

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY MARCH 14, 2022 – 7:00 P.M.
ALL SAINTS ANGLICAN CHURCH
5328 HEMBY ROAD, WEDDINGTON NC 28104
AGENDA**

Prayer-Father Filmore Strunk-All Saints Anglican Church

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Mayor/Councilmember Reports
6. Public Hearing
 - A. Conditional Rezoning Application for a mixed-use development-Weddington Green
7. Public Safety Report
8. Consent Agenda
 - A. February 14, 2022 Town Council Regular Meeting Minutes
 - B. Approval of Budget Amendment for FY 2021-2022
9. Old Business
 - A. Discussion of FY 2022-2023 Preliminary Budget
10. New Business
 - A. Discussion and Consideration of Planning Board Appointment
11. Update from Town Planner
12. Code Enforcement Report
13. Update from Finance Officer and Tax Collector
14. Transportation Report
15. Public Comments
16. Council Comments
17. Adjournment

TOWN OF WEDDINGTON

MEMORANDUM

TO: Planning Board, Mayor and Town Council

FROM: Leamon B. Brice, Interim Planner

DATE: February 23, 2022, March 9, 2022 additions

SUBJECT: Weddington Green- Conditional Zoning

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 80.2 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 Traffic Impact Analysis (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-TARGETED 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 169 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.

Response to Planning Board question or recommendations;

Pay for round about crossing, lights, landing and sidewalk to parking lot.

1. The NCDOT approved special cross walk signalization system will be installed and paid for by the Developer. All sidewalks and ramps needed on each side of Weddington Road will be designed, built, and paid for by the Developer

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 at Old Mill and Abellia Drive.

I have communicated with Karen W on how Abellia Drive must be handled. It goes as follows:

Because the right of way was recorded as public in 2002 it is a public right of way.

Public rights of way must be abandoned by the town and approved by NCDOT. Since it is recorded as a right of way in Weddington we would have to go through the process of abandonment.

The process is spelled out in statute and begins with a resolution stating the intent to close the street and includes a series of public hearing notices and a public hearing

Then action to abandon or not

If abandoned the right of way property is split down the center and the owner on each side gets their side of center

The town has conflicting policies on street connections

The UDO allows at the time of development approval, the opportunity to have private streets and gates

The UDO also requires new development to provide connections to undeveloped property and existing streets.

In light of this new information the developer should be required to at the least provide right of way on the Weddington property up to the property line with Abellia to enable a connection in the future.

Planning Board question or recommendation.

Build Abellia connection to property line but do not connect

Response

The site plans will show the Abellia Road ROW and suggest that the Developer is ready, willing, and able to do whatever is best worked out with the Abellia Road residents to include no connection, pedestrian only, or pedestrian and vehicular once the Abellia residents have determined how best to proceed.

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 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.

TOWN CENTER ON-STREET: 39 SPACES

PARKING LOT: 553 SPACES

52' LOTS: 48 SPACES

60' LOTS: 53 SPACES

VILLAS: 60 SPACES

AGE-TARGETED VILLAS & 41' LOTS: 17 SPACES

CENTRAL PARK: 44 SPACES

Weddington Green Parking

Commercial Square Footage	137,900
Off street parking	553
Main Street parking	39
Total Spaces	592

Spaces per 1,000 sq ft	4.293
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half of on-street spaces around park	22
Total	614

Spaces per 1,000 sq ft	4.453
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4 per 1,000 sq ft is an accepted standard

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.

Planning Board questions or recommendation.

Buffer villas from parking lot

Response:

We will buffer the Villas from the parking lot areas in several locations with an opaque wall and landscaping

Planning Board questions or recommendation.

Limit front loading garages on single family homes

Response

1. Only 26 of the 115 single family detached homes will have a front entry garage. Garage doors must be a minimum of 8 feet back from the extended front porches.

Planner note: These are the lots that back up to slopes that do not allow alleys.

Landscaping

The landscaping plan is on pages 9 and 10 of the plan set.

Planning board question or recommendation:

Include medians in landscaping plan

Response

The medians and landscaping have been added to the cross sections of the Weddington Green plan sets being submitted now.

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.

Planning Board question or recommendation:

Ensure that villas that face a street have a porch or are set back more than 5' from the street.

Response

We have revised the setbacks for all of the Villas facing a public street only, and not a green, to have an 11-foot setback from the street and front porches can encroach up to 6 feet within the setback.

Planning board question or recommendation

Reduce the residential height allowance to less than 50'

Response

The residential height allowance has been revised to less than 45 feet.

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.

Other Planning Board questions or recommendations:

Restrict the percentage of rentals to 10%

Response:

We are reviewing the legal considerations for restricting rentals within a community and hope to have that resolved prior to the Public Hearing. We have consulted with 2 attorneys so far and several HOA Management Companies.

Do not allow companies to buy properties for rental

Response

We are also reviewing the legal considerations for not allowing companies to buy properties for a rental pool and hope to have that information by the Public Hearing.

Change age targeted villas to single family

Response:

The age targeted Villas have been removed and converted to single family detached homes.

Developer provide cost estimates for park maintenance

Response

Several proposals are being submitted for the 8.5 acre park maintenance for the future from professional landscape companies. The Developer will pay for the first 3 years of park maintenance in its entirety until most of the homes are complete and contribute property taxes to the Town and the County. The Developer will also cause the Weddington Green Home Owner Association to be responsible for 1/3 of the total cost of maintenance of the central park in perpetuity.

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 was presented to the Planning Board for review and a recommendation to the town council. The Planning Board approved the plan with the following questions and recommendations:

Ensure that villas that face a street have a porch or are set back more than 5' from the street.

Restrict the percentage of rentals to 10%

Do not allow companies to buy properties for rental

Buffer villas from parking lot

Include medians in landscaping plan

Limit front loading garages on single family homes

Reduce the residential height allowance to less than 50'

Change age targeted villas to single family

Pay for round about crossing, lights, landing and sidewalk to parking lot

Developer provide cost estimates for park maintenance

Build Abellia connection to property line but do not connect.

The town council will hold a public hearing on Monday March 14, at 7pm at the All Saints Anglican Church at 5328 Hemby Road. 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 had 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 Planning Board adopted the following consistency statement at their February 28, 2022 meeting.

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.

General Information

Site is 80+- acres

Number of 40,000 sq ft lots allowed 87

306 number of units on original plan

169 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

Response to Planner Review Questions

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.

Response to Planning Board

At their February 28 meeting the Planning Board approved the plan with the following questions and recommendations. The questions and answers are as follows:

Ensure that villas that face a street have a porch or are set back more than 5’ from the street.

Answer

- 1) We have revised the setbacks for all of the Villas facing a public street only, and not a green, to have an 11-foot setback from the street and front porches can encroach up to 6 feet within the setback.

Restrict the percentage of rentals to 10%

Answer

- 2) We are reviewing the legal considerations for restricting rentals within a community and hope to have that resolved prior to the Public Hearing. We have consulted with 2 attorneys so far and several HOA Management Companies.

Do not allow companies to buy properties for rental

Answer

- 3) We are also reviewing the legal considerations for not allowing companies to buy properties for a rental pool and hope to have that information by the Public Hearing.

Buffer villas from parking lot

Answer

- 4) We will buffer the Villas from the parking lot areas in several locations with an opaque wall and landscaping.

Include medians in landscaping plan

Answer

- 5) The medians and landscaping have been added to the cross sections of the Weddington Green plan sets being submitted now.

Limit front loading garages on single family homes

Answer

- 6) Only 26 of the 115 single family detached homes will have a front entry garage. Garage doors must be a minimum of 8 feet back from the extended front porches.

Planner comment: These are the lots that back up to low areas where alleys cannot be built in the 60' wide lot area.

Reduce the residential height allowance to less than 50'

Answer

- 7) The residential height allowance has been revised to less than 45 feet.

Change age targeted villas to single family

- 8) The age targeted Villas have been removed and converted to single family detached homes.

Pay for round about crossing, lights, landing and sidewalk to parking lot

Answer

- 9) The NCDOT approved special cross walk signalization system will be installed and paid for by the Developer. All sidewalks and ramps needed on each side of Weddington Road will be designed, built, and paid for by the Developer.

Developer provide cost estimates for park maintenance

Answer

- 10) Several proposals are being submitted for the 8.5 acre park maintenance for the future from professional landscape companies. The Developer will pay for the first 3 years of park maintenance in its entirety until most of the homes are complete and contribute property taxes to the Town and the

County. The Developer will also cause the Weddington Green Home Owner Association to be responsible for 1/3 of the total cost of maintenance of the central park in perpetuity.

Build Abellia connection to property line but do not connect.

Answer

- 11) The site plans will show the Abellia Road Row and suggest that the Developer is ready, willing, and able to do whatever is best worked out with the Abellia Road residents to include no connection, pedestrian only, or pedestrian and vehicular once the Abellia residents have determined how best to proceed.

Weddington Green

Weddington, NC

March 9, 2022

Summary of Rezoning Plan Updates

Please find the summary below of modifications to the Weddington Green Rezoning Plan Set from the Planning Board submittal on February 16, 2022 to the Town Board submittal March 8, 2022.

2/16 Planning Board Site Plan



3/08 Town Board Site Plan



Site Design

- Replaced 13 Age-targeted Towns with 8 Age-targeted detached single family lots for a net reduction in units of 5. Total number of Age-targeted lots went from 25 to 33 lots and the Age-targeted Towns went from 13 to 0 units.
- Reduced the number of attached single-family Towns from 61 units to 53 units and with the modification to the Age-targeted area reduced the overall development units from 181 to 168 units or approximately 2 Density Units per Acre
- Extended the private alley paralleling Weddington Road behind the 52' wide lots to provide a Right In/Right Out connection to Road C
- Modified the Public Road F Street section to exclude the open space area from within the public right-of-way
- Shifted the Community Playground towards Main Street so that feature is not as prominently visible from a main entrance into the development from the roundabout (Road B)
- 6' HT Masonry screen walls were added between the Attached Single-Family Towns and the retail parking areas to provide additional separation and screening of the parking areas from those adjacent residential uses

Transportation



- Updated the commitment to install a Rectangular Rapid Pedestrian Beacon (RRPB) and appropriate pedestrian curb transitions at the existing roundabout to provide safer pedestrian access from Town Hall, Weddington Corners, and areas adjacent to the Weddington Green development

Development Notes and Standards

- Residential setbacks were modified from 10' front setbacks to 11' with a 6' allowable encroachment of a front porch into the setback
- Front-loaded garages were clarified to be located 20' back from the edge of sidewalk or a min. of 8' from the front porch extents
- Several updates to notes related to maintenance responsibilities and cost were added to provide clarification:
 - The Parkland area (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.
 - The Parkland 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.
 - 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.
 - 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. The HOA will pay 1/3 of the maintenance cost for the 8.5-acre park in perpetuity.
 - The maintenance structure of the BMPs will be 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

- The note regarding the connection to Abellia Drive was updated to reflect coordination between the Town of Weddington and the Abellia Drive residents on the need and desire to make the connection. The note refers to the connection as a Potential Future Connection and is illustrated on the plan as a placeholder should the connection whether vehicular, pedestrian or both be approved by all parties.
- Streetscape notes were updated to be consistent with the proposed street sections related to 7' planting strips with a standard 5' sidewalk and an 8' sidewalk along the park loop road.
- There were several other minor adjustments to notes related to grammatical items |

DEVELOPMENT GUIDELINES AND STANDARDS

MARCH 7, 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 81-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 CONSERVATION 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 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
- TAPROOM
- EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR)
- DWELLING, SINGLE FAMILY DETACHED
- DWELLING, SINGLE FAMILY DETACHED LOTS WITH DETACHED CARRIAGE HOMES*
- DWELLING, ATTACHED (COTTAGES/TOWNS)
- DWELLING, AGE-TARGETED 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 AMPHITHEATERS, PAVILIONS, PLAYGROUNDS/ STRUCTURES, BICYCLE FACILITIES, PUBLIC RESTROOMS, WALKING TRAILS, 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 OR LEASED BY THE INDIVIDUAL LOT OWNER 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.

1. AS PART OF THE DEVELOPMENT CONTEMPLATED BY THIS REZONING PLAN AND REQUIRED BY THE TOWN OF WEDDINGTON, THE ABELLIA DRIVE PROPERTY OWNERS AND THE TOWN OF WEDDINGTON WILL COORDINATE TO DETERMINE THE NEED FOR A VEHICULAR AND/OR PEDESTRIAN CONNECTION BETWEEN THE SITE AND THE ADJACENT ABELLIA DRIVE STREET STUB AS SHOWN ON THE REZONING PLAN. UNTIL ACCEPTANCE AND APPROVAL OF THE CONNECTION BY ALL PARTIES, THE PETITIONER HAS ILLUSTRATED A POTENTIAL FUTURE CONNECTION LOCATION ON THE SKETCH PLAN TO THE COMMON PROPERTY LINE.

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 IN 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 HAVE THE OPTION TO 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. TIA IMPROVEMENT REQUIREMENTS WILL BE CONSIDERED FINAL UPON APPROVAL OF THE TIA BY NCDOT.

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.

WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD ROUNDABOUT

- PETITIONER WILL COORDINATE WITH NCDOT ON SAFETY OPTIONS (I.E RECTANGULAR RAPID FLASHING BEACON (RRFB) OR PEDESTRIAN HYBRID BEACON (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.

B. RESIDENTIAL. THE RESIDENTIAL USES, REGARDLESS OF ATTACHED OR DETACHED PRODUCT, PROPOSED THROUGHOUT THE DEVELOPMENT WILL BE DESIGNED TO REFLECT ELEMENTS OF MODERN FARMHOUSE 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 AND 45' 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 BE LOCATED A MIN. 20' FROM THE BACK OF SIDEWALK OR STEP BACK 8' FROM THE FACE OF THE PORCH TO PROVIDE VARIATION IN THE FAÇADE AND TO MINIMIZE THE VISIBILITY OF THE GARAGE 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 TOWNHOME ARCHITECTURAL ELEVATION.

a) FRONT PORCHES MAY ENCROACH INTO THE FRONT SETBACK UP TO 6'.

C. OFFICE/RETAIL/RESTAURANT. THE NON-RESIDENTIAL USES, WILL BE DESIGNED TO REFLECT ELEMENTS OF MODERN FARMHOUSE DEVELOPMENT 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 RETAIL DEVELOPMENT WITHIN THE WEDDINGTON 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 AND PRIVATE STREETS WILL VARY DEPENDING ON THE PROPOSED USE ALONG THAT FRONTAGE.

B. PLANTING STRIP AND SIDEWALKS. A MINIMUM 7' 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 7' 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 RECEPTACLES, AND ENHANCED LANDSCAPING WILL BE PROVIDED ALONG THE 8' 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.

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. BUFFERS. ALONG PERIMETER AND FRONTAGE BUFFERS, IF EXISTING VEGETATION ISN'T SUFFICIENT FOR SCREENING, EVERGREEN SHRUBS WITH A MINIMUM HEIGHT OF 6' AT INSTALLATION SHALL BE PLANTED BY THE DEVELOPMENT POD BUILDER TO BOLSTER BUFFERS AND LIMIT PROPOSED DEVELOPMENT VISIBILITY FROM EXISTING STREETS AND ADJACENT PROPERTIES.

1. THE BUFFER ALONG PROVIDENCE ROAD WILL BE COORDINATED WITH UNION POWER TO ENSURE COMPLIANCE WITH THE PLANTING GUIDELINES WITHIN AN EXISTING POWER EASEMENT.

2. THE SECTION OF PROVIDENCE ROAD FRONTAGE BUFFER ALONG THE TWO OFFICE/RETAIL/RESTAURANT BUILDINGS HAVING FRONTAGE ALONG PROVIDENCE ROAD SHALL BE REDUCED OR ELIMINATED TO PROVIDE TENANT VISIBILITY FROM THE PROVIDENCE ROAD CORRIDOR. THE BUFFER REQUIREMENTS SHALL REMAIN INTACT FOR THE REMAINDER OF THE PROVIDENCE ROAD FRONTAGE TO PROVIDE SCREENING FROM PARKING AREAS AND ATTACHED RESIDENTIAL.

3. PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 5' HT MASONRY WALL.

D. 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 JURIDICIONAL 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 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.

VII. 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
- 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 CONSTRUCT UP TO TWO STORMWATER MANAGEMENT FEATURES WITHIN THE PARKLAND. THE MAINTENANCE AND INSPECTION RESPONSIBILITY WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CCRs.

1.1. THE MAINTENANCE STRUCTURE OF THE BMPS WILL BE 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.

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.

3. THE PARKLAND AREA (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.

4. THE PARKLAND 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.

5. 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.

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.

1. 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. THE HOA WILL PAY 1/3 OF THE MAINTENANCE COST FOR THE 8.5-ACRE PARK IN PERPETUITY.

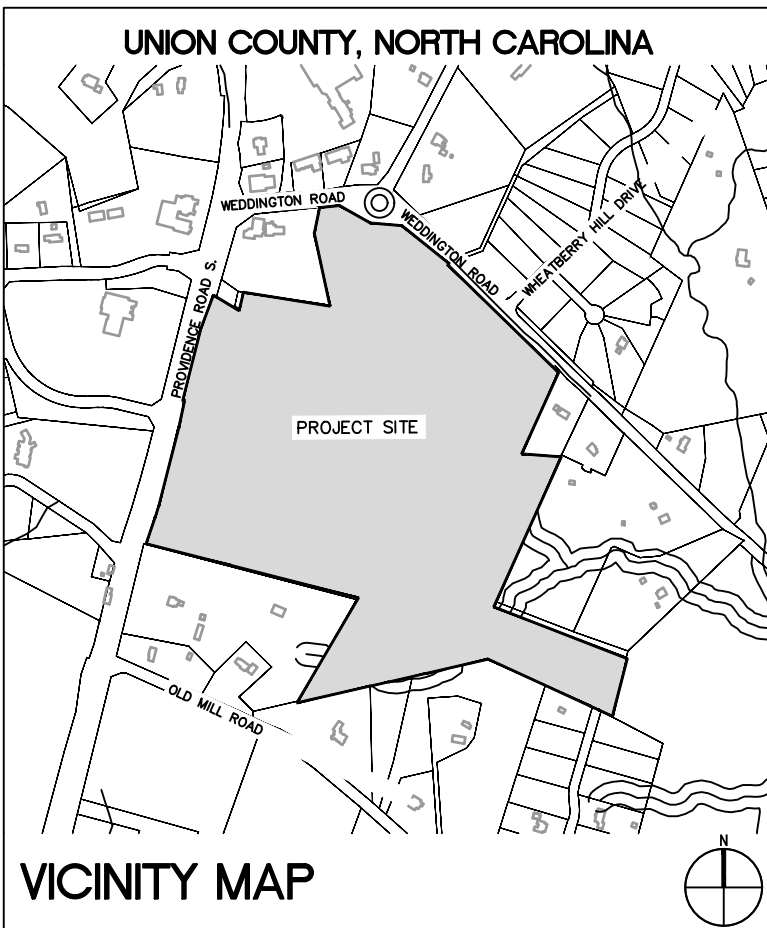
VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

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.

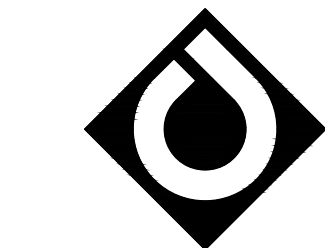
B. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

WEDDINGTON GREEN CONDITIONAL REZONING

WEDDINGTON, UNION COUNTY, NORTH CAROLINA



SURVEY ISSUE DATE: JANUARY 19, 2022.
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

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

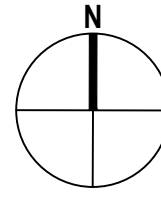
Issued
01/26/22

Revised

02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL



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



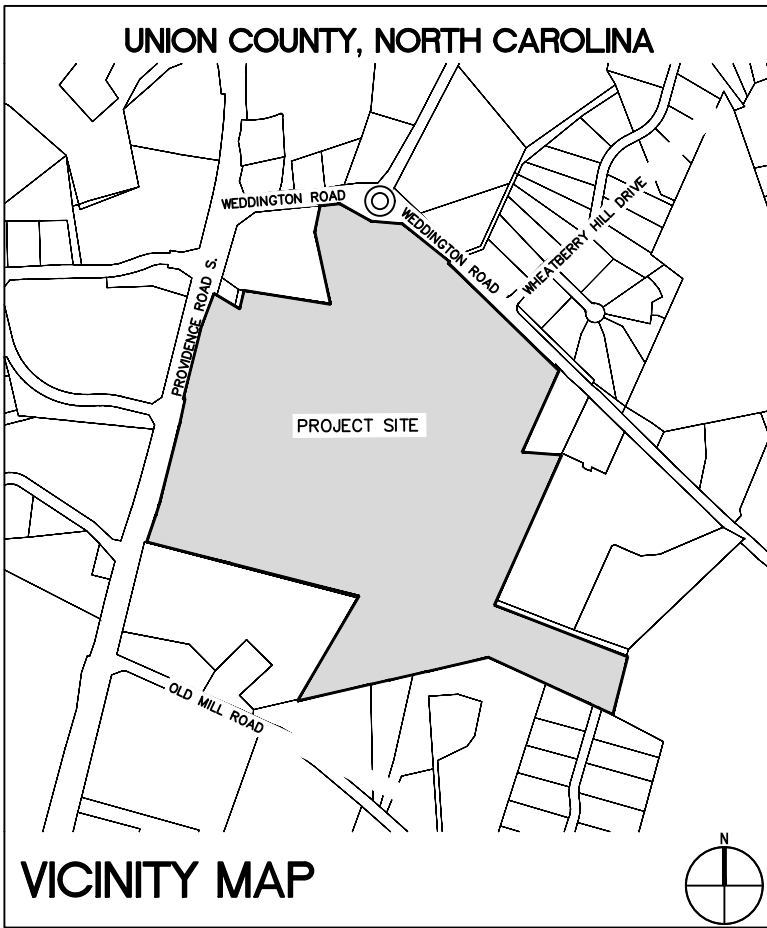
RZ - 00



- 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 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.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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CHARLOTTE, NC 28210

WEDDINGTON GREEN

149 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

EXISTING CONDITIONS

Project No.
4720

Issued
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02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL

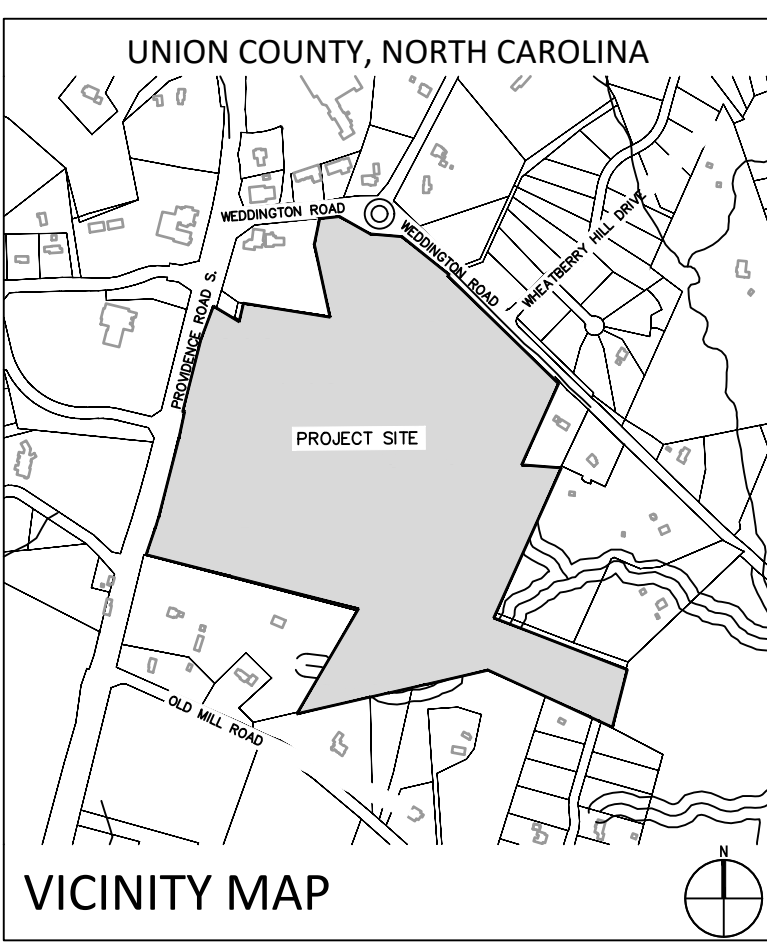


SCALE: 1"=100'
0 50' 100' 200'

RZ - 01

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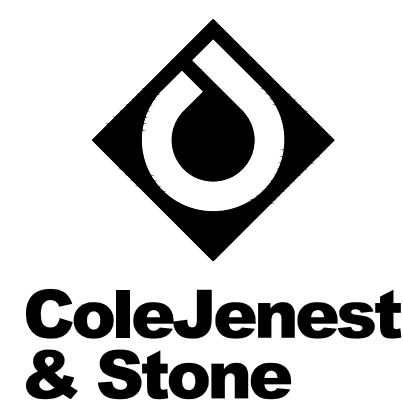


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- LEGEND**
- SYMBOL
 - PROPOSED SIDEWALK
 - PROPOSED 2'-0" CURB & GUTTER
 - GREENWAY TRAIL
 - 20' PERIMETER BUFFER
 - MODIFIED PERIMETER BUFFER*
 - 50' FRONTAGE BUFFER
 - RETAIL, RESTAURANT, OFFICE USES
 - ATTACHED SINGLE FAMILY TOWNS
 - 52' DETACHED SINGLE FAMILY LOTS
 - 60' DETACHED SINGLE FAMILY LOTS
 - AGE-TARGETED SINGLE FAMILY DETACHED LOT
- *PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 5' HT MASONRY WALL

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, 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 TOWNS PARK/OPEN SPACES
SITE ACREAGE:	80.81 AC± (PER SURVEY)
RETAIL, OFFICE, RESTAURANT:	137,900 SF
RESIDENTIAL:	38 LOTS 52' LOTS 60' LOTS TOWNS CARRIAGE HOMES: AGE-TARGETED 40' LOTS
BUILDING SETBACKS:	RETAIL, OFFICE, RESTAURANT FRONT SIDE / BUILDING SEPARATION SINGLE FAMILY, DETACHED FRONT CORNER SIDE REAR SINGLE FAMILY, ATTACHED FRONT CORNER SIDE / BUILDING SEPARATION REAR
PROVIDED OPEN SPACE:	34.5 AC 43%
PROVIDED PARK SPACE:	11.4 ACRES 14%
BUFFERS:	THOROUGHFARE PERIMETER JURISDICTIONAL STREAMS
ESTIMATED CONSTRUCTION START DATE:	2023
ESTIMATED CONSTRUCTION COMPLETION:	



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WEDDINGTON GREEN

149 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

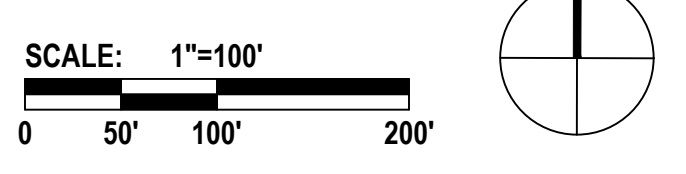
SKETCH PLAN

Project No.
4720

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01/26/22

Revised

02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL



RZ - 02

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DEVELOPMENT GUIDELINES AND STANDARDS

MARCH 7, 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 81+/-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 EFFECT AT THE TIME OF THIS PETITION FILED 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 CONSERVATION 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 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 ALUGH 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, RECONDIGATION 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 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
 - TAPROOM
 - EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR)
 - DWELLING, SINGLE FAMILY DETACHED
 - DWELLING, SINGLE FAMILY DETACHED LOTS WITH DETACHED CARRIAGE HOMES*
 - DWELLING, ATTACHED (COTTAGES/TOWNS)
 - DWELLING, AGE-TARGETED FOR SALE (ATTACHED OR DETACHED)
 - RESTAURANTS UP TO 20,000 SQUARE FEET AS SINGLE TENANT
 - BREW PUB
 - OFFICE, MEDICAL OFFICE
 - RETAIL BUSINESS AND SERVICES UP TO 20,000 SQUARE FEET AS SINGLE TENANT
 - PUBLIC AMENITIES (TO INCLUDE BUT NOT LIMITED TO AMPHITHEATERS, PAVILIONS, PLAYGROUNDS/ STRUCTURES, BICYCLE FACILITIES, PUBLIC RESTROOMS, WALKING TRAILS, 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 OR LEASED BY THE INDIVIDUAL LOT OWNER 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 THE EXTENSIVE RECOMMENDATIONS REQUIRED BY THE TOWN OF WEDDINGTON AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NDOT"). 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.
1. AS PART OF THE DEVELOPMENT CONTEMPLATED BY THIS REZONING PLAN AND REQUIRED BY THE TOWN OF WEDDINGTON, THE ABELLIA DRIVE PROPERTY OWNERS AND THE TOWN OF WEDDINGTON WILL COORDINATE TO DETERMINE THE NEED FOR A VEHICULAR AND/OR PEDESTRIAN CONNECTION BETWEEN THE SITE AND THE ADJACENT ABELLIA DRIVE STREET STUB AS SHOWN ON THE REZONING PLAN, UNTIL ACCEPTANCE AND APPROVAL OF THE CONNECTION BY ALL PARTIES, THE PETITIONER HAS ILLUSTRATED A POTENTIAL FUTURE CONNECTION LOCATION ON THE SKETCH PLAN TO THE COMMON PROPERTY LINE.
- B. ROADWAY ALIGNMENTS. THE ALIGNMENTS OF THE INTERNAL NODOT PUBLIC STREETS, PRIVATE DRIVES, VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF WEDDINGTON AND/OR NDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. ON-STREET PARKING. ON-STREET PARKING DEPICTED ON THE REZONING PLAN WHICH IS LOCATED ON A PROPOSED NODOT MAINTAINED STREET SHALL NOT BE CONSIDERED A MAINTENANCE RESPONSIBILITY OF NDOT. 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 STAMPED (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 NDOT.
1. ALL STREETS SHALL HAVE THE OPTION TO 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 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. TIA IMPROVEMENT REQUIREMENTS WILL BE CONSIDERED FINAL UPON APPROVAL OF THE TIA BY NDOT.
- 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.
- WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD ROUNDABOUT
- *PETITIONER WILL COORDINATE WITH NDOT ON SAFETY OPTIONS (I.E RECTANGULAR RAPID FLASHING BEACON (RRFB) OR PEDESTRIAN HYBRID BEACON (PHB)) FOR THE PROPOSED PEDESTRIAN CROSSING AT THE WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD EXISTING ROUNDABOUT. THE WEDDINGTON GREEN DEVELOPMENT PROPOSES TO CONSIDER 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.
- B. RESIDENTIAL. THE RESIDENTIAL USES, REGARDLESS OF ATTACHED OR DETACHED PRODUCT, PROPOSED THROUGHOUT THE DEVELOPMENT WILL BE DESIGNED TO REFLECT ELEMENTS OF MODERN FARMHOUSE ARCHITECTURE. 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 AND 45' 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 BE LOCATED A MIN. 20' FROM THE BACK OF SIDEWALK OR STEP BACK IF FROM THE FAÇADE OF THE PORCH TO PROVIDE VARIATION IN THE FAÇADE AND TO MINIMIZE THE VISIBILITY OF THE GARAGE 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 TOWNHOME ARCHITECTURAL ELEVATION.
- a) FRONT PORCHES MAY ENCRACH INTO THE FRONT SETBACK UP TO 6'.
- C. OFFICE/RETAIL/RESTAURANT. THE NON-RESIDENTIAL USES, WILL BE DESIGNED TO REFLECT ELEMENTS OF MODERN FARMHOUSE DEVELOPMENT 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 RETAIL 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 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 PANEEL LOCATION 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 AND PRIVATE STREETS WILL VARY DEPENDING ON THE PROPOSED USE ALONG THAT FRONTAGE.
- B. PLANTING STRIP AND SIDEWALKS. A MINIMUM 7' 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 CONDUITUS PLANTING STRIP TO PROVIDE BETTER CONNECTIVITY TO THE ON-STREET PARKING SPACES AND RELATIONSHIP WITH SHOP AND RESIDENTIAL FAÇADES.
2. ALONG THE PARK DRIVE LOOP, THE STREETSCAPE AREA FRONTAGE THE GREEN/PARK WILL PROVIDE AN 7' 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 RECEPABLES, AND ENHANCED LANDSCAPING WILL BE PROVIDED ALONG THE 8' 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.
6. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT ALONG ALL PROPOSED PUBLIC AND PRIVATE STREETS. ALLEYS SHALL BE LIT BY ADJACENT UTILITY 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, DECAYED, OR INVASIVE SPECIES WILL BE PERMITTED TO PROMOTE A HEALTHY AND SUSTAINABLE NATURAL AREA.
- C. BUFFERS. ALONG PERMETER AND FRONTAGE BUFFERS, IF EXISTING VEGETATION ISN'T SUFFICIENT FOR SCREENING, EVERGREEN SHRUBS WITH A MINIMUM HEIGHT OF 6' AT INSTALLATION SHALL BE PLANTED BY THE DEVELOPMENT POO BUILDER TO BOLSTER BUFFERS AND LIMIT PROPOSED DEVELOPMENT VISIBILITY FROM EXISTING STREETS AND ADJACENT PROPERTIES.
1. THE BUFFER ALONG PROVIDENCE ROAD WILL BE COORDINATED WITH UNION POWER TO ENSURE COMPLIANCE WITH THE PLANTING GUIDELINES WITHIN AN EXISTING POWER EASEMENT.
2. THE SECTION OF PROVIDENCE ROAD FRONTAGE BUFFER ALONG THE TOWN OFFICE/RETAIL/RESTAURANT BUILDINGS HAVING FRONTAGE ALONG PROVIDENCE ROAD SHALL BE REDUCED OR ELIMINATED TO PROVIDE TENANT VISIBILITY FROM THE PROVIDENCE ROAD CORRIDOR. THE BUFFER REQUIREMENTS SHALL REMAIN INTACT FOR THE REMAINDER OF THE PROVIDENCE ROAD FRONTAGE TO PROVIDE SCREENING FROM PARKING AREAS AND ATTACHED RESIDENTIAL.
3. PERMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 5' HT MASONRY WALL.
- D. 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 BUILD 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 PUMP STATION AND FOREWARM 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.
- VII. 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
 - 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 CONSTRUCT UP TO TWO STORMWATER MANAGEMENT FEATURES WITHIN THE PARKLAND. THE MAINTENANCE AND INSPECTION RESPONSIBILITY WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CCR.
- 1.1. THE MAINTENANCE STRUCTURE OF THE BMPs WILL BE 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.
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.
3. THE PARKLAND AREA (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.
4. THE PARKLAND 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.
5. 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.
- 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/CCR.
- 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.
1. 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. THE HOA WILL PAY 1/3 OF THE MAINTENANCE COST FOR THE 8.5+/-ACRE PARK IN PERPETUITY.
- 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 06150077F
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 TOWNS PARK/OPEN SPACES
SITE ACREAGE:	80.81 AC (PER SURVEY)
RETAIL, OFFICE, RESTAURANT:	137,900 SF
RESIDENTIAL:	
52' LOTS	38 LOTS
60' LOTS	44 LOTS
TOWNS	53 UNITS
CARRIAGE HOMES:	15
AGE-TARGETED 40' LOTS	33 LOTS

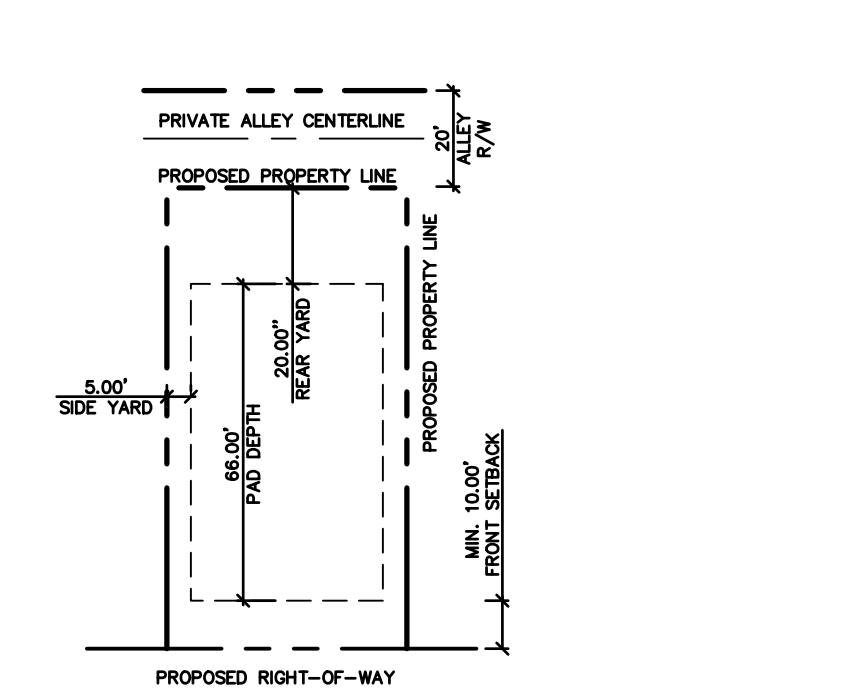
BUILDING SETBACKS:	
RETAIL, OFFICE, RESTAURANT	
FRONT	15'
SIDE / BUILDING SEPARATION	10'/20'
SINGLE FAMILY, DETACHED	
FRONT	11'
CORNER	11'
SIDE	5'
REAR	40'
SINGLE FAMILY, ATTACHED	
FRONT	11'
CORNER	11'
SIDE / BUILDING SEPARATION	5'/15'
REAR	20'

PROVIDED OPEN SPACE:	34.5 AC	43%
PROVIDED PARK SPACE:	11.4 ACRES	14%

BUFFERS:	
THOROUGHFARE	20'
PERMETER	50'
JURISDICTIONAL STREAMS	50'

ESTIMATED CONSTRUCTION START DATE: 2023
ESTIMATED CONSTRUCTION COMPLETION:

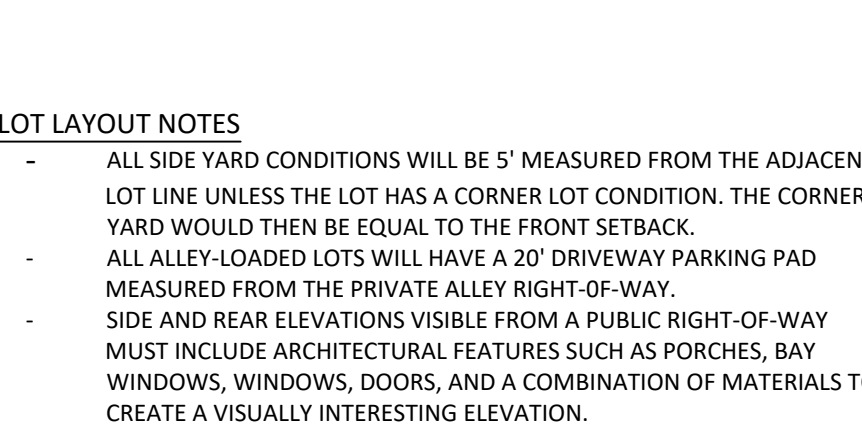
MIN. 40' LOT - AGE-TARGETED LOT LAYOUT
SCALE: 1"=40'



LOT LAYOUT NOTES

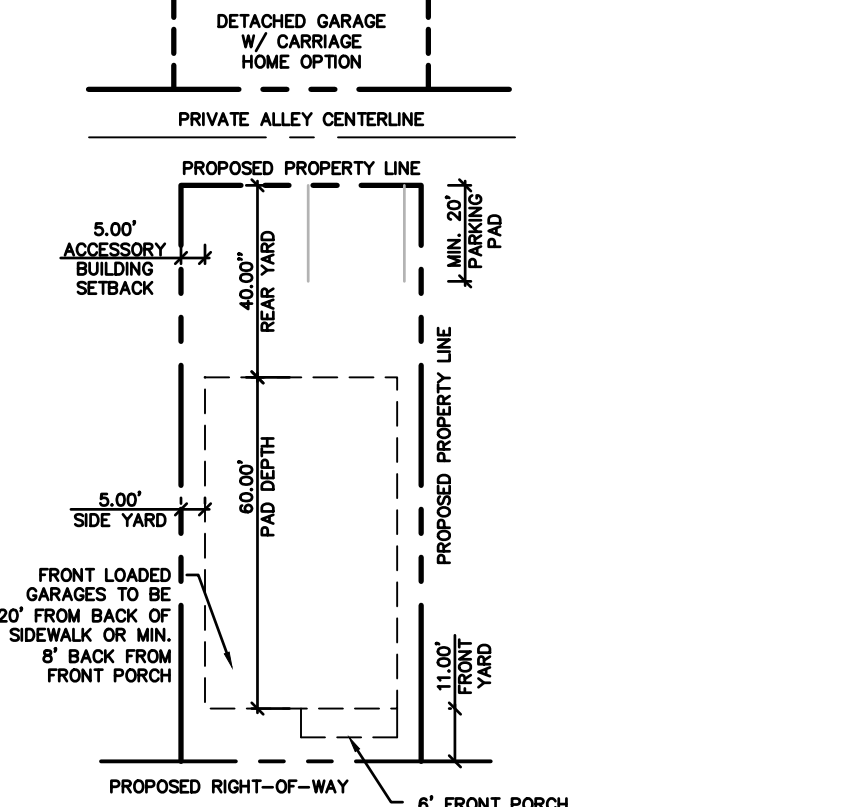
- ALL SIDE YARD CONDITIONS WILL BE 5' MEASURED FROM THE ADJACENT LOT LINE UNLESS THE LOT HAS A CORNER LOT CONDITION. THE CORNER YARD WOULD THEN BE EQUAL TO THE FRONT SETBACK.
- ALL ALLEY-LOADED LOTS WILL HAVE A 20' DRIVEWAY PARKING PAD MEASURED FROM THE PRIVATE ALLEY RIGHT-OF-WAY.
- SIDE AND REAR ELEVATIONS 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.

TOWNHOME LOT LAYOUT
SCALE: 1"=40'

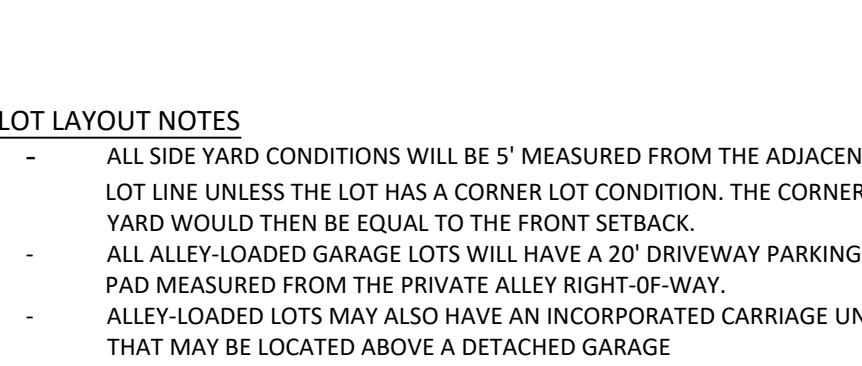


LOT LAYOUT NOTES

- ALL SIDE YARD CONDITIONS WILL BE 5' MEASURED FROM THE ADJACENT LOT LINE UNLESS THE LOT HAS A CORNER LOT CONDITION. THE CORNER YARD WOULD THEN BE EQUAL TO THE FRONT SETBACK.
- 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 ADJACENT LOT LINE UNLESS THE LOT HAS A CORNER LOT CONDITION. THE CORNER YARD WOULD THEN BE EQUAL TO THE FRONT SETBACK.
- 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 CARRIAGE UNIT THAT MAY BE LOCATED ABOVE A DETACHED GARAGE



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WEDDINGTON
GREEN

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WEDDINGTON, NORTH CAROLINA

DEVELOPMENT
STANDARDS

Project No.
4720

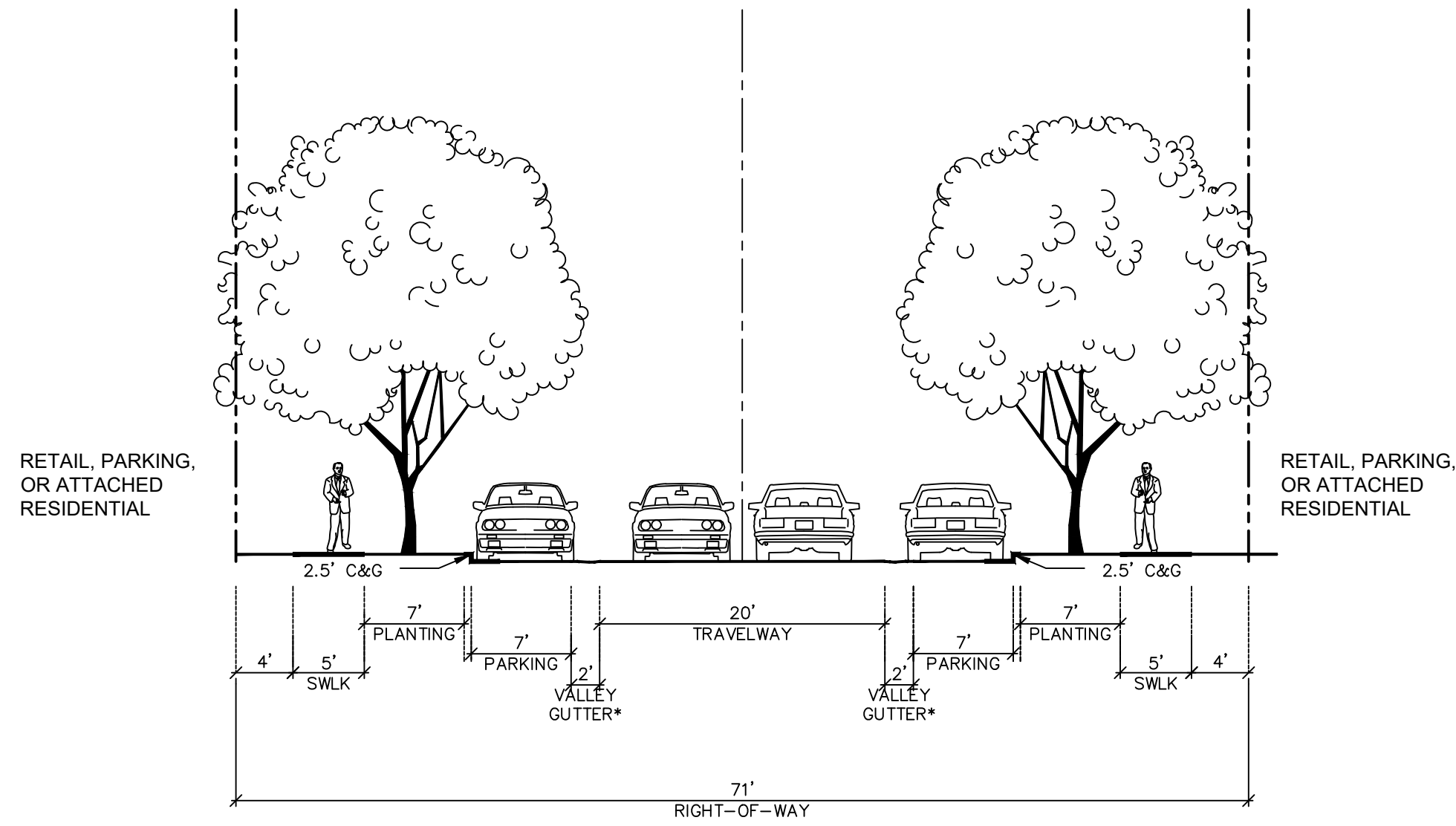
Issued
01/26/22

Revised

02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL

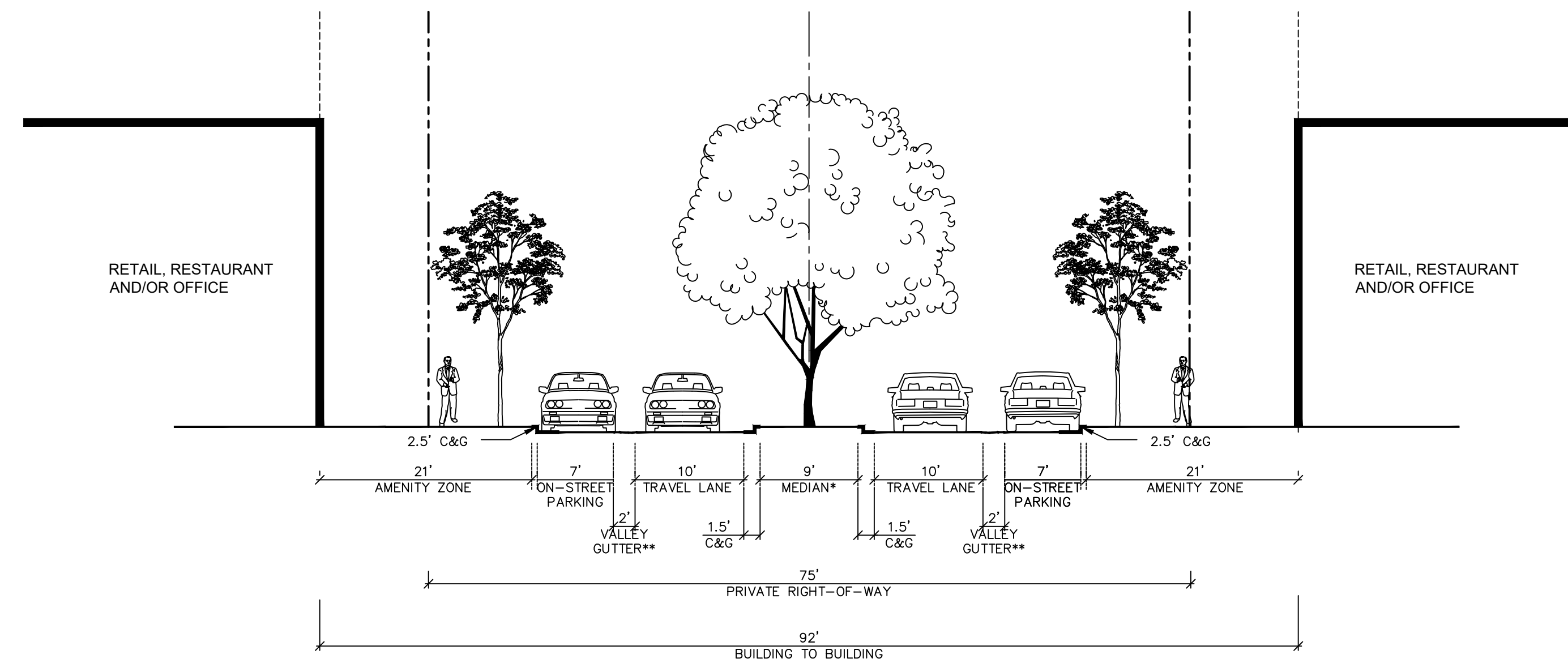
LOCAL RESIDENTIAL 71' PUBLIC ROW

PUBLIC ROAD D FOLLOWS THIS CROSS-SECTION.



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

MAIN STREET 75' PRIVATE ROW

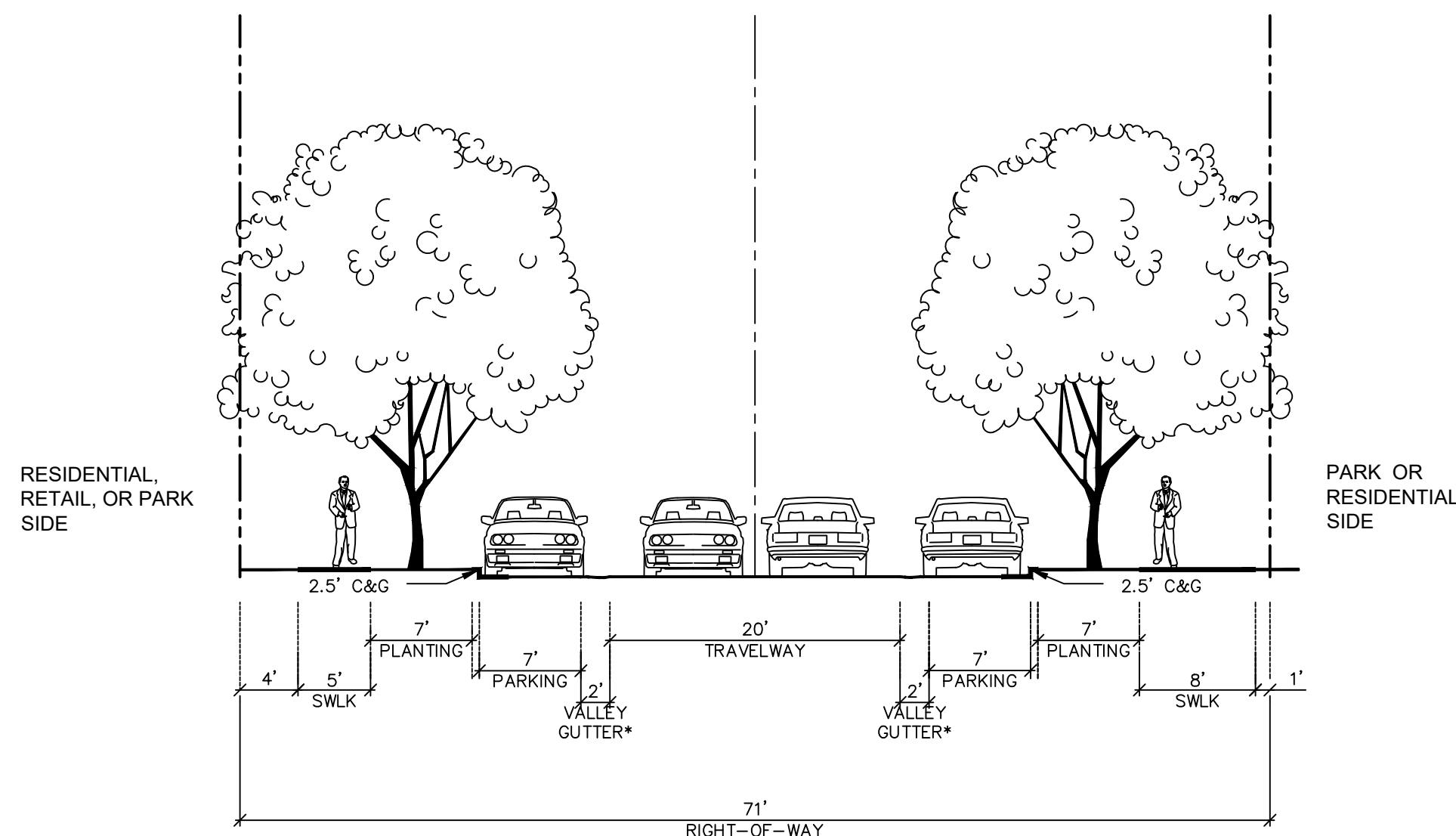


*12' PLANTED MEDIAN OR TURN-LANE DEPENDING UPON SECTION OF ROADWAY

NOTE: ALL ROADWAYS TO BE MAINTAINED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) UNLESS OTHERWISE NOTED. ON-STREET PARKING TO BE MAINTAINED BY DEVELOPMENT.

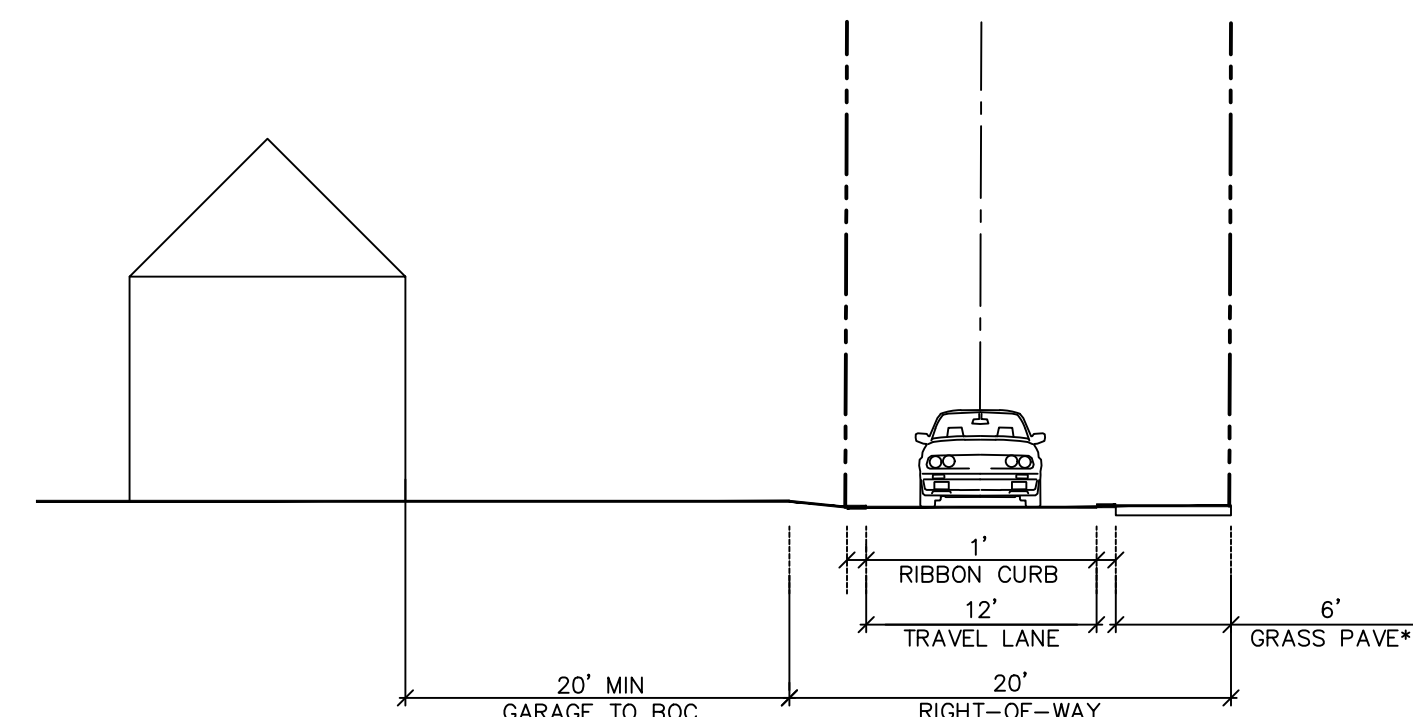
LOCAL RESIDENTIAL PARK SECTION 71' PUBLIC ROW

PUBLIC ROAD A AND PUBLIC ROAD C FOLLOW THIS CROSS-SECTION.



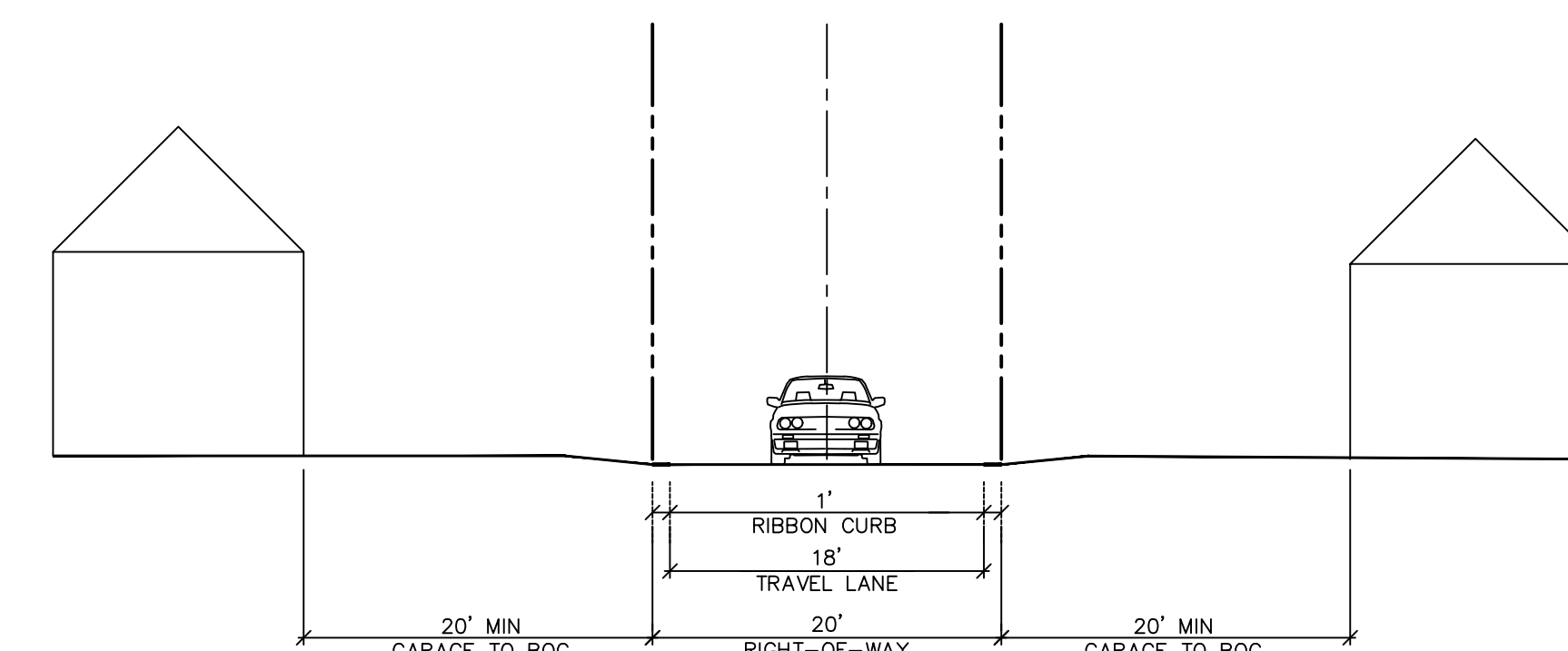
**2' VALLEY CURB SECTION TO SEPARATE NCDOT AND PRIVATE MAINTENANCE RESPONSIBILITIES.

SINGLE-LOADED ALLEY 20' PRIVATE ROW



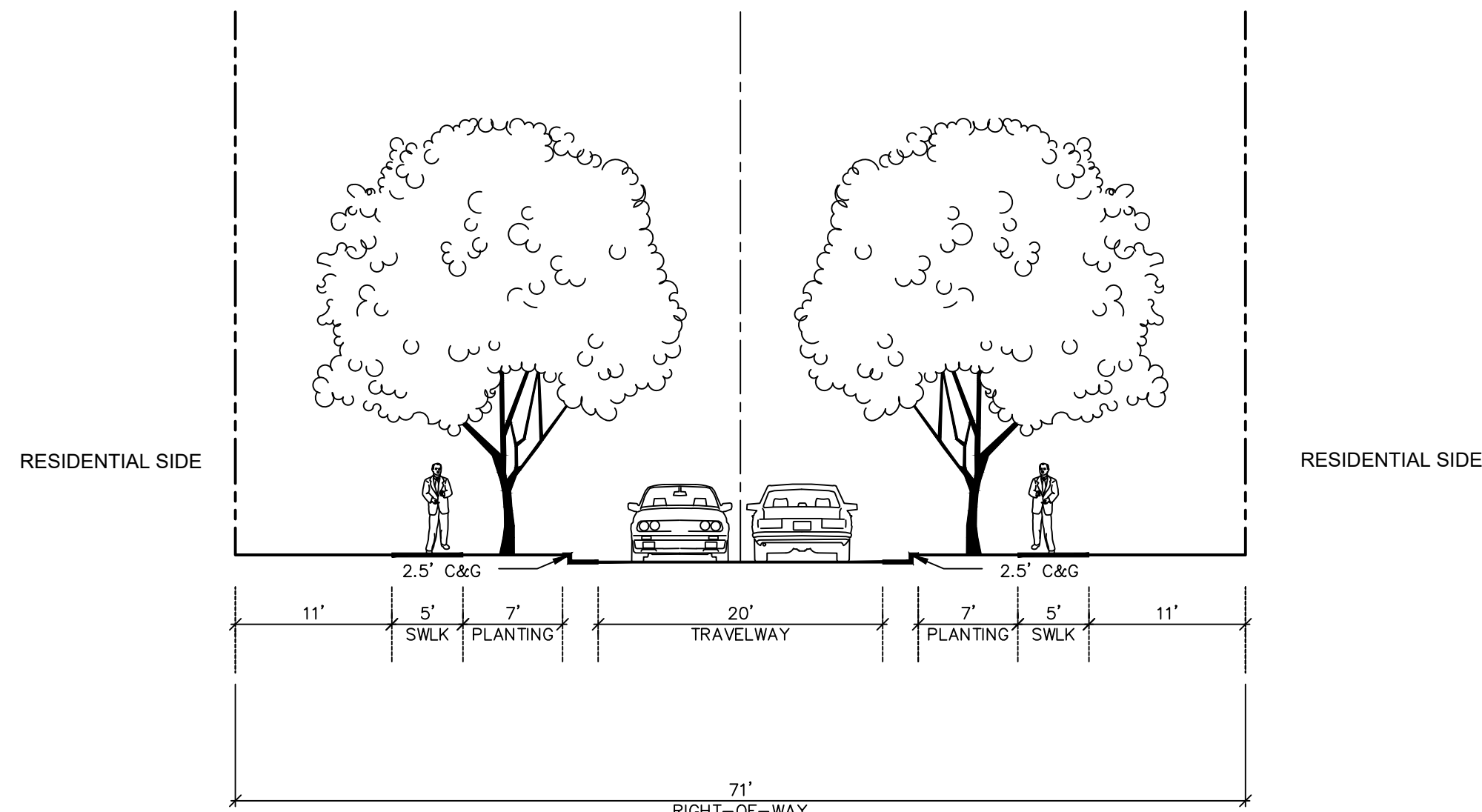
*6' OF GRASS PAVE ONLY APPLIES TO ALLEYS UTILIZED FOR FIRE ACCESS.

DOUBLE-LOADED ALLEY 20' PRIVATE ROW



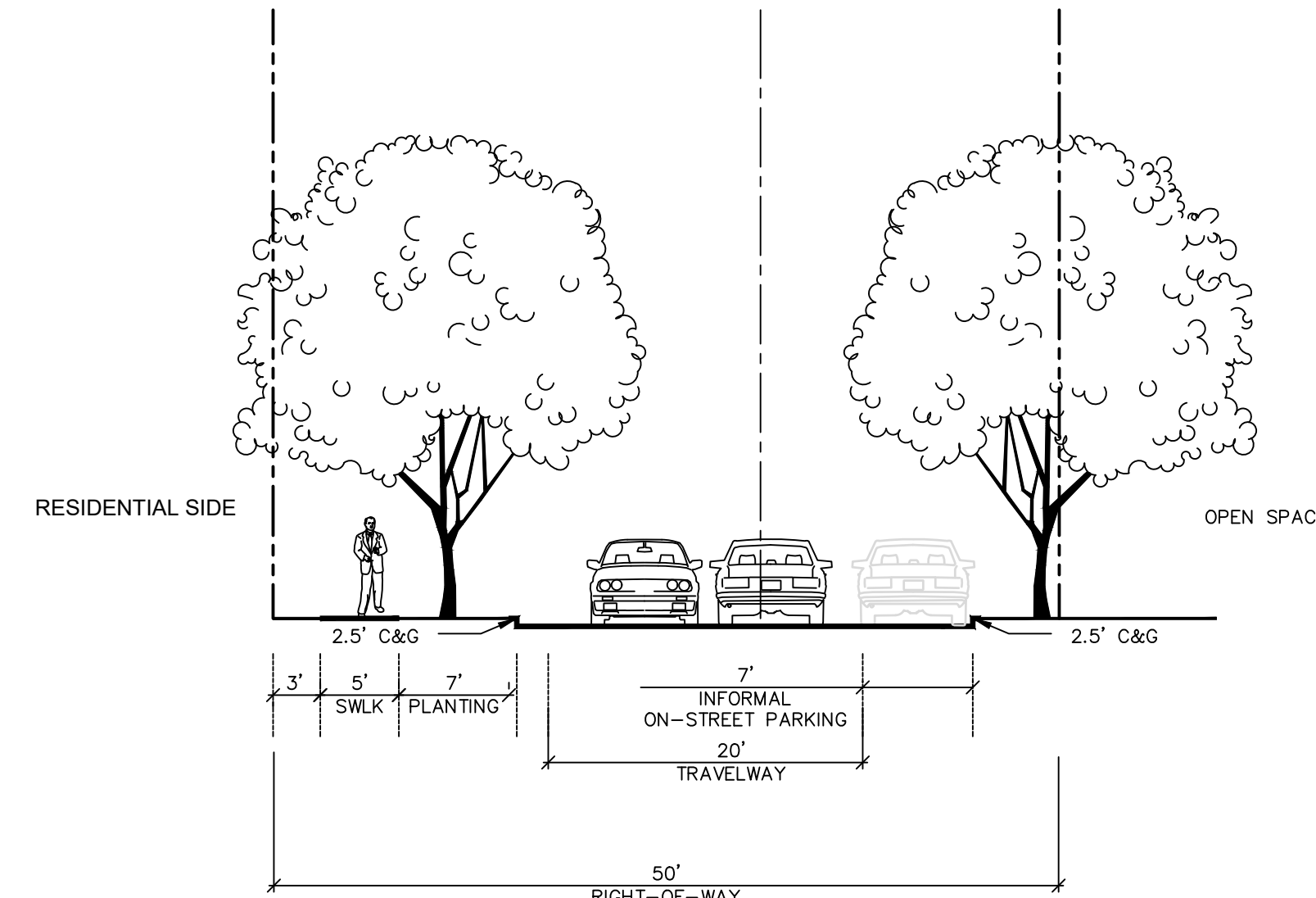
LOCAL RESIDENTIAL NO PARKING 71' PUBLIC ROW

PUBLIC ROAD B FOLLOWS THIS CROSS-SECTION.



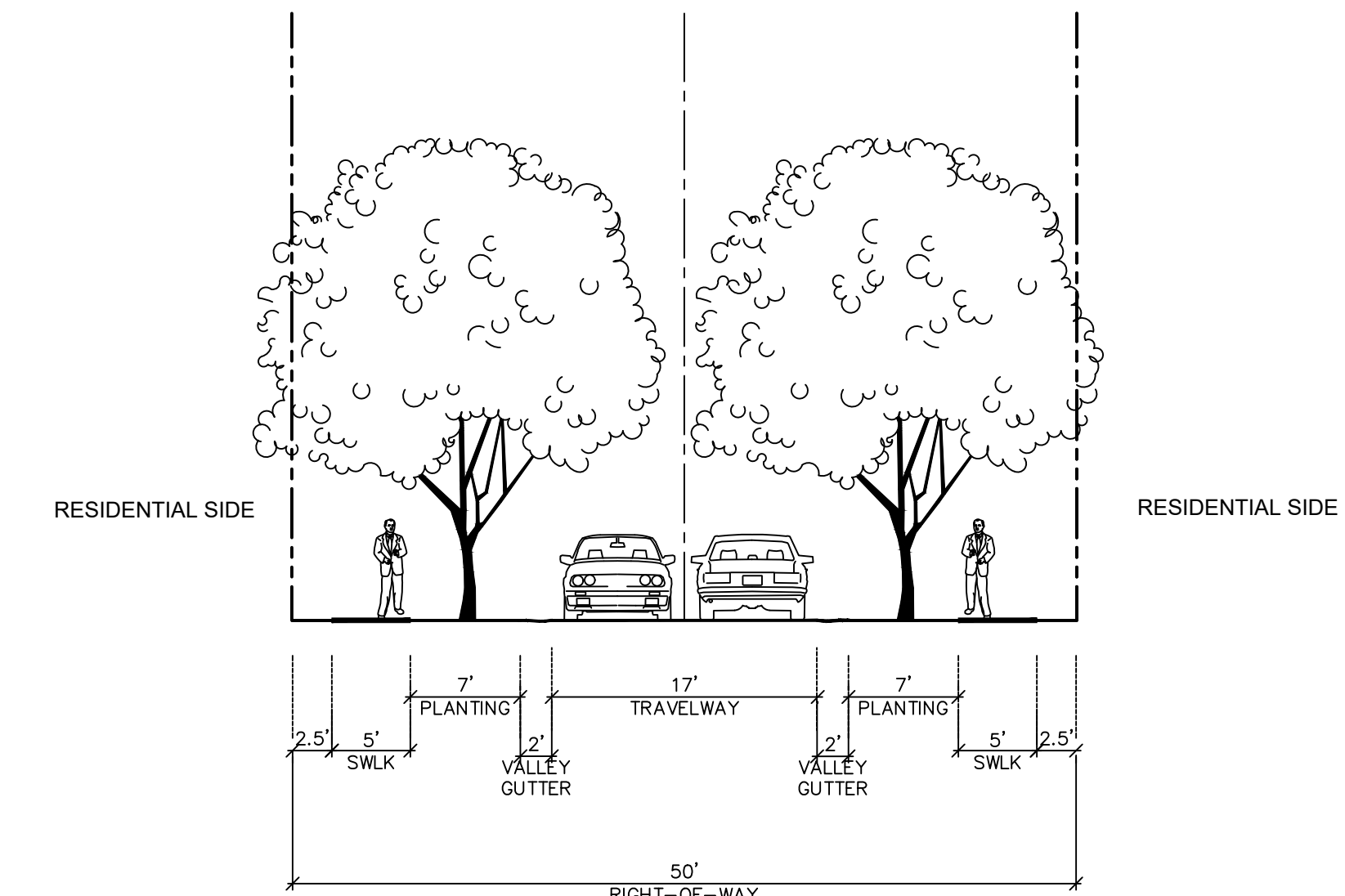
LOCAL RESIDENTIAL INFORMAL ON-STREET 50' PRIVATE ROW

PUBLIC ROAD F FOLLOWS THIS CROSS-SECTION.



LOCAL RESIDENTIAL NARROW SECTION 50' PUBLIC ROW

PUBLIC ROAD E AND PRIVATE ROAD G FOLLOW THIS CROSS-SECTION.



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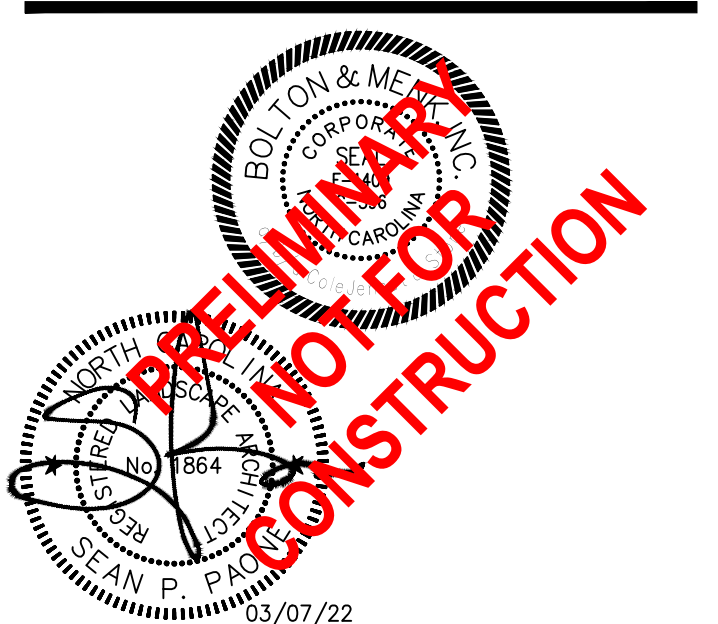
**STREET
SECTIONS**

Project No.
4720

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02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL



RZ - 04

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UNION COUNTY, NORTH CAROLINA

VICINITY MAP

SURVEY ISSUE DATE: JANUARY 19, 2022.
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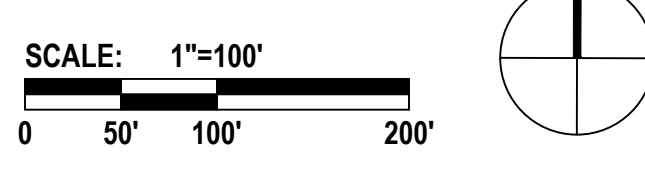
PRELIMINARY GRADING PLAN

Project No.
4720

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02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL

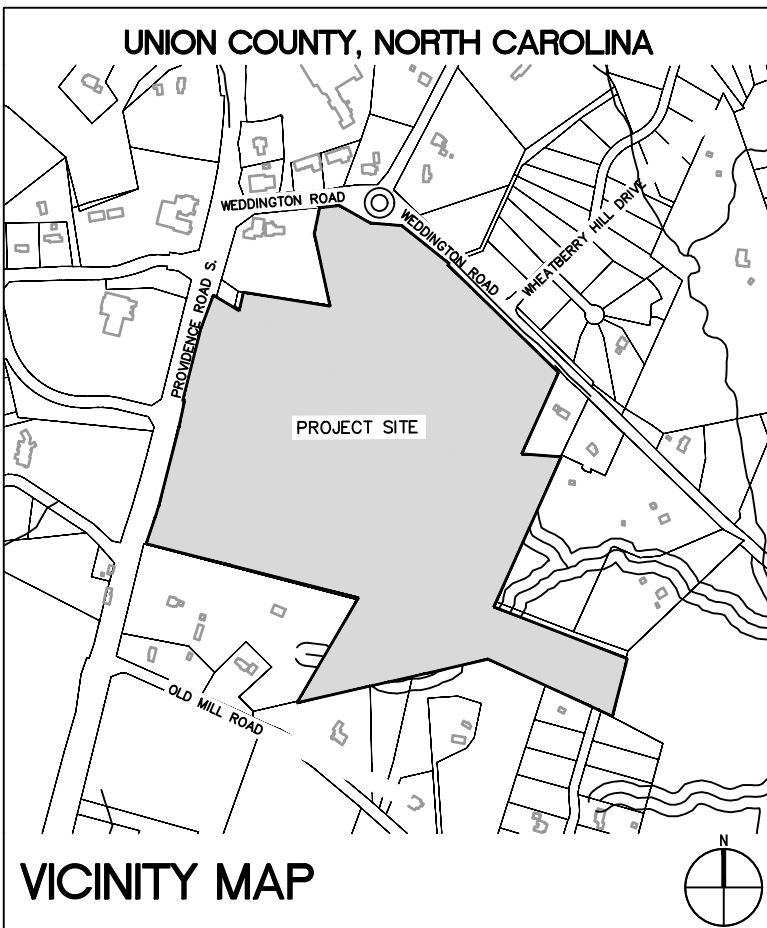
PRELIMINARY
NOT FOR
CONSTRUCTION



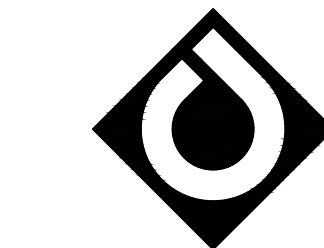
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WEDDINGTON GREEN

149 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

DRAINAGE AREA MAP PRE- DEVELOPMENT

Project No.
4720

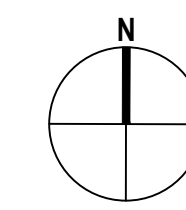
Issued
01/26/22

Revised

02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

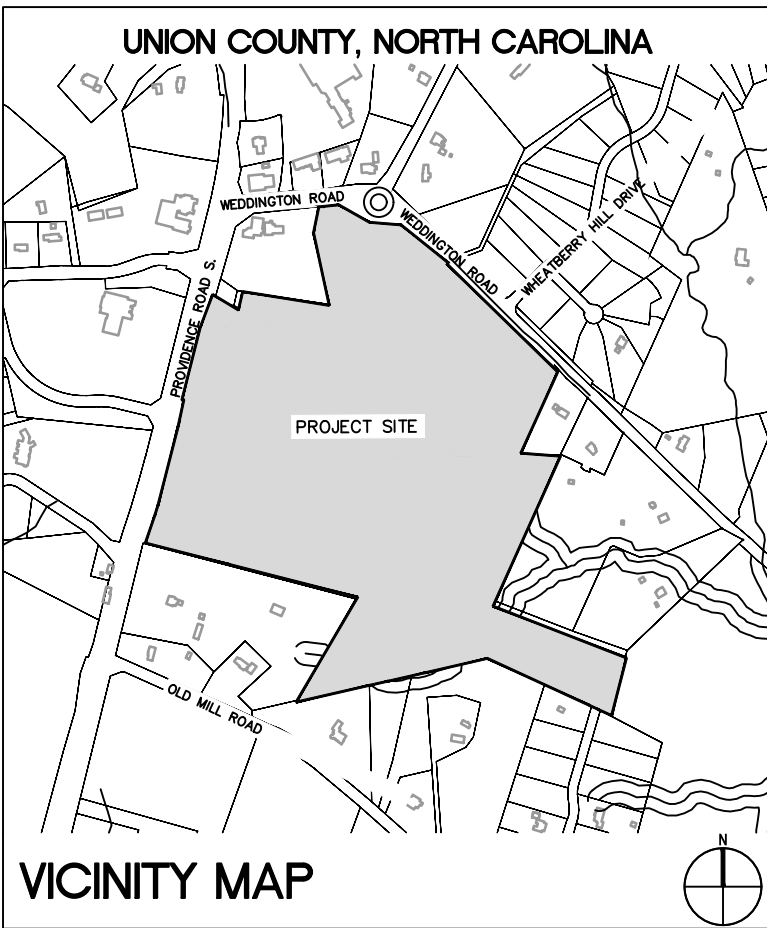
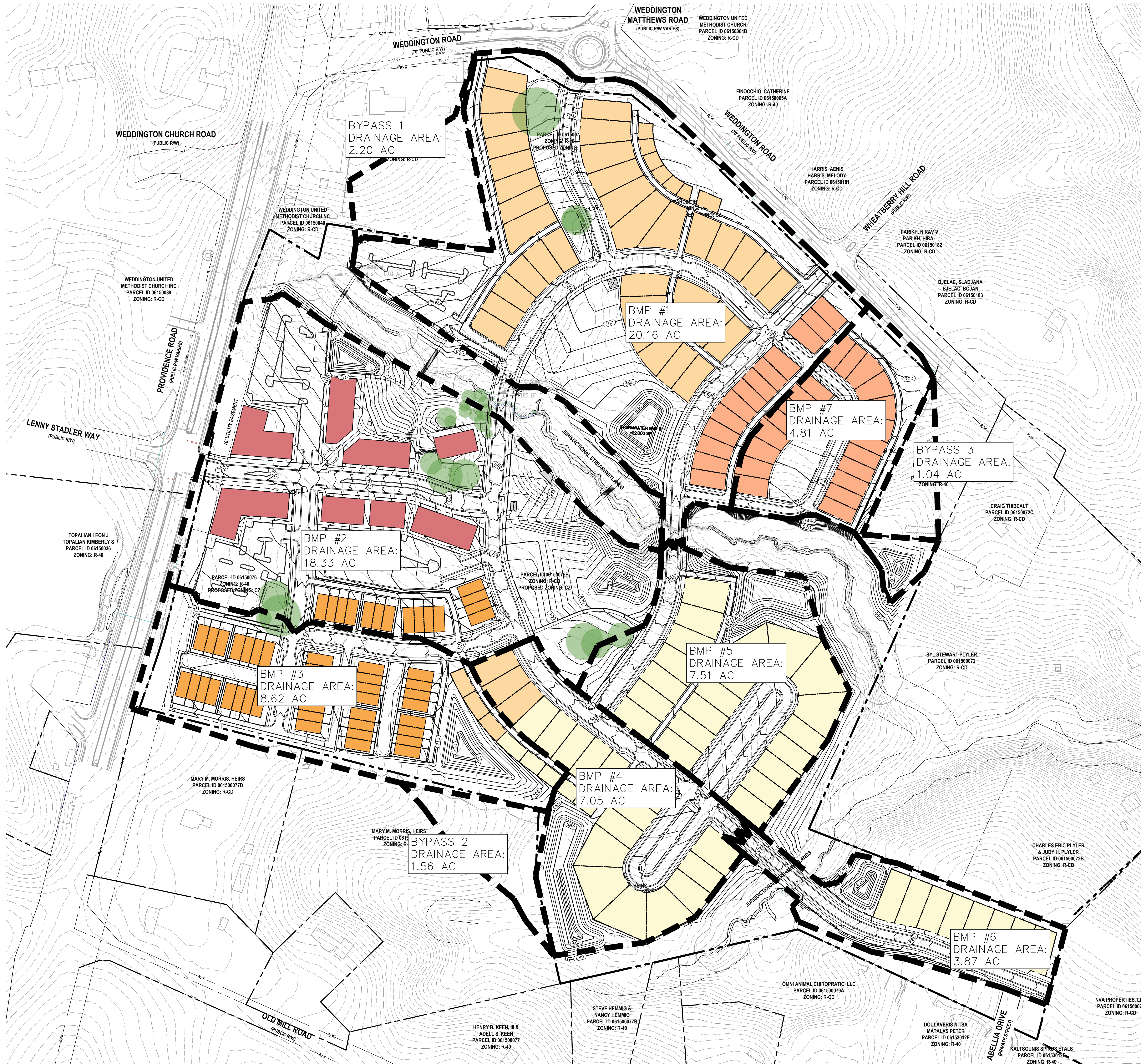
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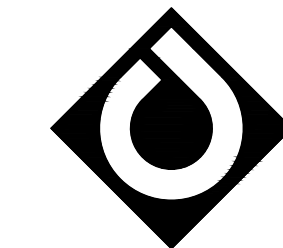
RZ - 06

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SURVEY ISSUE DATE: JANUARY 19, 2022.
PROVIDED BY: LAWRENCE ASSOCIATES, INC.
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DRAINAGE AREA MAP POST- DEVELOPMENT

Project No.
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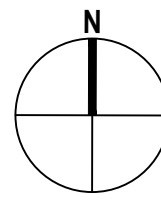
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NOT FOR
CONSTRUCTION**

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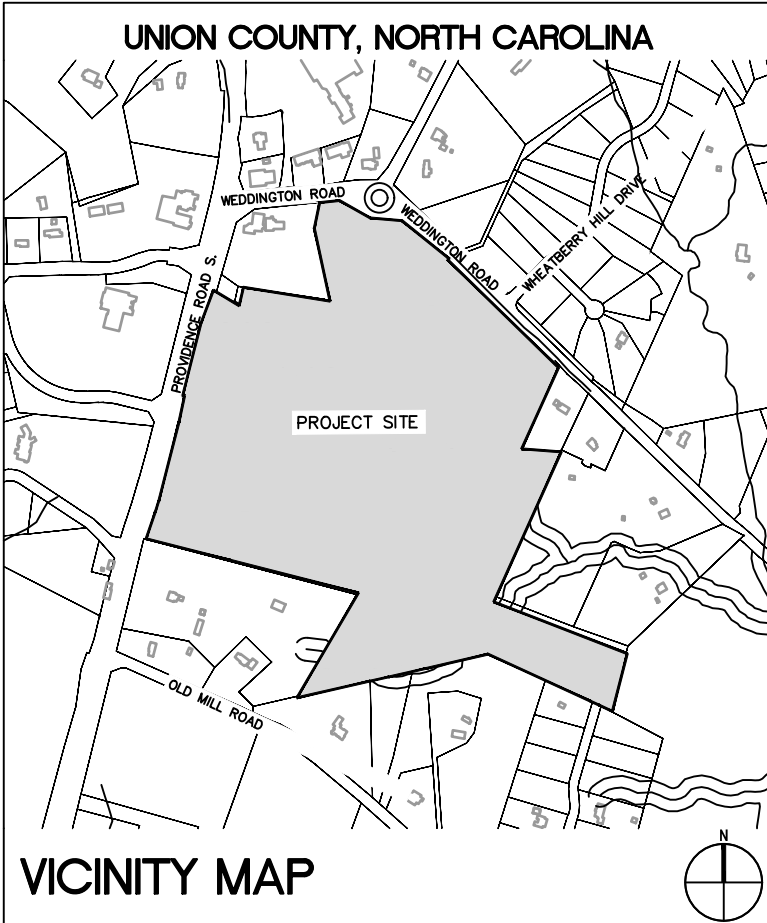
RZ - 07



- 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 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.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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LEGEND

SYMBOL	
	LARGE MATURING TREES (40' O.C.)
	EXISTING SPECIMEN TREES TO REMAIN
	GREENWAY TRAIL
	MODIFIED PERIMETER BUFFER
	20' PERIMETER BUFFER
	50' FRONTAGE BUFFER

NOTES

- PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE ADDITION OF A GRADE MASONRY WALL.
- EXISTING SPECIMEN TREES IDENTIFIED ON THE PLAN TO REMAIN DO NOT CONSTITUTE THE ONLY SPECIMEN TREES TO REMAIN ON-SITE, BUT SPECIFICALLY TREES IDENTIFIED WITHIN PROPOSED OPEN SPACE/PARK AREAS. THE DEVELOPMENT INTENTION IS TO MAINTAIN ALL STREAM BUFFER AREAS AS UNDISTURBED EXCEPT FOR IDENTIFIED CROSSINGS AND MAINTENANCE TASKS TO REMOVE DISEASED, DECEASED OR INVASIVE MATERIALS OR TO RESTORE STREAM EMBANKMENTS.
- EACH SINGLE FAMILY, DETACHED LOT IS REQUIRED TO HAVE A MINIMUM OF 1 CANOPY TREE AND MAXIMUM OF 2 TREES, PLANTED OR EXISTING. REQUIRED STREET TREES MAY BE COUNTED TOWARDS THIS REQUIREMENT.

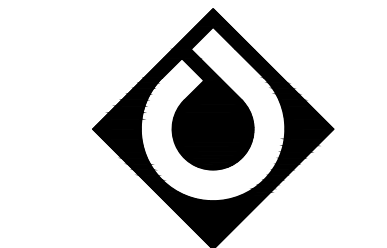
SITE ACREAGE: 80.81 AC± (PER SURVEY)

PROVIDED OPEN SPACE: 34.5 AC 43%

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.



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WEDDINGTON GREEN

149 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

LANDSCAPE PLAN

Project No.

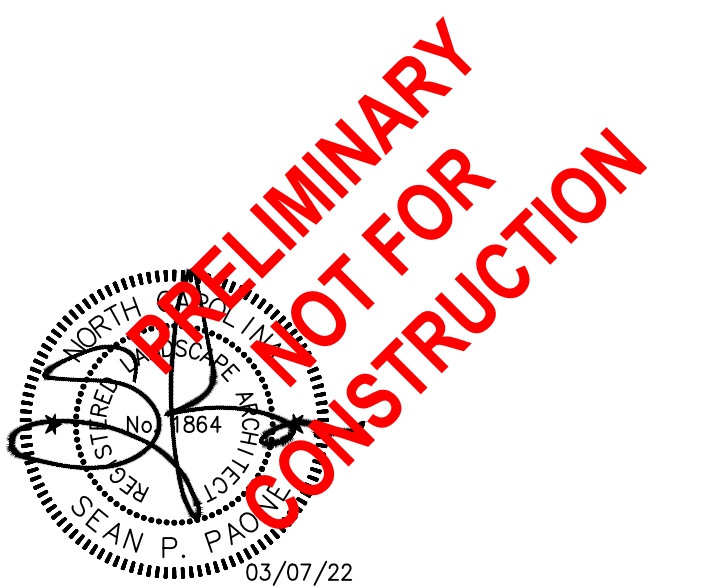
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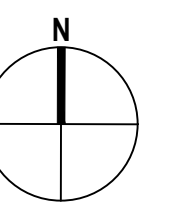
01/26/22

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02/16/22 - PLANNING BOARD MEETING SUBMITTAL
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SCALE: 1"=100'
0 50' 100' 200'



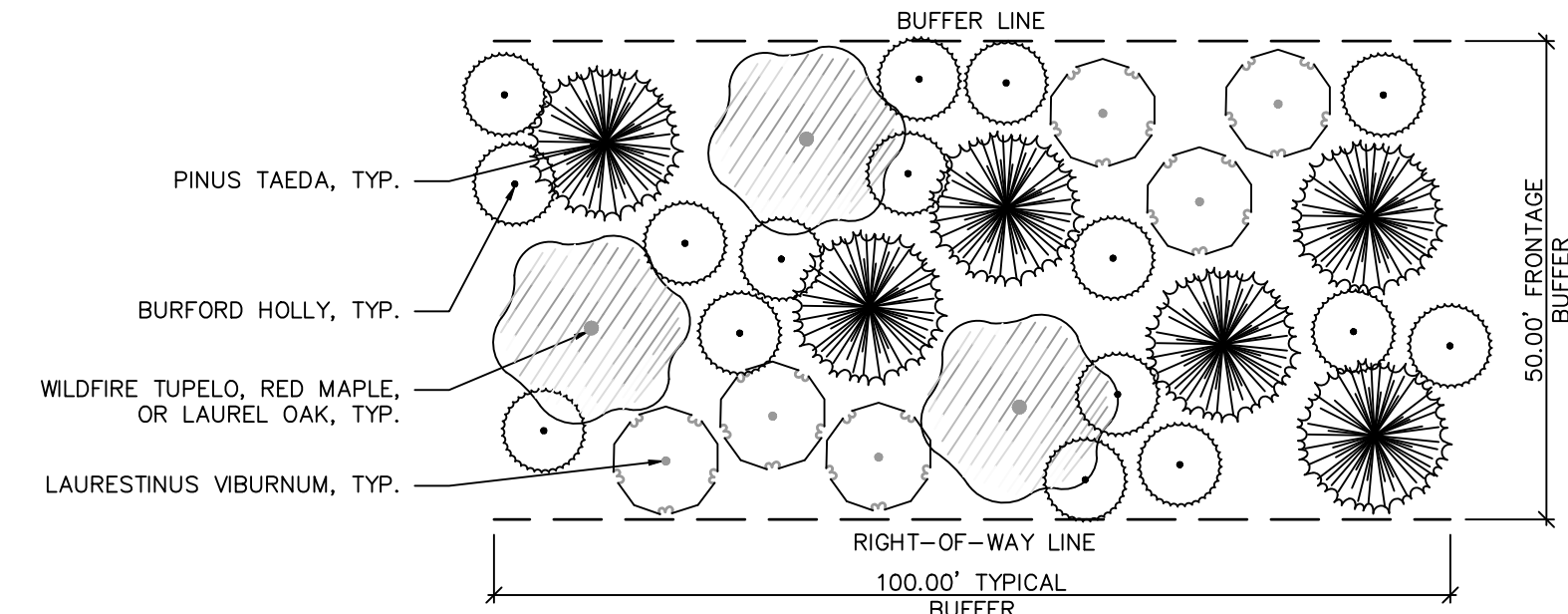
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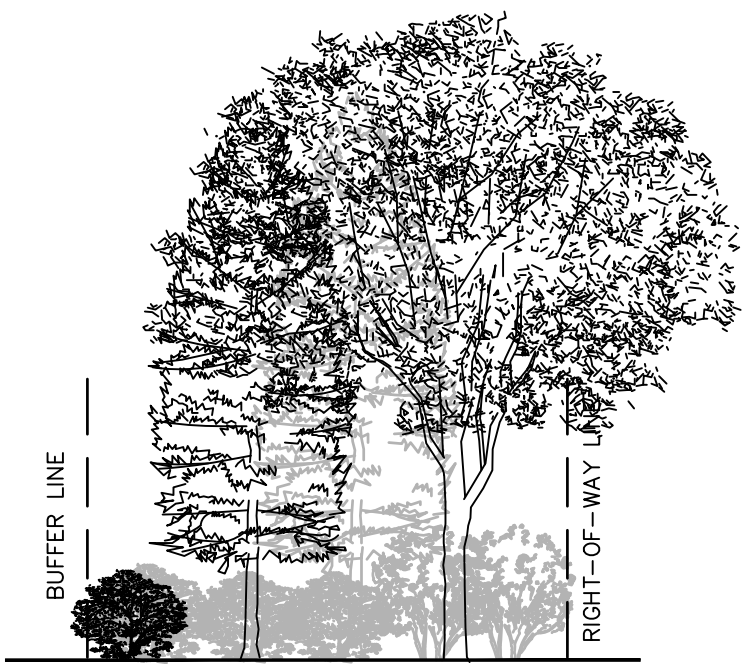
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50' FRONTAGE LANDSCAPE BUFFER

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

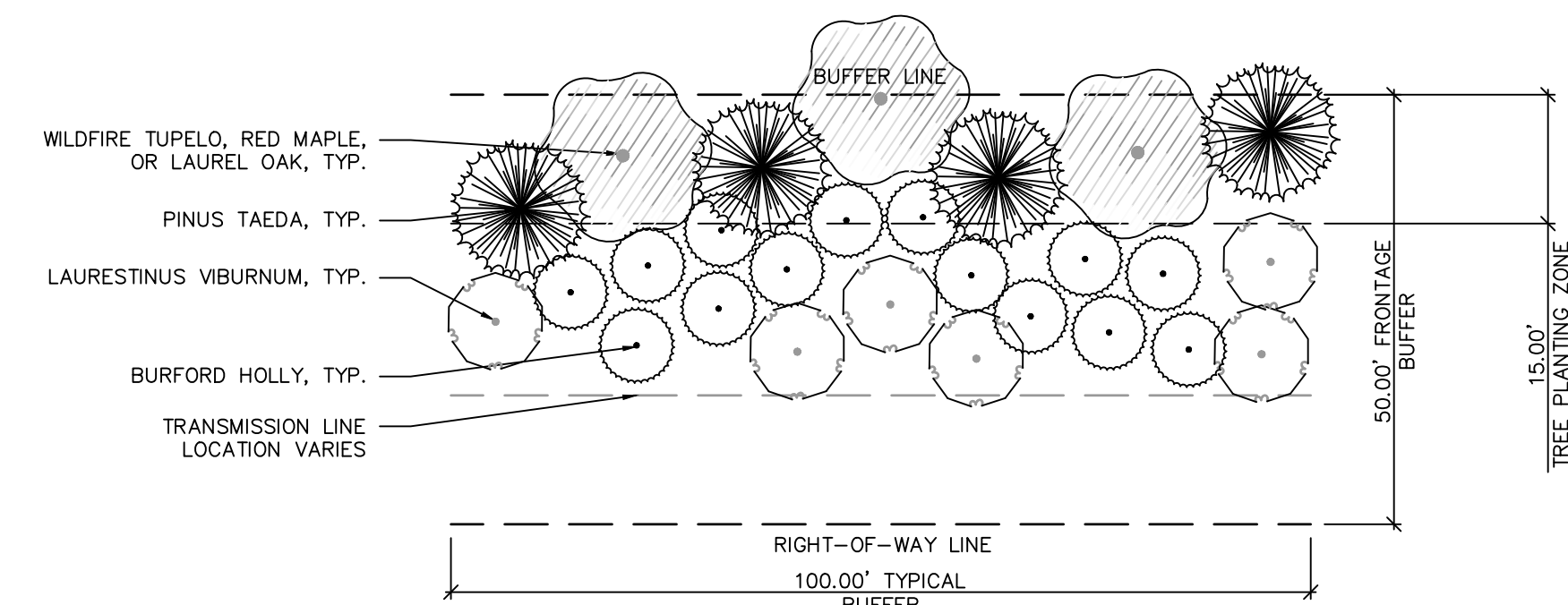


PLANTING FOR 50' FRONTAGE BUFFER	
PER BUFFER REQUIREMENTS TABLE D-918:	
PER 100 LF	
REQUIRED TREES:	9
25% EVERGREEN:	3
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES:	9
66% EVERGREEN:	6
PROVIDED SHRUBS:	22
100% EVERGREEN:	22



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.

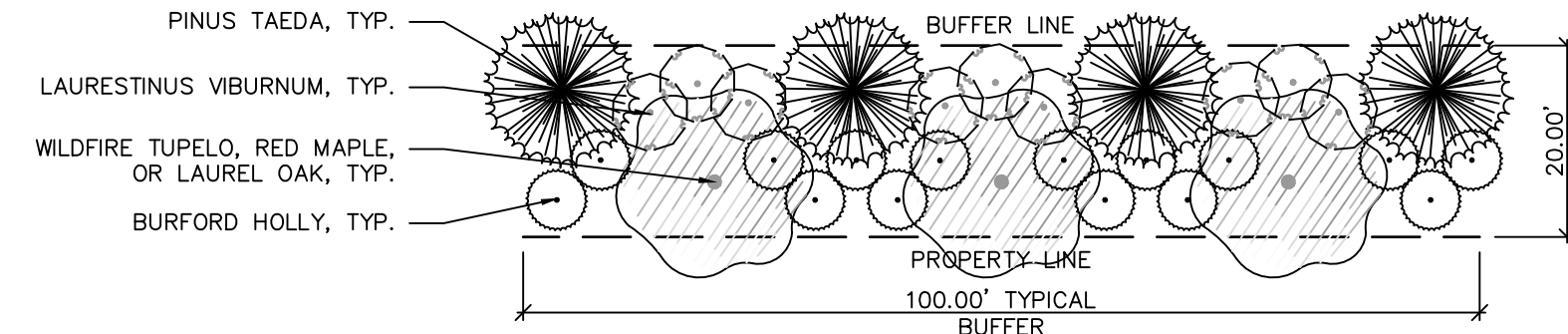


PLANTING FOR 50' FRONTAGE BUFFER	
PER BUFFER REQUIREMENTS TABLE D-918:	
PER 100 LF	
REQUIRED TREES:	9
25% EVERGREEN:	3
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES REDUCED 25%:	7
57% EVERGREEN:	4
PROVIDED SHRUBS:	20
100% EVERGREEN:	20

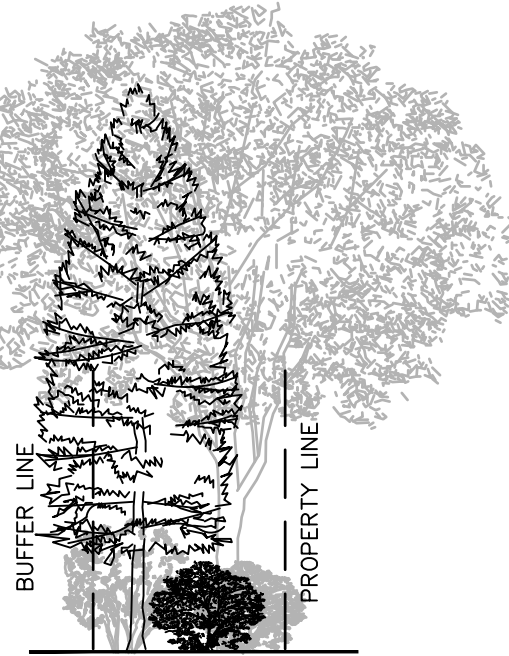


PERIMETER LANDSCAPE BUFFER

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

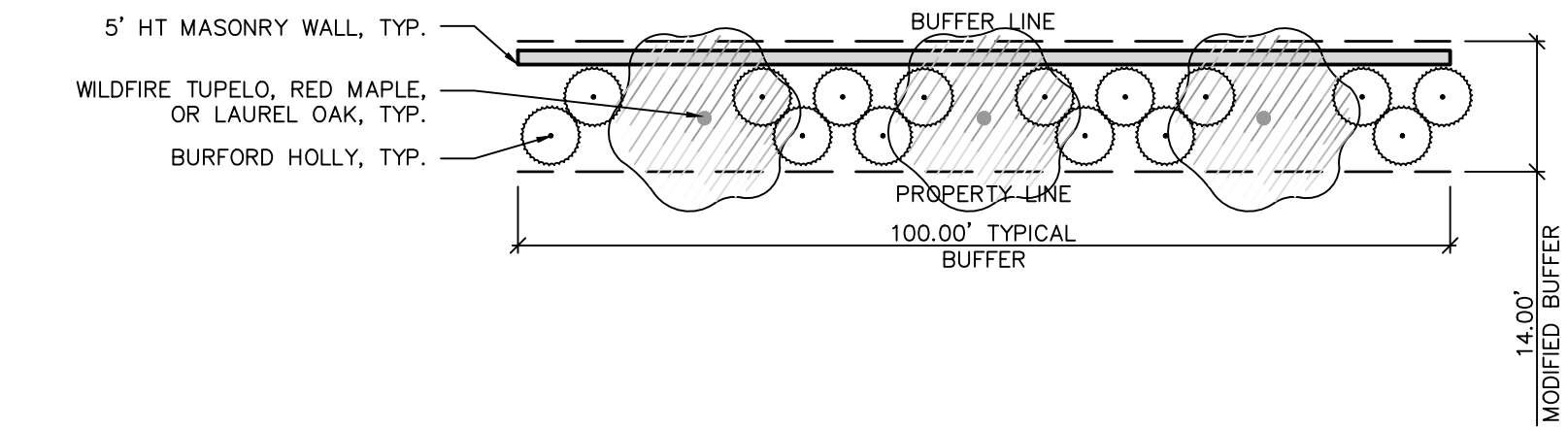


PLANTING FOR 20' PERIMETER BUFFER	
PER BUFFER REQUIREMENTS TABLE D-918:	
PER 100 LF	
REQUIRED TREES:	4
25% EVERGREEN:	1
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES:	7
57% EVERGREEN:	4
PROVIDED SHRUBS:	24
100% EVERGREEN:	24

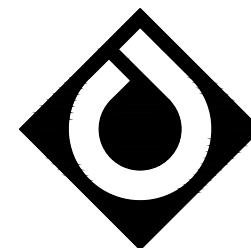
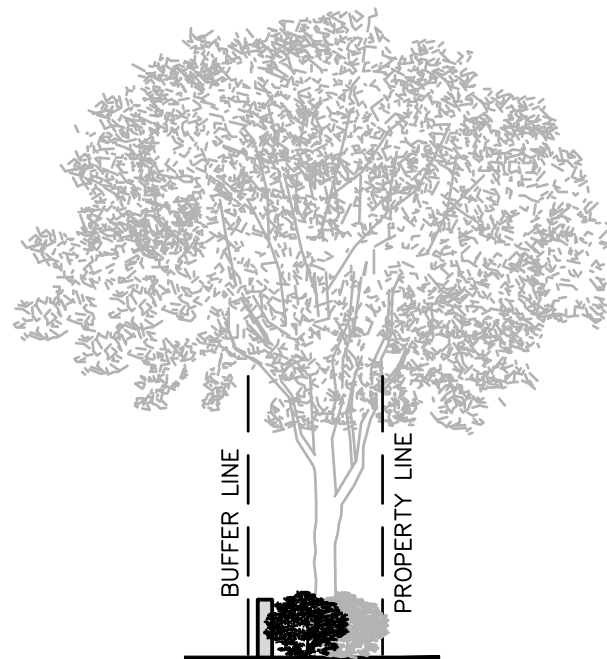


MODIFIED PERIMETER LANDSCAPE BUFFER

PERIMETER BUFFER REDUCED 30% WITH 5' MASONRY WALL.



PLANTING FOR MODIFIED 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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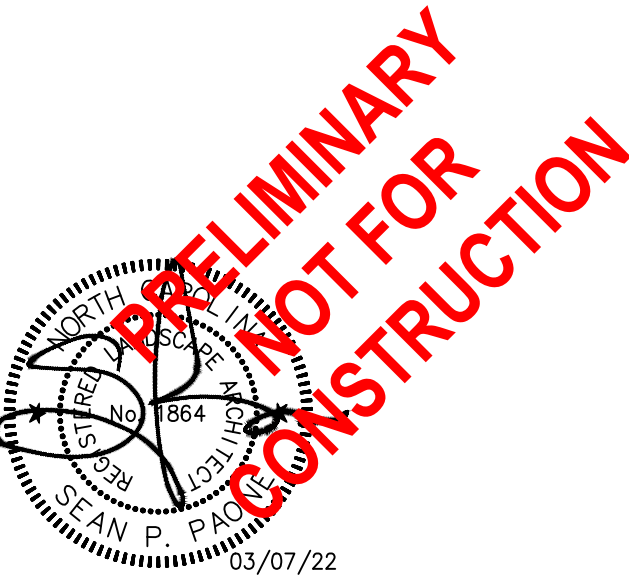
LANDSCAPE
PLAN

Project No.
4720

Issued
01/26/22

Revised

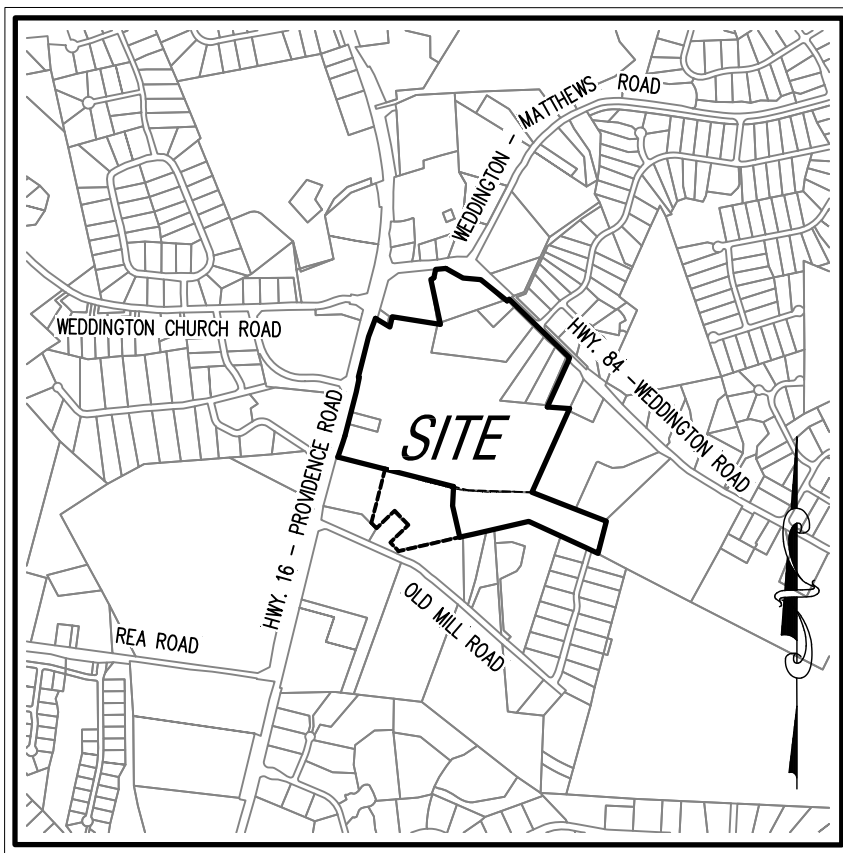
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RZ - 10

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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.

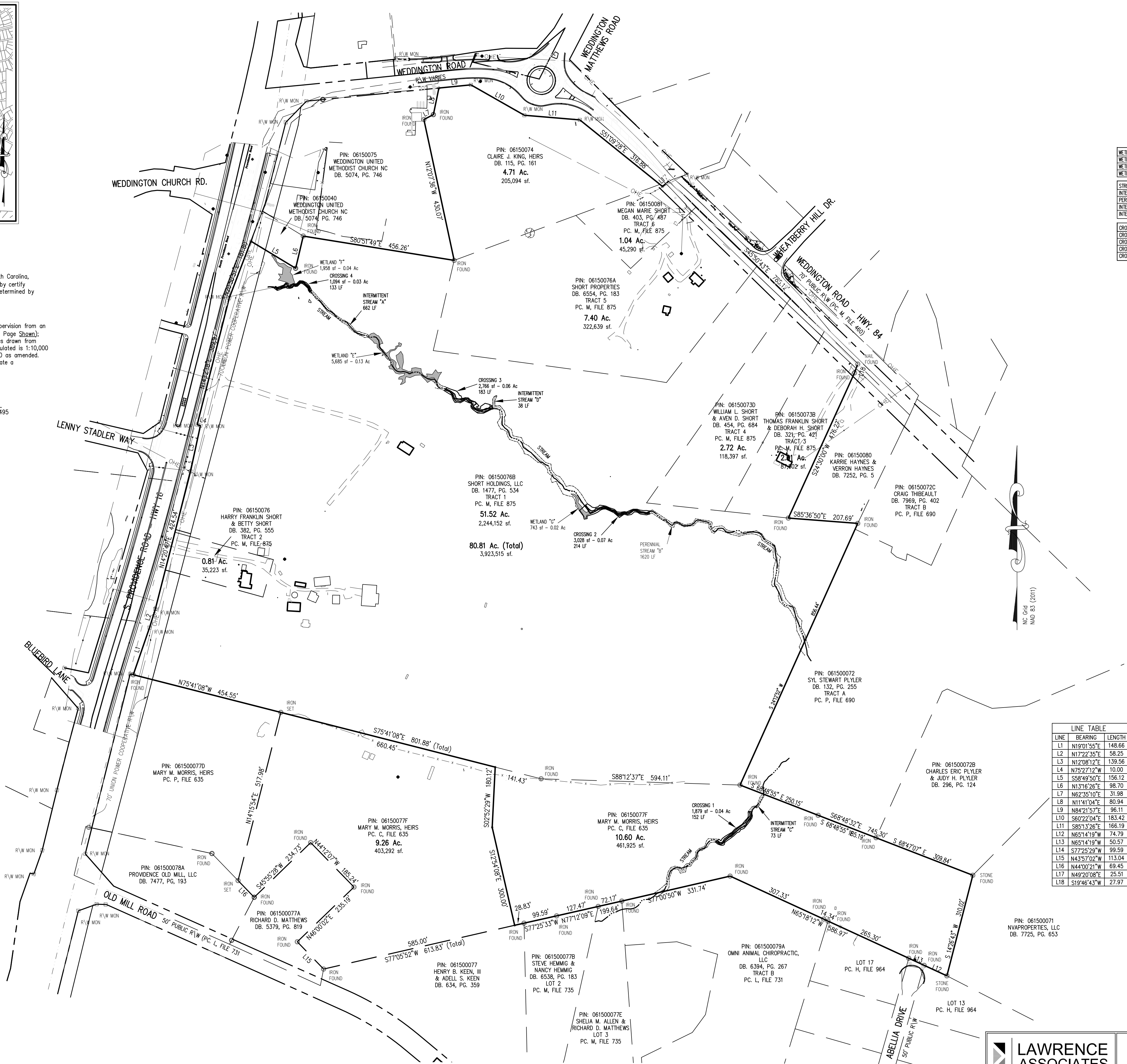
Certificate of Survey and Accuracy
State of North Carolina, Union County
I, Andrew O. Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 43, Page 5000); that the boundaries not surveyed are clearly indicated as dashed 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.

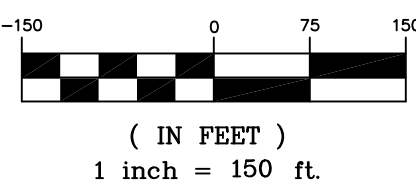


WETLAND	AREA
WETLAND "A"	5,685 sf - 0.13 Ac
WETLAND "B"	1,958 sf - 0.04 Ac
WETLAND "C"	743 sf - 0.02 Ac

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	BEARING	LENGTH
L1	N10°01'54"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°25'28"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"W	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
80.81 Acres**

Town of Weddington
Sandy Ridge Township, Union County, NC

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

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

REVISIONS	
1-21-2022	J.L.H.
1-24-2022	J.L.H.
1-27-2022	J.L.H.
2-14-2022	J.L.H.
2-17-2022	J.L.H.

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY FEBRUARY 14, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 5**

Prayer-Shane Freeman, Southbrook Church

1. Open the Meeting

Mayor Horn called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

The Council led the Pledge of Allegiance.

3. Determination of Quorum

Quorum was determined with all Councilmembers present: Mayor Craig Horn, Mayor Pro Tem Janice Propst, Councilmembers Jeff Perryman, Anne Pruitt, and Brannon Howie

Staff present: Town Administrator/Clerk Karen Dewey, Finance Officer Leslie Gaylord, Town Attorney Karen Wolter

Visitors: Jim Bell, Walt Hogan, Gayle Butler, Re Smith, Mike Smith, Mike Morse, Elton Hardy, Tom Waters, Steve Godfrey, Tracy Stone, Henry Bateman, Jim Vivian, Kurt Meadows, Sanna Tucker, Don Martin, Edwin Elam

4. Additions, Deletions and/or Adoption of the Agenda

Staff requested to remove item 10.B. *Update on Solid Waste Contract Negotiations with Active Waste* and to add item number 17. *Closed Session pursuant to NCGS 143-318.11(5) To instruct staff on terms of contract negotiations.*

Motion: Councilmember Pruitt made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

5. Mayor/Councilmember Reports

Councilmember Perryman reported on the January WUMA meeting. He stated that the Alliance is well on its way to engage the county on the ETJ issue. The next meeting is in Marvin and at the March meeting a staff member from the UNC School of Government will come to talk about Extra Territorial Jurisdiction.

Mayor Horn reported that he attended the CRTPO meeting virtually. He explained that is the organization that distributes some of the federal transportation money. Mayor Horn also reported that the NCLM has appointed him to the committee on municipal policy. He is looking forward to advocating for municipal government. He announced that the first Coffee with the Mayor event will be on Thursday February 24th from 5 to 7 p.m.

6. Public Comment

Jim Bell-Providence Place-Mr. Bell spoke in appreciation for what the Council does. He is concerned about the possible development and the effect on traffic, sewer/infrastructure, and schools. He stated his concern about tax increases and additional costs to the Town for park maintenance and liability. Mr. Bell referenced the Land Use Plan and the Town Survey to support his statement that residents are overwhelmingly against this project.

Edwin Elam-Waxhaw-Mr. Bell announced that he is running for Union County Commissioner and is making the rounds to the municipalities to listen to citizens and sit in on the meetings.

Elton Hardy-Providence Place- Mr. Hardy thanked the Council for their time and service. He stated his support for the solid waste contract. He stated his opposition to high-density development. He expressed his concern for the school crowding and possible redistricting and possible home values declining.

Kurt Meadows -Wellington Place-Mr. Meadows echoed the comments from Mr. Hardy and Mr. Bell. He urged the Council to think about the town people when considering projects like this.

Gayle Butler-Wellington Place- Ms. Butler thanked the Council for letting her speak. She stated that she has lived in Weddington for 37 years and she moved here because of the 1-acre lots and lack of commercial development. She stated her desire for young families moving in to grow up the same way her children did. She stated her concern about possible school redistricting.

7. Public Safety Report

Deputy Kropp gave the public safety report. There was an incident regarding cyber bullying. Authorities believe the individual was outside of the United States. Deputy Kropp urged parents to stay aware and monitor children's social media. There has been a rise in property crime including vandalism and injury to personal property. If you see something say something and reach out to UCSO. Deputies continue to monitor traffic on Weddington, 12-mile creek, and Newtown Roads.

8. Presentation of the Fiscal Year 2020-2021 Audit by Ann Craven, CPA, PLLC

Ms. Craven presented the Fiscal Year 2020-2021 Audit. She explained that there are two sets of financial statements: 1. Net positions of everything about the town including assets, debt, account payable, retirement, and liabilities. 2. The Fund Balance Statement which is what is used to run the town. The Town's position increased \$443,000 due to property and sales tax increases and conservative budgeting. There is no debt, expenses decreased. Ms. Craven praised the Town finance team. Weddington has a 99.56% tax collection rate.

9. Consent Agenda

- A. January 10, 2022 Town Council Regular Meeting Minutes**
- B. January 25, 2022 Town Council Retreat Meeting Minutes**
- C. Authorize Tax Collector to Advertise 2021 Unpaid Real Property Taxes**
- D. Bond reduction for Weddington Acres-Bond number CMS0330993 can be reduced from \$477,545.78 to \$256,262.31**
- E. Bond release for Harlow's Crossing Phase 1 Map 1 Bond Number SUR0035949 in the amount of \$210,400.63**
- F. 2023 Urban Archery Season Renewal**

G. Amend the 2022 Town Council Regular Meeting Schedule to add Town Council Work Session on Tuesday, April 12, 2022 at 9:00 a.m. at Weddington Town Hall

Motion: Councilmember Perryman made a motion to approve the Consent Agenda as presented.

Vote: The motion passed with a unanimous vote.

10. Old Business

A. Discussion and Consideration of additional funding requested by NCDOT for Tilley Morris Roundabout

Council discussed the problem with the Union Day School traffic and rush hour traffic and the issue that the roundabout will fail during morning peak hours.

Councilmember Pruitt asked for discussions with NCDOT and the school regarding the issue. Council discussed meeting with school officials and the county to get the intersection working correctly. Councilmember Perryman stated he was making the motion to committing the additional funds but was doing so under protest because of the traffic issues.

Motion: Councilmember Perryman made a motion to commit an additional \$78,057 to the NCDOT for the Tilley Morris roundabout.

Vote: The motion passed with a unanimous vote.

11. New Business

A. Discussion and Consideration of Wesley Chapel Volunteer Fire Department Lighting Plan for Fire Station on Reid Dairy Road

Fire Chief Steven McLendon presented the lighting plan. Mr. Brice finds the plan in compliance with the UDO and recommended approval. The average footcandles is .8 which is less than the max .9, the uniformity ratio is 3.5 to 1 which is less than the max 4 to 1 and the light trespass at the property line is .1 which is less than the max allowed of .5 footcandles.

Motion: Mayor Pro Tem Propst made a motion to approve the Wesley Chapel Volunteer Fire Department Lighting Plan for the Fire Station on Reid Dairy Road.

Vote: The motion passed with a unanimous vote.

B. Discussion of Landscaping Plan for Park Plaza

Council opted for red maples on the landscaping plan. Council directed staff to move forward with getting estimates for landscaping including irrigation on a water spigot.

C. Discussion and Consideration of Declaring Surplus Property

Councilmember Perryman asked if the money from the wood stove could go into the event budget. Ms. Gaylord confirmed that could be done.

Motion: Councilmember Howie made a motion to declare the fireplace woodstove as surplus property.

Vote: The motion passed with a unanimous vote.

12. Update from Town Planner

Staff has received the preliminary plat for Belle Mar, a 10-lot development off Old Mill Road. Staff is working on getting information from Union Day school regarding school traffic and possible solutions to the intersection congestion.

13. Code Enforcement Report

Councilmember Pruitt asked about the family living in the RV at 4125 Huntington Drive. Ms. Wolter responded that the town can handle that situation at their discretion.

14. Update from Finance Officer and Tax Collector

January financial statements are in packet. On the statement of revenues and expenditures, there is a column for the proposed amended budget and there will be a budget amendment ordinance at the next month's meeting. Also, the preliminary 22-23 budget will be presented in March.

Mayor Horn asked if the budget and monthly statements were available on the website. Ms. Gaylord answered that they are available.

15. Transportation Report

Mayor Horn and Mayor Pro Tem Propst will attend the CRTPO Board meeting this week. They will vote on the Potter Road-Forest Lawn Drive Road roundabout discretionary funding.

16. Council Comments

Councilmember Howie: Thanks everyone for coming out, thanks for your input here and via email and thank you to Town Staff

Mayor Pro Tem Propst: Ditto. Thank you everybody for coming out. It's always nice to see a big warm crowd. Thank you for your attendance. Thank you, staff, what a great job you do. We are understaffed so we really appreciate all you do. Thank you to our Attorney and thank you fellow Councilmembers.

Councilmember Pruitt: I wanted to take a moment and thank those that have reached out over the past few days about the Weddington Green proposal. I would like to ask everyone to remember, the developer has only presented the initial draft at the public engagement meeting held the end of January. This is just the beginning of the process that each and every proposal submitted in Weddington goes through as required by our Unified Development Ordinance. There has been a lot of "chatter" on social media about increased taxes, increased crime, redistricting of schools – and I personally have not seen any facts presented that substantiates these claims, but I agree these are important points, and I will take them into account as the process moves forward – to make sure we ask the right questions to answer all concerns. Growth is inevitable, my goal is to make sure it is done responsibly, and in the best interest and desire of the residents of Weddington. In our last Town Survey, there was a request for additional green spaces, parks, restaurants, all within our town. While I am not for, nor against this initial proposal, as a council member I do owe it to

everyone involved to review all presented options, and I appreciate your feedback and thoughts on the project. And thank you to Staff.

Councilmember Perryman: I want to echo what's been said up to this point: I do appreciate everybody being here. It is nice to see folks in the room and hear from the residents during the meeting, that's what public comments are for, if you want discussion and feedback after the meeting we're more than happy to discuss with you, but once public comments are done, then it's the Council's meeting. Thank you to the speakers: Mr. Bell, Mr. Elam, Mr. Hardy, and Ms. Butler. I encourage you to invite friends to come out and share questions and concerns. Another good forum will be next Thursday at Coffee with the Mayor. That's a time we can sit in this room and talk.

Mayor Horn: We've received a lot of emails, some with information that quite frankly is not true. That happens. However, I must say that after years in the General Assembly, I'd receive up to 500 emails a day, the folks in Weddington are incredibly cordial. My life has yet to be threatened that was a daily event in the General Assembly. I'm very appreciative of how polite and cordial, but firm the residents are. That's what this is all about. Public Engagement. Thank you all, residents and my colleagues on the Council.

17. Closed Session

Motion: Mayor Propst made a motion to enter into Closed Session pursuant to NCGS 143-318.11(5) To instruct staff on terms of contract negotiations at 8:14 p.m.

Vote: The motion passed with a unanimous vote.

Mayor Horn called the meeting back to order at 8:31 p.m.

18. Adjournment

Motion: Mayor Pro Tem Propst made a motion to adjourn the February 14, 2022 Regular Town Council Meeting at 8:31 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Craig Horn, Mayor

Karen Dewey Town Administrator/Clerk

**TOWN OF WEDDINGTON
PROPOSED AMENDED BUDGET
FYE 6/30/2022**

	FY2022 ORIGINAL BUDGET		FY2022 AMENDED BUDGET	
Revenues				
Ad Valorem Taxes	\$ 1,554,500		\$ 1,554,500	
State-Collected Revenues	865,000		940,000	{a}
Zoning and Subdivision Revenues	\$ 40,000		\$ 44,700	
Other Revenues	\$ 6,080		\$ 1,380	{b}
Total Revenues	\$ 2,465,580		\$ 2,540,580	
Expenditures				
Administrative Expenditures	\$ 699,965		\$ 719,715	{c}
Planning and Zoning Expenditures	604,040		584,290	{c}
General Government Expenditures	1,236,575		1,236,575	
Total Expenditures	\$ 2,540,580		\$ 2,540,580	
Net Revenues/(Fund Balance Appropriation)	\$ (75,000)		\$ -	

AMENDMENT EXPLANATIONS

- {a} Sales tax revenue higher than expected despite reduction in overall tax rate
- {b} Reduced interest income due to change in banks; reduction in alarm fee revenue
- {c} Changes in salary structure due to personnel changes

NOTE: Line item adjustments are reflected on February Statement of Revenues & Expenditures

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Leslie Gaylord, Finance Officer

DATE: March 14, 2022

SUBJECT: Preliminary FY2023 Budget

The preliminary budget presented consists of two separate schedules. The first worksheet shows the calculation of the Town's estimated net operating revenue for FY2023. These are essentially the Town's fixed costs and revenues that the Town must incur to operate on a day-to-day basis. The net operating revenue calculated here is \$657,845 and will be the starting point for the second schedule.

The second schedule details the Town's proposed non-operating revenues and expenditures. It starts with the Town's net operating revenue and then adds in any revenue sources not already included and subtracts proposed discretionary spending items that the Town may wish to include in its budget. Proposed increases in contract costs (i.e. fire and sheriff) and proposed salary/merit adjustments are included on this sheet. It also lists capital and infrastructure items as well as any anticipated consulting and contract labor costs. In addition, each year the Town determines which Town events it would like to offer and the estimated costs of these events are also included on this schedule. Please review the list of discretionary/non-operating items shown and determine if there are any that should be excluded or if there are any items that may be missing.

Attached is a list of things to consider when reviewing the proposed preliminary budget. A revision based on your feedback and more accurate estimates will be presented at the April Council meeting. A final version of the budget will then be prepared in time for the May Council meeting so that we can call for the public hearing to approve and adopt the proposed budget at the June Council meeting. We may want to consider having a special budget work session either later in March or in April if we need to have more in-depth discussions of the budget.

Please reach out to me with any questions you may have or if you would like to meet with me to discuss.

TOWN OF WEDDINGTON BUDGET INFORMATION & ITEMS TO CONSIDER

- PREPARATION OF ADDITIONAL TAX RATE SCENARIOS?
- GROWTH % FOR AD VALOREM REVENUES (& FIRE CONTRACT COSTS) ESTIMATED @ 1.75-2.00%. COUNTY VALUATION NUMBERS ARE NOT RECEIVED UNTIL APRIL.
- MONTHLY SALES TAX RECEIVED FROM STATE
 - SINCE JUNE 2021 AMTS HAVE RANGED FROM \$45-\$47K PER MONTH
 - HAVE NOT SEEN A DECLINE DUE TO TAX RATE CHANGE FOR FY22
- STORMWATER/EROSION CONTROL
 - STATE MAY LIMIT AMOUNT PER HOUSEHOLD WE CAN CHARGE SO AS NOT TO EXCEED STATE CHARGE. THIS WILL REDUCE FEE REVENUE COMING IN AND WILL BE SIGNIFICANTLY LESS THAN ONGOING COSTS INCURRED FOR STORMWATER REVIEW AND MONITORING
- FIRE SERVICE
 - NEED TO GET WITH CHIEF MCCLENDON TO DETERMINE ACTUAL WCVFD BUDGET REQUEST. ESTIMATED AT 2% INCREASE
- SHERIFF'S DEPUTIES
 - HAVE NOT RECEIVED ACTUAL COUNTY CALCULATIONS. THESE ARE USUALLY RECEIVED IN APRIL
- TOWN EVENTS
 - CURRENTLY BUDGET FOR:
 - FOOD TRUCK FRIDAYS W/ ACTIVITIES
 - LITTER SWEEPS
 - TURKEY TROT (COST FOR OUTSIDE EVENT COORDINATOR)
 - TREE LIGHTING
 - BUNNY HOP
 - MOVIE NIGHTS (IN CONJUNCTION WITH PRIVATE SPONSORSHIP)
 - BACK TO SCHOOL DRIVE (IN CONJUNCTION WITH PRIVATE SPONSORSHIP)
 - SHREDDING EVENTS (HAVE RECENTLY BEEN CONDUCTED THROUGH PRIVATE SPONSORSHIP)
 - OTHER?
 - EVENTS MUST ALSO INCLUDE BUDGET FOR DEPUTIES AND/OR EMS
- CONTRACT LABOR
 - TRAFFIC ENGINEER (KIMLEY HORN)
 - URBAN FORESTER
 - BANNER INSTALLATION & TAKEDOWN – DONE 4 TIMES PER YEAR
 - OTHER? WATER/SEWER?
- SALARIES
 - NEW PLANNER ESTIMATED AT \$82K
 - NEW ADMIN ASSISTANT ESTIMATED AT CURRENT HOURS AND SALARY
 - CUSTOMER SERVICE?
 - MERIT/BONUSES
- CODE ENFORCEMENT CONTRACT
 - RENEW CONTRACT WITH COG?

- POTENTIAL ENFORCEMENT COSTS FOR ANY PROPERTIES? COSTS INCURRED WOULD BE LIENS ON THE PROPERTY
- DUES & SUBSCRIPTIONS
 - MEMBERSHIPS CURRENTLY INCLUDE:
 - SCHOOL OF GOVERNMENT
 - NC LEAGUE OF MUNICIPALITIES
 - CRTPO
 - UNION COUNTY CHAMBER OF COMMERCE
 - STAFF PROFESSIONAL ORGANIZATIONS (I.E. CLERK, TAX COLLECTOR, FINANCE OFFICER, PLANNER)
- TRANSPORTATION & INFRASTRUCTURE
 - TILLEY-MORRIS ROUNDABOUT
 - FOREST LAWN/POTTER ROAD ROUNDABOUT
 - ANTIOCH CHURCH STOPLIGHT
 - DEAL ROAD/HWY 84 INTERSECTION IMPROVEMENT
 - 12 MILE & BEULAH CHURCH
 - ANTIOCH & BEULAH CHURCH
 - 12 MILE & NEW TOWN
 - REA ROAD EXTENSION
 - SIDEWALKS
 - TOWN HALL
 - OTHER?
- OTHER?
- SOLID WASTE
 - FEES AND COSTS ARE NOT INCLUDED IN CURRENT PRELIMINARY BUDGET AS NEGOTIATIONS ARE STILL ONGOING HOWEVER, PART-TIME CUSTOMER SERVICE POSITION IS INCLUDED.
- ARP/STATE SCIF GRANTS
 - ARE NOT SHOWN AS PART OF THE CURRENT BUDGET AS THESE FUNDS DO NOT HAVE TO BE EXPENDED IN CURRENT YEAR AND WE HAVE NOT YET IDENTIFIED THE PROJECTS WE WILL USE THESE FUNDS FOR. SUGGESTED PROJECTS IS LIKELY TO BE INCLUDED AS A TOPIC AT THE APRIL RETREAT.

**TOWN OF WEDDINGTON
PROPOSED OPERATING BUDGET
FY2023**

Changes in yellow

	ACTUAL AS OF 6/30/21	AMENDED BUDGET FY22	ACTUAL 2/28/2022	PROPOSED BUDGET FY23
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	1,202,284.82	1,425,000.00	1,379,862.93	1,435,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	11,458.68	5,000.00	1,404.30	5,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	3,551.04	2,250.00	2,228.98	2,250.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	115,454.70	120,000.00	61,984.47	120,000.00
10-3115-180 TAX INTEREST	4,386.38	2,250.00	1,178.12	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	492,486.94	470,000.00	234,048.75	540,000.00
10-3322-220 BEER & WINE TAX	46,610.27	45,000.00	0.00	45,000.00
10-3324-220 UTILITY FRANCHISE TAX	455,769.04	425,000.00	229,028.09	457,500.00
10-3340-400 ZONING & PERMIT FEES	33,880.00	25,000.00	22,688.50	10,000.00
10-3350-400 SUBDIVISION FEES	10,902.50	10,000.00	2,360.00	5,000.00
10-3350-400 STORMWATER EROSION	4,346.12	9,700.00	13,600.00	5,000.00
10-3830-891 MISCELLANEOUS REVENUES	16,395.83	1,000.00	9,493.51	1,000.00
10-3831-491 INVESTMENT INCOME	2,548.84	380.00	229.97	1,000.00
TOTAL REVENUE	2,400,125.16	2,540,580.00	1,958,107.62	2,629,000.00
GENERAL GOVERNMENT EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	783,798.00	801,625.00	467,497.94	801,625.00
10-4110-127 FIRE DEPT CAPITAL/BLDG MAINTENANCE	0.00	10,000.00		10,000.00
10-4110-128 POLICE PROTECTION	303,422.92	316,925.00	237,929.40	316,925.00
10-4110-192 ATTORNEY FEES - GENERAL	72,640.50	65,000.00	32,800.50	65,000.00
10-4110-193 ATTORNEY FEES - LITIGATION		5,000.00		5,000.00
10-4110-195 ELECTION EXPENSE		13,000.00	12,753.37	3,000.00
10-4110-340 PUBLICATIONS		2,500.00		
10-4110-341 TURKEY TROT		0.00		
10-4110-342 HOLIDAY/TREE LIGHTING	3,606.90	4,500.00	2,521.12	
10-4110-343 SPRING EVENT	520.93	10,175.00		
10-4110-344 OTHER COMMUNITY EVENTS	527.19	4,850.00		
10-4110-495 EVENT PUBLIC SAFETY		3,000.00		
TOTAL GENERAL GOVT EXPENDITURE	1,164,516.44	1,236,575.00	753,742.33	1,201,550.00
ADMINISTRATIVE EXPENDITURE:				
10-4120-121 SALARIES - CLERK	28,167.24	52,340.00	32,043.58	50,500.00
10-4120-123 SALARIES - TAX COLLECTOR	50,081.17	58,475.00	37,870.72	53,000.00
10-4120-124 SALARIES - FINANCE OFFICER	16,314.82	15,000.00	11,941.23	13,500.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,200.00	18,338.80	25,200.00
10-4120-181 FICA EXPENSE	9,162.92	10,775.00	7,495.45	10,875.00
10-4120-182 EMPLOYEE RETIREMENT	12,666.90	14,500.00	12,628.89	17,150.00
10-4120-183 EMPLOYEE INSURANCE	14,764.50	14,975.00	9,280.00	15,000.00
10-4120-184 EMPLOYEE LIFE INSURANCE	157.92	175.00	138.88	180.00
10-4120-185 EMPLOYEE S-T DISABILITY	144.00	200.00	104.00	175.00
SALARY ADJUSTMENTS		0.00		
10-4120-191 AUDIT FEES	8,500.00	8,750.00		8,750.00
10-4120-193 CONTRACT LABOR	42,121.50	94,000.00	57,386.75	5,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	6,167.97	17,000.00	2,279.39	7,500.00
10-4120-210 PLANNING CONFERENCE	328.19	1,000.00	307.98	750.00
10-4120-321 TELEPHONE - ADMIN	1,660.23	2,000.00	913.06	2,000.00
10-4120-325 POSTAGE - ADMIN	949.25	2,500.00	2,020.83	2,500.00
10-4120-331 UTILITIES - ADMIN	3,193.05	5,000.00	2,481.07	5,000.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	11,506.38	12,500.00	805.00	7,500.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	69,436.42	71,100.00	52,229.26	72,450.00

**TOWN OF WEDDINGTON
PROPOSED OPERATING BUDGET
FY2023**

Changes in yellow

	ACTUAL AS OF 6/30/21	AMENDED BUDGET FY22	ACTUAL 2/28/2022	PROPOSED BUDGET FY23
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	50,440.96	97,500.00	31,197.00	75,000.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	450.08	1,500.00	973.36	1,500.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	5,600.00	6,000.00	3,000.00	6,000.00
10-4120-500 CAPITAL EXPENDITURES	75,984.33	145,000.00	88,514.11	
10-4120-370 ADVERTISING - ADMIN	630.47	1,000.00		1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	-1,458.62	0.00	915.00	4,500.00
10-4120-400 ADMINISTRATIVE:TRAINING	3,022.63	4,500.00	2,928.80	4,000.00
10-4120-410 ADMINISTRATIVE:TRAVEL	1,818.54	4,000.00	14,359.94	16,500.00
10-4120-450 INSURANCE	15,277.47	15,225.00	13,643.78	25,000.00
10-4120-491 DUES & SUBSCRIPTIONS	22,672.26	25,000.00	435.61	2,000.00
10-4120-498 GIFTS & AWARDS	528.57	2,000.00	7,745.19	15,500.00
10-4120-499 MISCELLANEOUS	3,692.25	12,500.00		
TOTAL ADMINISTRATIVE EXPENSE	479,231.40	719,715.00	411,977.68	448,030.00
PLANNING & ZONING EXPENDITURE:				
10-4130-121 SALARIES - PLANNER/ADMINISTRATOR	71,130.33	27,440.00		82,000.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATOR		500.00		500.00
10-4130-123 SALARIES - ADMINSTRATIVE ASSISTANT	30,769.47	23,575.00	15,675.37	18,250.00
10-4130-124 SALARIES - PLANNING BOARD	4,550.00	5,100.00	2,600.00	5,150.00
10-4130-125 SALARIES - SIGN REMOVAL	3,545.60	7,500.00	1,964.90	7,500.00
10-4130-181 FICA EXPENSE - P&Z	8,118.61	4,150.00	1,669.09	8,725.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	16,814.37	10,850.00	2,746.69	19,250.00
10-4130-183 EMPLOYEE INSURANCE - P&Z	15,470.00	24,975.00	4,640.00	15,000.00
10-4130-184 EMPLOYEE LIFE INSURANCE - P&Z	207.20	275.00	40.32	275.00
10-4130-185 EMPLOYEE S-T DISABILITY - P&Z	120.00	175.00	52.00	175.00
SALARY ADJUSTMENTS		0.00		
10-4130-192 CONSULTING STORMWATER EROSION CONTROL	58,706.13	75,000.00	48,928.35	84,000.00
10-4130-193 CONSULTING	57,135.86	58,000.00	33,596.28	60,000.00
10-4130-194 CONSULTING - COG	8,047.00	32,000.00	4,960.00	
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	5,582.16	7,500.00	2,245.03	7,500.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES	13,035.22	2,500.00	55.49	2,500.00
10-4130-215 HISTORIC PRESERVATION	0.00	250.00		250.00
10-4130-220 INFRASTRUCTURE	-113.95	294,000.00		
10-4130-321 TELEPHONE - PLANNING & ZONING	1,660.33	2,000.00	913.05	2,000.00
10-4130-325 POSTAGE - PLANNING & ZONING	806.07	2,500.00	2,057.08	2,500.00
10-4130-331 UTILITIES - PLANNING & ZONING	3,360.54	5,000.00	2,908.73	5,000.00
10-4130-370 ADVERTISING - PLANNING & ZONING	509.77	1,000.00		1,000.00
TOTAL PLANNING EXPENSE	299,454.71	584,290.00	125,052.38	321,575.00
TOTAL EXPENDITURES	1,943,202.55	2,540,580.00	1,290,772.39	1,971,155.00
NET OPERATING REVENUES/(EXPENDITURES)	456,922.61	0.00	667,335.23	657,845.00

**TOWN OF WEDDINGTON
POTENTIAL NON-OPERATING REVENUES & EXPENDITURES**

Changes in yellow

		PROPOSED	
		FY2023	FY2022
ESTIMATED OPERATING REVENUES			
Zoning & Permit Fees		657,845.00	559,440.00
Subdivision Fees		15,000.00	15,000.00
Weddington Green??			
Future unidentified		5,000.00	5,000.00
Driveway easement			
TOTAL ADJUSTED NET OPERATING REVENUES		677,845.00	579,440.00
<u>Proposed non-operating expenditures to be funded</u>			
WCVFD	Fire service contract increase (estimated at 2%)	16,050.00	17,625.00
Police	Increase in contract price (est. @ 4%)	12,675.00	13,815.00
Public Safety	New radar trailer	12,500.00	
Attorney	Board of Adjustment; miscellaneous	2,500.00	5,000.00
Parks & Rec	Spring Event (B30Shredding) - event now sponsored by Truliant	0.00	0.00
	Bunny Hop/Movie Nights/Back to School Drive	3,500.00	3,500.00
	Tree lighting/Christmas cards & decorations	4,500.00	4,500.00
	Litter sweeps	1,350.00	1,350.00
	Deputies/EMTs (Food Truck Fridays/Litter Sweeps/Turkey Trot)	4,000.00	4,000.00
	Contract labor (i.e. patriotic banner installation, photographer, etc.)	4,000.00	4,000.00
	Food trucks	4,000.00	4,000.00
	Activities	6,175.00	6,175.00
	Turkey Trot	13,000.00	
	Turkey Trot registration fees	(3,500.00)	
	Event sponsorship revenue	(2,500.00)	
Office supplies	l pads/laptops/etc (replacement upgrade)	2,000.00	2,000.00
	Town banners		5,000.00
Grounds	Landscape upgrades/medians/roundabout	22,500.00	22,500.00
maintenance	Town Hall park landscaping/mowing	3,000.00	
Building	Town Hall		5,000.00
Maintenance	Electrical repairs		
	Interior painting		
Consulting/	Code Enforcement contract	10,000.00	9,685.00
Contract Labor	Code Enforcement (funds for remedies; Ambassador Ct)	20,000.00	20,000.00
	Planning Conferences		500.00
	Transportation consulting (i.e. Kimley Horn intersection studies)	22,500.00	15,000.00
	Misc projects	15,000.00	15,000.00
	Urban Forester	5,000.00	

**TOWN OF WEDDINGTON
POTENTIAL NON-OPERATING REVENUES & EXPENDITURES**

Changes in yellow

		PROPOSED	
		FY2023	FY2022
Salary adj	Ment/Bonus/Taxes/Benefits	8,000.00	5,500.00
	Retirement benefits increase due to increase in rates		2,000.00
	Personnel handbook benefit changes		32,000.00
	Salary adjustments for increased time (FY21 Janet, FY20 sign)		12,290.00
Infrastructure	Deal Road intersection improvement	40,000.00	40,000.00
	12 Mile @ Beulah Church cost participation per 5 year CIP	104,000.00	
	Tilley-Morris roundabout (FY23 budgets for 20% construction cost overrun)	150,000.00	189,000.00
	Municipal participation in critical intersection funding		
	Town participation in stoplights at Antioch Church/Forest Lawn & 12 Mile	35,000.00	35,000.00
	Roundabout at Potter & Forest Lawn per 5 year CIP (20% match of PE & ROW)	130,000.00	30,000.00
Park	Site improvements (est based on previous Cardno contract)		150,000.00
Trash	Trash customer svc (est 12 hrs@ \$18/hr for 12 mths)	13,950.00	
Total cost of non-operating expenditures		659,200.00	654,440.00
Net Revenues/(Fund Balance Appropriation)		18,645.00	(\$75,000.00)



TOWN OF WEDDINGTON

www.townofweddington.com

1924 Weddington Road Weddington NC 28104 Tel: (704) 846-2709 Fax: (704) 844-6372

MONTHLY REPORT / Active Cases – February 2022

1. **130 Bluebird Lane** – Complaint regarding “Illegal Sign” on fence. Photos taken and NOV issued to owner.
2. **1406 Amanda Dr.** – Complaint regarding “Abandoned Van”. Conducted site visit and there was no abandoned van in the area.
3. **1401 Highland Ridge Court** – Complaint regarding “Accessory Building” constructed without permit. Courtesy Letter dated 2/4/22 was issued requesting owner obtain a permit and requesting meeting on site on 2/11/22.
4. **1408 Highland Ridge Court** – Complaint regarding “Accessory Building” constructed without permit. Met owner on site on 2/3/22. Owner stated he wasn’t aware a permit was required and agreed to obtain permit immediately. Courtesy Letter dated 2/4/22 was issued requesting owner obtain a permit and requesting meeting on site on 2/11/22. Met owner at site. Explained permit process. Conducted side-yard set-back measurements. Building appears to violate required setback requirement.
5. **4125 Huntington Dr.** – Complaint regarding use of RV for residential purposes. Conducted site visit, confirmed violation and issued “Courtesy Letter dated January 24, 2022. Owner called and confirmed they were using the RV as a residence. Owner asked if the Town would allow them to stay in the RV until the end of the school year (June 3, 2022). Says they have kids in school and it would be difficult to relocate them during the school year. I forwarded the owners request to Town officials. Town officials agreed to grant extension. Issued “Compliance Deadline Extension Request APPROVAL” letter to owner dated February 25, 2022.
6. **3300 Greenhurst Dr.** – Complaint of Semi-Truck and Trailer parked in residential area. Conducted site visit, issued “Courtesy Letter” dated January 24, 2022. Owner called and complained about receiving the notice. Follow-up site visit conducted on 3/3/22. Trailer was still on site. Second NOV issued on 3/4/22.
7. **233 Weddington Rd.** – Complaint filed regarding construction of an “Accessory Building” without a permit. Conducted site visit. Met owner at property. Accessory building is an addition to an existing building. Owner says he was not aware he needed a permit. Says he’ll apply for permit immediately. Issued Courtesy Letter dated January 13, 2022.
8. **4915 Beulah Church Rd.** – Complaints filed regarding Junk, debris, junk vehicles and use of property as Salvage Yard. Site visit conducted and violations confirmed. Issued “Courtesy Letter” on January 13, 2022. Follow-up site visit conducted on 3/3/22. Some clean-up activity appears to be in progress. Will continue to monitor. Deputy hand delivered Notice of Violation letter on 3/4/2022.
9. **8308 Potters Rd.** - (Utility building in front yard area without a permit)
Site visit was conducted and confirmed that construction is in progress. Issued a letter requesting the owner obtain a permit and take the appropriate actions to comply with setback requirements. Met owners and owners’ representatives on site. Owner informed me that the “storage” building was “existing” when he purchased the property and he decided to enclose the storage building and install HVAC unit. The owner said his contractor failed to obtain the permit. I informed him the structure was in violation of Town Zoning ordinances (accessory buildings not allowed in front yard areas).



TOWN OF WEDDINGTON

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10. 7200 Forest Ridge Rd. 9/30/20

3/31/21----Notice of Violation issued ordering all sawing and related activity to stop.

4/30/21----Zoning Administrator met property owner; timeline developed to bring property into compliance.

5/31/21----Owner still pursuing extension; violations continue.

6/31/21---- Continued monitoring case

7/31/21----Continued monitoring case

11. 4909 Beulah Church Rd.

10/13/21 - Lot with fence and mobile home. Permit issued for home construction. Complaint of car carrier on lot over the weekend of 10/13/21/. Strange activity reported. Continue monitoring.

Closed Cases:

12. 6900 Riverton Road

Complaint involving an "overgrown property". - Conducted several site visits. Property not in violation of ordinance. **"CASE CLOSED"**

13. 6939 Tree Hill – (Donald Spaide / Eva Spaide) Received another complaint regarding RV being used for residential purposes. Met the owner at the site. Complaint was not valid.

Received another complaint regarding trash and debris on property. Conducted follow-up site visit. No evidence of trash and debris. Will continue to monitor this case. **"CASE CLOSED"**

14. 6700 Tree Hill - (Utility Building Being built in front yard area without a permit)

Site visit was conducted and confirmed that construction is in progress. Issued a letter requesting the owner obtain a permit and take the appropriate actions to comply with setback requirements. Received phone call from owner, Misleine Neves (704-808-1930) on 11/2/21 stating the structure was actually a large wooden box that was being constructed for an exhibit in downtown Charlotte to be placed in front of the Wells Fargo Building. The exhibit box was removed on 10/23/21. Site Visit scheduled for 11/3/21. **Exhibit has been removed. Case closed.**

15. 5101 Laurel Grove Lane – (Accessory Building (12 x 20 Garden Shed) being constructed within the side setback)

9/24/21----Site visit was conducted and confirmed that construction is in progress. A permit has been issued. Requested copy of the permit. Letter drafted requesting a meeting at the site on 11/3/21. Spoke with Bill Cox by phone on 11/1/21. Bill says the structure is built behind the building line (front of house and outside of the side setback area (15 ft.) Bill is emailing pics of the structure and the Union County Inspection Approval. **Site visit conducted. Structure was built in compliance with zoning ordinance. Case Closed.**

16. Beulah Church Rd. / Homestead - (Dispute between LPHOA and Property Owner (Proposed Construction Plans not approved by HOA)/ Building materials and Construction materials left on lot / lot not being maintained). Owner's Attorney and HOA initiated negotiations and an agreement. Owner moved bricks and other construction materials to rear of lot. **Case Closed**

	2022	2021
Assets		
10-1120-000 SOUTH STATE CHECKING ACCOUNT	1,235,100.12	1,136,510.12
10-1120-001 TRINITY MONEY MARKET	0.00	2,268,321.94
10-1120-002 CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000 BB&T/TRUIST CHECKING	2,649,371.04	0.00
10-1130-001 BB&T/TRUIST MONEY MARKET	250,000.59	0.00
10-1140-000 WACHOVIA	0.00	0.00
10-1170-000 NC CASH MGMT TRUST	558,842.99	558,810.06
10-1205-000 A/R OTHER	0.00	0.00
10-1211-001 A/R PROPERTY TAX	70,107.68	5,818.85
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	2,811.86	4,260.53
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	5,499.65	5,667.74
10-1213-000 A/R PROPERTY TAX INTEREST RECEIVABL	4,226.99	0.00
10-1214-000 PREPAID ASSETS	0.00	10,017.89
10-1215-000 A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	88,421.87
10-1216-000 A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	10,477.35
10-1217-000 A/R INTERGOVT	0.00	0.00
10-1232-000 SALES TAX RECEIVABLE	643.70	424.61
10-1240-000 INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	2,425,183.33	2,355,343.33
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003 FIXED ASSETS - EQUIPMENT	17,747.14	17,747.14
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005 FIXED ASSETS - COMPUTERS	10,155.51	10,155.51
10-1610-006 FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
Total Assets	<u>7,449,187.56</u>	<u>6,691,473.90</u>
Liabilities & Fund Balance		
10-2110-000 ACCOUNTS PAYABLE	0.00	0.00
10-2115-000 ACCOUNTS PAYABLE ACCRUAL	0.00	50,337.93
10-2116-000 CUSTOMER REFUNDS	1,253.68	0.00
10-2120-000 BOND DEPOSIT PAYABLE	75,002.25	75,002.25
10-2151-000 FICA TAXES PAYABLE	0.00	0.00
10-2152-000 FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000 STATE W/H TAXES PAYABLE	0.00	0.00
10-2154-001 NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000 HEALTH INSURANCE PAYABLE	1,188.68	3,868.00
10-2156-000 LIFE INSURANCE PAYABLE	0.00	44.80
10-2157-000 401K PAYABLE	0.00	0.00
10-2200-000 ENCUMBRANCES	0.00	0.00
10-2210-000 RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000 DEFERRED REVENUES- TAX INTEREST	4,226.99	0.00
10-2620-000 DEFERRED REVENUE - DELQ TAXES	2,811.86	4,260.53
10-2625-000 DEFERRED REVENUE - CURR YR TAX	70,107.18	5,818.85
10-2630-000 DEFERRED REVENUE-NEXT 8	5,499.65	5,667.74
Total Liabilities	<u>157,712.93</u>	<u>137,174.50</u>
10-2640-001 FUND BALANCE - UNASSIGNED	2,674,633.85	2,674,633.85
10-2640-002 FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003 FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004 FUND BALANCE-INVEST IN FIXED ASSETS	2,672,582.94	2,602,742.94
10-2640-005 CURRENT YEAR EQUITY YTD	456,922.61	456,922.61
Total	<u>6,624,139.40</u>	<u>6,554,299.40</u>
Revenue	1,958,107.62	0.00
Less Expenses	1,290,772.39	0.00

	2022	2021
Net	<u>667,335.23</u>	<u>0.00</u>
Total Fund Balance	<u>7,291,474.63</u>	<u>6,554,299.40</u>
Total Liabilities & Fund Balance	<u><u>7,449,187.56</u></u>	<u><u>6,691,473.90</u></u>

TOWN OF WEDDINGTON
STATEMENT OF REVENUES & EXPENDITURES
AS OF 2/28/22

Account Id	Account Description	Prior Year YTD as of		Current Month		Excess/Deficit Over	
		2/28/21	Amended Budget	Rev/Expend	YTD Rev/Expd	Current Budget	%Expd/%Real
10-3101-110	AD VALOREM TAX - CURRENT	1,157,027.52	1,425,000.00	7,844.97	1,379,862.93	(45,137.07)	96.83%
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	7,307.33	5,000.00	280.54	1,404.30	(3,595.70)	28.09%
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	1,877.03	2,250.00	43.84	2,228.98	(21.02)	99.07%
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	54,919.84	120,000.00		61,984.47	(58,015.53)	51.65%
10-3115-180	TAX INTEREST	1,636.80	2,250.00	213.09	1,178.12	(1,071.88)	52.36%
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	238,563.22	470,000.00		234,048.75	(235,951.25)	49.80%
10-3322-220	BEER & WINE TAX	-	45,000.00		-	(45,000.00)	0.00%
10-3324-220	UTILITY FRANCHISE TAX	224,843.33	425,000.00		229,028.09	(195,971.91)	53.89%
10-3329-220	ARP FEDERAL FUNDS	14,821.92	0.00		-	-	
10-3340-400	ZONING & PERMIT FEES	25,150.00	25,000.00		22,688.50	(2,311.50)	90.75%
10-3350-400	SUBDIVISION FEES	4,875.00	10,000.00		2,360.00	(7,640.00)	23.60%
10-3360-400	STORMWATER EROSION CONTROL FEES	-	9,700.00		13,600.00	3,900.00	140.21%
10-3830-891	MISCELLANEOUS REVENUES	399.00	1,000.00		9,493.51	8,493.51	949.35%
10-3831-491	INVESTMENT INCOME	918.22	380.00	20.10	229.97	(150.03)	60.52%
	TOTAL GENERAL FUND REVENUE	1,732,339.21	2,540,580.00	8,402.54	1,958,107.62	(582,472.38)	
10-4110-000	GENERAL GOVERNMENT						
10-4110-120	FIRE						
10-4110-126	FIRE DEPT SUBSIDIES	522,532.00	801,625.00		467,497.94	334,127.06	58.32%
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	-	10,000.00		-	10,000.00	0.00%
10-4110-150	POLICE	-			-	-	
10-4110-155	POLICE PROTECTION	227,567.19	316,925.00		237,929.40	78,995.60	75.07%
10-4110-160	COMMITTEE & OUTSIDE AGENCY FUNDING	-	4,000.00		240.00	3,760.00	6.00%
10-4110-180	GOVERNING BOARD	-			-	-	
10-4110-190	LEGAL	-			-	-	
10-4110-192	ATTORNEY FEES - GENERAL	45,000.00	65,000.00	11,238.50	32,800.50	32,199.50	50.46%
10-4110-193	ATTORNEY FEES - LITIGATION	-	5,000.00		-	5,000.00	0.00%
10-4110-320	OTHER GENERAL GOVERNMENT	-	0		-	-	
10-4110-330	ELECTION EXPENSE	-	12,000.00		12,753.37	(753.37)	106.28%
10-4110-340	PUBLICATIONS	-	2,500.00		-	2,500.00	0.00%
10-4110-342	HOLIDAY/TREE LIGHTING	3,606.90	4,500.00		2,521.12	1,978.88	56.02%
10-4110-343	SPRING EVENT	-	10,175.00		-	10,175.00	0.00%
10-4110-344	OTHER COMMUNITY EVENTS	270.00	4,850.00		-	4,850.00	0.00%
	TOTAL GENERAL GOVERNMENT EXPENDITURES	798,976.09	1,236,575.00	11,238.50	753,742.33	482,832.67	
10-4120-000	ADMINISTRATIVE						
10-4120-120	SALARIES & EMPLOYEE BENEFITS						
10-4120-121	SALARIES - CLERK	16,986.98	52,340.00	4,017.00	32,043.58	20,296.42	61.22%
10-4120-123	SALARIES - TAX COLLECTOR	33,878.09	58,475.00	3,709.63	37,870.72	20,604.28	64.76%
10-4120-124	SALARIES - FINANCE OFFICER	8,392.39	15,000.00	1,017.29	11,941.23	3,058.77	79.61%
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	16,800.00	25,200.00	2,100.00	18,338.80	6,861.20	72.77%

Account Id	Account Description	Prior Year YTD as of	Amended Budget	Current Month		Excess/Deficit Over	
		2/28/21		Rev/Expend	YTD Rev/Expd	Current Budget	%Expd/%Real
10-4120-181	FICA EXPENSE	5,817.89	10,775.00	829.56	7,495.45	3,279.55	69.56%
10-4120-182	EMPLOYEE RETIREMENT	8,255.84	14,500.00	1,503.60	12,628.89	1,871.11	87.10%
10-4120-183	EMPLOYEE INSURANCE	9,968.00	14,975.00	1,160.00	9,280.00	5,695.00	61.97%
10-4120-184	EMPLOYEE LIFE INSURANCE	103.04	175.00	15.68	138.88	36.12	79.36%
10-4120-185	EMPLOYEE S-T DISABILITY	96.00	200.00	13.00	104.00	96.00	52.00%
10-4120-190	PROFESSIONAL SERVICES	-	-	-	-	-	-
10-4120-191	AUDIT FEES	-	8,750.00	-	-	8,750.00	0.00%
10-4120-193	CONTRACT LABOR	12,821.50	94,000.00	9,083.18	57,386.75	36,613.25	61.05%
10-4120-200	OTHER ADMINISTRATIVE	-	-	-	-	-	-
10-4120-205	OFFICE SUPPLIES - ADMIN	3,906.58	17,000.00	436.82	2,279.39	14,720.61	13.41%
10-4120-210	PLANNING CONFERENCE	-	1,000.00	307.98	307.98	692.02	30.80%
10-4120-321	TELEPHONE - ADMIN	977.79	2,000.00	131.36	913.06	1,086.94	45.65%
10-4120-325	POSTAGE - ADMIN	916.05	2,500.00	-	2,020.83	479.17	80.83%
10-4120-331	UTILITIES - ADMIN	6,827.92	5,000.00	683.03	2,481.07	2,518.93	49.62%
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	8,246.38	12,500.00	-	805.00	11,695.00	6.44%
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	50,908.49	71,100.00	3,051.78	52,229.26	18,870.74	73.46%
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	31,064.96	97,500.00	3,750.00	31,197.00	66,303.00	32.00%
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	450.08	1,500.00	-	973.36	526.64	64.89%
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	3,500.00	6,000.00	400.00	3,000.00	3,000.00	50.00%
10-4120-370	ADVERTISING - ADMIN	393.60	1,000.00	-	-	1,000.00	0.00%
10-4120-397	TAX LISTING & TAX COLLECTION FEES	(1,381.10)	0.00	-	-	-	-
10-4120-400	ADMINISTRATIVE:TRAINING	1,234.00	4,500.00	(225.00)	915.00	3,585.00	20.33%
10-4120-410	ADMINISTRATIVE:TRAVEL	1,114.07	4,000.00	455.98	2,928.80	1,071.20	73.22%
10-4120-450	INSURANCE	14,377.47	15,225.00	-	14,359.94	865.06	94.32%
10-4120-491	DUES & SUBSCRIPTIONS	18,195.82	25,000.00	-	13,643.78	11,356.22	54.58%
10-4120-498	GIFTS & AWARDS	528.57	2,000.00	-	435.61	1,564.39	21.78%
10-4120-499	MISCELLANEOUS	976.00	12,500.00	3,546.72	7,745.19	4,754.81	61.96%
10-4120-500	CAPITAL EXPENDITURES	-	145,000.00	-	88,514.11	56,485.89	61.04%
TOTAL ADMINISTRATIVE EXPENDITURES		255,356.41	719,715.00	35,987.61	411,977.68	307,737.32	
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT (PLANNING & ZONING)						
10-4130-120	SALARIES & EMPLOYEE BENEFITS						
10-4130-121	SALARIES - ZONING ADMINISTRATOR	54,463.68	27,440.00	-	-	27,440.00	0.00%
10-4130-122	SALARIES - ASST ZONING ADMINISTRATR	-	500.00	-	-	500.00	0.00%
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	19,806.50	23,575.00	1,174.50	15,675.37	7,899.63	66.49%
10-4130-124	SALARIES - PLANNING BOARD	3,250.00	5,100.00	325.00	2,600.00	2,500.00	50.98%
10-4130-125	SALARIES - SIGN REMOVAL	2,213.14	7,500.00	222.74	1,964.90	5,535.10	26.20%
10-4130-181	FICA EXPENSE - P&Z	5,874.05	4,150.00	131.77	1,669.09	2,480.91	40.22%
10-4130-182	EMPLOYEE RETIREMENT - P&Z	12,320.07	10,850.00	-	2,746.69	8,103.31	25.32%
10-4130-183	EMPLOYEE INSURANCE	12,376.00	24,975.00	-	4,640.00	20,335.00	18.58%
10-4130-184	EMPLOYEE LIFE INSURANCE	162.40	275.00	-	40.32	234.68	14.66%
10-4130-185	EMPLOYEE S-T DISABILITY	96.00	175.00	-	52.00	123.00	29.71%
10-4130-190	CONTRACTED SERVICES	-	-	-	-	-	-
10-4130-192	CONSULTING STORMWATER CONTROL	-	75,000.00	23,809.23	48,928.35	26,071.65	65.24%
10-4130-193	CONSULTING	56,038.07	58,000.00	2,076.00	33,596.28	24,403.72	57.92%

Account Id	Account Description	Prior Year YTD as of	Amended Budget	Current Month		Excess/Deficit Over	
		2/28/21		Rev/Expend	YTD Rev/Expd	Current Budget	%Expd/%Real
10-4130-194	CONSULTING - COG	-	32,000.00	-	4,960.00	27,040.00	15.50%
10-4130-195	STORMWATER EROSION CONTROL	(1,255.00)	0.00	(8,147.71)	-	-	
10-4130-200	OTHER PLANNING	-		-	-	-	
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	3,583.61	7,500.00	429.70	2,245.03	5,254.97	29.93%
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	13,035.22	2,500.00	-	55.49	2,444.51	2.22%
10-4130-215	HISTORIC PRESERVATION	-	250.00	-	-	250.00	0.00%
10-4130-220	INFRASTRUCTURE	(1,347.93)	294,000.00	-	-	294,000.00	0.00%
10-4130-321	TELEPHONE - PLANNING & ZONING	977.86	2,000.00	131.35	913.05	1,086.95	45.65%
10-4130-325	POSTAGE - PLANNING & ZONING	806.07	2,500.00	-	2,057.08	442.92	82.28%
10-4130-331	UTILITIES - PLANNING & ZONING	2,179.04	5,000.00	879.33	2,908.73	2,091.27	58.17%
10-4130-370	ADVERTISING - PLANNING & ZONING	273.10	1,000.00	-	-	1,000.00	0.00%
TOTAL ECONOMIC & PHYSICAL DEVELOPMENT (P&Z)		184,851.88	584,290.00	21,031.91	125,052.38	459,237.62	
TOTAL GENERAL FUND EXPENDITURES		1,239,184.38	2,540,580.00	68,258.02	1,290,772.39	1,249,807.61	
NET REVENUE/(EXPENDITURE)		493,154.83	-	(59,855.48)	667,335.23		

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: March 14, 2022

SUBJECT: Monthly Report–February 2022

Transactions:	
Interest Charges	\$583.21
Balance Adjustments	\$(55.81)
Refunds	\$588.43
Taxes Collected:	
2015-2020	\$(310.50)
2021	\$(8606.02)
As of Feb 28, 2022; the following taxes remain Outstanding:	
2011	\$52.18
2012	\$265.45
2013	\$313.82
2014	\$633.92
2015	\$701.16
2016	\$434.38
2017	\$868.82
2018	\$1515.52
2019	\$2739.80
2020	\$3069.26
2021	\$72,051.87
Total Outstanding:	\$82,646.18