

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, FEBRUARY 28, 2022 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Approval of Minutes
  - A. December 20, 2021 Planning Board Regular Meeting
4. Recognition of Steve Godfrey
5. Old Business
6. New Business
  - A. Discussion and Recommendation of a conditional rezoning application for a mixed-use development
7. Update from Town Planner and Report from the January and February Town Council Meetings
8. Board member Comments
9. Adjournment

**\*The Planning Board meeting is a public meeting and residents are invited to attend. As a reminder, the Planning Board is an appointed advisory board to the Town Council and does not hear comments from the public on agenda items.**

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REGULAR PLANNING BOARD MEETING  
MONDAY, DECEMBER 20, 2021 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 2**

**1. Call to Order**

Chairman Hogan called the meeting to order at 7:04 p.m.

**2. Determination of Quorum**

Quorum was determined with Chairman Walt Hogan, Vice Chairman Ed Goscicki, Board members Steve Godfrey, Travis Manning, and Jen Conway all present. Board members Jim Vivian and Manish Mittal were absent.

Staff present: Interim Planning Leamon Brice, Town Administrator/Clerk Karen Dewey

Visitors: Mike Smith, Tracy Stone, Craig Horn, Ivan Merritt, Kami Merritt

**3. Approval of Minutes**

**A. September 27, 2021 Planning Board Regular Meeting**

*Motion:* Board member Goscicki made a motion to approve the September 27, 2021 Planning Board Regular Meeting Minutes

*Second:* Board member Godfrey

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

**4. Old Business**

**A. Review Conditional Zoning Process - [Types of Development Decisions | Coates' Canons NC Local Government Law \(unc.edu\)](#) and answer questions**

Mr. Brice gave a presentation reviewing the conditional zoning process. The Board members discussed the process. They requested invitations to the initial community meetings held by developers.

**B. Review Development Projects and answer questions**

Mr. Brice reviewed the current development projects and the stages they are in.

**5. New Business**

**A. Approve Regular Meeting Schedule for 2022**

*Motion:* Board member Godfrey made a motion to approve the Regular Meeting Schedule for 2022

*Second:* Board member Conway

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

**6. Update from Planner and Report from the October, November, and December Town Council Meetings**

Mr. Brice gave an update from the Town Council meetings.

## 7. Board member Comments

Board member Conway expressed concern over the Haven Estates development application and wished a Merry Christmas and Happy New Year to everyone.

Vice Chair Goscicki wished a Merry Christmas and Happy New Year to everybody.

Chairman Hogan thanked staff for the presentation and wished everybody a Merry Christmas and Happy New Year.

## 8. Adjournment

**Motion:** Board member Manning made a motion to adjourn the December 20, 2021 Planning Board Regular Meeting at 7:59 p.m.

**Second:** Vice Chair Goscicki

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

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

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Walt Hogan, Chairman

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Karen Dewey, Town Administrator/Clerk

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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Planning Board, Mayor and Town Council

**FROM:** Leamon B. Brice, Interim Planner

**DATE:** February 23, 2022

**SUBJECT:** Weddington Green- Conditional Zoning

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Provident Development requests a conditional rezoning for a mixed-use pedestrian friendly neighborhood on property located on the east side of Providence Road and south of Weddington Road including parcels 06150073B, 06150073D, 06150074, 06150076, 06150076A, 06150076B, 06150081 and a portion of 06150077F totaling approximately 90 acres. The property is currently zoned R-CD Residential Conservation District and R 40 Residential.

The applicant is proposing a mixed-use pedestrian friendly development that includes single family homes and villas, age targeted single family homes and villas clustered around open space and restaurant, retail and office space arranged along a typical pedestrian friendly two-sided downtown main street.

### **Site Plan, Elevations and Development Standards**

#### *General Information*

The plan set includes Development Standards that form a part of the Conditional Zoning Plan. The development shall be governed by the plan and all applicable Unified Development Ordinance requirements unless identified elsewhere in the standards. The plan includes various use areas and the exact location of home sites and commercial buildings can vary. This allows flexibility to place structures where they fit best around the existing tree canopy and adjust to topo. Each structure is required to get a zoning permit so staff can ensure the placement is consistent with the zoning site plan. However, any major changes to the use areas, open space or development standards are required to go back through the conditional zoning process.

In addition, they are asking for five – year vested rights. This time frame is typical for a project of this size.

The applicant does plan to phase the proposed development depending upon TIA required street improvements, utility and infrastructure installation and requirements of the Town of Weddington.

#### *Permitted Uses*



The Sketch Plan shows five residential areas, a commercial area and open space. Uses for these areas are as follows:

BREWERY, MICRO (CAN PRODUCE UP TO 100,000 BARRELS A YEAR)

- TAPROOM
- EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR)
- DWELLING, SINGLE FAMILY DETACHED
- DWELLING, SINGLE FAMILY DETACHED LOTS WITH DETACHED CARRIAGE HOMES\*
- DWELLING, ATTACHED (COTTAGES/VILLAS)
- DWELLING, AGE-RESTRICTED FOR SALE (ATTACHED OR DETACHED)
- RESTAURANTS UP TO 20,000 SQUARE FEET AS SINGLE TENANT
- BREWPUB
- OFFICE, MEDICAL OFFICE
- RETAIL BUSINESS AND SERVICES UP TO 20,000 SQUARE FEET AS SINGLE TENANT
- PUBLIC AMENITIES (TO INCLUDE BUT NOT LIMITED TO AMPHITHEATRES, PAVILIONS, PLAYGROUNDS/ STRUCTURES, BICYCLE FACILITIES, PUBLIC RESTROOMS, AND MAINTENANCE STRUCTURES)
- ACCESSORY USES\*\*

\* CARRIAGE HOMES REPRESENT RESIDENTIAL UNITS ABOVE DETACHED GARAGE STRUCTURES. THESE UNITS MAY BE CONSIDERED AS AN EXTENSION OF THE PRINCIPAL USE, LEASED BY THE INDIVIDUAL LOT OWNER, OR CONSIDERED AN INDIVIDUAL SEPARATE UNIT WITH ACCESS TO THE UNITS USING PRIVATE ALLEYS.

### *Transportation*

Vehicular access includes one access point along Providence Road at Lenny Stadler, two access points on Weddington Road. One at the roundabout and one at Wheatberry Hill Road. NCDOT will require access permits for all three access points.

Transportation improvements will be necessary as mitigation. The applicant will be responsible for improvements per a Transportation Impact Analysis (TIA) currently being reviewed by NCDOT. The TIA was submitted when the plan included 306 dwelling units. The plan has been reduced to 181 dwelling units since the submittal to NCDOT.

Recommended Improvements by Developer and already planned NCDOT improvements (totaling 21 improvements) are listed in the Development Standards on the plan. The improvements are recommended by the TIA. This could change based on NCDOT final review and approval of the TIA.

### WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD ROUNDABOUT

•PETITIONER WILL COORDINATE WITH NCDOT ON SAFETY OPTIONS (I.E RECTANGULAR RAPID FLASHING BEACH (RRFB) OR PEDESTRIAN HYBRID BEACH (PHB)) FOR THE PROPOSED PEDESTRIAN CROSSING AT THE WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD EXISTING ROUNDABOUT. THE WEDDINGTON GREEN DEVELOPMENT PROPOSES TO CONSTRUCT THE 4TH LEG OF THE EXISTING ROUNDABOUT. WITH THE BUILD OUT OF THE ROUNDABOUT, A PEDESTRIAN CROSSING IS IDENTIFIED TO CONNECT THE WEDDINGTON GREEN DEVELOPMENT, TOWN HALL, WEDDINGTON CORNERS DEVELOPMENT, ETC.

### Abellia Drive

The current plan shows a connection to Abellia Drive. When Abellia was final platted it was recorded as a public street to be accepted by NCDOT. The NCDOT acceptance paperwork was never submitted. The final

plat shows a cul de sac labeled as temporary. The neighborhood has indicated a desire for the street to be private, not be connected and a gate be put in between Abellia and Weddington Green.

Given the town's policy to connect streets I would recommend the Weddington Green Street be built to the property line of the Abellia neighborhood and allow for a future connection. A gate to prevent construction traffic similar to the one on Amanda might be considered.

## Streets

Streets will meet NCDOT standards. Public streets and private streets are identified on the sketch plan. The Main Street is private to allow for pedestrian amenities, and safety measures not always allowed by NCDOT. The various street sections are shown on the plan, Page 4.

## Parking

On street parking will be maintained by the Weddington Green HOA.

To allow the town to manage on street parking for events in the park this conditional zoning plan and the HOA documents must give the town authority to manage on street parking around the park.

## *Design Guidelines*

The applicant will provide a coordinated streetscape element, landscaping, open spaces and building materials for both residential and commercial buildings.

Screening/Buffers. Per Weddington's ordinance all structures and facilities for parking, trash, storage, mechanical equipment, loading, and outdoor equipment shall be screened.

A 20' buffer has been provided along the property lines to adjacent neighborhoods and a 70' buffer along Providence Road and a 50' buffer adjacent to Weddington Road. Weddington's ordinance requires a 50' thoroughfare buffer.

Street trees will be provided every 40 feet on center in addition to trees planted on each detached single family lot.

Lighting. Outdoor lighting shall comply with Appendix 4 of the Unified Development Ordinance and applicable Town lighting regulations.

Signage. Outdoor signage shall comply with Article 9 D918 K of the Unified Development Ordinance.

## *Architectural Standards*

The architectural standards are described within the development standards as French Country Craftsman. See the Development Standards Architectural Standards for both residential and commercial uses.

Setbacks and streetscape information is in item V in the Development Standards and are designed to enhance the pedestrian experience.

## *Open Space*

Open space is required to be 10% in R 40 subdivisions and 50% in Conservation Subdivisions. Open space is proposed at 35 acres or 44%.

Approximately 8.5 acres are proposed as a public park. Provident proposes to build an amphitheater, 3 stream crossings, a greenway along the stream on the property and other tables and benches. On street parking can be used for town events. The park would be given to the town to build a pavilion and playground or other similar improvements. The developer is considering providing maintenance of the park for three years after it is given to the town.

## **Process**

This project will be processed as a Conditional Zoning as provided for in the new Weddington UDO. This is a new process that begins with a Community meeting hosted by the developer. The applicant held a community meeting Thursday January 27 at 6:30pm in the town hall. The meeting was held live and on Zoom. A written report of the meeting is on the town website and a video recording of the meeting can be provided upon request..

Following the community meetings and any plan revisions as a result of the community meetings the plan is presented to the Planning Board for review and a recommendation to the town council. The town council will hold a public hearing and vote on the project. The Conditional Zoning process allows the developer and the town to ask for conditions which could include special exceptions to rules or additional improvements. The town and the developer must agree on a condition for it to become a part of an approval.

The planning board shall have 30 days from the date that the application is presented to it to review the application and to take action. If such period expires without action taken by the planning board, the application shall then be transferred to the town council without a planning board recommendation.

Upon making a recommendation, the planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and with any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the town council that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the town council.

Staff has drafted the following statement of Land Use Plan Consistency that can be used if the Board agrees or provide its own findings if the Board disagrees with the proposed rezoning

The land use plan map depicts a small portion of the project site as Traditional Residential, but the site is predominately Conservation Residential which allows alternative smaller lots to retain open space. This project must meet the Downtown Overlay District standards as it is in the town center and considered Neighborhood Business as described in the Future Land Use Categories in the Land Use

Plan. The project is consistent with the land use plan in that it ensures development takes place in a manner to conserve open space and scenic views, limits development activities on environmentally sensitive lands and minimizes visual effects on surrounding properties. The project maintains the town's single-family character while providing varying lot sizes to provide broader housing options. The commercial is scaled to provide goods and services to the residents of Weddington. The plan meets the public facilities and services goals in that it doesn't put a constraint on the public sewer. The plan provides a passive park amenity for community gathering and limited recreation needs of Weddington residents. The Architectural Standards meet the design goals that enhance aesthetic qualities and physical character. The new commercial area provides opportunity for small town scale and is designed with pedestrian-oriented features.

## **Weddington Green**

### **Weddington, NC**

### **1/27/22 Community Meeting Report**

The following is a summary of the Community Meeting held for the proposed Weddington Green development located along Providence Road and Weddington Road in Weddington, North Carolina. The Community Meeting was held on Thursday, January 27<sup>th</sup> from 6:30- 7:30 PM both in-person at Weddington Town Hall and virtually via Zoom link.

The applicant (Provident Land Services Inc.) and land planner/engineering consultant (ColeJenest&Stone) led the meeting. The meeting consisted of approximately forty in-person and ninety-seven virtual attendees. At least ten days prior to the meeting, notification letters were mailed to surrounding property owners within 1,300 feet of the petition informing them of the project and opportunity to attend the meeting either virtually or in-person. The Town of Weddington also posted the meeting notification on their town website for additional community involvement. In addition to the required notices and website posting, the following communities along Weddington Road were sent invitations: Abellia Estates, Aero Plantation, Atherton Estates, and Lake Forest Preserve.

Commencing at 6:30 P.M. Tom Waters of Provident Land Services, Inc. began the meeting explaining its purpose and then provided instructions on how the virtual meeting would work. Mr. Waters then introduced the development team including, Kristin Dillard of Provident Land Services and Brian Jenest, Michael Copeland, and Sean Paone of ColeJenest & Stone. Leamon Brice, Interim Town Planner, attended the meeting virtually. Mr. Waters then provided a background on the project history and the efforts that have gone into the project over the past 18 months. During the due diligence and development of the rezoning application, environmental studies, topographical surveys, and stream/ wetland delineations have been completed by consultants not in attendance. Next, Mr. Waters expressed how Provident Land Services respects the history and character of Weddington that currently exists and that he plans to develop the property as a community asset for the current Weddington residents. This development would provide Weddington residents the opportunity to remain in Weddington should they decide to downsize from their current large lot residences. Weddington Green is envisioned as a central gathering place for the Town with connections to its existing assets of Town Hall and Weddington Corners. Mr. Waters then handed the presentation over to Brian Jenest, Landscape Architect and Land Planner with ColeJenest & Stone. Mr. Jenest went through the Context Map explaining the project's geographical location and its relation to current Town landmarks. He then spoke about the due diligence the development team has done to understand the needs of the community through planning staff discussions and board member input. Due to the growth of Weddington, it appeared that the Town could benefit from a larger public venue to host events such as Food Truck Fridays, the Christmas Tree Lighting to name a few. Mr. Jenest spoke on the existing vegetation currently on-site and the intent of the development to save many of the large maturing trees. A bubble-diagram of an older version of the plan was then shown to illustrate the evolution of the site layout from its initial design incorporating feedback from staff and town members. The proposed Master Plan was then reviewed in detail. Mr. Jenest spoke on the vast number of park and open spaces planned, emphasizing the eight-plus acre Central Park with proposed amphitheater, playground, and water feature. A linear park is planned that would give a direct pedestrian path to the existing Town Hall. Next, the proposed Main Street was discussed and how its envisioned as a small-town Main Street to be filled with local businesses, specialty

restaurants, and potentially a brewery. Mr. Jenest then presented precedent imagery of the proposed residential, shops, and open spaces. Lastly the Rezoning timeline was shared based on the Town of Weddington's Zoning Schedule of meetings.

At the conclusion of the presentation, the presenters facilitated a question-and-answer session between the project team and the meeting attendees. A consolidated list of questions and comment themes posed during the Community Meeting have been provided below:

### **Comments & Responses**

**The list below contains topics raised during and after the Community Meeting. Questions are grouped by categories. Project team answers are included in the "Response" lines.**

### **General Statements**

A few comments received were general in nature and if supportive focused on embracing the idea of a Weddington Main Street, loving walkable retail, restaurants, and park area within a beautiful green environment, the need for larger space for community events, incorporating outdoor dining opportunities into the park area and acknowledging a well-thought out master plan.

In addition to supportive statements, there were also a few non-supportive general statements received that mentioned a lack of consistency with Weddington large lot requirements, questions over who would maintain the park space since Weddington doesn't have a Parks Dept. and would this have an impact on local taxes.

### **Site Design**

**1. What is the density (quantity) of homes proposed? How big are the lots for the single-family homes?**

Response: There are 197 homes proposed on approximately 82 acres. Single Family lots range from approximately 6,000-8,000 SF.

**2. What are the setbacks from Weddington Road?**

Response: The project illustrates a 50' buffer from Weddington Road all along the frontage except as the site interacts with the existing roundabout. This project is abiding by the required 50' buffer along Weddington Road and Providence Road to include year-round screening per the ordinance requirement.

**3. How long is the proposed greenway trail?**

Response: The greenway trail and park area path are approximately 5,530 linear feet or about 1 mile long.

**4. Based on the current zoning, how many home sites would be allowed versus what is being proposed on this plan? Why these size lots and product types?**

Response: Current zoning permits roughly 1-acre lots. This project is proposing 197 homes versus 89 homes allowed by current 40,000 square foot lot zoning standards. These size lots and product types are appropriate for existing Weddington residents wishing to downsize from the larger lots and maintenance while still be able to live in the Weddington town limits. The proposed residential helps support a walkable community and the proposed retail/restaurant/office and open spaces planned within this project.

**5. Is there an alternate proposal to reduce the villas?**

Response: The plan has been reduced already in terms of density from the original design based on town feedback received over the past several months.

**6. What is the timeline for build-out if approved?**

Response: The current estimate anticipates improvements starting in 2024 and the community completed by 2028 assuming general market conditions remain the same.

**7. Has mixed-income housing been considered?**

Response: Mixed-income housing has not been evaluated for this development.

**8. Is there a deed restriction to the age of ownership?**

Response: Currently there is no deed restriction on the age of ownership.

**9. Has the commercial section been rezoned?**

Response: No, nothing proposed on the site plan has been rezoned yet. This is a Conditional Rezoning request that is being presented to the community first and then will go before the Planning Board and Town Council for approval.

**10. Why this location for the Commercial and not along Weddington Road?**

Response: This is designed to be a destination Main Street. The Master Plan retail, restaurant, office area was designed towards Providence Road to maximize visibility and ease of access at a proposed signalized intersection located at Lenny Stadler Way. This provided the opportunity to transition from the Main Street retail/restaurant area down to the single-family lots which are more compatible to the existing adjacent developments. The intent was to promote a more walkable, pedestrian friendly community that could support the proposed park spaces and Main Street shops and dining.

**11. What is the number of cars, parking spaces, bedrooms, etc. for this community?**

Response: Mr. Waters estimated that there are roughly 3 bedrooms per home. The Traffic Impact Analysis report will determine the number of cars based on the proposed uses. There are parking areas provided near the retail area and on-street parking spaces located throughout the entire development to accommodate visitors. Additionally, each home will have a two-car garage and room to park two additional cars in the driveway.

**12. Will there be rentals?**

Response: The intention is to not have a lot of rentals within this development. A restriction within the HOA documents will be considered to address this concern.

**13. What is the price range of homes and villas?**

Response: The current residential price prediction would be a range from the \$550s up to the low millions.

**14. Who have you talked to in the region?**

Response: Many community and staff members have been consulted over the past 18 months. The purpose of this community meeting was to hear first-hand from other residents located around the proposed development.

## Transportation

**15. How are we going to keep everyone safe at the roundabout?**

Response: In similar situations, NCDOT has recommended the installation of Rectangular Rapid Flashing Beacons (RRFB) to protect pedestrians at crosswalks. Alternatives such as this will be discussed as a part of the Traffic Impact Study.

**16. Have you done a Traffic Impact Study on both roads?**

Response: A Traffic Impact Analysis is being completed as part of this Rezoning. The development will be responsible for the required transportation improvements as outlined in the Traffic Impact Analysis report.

## Infrastructure

**17. What are the environmental impacts due to this development?**

Response: This site has been evaluated by professional environmental consultants. This development will respect all environmental buffers as associated with designated streams and wetlands.

**18. What impacts will this have on the sewer system?**

Response: Provident Land Services, Inc. has an application submitted for an interim pump station that would take sewer flow needs to Six-mile Creek drainage area across Providence Road until the 12-mile Creek Pump Station comes online in the next few years.

**19. Has a Phase 1 or Phase 2 environmental impact study been completed?**

Response: Yes, the site has been evaluated by geotechnical experts and the reports have been completed. These are a requirement as part of the overall development process and due diligence.

**20. Will there be any blasting?**

Response: Preliminary geotechnical work hasn't indicated that there is any rock on-site. If rock is found, proper protocol as it relates to construction will be followed.

**21. Will this be on Union County Water?**

Response: Yes, this will likely all be on county water.

**22. Who will maintain the parks?**

Response: All the small residential parks will be maintained and paid for by the master association and sub-associations. The main "Central Park" will be maintained by the Town. Mr. Jenest explained that the HOA will often maintain all the areas and the Town would pay a share of the cost. This would reduce the need for the Town to hire separate contractors or staff to support this maintenance. This also guarantees that all the park spaces will be maintained to the same level. Mr. Waters explained that the homes will generate approximately \$160 million of taxable revenue for the Town and County. The retail will likely generate more than that, so it is anticipated that the future tax basis will support future maintenance costs.

**23. How will stormwater runoff be handled with all the impervious surfaces? What about water and sewer capacity?**

Response: This development will abide by all Town of Weddington, Union County, and state standards as it relates to stormwater and utility infrastructure.

## School

**24. How will this development impact schools?**

Response: This development is designed for the active-adult with portions of the project being age-targeted. Many of the residential products will have first floor master bedrooms and are designed for empty nesters. It is not envisioned that this development will have a significant impact on the school system.

At the conclusion of the meeting, Tom Waters asked for residents to send any additional questions or comments by email to Tom Waters at [tom@providentdev.com](mailto:tom@providentdev.com) or Kristin Dillard at [kldillard@providentdev.com](mailto:kldillard@providentdev.com).

**The meeting was adjourned at 7:35 P.M.**

**The meeting has been posted on the Town of Weddington website.**



## **WEDDINGTON GREEN**

### **DEVELOPMENT GUIDELINES AND STANDARDS**

FEBRUARY 16, 2022

#### **I. GENERAL PROVISIONS**

- A. SITE. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PROVIDENT LAND SERVICES, INC. ("PETITIONER") TO ACCOMMODATE THE PROPOSED DEVELOPMENT OF AN APPROXIMATELY 85-ACRE SITE LOCATED ON THE EAST SIDE OF PROVIDENCE ROAD AND THE SOUTH SIDE OF WEDDINGTON ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCELS 06150073B, 06150073D, 06150074, 06150076, 06150076A, 06150076B, 06150081, AND A PORTION OF 06150077F.
- B. ZONING DISTRICT/ORDINANCE. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL ZONING PLAN, CONDITIONAL ZONING DESIGNATION, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF WEDDINGTON UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE") DATED APRIL 15, 2021, AND IN AFFECT AT THE TIME OF THIS PETITION FILING DATE ON JANUARY 24, 2022. THE PURPOSE OF THE CONDITIONAL REZONING PETITION IS TO CONVERT THE EXISTING ZONING CLASSIFICATION OF THE PROPERTY FROM RESIDENTIAL 40 (R-40) AND RESIDENTIAL CONDITIONAL DISTRICT (R-CD) TO CONDITIONAL ZONING (CZ) PURSUANT TO THE PROVISIONS OF THE ORDINANCE.
- C. SCHEMATIC NATURE OF REZONING PLAN. THE DEPICTION OF USES, SIDEWALKS, DRIVEWAYS, PARKING AREAS, INTERNAL DRIVES, BUILDING ENVELOPES AND SITE ELEMENTS (THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE CONDITIONAL REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS (INCLUDING PARKING GARAGES AND LOTS) AND THEIR CORRESPONDING USES MAY BE SHIFTED, ALTERED OR MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS THE MINIMUM ORDINANCE STANDARDS ARE MET AND, UNLESS OTHERWISE SHOWN ON THE REZONING PLAN, DO NOT EXCEED THE MAXIMUM STANDARDS IN ACCORDANCE WITH THE ORDINANCE, SUBJECT TO GENERAL STATUTES 160D AND TOWN OF WEDDINGTON ORDINANCE.

SINCE THE PROJECT HAS NOT PROCEEDED WITH THE ZONING PERMIT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS CONDITIONAL REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 6 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE:

- (1) MINOR MODIFICATIONS THAT ARE DEEMED NOT TO MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE TOWN PLANNER WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO ARTICLE 6 OF THE ORDINANCE IN EACH INSTANCE, HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- D. VESTED RIGHTS. PURSUANT TO ARTICLE 1 D-108 OF THE ORDINANCE AND SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS. IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN COUNCIL OR ANY TEXT AMENDMENT IS REQUESTED BY PETITIONER AND ADOPTED BY THE TOWN COUNCIL, THE PETITIONER MAY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPAIR THE PETITIONER'S VESTED RIGHTS. IF CONSTRUCTION COMMENCES WITHIN THE FIVE-YEAR VESTING PERIOD, VESTING SHALL CONTINUE IN ACCORDANCE WITH COMMON LAW.

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

- E. AMENDMENTS. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.
- F. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DESCRIBED ON THE REZONING PLAN MAY BE PHASED, AS DETERMINED DURING THE COURSE OF ZONING PERMIT REVIEW AND CONSTRUCTION. ANY PROPOSED PHASING, MUST ALIGN WITH REQUIRED TIA IMPROVEMENTS AND IMPROVEMENTS REQUIRED BY THE TOWN OF WEDDINGTON AS PROVIDED IN THE APPROVED REZONING CONDITIONS; PROVIDED, HOWEVER, A) SEQUENCING OF CONSTRUCTION TO MINIMIZE DISRUPTION OF OPERATIONS IS PERMITTED; AND B) SO LONG AS THE PROJECT AS A WHOLE COMPLIES WITH THE REQUIREMENTS OF THE ORDINANCE, EACH PHASE OR SEQUENCE OF IMPROVEMENTS WITHIN THE PROJECT IS NOT REQUIRED TO MEET ALL ORDINANCE REQUIREMENTS. UTILITIES AND INFRASTRUCTURE MAY BE DELIVERED TO EACH PHASE AS DEVELOPED.

- G. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW. HOWEVER, RECOMBINATION OR REDUCTION OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

II. PERMITTED USES

- A. USES. THE CZ PETITION REQUEST FOR THE PROPERTY SHALL PERMIT THE DEVELOPMENT OF ANY USES, INCLUDING ACCESSORY USES, AS SHOWN ON THE REZONING PLAN AND SPECIFICALLY LISTED BELOW, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. THE SQUARE FOOTAGES OF USES MAY NOT EXCEED THE RESTRICTIONS OF THE CONDITIONAL ZONING. ANY LABELING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. IN THE EVENT THERE IS A CONFLICT OR INCONSISTENCY BETWEEN THESE REZONING NOTES AND THE REZONING PLAN OR APPLICATION, THE REZONING NOTES SHALL CONTROL.

ADDITIONAL USES ALLOWED BY THE CONDITIONAL ZONING AND AS SHOWN ON THE REZONING PLAN:

- BREWERY, MICRO (CAN PRODUCE UP TO 100,000 BARRELS A YEAR)
- TAPROOM
- EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR)
- DWELLING, SINGLE FAMILY DETACHED
- DWELLING, SINGLE FAMILY DETACHED LOTS WITH DETACHED CARRIAGE HOMES\*
- DWELLING, ATTACHED (COTTAGES/VILLAS)
- DWELLING, AGE-RESTRICTED FOR SALE (ATTACHED OR DETACHED)
- RESTAURANTS UP TO 20,000 SQUARE FEET AS SINGLE TENANT
- BREWPUB
- OFFICE, MEDICAL OFFICE
- RETAIL BUSINESS AND SERVICES UP TO 20,000 SQUARE FEET AS SINGLE TENANT
- PUBLIC AMENITIES (TO INCLUDE BUT NOT LIMITED TO AMPHITHEATRES, PAVILIONS, PLAYGROUNDS/ STRUCTURES, BICYCLE FACILITIES, PUBLIC RESTROOMS, AND MAINTENANCE STRUCTURES)
- ACCESSORY USES\*\*

- \* CARRIAGE HOMES REPRESENT RESIDENTIAL UNITS ABOVE DETACHED GARAGE STRUCTURES. THESE UNITS MAY BE CONSIDERED AS AN EXTENSION OF THE PRINCIPAL USE, LEASED BY THE INDIVIDUAL LOT OWNER, OR CONSIDERED AN INDIVIDUAL SEPARATE UNIT WITH ACCESS TO THE UNITS USING PRIVATE ALLEYS.

- \*\* NEITHER ACCESSORY USES FOR THE RESIDENTIAL UNITS NOR ACCESSORY USES FOR THE OFFICE/RETAIL/RESTAURANT SPACE SHALL BE COUNTED TOWARDS SQUARE FOOTAGE OR RESIDENTIAL DENSITY MAXIMUMS IN THIS REZONING PETITION.

III. TRANSPORTATION

- A. ACCESS. VEHICULAR ACCESS IS SCHEMATIC IN NATURE HOWEVER SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS TO PROVIDENCE ROAD, WEDDINGTON ROAD OR ADJACENT PROPERTIES ARE SUBJECT TO ANY MODIFICATIONS REQUIRED BY THE TOWN OF WEDDINGTON AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"). TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND STREET CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.

AS PART OF THE DEVELOPMENT CONTEMPLATED BY THIS REZONING PLAN AND REQUIRED BY THE TOWN OF WEDDINGTON, PETITIONER SHALL WORK WITH THE ABELLIA DRIVE PROPERTY OWNERS AND THE TOWN OF WEDDINGTON TO PROVIDE VEHICULAR AND PEDESTRIAN CONNECTION BETWEEN THE SITE AND THE ADJACENT ABELLIA DRIVE PUBLIC STREET STUB AS SHOWN ON THE REZONING PLAN. THE PETITIONER SHALL PROVIDE THIS CONNECTION TO THE COMMON PROPERTY LINE IN SUBSTANTIALLY THE LOCATION AND CONTAINING SUBSTANTIALLY THE SAME DESIGN AS DEPICTED ON THE REZONING PLAN, INCLUDING SIDEWALK IMPROVEMENTS AS REQUIRED IN THE ORDINANCE, BUT IN NO EVENT SHALL THE INSTALLATION OF THE CONNECTION BE REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE PROPERTY.

- B. ROADWAY ALIGNMENTS. THE ALIGNMENTS OF THE INTERNAL NCDOT PUBLIC STREETS, PRIVATE DRIVES, VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF WEDDINGTON AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. ON-STREET PARKING. ON-STREET PARKING DEPICTED ON THE REZONING PLAN WHICH IS LOCATED ON A PROPOSED NCDOT MAINTAINED STREET SHALL NOT BE CONSIDERED A MAINTENANCE RESPONSIBILITY OF NCDOT. THE MAINTENANCE FOR THESE AREAS WILL BE THE RESPONSIBILITY OF THE WEDDINGTON GREEN DEVELOPMENT HOA AND WILL BE IDENTIFIED BY THE AREA OF PAVEMENT THAT EXTENDS BEYOND THE 2' CONCRETE GUTTER BANDING. ON-STREET PARKING MAY BE CONSTRUCTED USING ANY OF THE FOLLOWING MATERIALS SOLELY OR IN COMBINATION: LIGHT-DUTY CONCRETE (STANDARD, STAMPED AND/OR STAINED), LIGHT-DUTY ASPHALT (STANDARD, STAMPED AND/OR STAINED), OR VEHICULAR GRADE PAVERS. THE DETAILS OF THE INSTALLATION AND MAINTENANCE OF THESE SPACES WILL BE MEMORIALIZED IN A DEVELOPER MAINTENANCE AND ENCROACHMENT AGREEMENT WITH NCDOT.

1. ALL STREETS SHALL INCLUDE ON-STREET PARKING ON ONE OR BOTH SIDES OF THE STREET.
- D. TRANSPORTATION IMPACT ANALYSIS IMPROVEMENTS (“TIA”). PETITIONER SHALL NOT BE REQUIRED TO INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN EXCEPT AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ORDINANCE, APPLICABLE TIA REQUIREMENTS OR DRIVEWAY PERMIT REQUIREMENTS. THE CONSTRUCTION OF SUCH STREET IMPROVEMENTS SHALL ALSO BE SUBJECT TO SECTION I. GENERAL PROVISIONS, PARAGRAPH F ABOVE.

THE TRANSPORTATION AND PEDESTRIAN IMPROVEMENTS SET OUT BELOW SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF 80% OF CERTIFICATE OF OCCUPANCIES BASED ON THE IMPROVEMENTS REQUIRED BY PHASED CONSTRUCTION OF THE PROJECT.

#### **2027 BUILD**

##### WEDDINGTON ROAD AND WHEATBERRY HILL DRIVE/ ACCESS A

- CONSTRUCT ACCESS A WITH ONE INGRESS AND ONE EGRESS LANE (SHARED LEFT-THROUGH-RIGHT).
- CONSTRUCT AN EASTBOUND WEDDINGTON ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- CONSTRUCT A WESTBOUND WEDDINGTON ROAD LEFT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- PROVIDE AT LEAST 100 FEET OF INTERNAL PROTECTED STEM (IPS) LENGTH. IT SHOULD BE NOTED THAT NO ON STREET PARKING IS RECOMMENDED WITHIN THE IPS (INTERNAL PROTECTED STEM LENGTH).

##### WEDDINGTON ROAD AND WEDDINGTON MATTHEWS ROAD/ ACCESS B

- CONSTRUCT ACCESS B WITH ONE INGRESS AND ONE EGRESS LANE (SHARED LEFT-THROUGH-RIGHT).
- CONSTRUCT A WESTBOUND THROUGH-RIGHT LANE WITH 125 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- PROVIDE AT LEAST 130 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS.

##### PROVIDENCE ROAD AND LENNY STADLER WAY / ACCESS C

- CONSTRUCT ACCESS C WITH ONE INGRESS AND TWO EGRESS LANES (1 LEFT-THROUGH AND 1 RIGHT TURN LANE). PROVIDE 125 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH ON THE WESTBOUND RIGHT TURN LANE.
- CONSTRUCT A SOUTHBOUND PROVIDENCE ROAD LEFT TURN LANE WITH 250 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- CONSTRUCT A NORTHBOUND PROVIDENCE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- PROVIDE AT LEAST 225 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS.

## **2027 BUILD WITH NCDOT STIP PROJECT U-5769**

### PROVIDENCE ROAD AND LENNY STADLER WAY / ACCESS C

- CONSTRUCT A LEFT-OVER INTERSECTION. LENNY STADLER WAY AND ACCESS C WILL BOTH HAVE RIGHT-IN, LEFT-IN, AND RIGHT-OUT MOVEMENTS.
- CONSTRUCT A SOUTHBOUND PROVIDENCE ROAD LEFT TURN LANE WITH 125 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- CONSTRUCT A NORTHBOUND PROVIDENCE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- PROVIDE AT LEAST 225 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS.

### PROVIDENCE ROAD AND NORTHBOUND U-TURN

- CONSTRUCT A NORTHBOUND PROVIDENCE ROAD U-TURN LANE WITH AT LEAST 300 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH BETWEEN 600-800 FEET NORTH OF THE INTERSECTION OF PROVIDENCE ROAD AND LENNY STADLER WAY/ ACCESS C.

### PROVIDENCE ROAD AND SOUTHBOUND U-TURN

- CONSTRUCT A SOUTHBOUND PROVIDENCE ROAD U-TURN LANE WITH AT LEAST 150 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH BETWEEN 600-800 FEET SOUTH OF THE INTERSECTION OF PROVIDENCE ROAD AND LENNY STADLER WAY/ ACCESS C.

## **2040 BUILD**

### PROVIDENCE ROAD AND REA ROAD

- CONSTRUCT AN ADDITIONAL NORTHBOUND PROVIDENCE ROAD THROUGH LANE THAT EXTENDS 200 FEET BEFORE THE U-TURN LOCATION SOUTH OF THE PROVIDENCE ROAD AND REA ROAD INTERSECTION. THE THROUGH LANE IS RECOMMENDED TO DROP APPROXIMATELY 550

FEET PAST THE U-TURN LOCATION NORTH OF THE PROVIDENCE ROAD AND REA ROAD INTERSECTION.

- CONSTRUCT AN ADDITIONAL SOUTHBOUND PROVIDENCE ROAD THROUGH LANE THAT EXTENDS BACK TO THE U-TURN LOCATION NORTH OF THE PROVIDENCE ROAD AND REA ROAD. THE THROUGH LANE IS RECOMMENDED TO DROP 1,000 FEET PAST THE U-TURN LOCATION SOUTH OF THE PROVIDENCE ROAD AND REA ROAD INTERSECTION.
- CONSTRUCT AN ADDITIONAL PROVIDENCE ROAD U-TURN LANE THAT PROVIDES 500 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH AT THE SOUTHBOUND U-TURN LOCATION.

#### WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD ROUNDABOUT

- PETITIONER WILL COORDINATE WITH NCDOT ON SAFETY OPTIONS (I.E RECTANGULAR RAPID FLASHING BEACH (RRFB) OR PEDESTRIAN HYBRID BEACH (PHB)) FOR THE PROPOSED PEDESTRIAN CROSSING AT THE WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD EXISTING ROUNDABOUT. THE WEDDINGTON GREEN DEVELOPMENT PROPOSES TO CONSTRUCT THE 4TH LEG OF THE EXISTING ROUNDABOUT. WITH THE BUILD OUT OF THE ROUNDABOUT, A PEDESTRIAN CROSSING IS IDENTIFIED TO CONNECT THE WEDDINGTON GREEN DEVELOPMENT, TOWN HALL, WEDDINGTON CORNERS DEVELOPMENT, ETC.

#### IV. ARCHITECTURAL STANDARDS

- A. ALL ARCHITECTURAL ELEVATIONS MUST BE REVIEWED AND APPROVED BY THE WEDDINGTON GREEN DESIGN REVIEW COMMITTEE. THE COMMITTEE WILL BE COMPRISED ON EIGHT MEMBERS (1 TOWN OF WEDDINGTON STAFF MEMBER, 1 DESIGN PROFESSIONAL, THE PETITIONER OR IDENTIFIED REPRESENTATIVE, AND 1 REPRESENTATIVE FROM EACH OF THE DEVELOPMENT BUILDERS).
- B. RESIDENTIAL. THE RESIDENTIAL USES, REGARDLESS OF ATTACHED OR DETACHED PRODUCT, PROPOSED THROUGHOUT THE DEVELOPMENT WILL BE DESIGNED TO REFLECT ELEMENTS OF FRENCH COUNTRY CRAFTSMAN ARCHITECTURAL VERNACULAR. THESE ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO: FRONT PORCHES, UPPER-STORY BALCONIES, RAISED ENTRANCES RELATED TO STREET FRONTAGE, SHUTTERS, DISTINGUISHED BASES, COMBINATION OF BUILDING MATERIALS, DORMERS, SETBACK OR DETACHED GARAGES, AND VARYING ROOF TYPES THAT MAY INCORPORATE DIFFERENT ROOFING MATERIALS. THE FOLLOWING GUIDELINES BELOW SHALL ESTABLISH A BASELINE FOR RESIDENTIAL DEVELOPMENT WITHIN THE WEDDINGTON GREEN DEVELOPMENT:
  - 1. RESIDENTIAL USES SHALL NOT EXCEED THREE-STORIES OR 50' IN HEIGHT AS MEASURED FROM THE FINISHED GRADE AT THE SETBACK LINE TO THE PEAK OF THE ROOF AS DEFINED IN THE ORDINANCE. ROOF TOP TERRACES SHALL NOT COUNT TOWARDS A STORY SINCE IT DOES NOT REPRESENT HABITABLE SPACE.

2. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK STREETS THROUGH THE FOLLOWING:
    - a) THE BUILDING SHALL BE PLACED SO AS TO PRESENT A FRONT OR ENHANCED SIDE FAÇADE TO ALL STREETS.
    - b) ALL PUBLIC STREET FACING ENTRANCES SHALL BE RAISED A MINIMUM OF 24" FROM THE STREET ELEVATION.
    - c) ALL GARAGES ARE PREFERRED TO BE SERVED THROUGH THE USE OF PRIVATE ALLEYS. HOWEVER, SHOULD FRONT LOADED GARAGES BE USED ALONG PUBLIC STREETS, THE GARAGE FACE MUST STEP BACK A MINIMUM OF 8' TO PROVIDE VARIATION IN THE FAÇADE AND TO MINIMIZE THE VISIBILITY FROM THE STREET OR ADJACENT PROPERTIES.
  3. RESIDENTIAL BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF MATERIALS, BUT LIMITED TO NOT EXCEED THREE DIFFERENT MATERIALS.
    - a) ACCEPTABLE MATERIALS FOR EXTERIOR WALLS, SHUTTERS, AND FOUNDATIONS WOULD BE PAINTED OR STAINED WOOD (HARDY BOARD, BOARD AND BATTEN, SHINGLES), MASONRY, BRICK OR STUCCO. VINYL PRODUCTS WILL NOT BE PERMITTED.
    - b) MATERIALS ASSOCIATED WITH FOUNDATION WALLS WILL BE SELECTED TO CREATE A DISTINGUISHED BASE FOR ALL RESIDENTIAL UNITS. THIS MAY BE ACCOMPLISHED BY INCLUDING A BANDING ABOVE FOUNDATION OR THROUGH THE USE OF A MATERIAL CHANGE. THIS REQUIREMENT DOES NOT RESTRICT THE USE OF THAT MATERIAL ON OTHER PARTS OF THE UNITS.
  4. THE USE OF HINGED SHUTTERS, DORMERS, BALCONIES, PORCHES, AND OTHER ELEMENTS ARE STRONGLY ENCOURAGED TO BREAK UP 4-SIDED DETACHED AND 2 - 3-SIDED ATTACHED VILLA ARCHITECTURAL ELEVATIONS.
- C. OFFICE/RETAIL/RESTAURANT. THE NON-RESIDENTIAL USES, WILL BE DESIGNED TO REFLECT ELEMENTS OF FRENCH COUNTRY CRAFTSMAN ARCHITECTURAL VERNACULAR. THESE ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO: COVERED ENTRANCES USING WOOD/TIMBER BRACKETING OR POSTS, RECESSED ENTRANCES, DISTINGUISHED BASES, COMBINATION OF BUILDING MATERIALS, AND VARYING ROOF TYPES THAT MAY INCORPORATE DIFFERENT ROOFING MATERIALS. THE FOLLOWING GUIDELINES BELOW SHALL ESTABLISH A BASELINE FOR RESIDENTIAL DEVELOPMENT WITHIN THE WEDDINTON GREEN DEVELOPMENT:



1. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION (EXCLUDING VEHICULAR ENTRANCES, DRIVEWAYS AND PEDESTRIAN PASSAGEWAYS) WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE THE ADJACENT STREET SIDEWALK EXCEPT WHERE THERE ARE EXTREME SLOPES (SIDEWALKS THAT ARE GREATER THAN 5% SLOPE).
2. A DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS AND CORNER ENTRANCE FEATURES TO SIDEWALKS ASSOCIATED WITH THE USE STREET FRONTAGE.
3. OPERABLE DOOR SPACING SHALL NOT EXCEED 75 FEET EXCEPT WHERE SIDEWALKS ARE GREATER THAN A 5% SLOPE.
4. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
5. MECHANICAL EQUIPMENT SHALL BE PLACED ON ROOF TOPS. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW ALONG ALL ADJACENT STREETS. UTILITY PANELING LOCATED ON EXTERIOR WALLS SHALL BE SCREENED FROM PUBLIC VIEW USING SCREEN WALLS/FENCING OR OPAQUE LANDSCAPE HEDGE.
6. SERVICE SCREENING AREA - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW USING MASONRY ENCLOSURES AND DESIGNED TO BE COMPATIBLE WITH THE PRINCIPAL STRUCTURE.

## V. STREETScape

- A. SETBACKS. THE SETBACK ALONG THE SITE'S PROPOSED PUBLIC STREETS WILL VARY DEPENDING ON THE PROPOSED USE ALONG THAT FRONTAGE. THE FRONT AND CORNER SETBACKS SHALL BE AS NOTED:

- |    |                             |     |
|----|-----------------------------|-----|
| 1. | RETAIL, RESTAURANT, OFFICE: | 15' |
| 2. | ATTACHED VILLAS:            | 5'  |

- |    |  |     |
|----|--|-----|
| 3. | 50' - 60' SINGLE FAMILY DETACHED:      | 20' |
| 4. | AGE-RESTRICTED ATTACHED VILLAS:        | 10' |
| 5. | AGE-RESTRICTED SINGLE FAMILY DETACHED: | 10' |

B. PLANTING STRIP AND SIDEWALKS. A MINIMUM 8' PLANTING STRIP AND 5' SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL PROPOSED PUBLIC AND PRIVATE STREETS, UNLESS OTHERWISE NOTED.

1. ALONG THE MAIN STREET ENTRANCE INTERSECTING WITH PROVIDENCE ROAD, THE PLANTING STRIP WILL BE REPLACED IN LIEU OF HARDSCAPE FROM THE BUILDING FACE TO THE BACK OF CURB. PLANTING AREAS WILL BE LOCATED ALONG THE STREET FRONTAGE IN PLACE OF A CONTINUOUS PLANTING STRIP TO PROVIDE BETTER CONNECTIVITY TO THE ON-STREET PARKING SPACES AND RELATIONSHIP WITH SHOP AND RESTAURANT FACADES.
2. ALONG THE PARK DRIVE LOOP, THE STREETScape AREA FRONTAGE THE GREEN/PARK WILL PROVIDE AN 8' PLANTING STRIP AND 8' SIDEWALK PROVIDING MORE SPACE FOR PEDESTRIAN AND BICYCLE INTERACTION.
3. SPECIALTY PAVING (STAMPED, COLORED OR PAVERS) MAY BE USED TO EMPHASIZE AREAS OF INTEREST ALONG STREET FRONTAGE. THE MAINTENANCE FOR MATERIALS OTHER THAN BRUSHED CONCRETE WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CCR DOCUMENTS.
4. AREAS FOR SEATING, WASTE RECEPTICLES, AND ENHANCED LANDSCAPING WILL BE PROVIDED ALONG THE 10' PARK SIDEWALK AND INTERIOR MULTI-PURPOSE PATHWAYS AND GREENWAY TRAILS.
5. SIDEWALK SIGNAGE, RETAIL DISPLAY AND OUTDOOR DINING MAY BE LOCATED ALONG THE MAIN STREET FRONTAGE AND ALONG PARK DRIVE LOOP DURING REGISTERED EVENTS.
6. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT ALONG ALL PROPOSED PUBLIC AND PRIVATE STREETS. ALLEYS SHALL BE LIT BY ADJACENT UNIT EXTERIOR LIGHTING.

VI. ENVIRONMENTAL FEATURES/ UTILITY SERVICES

- A. STORMWATER. PETITIONER SHALL COMPLY WITH THE TOWN OF WEDDINGTON AND UNION COUNTY APPROVED AND ADOPTED STORMWATER ORDINANCE.
- B. EXISTING VEGETATION. THE REZONING PLAN IDENTIFIES SPECIFIC TREES TO BE MAINTAINED THROUGHOUT THE PROJECT BUILD OUT. VEGETATED AREAS WITHIN UNDISTURBED STREAM AND WETLANDS BUFFERS SHALL REMAIN.

HOWEVER, GENERAL MAINTENANCE TO REMOVE DISEASED, DECEASED, OR INVASIVE SPECIES WILL BE PERMITTED TO PROMOTE A HEALTHY AND SUSTAINABLE NATURAL AREA.

- C. JURISDICTIONAL WATERS. THE PETITIONER RESERVES THE RIGHT TO APPLY TO THE UNITED STATES ARMY CORP. OF ENGINEERS (USACE) FOR PERMITTING IMPACTS TO ANY IDENTIFIED JURISDICTIONAL STREAMS AND WETLANDS AS DELINEATED BY THE PROJECT ENVIRONMENTAL CONSULTANT. BUFFERS SHALL BE ILLUSTRATED, CONFIRMED AND NOTED ON LAND DEVELOPMENT PLANS SUBMITTED FOR PERMITTING.
  - 1. ALL CROSSINGS OF JURIDICTIONAL WATERS SHOWN ON THE REZONING PLAN ARE CONCEPTUAL IN NATURE AND MUST BE APPROVED BY USACE PRIOR TO LAND DEVELOPMENT PERMITTING APPROVAL.
  - 2. THE PETITIONER MAY ALSO APPLY FOR STREAM RESTORATION PERMITS TO MITIGATE PROPOSED STREAM AND WETLANDS IMPACTS. STREAM RESTORATION AND MITIGATION MUST BE APPROVED BY USACE, UNION COUNTY AND THE TOWN OF WEDDINGTON.
- D. WATER. PETITIONER SHALL REQUEST AND OBTAIN SERVICE CONNECTION TO THE EXISTING WATERLINES IN THE ADJACENT PUBLIC STREETS. INTERIOR WATERLINES WILL BE PROPOSED WITHIN THE PROPOSED PUBLIC R/W/ TO CREATE A LOOP SYSTEM WHERE EVER POSSIBLE TO MAINTAIN WATER PRESSURES.
- E. SEWER, SEWER SERVICE SHALL BE COORDINATED IN A TEMPORARY AND PERMANENT CONDITION. THE SITE DRAINS TOWARDS UNION COUNTY TWELVE MILE CREEK DRAINAGE BASIN. AT THE TIME OF THIS PETITION TWELVE MILE CREEK DOES NOT HAVE THE CAPACITY AVAILABLE TO SUPPORT THIS DEVELOPMENT. THROUGH COORDINATION BETWEEN CHARLOTTE WATER AND UNION COUNTY PUBLIC WORKS, A TEMPORARY PUMP STATION AND FORCEMAIN WILL BE INSTALLED TAKING THE WEDDINGTON GREEN FLOWS ACROSS PROVIDENCE ROAD TO SIX MILE CREEK BASIN LOCATED WITHIN THE CHARLOTTE WATER SERVICE AREA FOR SANITARY SEWER. AT THE TIME TWELVE MILE CREEK BASIN CAN SUPPORT ADDITIONAL CAPACITY, THE WEDDINGTON GREEN DEVELOPMENT WILL DECOMMISSION THE PUMP STATION/ FORCEMAIN AND CONVERT TO GRAVITY FLOW CONNECTING TO THE NEAREST SANITARY SEWER MAIN.
- A. PARK/ OPEN SPACE
  - A. THE PETITIONER WILL DEDICATE APPROXIMATELY 8.50 ACRES ("PARKLAND") TO THE TOWN OF WEDDINGTON FOR USE AS A PUBLIC COMMUNITY AMENITY. PROGRAM ELEMENTS LOCATED WITHIN THE PARKLAND WILL BE DESIGNED AND COORDINATED WITH THE TOWN OF WEDDINGTON STAFF AND BOARD MEMBERS. THE PETITIONER WILL CONSTRUCT THE FOLLOWING ITEMS AS A PART OF THIS PETITION:

- MULTI-PURPOSE AND SIDEWALKS THROUGHOUT THE PARKLAND
- COMMUNITY PAVILION LOCATED AT THE INTERSECTION OF ROUNDABOUT DRIVE AND PARK DRIVE LOOP OR WHERE EVER IS APPROPRIATE
- AMPHITHEATER LOCATED AT THE INTERSECTION OF MAIN STREET AND PARK DRIVE LOOP

1. THE PETITIONER MAY DESIGN AND CONSTRUCTION UP TO TWO STORMWATER MANAGEMENT FEATURES WITHIN THE PARKLAND. THE MAINTENANCE AND INSPECTION RESPONSIBILITY WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CCRs.
  2. THE DEDICATION OF THE PARKLAND TO THE TOWN OF WEDDINGTON WILL NOT REMOVE THE ABILITY OF THE PETITIONER TO COUNT THIS AREA TOWARDS ANY ORDINANCE REQUIRED PASSIVE OR ACTIVE OPEN SPACE.
- B. THE PETITIONER WILL CONSTRUCTION A 10' MULTI-PURPOSE GREENWAY TRAIL FROM PROVIDENCE ROAD TO THE SOUTHEASTERN PROJECT LIMITS AS CONCEPTUALLY ILLUSTRATED IN THE REZONING PLAN. PORTIONS OF THE PROPOSED GREENWAY TRAIL THAT ARE LOCATED WITHIN PRIVATE PROPERTY SHALL PROVIDE A PUBLIC ACCESS EASEMENT FOR PUBLIC USE. MAINTENANCE RESPONSIBILITY OF THE GREENWAY TRAIL AND PEDESTRIAN BRIDGE CROSSINGS SHALL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CCRs.
- C. THE PETITIONER RESERVES THE RIGHT TO MAINTAIN ANY AREA WITHIN THE PUBLIC OR PRIVATE OPEN SPACE SHOULD IT NOT BE ABLE TO BE APPROPRIATELY MAINTAINED BY THE OWNER.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

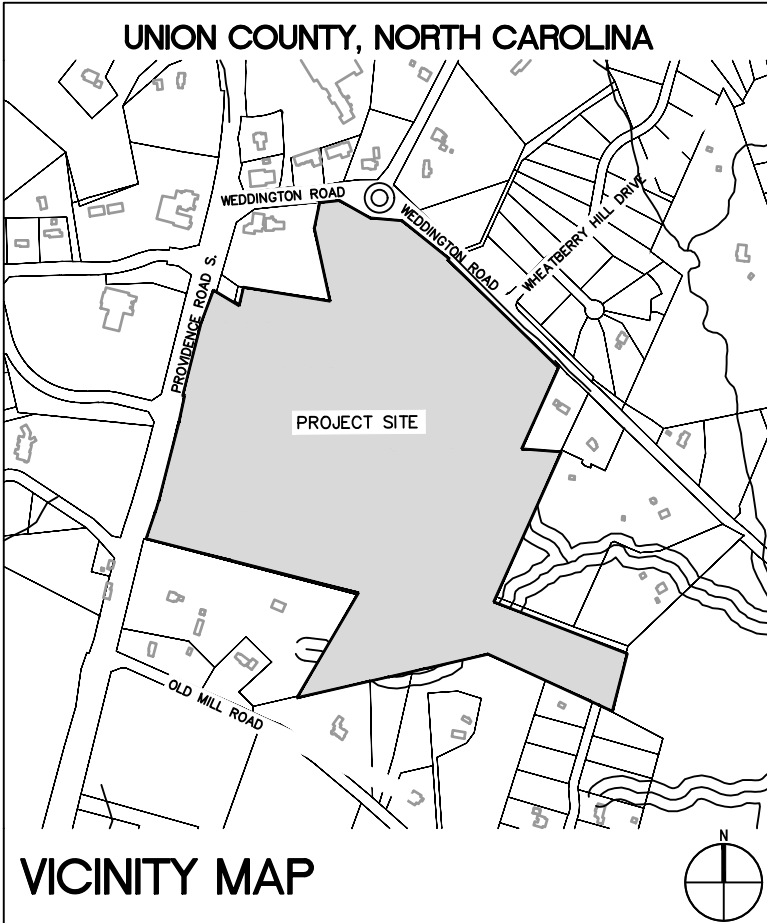
- A. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER/APPLICANT" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- B. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



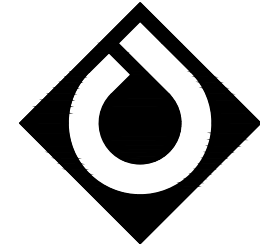
# WEDDINGTON GREEN

## CONDITIONAL REZONING

WEDDINGTON, UNION COUNTY, NORTH CAROLINA



SURVEY ISSUE DATE: JANUARY 19, 2022.  
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Land Planning  
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200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202

p# 704.376.1555 f# 704.376.7851  
url# www.colejeneststone.com

**PROVIDENT LAND  
SERVICES, INC.**

6707 FAIRVIEW ROAD, SUITE B  
CHARLOTTE, NC 28210

**WEDDINGTON  
GREEN**

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

**COVER SHEET**

### SHEET LIST

RZ - 00  
RZ - 01  
RZ - 02  
RZ - 03  
RZ - 04  
RZ - 05  
RZ - 06  
RZ - 07  
RZ - 08  
RZ - 09  
RZ - 10  
SS - 11

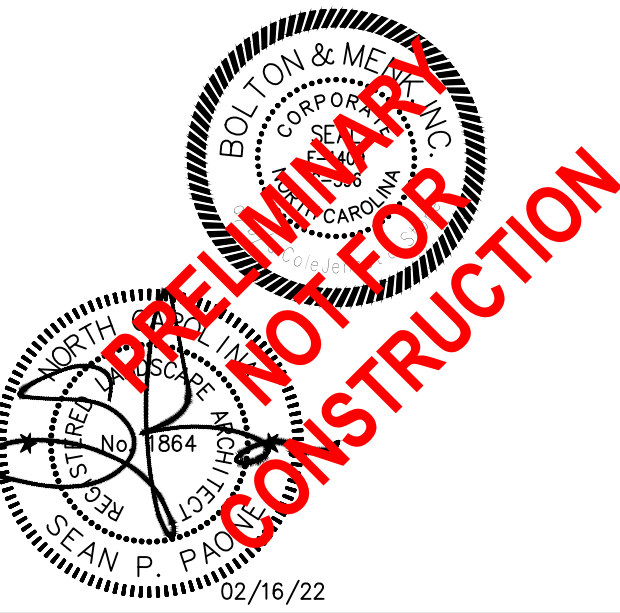
COVER SHEET  
EXISTING CONDITIONS  
SKETCH PLAN  
DEVELOPMENT STANDARDS  
STREET SECTIONS  
GRADING AND STORM WATER  
PRE-DEVELOPMENT DRAINAGE MAP  
POST-DEVELOPMENT DRAINAGE MAP  
WETLANDS PROTECTION PLAN  
LANDSCAPE PLAN  
LANDSCAPE PLAN  
SITE SURVEY

Project No.  
4720

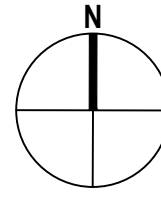
Issued  
01/26/22

Revised

02/16/22 - PER TOWN OF WEDDINGTON COMMENTS



SCALE: 1"=200'  
0 100' 200' 400'



**RZ - 00**

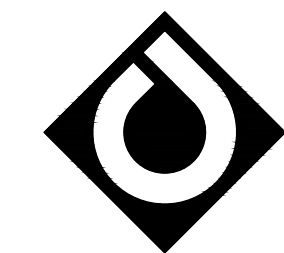
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BOLTON & MENK, INC. dba ColeJenest & Stone 2022



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAYMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.





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## PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B  
CHARLOTTE, NC 28210

## WEDDINGTON GREEN

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

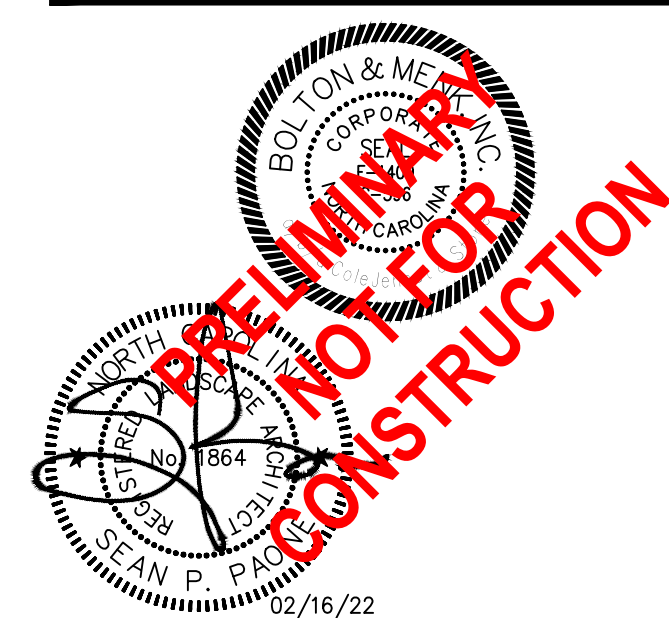
## EXISTING CONDITIONS

Project No.  
4720

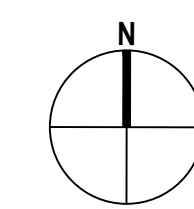
Issued  
01/26/22

Revised

02/16/22 - PER TOWN OF WEDDINGTON COMMENTS



SCALE: 1"=100'  
0 50' 100' 200'



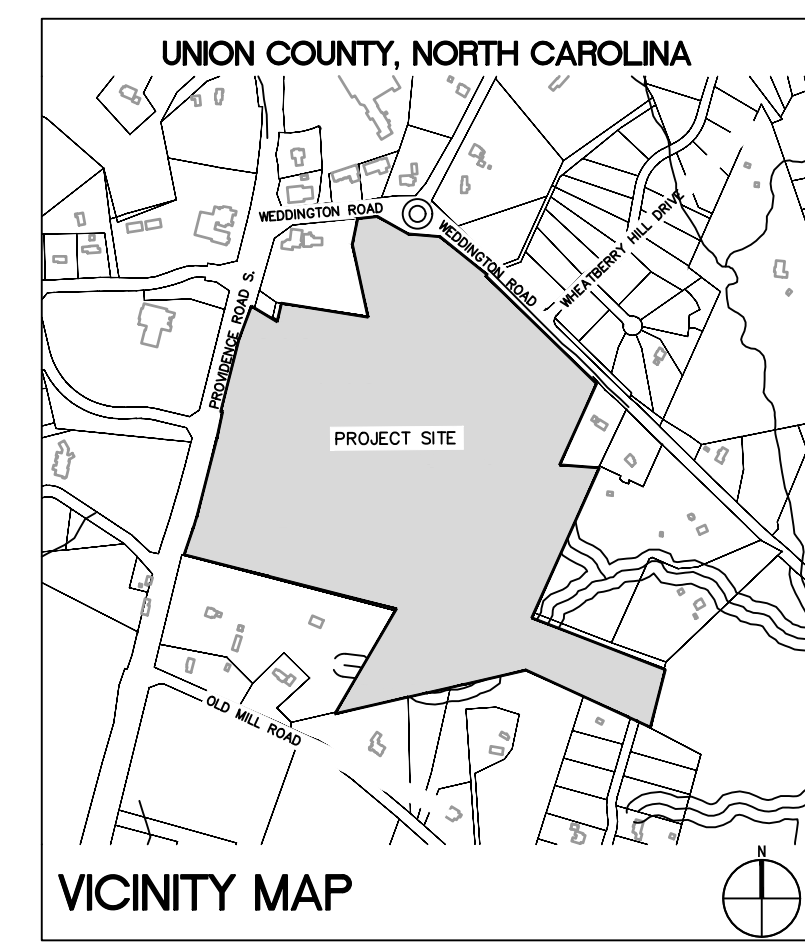
## RZ - 01

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SURVEY ISSUE DATE: JANUARY 19, 2022.  
PROVIDED BY LAWRENCE ASSOCIATES, INC.  
106 W. JEFFERSON STREET, MONROE, NC 28112  
(704) 289-1013

- LEGEND**
- SYMBOL
  - PROPOSED SIDEWALK
  - PROPOSED 2'-0" CURB & GUTTER
  - GREENWAY TRAIL
  - PERIMETER BUFFER
  - FRONTAGE BUFFER
  - RETAIL, RESTAURANT, OFFICE USES
  - ATTACHED VILLAS
  - 50' DETACHED SINGLE FAMILY LOTS
  - 60' DETACHED SINGLE FAMILY LOTS
  - AGE-TARGETED ATTACHED VILLAS
  - AGE-TARGETED SINGLE FAMILY DETACHED LOT

**ZONING CODE SUMMARY**

PROJECT NAME: WEDDINGTON GREEN  
OWNER/APPLICANT: PROVIDENT LAND SERVICES, LLC.  
JURISDICTION: TOWN OF WEDDINGTON, UNION COUNTY, NC  
PARCEL ID: 061500739, 061500730, 06150074, 06150076, 06150078A, 06150078B, 06150081, AND A PORTION OF 06150077  
EXISTING ZONING: R-40, R-CD  
EXISTING USE: VACANT, RESIDENTIAL  
PROPOSED ZONING: CZ - CONDITIONAL ZONING  
PROPOSED USE: MIXED-USE, RETAIL, RESTAURANT, OFFICE, SINGLE FAMILY DETACHED LOTS, SINGLE FAMILY ATTACHED VILLAS PARK/OPEN SPACES  
SITE ACREAGE: 80.20 AC± (PER SURVEY)  
RETAIL, OFFICE, RESTAURANT: 137,900 SF  
RESIDENTIAL:  
32' LOTS: 38 LOTS  
60' LOTS: 44 LOTS  
VILLAS: 61 UNITS  
CARRIAGE HOMES: 15  
AGE TARGETED 41' LOTS: 25 LOTS  
AGE TARGETED VILLAS: 13 UNITS  
BUILDING SETBACKS:  
RETAIL, OFFICE, RESTAURANT  
FRONT: 15'  
SIDE / BUILDING SEPARATION: 10' / 20'  
SINGLE FAMILY, DETACHED  
FRONT: 20'  
CORNER: 10'  
SIDE: 5'  
REAR: 40'  
SINGLE FAMILY VILLAS, ATTACHED  
FRONT: 5'-10'  
CORNER: 5'-10'  
SIDE / BUILDING SEPARATION: 5' / 15'  
REAR: 20'  
PROVIDED OPEN SPACE: 35 AC 44%  
PROVIDED PARK SPACE: 11.4 ACRES 14%  
BUFFERS:  
THOROUGHFARE: 50'  
PERIMETER: 20'  
JURISDICTIONAL STREAMS: 50'

\*PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 5' HIGH MASONRY WALL.  
ESTIMATED CONSTRUCTION START DATE: 2023  
ESTIMATED CONSTRUCTION COMPLETION:

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CHARLOTTE, NC 28210

**WEDDINGTON GREEN**

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

**SKETCH PLAN**

Project No.  
4720

Issued  
01/26/22

Revised  
02/16/22 -- PER TOWN OF WEDDINGTON COMMENTS

**BOLTON & MENK, INC.**  
02/16/22

SCALE: 1"=100'

0 50' 100' 200'

N

**RZ - 02**

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BOLTON & MENK, INC. dba ColeJenest & Stone 2022

NVA PROPERTIES, LLC  
PARCEL ID 061500071  
ZONING: R-CD

DOULAVERIS NITSA  
MATALAS PETER  
PARCEL ID 06153012E  
ZONING: R-40

STEVE HEMMIG &  
NANCY HEMMIG  
PARCEL ID 06150007B  
ZONING: R-40

HENRY B. KEEN, III &  
ADELL S. KEEN  
PARCEL ID 061500077  
ZONING: R-40

OMNI ANIMAL CHIROPRACTIC, LLC  
PARCEL ID 061500079A  
ZONING: R-CD

KALTSOUNIS SPIROS ETALS  
PARCEL ID 06153012F  
ZONING: R-40

CHARLES ERIC PLYLER  
& JUDY H. PLYLER  
PARCEL ID 061500072B  
ZONING: R-CD

SYL STEWART PLYLER  
PARCEL ID 061500072  
ZONING: R-CD

KARRIE HAYNES &  
VERRON HAYNES  
PARCEL ID 06150080  
ZONING: R-40

BJELAC, SLADJANA  
BJELAC, BOJAN  
PARCEL ID 06150183  
ZONING: R-CD

HARRIS, AENIS  
HARRIS, MELODY  
PARCEL ID 06150181  
ZONING: R-CD

FINOCCHIO, CATHERINE  
PARCEL ID 06150065A  
ZONING: R-40

WEDDINGTON UNITED  
METHODIST CHURCH  
PARCEL ID 06150064B  
ZONING: R-CD

WEDDINGTON UNITED  
METHODIST CHURCH NC  
PARCEL ID 06150075  
ZONING: R-CD

WEDDINGTON UNITED  
METHODIST CHURCH NC  
PARCEL ID 06150040  
ZONING: R-CD

WEDDINGTON UNITED  
METHODIST CHURCH INC  
PARCEL ID 06150039  
ZONING: R-CD

TOPALIAN LEON J  
TOPALIAN KIMBERLY S  
PARCEL ID 06150036  
ZONING: R-40

MARY M. MORRIS, HEIRS  
PARCEL ID 061500077D  
ZONING: R-CD

MARY M. MORRIS, HEIRS  
PARCEL ID 061500077F  
ZONING: R-CD



DEVELOPMENT GUIDELINES AND STANDARDS

FEBRUARY 16, 2022

I. GENERAL PROVISIONS

A. SITE. THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY PROVIDENT LAND SERVICES, INC. (PETITIONER) TO ACCOMMODATE THE PROPOSED DEVELOPMENT OF AN 85-ACRE SITE LOCATED ON THE EAST SIDE OF PROVIDENCE ROAD AND THE SOUTH SIDE OF WEDDINGTON ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCELS 06150073B, 06150073D, 06150074, 06150076, 06150076A, 06150076B, 06150081, AND A PORTION OF 06150077.

B. ZONING DISTRICT/ORDINANCE. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL ZONING PLAN, CONDITIONAL ZONING DESIGNATION, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF WEDDINGTON UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE") DATED APRIL 15, 2021, AND IN AFFECT AT THE TIME OF THIS PETITION FILING DATE ON JANUARY 24, 2022. THE PURPOSE OF THE CONDITIONAL REZONING PETITION IS TO CONVERT THE EXISTING ZONING CLASSIFICATION OF THE PROPERTY FROM RESIDENTIAL 40 (R-40) AND RESIDENTIAL CONDITIONAL DISTRICT (R-CD) TO CONDITIONAL ZONING (CZ) PURSUANT TO THE PROVISIONS OF THE ORDINANCE.

C. SCHEMATIC NATURE OF REZONING PLAN. THE DEPICTION OF USES, SIDEWALKS, DRIVEWAYS, PARKING AREAS, INTERNAL DRIVES, BUILDING ENVELOPES AND SITE ELEMENTS (THE "DEVELOPMENT"/SITE ELEMENTS)' SET FORTH ON THE CONDITIONAL REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS (INCLUDING PARKING GARAGES AND LOTS) AND THEIR CORRESPONDING USES MAY BE SHIFTED, ALTERED OR MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS THE MINIMUM ORDINANCE STANDARDS ARE MET AND, UNLESS OTHERWISE SHOWN ON THE REZONING PLAN, DO NOT EXCEED THE MAXIMUM STANDARDS IN ACCORDANCE WITH THE ORDINANCE, SUBJECT TO GENERAL STATUTES 1600 AND TOWN OF WEDDINGTON ORDINANCE.

SINCE THE PROJECT HAS NOT PROCEEDED WITH THE ZONING PERMIT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS CONDITIONAL REZONING PLAN PROVIDE FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 6 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE:

(1) MINOR MODIFICATIONS THAT ARE DEMAED NOT TO MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE TOWN PLANNER WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO ARTICLE 6 OF THE ORDINANCE IN EACH INSTANCE, HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. VESTED RIGHTS. PURSUANT TO ARTICLE 1 D-108 OF THE ORDINANCE AND SECTION 1600-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS. IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN COUNCIL, OR ANY TEXT AMENDMENT IS REQUESTED BY PETITIONER AND ADOPTED BY THE TOWN COUNCIL, THE PETITIONER MAY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPAIR THE PETITIONER'S VESTED RIGHTS. IF CONSTRUCTION COMMENCES WITHIN THE FIVE-YEAR VESTING PERIOD, VESTING SHALL CONTINUE IN ACCORDANCE WITH COMMON LAW.

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

E. AMENDMENTS. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

F. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DESCRIBED ON THE REZONING PLAN MAY BE PHASED, AS DETERMINED DURING THE COURSE OF ZONING PERMIT REVIEW AND CONSTRUCTION, ANY PROPOSED PHASING, MUST ALIGN WITH REQUIRED TIA IMPROVEMENTS AND IMPROVEMENTS REQUIRED BY THE TOWN OF WEDDINGTON AS PROVIDED IN THE APPROVED REZONING CONDITIONS; PROVIDED, HOWEVER, A) SEQUENCING OF CONSTRUCTION TO MINIMIZE DISRUPTION OF OPERATIONS IS PERMITTED; AND B) SO LONG AS THE PROJECT AS A WHOLE COMPLIES WITH THE REQUIREMENTS OF THE ORDINANCE, EACH PHASE OR SEQUENCE OF IMPROVEMENTS WITHIN THE PROJECT IS NOT REQUIRED TO MEET ALL ORDINANCE REQUIREMENTS, UTILITIES AND INFRASTRUCTURE MAY BE DELIVERED TO EACH PHASE AS DEVELOPED.

SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW. HOWEVER, RECOMBINATION OR REDUCTION OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

II. PERMITTED USES

A. USES. THE CZ PETITION REQUEST FOR THE PROPERTY SHALL PERMIT THE DEVELOPMENT OF ANY USES, INCLUDING ACCESSORY USES, AS SHOWN ON THE REZONING PLAN AND SPECIFICALLY LISTED BELOW, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. THE SQUARE FOOTAGES OF USES MAY NOT EXCEED THE RESTRICTIONS OF THE CONDITIONAL ZONING, ANY LABELING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. IN THE EVENT THERE IS A CONFLICT OR INCONSISTENCY BETWEEN THESE REZONING NOTES AND THE REZONING PLAN OR APPLICATION, THE REZONING NOTES SHALL CONTROL.

ADDITIONAL USES ALLOWED BY THE CONDITIONAL ZONING AND AS SHOWN ON THE REZONING PLAN:

- BREWERY, MICRO (CAN PRODUCE UP TO 100,000 BARRELS A YEAR)
- TAPROOM
- EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR)
- DWELLING, SINGLE FAMILY DETACHED
- DWELLING, SINGLE FAMILY DETACHED LOTS WITH DETACHED CARRIAGE HOMES\*
- DWELLING, ATTACHED (COTTAGES/VILLAS)
- DWELLING, AGE-RESTRICTED FOR SALE (ATTACHED OR DETACHED)
- RESTAURANTS UP TO 20,000 SQUARE FEET AS SINGLE TENANT
- BREWERY
- OFFICE, MEDICAL OFFICE
- RETAIL BUSINESS AND SERVICES UP TO 20,000 SQUARE FEET AS SINGLE TENANT
- PUBLIC AMENITIES (TO INCLUDE BUT NOT LIMITED TO AMPHITHEATRES, PAVILIONS, PLAYGROUNDS/ STRUCTURES, BICYCLE FACILITIES, PUBLIC RESTROOMS, AND MAINTENANCE STRUCTURES)
- ACCESSORY USES\*

\*CARRIAGE HOMES REPRESENT RESIDENTIAL UNITS ABOVE DETACHED GARAGE STRUCTURES. THESE UNITS MAY BE CONSIDERED AS AN EXTENSION OF THE PRINCIPAL USE, LEASED BY THE INDIVIDUAL LOT OWNER, OR CONSIDERED AN INDIVIDUAL SEPARATE UNIT WITH ACCESS TO THE UNITS USING PRIVATE ALLEYS.

\*\* NETHER ACCESSORY USES FOR THE RESIDENTIAL UNITS NOR ACCESSORY USES FOR THE OFFICE/RETAIL/RESTAURANT SPACE SHALL BE COUNTED TOWARDS SQUARE FOOTAGE OR RESIDENTIAL DENSITY MAXIMUMS IN THIS REZONING PETITION.

III. TRANSPORTATION

A. ACCESS. VEHICULAR ACCESS IS SCHEMATIC IN NATURE HOWEVER SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS TO PROVIDENCE ROAD, WEDDINGTON ROAD OR ADJACENT PROPERTIES ARE SUBJECT TO ANY MODIFICATIONS REQUIRED BY THE TOWN OF WEDDINGTON AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"), TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND STREET CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.

AS PART OF THE DEVELOPMENT CONTEMPLATED BY THIS REZONING PLAN AND REQUIRED BY THE TOWN OF WEDDINGTON, PETITIONER SHALL WORK WITH THE ABELLIA DRIVE PROPERTY OWNERS AND THE TOWN OF WEDDINGTON TO PROVIDE VEHICULAR AND PEDESTRIAN CONNECTION BETWEEN THE SITE AND THE ADJACENT ABELLIA DRIVE PUBLIC STREET STUB AS SHOWN ON THE REZONING PLAN. THE PETITIONER SHALL PROVIDE THIS CONNECTION TO THE COMMON PROPERTY LINE IN SUBSTANTIALLY THE FOLLOWING MANNER: DESIGN AS DETACHED SUBSTANTIALLY THE SAME DESIGN AS DETACHED ON THE REZONING PLAN, INCLUDING SIDEWALK IMPROVEMENTS AS REQUIRED IN THE ORDINANCE, BUT IN NO EVENT SHALL THE INSTALLATION OF THE CONNECTION BE REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE PROPERTY.

B. ROADWAY ALIGNMENTS. THE ALIGNMENTS OF THE INTERNAL NCDOT PUBLIC STREETS, PRIVATE DRIVES, VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF WEDDINGTON AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. ON-STREET PARKING. ON-STREET PARKING DEPICTED ON THE REZONING PLAN WHICH IS LOCATED ON A PROPOSED NCDOT MAINTAINED STREET SHALL NOT BE CONSIDERED A MAINTENANCE RESPONSIBILITY OF NCDOT. THE MAINTENANCE FOR THESE AREAS WILL BE THE RESPONSIBILITY OF THE WEDDINGTON GREEN DEVELOPMENT HOA AND WILL BE IDENTIFIED BY THE AREA OF PAYMENT THAT EXTENDS BEYOND THE 2' CONCRETE GUTTER BANDING. ON-STREET PARKING MAY BE CONSTRUCTED USING ANY OF THE FOLLOWING MATERIALS SOLELY OR IN COMBINATION: LIGHT-DUTY CONCRETE (STANDARD, STAMPED AND/OR STAINED), LIGHT-DUTY ASPHALT (STANDARD, STAMPED AND/OR STAINED), OR VEHICULAR GRADE PAVERS. THE DETAILS OF THE INSTALLATION AND MAINTENANCE OF THESE SPACES WILL BE MEMORIALIZED IN A DEVELOPER MAINTENANCE AND ENCROACHMENT AGREEMENT WITH NCDOT.

1. ALL STREETS SHALL INCLUDE ON-STREET PARKING ON ONE OR BOTH SIDES OF THE STREET.

D. TRANSPORTATION IMPACT ANALYSIS IMPROVEMENTS ("TIA"). PETITIONER SHALL NOT BE REQUIRED TO INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN EXCEPT AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ORDINANCE, APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. THE CONSTRUCTION OF SUCH STREET IMPROVEMENTS SHALL ALSO BE SUBJECT TO SECTION I. GENERAL PROVISIONS, PARAGRAPH F ABOVE.

THE TRANSPORTATION AND PEDESTRIAN IMPROVEMENTS SET OUT BELOW SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF 80% OF CERTIFICATE OF OCCUPANCIES BASED ON THE IMPROVEMENTS REQUIRED BY PHASED CONSTRUCTION OF THE PROJECT.

2027 BUILD

- WEDDINGTON ROAD AND WHEATBERRY HILL DRIVE/ ACCESS A
- CONSTRUCT ACCESS A WITH ONE INGRESS AND ONE EGRESS LANE (SHARED LEFT-THROUGH-RIGHT).
- CONSTRUCT AN EASTBOUND WEDDINGTON ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- CONSTRUCT A WESTBOUND WEDDINGTON ROAD LEFT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- PROVIDE AT LEAST 100 FEET OF INTERNAL PROTECTED STEM (IPS) LENGTH. IT SHOULD BE NOTED THAT NO ON STREET PARKING IS RECOMMENDED WITHIN THE IPS (INTERNAL PROTECTED STEM LENGTHS).

- WEDDINGTON ROAD AND WEDDINGTON MATTHEWS ROAD/ ACCESS B
- CONSTRUCT ACCESS B WITH ONE INGRESS AND ONE EGRESS LANE (SHARED LEFT-THROUGH-RIGHT).
- CONSTRUCT A WESTBOUND THROUGH-RIGHT LANE WITH 125 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- PROVIDE AT LEAST 130 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS.

- PROVIDENCE ROAD AND LENNY STADLER WAY / ACCESS C
- CONSTRUCT ACCESS C WITH ONE INGRESS AND TWO EGRESS LANES (1 LEFT-THROUGH AND 1 RIGHT TURN LANE). PROVIDE 125 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH ON THE WESTBOUND RIGHT TURN LANE.
- CONSTRUCT A SOUTHBOUND PROVIDENCE ROAD LEFT TURN LANE WITH 250 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- CONSTRUCT A NORTHBOUND PROVIDENCE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- PROVIDE AT LEAST 225 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS.

2027 BUILD WITH NCDOT STIP PROJECT U-5769

- PROVIDENCE ROAD AND LENNY STADLER WAY / ACCESS C
- CONSTRUCT A LEFT-OVER INTERSECTION LENNY STADLER WAY AND ACCESS C WILL BOTH HAVE RIGHT-IN, LEFT-IN, AND RIGHT-OUT MOVEMENTS.
- CONSTRUCT A SOUTHBOUND PROVIDENCE ROAD LEFT TURN LANE WITH 125 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- CONSTRUCT A NORTHBOUND PROVIDENCE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.
- PROVIDE AT LEAST 225 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS.

- PROVIDENCE ROAD AND NORTHBOUND U-TURN
- CONSTRUCT A NORTHBOUND PROVIDENCE ROAD U-TURN LANE WITH AT LEAST 300 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH BETWEEN 600-800 FEET NORTH OF THE INTERSECTION OF PROVIDENCE ROAD AND LENNY STADLER WAY/ ACCESS C.

- PROVIDENCE ROAD AND SOUTHBOUND U-TURN
- CONSTRUCT A SOUTHBOUND PROVIDENCE ROAD U-TURN LANE WITH AT LEAST 150 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH BETWEEN 600-800 FEET SOUTH OF THE INTERSECTION OF PROVIDENCE ROAD AND LENNY STADLER WAY/ ACCESS C.

2040 BUILD

- PROVIDENCE ROAD AND REA ROAD
- CONSTRUCT AN ADDITIONAL NORTHBOUND PROVIDENCE ROAD THROUGH LANE THAT EXTENDS 200 FEET BEFORE THE U-TURN LOCATION SOUTH OF THE PROVIDENCE ROAD AND REA ROAD INTERSECTION. THE THROUGH LANE IS RECOMMENDED TO DROP APPROXIMATELY 550 FEET PAST THE U-TURN LOCATION NORTH OF THE PROVIDENCE ROAD AND REA ROAD INTERSECTION.

CONSTRUCT AN ADDITIONAL SOUTHBOUND PROVIDENCE ROAD THROUGH LANE THAT EXTENDS BACK TO THE U-TURN LOCATION NORTH OF THE PROVIDENCE ROAD AND REA ROAD. THE THROUGH LANE IS RECOMMENDED TO DROP 1,000 FEET PAST THE U-TURN LOCATION SOUTH OF THE PROVIDENCE ROAD AND REA ROAD INTERSECTION.

CONSTRUCT AN ADDITIONAL PROVIDENCE ROAD U-TURN LANE THAT PROVIDES 500 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH AT THE SOUTHBOUND U-TURN LOCATION.

WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD ROUNDABOUT

PETITIONER WILL COORDINATE WITH NCDOT ON SAFETY OPTIONS (I.E. RECTANGULAR RAPID FLASHING BEACH (RRFB) OR PEDESTRIAN HYBRID BEACH (PHB)) FOR THE PROPOSED PEDESTRIAN CROSSING AT THE WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD EXISTING ROUNDABOUT. THE WEDDINGTON GREEN DEVELOPMENT PROPOSES TO CONSTRUCT THE 4TH LEG OF THE EXISTING ROUNDABOUT, WITH THE BUILD OUT OF THE ROUNDABOUT, A PEDESTRIAN CROSSING IS IDENTIFIED TO CONNECT THE WEDDINGTON GREEN DEVELOPMENT, TOWN HALL, WEDDINGTON CORNERS DEVELOPMENT, ETC.

IV. ARCHITECTURAL STANDARDS

A. ALL ARCHITECTURAL ELEVATIONS MUST BE REVIEWED AND APPROVED BY THE WEDDINGTON GREEN DESIGN REVIEW COMMITTEE. THE COMMITTEE WILL BE COMPRISED OF EIGHT MEMBERS (1 TOWN OF WEDDINGTON STAFF MEMBER, 1 DESIGN PROFESSIONAL, THE PETITIONER OR IDENTIFIED REPRESENTATIVE, AND 1 REPRESENTATIVE FROM EACH OF THE DEVELOPMENT BUILDERS).

B. RESIDENTIAL THE RESIDENTIAL USES, REGARDLESS OF ATTACHED OR DETACHED PRODUCT, PROPOSED THROUGHOUT THE DEVELOPMENT WILL BE DESIGNED TO REFLECT ELEMENTS OF FRENCH COUNTRY CRAFTSMAN ARCHITECTURAL VERNACULAR. THESE ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO: FRONT PORCHES, UPPER-STORY BALCONIES, RAISED ENTRANCES RELATED TO STREET FRONTAGE, SHUTTERS, DISTINGUISHED BASES, COMBINATION OF BUILDING MATERIALS, DORMERS, SETBACK OR DETACHED GARAGES, AND VARYING ROOF TYPES THAT MAY INCORPORATE DIFFERENT ROOFING MATERIALS. THE FOLLOWING GUIDELINES BELOW SHALL ESTABLISH A BASELINE FOR RESIDENTIAL DEVELOPMENT WITHIN THE WEDDINGTON GREEN DEVELOPMENT:

1. RESIDENTIAL USES SHALL NOT EXCEED THREE-STORIES OR 50' IN HEIGHT AS MEASURED FROM THE FINISHED GRADE AT THE SETBACK LINE TO THE PEAK OF THE ROOF AS DEFINED IN THE ORDINANCE. ROOF TOP TERRACES SHALL NOT COUNT TOWARDS A STORY SINCE IT IS DOES NOT REPRESENT HABITABLE SPACE.
2. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK STREETS THROUGH THE FOLLOWING:
  - a) THE BUILDING SHALL BE PLACED SO AS TO PRESENT A FRONT OR ENHANCED SIDE FAÇADE TO ALL STREETS.
  - b) ALL PUBLIC STREET FACING ENTRANCES SHALL BE RAISED A MINIMUM OF 24" FROM THE STREET ELEVATION.
  - c) ALL GARAGES ARE PREFERRED TO BE SERVED THROUGH THE USE OF PRIVATE ALLEYS. HOWEVER, SHOULD FRONT LOADED GARAGES BE USED ALONG PUBLIC STREETS, THE GARAGE FACE MUST STEP BACK A MINIMUM OF 8' TO PROVIDE VARIATION IN THE FAÇADE AND TO MINIMIZE THE VISIBILITY FROM THE STREET OR ADJACENT PROPERTIES.
3. RESIDENTIAL BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF MATERIALS, BUT LIMITED TO NOT EXCEED THREE DIFFERENT MATERIALS.
  - a) ACCEPTABLE MATERIALS FOR EXTERIOR WALLS, SHUTTERS, AND FOUNDATIONS WOULD BE PAINTED OR STAINED WOOD (HARDY BOARD, BOARD AND BATTEN, SHINGLES), MASONRY, BRICK OR STUCCO. VINYL PRODUCTS WILL NOT BE PERMITTED.
  - b) MATERIALS ASSOCIATED WITH FOUNDATION WALLS WILL BE SELECTED TO CREATE A DISTINGUISHED BASE FOR ALL RESIDENTIAL UNITS. THIS MAY BE ACCOMPLISHED BY INCLUDING A BANDING ABOVE FOUNDATION OR THROUGH THE USE OF A MATERIAL CHANGE. THIS REQUIREMENT DOES NOT RESTRICT THE USE OF THAT MATERIAL ON OTHER PARTS OF THE UNITS.
4. THE USE OF HINGED SHUTTERS, DORMERS, BALCONIES, PORCHES, AND OTHER ELEMENTS ARE STRONGLY ENCOURAGED TO BREAK UP 4-SIDED DETACHED AND 2 + 3-SIDED ATTACHED VILLA ARCHITECTURAL ELEVATIONS.

C. OFFICE/RETAIL/RESTAURANT, THE NON-RESIDENTIAL USES, WILL BE DESIGNED TO REFLECT ELEMENTS OF FRENCH COUNTRY CRAFTSMAN ARCHITECTURAL VERNACULAR. THESE ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO: COVERED ENTRANCES USING WOOD/TIMBER BRACKETING OR POSTS, RECESSED ENTRANCES, DISTINGUISHED BASES, COMBINATION OF BUILDING MATERIALS, AND VARYING ROOF TYPES THAT MAY INCORPORATE DIFFERENT ROOFING MATERIALS. THE FOLLOWING GUIDELINES BELOW SHALL ESTABLISH A BASELINE FOR RESIDENTIAL DEVELOPMENT WITHIN THE WEDDINGTON GREEN DEVELOPMENT:

1. FAÇADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION (EXCLUDING VEHICULAR ENTRANCES, DRIVEWAYS AND PEDESTRIAN PASSAGEWAYS) WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS AND OTHER OPaque MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SLIT HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE THE ADJACENT STREET SIDEWALK EXCEPT WHERE THERE ARE EXTREME SLOPES (SIDEWALKS THAT ARE GREATER THAN 5% SLOPE).
2. A DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS AND CORNER ENTRANCE FEATURES TO SIDEWALKS ASSOCIATED WITH THE USE STREET FRONTAGE.
3. OPERABLE DOOR SPACING SHALL NOT EXCEED 75 FEET EXCEPT WHERE SIDEWALKS ARE GREATER THAN A 5% SLOPE.
4. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
5. MECHANICAL EQUIPMENT SHALL BE PLACED ON ROOF TOPS. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW ALONG ALL ADJACENT STREETS. UTILITY PANELING LOCATED ON EXTERIOR WALLS SHALL BE SCREENED FROM PUBLIC VIEW USING SCREEN WALLS/FENCING OR OPAQUE LANDSCAPE HEDGE.
6. SERVICE SCREENING AREA – SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW USING MASONRY ENCLOSURES AND DESIGNED TO BE COMPATIBLE WITH THE PRINCIPAL STRUCTURE.

V. STREETScape

A. SETBACKS. THE SETBACK ALONG THE SITE'S PROPOSED PUBLIC STREETS WILL VARY DEPENDING ON THE PROPOSED USE ALONG THAT FRONTAGE. THE FRONT AND CORNER SETBACKS SHALL BE AS NOTED:

1. RETAIL, RESTAURANT, OFFICE: 15'
2. ATTACHED VILLAS: 5'
3. 50' – 60' SINGLE FAMILY DETACHED: 20'
4. AGE-RESTRICTED ATTACHED VILLAS: 10'
5. AGE-RESTRICTED SINGLE FAMILY DETACHED: 10'

B. PLANTING STRIP AND SIDEWALKS. A MINIMUM 8' PLANTING STRIP AND 5' SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL PROPOSED PUBLIC AND PRIVATE STREETS, UNLESS OTHERWISE NOTED.

1. ALONG THE MAIN STREET ENTRANCE INTERSECTING WITH PROVIDENCE ROAD, THE PLANTING STRIP WILL BE REPLACED IN LIEU OF HARDSCAPE FROM THE BUILDING FACE TO THE BACK OF CURB. PLANTING AREAS WILL BE LOCATED ALONG THE STREET FRONTAGE IN PLACE OF A CONTINUOUS PLANTING STRIP TO PROVIDE BETTER CONNECTIVITY TO THE ON-STREET PARKING SPACES AND RELATIONSHIP WITH SHOP AND RESTAURANT FAÇADES.
2. ALONG THE PARK DRIVE LOOP, THE STREETScape AREA FRONTAGE THE GREEN/PARK WILL PROVIDE AN 8' PLANTING STRIP AND 8' SIDEWALK PROVIDING MORE SPACE FOR PEDESTRIAN AND BICYCLE INTERACTION.
3. SPECIALTY PAVING (STAMPED, COLORED OR PAVERS) MAY BE USED TO EMPHASIZE AREAS OF INTEREST ALONG STREET FRONTAGE. THE MAINTENANCE FOR MATERIALS OTHER THAN BRUSHED CONCRETE WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CCR DOCUMENTS.
4. AREAS FOR SEATING, WASTE RECEPTILES, AND ENHANCED LANDSCAPING WILL BE PROVIDED ALONG THE 10' PARK SIDEWALK AND INTERIOR MULTI-PURPOSE PATHWAYS AND GREENWAY TRAILS.
5. SIDEWALK SIGNAGE, RETAIL DISPLAY AND OUTDOOR DINING MAY BE LOCATED ALONG THE MAIN STREET FRONTAGE AND ALONG PARK DRIVE LOOP DURING REGISTERED EVENTS.
6. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT ALONG ALL PROPOSED PUBLIC AND PRIVATE STREETS, ALLEYS SHALL BE LIT BY ADJACENT UNIT EXTERIOR LIGHTING.

VI. ENVIRONMENTAL FEATURES/ UTILITY SERVICES

- A. STORMWATER. PETITIONER SHALL COMPLY WITH THE TOWN OF WEDDINGTON AND UNION COUNTY APPROVED AND ADOPTED STORMWATER ORDINANCE.
- B. EXISTING VEGETATION. THE REZONING PLAN IDENTIFIES SPECIFIC TREES TO BE MAINTAINED THROUGHOUT THE PROJECT BUILD OUT. VEGETATED AREAS WITHIN UNDISTURBED STREAM AND WETLANDS BUFFERS SHALL REMAIN. HOWEVER, GENERAL MAINTENANCE TO REMOVE DISEASED, DECEASED, OR INVASIVE SPECIES WILL BE PERMITTED TO PROMOTE A HEALTHY AND DIVERSE NATURAL AREA.
- C. JURISDICTIONAL WATERS. THE PETITIONER RESERVES THE RIGHT TO APPLY TO THE UNITED STATES ARMY CORP. OF ENGINEERS (USACE) FOR PERMITTING IMPACTS TO ANY IDENTIFIED JURISDICTIONAL STREAMS AND WETLANDS AS DelineATED BY THE PROJECT ENVIRONMENTAL CONSULTANT. BUFFERS SHALL BE ILLUSTRATED, CONFIRMED AND NOTED ON LAND DEVELOPMENT PLANS SUBMITTED FOR PERMITTING.

1. ALL CROSSINGS OF JURISDICTIONAL WATERS SHOWN ON THE REZONING PLAN ARE CONCEPTUAL IN NATURE AND MUST BE APPROVED BY USACE PRIOR TO LAND DEVELOPMENT PERMITTING APPROVAL.
2. THE PETITIONER MAY ALSO APPLY FOR STREAM RESTORATION PERMITS TO MITIGATE PROPOSED STREAM AND WETLANDS IMPACTS. STREAM RESTORATION AND MITIGATION MUST BE APPROVED BY USACE, UNION COUNTY AND THE TOWN OF WEDDINGTON.

D. WATER. PETITIONER SHALL REQUEST AND OBTAIN SERVICE CONNECTION TO THE EXISTING WATERLINES IN THE ADJACENT PUBLIC STREETS. INTERIOR WATERLINES WILL BE PROPOSED WITHIN THE PROPOSED PUBLIC R/W/ TO CREATE A LOOP SYSTEM WHERE EVER POSSIBLE TO MAINTAIN WATER PRESSURES.

E. SEWER. SEWER SERVICE SHALL BE COORDINATED IN A TEMPORARY AND PERMANENT CONDITION. THE SITE DRAINS TOWARDS UNION COUNTY TWELVE MILE CREEK DRAINAGE BASIN. AT THE TIME OF THIS PETITION TWELVE MILE CREEK DOES NOT HAVE THE CAPACITY AVAILABLE TO SUPPORT THIS DEVELOPMENT. THROUGH COORDINATION BETWEEN CHARLOTTE WATER AND UNION COUNTY PUBLIC WORKS, A TEMPORARY PUMP STATION AND FORCEMAIN WILL BE INSTALLED TAKING THE WEDDINGTON GREEN FLOWS ACROSS PROVIDENCE ROAD TO SIX MILE CREEK BASIN LOCATED WITHIN THE CHARLOTTE WATER SERVICE AREA FOR SANITARY SEWER. AT THE TIME TWELVE MILE CREEK BASIN CAN SUPPORT ADDITIONAL CAPACITY, THE WEDDINGTON GREEN DEVELOPMENT WILL DECOMMISSION THE PUMP STATION/ FORCEMAIN AND CONVERT TO GRAVITY FLOW CONNECTING TO THE NEAREST SANITARY SEWER MAIN.

A. PARK/ OPEN SPACE

A. THE PETITIONER WILL DEDICATE APPROXIMATELY 8.50 ACRES ("PARKLAND") TO THE TOWN OF WEDDINGTON FOR USE AS A PUBLIC COMMUNITY AMENITY. PROGRAM ELEMENTS LOCATED WITHIN THE PARKLAND WILL BE DESIGNED AND COORDINATED WITH THE TOWN OF WEDDINGTON STAFF AND BOARD MEMBERS. THE PETITIONER WILL CONSTRUCT THE FOLLOWING ITEMS AS A PART OF THIS PETITION:

- MULTI-PURPOSE AND SIDEWALKS THROUGHOUT THE PARKLAND
- COMMUNITY PAVILION LOCATED AT THE INTERSECTION OF ROUNDABOUT DRIVE AND PARK DRIVE LOOP OR WHERE EVER IS APPROPRIATE
- AMPHITHEATER LOCATED AT THE INTERSECTION OF MAIN STREET AND PARK DRIVE LOOP
- 1. THE PETITIONER MAY DESIGN AND CONSTRUCTION UP TO TWO STORMWATER MANAGEMENT FEATURES WITHIN THE PARKLAND. THE MAINTENANCE AND INSPECTION RESPONSIBILITY WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CCRs.
- 2. THE DEDICATION OF THE PARKLAND TO THE TOWN OF WEDDINGTON WILL NOT REMOVE THE ABILITY OF THE PETITIONER TO COUNT THIS AREA TOWARDS ANY ORDINANCE REQUIRED PASSIVE OR ACTIVE OPEN SPACE.

B. THE PETITIONER WILL CONSTRUCTION A 10' MULTI-PURPOSE GREENWAY TRAIL FROM PROVIDENCE ROAD TO THE SOUTHEASTERN PROJECT LIMITS AS CONCEPTUALLY ILLUSTRATED IN THE REZONING PLAN. PORTIONS OF THE PROPOSED GREENWAY TRAIL THAT ARE LOCATED WITHIN PRIVATE PROPERTY SHALL PROVIDE A PUBLIC ACCESS EASEMENT FOR PUBLIC USE. MAINTENANCE RESPONSIBILITY OF THE GREENWAY TRAIL AND PEDESTRIAN BRIDGE CROSSINGS SHALL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CCRs.

C. THE PETITIONER RESERVES THE RIGHT TO MAINTAIN ANY AREA WITHIN THE PUBLIC OR PRIVATE OPEN SPACE SHOULD IT NOT BE ABLE TO BE APPROPRIATELY MAINTAINED BY THE OWNER.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER/APPLICANT" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

B. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

ZONING CODE SUMMARY

PROJECT NAME: WEDDINGTON GREEN  
OWNER/APPLICANT: PROVIDENT LAND SERVICES, LLC.  
JURISDICTION: TOWN OF WEDDINGTON, UNION COUNTY, NC  
PARCEL ID: 06150073B, 06150073D, 06150074, 06150076, 06150076A, 06150076B, 06150081, AND A PORTION OF 06150077  
EXISTING ZONING: R-40, R-CD  
EXISTING USE: VACANT, RESIDENTIAL  
PROPOSED ZONING: CZ – CONDITIONAL ZONING  
PROPOSED USE: MIXED-USE  
RETAIL/RESTAURANT, OFFICE, SINGLE FAMILY DETACHED LOTS, SINGLE FAMILY ATTACHED VILLAS PARK/OPEN SPACES

SITE ACREAGE: 80.20 AC± (PER SURVEY)  
RETAIL, OFFICE, RESTAURANT: 137,900 SF

RESIDENTIAL:  
52' LOTS 38 LOTS  
60' LOTS 44 LOTS  
VILLAS 61 UNITS  
AGE TARGETED VILLAS 13 UNITS  
AGE TARGETED 40' LOTS 25 LOTS

BUILDING SETBACKS:  
RETAIL, OFFICE, RESTAURANT  
FRONT 15'  
SIDE/ BUILDING SEPARATION 10'/ 20'

SINGLE FAMILY, DETACHED  
FRONT 20'  
CORNER 10'  
SIDE 5'  
REAR 40'

SINGLE FAMILY VILLAS, ATTACHED  
FRONT 8'-10'  
CORNER 5'-10'  
SIDE/ BUILDING SEPARATION 5'/ 15'  
REAR 20'

REQUIRED OPEN SPACE: 8.02 ACRES (10%)  
PROVIDED OPEN SPACE: 8.35 ACRES (44%)  
PROVIDED PARK/GREEN SPACE: ±11.4 ACRES  
GREENWAY/PARK TRAIL: ±5,500 LF

BUFFERS:  
THOROUGHFARE 50'  
PERIMETER 20\*  
JURISDICTIONAL STREAMS 50'

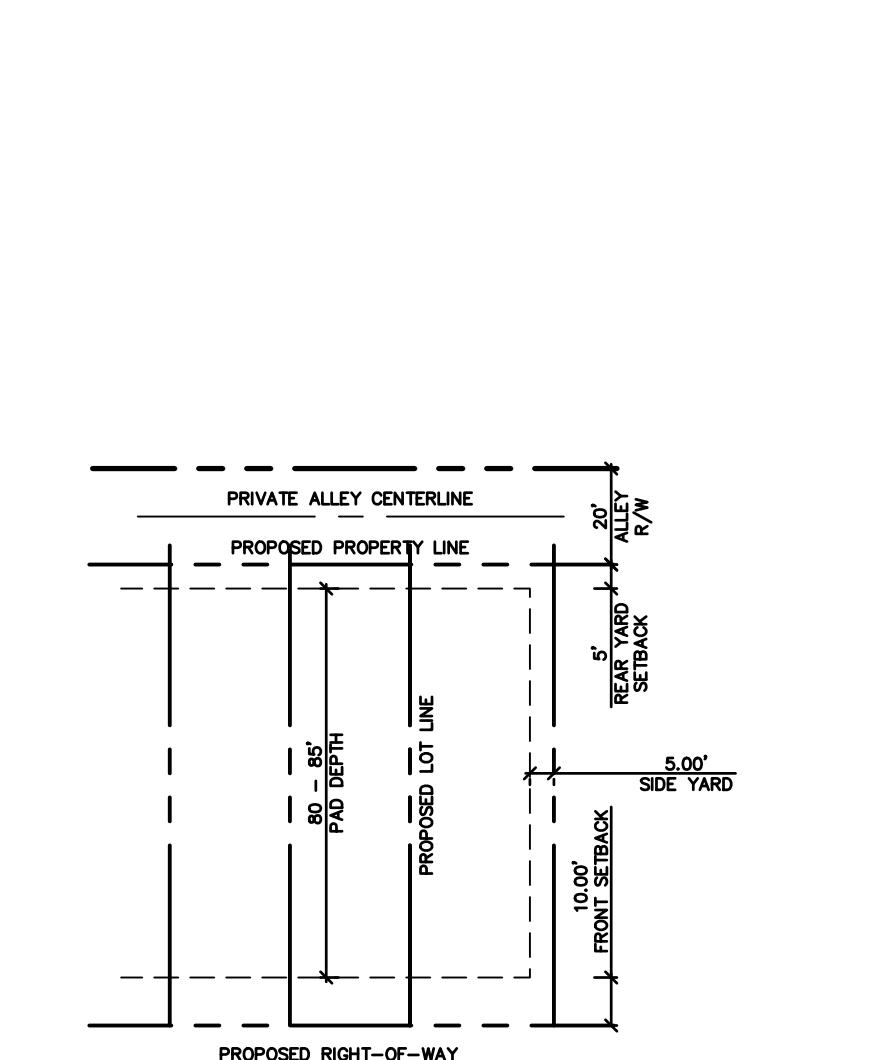
\*PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF AN OPAQUE 6" HIGH MASONRY WALL OR FENCE.

ESTIMATED CONSTRUCTION START DATE:  
ESTIMATED CONSTRUCTION COMPLETION:

MIN. 50' / 60' LOT - AGE-TARGETED LOT LAYOUT  
SCALE: 1"=40'

LOT LAYOUT NOTES

- ALL SIDE YARD CONDITIONS WILL BE 5' MEASURED FROM THE PUBLIC STREET RIGHT-OF-WAY OR ADJACENT LOT LINE.
- ALL ALLEY-LOADED LOTS WILL HAVE A 20' DRIVEWAY PARKING PAD MEASURED FROM THE PRIVATE ALLEY RIGHT-OF-WAY.



AGE-TARGETED VILLA LAYOUT  
SCALE: 1"=40'

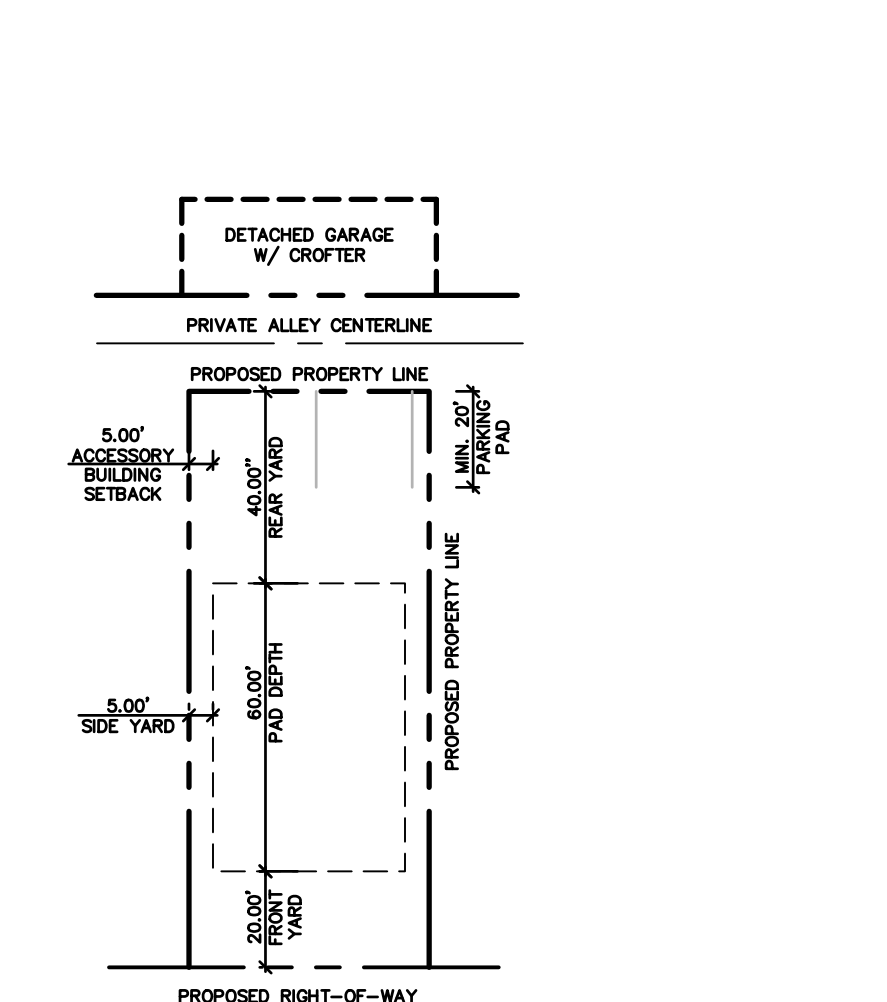
LOT LAYOUT NOTES

- ALL SIDE YARD CONDITIONS WILL BE A MIN. 5' AS MEASURED FROM THE PUBLIC STREET RIGHT-OF-WAY OR ADJACENT LOT LINE.
- SIDE AND REAR ELEVATIONS VISIBLE FROM A PUBLIC RIGHT-OF-WAY MUST INCLUDE ARCHITECTURAL FEATURES SUCH AS PORCHES, BAY WINDOWS, WINDOWS, DOORS, AND A COMBINATION OF MATERIALS TO CREATE A VISUALLY INTERESTING ELEVATION.

VILLA LOT LAYOUT  
SCALE: 1"=40'

LOT LAYOUT NOTES

- ALL SIDE YARD CONDITIONS WILL BE A MIN. 5' AS MEASURED FROM THE PUBLIC STREET RIGHT-OF-WAY OR ADJACENT LOT LINE.
- ALL ALLEY-LOADED LOTS WILL HAVE A 20' DRIVEWAY PARKING PAD MEASURED FROM THE PRIVATE ALLEY RIGHT-OF-WAY.
- SIDE AND REAR ELEVATIONS VISIBLE FROM A PUBLIC RIGHT-OF-WAY MUST INCLUDE ARCHITECTURAL FEATURES SUCH AS PORCHES, BAY WINDOWS, WINDOWS, DOORS, AND A COMBINATION OF MATERIALS TO CREATE A VISUALLY INTERESTING ELEVATION.



MIN. 50' / 60' LOT - ALLEY LOADED LAYOUT  
SCALE: 1"=40'

LOT LAYOUT NOTES

- ALL SIDE YARD CONDITIONS WILL BE 5' MEASURED FROM THE PUBLIC STREET RIGHT-OF-WAY OR ADJACENT LOT LINE.
- ALL ALLEY-LOADED GARAGE LOTS WILL HAVE A 20' DRIVEWAY PARKING PAD MEASURED FROM THE PRIVATE ALLEY RIGHT-OF-WAY.
- ALLEY-LOADED LOTS MAY ALSO HAVE AN INCORPORATED "CROFTER" UNIT THAT MAY BE LOCATED ABOVE A DETACHED GARAGE



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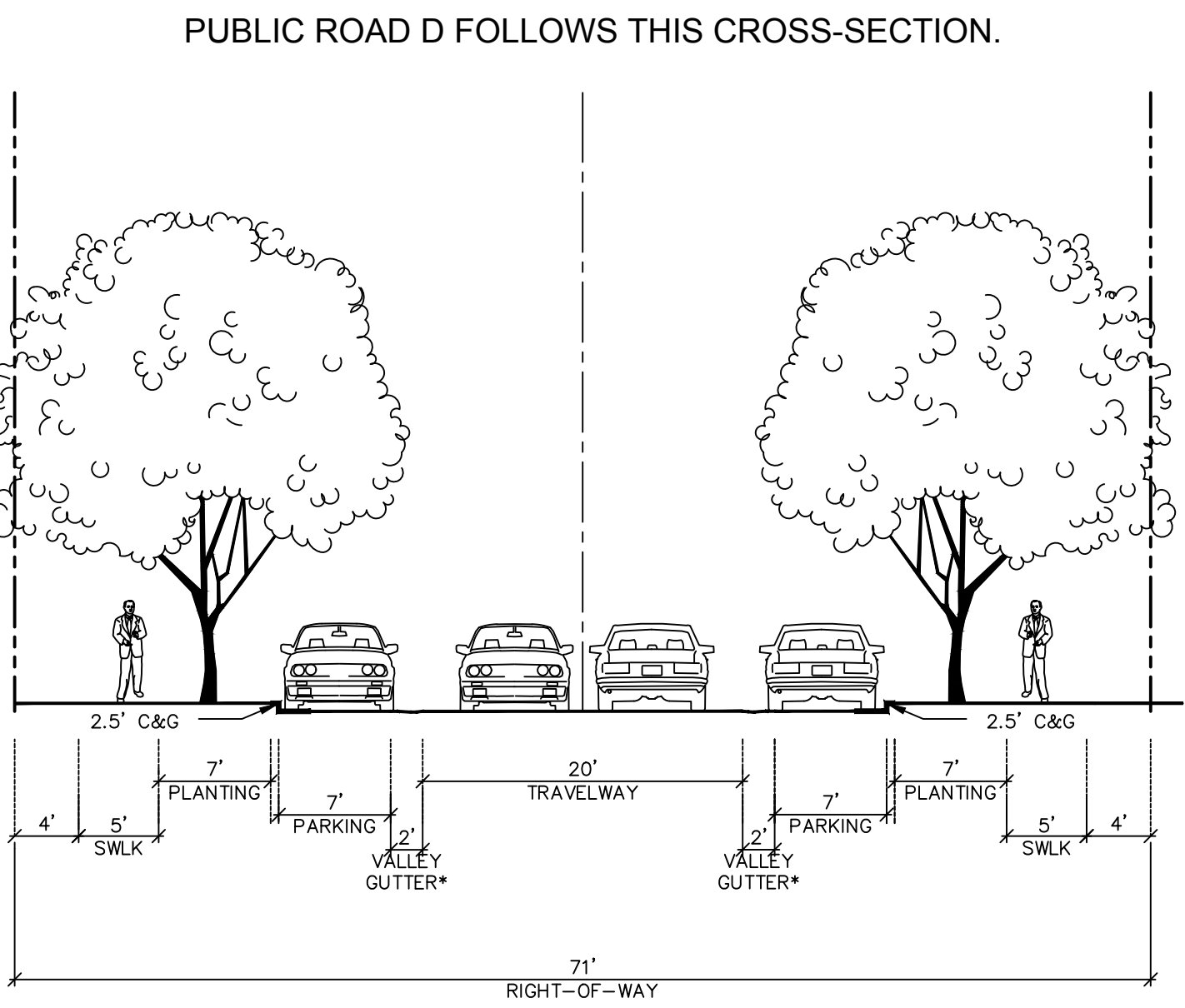
Land Planning  
+  
Landscape Architecture  
Civil Engineering  
+  
Urban Design

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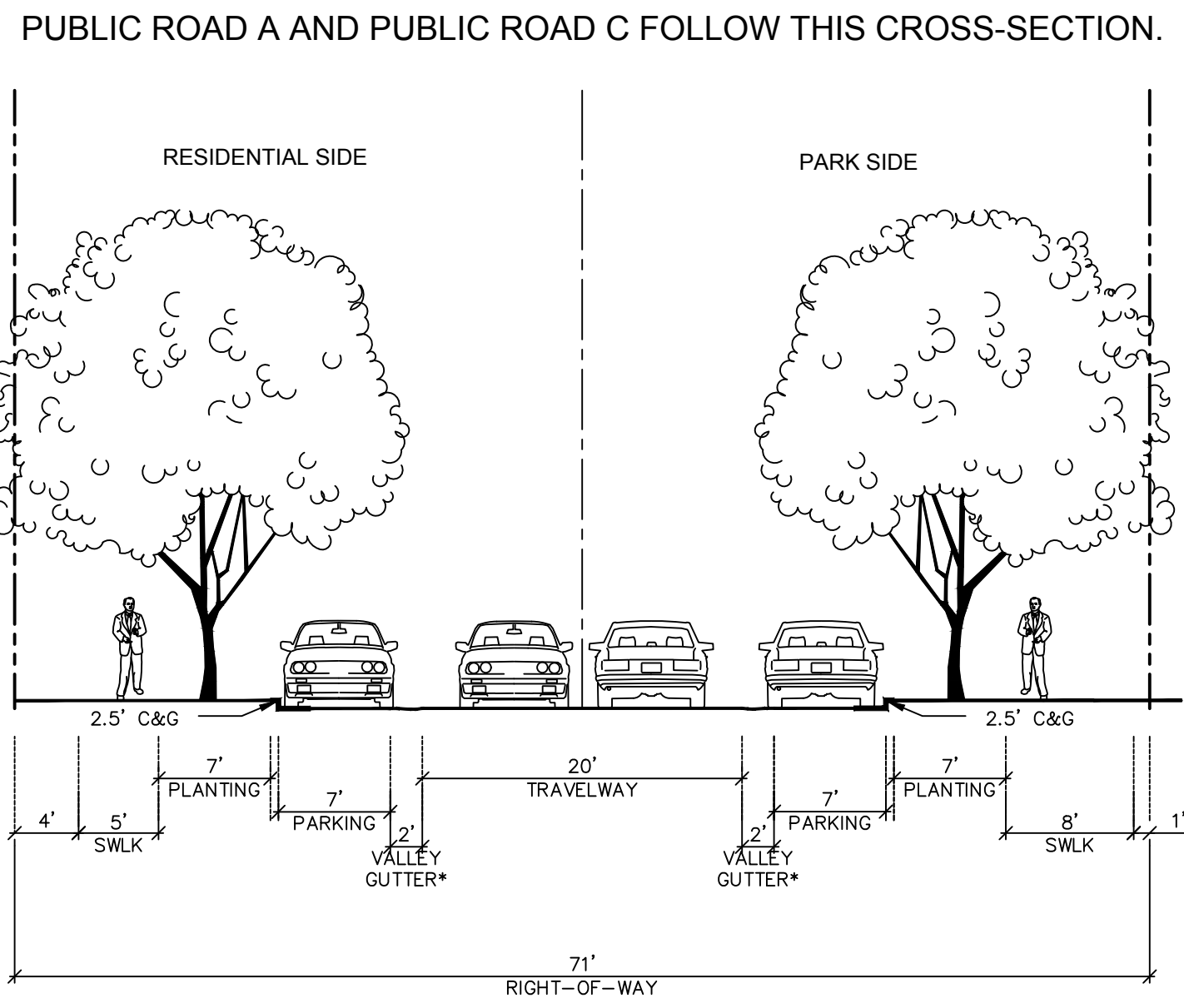


LOCAL RESIDENTIAL  
71' PUBLIC ROW



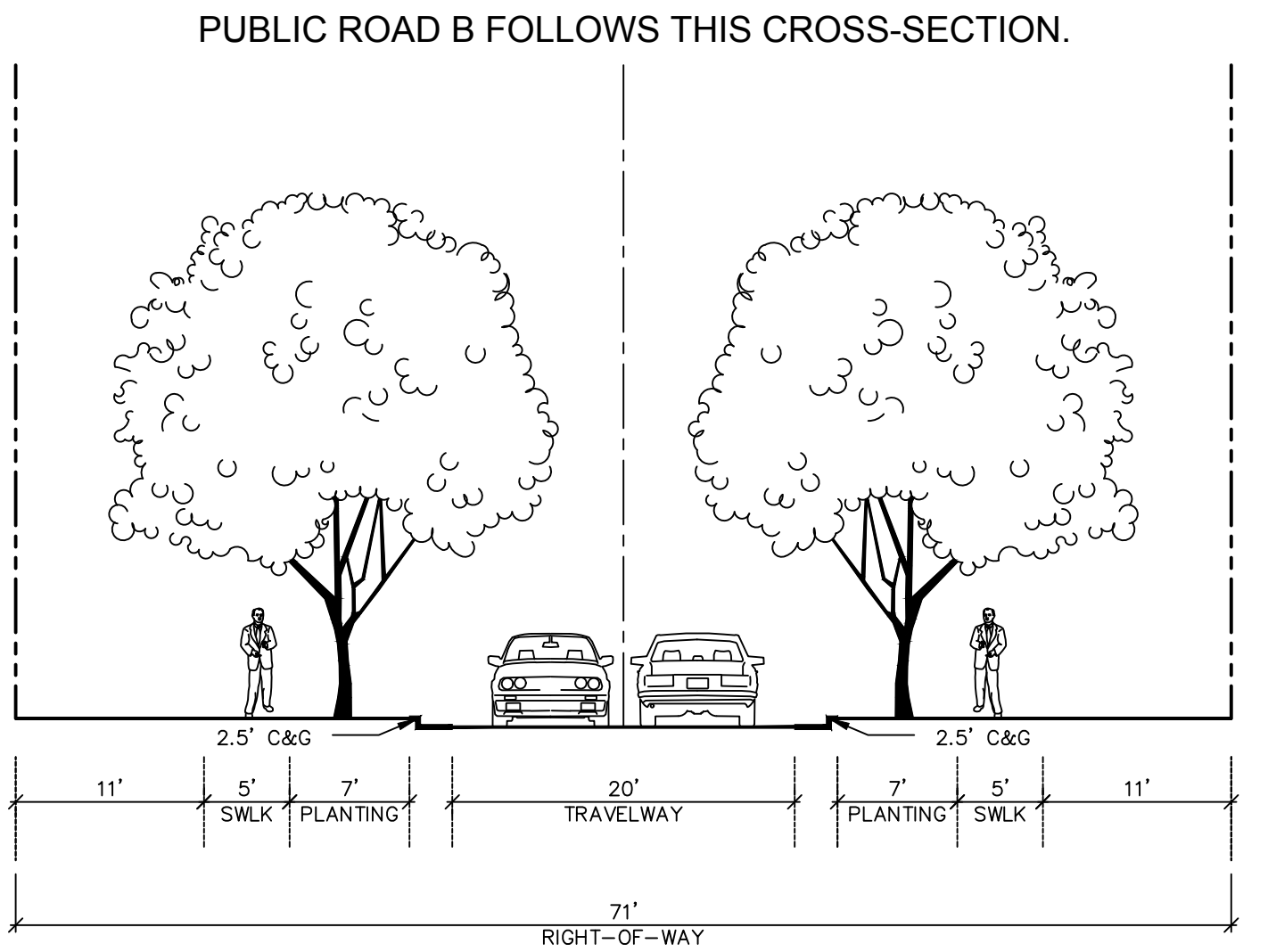
\*\*2' VALLEY CURB SECTION TO SEPARATE NCDOT AND PRIVATE MAINTENANCE RESPONSIBILITIES.

LOCAL RESIDENTIAL  
PARK SECTION  
71' PUBLIC ROW

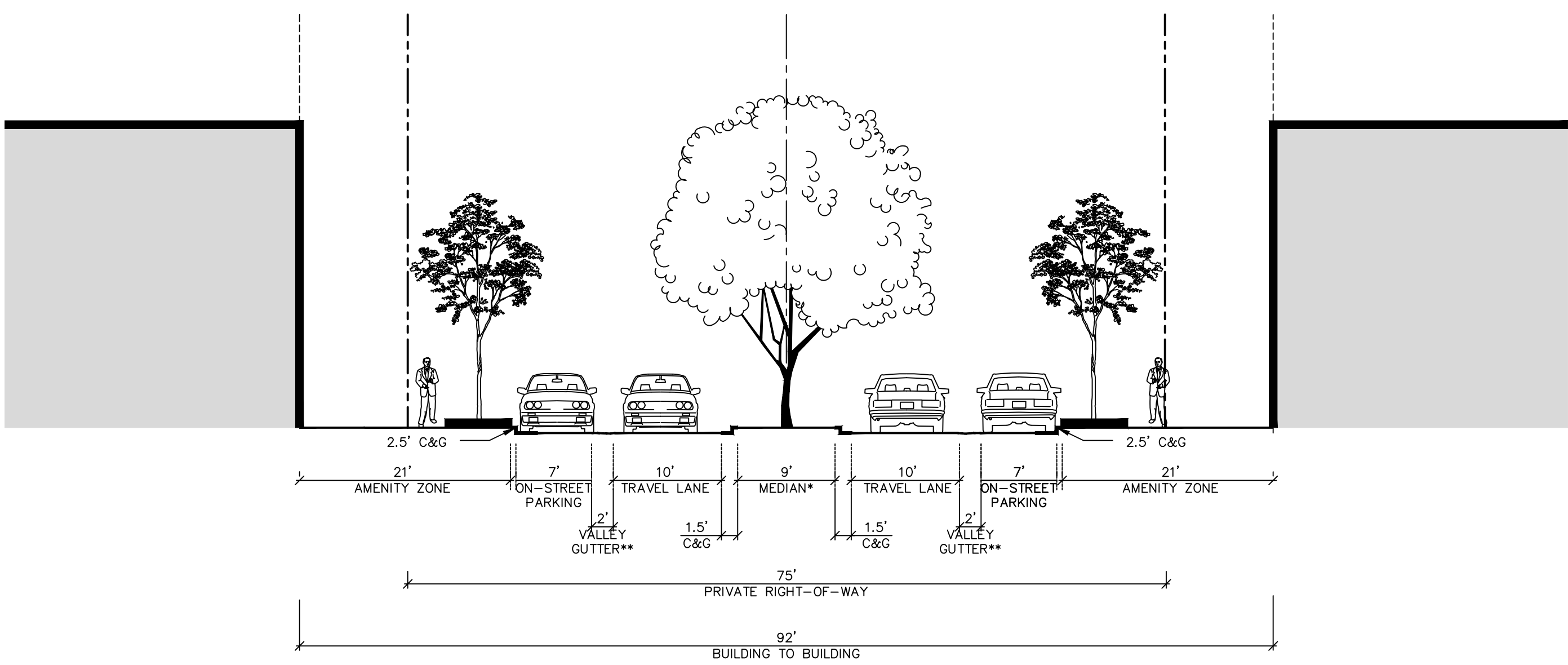


\*\*2' VALLEY CURB SECTION TO SEPARATE NCDOT AND PRIVATE MAINTENANCE RESPONSIBILITIES.

LOCAL RESIDENTIAL  
NO PARKING  
71' PUBLIC ROW



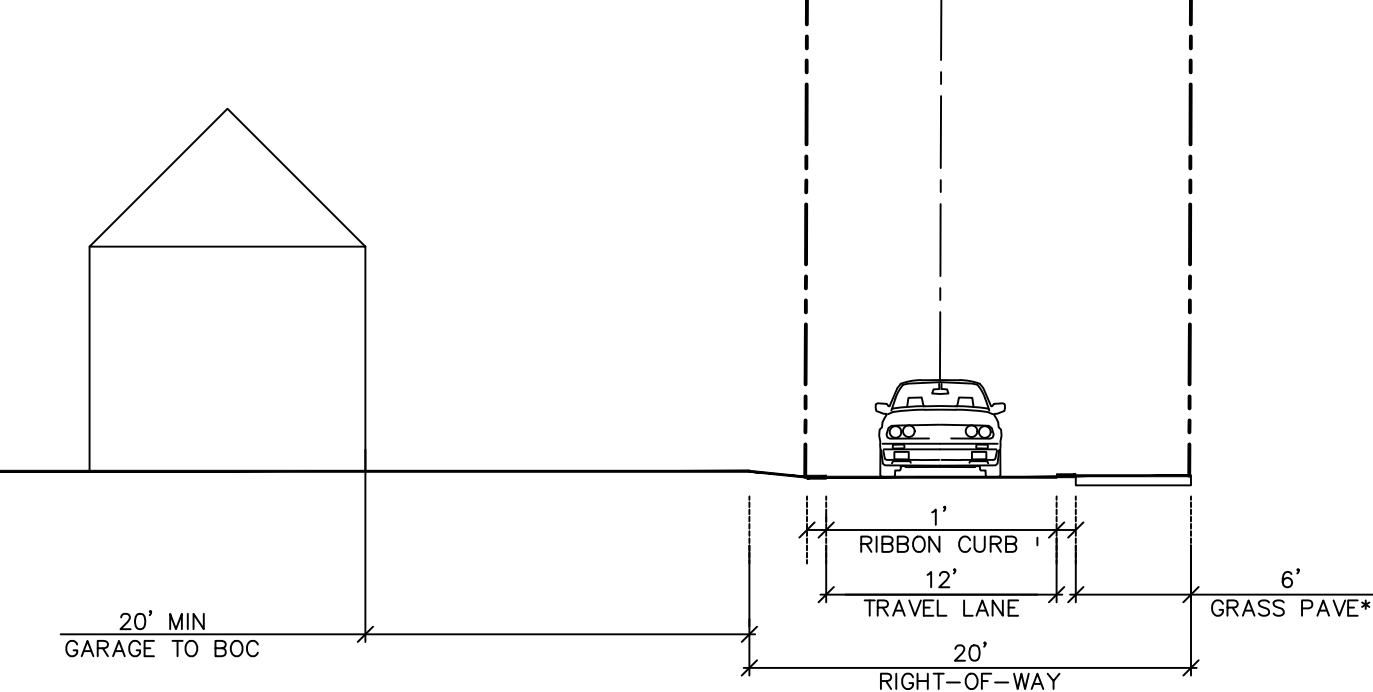
MAIN STREET  
75' PRIVATE ROW



\*12' PLANTED MEDIAN OR TURN-LANE DEPENDING UPON SECTION OF ROADWAY  
\*\*2' VALLEY CURB SECTION TO SEPARATE NCDOT AND PRIVATE MAINTENANCE RESPONSIBILITIES.

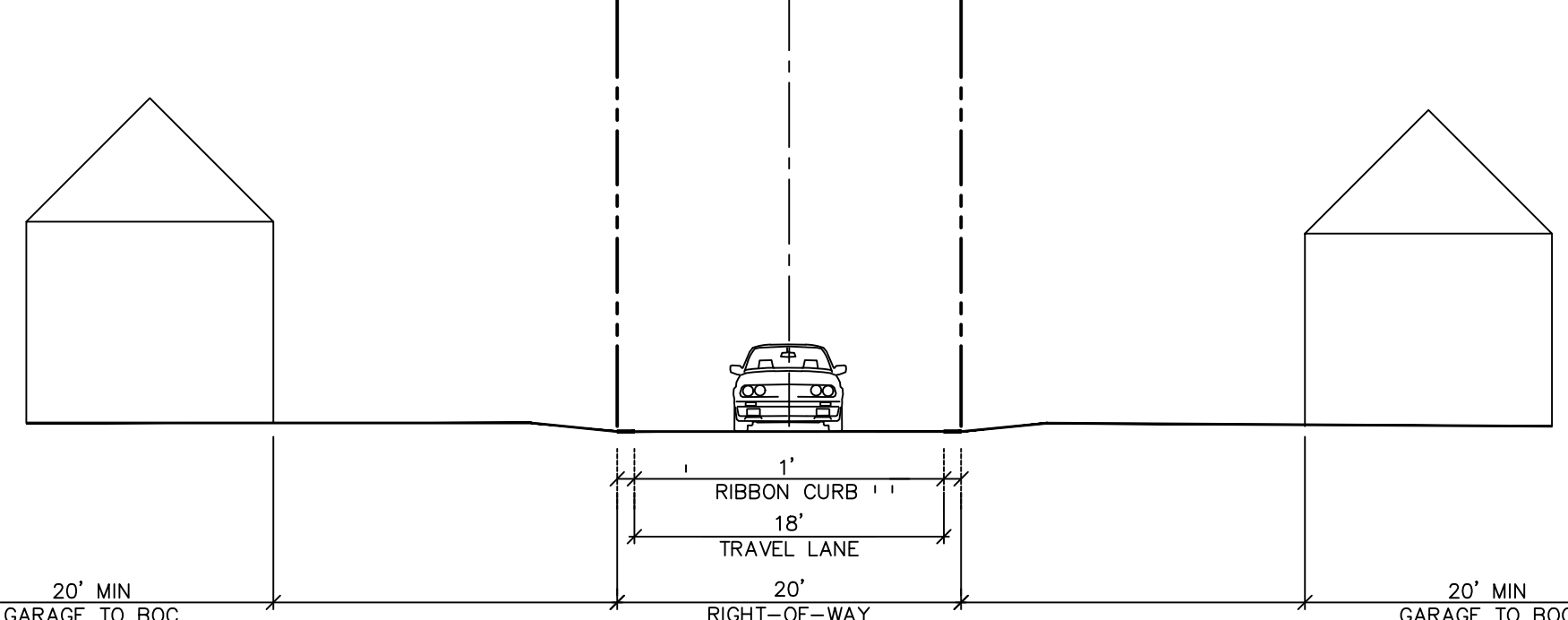
NOTE: ALL ROADWAYS TO BE  
MAINTAINED BY NCDOT  
UNLESS OTHERWISE NOTED.  
ON-STREET PARKING TO BE  
MAINTAINED BY DEVELOPMENT.

SINGLE-LOADED  
ALLEY  
20' PRIVATE ROW

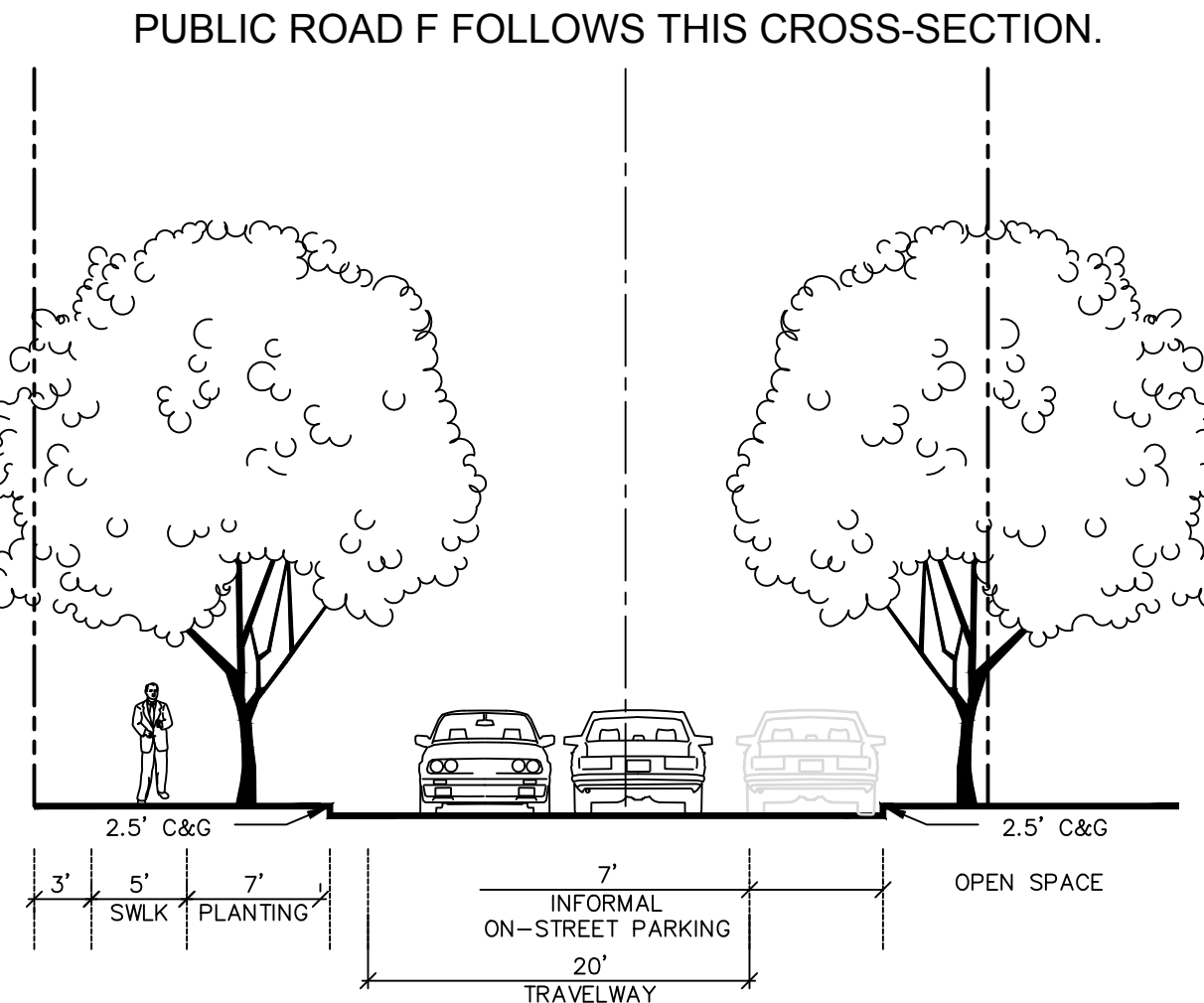


\*6" OF GRASS PAVE ONLY APPLIES TO ALLEYS UTILIZED FOR FIRE ACCESS.

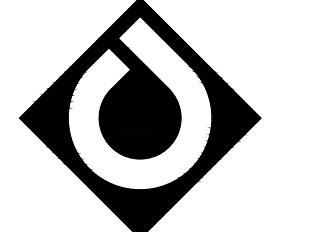
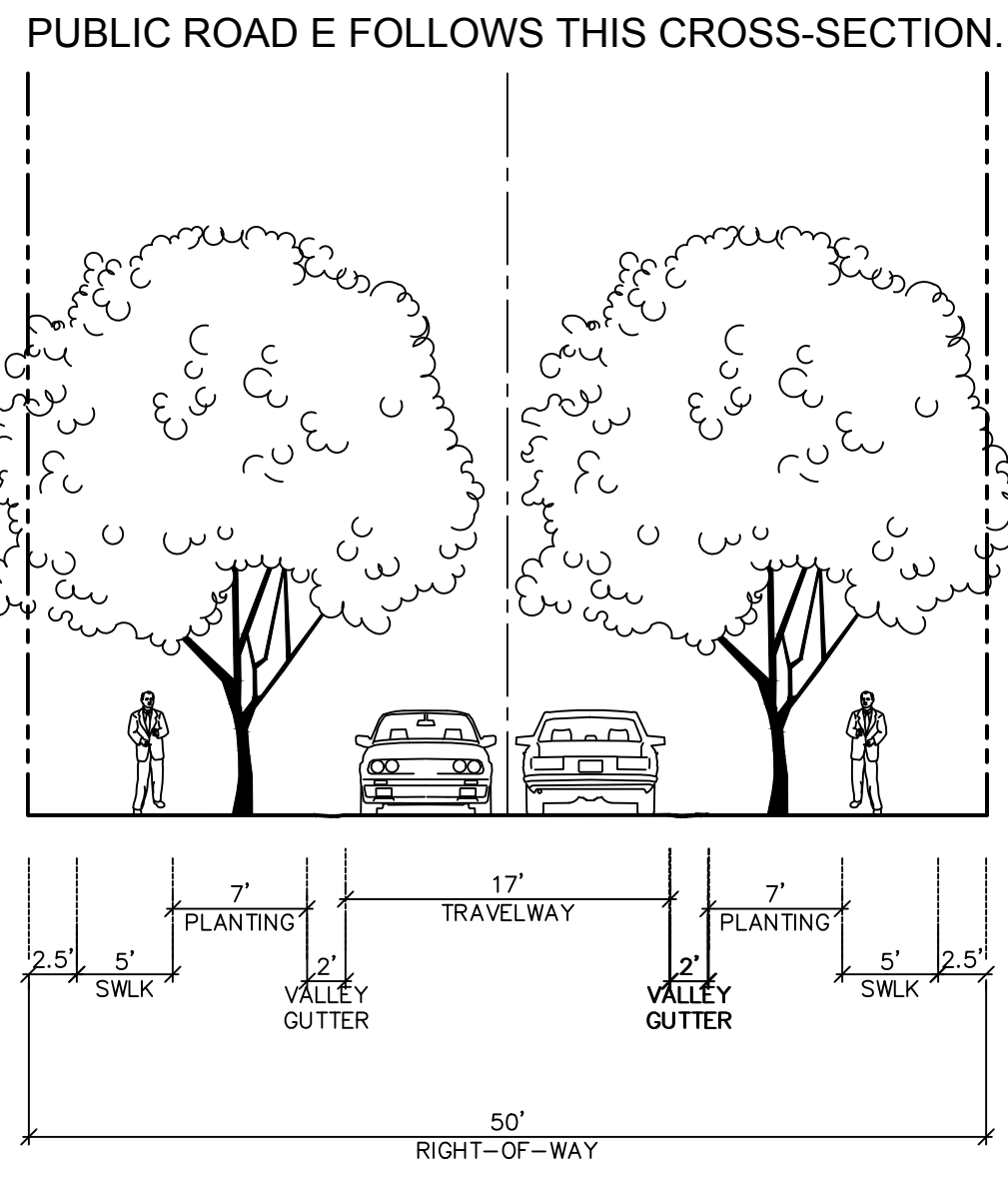
DOUBLE-LOADED  
ALLEY  
20' PRIVATE ROW



LOCAL RESIDENTIAL  
INFORMAL ON-STREET  
50' PRIVATE ROW



LOCAL RESIDENTIAL  
NARROW SECTION  
50' PUBLIC ROW



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**PROVIDENT LAND  
SERVICES, INC.**

6707 FAIRVIEW ROAD, SUITE B  
CHARLOTTE, NC 28210

**WEDDINGTON  
GREEN**

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

**STREET  
SECTIONS**

Project No.  
4720

Issued  
01/26/22

Revised

02/16/22 – PER TOWN OF WEDDINGTON COMMENTS

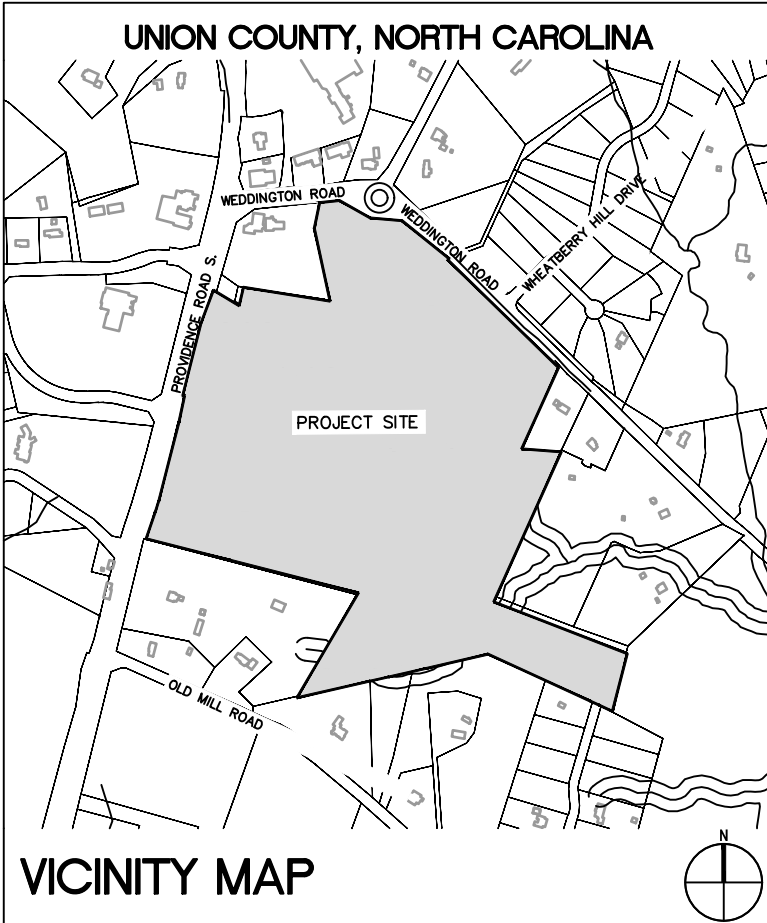


**RZ - 04**

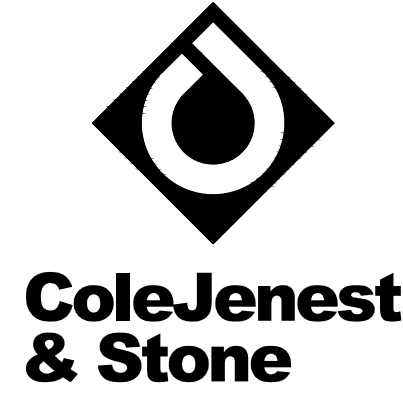
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BOLTON & MENIK, INC. dba ColeJenest & Stone 2022





SURVEY ISSUE DATE: JANUARY 19, 2022.  
PROVIDED BY: LAWRENCE ASSOCIATES, INC.  
106 W. JEFFERSON STREET, MONROE, NC 28112  
(704) 289-1013



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## PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B  
CHARLOTTE, NC 28210

## WEDDINGTON GREEN

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

## PRELIMINARY GRADING PLAN

Project No.  
4720

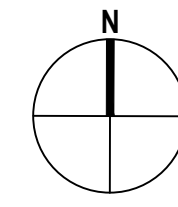
Issued  
01/26/22

### Revised

02/16/22 - PER TOWN OF WEDDINGTON COMMENTS

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

SCALE: 1"=100'  
0 50' 100' 200'

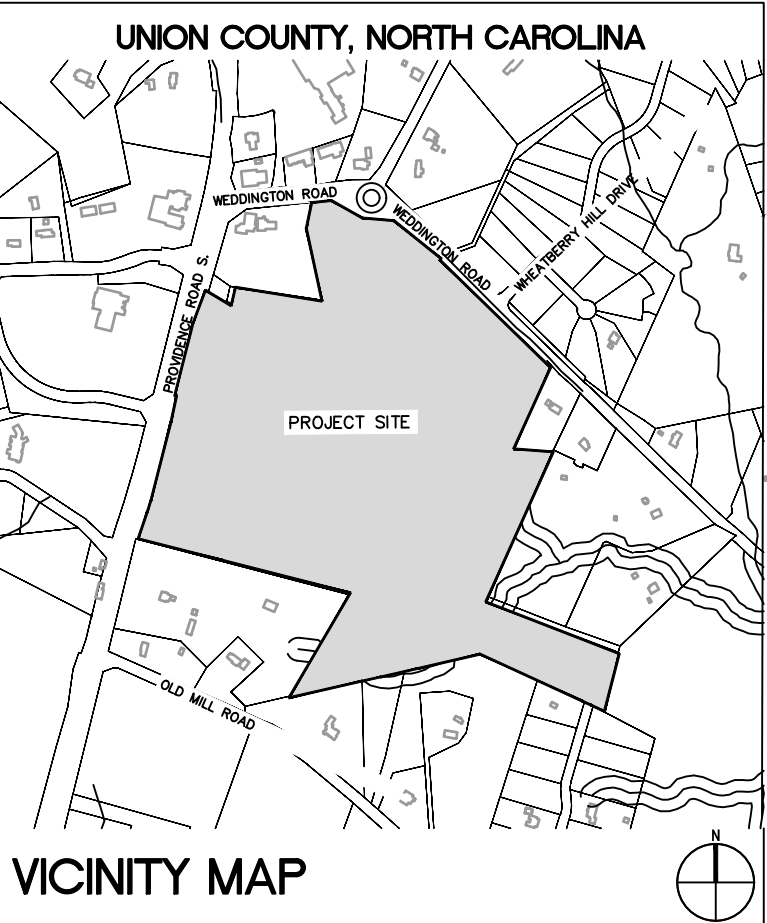
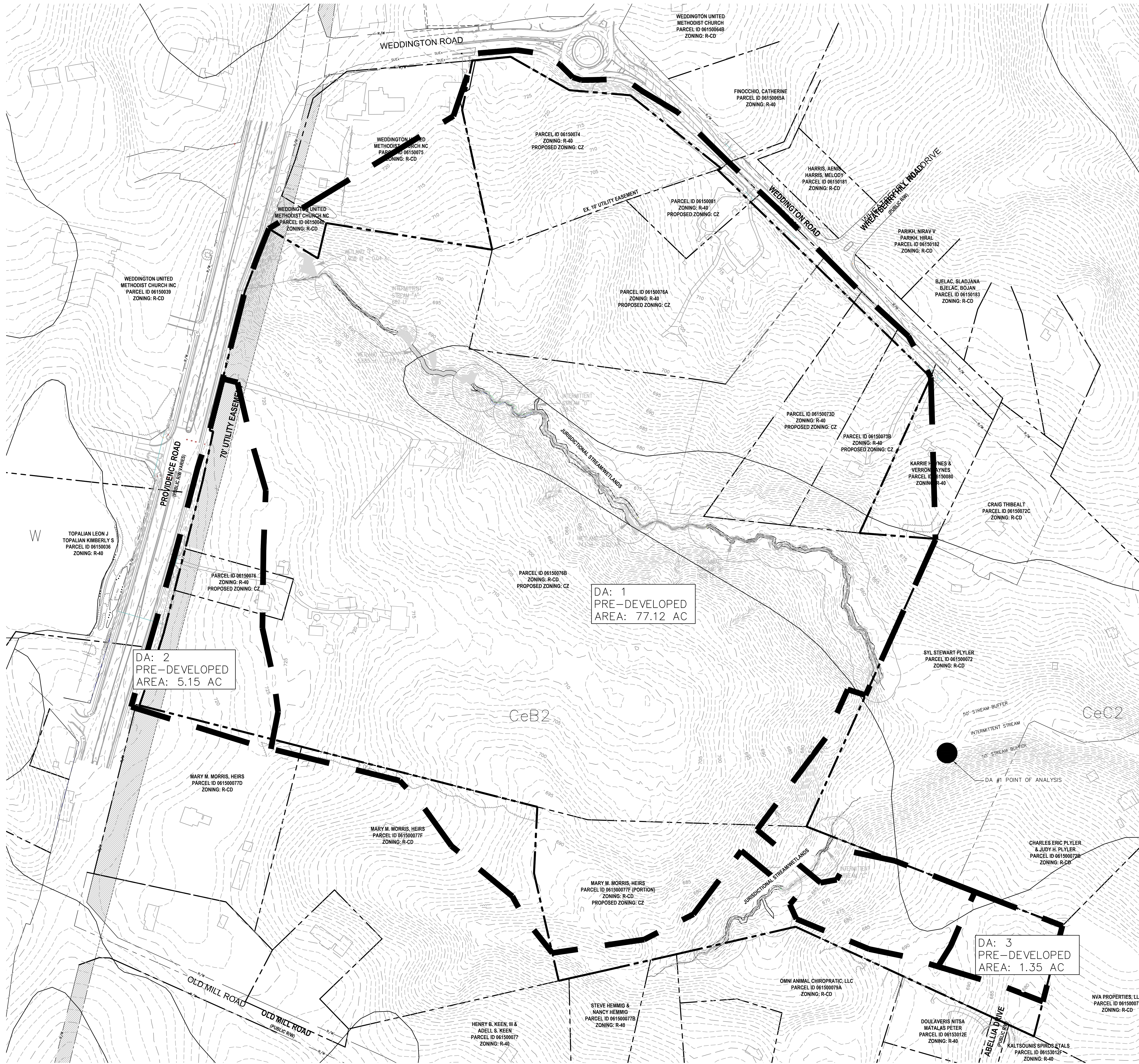


## RZ - 05

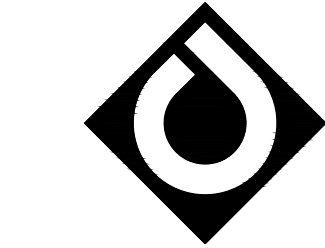
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## PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B  
CHARLOTTE, NC 28210

## WEDDINGTON GREEN

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

## DRAINAGE AREA MAP PRE- DEVELOPMENT

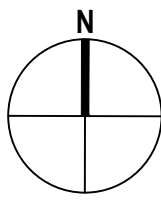
Project No.  
4720

Issued  
01/26/22

Revised

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

SCALE: 1"=100'  
0 50' 100' 200'

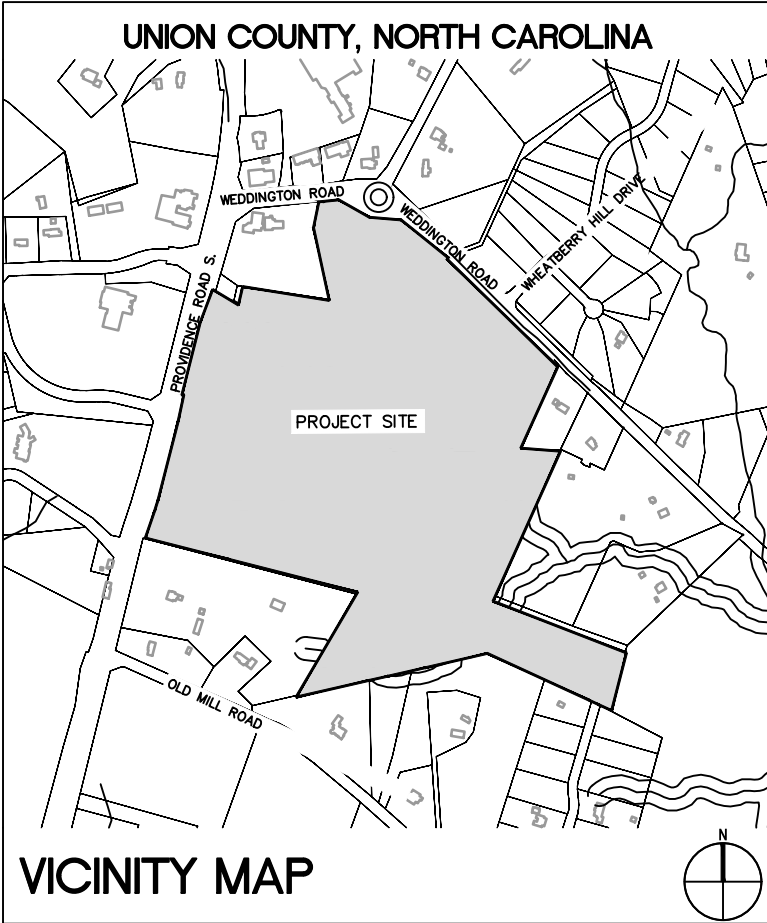
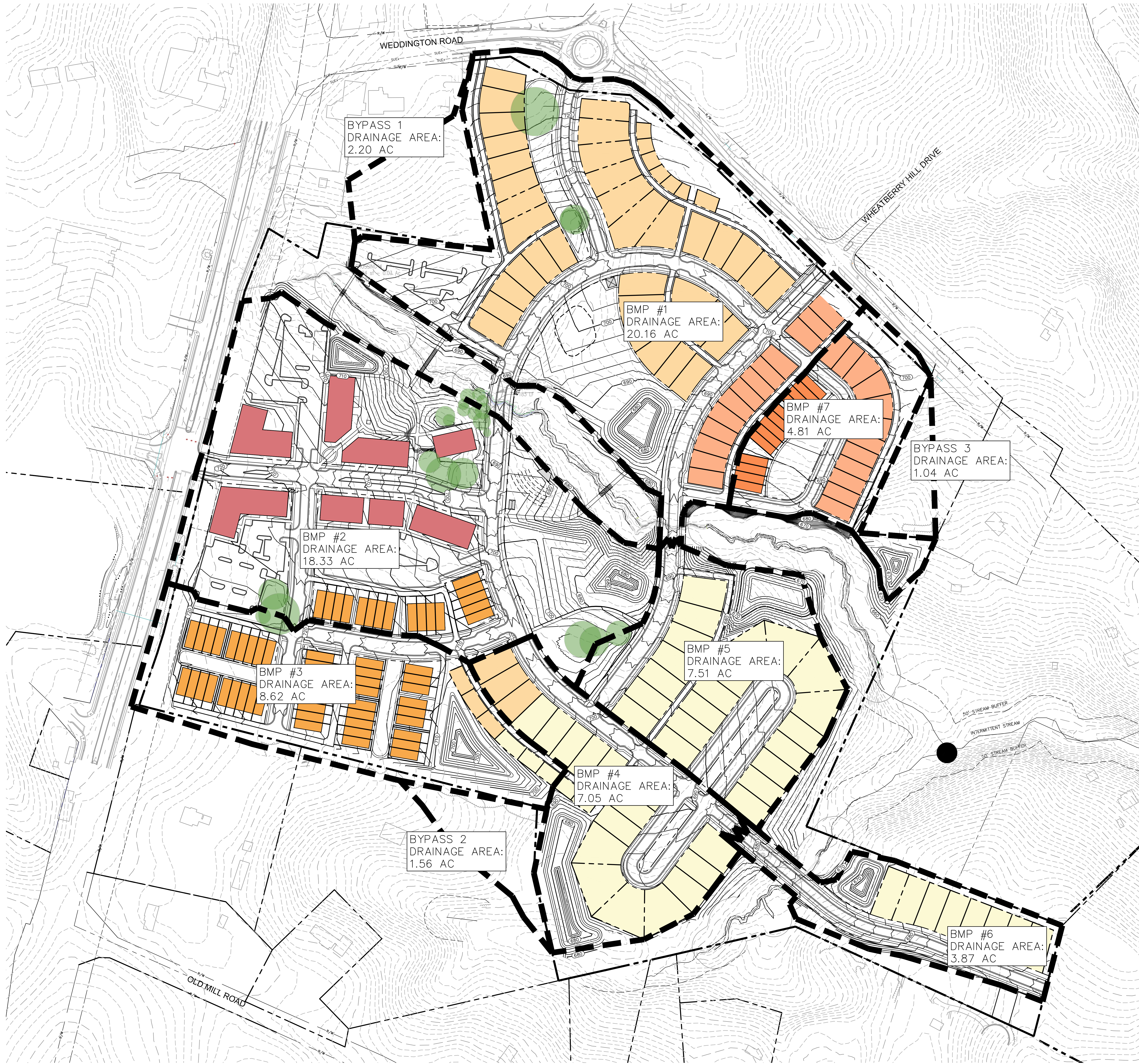


## RZ - 06

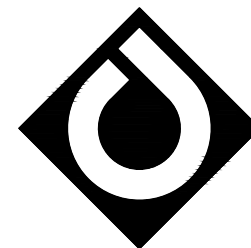
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**WEDDINGTON  
GREEN**

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

**DRAINAGE AREA  
MAP POST-  
DEVELOPMENT**

Project No.  
4720

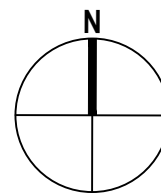
Issued  
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02/16/22 - PER TOWN OF WEDDINGTON COMMENTS

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SCALE: 1"=100'  
0 50' 100' 200'



**RZ - 07**

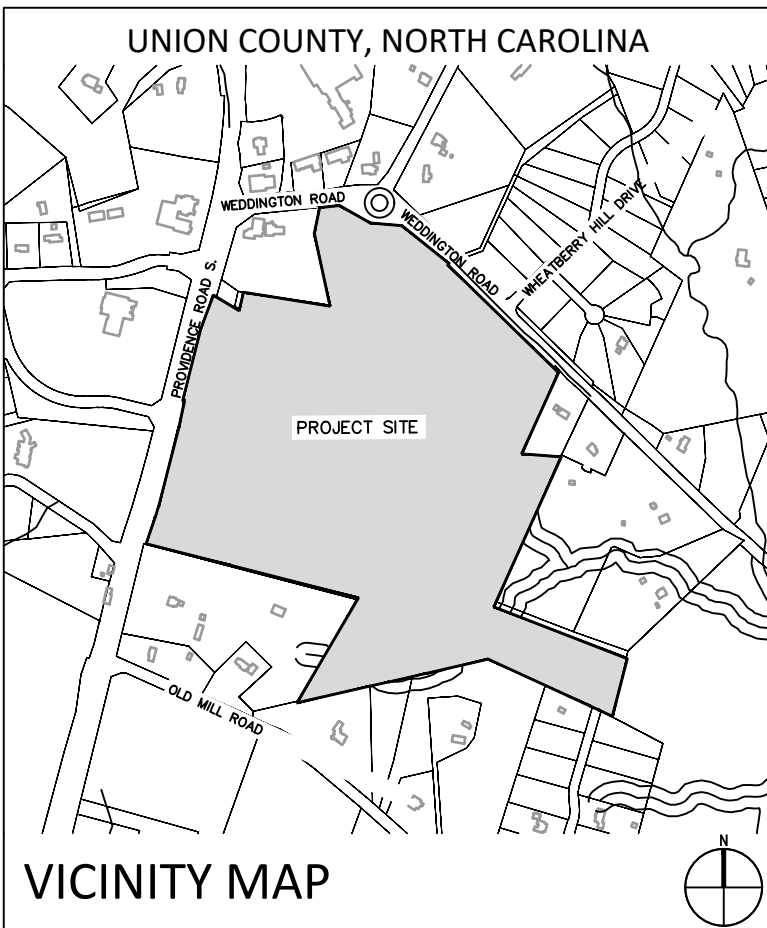


1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

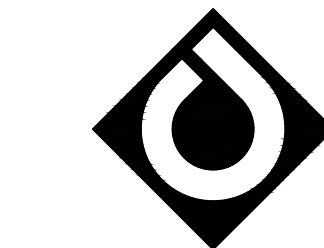
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## PROVIDENT LAND SERVICES, INC.

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## WEDDINGTON GREEN

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

## WETLANDS PROTECTION PLAN

Project No.  
4720

Issued  
01/26/22

Revised

02/16/22 - PER TOWN OF WEDDINGTON COMMENTS

**PRELIMINARY  
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CONSTRUCTION**



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

**RZ - 08**

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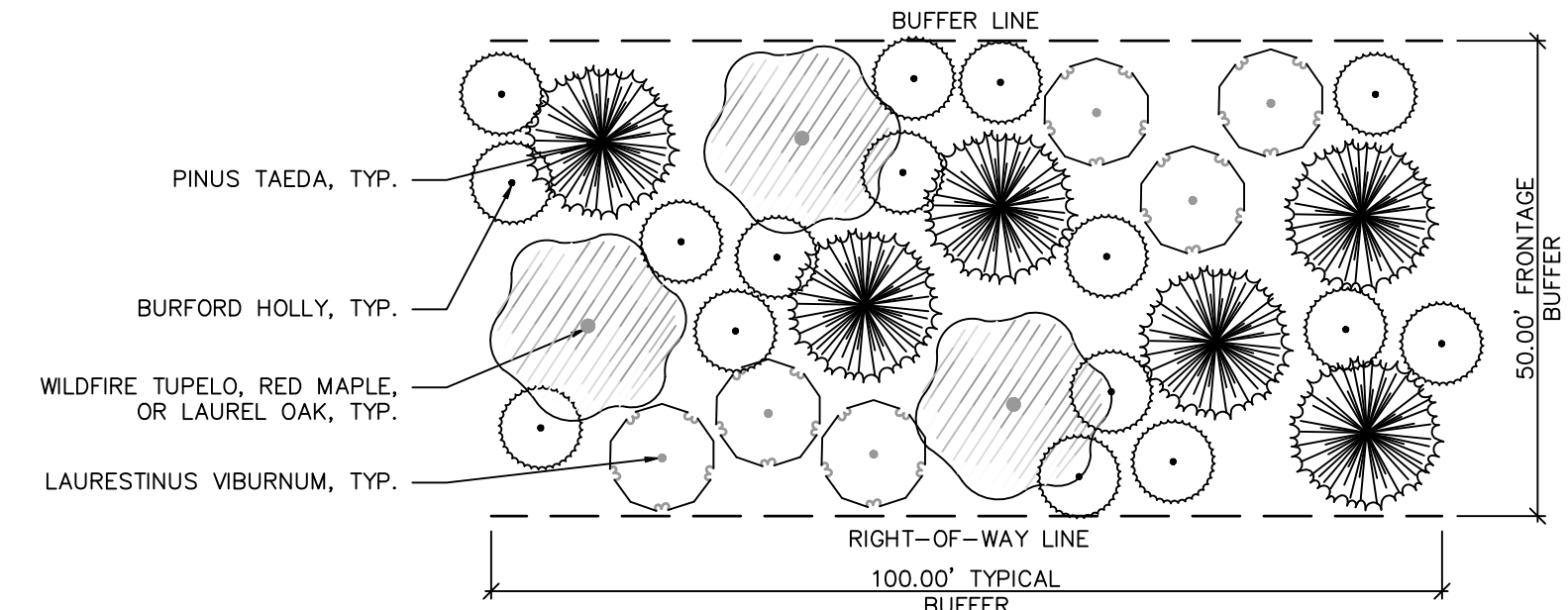






50' FRONTAGE LANDSCAPE BUFFER

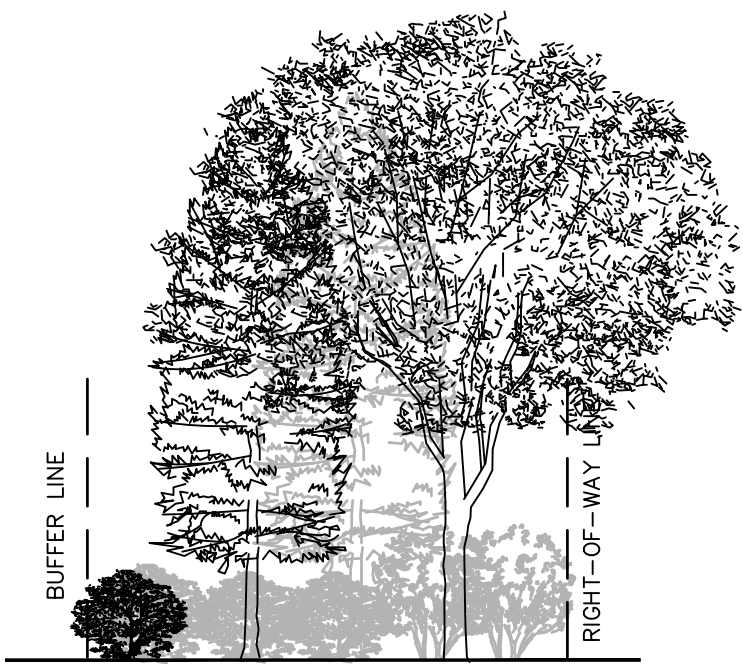
100' FRONTAGE BUFFER REDUCED TO 50' WITH EVERGREEN PLANTINGS.



PLANTING FOR 50' FRONTAGE BUFFER

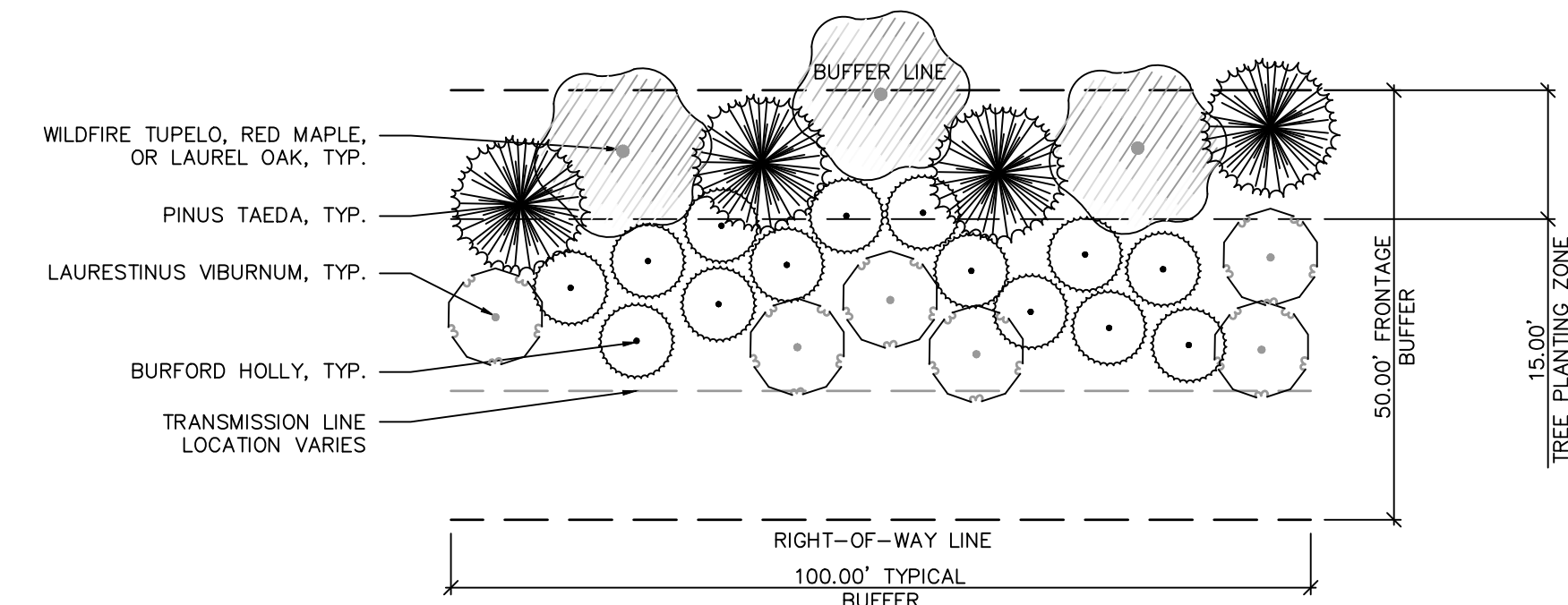
PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	9
25% EVERGREEN:	3
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES:	9
66% EVERGREEN:	6
PROVIDED SHRUBS:	22
100% EVERGREEN:	22



MODIFIED 50' FRONTAGE LANDSCAPE BUFFER

100' FRONTAGE BUFFER REDUCED TO 50' WITH EVERGREEN PLANTINGS. PLANTINGS REDUCED DUE TO TRANSMISSION LINE RUNNING PARALLEL TO PROVIDENCE ROAD FRONTAGE.



PLANTING FOR 50' FRONTAGE BUFFER

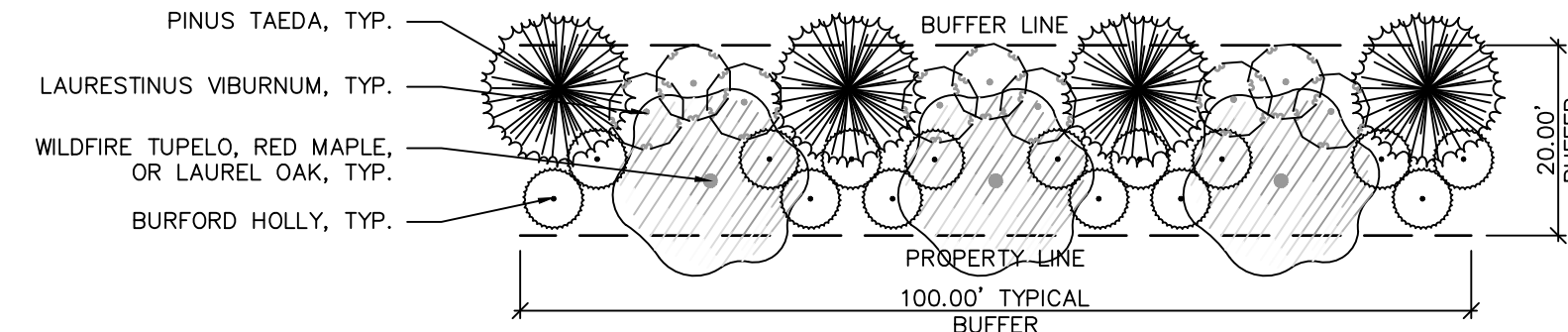
PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	9
25% EVERGREEN:	3
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES REDUCED 25%:	7
57% EVERGREEN:	4
PROVIDED SHRUBS:	20
100% EVERGREEN:	20



PERIMETER LANDSCAPE BUFFER

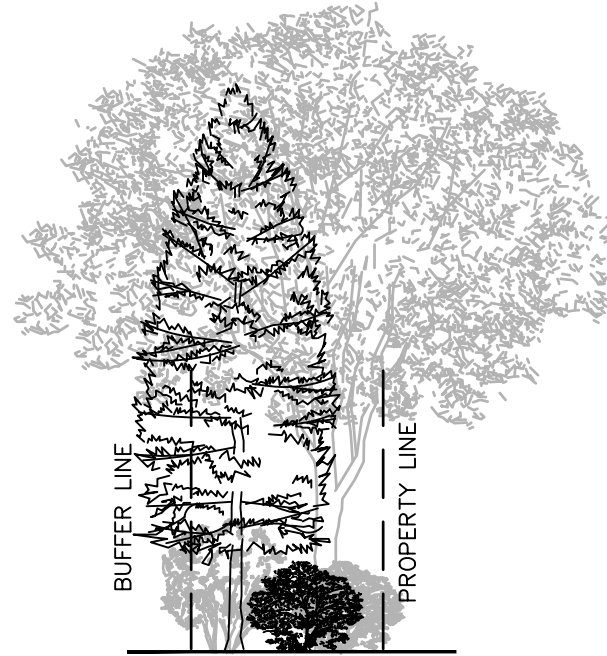
PERIMETER BUFFER TO BE USED WHEN EXISTING VEGETATION IS INSUFFICIENT OR IN AREAS DISTURBED BY DEVELOPMENT.



PLANTING FOR 20' PERIMETER BUFFER

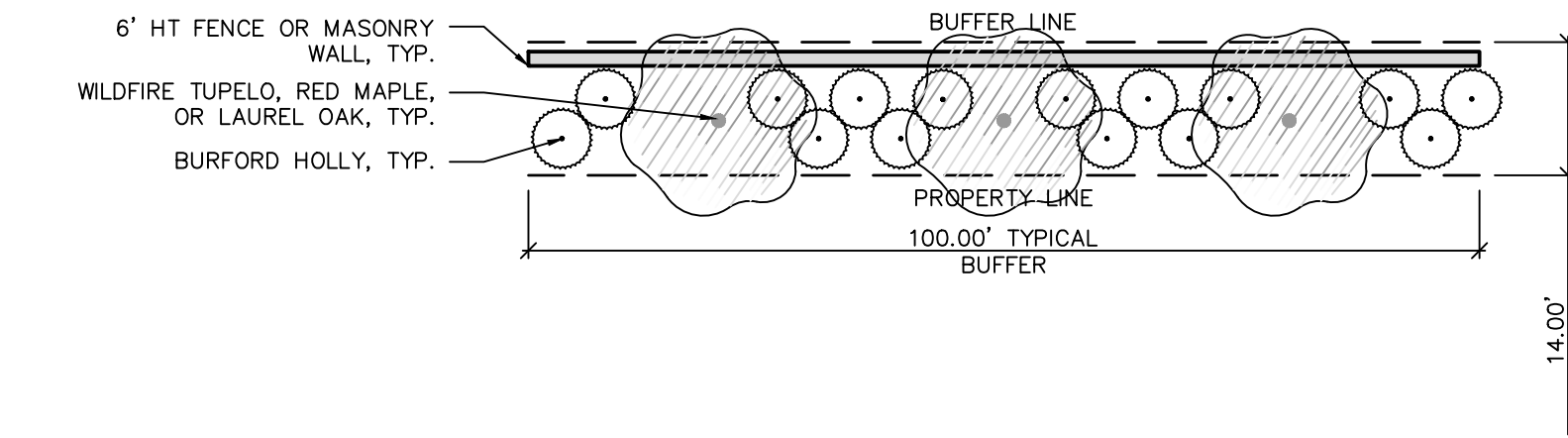
PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	4
25% EVERGREEN:	1
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES:	7
57% EVERGREEN:	4
PROVIDED SHRUBS:	24
100% EVERGREEN:	24



MODIFIED PERIMETER LANDSCAPE BUFFER

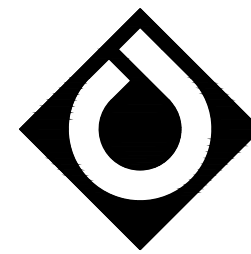
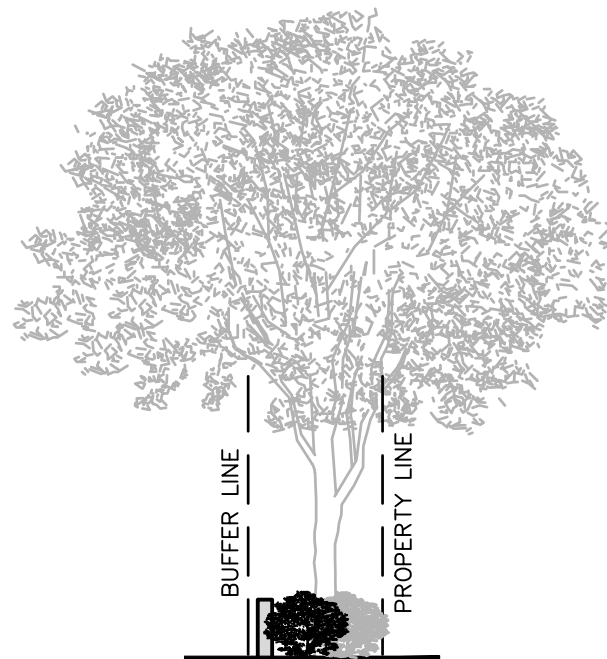
PERIMETER BUFFER REDUCED 30% WITH 6' OPAQUE FENCE OR MASONRY WALL.



PLANTING FOR 14' PERIMETER BUFFER

PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	2.5
100% LARGE MATURING:	2.5
REQUIRED SHRUBS REDUCED 25%:	15
75% EVERGREEN:	10
PROVIDED TREES:	3
100% LARGE MATURING:	3
PROVIDED SHRUBS:	15
100% EVERGREEN:	15



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CHARLOTTE, NC 28210

WEDDINGTON  
GREEN

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

LANDSCAPE  
PLAN

Project No.

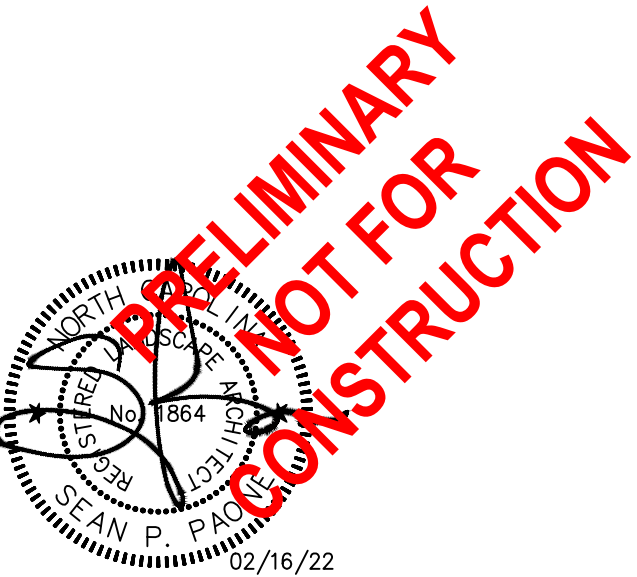
4720

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01/26/22

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02/16/22 - PER TOWN OF WEDDINGTON COMMENTS



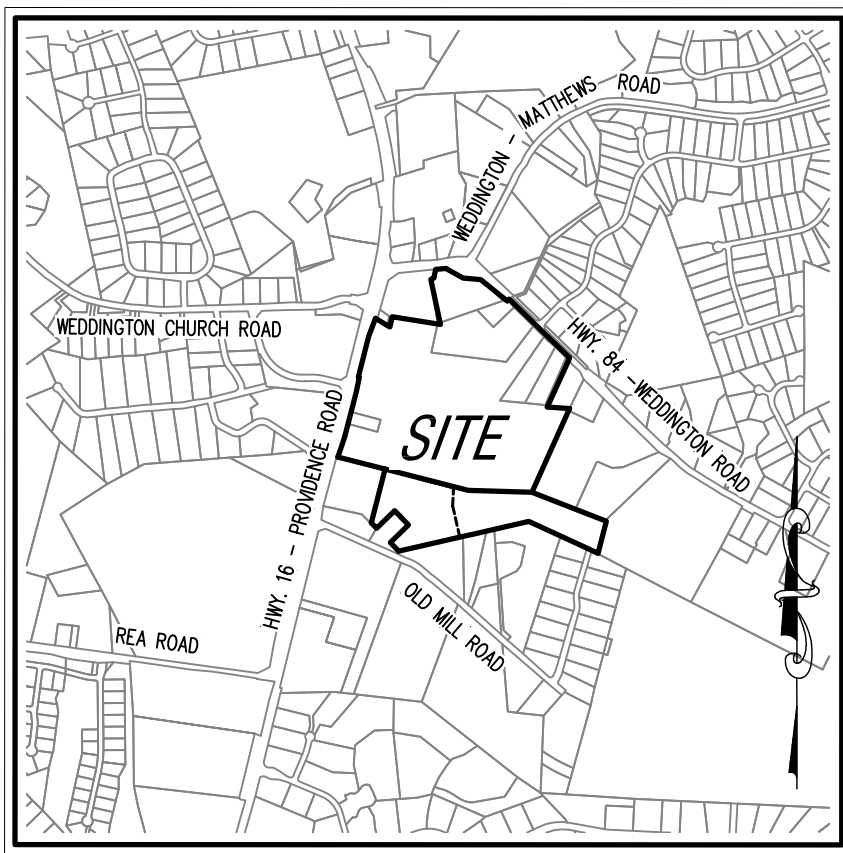
RZ - 10

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Vicinity Map (NTS)

Flood Certification  
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 37104476004, dated 10/16/2008, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

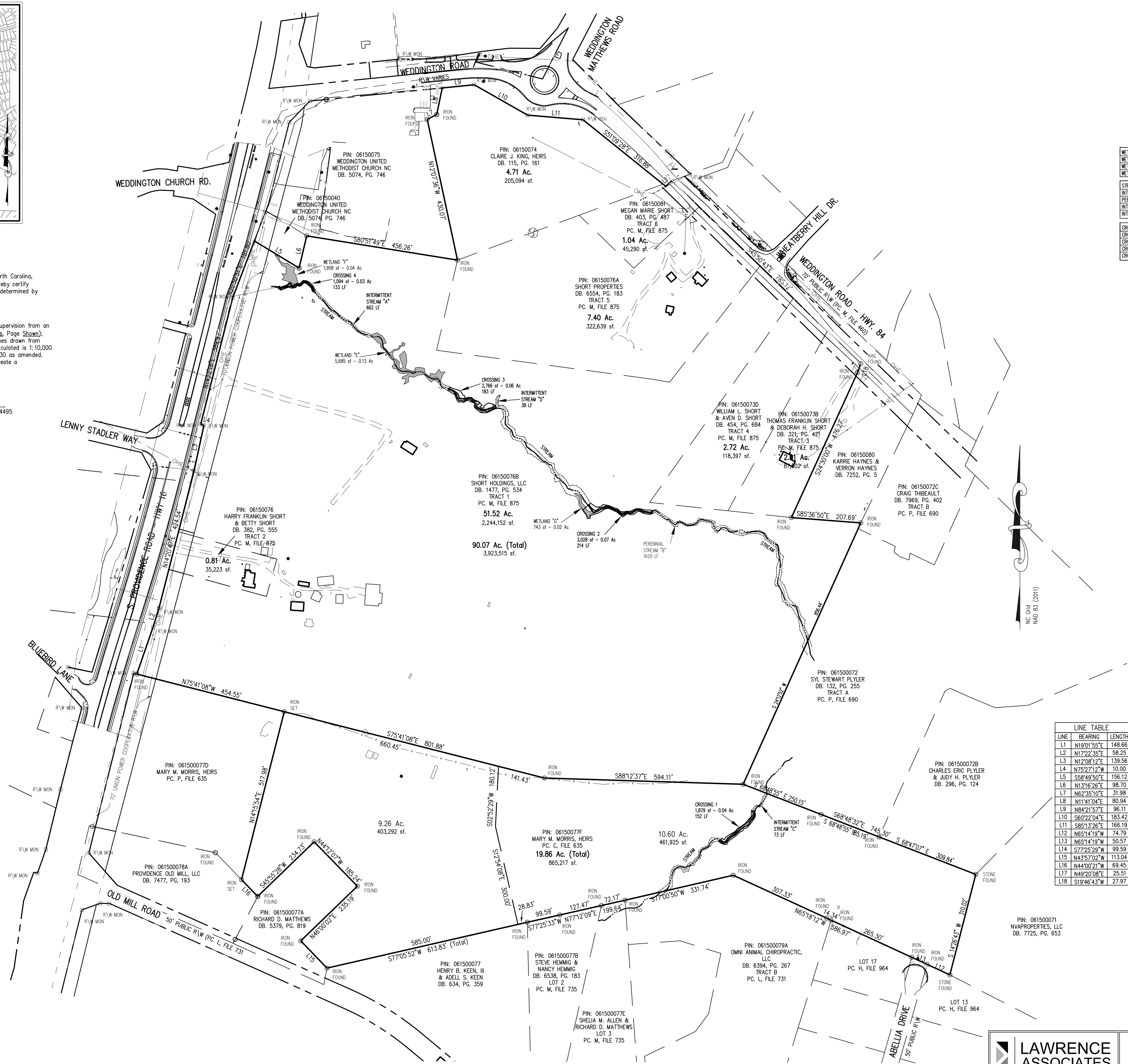
Certificate of Survey and Accuracy  
State of North Carolina, Union County  
I, Andrew O. Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book As, Page Shown); that the boundaries not surveyed are clearly indicated as dashed 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 is of an existing parcel or parcels of land and does not create a new street or change an existing street.  
Witness my original signature, registration number and seal this the  
\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_

Andrew O. Lawrence, NCPLS L-4495



Topographic Survey  
Was prepared by Avioimage Mapping Service, Inc.  
dated January 12, 2022

- NOTES
1. Areas computed using coordinate geometry.
  2. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
  3. All distances shown are horizontal ground distances.
  4. Rebar set at all corners unless otherwise noted.
  5. Broken lines indicate property lines not surveyed.
  6. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
  7. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
  8. Other underground utilities may exist but their locations are not known.
  9. No recoverable NCGS Horizontal Control Monument located within 2000 feet of subject property.
  10. This map was prepared without the benefit of a title search. Subject to full title search.

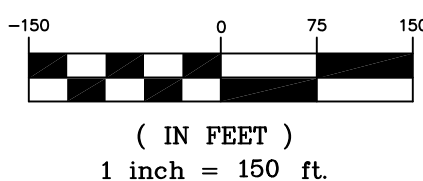


WETLAND	AREA
WETLAND "A"	5,685 sf - 0.13 Ac.
WETLAND "B"	1,958 sf - 0.04 Ac.
WETLAND "C"	743 sf - 0.02 Ac.

STREAM	LENGTH
INTERMITTENT STREAM "A"	662 LF
PERMANENT STREAM "B"	1020 LF
INTERMITTENT STREAM "C"	73 LF
INTERMITTENT STREAM "D"	38 LF

CROSSING	AREA	LENGTH
CROSSING 1	1,879 sf - 0.04 Ac.	152 LF
CROSSING 2	3,028 sf - 0.07 Ac.	214 LF
CROSSING 3	2,766 sf - 0.06 Ac.	183 LF
CROSSING 4	1,094 sf - 0.03 Ac.	133 LF

LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°01'55"E	148.66
L2	N17°22'35"E	58.25
L3	N12°08'12"E	139.56
L4	N75°27'12"W	10.00
L5	S58°49'50"E	156.12
L6	N13°16'26"E	98.70
L7	N62°35'10"E	31.98
L8	N11°11'04"E	80.94
L9	N84°21'57"E	96.11
L10	S60°22'04"E	183.42
L11	S85°13'26"E	166.19
L12	N65°14'19"W	74.79
L13	N65°14'19"W	50.57
L14	S77°25'29"W	99.59
L15	N43°57'02"W	113.04
L16	N44°00'21"W	69.45
L17	N49°20'08"E	25.51
L18	S19°46'43"E	27.97



**LAWRENCE ASSOCIATES**

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

**Boundary Survey of  
90.07 Acres**  
Town of Weddington  
Sandy Ridge Township, Union County, NC

Orig. scale: 1" = 150' Date: December 31, 2000 Drawn By: J.H.

Job No. 4435 Drawing file: 4435 Short Boundary.dwg Drawing no. 21/258

REVISIONS  
1-21-2022 J.H.  
1-24-2022 J.H.  
1-27-2022 J.H.  
2-14-2022 J.H.



## General Information

Site is 80+- acres

Number of 40,000 sq ft lots allowed 87

306 number of units on original plan

181 current number of units on plan

35 acres of open space

44% open space

11.4 acres park space

8.44 acres for town park

## Detail and technical questions and answers

What condition will the park be in when given to the town?

- The park (minus the playground area) and a pavilion/restroom area shall be fully constructed before being turned over to the town. Final design of the Town Park will be presented to the Town Board during the Construction Document preparation process prior to approval and construction.

When will the park be given to the town?

- The Town Park will be platted and dedicated to the Town as a part of the Master Infrastructure permitting approval process. Prior to construction a Developer Agreement will memorialize the Petitioner Park program commitments, easement access, construction sequencing, and preliminary schedule for construction.

Can the town use the park before it is given?

- The use of the park is anticipated to be available at the completion of the Master Infrastructure plan set requirements. Additional coordination on construction access may be needed to navigate the build out of the individual development pods and lots.

Will the developer consider maintaining the park for a period after the park is given?

- The Development HOA will enter into a Maintenance Agreement with the Town of Weddington and will contract with a private maintenance contractor to care for and maintain all the open space areas. The developer will sponsor/pay for the park maintenance for the first 3 years after completion. Following that three-year period, the Town would then pay a share of the maintenance costs to the HOA as detailed in the executed Maintenance Agreement.

Will ownership or maintenance of the BMPs in the park be retained by the owner or HOA?

- The maintenance structure of the BMPs will be similar to the park maintenance in that the development HOA will enter into a Maintenance Agreement with the Town of Weddington and will contract with a private maintenance contractor to care for and maintain the open space areas and BMPs. The developer will sponsor/pay for the BMP maintenance for the first 3 years after completion. Following that three-year period, the

Town would then pay a share of the maintenance costs based on drainage area of the park that the BMPs are treating.

Will rental be limited in the project?

- Currently the development notes list the following “rental condition” asterisk under II. Permitted Uses, A. Uses. \*Carriage homes represent residential units above detached garage structures. These units may be considered as an extension of the principal use, leased by the individual lot owner, or considered an individual separate unit with access to the units using private alleys.
- The intent of the remainder of the platted residential lots within the development are to be “fee simple” lot transactions. The HOA documents shall state that no more than 25% of the total homes within the community can be made available for rent.

The development standards say there will be an 8-foot planting strip. The street cross sections show 7 feet.

- The note is incorrect and should match the site plan and street sections. This will be corrected.

The development standards say there will be a 10-foot sidewalk around the park. The street cross sections show 8 feet.

- The note is incorrect and should match the site plan and street sections. This will be corrected.

The Local Residential cross section shows sidewalk on one side. Development standards say all street will have sidewalks on both sides.

- This section only applies to a portion of Road F due to the proximity of the street to the stream buffer. The sidewalk will be on both sides of streets throughout the remainder of the project which matches the other street sections and site plan.