

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MARCH 22, 2021 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

**PLEASE NOTE: DUE TO THE CURRENT STATES OF EMERGENCY RELATED TO COVID-19, THE MEETING WILL HAVE LIMITED IN-PERSON CAPACITY. IT WILL BE LIVE STREAMED ON FACEBOOK AND A RECORDING WILL BE AVAILABLE ON YOUTUBE THE FOLLOWING MORNING.*

1. Call to Order
2. Swear in new Planning Board Members Travis Manning and Manish Mittal
3. Determination of Quorum
4. Election of Chairman/Vice Chairman
5. Approval of Minutes
 - A. February 22, 2020 Planning Board Regular Meeting
6. Old Business
7. New Business
 - A. Discussion and Consideration of Keller Minor Subdivision at 3514 Forest Lawn Drive - Parcel number 06063038
 - B. Discussion and Recommendation of Weddington Glen Preliminary Plat
 - C. Providence Road Corridor Study
8. Update from Town Planner and Report from the February Town Council and Retreat Meetings
9. Board member Comments
10. Adjournment

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, FEBRUARY 22, 2021 – 7:00 P.M.
WEDDINGTON TOWN HALL
WEDDINGTON, NC 28104
MINUTES
PAGE 1 OF 3**

1. Call to Order

Chairman Brad Prillaman called the meeting to order at 7:02 p.m.

2. Determination of Quorum

Quorum was determined with Chairman Brad Prillaman, Vice Chair Walt Hogan, Board members Ed Goscicki and Jen Conway present. Board member Jim Vivian arrived via Zoom at 7:07 p.m. and Board member Steve Godfrey was absent.

Visitors: Bill Deter, Rusty Setzer, Travis Manning, Anne Pruitt (via Zoom)

Staff: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Town Attorney Kevin Bringewatt (via Zoom)

3. Approval of Minutes

A. December 21, 2020 Planning Board Regular Meeting

Motion: Vice Chair Hogan made a motion to approve the December 21, 2020 Planning Board Regular Meeting Minutes
Second: Board member Hogan
Vote: The motion passed with a unanimous vote.

The Planning Board unanimously agreed to deliberate new business before old business.

4. New Business

A. Discussion and Consideration of Pruitt Minor Subdivision-202 Walden Lane

Ms. Thompson presented the staff report: The applicant, Andrew Pruitt is seeking minor subdivision approval for property located at 202 Walden Lane (parcel 06063045). The property is a total of 6.68 acres and is zoned R40 residential. The resultant lots are approximately 2 acres and 4.68 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.

Motion: Vice Chair Hogan made a motion to approve the Pruitt Minor Subdivision
Second: Board member Vivian
Vote: The motion passed with a unanimous vote.

5. Old Business

A. Discussion and Recommendation of Unified Development Ordinance

Mr. Bringewatt reviewed the timeline for approval of the Unified Development Ordinance. It will be introduced to the Town Council in March and posted for the public to review. A public hearing will be held in April and barring any complications, the Town Council will consider adoption in April.

Board member Goscicki presented questions and comments regarding the edits:

- D- 703, Section A. subsection 3. Downtown Overlay District paragraph c. Access from thoroughfares-do we want that level of detail in the UDO? Change in the Land Use Plan would require an amendment to the UDO
- Same section needs a definition of collector road
- Article 8: Major subdivisions are required to have an HOA? Mr. Bringewatt responded that with 10% open space required, an entity needs to be formed for maintenance.
- D-803 Section B Outside Agency Involvement – NCDENR and NCDWQ is now called NCDEQ (NC Department of Environmental Quality)
- D-804 Section F Duration of Financial Guarantees: When do the financial guarantees start? If the Town is looking for a guarantee, why put a time frame on it? Ms. Thompson responded that municipalities are no longer allowed to accept maintenance bonds. This language is for performance bonds which the time frames were changed with 160D: the duration is initially for 1 year with an extension element depending on if it's needed. Chairman Prillaman asked if the developer misses the timeline, is liability on the town? Mr. Bringewatt responded that the Town is not liable for the work in the performance bond. The purpose is to look out for the neighborhood and the people already living there. It does require some monitoring of dates and timelines to get the extensions. Ms. Thompson added that she has draft bond language that provides for extensions.
- Article 8 Page 10: the town cannot accept public utilities as they are not provided
- Article 9: 917A Blocks: sufficiently deep for houses to be back to back. Ms. Thompson responded that these standards are included in the section for all subdivisions and to maybe make them for traditional subdivisions only. Mr. Bringewatt stated that this article is organized with standards that apply to all subdivisions, if something falls into the category, the conservation standards trump the traditional standards- Ms. Thompson asked if this section is needed. The Planning Board unanimously agreed to delete this section from the UDO.
- Paragraph H-Public Roads-exceptions: The title is confusing. The Planning Board unanimously agreed to change the title to read "H. Lots to Abut Public Roads"
- Article 9 page 5: the term "shall be designed" speaks to intent and not requirement. Ms. Thompson stated that this language comes from working with Randall Arendt. Chairman Prillaman commented that it gives flexibility through the charette process and allows consulting and planning for the development on the fly.
- Page 6: connecting to public water lines – county water and sewer policy an ordinance. No corresponding section for sewer systems.
- Page 6: R. Open Space – Chairman Prillaman clarified that an HOA will be set up for open space vs. a conservation area. Ms. Thompson responded that it is required for a maintenance plan agreement in a different section
- Page 22 K. Land Use for schools: are we adopting as an ordinance? Ms. Thompson replied that this language is in the current ordinance, the school board asked for all municipalities adopt the same language. Mr. Bringewatt responded that the Town does have standing. School Boards must comply with all local zoning. If the parcel for a school is in an RCD zoning, they would go through the conditional process
- Delete the last sentence of the introductory paragraph of Land Use for Schools.

- Motion:** Vice Chairman Hogan made a motion to recommend approval of the Unified Development Ordinance to the Town Council, with changes and edits suggested tonight.
- Second:** Board member Vivian
- Vote:** The motion passed with a unanimous vote.

6. Update from Town Planner and Report from the January and February Town Council Meetings

Ms. Thompson presented the update: The Town Council will hold their annual retreat on Friday, February 26 at Rolling Hills Country Club. Due to COVID protocols, there is limited capacity, so a Zoom invitation will be sent to the Planning Board. The Council will be specifically discussing planning areas/ETJ at the Weddington borders and a Providence Road corridor study. The Council approved two resolutions, one opposing Glenhurst Subdivision rezoning for 101 lots on about 40 acres in Indian Trail and the other opposing rezoning for an apartment complex at Providence and New Town intersection. Two new members of the Planning Board were appointed: welcome to Travis Manning and Manish Mittal. Thank you to Brad Prillaman for his years of service. Brad was appointed in 2015 and has served Weddington for 5.5 years. This can be a thankless job, but thank you for your time, your candor, and everything you've done for Weddington.

7. Board member Comments

Vice Chairman Hogan: I think we did a good job on this UDO.

Board member Jim Vivian: A lot of good work on the UDO.

Board member Ed Goscicki: I just wanted to take a second to comment on Brad: it's been a pleasure working with him. Brad, you run a tight ship and keep us on track and do good work.

Chairman Brad Prillaman: I have enjoyed my time on the Board. It is thankless at times, but it is a necessary job. I was very fortunate to have some people before me to do that. Chairman Prillaman read a prepared statement. It is attached for the record.

8. Adjournment

- Motion:** Vice Chairman Hogan made a motion to adjourn the February 22, 2021 Regular Planning Board Meeting at 7:47 p.m.
- Second:** Board member Vivian
- Vote:** The motion passed with a unanimous vote.

Approved: _____

Chairman

Karen Dewey, Town Clerk

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

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: March 22, 2021

SUBJECT: Keller Minor Subdivision

The applicants, Richard and Jesseca Keller are seeking minor subdivision approval for property located at 3514 Forest Lawn Drive (parcel 06063038). The property is a total of 5.12 acres and is zoned R60 residential within the Water Oak Colony subdivision.

The resultant lots are approximately 2.272 acres and 2.728 acres. Both lots meet the minimum lot size requirement, the minimum front, side, and rear yard setbacks, and are at least 125' 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.

NOTARY PUBLIC:

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____ A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, CERTIFY THAT
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

REVIEW OFFICER:

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

LEGEND

EP - EDGE OF PAVEMENT
FIR - FOUND IRON REBAR
FIP - FOUND IRON PIPE
CONC. - CONCRETE
PP - POWER POLE
R/W - RIGHT-OF-WAY
SIR - SET IRON REBAR
PM - POWER METER
OHPL - OVERHEAD POWER
HVAC - HEAT AIR UNIT
COV. - COVERED

FOREST LANE DRIVE
(VARIABLE PUBLIC R/W)
(DEED 6238--252)

LOT 47, PROVIDENCE PLACE

PHASE III, MAP I
PLAT B-224B
ZONED R-40

LOT 44, PROVIDENCE PLACE

PHASE III, MAP I
PLAT B-224B
ZONED R-40

LOT 43, PROVIDENCE PLACE

PHASE III, MAP I
PLAT B-224B
ZONED R-40

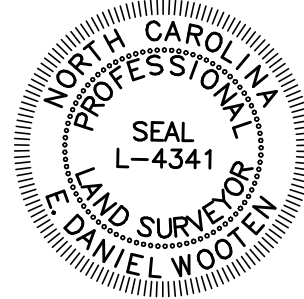
SURVEYOR CERTIFICATION

I, E. DANIEL WOOTEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN DEED 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 DOES NOT EXCEED 1:10000;
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30
AS AMENDED.

THIS 10TH DAY OF FEBRUARY, 2021.

E. Daniel Wooten

E. DANIEL WOOTEN, NCPLS L-4341



LINE	BEARING	DISTANCE
L1	S 09°48'39" W	2.98'
L2	N 06°41'08" E	3.00'
L3	S 83°55'25" E	35.28'
L4	N 12°12'17" W	60.58'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	150.00'	146.38'	N 40°08'47" W	140.64'
C2	920.00'	114.80'	S 76°36'52" E	114.72'
C3	937.00'	50.35'	S 81°43'39" E	50.34'
C4	920.00'	9.78'	S 83°37'08" E	9.78'
C5	150.00'	67.48'	N 25°04'41" W	66.91'
C6	150.00'	78.90'	N 53°02'02" W	77.99'

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY SHOWN
HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD
AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE
ADMINISTRATION.

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A
TITLE COMMITMENT REPORT.
2. E. DANIEL WOOTEN, NC-PLS L-4341, DOES NOT CLAIM
THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT
AFFECT THE SUBJECT PROPERTY ARE SHOWN HERE ON.
3. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO TWO (2) TRACTS.
4. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN
THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS
AN ORDINANCE THAT REGULATES PARCELS OF LAND.
5. IRON REBAR SET AT LOT CORNERS UNLESS OTHERWISE NOTED.
6. PROPOSED 30' PERMANENT SEWER EASEMENT TAKEN FROM "SURVEY OF
UTILITY LINE EASEMENT" PREPARED FOR UNION COUNTY, MAP PREPARED BY
HAZEN, DATED APRIL, 2018.

PLANNING CERTIFICATION

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

SETBACK PER ZONING:

ZONING - R60
MINIMUM FRONT SETBACK: 60 FEET
MINIMUM SIDE YARD: 25 FEET
MINIMUM REAR YARD: 60 FEET
MINIMUM LOT SIZE: 60,000 SQ.FT.
MINIMUM WIDTH: 125 FEET

TOTAL AREA:
217,815 SQ.FT.
5.000 ACRES

CERTIFICATION 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.

DATE _____ OWNER(S) _____

WOOTEN SURVEYING

& ASSOCIATES, PLLC

NC-PLS L-4341
119 SMITH CIRCLE
MATTHEWS, NC 28104
(980) 328-2977

DWOOTEN@WOOTENSURVEYING.COM
WWW.WOOTENSURVEYING.COM

MINOR SUBDIVISION PLAT

TRACT 1, WATER OAK COLONY

PREPARED FOR:
RICHARD KELLER AND JESSECA KELLER

#3514 FOREST LAWN DRIVE

TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP
UNION COUNTY, NORTH CAROLINA

PLAT A-70A

Tax Number: 06-063-038

FIELD/DRAWN	ACAD	SCALE	DATE
DW/DW	3514FORESTLWANDR.DWG	1"=50'	FEBRUARY 10, 2021

TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: March 22, 2021

SUBJECT: Weddington Glen- R-CD Conservation Subdivision - Preliminary Plat/Construction Plans



CH Land Company, LLC submitted a preliminary plat and construction plans for 35 lots on 49.69 acres located at the southwest corner of Weddington-Matthews Road and Hemby Road.

Application Information:

Date of Application: March 5, 2021
Parcel ID#: 06123012 (portion), 06120003, and 06120002B
Property Location: Weddington-Matthews Road and Hemby Road
Zoning: R-CD
Existing Land Use: Residential
Proposed Land Use: Residential Conservation

Project Information:

The proposed subdivision contains 35 lots on 49.69 acres with a total density of .70 units per acre.

This is a conservation subdivision where 50% of the gross acreage must be retained as conservation land. 24.85 acres is required, and 27.40 acres has been provided.

The 100' viewshed buffer includes a 10' landscape buffer along the thoroughfares to screen residential lots from the thoroughfare. A 50' buffer surrounds the property separating the proposed lots from existing parcels.

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

The subdivision is accessed by an entrance off Weddington-Matthews Road. NCDOT is requiring a left turn lane with 100' of storage on Weddington Matthews Road to serve the property. A stub road is provided to serve any future development on the Morris property to the north. The Town's consultant reviewed the trip threshold which is around 335 ADT, 27 at the AM peak and 35 trips at the PM peak. This does not warrant a TIA for the Town.

The Town Engineer reviewed the construction plans and provided minor comments that will not change the layout of the lots. Outside agency reviews are underway, including NCDOT, Public Works, NCDEQ and the Army Corps of Engineers.

A draft maintenance plan and CCRs have been submitted for review.

Project History:

PIMs were held on February 20, 2017, at Town Hall and on-site. Questions were raised about process, lot sizes, road improvements, the water tower, and sewer.

The sketch plan was approved by the Planning Board on February 27, 2017. The Board discussed the radius of the turnaround/stub being large enough to accommodate large vehicles, a sewer easement to the fire department, tree save areas, wetland areas, and access easements to the Helms property and cell tower parcels.

The Board reviewed the preliminary plat on December 18, 2017 and recommend approval. A sewer easement and connection to the Hemby Rd fire station was added to the plans.

The Town Council approved the Preliminary Plat on February 12, 2018.

Per Section 46-45(c)(1) a final plat shall be submitted within two years of the approval of the preliminary plat. Because the two-years has lapsed the applicant is seeking re-approval. The town's current process requires the preliminary plat to go through the conditional rezoning process and therefore a public hearing will be held by Town Council.

Recommendation and Land Use Plan Consistency:

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.

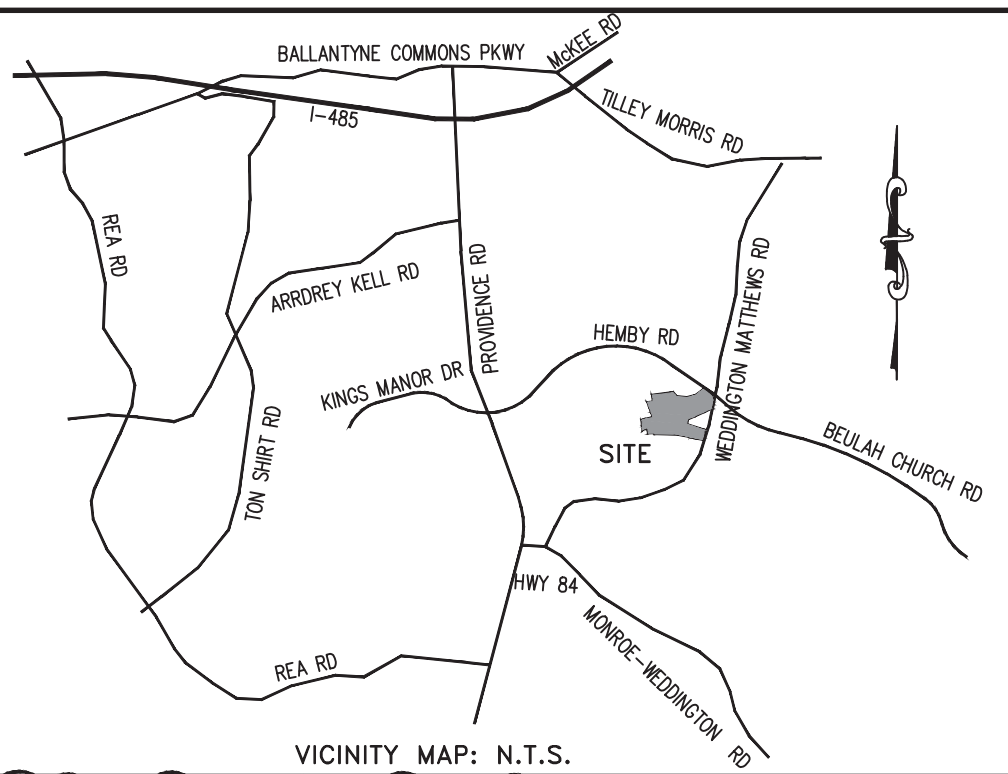
Proposed Land Use Consistency Statement

The Land Use Plan designates the property as Conservation Residential. The subdivision is consistent with the Land Use Plan as it promotes conservation area, view shed buffers, and open space. It is reasonable in that alternative lot sizes accommodate a variety of age and income groups yet ensures new residential development consisting of single-family homes and is providing buffering along adjacent properties.

The updated preliminary plat is similar to the original approved sketch plan and is the same as the previous approved plat; therefore, staff recommends approval.

WEDDINGTON GLEN SUBDIVISION

TOWN OF WEDDINGTON, NORTH CAROLINA



DEVELOPER: CH LAND COMPANY, LLC
CONTACT: MARK CARPENTER
EMAIL: mark.carpenter@chlandcompany.com
ADDRESS: 6412 BANNINGTON ROAD
CHARLOTTE, N.C. 28226
PHONE: 704-643-9591

SURVEY COMPLETED MAY OF 2017.
CIVIL ENGINEER/SURVEYOR: THE ISAACS GROUP, P.C.
CONTACT: BRENT COWAN, P.E.
EMAIL: bcowan@isacsgroup.com
ADDRESS: 8720 RED OAK BLVD, SUITE 420,
CHARLOTTE, N.C. 28217
PHONE: (704) 227-9402 FAX: (704) 227-9403

UTILITY PROVIDERS:
WATER AND SEWER:
UNION COUNTY WATER AND SEWER DEPT
UNION COUNTY PUBLIC WORKS OFFICE
500 N. MAIN ST., SUITE 500
MONROE, NC 28112

ANTICIPATED 35 DOMESTIC WATER METERS.

ANTICIPATED DOMESTIC WATER DEMAND FOR THIS PROJECT WILL BE 14,000 GPD.
(35 LOTS X 400 GPD/LOT = 14,000 GPD)

ANTICIPATED SEWER FLOW DEMAND FOR THIS PROJECT WILL BE 6,650 GPD.
(35 LOTS X 190 GPD/LOT = 6,650 GPD)

PARCEL ID: 06120003
OWNER: TUDOR SANDRA H TRUSTEE
ADDRESS: 4200 SATTERWYTHE LN
CHARLOTTE NC 28215
EMAIL: STUDDOR1952@AOL.COM

PARCEL ID: 06120002B
OWNER: SIMPSON JASON N
ADDRESS: 8920 BLAKEWOOD CT
GAINESVILLE GA 30506
EMAIL: SKINS143@GMAIL.COM

A PORTION OF:
PARCEL ID: 06123012
OWNER: ORR GERALD D & MARTHA P
ADDRESS: 2959 PINE LEVEL CHURCH RD
NANKINA NC 28455
EMAIL: GDMORR@AOL.COM

DEVELOPMENT DATA
ZONING: RCD
JURISDICTION: TOWN OF WEDDINGTON
COUNTY: UNION COUNTY
TOWNSHIP: SANDY RIDGE
TOTAL PROJECT ACREAGE: ±49.02 AC.
MIN. LOT WIDTH ALLOWED: 80 FT.
TYP. LOT WIDTH SHOWN: 100 FT.
MIN. LOT AREA: 12,000 S.F.
TYP. LOT AREA SHOWN: 15,000 S.F.
SMALLEST LOT AREA SHOWN: 15,000 S.F. (LOT 34)
AVERAGE LOT SIZE: 17,842 S.F.
MIN. SETBACK: 20 FT.
REAR YARD: 30 FT.
SIDE YARD: 15 FT.
MAXIMUM BUILDING HEIGHT: 35 FT.
NUMBER OF LOTS SHOWN: 35 LOTS
LINEAR FEET OF STREET:
GLENCOE DRIVE: 1,419.77 L.F.
BRAEMAR DRIVE: 1,333.33 L.F.
DORNOCH: 511.93 L.F.

CONSERVATION LAND CALCULATIONS

CONSERVATION LAND REQUIRED = 50% OF 49.02 AC. = 24.51 AC.
AREA OF CONSERVATION LAND W/OUT EASEMENTS = 934,772.40 S.F.

AREA OF CONSERVATION LAND AROUND BMP WITH WALKING TRAIL = 53,150.20 S.F.

AREA OF POWER R/W = 209,445.54 S.F.
50% OF POWER R/W = 104,722.77 S.F.

TOTAL CONSERVATION LAND = 934772.40+53,150.20+104,722.77=1,092,645.37 S.F. (25.08 ACRES)

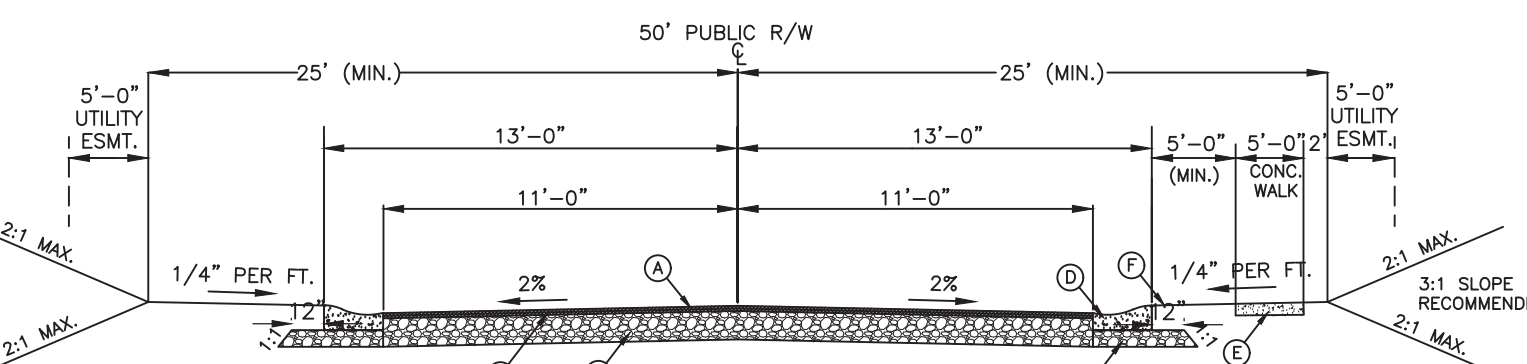
25.08 AC. > 24.51 AC. THEREFORE OK

NOTE: ALL CONSERVATION AND OPEN SPACE AREAS SHALL BE DEDICATED TO H.O.A.

VARIATIONS IN THE PRINCIPAL BUILDING POSITION AND ORIENTATION ON LOTS ARE ENCOURAGED, BUT SHALL OBSERVE THE FOLLOWING MINIMUM STANDARDS:

- FRONT YARD: 20 FEET
- REAR YARD: 30 FEET
- SIDE YARD: 30 FEET SEPARATION FOR PRINCIPLE BUILDINGS ON ADJACENT LOTS, WITH NO SIDE YARD LESS THAN 5 FT. THE STREETSIDE SIDE YARD ON A CORNER LOT SHALL BE AT LEAST 15 FEET.

PLANTING ALONG THROUGHFARES WILL BE REQUIRED PER TOWN ORDINANCE SECTION 46-76.



NOTES:

- SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-99 AND NC DOT SPECIFICATIONS SECTION 500.
- AGGREGATE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100%.
- ASPHALT COMPACTION SHALL BE IN ACCORDANCE WITH NC DOT SPECIFICATION SECTION 610.
- IF REQUIRED BY THE TOWN, TESTS SHALL BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPERS EXPENSE.
- FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED UNTIL BOXES ARE DEVELOPED. THE FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED FOR STREETS THAT WILL BE USED TO ACCESS FUTURE PHASES UNTIL THOSE PHASES REACH BOX BUILD-OUT.

LOCAL RESIDENTIAL STREET WITH CURB AND GUTTER
(TYPICAL SECTION)

SHEET NO.	Title
C0.0	SITE EXHIBIT
C1.0	EXISTING CONDITION PLAN
C1.1	PROJECT NOTES
C1.2	SITE PLAN
C1.3	SITE PLAN
C2.0	WEDDINGTON-MATTHEWS ROAD IMPROVEMENTS
C2.1	WEDDINGTON-MATTHEWS ROAD IMPROVEMENTS
C2.2	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.3	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.4	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.5	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.6	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.7	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C3.0	ROAD PROFILE
C3.1	ROAD PROFILE
C4.0	OVERALL GRADING PLAN / CONTEXT MAP
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	BMP #1 PLAN
C5.1	BMP #2 PLAN
C5.2	BMP #2 PLANTING PLAN
C6.0	DRAINAGE AREA MAP / STORM SCHEDULE
C6.1	PRE DEVELOPED DA MAP
C6.2	POST DEVELOPED DA MAP
C7.0	STORM PROFILES
C7.1	STORM PROFILES
C7.2	STORM PROFILES
C8.0	PHASE 1 EROSION CONTROL
C8.1	PHASE 1 EROSION CONTROL
C8.2	PHASE 2 EROSION CONTROL
C8.3	PHASE 2 EROSION CONTROL
C9.0	DETAILS AND SPECIFICATIONS
C9.1	DETAILS AND SPECIFICATIONS
C9.2	DETAILS AND SPECIFICATIONS
C9.3	DETAILS AND SPECIFICATIONS
C9.4	DETAILS AND SPECIFICATIONS
C9.5	DETAILS AND SPECIFICATIONS
C9.6	DETAILS AND SPECIFICATIONS
C9.7	DETAILS AND SPECIFICATIONS
C9.8	DETAILS AND SPECIFICATIONS

BROMLEY COMMUNITY ASSOCIATION INC.
PARCEL # 06123127
ZONED: RCD
USE: RESIDENTIAL

BROMLEY DRIVE
BROMLEY SUBDIVISION

REQUIRED SCREENING AND LANDSCAPING ALONG 50' BUFFER

TOTAL LENGTH OF BUFFER TO BE LANDSCAPED: 845 L.F.
(845/100) X 9 = 76.05 ~ 76 TREES

TOTAL NUMBER OF TREES REQUIRED:
= 76 X 40% = 30 (LMT)
= 76 X 60% = 46 (SMT)
= 30 (LMT)
= 46 (SMT)

TOTAL NUMBER OF TREES PROVIDED:
= 169

TOTAL NUMBER OF SHRUBS REQUIRED:
(845/100) X 20 = 169

TOTAL NUMBER OF SHRUBS PROVIDED:
= 169

PLANT SCHEDULE:	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	SPACING
LMT	QUERCUS PHELLOS 'HIGHTOWER' / HIGHTOWER WILLOW OAK	36	2" CAL. MIN.	±40' O.C.
SMT	PRUNUS X YEDOENSIS / YOSHINO CHERRY	55	12"-14" HEIGHT 2" CAL. MIN.	±25' O.C.
SHRUBS	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	201	2" HT./36"SPRD	4' O.C.

REQUIRED LANDSCAPING ALONG THROUGHFARES:

TOTAL LENGTH OF BUFFER TO BE LANDSCAPED: 886 L.F.
(886/100) X 9 = 79.74 ~ 80 TREES

TOTAL NUMBER OF TREES REQUIRED:
= 80 X 40% = 32 (LMT)
= 80 X 60% = 48 (SMT)
= 32 (LMT)
= 48 (SMT)

TOTAL NUMBER OF TREES PROVIDED:
(886/100) X 20 = 177

TOTAL NUMBER OF SHRUBS REQUIRED:
= 177

PLANT SCHEDULE:	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	SPACING
LMT	QUERCUS PHELLOS 'HIGHTOWER' / HIGHTOWER WILLOW OAK	32	2" CAL. MIN.	±40' O.C.
SMT	PRUNUS X YEDOENSIS / YOSHINO CHERRY	48	12"-14" HEIGHT 2" CAL. MIN.	±25' O.C.
SHRUBS	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	183	2" HT./36"SPRD	4' O.C.

REQUIRED SCREENING AND LANDSCAPING ALONG 50' BUFFER W/ 6' HIGH FENCE

TOTAL LENGTH OF BUFFER TO BE LANDSCAPED: 160 L.F.
(160/100) X 9 = 14.4 ~ 15 TREES

TOTAL NUMBER OF TREES REQUIRED:
= 15 X 40% = 6 (LMT)
= 15 X 60% = 9 (SMT)
= 6 (LMT)
= 9 (SMT)

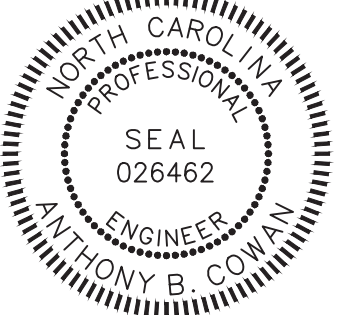
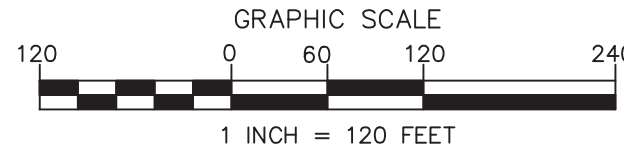
TOTAL NUMBER OF TREES PROVIDED:
(160/100) X 20 = 32

TOTAL NUMBER OF SHRUBS REQUIRED:
= 32

TOTAL NUMBER OF SHRUBS PROVIDED:
= 32

NOTES:

- SPECIES MAY BE SUBSTITUTED SO LONG AS THEY ARE FROM THE APPROVED LIST IN APPENDIX 1.
- REQUIRED TREES AND SHRUBS WITHIN THE BUFFER SHALL MEET THE FOLLOWING STANDARDS:
a. FORTY PERCENT OF THE REQUIRED TREES WITHIN THE BUFFER SHALL BE LARGE MATURE TREES;
b. ALL TREES SHALL HAVE A MINIMUM CALIPER OF TWO INCHES MEASURED SIX INCHES ABOVE GROUND AT THE TIME OF PLANTING;
c. 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 OF THE SHRUBS MAY VARY FROM THE ABOVE STANDARD. THE ALLOWED VARIATIONS ARE AS FOLLOWS:
c.1. SHRUBS MAY BE DECIDUOUS
c.2. SHRUBS MAY BE TWO FEET TALL WHEN PLANTED, PROVIDED AN AVERAGE HEIGHT OF THREE TO FOUR FEET IS EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS;
c.3. SHRUBS PLANTED ON A BERM MAY BE OF LESSER HEIGHT, PROVIDED THE COMBINED HEIGHT OF THE BERM AND PLANTINGS IS AT LEAST EIGHT FEET AFTER FOUR YEARS;
d. SHRUBS AND TREES SHALL BE ON THE APPROVED PLANT LIST IN APPENDIX 1 TO CHAPTER 58;
e. ALL SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND FREE OF DISEASE; AND
f. TWENTY-FIVE PERCENT OF ALL TREES WILL BE EVERGREEN.
- THE DEVELOPER SHALL REPLACE ANY PLANT MATERIAL WHICH HAS NOT REMAINED VIABLE OR HAS FAILED TO STABILIZE THE SOIL THROUGH TWO CONSECUTIVE GROWING SEASONS.
- ALL VEGETATION IN DE EASEMENT MUST COMPLY WITH GUIDELINES & RESTRICTIONS (AREA 'A') - NO TREES WITHIN WIRE ZONE (MEASURED 15' FROM OUTERMOST CONDUCTOR)
- DUKE ENERGY HAS THE RIGHT TO REMOVE ANY/ALL VEGETATION WITHIN EASEMENT



Digitally signed by
Anthony B. Cowan,
P.E.
Date: 2021.03.05
13:00:12-05'00'

Project: WEDDINGTON GLEN
WEDDINGTON, NORTH CAROLINA

Title: COVER SHEET

File #: 16157-SF-DWG Date: 06/28/17 Project Egr: ABC
Design By: ABC
Drawn By: RER
Scale: 1"=120'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C0.0

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: March 22, 2021

SUBJECT: Hwy 16 Corridor Study

Staff presented the following ideas and questions at the town retreat.

- What are the best uses in and around the highlighted areas along the NC16 corridor (attached)?
- What does the future of the corridor look like?
- Does the town need to update the Land Use Plan or conduct a corridor study?
- How do we get public feedback with alternatives?
- Do we want an overlay to protect the viewshed coming into town?
- Do we want to further define/promote Agriculture uses (agritourism/agribusiness)?
- How do we save the historic homes?

The goal is to protect this corridor and to plan for the future.

Staff recommends taking the following steps: provide of list of uses we don't want along the corridor; take inventory of the properties including the zoning and existing uses; list properties with historic potential, create a corridor map with boundaries, consider a short survey with open questions about land use, and draft an update to the Land Use Plan.

WEDDINGTON

Union Power - Power Station transition?

Church

Church

Church

Church Use transition – 4 corners of downtown.

Historic Home – How to save? Best Use?

Historic Home – How to save? Best Use?

Orange area is in the County Mixed Use – Apartments, Commercial Townhomes. Transition needed?

Green Area - Viewshed/ Ag Corridor – coming in town. Save – Ag; study – ordinances?: Land Use Plan Update?

Multi-family proposed next to Weddington Residential

