

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, JUNE 22, 2020 – 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 – June 1, 2020 Regular Planning Board Meeting Minutes
4. Old Business
5. New Business
  - A. Discussion and Consideration of Block Minor Subdivision – 621 Lochaven Road-parcel number 06129112
  - B. Discussion and Consideration of Woodford Chase Minor Subdivision-Gibson property-parcel number 06072004
  - C. Discussion and Consideration of Roboz Minor Subdivision – 757 Skytop Road-parcel number 06129030
  - D. Discussion and Consideration of DPOD Minor Subdivision - 12 Mile Creek-parcel number 06129041
  - E. Discussion and Recommendation of Final Plat Harlow's Crossing Phase 2
  - F. Design Review Board Review and Recommendation of Landscaping Plan for Wesley Chapel Volunteer Fire Department
6. Update from Town Planner and Report from the June Town Council Meeting
7. Board member comments
8. Adjournment

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, JUNE 1, 2020 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 4**

**1. Open the Meeting**

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

**2. Determination of Quorum**

Quorum was determined with all Planning Board members present: Chairman Brad Prillaman, Vice Chairman Walt Hogan, Board members Jim Vivian, Steve Godfrey, Tami Hechtel, Ed Goscicki, Jen Conway.

Visitors: Pastor Matt Simpkins, Mike Peyton

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

**3. Approval of Minutes – April 27, 2020 Regular Planning Board Meeting Minutes**

**Motion:** Board member Hogan made a motion to approve the April 27, 2020 Regular Planning Board Meeting Minutes as presented.  
**Second:** Board member Godfrey  
**Vote:** The motion passed with a unanimous vote.

**4. Public Hearing Discussion and Consideration of a TUP for the TOW to hold a Drive in Movie night at Hunter Farm**

Chairman Prillaman opened the public hearing. There were no comments. Chairman Prillaman closed the public hearing.

Ms. Thompson presented the staff report: The town submitted an application for a Temporary Use Permit for a drive-in movie night event. The proposed event will be located at the Hunter Farm located at 13616 Providence Rd. on Sunday, June 21, 2020. In accordance with the provisions of *Article I, Section 58-13* of the *Weddington Zoning Ordinance*, the property owners and the owners of the parcels of land within 200 feet of the property involved in the Temporary Use Application have been sent notification of the public hearing. Staff reviewed the application and submitted documents and finds the Temporary Use Permit Application to be in compliance with the Weddington Zoning Ordinance and therefore recommends approval. Staff performed a site walk on June to determine capacity and other logistics. There will be no extra lighting and no vendors. There will be port a johns near the parking lights.

Before issuing any temporary use permit, the planning board shall make the following determinations:  
(i) *That the proposed temporary use will not materially endanger the public health, welfare and safety;*

The Planning Board unanimously agreed that with the presence of the Union County Sheriff's Deputy and the practicing of social distancing, this proposed temporary use will not materially endanger the public health, welfare, and safety.

(ii) *That the proposed temporary use will not have a substantial negative effect on adjoining properties;*

The Planning Board unanimously agreed that since property owners within 200 feet of the property involved were sent notification of the Temporary Use Permit Application public hearing and the event is limited to the Hunter Farm Property and there will be no substantial extra lighting, this proposed temporary use will not have a substantial negative effect on adjoining properties.

(iii) *That the proposed temporary use is in harmony with the general purpose and intent of this chapter and preserves its spirit;*

The Planning Board unanimously agreed that this proposed temporary use is in harmony with the general purpose and intent of this chapter and preserves its spirit as it promotes community unity.

(iv) *The proposed temporary use is held no more than four times per year at any particular location.*

The Planning Board unanimously agrees that this proposed use, with the Town as applicant, meets this finding of fact

Board member Godfrey asked who holds liability with the town as applicant. Ms. Thompson responded that the property owner will provide a Certificate of Insurance and will hold liability.

**Motion:** Board member Goscicki made a motion to approve the Temporary Use Permit Application from the Town of Weddington to hold a drive-in movie on Sunday, June 21, 2020 at Hunter Farm  
**Second:** Board member Godfrey  
**Vote:** The motion passed with a unanimous vote.

## **5. Old Business**

## **6. New Business**

### **A. Discussion and Recommendation for a Conditional Zoning Amendment for Christ Lutheran Church South to construct a phase 1 building at 315 Reid Dairy road**

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 Road.

Since the conditional zoning 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 remained 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.

The applicant is now seeking an amendment to build a phase 1 building and parking.

### **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 off Reid Dairy Rd. The first access is existing and is utilized by Thrive Day Preschool and the second access will be expanded near the existing private drive.
- The applicant is not required to submit a traffic impact analysis.

**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 and buffer the parking along Reid Dairy Rd. 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.*

Pastor Matt Simpkins explained the phase 1 building is a 60x60 metal structure and the future phases include plans for a larger structure.

Board member Goscicki asked about the requirement for the entrances on Reid Dairy Road. Ms. Thompson explained that the access permits will be granted by NCDOT before any construction starts.

Chairman Prillaman asked about future buildings. Pastor Simpkins gave a brief background on the church and future plans for a community center, green space, and walking trails.

Board member Goscicki asked for clarification in the difference in the site plans and what is being approved? Ms. Thompson responded that because the original plan has changed from what was initially approved, the latest plan with the phase 1 building - site specific conditional district plan.

**Motion:** Board member Godfrey made a motion to forward the Conditional Zoning Amendment for Christ Lutheran Church to construct a phase 1 building at 315 Reid Dairy Road and the Land Use Plan Consistency Statement to the Town Council with a recommendation for approval.

**Second:** Board member Hechtel

**Vote:** The motion passed with a unanimous vote.

## 7. Update from Town Planner and Report from the May Town Council Meeting

Ms. Thompson presented the update:

- Council approved the contract with the county urban forester to be effective July 1, 2020
- The Telra Institute made a presentation for a public charter school on Weddington Matthews Road
- Council reviewed designs of alternatives for the Forest Lawn and Potter Road intersection and approved the roundabout as the final design. The town will partner with the county.
- The attorneys are working on the Uniform Development ordinance. Staff will look to present something at the end of June.
- Ms. Thompson attended CRTPO virtual meetings on the NCDOT state of affairs. The budget has been affected by the drop in gas taxes. All projects have been stopped and put on hold.
- The Woods property is looking to work together with Short Property for sewer extension into downtown area.

## 8. Board member comments

## 9. Adjournment

**Motion:** Board member Godfrey made a motion to adjourn the June 1, 2020 Regular Planning Board Meeting at 7:24 p.m.

**Second:** Vice Chairman Hogan

**Vote:** The motion passed with a unanimous vote.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Brad Prillaman, Chairman

\_\_\_\_\_  
Karen Dewey, Town Clerk

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# **TOWN OF W E D D I N G T O N**

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## **MEMORANDUM**

**TO:** Chairman and Planning Board

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** June 22, 2020

**SUBJECT:** Block Minor Subdivision

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The applicant, David Block is seeking minor subdivision approval for property located at 621 Lochaven Road (parcel 06129112). It is a total of 2.746 acres and is zoned R40 residential.

The resultant lots are approximately 1.232 acres and 1.445 acres. Both lots meet the minimum size requirement, the minimum front, side and rear yard setbacks and are at least 120' wide at the established front setback.

The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.

"I, MARK C. CARTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5887, PAGE 831); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1st DAY OF JUNE, A.D., 2020.

PROFESSIONAL LAND SURVEYOR

L-5102

**PRELIMINARY**  
**NOT FOR SALES OR CONVEYANCES**

I, Mark C. Carter, Registered Land Surveyor No. L-5102, certify to one or more of the following as indicated thus, ☒ or ☐.

- ☐ A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☐ B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☐ C. That this plat is of a survey of an existing parcel or parcels of land.
- ☒ D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.
- ☐ E.

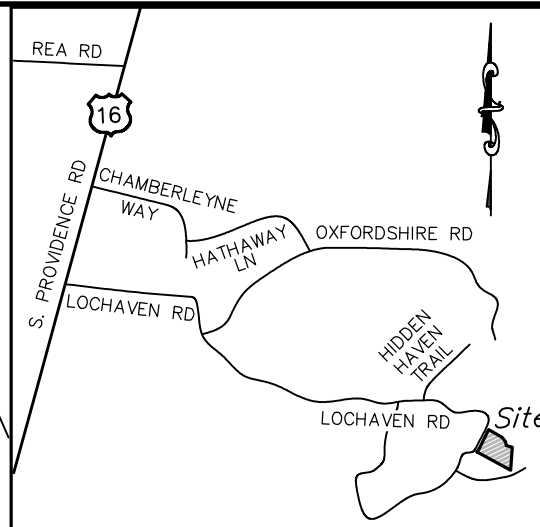
100 YEAR FLOOD LINE  
SCALED FROM  
PANEL NO: 3710447500J  
DATED: 10/16/2008

LAWRENCE HORENSTEIN &  
BONNIE HORENSTEIN  
NOW OR FORMERLY  
LOT RE-19  
DB 6061 PG 661  
PC K PG 279  
PARCEL # 06-129-111

~UNDEVELOPED~  
UNNAMED ROAD  
60' R/W per  
PC L PG 752

JONATHAN LEE &  
SUSAN LEE  
NOW OR FORMERLY  
LOT RE-21  
DB 6945 PG 846  
PC N PG 632  
PARCEL # 06-129-115A

LINE	BEARING	DISTANCE
S1	N 46°28'58" W	105.71'
S2	N 85°57'20" W	18.81'
S3	N 62°49'02" W	64.60'
S4	N 12°36'50" W	21.45'
S5	N 27°07'15" W	33.57'
S6	N 00°45'42" W	53.14'
S7	S 83°32'59" E	42.54'
S8	S 63°12'11" E	63.98'
S9	S 00°38'03" W	56.90'
S10	S 02°10'35" W	44.56'
S11	S 64°41'09" E	100.78'



**VICINITY MAP**  
(Not to Scale)

**NOTES**

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE TOWN OF WEDDINGTON. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per PC L PG 752.
10. SUBJECT PROPERTY ZONED R-40.
11. TOTAL AREA IS 116,599 SF, 2.677 ACRE.

KENNETH SIDNEY &  
SHARON SIDNEY  
NOW OR FORMERLY  
PORTION OF  
LOT RE-16  
DB 5887 PG 827  
PC L PG 752  
PARCEL # 06-153-029

**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEDDINGTON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACKLINES AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER  
DATE

OWNER  
DATE

**LEGEND**

- |       |                               |
|-------|-------------------------------|
| RF    | REBAR FOUND                   |
| RS    | REBAR SET                     |
| R/W   | RIGHT-OF-WAY                  |
| SF    | SQUARE FEET                   |
| PC    | PLAT CABINET                  |
| DB    | DEED BOOK                     |
| PG    | PAGE                          |
| MBSBL | MINIMUM BUILDING SETBACK LINE |
| CP    | COMPUTED POINT                |
| —P—   | OVERHEAD POWER LINE           |
| —X—   | CHAINLINK FENCE               |
| —O—   | POWER POLE                    |
| —W—   | GUY WIRE                      |
| —P—   | POWER PAD                     |
| —W—   | WELL                          |
| —X—   | HVAC                          |

**OWNER INFORMATION:**

DAVID BLOCK &  
DEBORAH BLOCK  
621 LOCHAVEN RD  
WAXHAW NC 28173

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA. THIS PLAT IS EXEMPT FROM THE TOWN OF WEDDINGTON'S SUBDIVISION REGULATION ORDINANCE.

STATE OF NORTH CAROLINA  
UNION COUNTY

I, \_\_\_\_\_ REVIEW OFFICER OF  
UNION COUNTY, N.C. CERTIFY THAT THE MAP OR PLAT TO  
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY  
REQUIREMENTS FOR RECORDING.

ZONING ADMINISTRATOR,  
TOWN OF WEDDINGTON, NC

DATE

REVIEW OFFICER

DATE

**GRAPHIC SCALE**



**SITE NOTES:**

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-40

FRONT:	50 FEET
SIDE YARD:	15 FEET
REAR YARD:	40 FEET
MINIMUM LOT WIDTH:	120 FEET
MINIMUM LOT AREA:	40,000 SF

**FLOOD NOTE:**

A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710447500J, DATED: OCTOBER 16, 2008.



Land Surveying  
Land Planning

**PHOENIX LAND SURVEYING, INC**

3316 OLD MONROE ROAD  
STALLINGS, NORTH CAROLINA 28104  
PH: (704)-335-1655  
EMAIL: INFO@PHOENIX-SURVEYING.COM  
FIRM # C-3912

FIELD WORK: AB, RM ~ MAPPING: JF, DNZ, ART  
PROJ # 731-1449-01 621 LOCHAVEN RD

**PRELIMINARY FINAL PLAT**  
**AT PROPERTY KNOWN AS**  
**# 621 LOCHAVEN ROAD**  
**LOT RE-1, LOCHAVEN SUBDIVISION**  
**PARCEL # 06-129-112, DB 5887 PG 831, PC L PG 752**  
**TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP,**  
**UNION COUNTY, NC**  
**DATE: JUNE 1st, 2020**

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# **TOWN OF W E D D I N G T O N**

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## **MEMORANDUM**

**TO:** Chairman and Planning Board

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** June 22, 2020

**SUBJECT:** Woodford Chase Minor Subdivision – Final Plat

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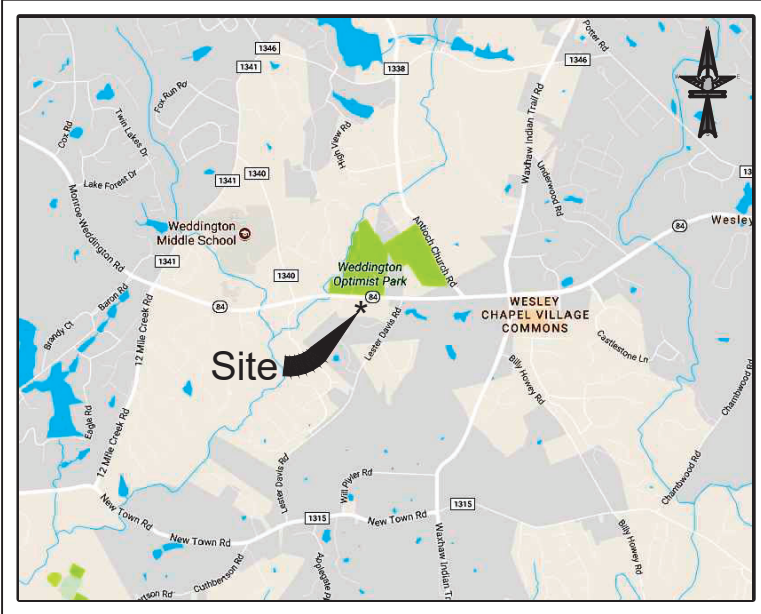
The applicant, E. Reese Gibson is seeking minor subdivision approval for property located near the southwest corner of Highway 84 and Lester Davis Road (parcel 06072004). It is zoned RCD-Residential Conservation District.

This property was previously approved for a 9-lot subdivision in 2018 and the applicant now wishes to proceed with a minor subdivision instead.

The property is 13.32 acres. The resultant lots are approximately 6.798, 2.208, and 2.032 acres. All 3 lots meet the minimum size requirement, the minimum front, side and rear yard setbacks and are at least 120' wide at the established front setback.

The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.





Vicinity Map  
NOT TO SCALE

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEDDINGTON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

Line Table		
Line #	Direction	Length
L1	N62° 26' 33"W	59.72
L2	N71° 58' 12"W	79.02
L3	N67° 33' 32"W	44.87
L4	N60° 51' 35"W	25.58
L5	N86° 00' 01"W	21.77
L6	N45° 57' 59"W	24.87
L7	N15° 52' 12"W	48.10
L8	N68° 08' 38"W	36.57

Line Table		
Line #	Direction	Length
L9	N16° 26' 00"W	12.14
L10	N52° 26' 07"W	18.59
L11	N81° 59' 08"W	57.00
L12	S72° 23' 50"W	15.27
L13	N50° 34' 09"W	22.58
L14	N88° 24' 30"W	8.75
L15	N49° 45' 03"W	34.01
L16	N69° 25' 11"W	35.72

Line Table		
Line #	Direction	Length
L17	S89° 21' 43"W	28.22
L18	N55° 00' 41"W	28.13
L19	S64° 35' 16"W	25.59
L20	N23° 42' 22"W	18.57
L21	S78° 07' 12"W	24.00
L22	N82° 24' 12"W	20.82
L23	S15° 07' 42"E	20.02

### LEGEND OF SYMBOLS & ABBREVIATIONS

EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON REBAR  
NIR - NEW IRON REBAR  
S.T. - SIGHT TRIANGLE  
M.B.S. - MINIMUM BUILDING SETBACK  
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT  
S.S.E. - SANITARY SEWER EASEMENT  
SSMH - SANITARY SEWER MANHOLE  
R/W - RIGHT OF WAY  
P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT  
GPUE - GENERAL PUBLIC UTILITY EASEMENT  
C.P. - COMPUTED POINT  
ECM - EXISTING CONCRETE MONUMENT  
E.P.K. - EXISTING P.K. NAIL

— P-OH — - OVERHEAD UTILITY LINE  
— — — SS — - SANITARY SEWER LINE  
⊙ - SANITARY SEWER MANHOLE  
⊗ - WATER VALVE  
⊕ - UTILITY POLE

### ZONING INFORMATION

ACCORDING TO THE TOWN OF WEDDINGTON ZONING MAP ON 6/22/17 (MAP UPDATED 12/10/12), THE SUBJECT PROPERTY IS ZONED "RCD - RESIDENTIAL CONSERVATION DISTRICT". FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE TOWN OF WEDDINGTON.

SETBACKS: FRONT - 50 FEET  
SIDE - 15 FEET  
REAR - 40 FEET

MINIMUM LOT AREA: 40,000 SQ. FT.  
MINIMUM LOT WIDTH: 120 FEET

SITE DATA  
TOTAL SITE AREA = 13.424 ACRES  
AREA IN LOTS = 12.039 ACRES  
AREA IN ROAD R/W = 1.384 ACRES  
NUMBER OF LOTS CREATED - 3  
CURRENT TAX PID(S) - 06-072-004  
DEED REFERENCE - DB 362 - PG 76

### MISCELLANEOUS NOTES

NO USGS MONUMENTATION WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

DEED REFERENCE: AS SHOWN.

1/2" IRON REBARS AT ALL CORNERS UNLESS OTHERWISE NOTED

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

AREAS COMPUTED USING COORDINATE GEOMETRY.

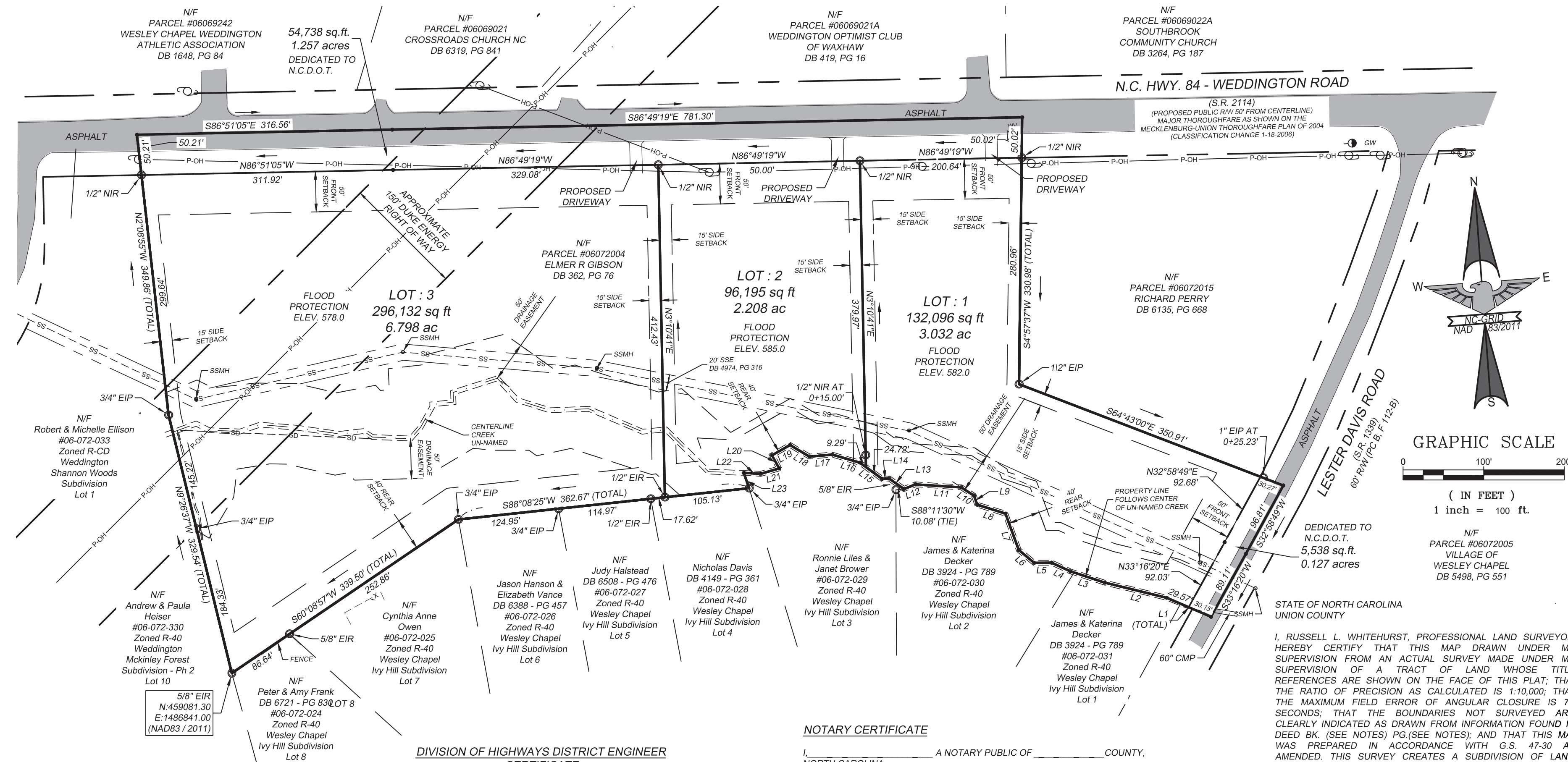
THIS MAP REFLECTS A SUBDIVISION OF LAND IN A MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710447700K, EFFECTIVE DATE MARCH 2, 2009.

### CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY.

DATE \_\_\_\_\_ CHAIRMAN OF THE PLANNING BOARD  
TOWN OF WEDDINGTON, NORTH CAROLINA



### DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS.

### NOTARY CERTIFICATE

I, \_\_\_\_\_ A NOTARY PUBLIC OF \_\_\_\_\_ COUNTY, NORTH CAROLINA,

DO HEREBY CERTIFY THAT RUSSELL L. WHITEHURST PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY

### REVIEW OFFICER

STATE OF NORTH CAROLINA  
COUNTY OF UNION

DATE

REVIEW OFFICER

DISTRICT ENGINEER

DATE

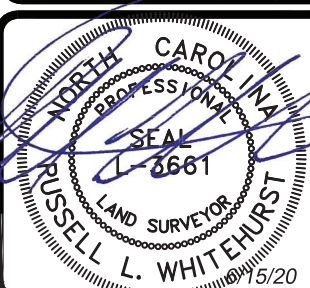


2013 Van Buren Avenue  
Indian Trail, NC 28079  
(704) 882-4222  
www.eagleonline.net

REVISION	BY	DATE	DESCRIPTION
1	FDA	5/14/2020	ADDED BUILDING SETBACKS AND NUMBER OF LOTS CREATED
2	FDA	6/15/2020	ADDED AND REVISED CERTIFICATES, FLOOD PROTECTION ELEVATIONS

ELMER REESE GIBSON  
PROPERTY  
TOWN OF WEDDINGTON, SANDY RIDGE TWP.,  
UNION COUNTY, NC  
OWNER(S):  
ELMER R GIBSON  
4512 RIVER RD. STANFIELD, NC 28163

MINOR SUBDIVISION  
FINAL PLAT  
13.424 ACRES TOTAL



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# **TOWN OF W E D D I N G T O N**

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## **MEMORANDUM**

**TO:** Chairman and Planning Board

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** June 16, 2020

**SUBJECT:** Roboz Minor Subdivision

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The applicant, Johanna Roboz is seeking minor subdivision approval for property located at 757 Skytop Road (parcel 06129030). It is a total of 27.47 acres and is zoned R-80 residential.

The resultant lots are approximately 6, 6.03, and 6.98 acres. All lots meet the minimum size requirement, the minimum front, side and rear yard setbacks and are at least 120' wide at the established front setback.

The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.









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# **TOWN OF W E D D I N G T O N**

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## **MEMORANDUM**

**TO:** Chairman and Planning Board

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** June 22, 2020

**SUBJECT:** 12 Mile Creek Minor Subdivision

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The applicant, DPOD LLC is seeking minor subdivision approval for property located on S Twelve Mile Creek Road, north of New Town Rd (parcel 06129041). It is a total of 7.792 acres and is zoned RCD residential conservation district.

One resultant parcels is approximately 2.598 acres and the other two parcels are 2.597 acres. All lots meet the minimum size requirement, the minimum front, side and rear yard setbacks and are at least 120' wide at the established front setback.

The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.



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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Chairman and Planning Board

**FROM:** Lisa Thompson Town Administrator/Planner

**DATE:** June 22, 2020

**SUBJECT:** Harlow's Crossing (Formerly Carrington Subdivision) - Final Plat Phase 2

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M/I Homes is seeking approval of their final plat application for 29 of 71 lots on 117.64 acres located at the northeast and northwest corners of Weddington-Matthews Road and Beulah Church Road/Hemby Road intersection.

### **Background Information:**

Planning Board approved the Sketch Plan on December 21<sup>st</sup>, 2015.

The Town Council approved the Preliminary Plat on September 12, 2016 with the following conditions that have been addressed:

*Review comments from USI were satisfactorily addressed, and all permits from the state were obtained for this project. The plans sealed on January 10, 2017 were recommended for acceptance by USI.*

*Union County Public Works approved the plans. An accessibility letter was obtained by staff on March 3, 2017.*

*Internal roads were approved on January 17, 2017. The access permits were approved on January 30, 2017.*

*MI homes has an agreement with the Waybridge HOA to install a gate at the emergency access point. They will be required to build the access road per plan. In addition, M/I Homes will install fencing on the property line near the gate.*

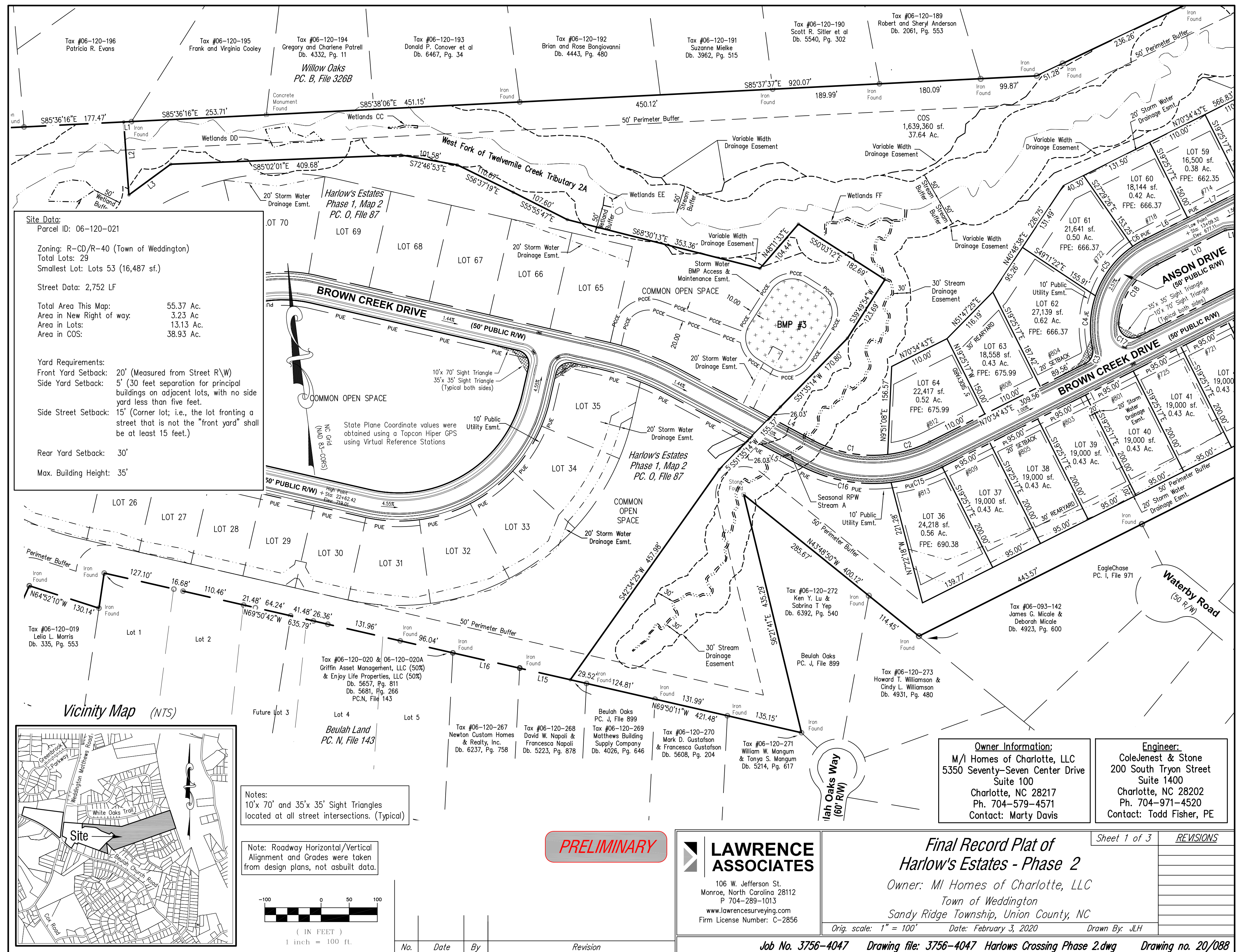
The Town Council approved the final plat application for phase 1, map 1 in November 13, 2017 which included 20 lots, and

The Town Council approved the final plat application for phase 1, map 2 on April 2018 which included 22 lots.

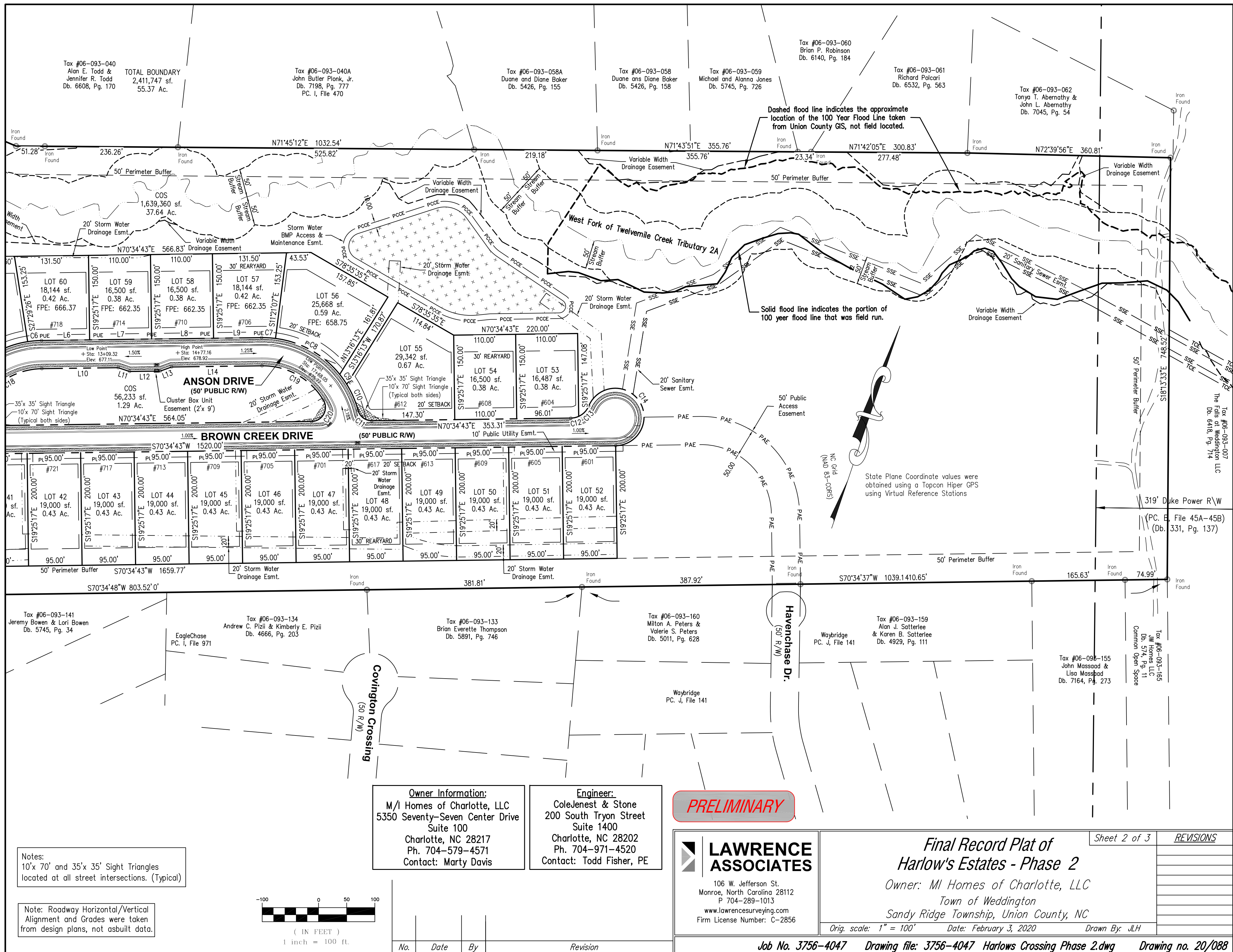
**Staff Recommendation:**

The final plat is in conformity with the preliminary plat/construction plans therefore staff recommends approval of the Harlow's Crossing Final Plat for Phase 2.











Flood Certification  
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710448700J, dated October 16, 2008 and hereby certify that this property is located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Use of land within a flood way or flood plain is substantially restricted by Article XXIV of the Union County Land Use Ordinance.

Certificate of Survey and Accuracy  
State of North Carolina, Union County  
I, Clinton D. Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book and Page as shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.  
This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
Witness my original signature, registration number and seal this the

\_\_\_\_day of \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
Clinton D. Lawrence, NCPLS L-5056



I, \_\_\_\_\_, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

N.C.P.E. # \_\_\_\_\_

Date: \_\_\_\_\_  
(Signature and Seal)

#### Certificate of Ownership and Dedication

I Hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicated all streets, alleys, walks, and other sites and easements to public or private use as noted.

\_\_\_\_\_  
Date Signature of owner(s)

I hereby certify that the subdivision plat shown hereon has been found to comply with the zoning regulations of the Town of Weddington, North Carolina. This plat is exempt from the Town of Weddington's subdivision regulation ordinance.

Date: \_\_\_\_\_  
Zoning Administrator, Town of Weddington, NC

#### NOTES

REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEY SUBJECT TO FULL TITLE SEARCH.

THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.

ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES

LAWRENCE ASSOCIATES MAKES NO GUARANTEES TO THE COMPACTION OR TO THE NONEXISTENCE OF ADDITIONAL SPOILS AREAS.

BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

STRUCTURES SHOWN ON ADJOINING PROPERTIES WERE TAKEN FROM ENGINEERING PLANS BY OTHERS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAWRENCE ASSOCIATES MAKES NO GUARANTEE TO THE ACCURACY OF THEIR LOCATION.

A UNION COUNTY PUBLIC WORKS UTILITY RIGHT-OF-WAY SHALL EXIST ON ALL SANITARY SEWER LATERAL, WATER METERS AND FIRE HYDRANTS. THE UTILITY RIGHT-OF-WAY IS LOCATED 5 FEET ALL SIDES FROM CLEANOUT, WATER METER OR FIRE HYDRANT TO THE PUBLIC OR PRIVATE ROAD RIGHT OF WAY

THE PROPERTY OWNER SHALL NOT CONSTRUCT OR PERMIT CONSTRUCTION OR PLACEMENT OF ANY STRUCTURES, PLANT TREES OR MAKE USE OF THE EASEMENT AREA IN ANY MANNER THAT WILL RESULT IN INTERFERENCE, INTERRUPTION OR IMPEDIMENT OF THE COUNTY'S EASEMENT AND INGRESS\EGRESS.

Note: Roadway Horizontal/Vertical Alignment and Grades were taken from design plans, not asbuilt data.

Note: Any roads in the subdivision that are not accepted by NCDOT are not the responsibility of the Town of Weddington; and shall be maintained by the Developer and it's successors or assigns.

#### NCDOT Construction Standards Certification

I hereby certify that the streets on this plat designated as public are or will be in accordance with the minimum right of way and construction standards established by the Board of Transportation for acceptance on the State Highway System.

\_\_\_\_\_  
District Engineer Date

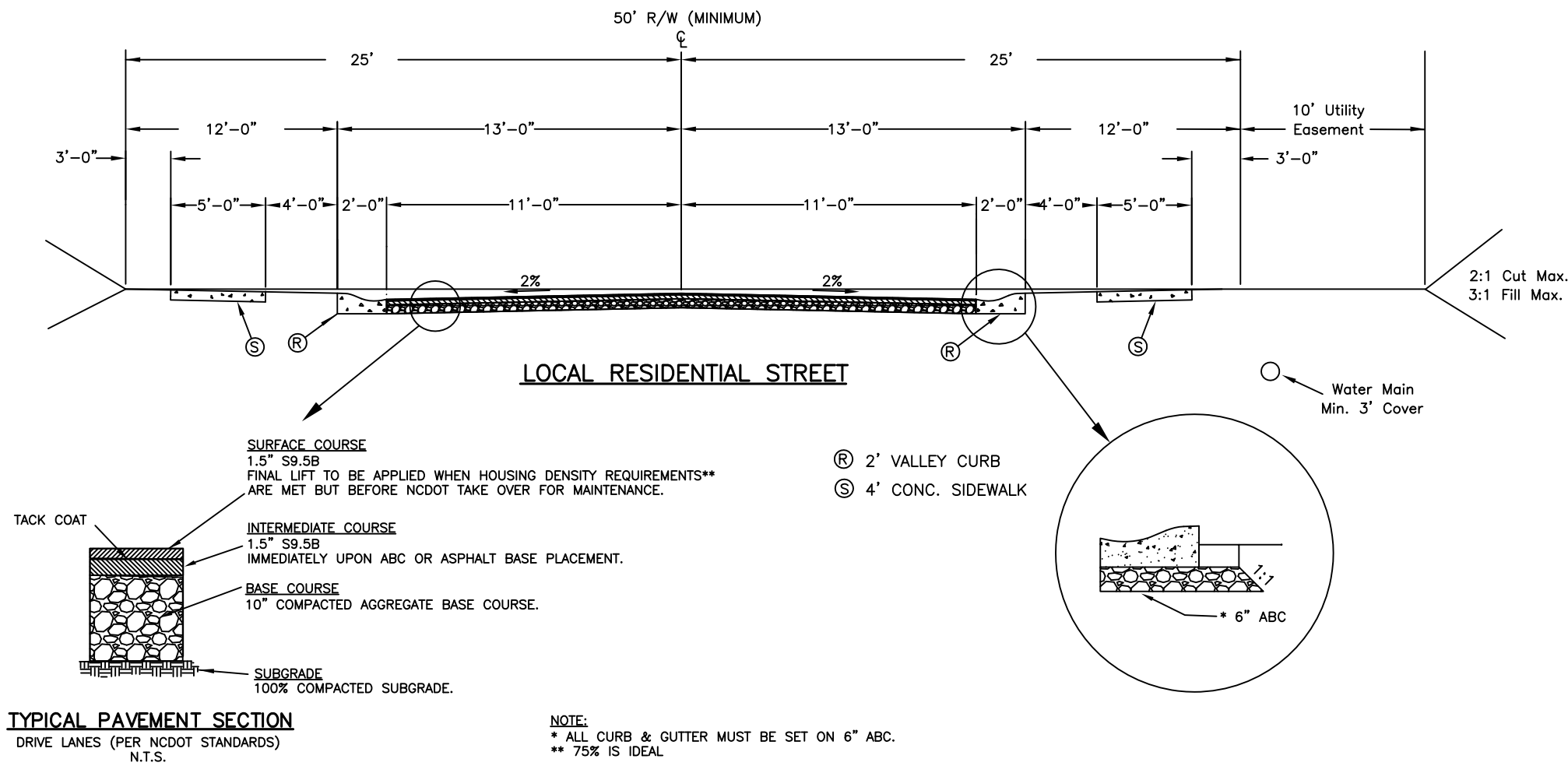
#### Division of Highways District Engineer Certificate

I hereby certify that the right of way dedication along the existing state maintained roadway(s) shown on this plat is approved and accepted as public right of way by the North Carolina Department of Transportation, Division of Highways.

\_\_\_\_\_  
District Engineer Date

Line Table		
Line #	Direction	Length
L1	S85°17'36"E	13.75
L2	S03°12'43"W	130.05
L3	N60°59'21"E	92.19
L4	S54°37'13"E	86.61
L5	N54°37'13"W	101.14
L6	N70°34'43"E	85.42
L7	N70°34'43"E	110.00
L8	N70°34'43"E	110.00
L9	N70°34'43"E	85.42
L10	N70°34'26"E	135.55
L11	N89°54'23"E	21.19
L12	N70°34'43"E	54.76
L13	N51°17'19"E	21.19
L14	N70°34'43"E	160.54
L15	N69°51'42"W	92.34
L16	N69°49'02"W	121.87

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C1	137.08	225.00	S72°04'28"E	134.97
C2	78.12	225.00	N80°31'31"E	77.73
C3	32.95	25.00	N32°49'03"E	30.62
C4	94.13	175.00	S10°27'55"W	93.00
C5	111.90	175.00	S44°11'30"W	110.00
C6	24.65	175.00	S66°32'39"W	24.63
C7	24.65	175.00	S74°36'48"W	24.63
C8	133.95	175.00	N79°25'29"W	130.70
C9	21.71	175.00	N53°56'39"W	21.69
C10	50.37	175.00	N42°08'41"W	50.20
C11	32.95	25.00	S71°39'36"E	30.62
C12	14.40	35.00	N58°47'43"E	14.29
C13	26.36	35.00	N25°26'21"E	25.74
C14	219.60	51.00	N52°46'39"W	85.20
C15	95.48	275.00	N80°31'31"E	95.00
C16	167.55	275.00	S72°04'28"E	164.97
C17	52.36	25.00	S49°25'17"E	43.30
C18	130.90	125.00	S40°34'43"W	125.00
C19	130.90	125.00	N79°25'17"W	125.00
C20	52.36	25.00	N10°34'43"E	43.30



**TYPICAL PAVEMENT SECTION**  
DRIVE LANES (PER NCDOT STANDARDS)  
N.T.S.

NOTE:  
\* ALL CURB & GUTTER MUST BE SET ON 6" ABC.  
\*\* 75% IS IDEAL

Ownership of all Common Open Space (COS) and Conservation Land shall be retained by MI Homes of Charlotte, LLC until such time as a Homeowners Association (HOA) entity has been created. Ownership will be conveyed to that HOA no later than the closing of the last home.

Notes:  
- Maintenance of all storm drainage easements as shown on plat is the responsibility of the property owner or assigns  
- The purpose of the storm drainage easement (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited.

**PRELIMINARY**

State of North Carolina  
County of Union

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

\_\_\_\_\_  
Date Review Officer

**LAWRENCE ASSOCIATES**  
106 W. Jefferson St.  
Monroe, North Carolina 28112  
P 704-289-1013  
www.lawrencesurveying.com  
Firm License Number: C-2856

*Final Record Plat of  
Harlow's Estates - Phase 2*  
Owner: *MI Homes of Charlotte, LLC*  
Town of Weddington  
Sandy Ridge Township, Union County, NC

Orig. scale: \_\_\_\_\_ Date: February 3, 2020 Drawn By: JLH

Job No. 3756-4047 Drawing file: 3756-4047 Harlows Crossing Phase 2.dwg Drawing no. 20/088

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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Chairman and Planning Board

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** June 22, 2020

**SUBJECT:** Wesley Chapel VFD Station Construction Plan Review

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Weddington Code of Ordinances Section 58-271(i) requires building schematics, landscape plans and the signage proportion of the construction drawings be approved by the Design Review Board (DRB). The function of the DRB shall be performed by the Planning Board.

The Planning Board reviewed the above-mentioned plan sets on November 21, 2019. The Board unanimously recommended approval of the plans with a staff recommended condition about the buffer trees be reviewed by the Union Power arborist to find an acceptable alternative to the requirement. It wasn't until preparing for the Town Council meeting, that staff recognized the change to the landscape buffer would require a variance.

The Board of Adjustment met on June 15, 2020. A variance to allow small maturing deciduous trees instead of the required 40% to be large maturing trees and 25% to be evergreen was approved.

Staff is bringing the landscape plan back for a recommendation. The elevations, landscape plan and signage will go move forward as one package to Town Council for approval in July.

### **Landscape Plan**

The applicant is proposing plants and shrubs as depicted on Sheet L100 with details on L101. The required buffer is 18'; however, the applicant is proposing a privacy fence that allows the buffer to be reduced by 20%. The buffer shown is 14.5'. The fence is 6' in height which is the required minimum height.

Four trees and 20 shrubs are required per 100 linear feet. A variance was approved for the plant type and size required within the buffer.

Off-street parking, loading facilities and dumpsters shall be screened. Dwarf hollies are proposed around the front parking area and generator pad; a 6' masonry wall surrounded by savannah hollies are proposed around the dumpster.

### **Staff Recommendation**

Staff recommends approval of the Wesley Chapel Volunteer Fire Department landscape plan.



PLANTING NOTES

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM. MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL. WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED/REQUIRED THE MINIMUM HEIGHT SHALL BE 10' TALL, IF MULTI-STEM TREES ARE SPECIFIED THEN THEY SHALL BE A MINIMUM OF 12' TALL.
2. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY. HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/2 INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED (PLDS #40.09).
3. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.
4. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
5. ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.

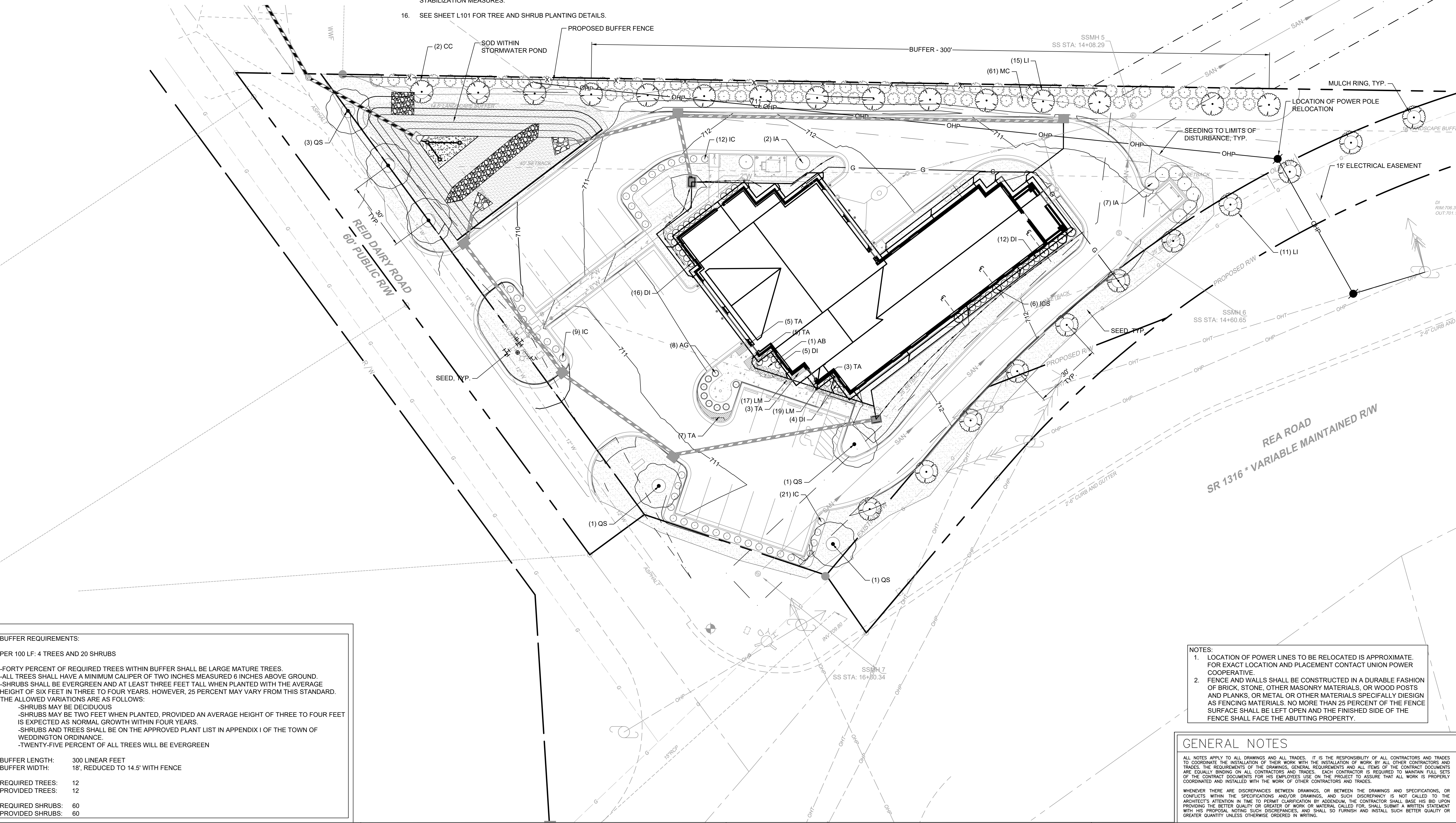
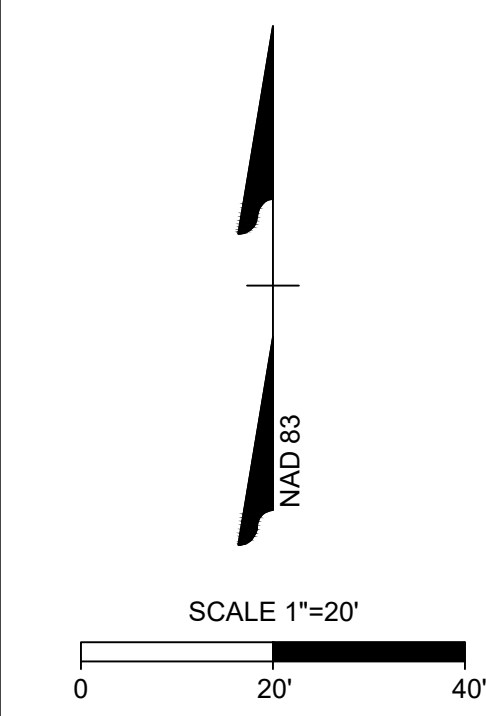
6. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET).
7. TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE TOWN ARBORIST/INSPECTOR..
8. IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S), CALL TOWN ARBORIST TO RESOLVE PRIOR TO UTILITY INSTALLATION.
9. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES.
10. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS; CALL TIMMONS GROUP TO RESOLVE BEFORE PLANTING.
11. ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 10' FROM ALL UNDERGROUND UTILITIES.
12. COMMERCIAL SCALE LIGHTING (> 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 30' FROM A TREE. PEDESTRIAN SCALE LIGHTING (≤ 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 15' FROM A TREE.
13. TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY TOWN ARBORIST/INSPECTOR PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
14. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE TOWN ARBORIST.
15. FOR GRADED AREAS NOT SHOWN TO RECEIVE SEEDING/SODDING, SEE EROSION CONTROL PLANS FOR STABILIZATION MEASURES.
16. SEE SHEET L101 FOR TREE AND SHRUB PLANTING DETAILS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPAC	REMARKS
AB	1	ACER BURGERIANUM	TRIDENT MAPLE	B&B	2.5"	10' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
LI	26	LAGERSTROEMIA INDICA X FAURIEI 'ZUNI'	ZUNI CRAPE MYRTLE	B&B	2"	8' MIN.	A.I.	SINGLE STEM
IA	9	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	B&B	2"	6' MIN.	A.I.	FULL TO GROUND
QS	6	QUERCUS SHUMARDI	SHUMARD OAK	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER, MIN. 5' CLEAR TRUNK, MAX 7'

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPR	SPAC	REMARKS
AS	8	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	5 GAL	15"	12"	A.I.	
DI	37	DISTYLIDUM 'PIDIST-II PLANT PATENT 24,409'	BLUE CASCADE EVERGREEN DISTYLIDUM	5 GAL	18"	24"	A.I.	
IC	42	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	5 GAL	30"	20"	A.I.	FULL TO GROUND
ICS	6	ILEX CRENATA 'STEEDS'	STEEDS UPRIGHT JAPANESE HOLLY	7 GAL	30"	24"	A.I.	FULL TO GROUND
LM	36	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL	8"	6"	A.I.	
MC	61	MYRICIA CERIFERA	SOUTHERN WAX MYRTLE	7 GAL	30"	24"	A.I.	FULL TO GROUND
TA	23	TRACHELOSPERMUM ASIATICUM 'HOSNS'	SNOW-N-SUMMER ASIATIC JASMINE	3 GAL	8"	15"	A.I.	

GRND CVR	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPR	SPAC	REMARKS
TURF	SF	NAME						REMARKS
TURF	A.I.	TALL FESCUE (SEED OR SOD)						



**BUFFER REQUIREMENTS:**

PER 100 LF: 4 TREES AND 20 SHRUBS

-FORTY PERCENT OF REQUIRED TREES WITHIN BUFFER SHALL BE LARGE MATURE TREES.  
-ALL TREES SHALL HAVE A MINIMUM CALIPER OF TWO INCHES MEASURED 6 INCHES ABOVE GROUND.  
-SHRUBS SHALL BE EVERGREEN AND AT LEAST THREE FEET TALL WHEN PLANTED WITH THE AVERAGE HEIGHT OF SIX FEET IN THREE TO FOUR YEARS. HOWEVER, 25 PERCENT MAY VARY FROM THIS STANDARD. THE ALLOWED VARIATIONS ARE AS FOLLOWS:  
-SHRUBS MAY BE DECIDUOUS  
-SHRUBS MAY BE TWO FEET WHEN PLANTED, PROVIDED AN AVERAGE HEIGHT OF THREE TO FOUR FEET IS EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS.  
-SHRUBS AND TREES SHALL BE ON THE APPROVED PLANT LIST IN APPENDIX I OF THE TOWN OF WEDDINGTON ORDINANCE.  
-TWENTY-FIVE PERCENT OF ALL TREES WILL BE EVERGREEN

BUFFER LENGTH: 300 LINEAR FEET  
BUFFER WIDTH: 18', REDUCED TO 14.5' WITH FENCE

REQUIRED TREES: 12  
PROVIDED TREES: 12

REQUIRED SHRUBS: 60  
PROVIDED SHRUBS: 60

- NOTES:
1. LOCATION OF POWER LINES TO BE RELOCATED IS APPROXIMATE. FOR EXACT LOCATION AND PLACEMENT CONTACT UNION POWER COOPERATIVE.
  2. FENCE AND WALLS SHALL BE CONSTRUCTED IN A DURABLE FASHION OF BRICK, STONE, OTHER MASONRY MATERIALS, OR WOOD POSTS AND PLANKS, OR METAL OR OTHER MATERIALS SPECIFICALLY DESIGN AS FENCING MATERIALS. NO MORE THAN 25 PERCENT OF THE FENCE SURFACE SHALL BE LEFT OPEN AND THE FINISHED SIDE OF THE FENCE SHALL FACE THE ABUTTING PROPERTY.

GENERAL NOTES

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

WHENEVER THERE ARE DISCREPANCIES BETWEEN DRAWINGS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR CONFLICTS WITHIN THE SPECIFICATIONS AND/OR DRAWINGS, AND SUCH DISCREPANCY IS NOT CALLED TO THE ARCHITECT'S ATTENTION IN TIME TO PERMIT CLARIFICATION BY ADDENDUM, THE CONTRACTOR SHALL BASE HIS BID UPON PROVIDING THE BETTER QUALITY OR GREATER OF WORK OR MATERIAL CALLED FOR, SHALL SUBMIT A WRITTEN STATEMENT WITH HIS PROPOSAL, NOTING SUCH DISCREPANCIES, AND SHALL SO FURNISH AND INSTALL SUCH BETTER QUALITY OR GREATER QUANTITY UNLESS OTHERWISE ORDERED IN WRITING.

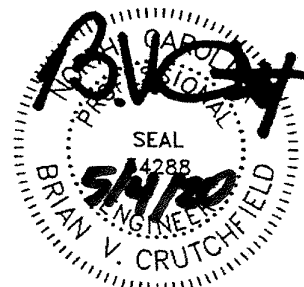
Project No.  
**1619**

Date: 05.04.2020  
Drawn by: JH  
Checked by: BVC  
Revisions: 0



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**Stewart-Cooper-Newell Architects**  
www.scn-architects.com

WESLEY CHAPEL  
VOLUNTEER FIRE STATION NO. 44  
WEDDINGTON, NC

LANDSPACING PLAN

Sheet Number  
**L100**