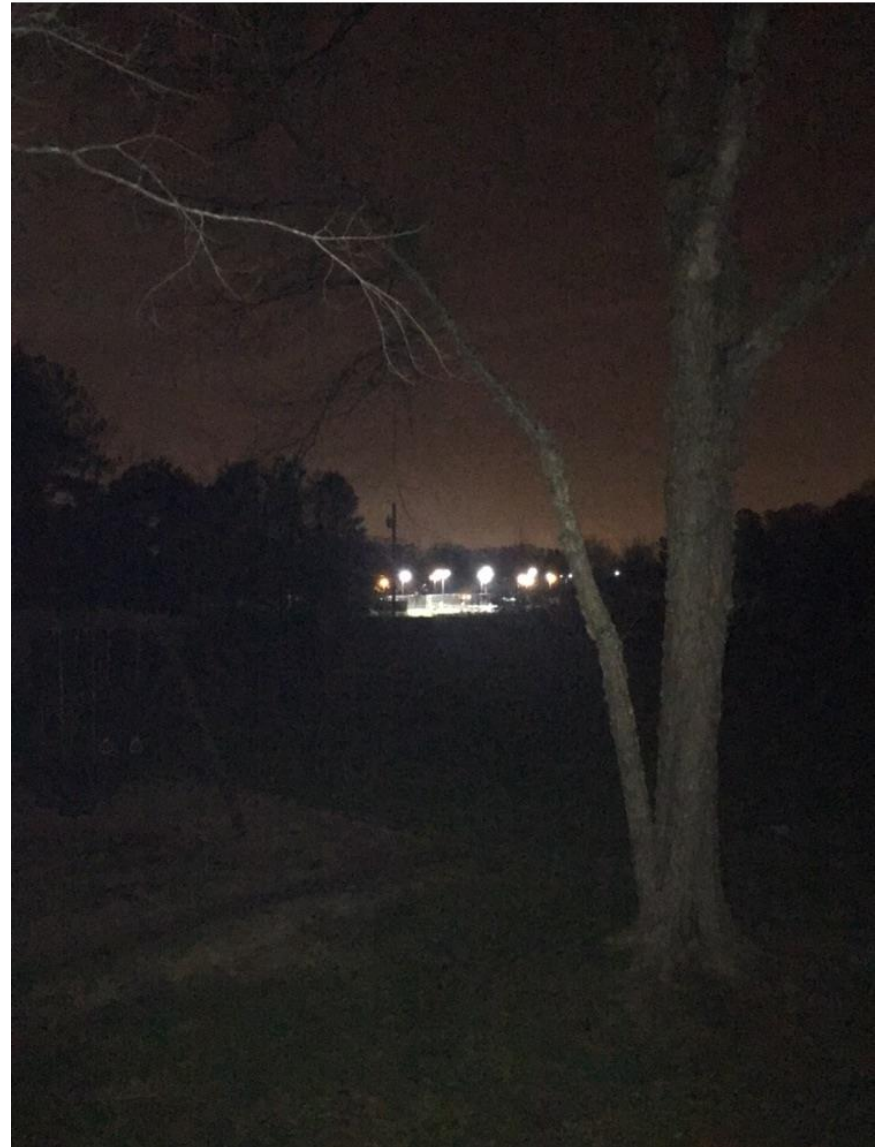
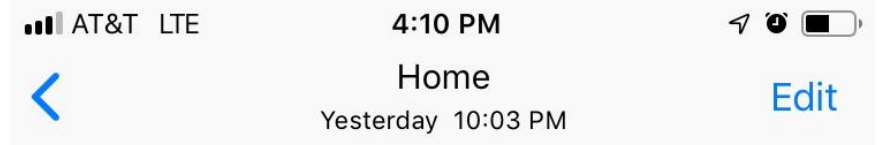
Conditions of Approval

All other previous conditions from past approvals shall remain in effect

Nov 1, 2018



Dec 13, 2018



Giant Arborvitae





Weddington Swim
& Racquet Club

Weddington Matthews Rd

Michelle Ct

Michelle Ct

Michelle Ct

Michelle Ct



4315 Weddington Matthews Rd

New Courts with
Cardno Overlay

Fleener Home

Damage Incurred By Hurricane Matthew

October 11, 2018



C.U.P. Changes Approved in the Dec 11, 2017 Town Council Meeting

1. Weddington Swim and Racquet would plant 5' Leland Cyprus tree around new courts.
2. Council Voted to approve the amended motion that the lights go off on the two new court at 10:00PM versus 10:30PM

"Lights Out" Map



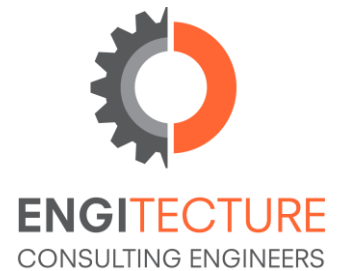
C.U.P. Changes Requested by Weddington Swim and Racquet

In consideration of the fact that several (4 or 5) mature trees were felled by Hurricane Matthew and that these trees were positioned directly in the line of sight between the Fleener home and the WSRC tennis courts, WSRC would proposes:

1. **At WSRC's expense**, a 6ft berm be erected along the S.E. side of the new courts, with 11 14' Giant Arborvitae trees plants on top of the berm (per the Cardno Plan), landscaped appropriately to allow for drainage per the natural slope of the terrain.
2. The WSRC C.U.P. be amended to clearly reflect the evening "lights out" times that have been generally accepted and motioned in the October 23 2017 Planning board meeting and the December 11, 2017 Town Council Meeting. The times are as shown in the diagram to the left.
3. In order to work SAFELY, early morning maintenance MAY turn the lights on, one court at a time, after 4:30AM when needed, then immediately turn them off when court prep for that court is complete.
4. 5 times per calendar year WSRC may notify the town of an exception due to extenuating circumstances (ie Thunderstorm) that delays swim meets or league/tournament matches. The extension will be to 11PM and only apply to court 1-12, 15-16, NOT courts 13 & 14.
5. One time per year WSRC may hold a member social in the pool deck area with lights out at 11PM. Notification for this can made weeks in advance.
6. Given the extenuating circumstances (Hurricane) and misunderstandings in the C.U.P. lights out times, the town agrees to waive lighting ordinance fines levied since October 31, 2018.

January 31, 2019
Weddington Swim & Racquet Club Lighting Report

Lisa Thompson
Town of Weddington



Lisa,

My engineering firm was obtained by Weddington Swim & Racquet Club to determine if the existing site lighting in their tennis facility met the requirements of the Weddington Code of Ordinances.

FACILITY BACKGROUND:

Weddington Swim & Racquet Club was founded in 1980. They have sixteen (16) lighted tennis courts throughout their facility located at 4315 Weddington-Matthews Road. Four (4) of the courts were retrofitted in 2018 with 195 watt, 28000 lumen LED lights. The remaining courts have 400 watt Metal Halide (MH) lights. All lights are installed on poles and mounted at 20 feet above the ground.

The courts are located in two (2) grouping of four (4) courts and four (4) groupings of two (2) courts. The quantities of lights and poles are as follows for each of the groupings of courts:

- Courts 1-4: Eight (8) poles with a single MH light fixture and twelve (12) poles with two (2) MH lights atop the poles.
- Courts 5-6: Three (3) poles with a single LED light fixture and (8) eight poles with two (2) LED lights atop the poles.
- Courts 7-8: Three (3) poles with a single LED light fixture and (8) eight poles with two (2) LED lights atop the poles.
- Courts 9-12: Eight (8) poles with a single MH light fixture, six (6) poles with two (2) MH lights atop the poles, and three (3) poles with four (4) MH lights atop the poles.
- Courts 13-14: Eight (8) poles with a single MH light fixture and (4) four poles with two (2) MH lights atop the poles.
- Courts 15-16: Eight (8) poles with a single MH light fixture and (4) four poles with two (2) MH lights atop the poles.

January 31, 2019

Weddington Swim & Racquet Club Lighting Report

OBSERVATION NOTES

On the evening of January 23rd, 2019, I arrived at the facility at 8:30pm to take foot candle measurements of the tennis facility and surrounding areas on the grounds of the complex. It was a fairly over cast evening which made for a good atmosphere to obtain foot candle readings.

From reading through the Weddington, NC Code of Ordinances, it appears the town's concern would lie within Article IV – Lighting, particularly Section 14-84 – Control of glare, light trespass and light levels. There are items (a) – (i) in this section and the items that may be of concern are as follows:

Section 14-84(a) reads: *“Glare control. All fixtures other than floods shall be fully shielded and shall be classified as full cutoff, as classified by the IESNA.”*

It is my interpretation that the tennis court lights would be classified as a “floodlight”, so the lights are exempt from this requirement.

Section 14-84(b) reads: *“Light Trespass. The horizontal illuminance on the ground shall not exceed 0.4 maintained footcandles five feet beyond any adjacent property line.”*

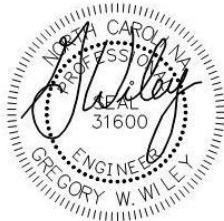
There was only one location at the property line where I observed that more than 0.4fc were maintained. About 200' down Michelle Court from the intersection with Weddington-Matthews Road, there is a spot where the tree coverage beside the courts is not as prevalent as other areas and the street is close to the tennis court.

There were no other locations at, or beyond 5', of the property line where there were more than 0.4fc of measured light at the ground as a result of light emitted from the facility.

Below is a site plan with observed footcandle readings and photos taken during my visit to the facility.

If you have any questions or need anything else, please let me know.

Thank you,
Greg Wiley, PE
Electrical Engineer



3940 Amyington Drive | Charlotte, NC | 28226
704.287.2193

January 31, 2019
Weddington Swim & Racquet Club Lighting Report

EXHIBIT A:
FOOTCANDLE READINGS AT VARIOUS POINTS OF THE COMPLEX



January 31, 2019
Weddington Swim & Racquet Club Lighting Report

EXHIBIT B:

PHOTOS OBTAINED ON 01-22-19 FROM 8:30PM – 9:45PM

		
PHOTO 1	PHOTO 2	PHOTO 3
Taken from location of proposed tennis court toward SW corner of property	Taken toward neighbor's homes in same general location as Photo #1	In between upper and lower courts on side nearest Michelle Ct.

	
PHOTO 4	PHOTO 5
In between upper and lower courts on side nearest parking lot	At the end of Michelle Ct. looking back at the club through the trees. 0.0fc measured at this location

January 31, 2019
Weddington Swim & Racquet Club Lighting Report

		
<p>PHOTO 6</p> <p>Light meter used to take measurements</p>	<p>PHOTO 7</p> <p>Taken 100' away from the court fence on the south side of the property (0.0fc measurement)</p>	<p>PHOTO 8</p> <p>Upper Courts on side of Michelle Ct.</p>

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~~ Water.

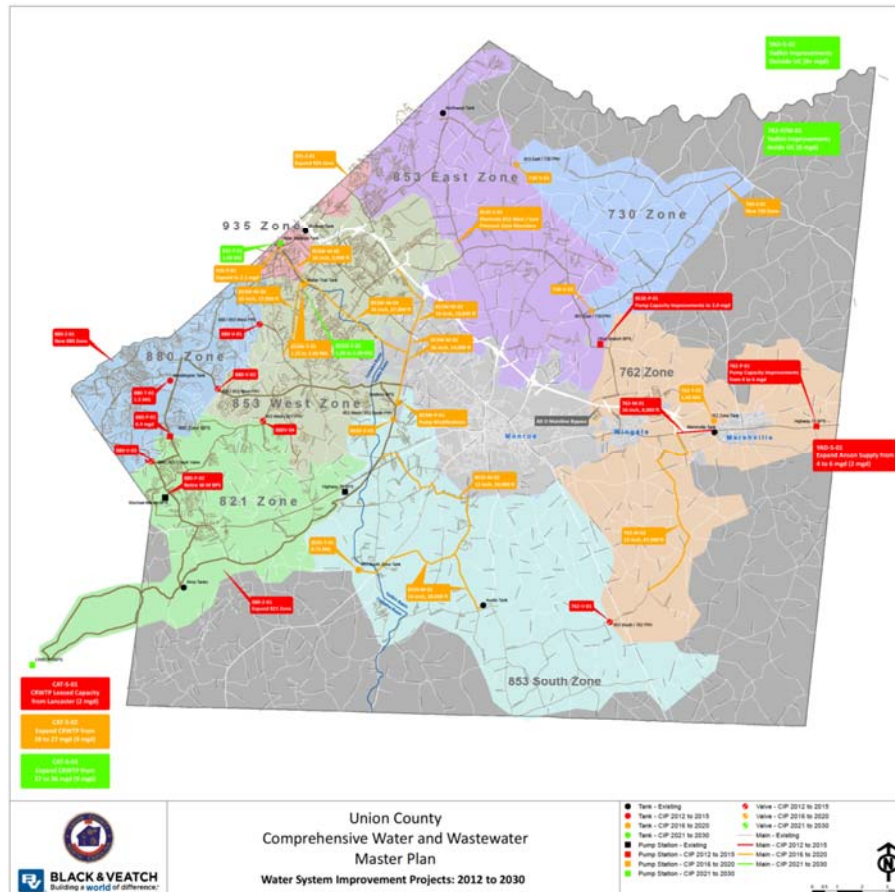
Commented [KD18]: Stopped on 1/28/2019

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~~ the 12-mile Creek Water Reclamation Facility (WRF) located at 8299 Kensington Drive in Waxhaw. There is currently a limited amount of public sewer service available within the corporate limits ~~Weddington within this Basin.~~ Existing sanitary sewers are primarily located within the Culver Branch tributary of 12-Mile Creeks. Union County's Wastewater Masterplan incorporates anticipated growth and the need for service within the Town and identifies improvements to the collections system and treatment facilities to serve the anticipated demands, ~~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.~~

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

Exhibit 6: Union County Water/Sewer Master Plan Map



Police. 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)~~ Wesley Chapel Volunteer Fire Department (WCVFD) became the primary fire department for Weddington on ~~July 1, 2012~~ **WHAT DATE??**. In accordance with North Carolina Department of Insurance (NCDOI) standards, ~~PVFD-WCVFD~~ 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.

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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~~ **has** an ISO rating of ~~63~~; ~~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

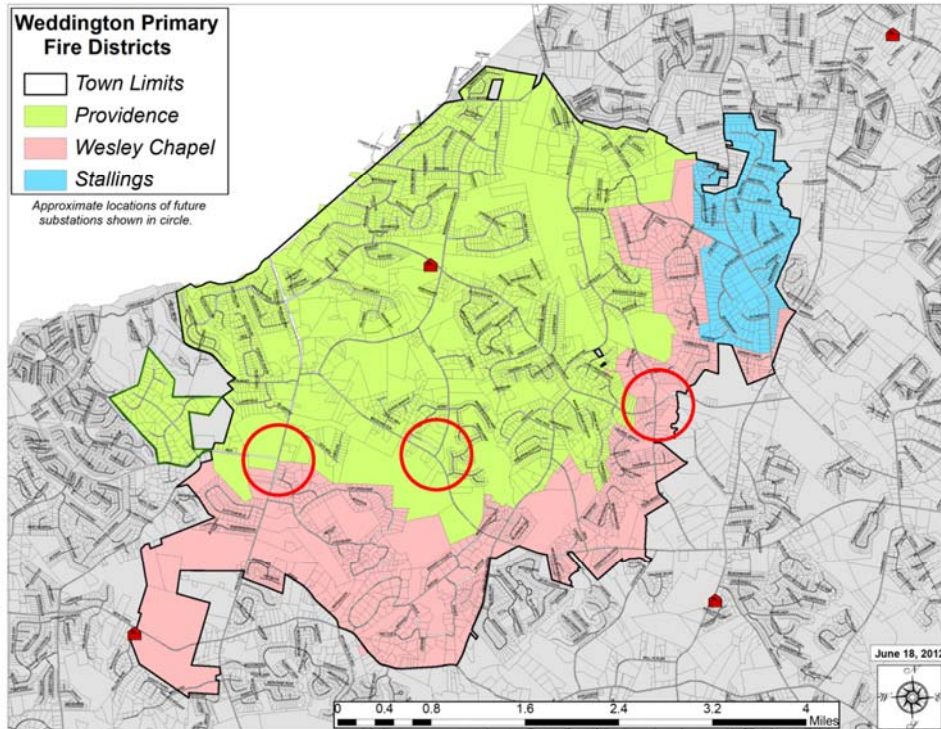
The model of fire service as required by NCDOI standards states that homes be served by a station within 5 road miles to provide efficient response time and optimal insurance ratings. Currently ~~Providence VFD~~ **WCVFD** is approximately 5 miles from Stallings VFD and ~~both other~~ Wesley Chapel VFD 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~~7, indicate the 2 - 3 mile locations of future substations.PLANNED STATION ON REA ROAD.

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 is 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~~ is located in the Village of Marvin. This park is located at 8909 Marvin Road and features four fields, picnic areas, playground equipment, walking trails, horse pasture and corrals and a community garden.

In addition, a ~~fitness-community recreation~~ center is located ~~in the Town Center at the WCWAA fields on NC 84, at the Weddington Corners Shopping Center~~. The ~~Siskey-Brace~~ 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.

Commented [KD19]: Statement to remain?

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, Cuthbertson High School, Wesley Chapel Elementary School, Rea View Elementary, Marvin Ridge Middle School, Marvin Ridge High School, Antioch Elementary or Indian Trail Elementary School.

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

Union County Public Schools follows a policy that assigns students to the schools that are nearest to where they live. Of course, when a school is overcrowded, students that would normally be assigned to that school based on its proximity to them would instead be assigned to the next closest school. Weddington Elementary School (3927 Twelve Mile Creek Road) currently has an enrollment of 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.

Commented [KD20]: UPDATE

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.

Commented [KD21]: KEEP? Town have control over this?

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

Commented [KD22]: UPDATE

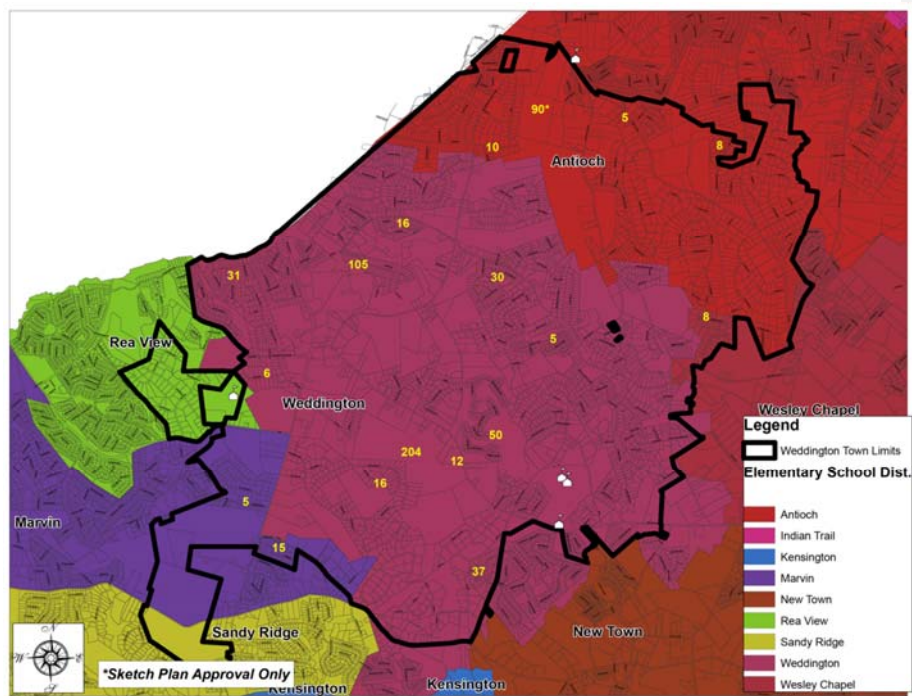
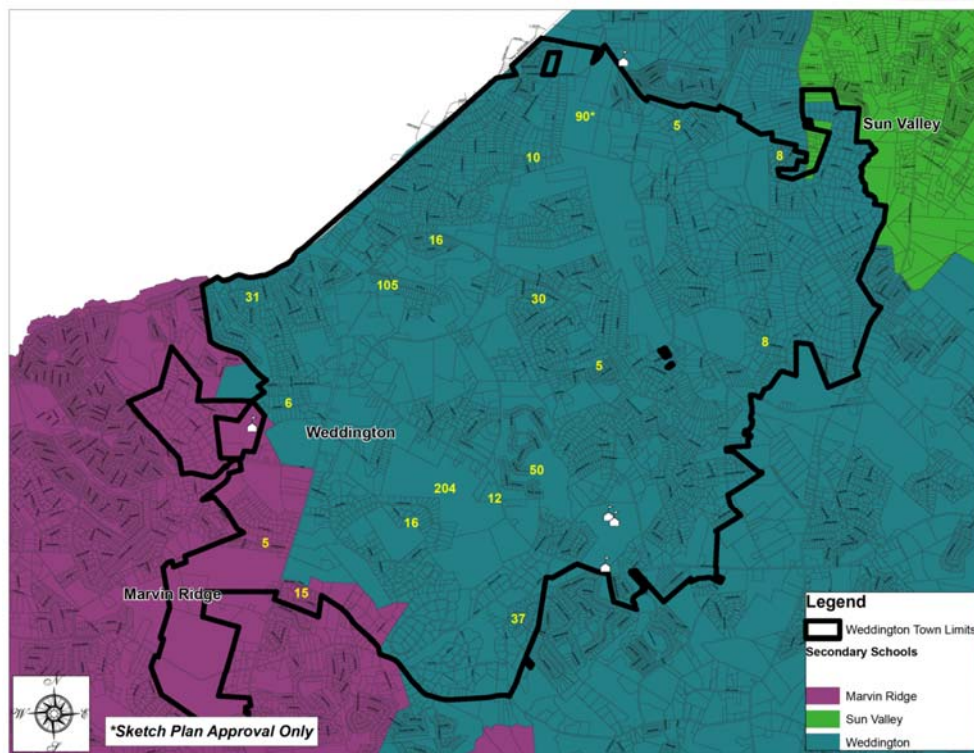


Exhibit 9: Weddington Secondary School District Map
YELLOW NUMBERS ON MAP INDICATE APPROVED HOUSES



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.

Union County Library has plans and funding to build a new library in the Weddington/Wesley Chapel area.

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~~ is three-one full-time Town employees and ~~three-four~~ part-time Town employees. The full-time employees ~~is are~~ the Town Clerk/ Administrator, the Town Planner/~~Zoning~~ Administrator. The four part-time employees are the ~~and Town Clerk, the~~ Tax Collector. ~~The three part-time employees are~~ the Finance Director, and the receptionist/~~deputy clerk and sign enforeer~~. The Town will on occasion utilize contractors for code enforcement and sign enforcement. 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.) add note about possible connecting trail system

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.

Commented [KD23]: New date

Commented [KD24]: Update totals -- RCD or business??

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

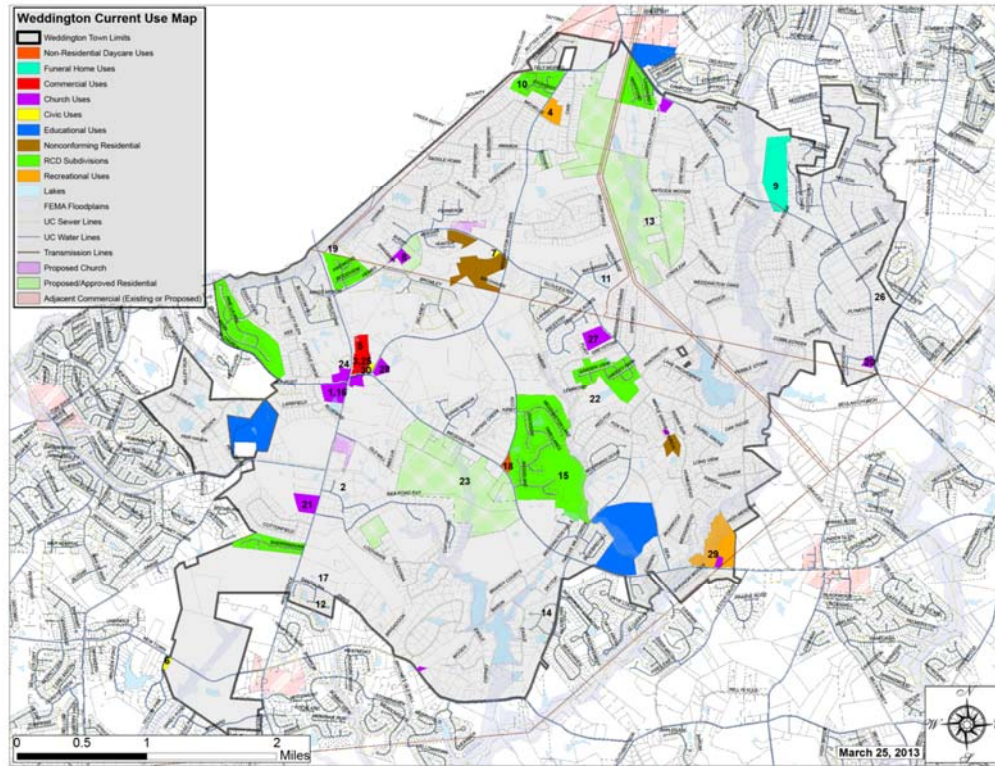
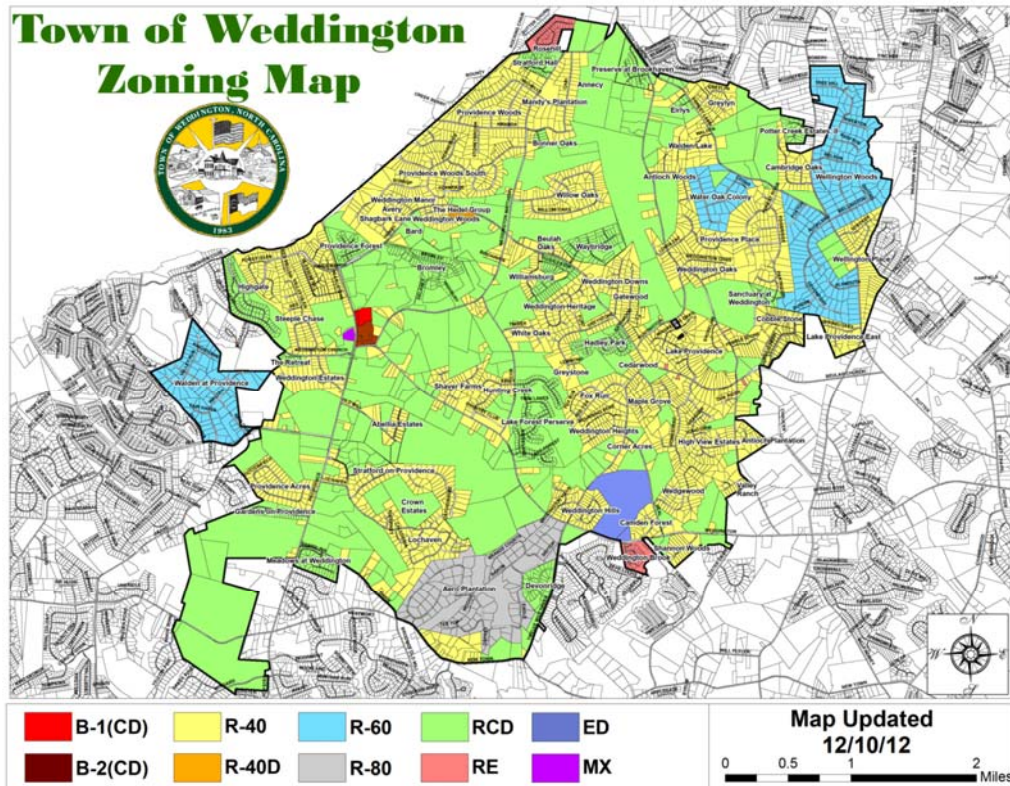


Exhibit 11: Existing Zoning Map



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,

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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.

Commented [KD26]: Still average?

Almost all of structures within the Town of Weddington are single-family units. In ~~2013, 2018~~ 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.

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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.

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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~~ 15-minute drive of Weddington.

Commented [KD28]: update

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~~ 2018 Town 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.~~

Two new commercial developments, Rea Farms and Waverly, at the intersection of Providence Road and Audrey Kell Road, offer over 700,000 square feet of commercial area. They are located approximately two miles north of the Weddington Town Center. Another 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. It is approximately five miles north of the Weddington Town Center. 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~~ 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, Cureton Town Center in Waxhaw, 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.

Commented [KD29]: Kohl's shopping center?

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, “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 towns 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~~ 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,

Commented [KD30]: 15K??

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).

Commented [KD31]: Still the case?

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. NOTE

ABOUT CONTRACTED INSPECTOR TO CONFIRM REQUIREMENTS ARE BEING MET

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;

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- 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.

Commented [KD33]: UPDATES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

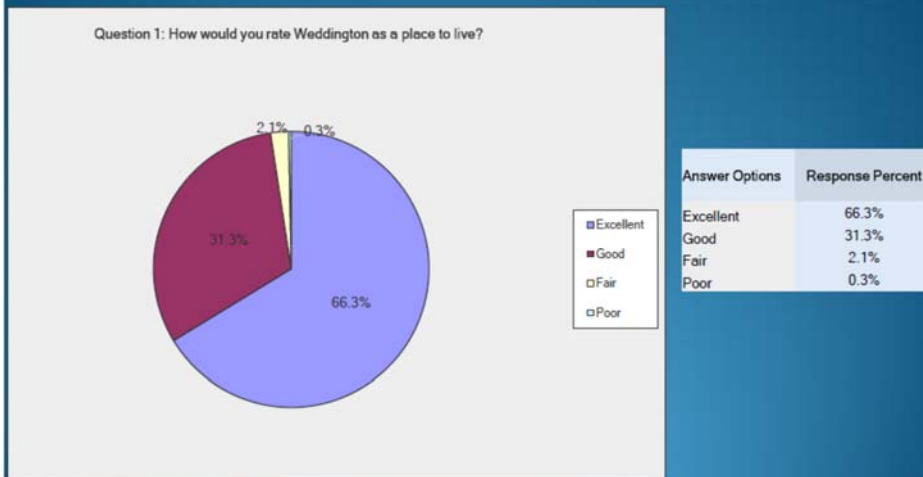
Urban Amenity: The things that people appreciate about their urban environment. An amenity can be a tangible thing, like a shopping centre or a park, and it can be an intangible thing, like a feeling of safety or sense of community.

APPENDIX B: 2012 LAND USE PLAN SURVEY

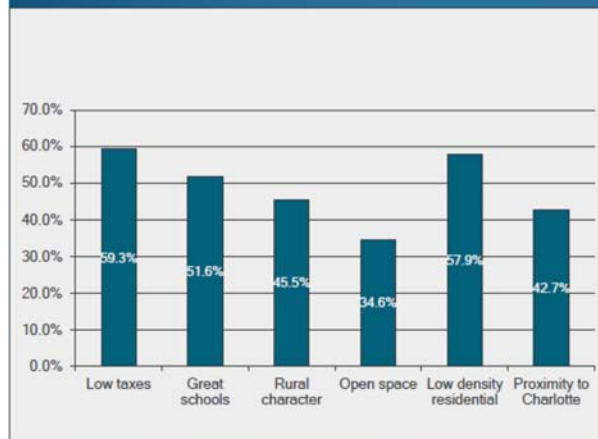
3400 Postcards Sent, 659 Responses – 19.4% Response Rate

- 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?

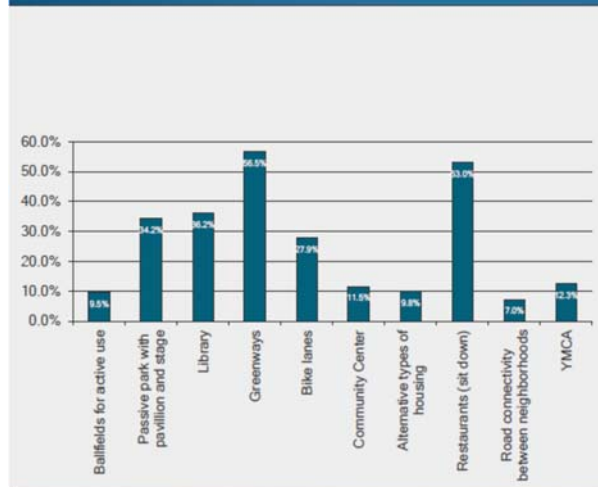


Question 2: Why Did You Move Here/What Do You Most Appreciate About Living Here?
(Could choose up to three)



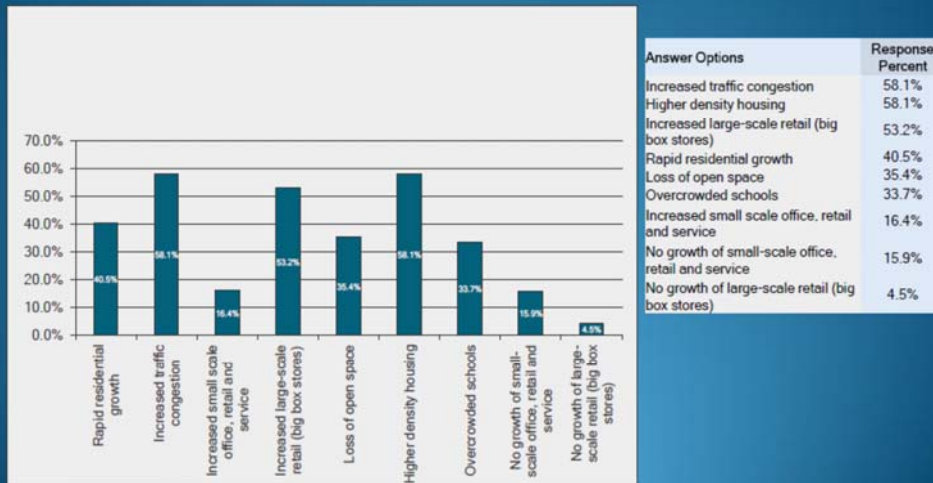
Answer Options	Response Percent
Low taxes	59.3%
Great schools	51.6%
Rural character	45.5%
Open space	34.6%
Low density residential	57.9%
Proximity to Charlotte	42.7%
Other (please specify)	

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)



Answer Options	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	9.3%
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)



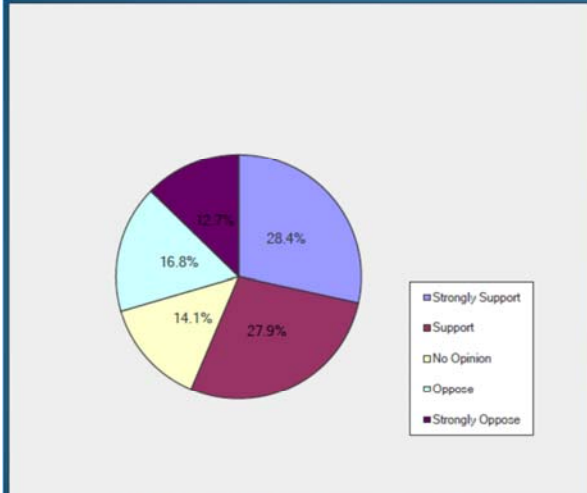
Question 5: To What Degree Are the Following Important in Weddington?

	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?

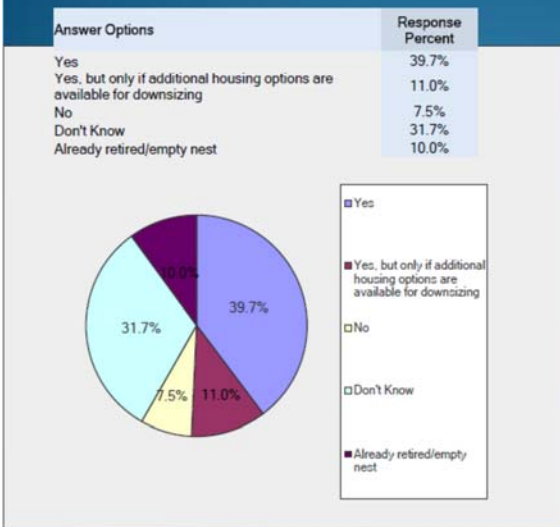
	Response Percent
Yes	43.0%
No	57.0%

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?



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

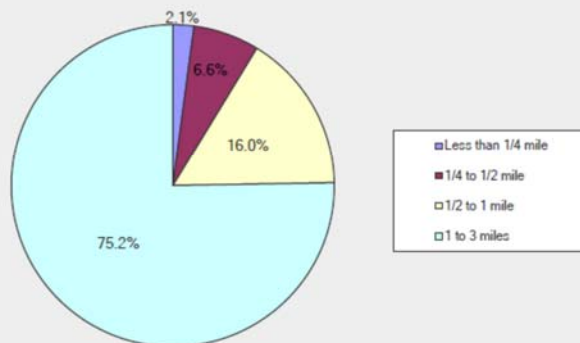
Question 9: Would You Support Higher Density for Age Restricted Communities in Designated Areas?

Answer Options	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