

**TOWN OF WEDDINGTON**  
**REGULAR PLANNING BOARD MEETING**  
**MONDAY, APRIL 25, 2022 – 7:00 P.M.**  
**WEDDINGTON TOWN HALL**  
**AGENDA**

1. Call to Order
2. Determination of Quorum
3. Approval of Minutes
  - A. March 28, 2022 Planning Board Regular Meeting
4. Old Business
5. New Business
  - A. Discussion and Recommendation of Preliminary and Final Plat for Hemby Place
6. Update from Town Planner and Report from the March Town Council Meeting
7. Board member Comments
8. Adjournment

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, MARCH 28, 2022 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 4**

**1. Call to Order**

Board member Ed Goscicki called the meeting to order at 7:00 p.m.

**2. Swear in new Planning Board Members**

Mayor Horn administered the Oaths of Office to Craig Faulk and to Gordon Howard.

**3. Determination of Quorum**

Quorum was determined with all Board members present: Ed Goscicki, Jen Conway, Jim Vivian, Travis Manning, Manish Mittal, Gordon Howard, and Craig Faulk.

Staff Present: Town Administrator/Clerk Karen Dewey

Visitors: Mike Smith, Bill Deter, Gayle Butler, Joyce Plyler, Patricia Hines, Russell Setzer, Jim Bell, Tracy Stone, Chris Martin, Michael Ward.

**4. Election of Chairman/Vice Chairman**

**Motion:** Board member Conway made a motion to nominate Ed Goscicki for Chairman of the Planning Board.

**Second:** Board member Manning

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

**Motion:** Board member Vivian made a motion to nominate Travis Manning for Vice Chairman of the Planning Board.

**Second:** Board member Mittal

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

**5. Approval of Minutes**

**A. February 28, 2022 Planning Board Regular Meeting**

Board member Mittal asked that the condition on age-restriction be included in the minutes. Chairman Goscicki asked to include his comment that transportation issues in Weddington are impacted by the neighboring communities that flow through this community. The traffic largely consists of those commuters. Stopping development would not stop the traffic.

**Motion:** Board member Conway made a motion to approve the February 28, 2022 Planning Board Regular Meeting minutes as amended.  
**Second:** Board member Mittal  
**Vote:** The motion passed with a unanimous vote.

## **6. Old Business**

Board member Howard asked about the school enrollment numbers that were presented at the Town Council meeting on 3/14/2022. Ms. Dewey confirmed that she would send the enrollment projection numbers that staff has received from UCPS to the Planning Board members. Howard asked what the timeline was for getting the updated traffic impact analysis. The updated TIA would be available with the new numbers of houses 30 days after it's submittal to NCDOT. Board member Conway explained the UCPS projections. 1418 projected students for the Weddington cluster (5 schools). 194 of those are from the municipal limits of Weddington. Also, UCPS sold the property on Cox Road. It was proposed for a future school.

## **7. New Business**

No New Business to discuss.

## **8. Update from Town Planner and Report from the March Town Council Meeting**

Toll Brothers will be bringing their final plat for Hemby Place to Planning Board for recommendation to the Town Council approval.

Town Council held the Public hearing for Weddington Green. It will be continued at the April meeting. Chris Faulk and Gordon Howard were appointed to the Planning Board.

## **9. Board member Comments**

Board member Conway: It's good to see a crowd. Normally there are only about 2 or 3 people here. I would like to let people know that are in the crowd that we board members take this very seriously. We followed the UDO and the Land Use Plan and regardless of what some people may hear or think otherwise. This is a volunteer position and we don't just sit up here, we follow the rules and we take it seriously.

Board member Vivian: I think that everybody thought their vote through, we've had many meetings and read many letters, and we made a decision to recommend Weddington Green approval and I stand by my vote.

Board member Manning: I want to piggyback on what Jen and Jim commented. We're supposed to be a community and we're all neighbors and I wish sometimes there wasn't social media and the bullying that continues on daily. It's an embarrassment to the people intertwined in it. Like Jim said, we thought it through, and I stand by my decision as well.

Board member Mittal: I have nothing much to add. There are always two sides and we picked one side based the facts that we had. This felt right for the town. Also, welcome to Chris and Gordon.

Board member Howard: I will echo those sentiments. I saw comments about myself on social media. It's disappointing. I think anybody who has ever served in public office does so because they believe they want to make a difference. It's not about the things that are being alleged out there and that's unfortunate in a town like Weddington. I love living here, love Weddington, love my neighbors, I even love the people who have been picking on me. It's all good. I do think the Planning Board and Town Council and Mayor have handled themselves well and very professionally during this process and it's inspiring to see that. It makes one want to get involved and be a part of it. It's really why I'm here. I had a similar role in Virginia where I served on the planning commission for 5 years. There is a very good comprehensive Land Use Plan that will come up for renewal in 2024. I want to highlight the Land Use goals that are listed in the document that was approved by the Town Council on August 12, 2019. 1. To ensure that all new development takes place in a manner that conserves open space and scenic views. 2. To limit development activities on environmentally sensitive lands. 3. Minimize the visual effect of development from surrounding properties and roadways. 4. To maintain the town's strong single-family residential character. 5. To retain a mix of land uses that reinforces Weddington's unique small-town character. 6. To ensure that the type, location, and scale of existing commercial and future commercial development in the Town Center provides goods and services for the residents of Weddington. 7. Through the conditional zoning process, provide smaller lot sizes to accommodate a variety of age and income groups, and broader residential preferences, so that the community's population diversity may be enhanced. I would say all 7 of those goals are met in what has been proposed to the Town Council. That's a good thing. There's probably some more that needs to happen with the development. This absolutely can be worked out. I want to be in a town that has a main street. It didn't when I moved here. I think people want that. As evidenced by people that come to the tree lighting and that participate in other events at town hall. So, I think there's a yearning for that. I hear it from neighbors. I certainly look forward to that. There are ways to achieve with overlays and land use planning that uses can be limited in certain areas of the town and I think the Land Use Plan does a good job identifying that. There are some tweaks for this at the Council level and maybe back on the planning board level as well.

Board member Faulk: I'm looking forward to whatever everybody's got to throw here. I wasn't a part of all this discussion of Weddington Green, I believe I dodged that bullet. I am looking forward to a productive path moving forward and looking for what fits Weddington here. I wish everybody the best as we move forward.

Chairman Goscicki: Final comment from me is that I want to thank you all very much for your vote of confidence in selecting me as Chair. I'm hoping we have some opportunity this year to look at the Land Use Plan and some of the particular areas that we've discussed over the last year like the Providence Road corridor and other aspects of the Land Use Plan where we can provide some better definition. The charter for the Planning Board gives broad latitude in terms of areas we are to delve into in terms of planning and land use. We are advisory, we don't make decisions we provide advice to the Council. I think there is opportunity to look at these areas and provide some advice. Looking forward to working with all of you.

## 10. Adjournment

***Motion:*** Board member Conway made a motion to adjourn the March 28, 2022 Regular Planning Board meeting at 7:23 p.m.  
***Second:*** Board member Vivian  
***Vote:*** The motion passed with a unanimous vote.

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

\_\_\_\_\_  
Ed Goscicki, Chairman

\_\_\_\_\_  
Karen Dewey, Town Administrator/Clerk

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

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## MEMORANDUM

**TO:** Planning Board  
**FROM:** Interim Planner  
**DATE:** April 20, 2022  
**SUBJECT:** Hemby Place – Preliminary Plat/Final Plat

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Toll Brothers submitted a preliminary plat and final plat application for 35 lots on 43.16 acres located at the southwest corner of Hemby and Providence Road.

### **Application Information:**

Date of Application: September 2021 and April 8, 2022  
Applicant/Developer Name: Toll Brothers  
Parcel ID#: 06147009; 06147011; 06147101  
Property Location: Southeast corner of Providence Road and Hemby Road  
Zoning: R-CD  
Existing Land Use: Residential  
Proposed Land Use: Residential Conservation  
Project Size: 43.16 Acres

### **Project Information:**

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. Conservation subdivisions shall be density neutral meaning the same number of lots is shown as would be permitted in a conventional subdivision.

The yield plan exhibits 35 lots on 43.16 acres with a total density of .81 units per acre.

### **Conservation Land Summary:**

*Section 58-58 (4)* of the *Weddington Zoning Ordinance* stipulates that a minimum of 50% of the gross acreage must be retained as conservation land.

21.58 acres is required, and 24.39 acres (not including utility easements) has been provided.

There is no floodplain located on the proposed site however, the stream located on site is within the 6-Mile Creek basin. 100' stream buffers are required and shown. The yield plan indicates a minimum of 5,000 sq. ft of buildable area required for each lot.

### **Zoning:**

The minimum lot size required for an RCD subdivision is 12,000 sq. ft. The smallest lot proposed is 13,823 sq. ft. All lots meet the minimum required front, side and rear yard setback requirements as proposed.

### **Buffers:**

Where side and rear lot lines abut along a thoroughfare, the subdivider shall provide a natural buffer between the lot lines paralleling the thoroughfare and the thoroughfare road right-of-way. In addition to the 100' buffer, utilities are required to be outside of the buffer therefore with the power line easement the buffer from the road is 150'. Figures 1 and 2 depict a 100' buffer from the Hemby and Providence Road Right of way.



*Figure 2*



*Figure 1*

### **Utilities**

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

### **Access and Traffic Analysis and Roads**

The subdivision is accessed by an entrance off Hemby Road. The number of lots proposed do not require a formal TIA however, staff had the Town Traffic Engineer, Justin Carrol review the access after hearing concerns regarding the AM peak que at the traffic light. Right and left turn lanes were added along with a second right-out only access onto Providence Road.

All roads shall be designed to NCDOT standard.

### **PIMS**

PIMs were held on Tuesday January 22, 2019. Approximately 15 residents attended the daytime PIM and around 10 residents attended the evening PIM. Concerns over the Hemby Rd access were stated.

### **SKETCH PLAN APPROVAL**

The sketch plan was approved by Planning Board on January 28, 2019 with requirements for a left turn lane on Hemby Road into subdivision, a right turn deceleration lane on Hemby Road, more information on traffic projections for Hemby Road and Providence Road to be included in the preliminary plat to help decide whether an access to Providence Road should be required. Additionally, they requested an assessment of the feasibility of saving old growth trees outside the building pads on lots to be included in the preliminary plat.

All traffic issues are addressed on the Preliminary Plat.

### **PLANNING BOARD**

The Planning Board will review the preliminary plat and final plat on April 25, 2022 and if approved the Town Council will consider both plats May 9, 2022.

### **NEXT STEPS**

Staff and outside agencies have reviewed all construction plans and all approvals have been received to begin full construction. A final plat is required prior to the construction of any homes. Toll Brothers wishes to secure a bond so they can begin to build and sell homes and has agreed with the amount of bond recommended by LaBella.

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### **STAFF RECOMMENDATION**

The preliminary plat is in conformance with the sketch plan and the Weddington Zoning and Subdivision Ordinance therefore staff recommends approval.



HEMBY PLACE

CLASSICA HOMES

PROVIDENCE RD. & HEMBY RD.

WEDDINGTON, NC 28104

LANDDESIGN PROJ# 1018416

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL LD SUBMITTAL	07/18/19
2	REVISED PER STAFF COMMENTS	09/10/19
3	REVISED PER STAFF COMMENTS	10/29/19

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: KWR

SCALE

VERT: N/A  
HORZ: 1"=100'

SHEET TITLE

PRELIMINARY PLAT

SHEET NUMBER

C-2.00

DEVELOPMENT SUMMARY

PID #: 6147009; 6147011; 6147010

COMBINED PARCEL SIZE: 43.16 ACRES

EXISTING ZONING: R-CD

TOWNSHIP, COUNTY, STATE: TOWN OF WEDDINGTON, UNION COUNTY, NC

LAND OWNER: 6147009  
DONALD PATTERSON  
13301 PROVIDENCE RD,  
MATHEWS, NC 28104

6147011  
MARY MOORE  
PO BOX 6839  
OCEAN ISLE BEACH, NC 28469

6147010  
DELANEY PECAN GROVE, LLC  
1649 TOM JACKSON RD  
BOONE, NC 28607

DEVELOPER: CLASSICA HOMES  
2215 AYRSLEY TOWN BLVD., SUITE G  
CHARLOTTE, NC 28273  
704.297.9075

PROPOSED USE: CONSERVATION SUBDIVISION

SUPPLEMENTAL REGULATIONS:  
MINIMUM LOT SIZE: 12,000 SF  
MAXIMUM LOT SIZE: NONE  
MINIMUM LOT WIDTH: 80' AT BUILDING LINE  
FRONT YARD SETBACK: 20'  
SIDE YARD SETBACK: 5' (30' AGGREGATE)  
CORNER YARD SETBACK: 15'  
REAR YARD SETBACK: 30'  
BUILDING HEIGHT: 35' MAX

MINIMUM REQUIRED CONSERVATION LAND:  
SITE SQUARE FOOTAGE: 1,879,890 SF  
50% GROSS ACREAGE: 939,945 SF (50.00%)  
PROPOSED CONSERVATION LANDS:  
1,062,465 SF  
24.39 AC (56.51%)

MAXIMUM LOT YIELD:  
CONVENTIONAL SUBDIVISION: 35 LOTS  
PROPOSED LOTS: 35 LOTS

BUFFERING ALONG THOROUGHFARES:  
WHERE SIDE AND REAR LOT LINES ABUT ALONG A MAJOR OR MINOR AS DESIGNATED ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION (MUMPO) THOROUGHFARE PLAN AS ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A NATURAL BUFFER BETWEEN THE LOT LINES PARALLELING THE THOROUGHFARE AND THE THOROUGHFARE ROAD RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC VIEW FROM THE THOROUGHFARE. THE BUFFER SHALL CONSIST OF A NATURAL PLANTING. ANY WALLS, FENCES, OR OTHER CONSTRUCTED DEVICES SHALL BE ALLOWED WITHIN THE BUFFER AREA AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.

BUFFER WIDTH REQUIREMENTS:  
CONSERVATION DISTRICT = 100 FOOT BUFFER WIDTH  
9 TREES AND 20 SHRUBS PER 100 LINEAR FEET

UTILITIES:  
CONNECTIONS TO UNION COUNTY PUBLIC WATER AND SEWER TO BE PROVIDED.

LINETYPE LEGEND

EXIST. BOUNDARY LINE	---
EXIST. MAJOR CONTOUR	---
EXIST. MINOR CONTOUR	---
EXIST. STORM DRAINAGE	---
EXIST. R/W	---
EXIST. TREELINE	---
EXIST. PROPERTY LINE	---
EXIST. STORM DRAIN MANHOLE	---
EXIST. CATCH BASIN	---

LEGEND

	100' THOROUGHFARE BUFFER
	50' PERIMETER BUFFER
	CONSERVATION LANDS (EXCLUDING UTILITY EASEMENTS) +/-24.39 AC. (56.51%)

STREET LINEAR FEET: +/-3,316 LF



BEFORE YOU DIG!  
CALL 1-800-632-4349  
N.C. ONE-CALL CENTER  
IT'S THE LAW!

NOTES:

- THOUGH IT MAY NOT BE ILLUSTRATED, SHOWN, LISTED, DENOTED, OR EXPRESSED THIS PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE TOWN OF WEDDINGTON LAND DEVELOPMENT ORDINANCE IN EFFECT AT TIME OF REVIEW AND APPROVAL.
- 100' THOROUGHFARE BUFFER SHALL BE MEASURED FROM POWER LINE EASEMENT.



NOTES:

1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM AND TIED TO NGS MONUMENT "KNOX", DATUM NAD 83 (2011).
2. VERTICAL DATUM BASED ON NAVD 88.
3. CURRENT TAX ID# 06147009, 06147010, 06147011.
4. DASHED LINES INDICATE PROPOSED FUTURE DEVELOPMENT.
5. PROPERTY LIES WITHIN THE CITY LIMITS OF WEDDINGTON.
6. ZONED - R-CD (CONSERVATION).
7. WATER AND SEWER SERVICES TO BE SERVED BY UNION COUNTY PUBLIC WORKS.
8. ALL CONSERVATION LANDS WILL BE PRIVATELY OWNED AND MAINTAINED BY A DULY-FORMED HOMEOWNERS ASSOCIATION.
9. BOUNDARY SURVEY COMPLETED 3-4-19 BY R. JOE HARRIS & ASSOCIATES, INC.
10. THERE IS A 10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAYS THAT INCLUDES WET AND DRY UTILITIES.
11. USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE TOWN OF WEDDINGTON ZONING ORDINANCE.
12. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF UNION COUNTY THAT IS REGULATED BY THE UNION CO. LAND USE ORDINANCE, THAT REGULATES THE SUBDIVISION OF PARCELS OF LAND.
13. NO NCGS MONUMENTS FOUND WITHIN 2000'.
14. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
15. TOTAL OF 35 LOTS SHOWN ON THIS PLAT.
16. TOTAL ACREAGE ON THIS PLAT IS 43.160 AC± 1,879,889 SF.  
R/W ACREAGE THIS PLAT IS 3.924 AC± / 170,939 SF.  
LOT ACREAGE THIS PLAT IS 12.998 AC± / 566,037 SF.  
OPEN SPACE THIS PLAT IS 26.238 AC± / 1,142,913 SF.  
LENGTH OF HEMBY PLACE DRIVE THIS PLAT IS 1,644 LF.  
LENGTH OF MOSS LANE THIS PLAT IS 438 LF.  
LENGTH OF WEEPING WILLOW DRIVE THIS PLAT IS 732 LF.  
LENGTH OF GREEN CYPRESS LANE THIS PLAT IS 484 LF.  
LENGTH OF WHITE MAGNOLIA LANE THIS PLAT IS 484 LF.
17. ALL STREETS TO BE OWNED AND MAINTAINED BY NCDOT.
18. 100' THOROUGHFARE BUFFER SHALL BE MEASURED FROM POWER LINE EASEMENT.

SETBACKS

FRONT - 25'  
REAR - 35'  
SIDE - 5' (30 FT. AGGREGATE)  
CORNER - 15'  
MIN. LOT WIDTH - 80 FT. (AT BUILDING LINE)  
MIN. LOT SIZE - 12,000 SF.

LEGEND:

- - ORIGINAL IRON
  - - IRON SET #5 REBAR
  - △ - CALCULATED POINT
  - R/W - RIGHT OF WAY
  - PSDE - PRIVATE STORM DRAINAGE EASEMENT
  - SSE - SANITARY SEWER EASEMENT
  - SDE - STORM DRAINAGE EASEMENT
  - STE - SIGHT TRIANGLE EASEMENT
  - TH - FIRE HYDRANT
  - UE - UTILITY EASEMENT
  - - GRID MONUMENT/CONTROL CORNER (CC)
  - TCE - TEMPORARY CONSTRUCTION EASEMENT
  - CMU - CLUSTER MAILBOX UNIT
- - PROPERTY LINE
  - - - PERIMETER BUFFER
  - - - SETBACK
  - - - GENERAL UTILITY & SIDEWALK EASEMENT
  - - - SANITARY SEWER EASEMENT
  - - - STORM DRAIN EASEMENT
  - - - CENTERLINE OF STREAM
  - - - MATCHLINE
  - - - CONSERVATION EASEMENT/THOROUGHFARE BUFFER
  - - - BUFFER LINE
  - - - FUTURE TEMPORARY CONSTRUCTION EASEMENT

RESERVATION AND RESTRICTION OF CONSERVATION LAND:

THE CONSERVATION LAND SHOWN ON THIS PLAT IS TO BE RESTRICTED BY A DECLARATION OF CONSERVATION EASEMENT AND RESTRICTIONS. NO USE OR DEVELOPMENT SHALL BE ALLOWED ON THE CONSERVATION LAND EXCEPT AS PROVIDED IN SECTION 58-58(4) h, i OF THE WEDDINGTON ZONING ORDINANCE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEDDINGTON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

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

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT  
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE  
EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR UNION COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBERS 37104476000 DATED OCTOBER 16, 2008 AND 37104477000 DATED FEBRUARY 19, 2014 AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS \_\_\_\_\_; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



FOR REVIEW

BRYAN P. LACKEY, PLS

APPROVAL FOR STREETS, UTILITIES AND IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO NCDOT AND/OR TOWN OF WEDDINGTON SPECIFICATIONS AND STANDARDS IN THE LAKE FOREST PRESERVE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF WEDDINGTON HAVE BEEN GIVEN AND RECEIVED.

MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL FOR RECORDING

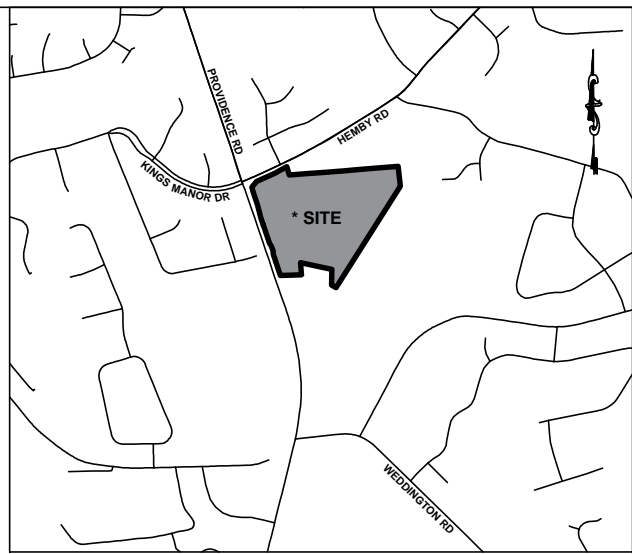
I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE WEDDINGTON TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, NORTH CAROLINA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_

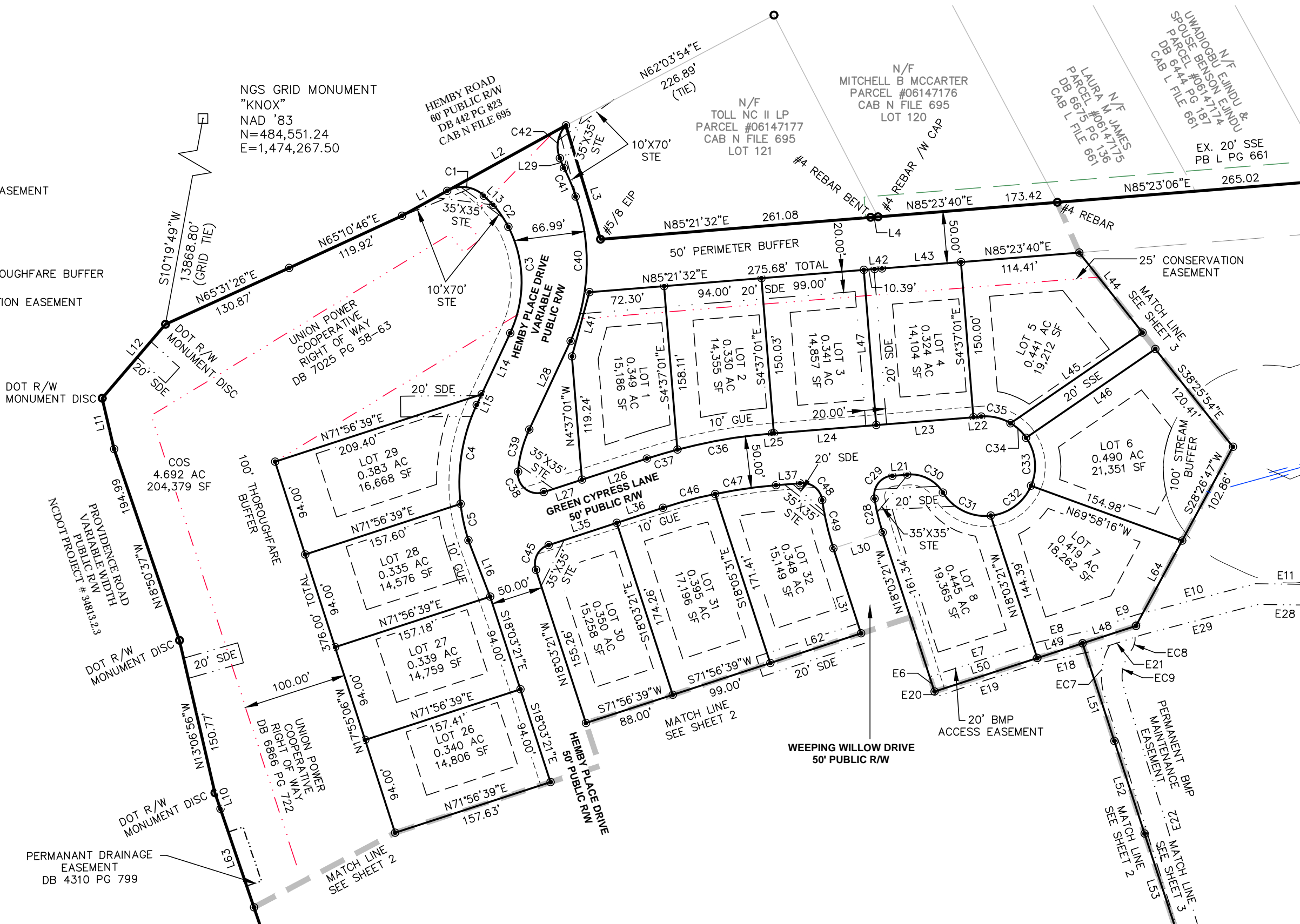
STATE OF NORTH CAROLINA  
COUNTY OF UNION

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

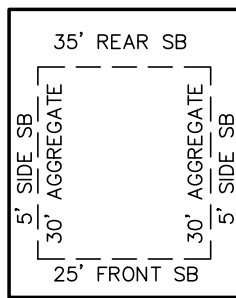
DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

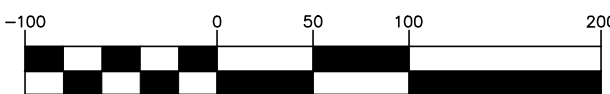


NC GRID NAD '83 SEE NOTE 1



TYPICAL LOT  
SETBACKS (SB)

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

HEMBY PLACE FINAL PLAT  
TOWN OF WEDDINGTON  
UNION COUNTY, NORTH CAROLINA

SURVEYED FOR  
TOLL BROTHERS  
14529 GRAND PALISADES PKWY  
CHARLOTTE, NC 28278 PHONE: (704) 849-2625

R. Joe Harris & Associates, Inc.

Engineering & Land Surveying  
1186 STONECREST BLVD., TEGA CAY, S.C. 29708  
Phone: (803) 802-1799



4727

JOB NO.

3-30-22

DATE

RJH & ASSOC

SURVEYED BY

1" = 100'

SCALE

PREPARED BY

DC

CHECKED BY

KMG

SHEET

OF

1

4



NOTES:

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- R/W - RIGHT OF WAY
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- SSE - SANITARY SEWER EASEMENT
- SDE - STORM DRAINAGE EASEMENT
- STE - SIGHT TRIANGLE EASEMENT
- FH - FIRE HYDRANT
- UE - UTILITY EASEMENT
- - GRID MONUMENT/CONTROL CORNER (CC)
- TCE - TEMPORARY CONSTRUCTION EASEMENT
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- - SETBACK
- - GENERAL UTILITY & SIDEWALK EASEMENT
- - SANITARY SEWER EASEMENT
- - STORM DRAIN EASEMENT
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- - MATCHLINE
- - CONSERVATION EASEMENT/THOROUGHFARE BUFFER
- - BUFFER LINE
- - FUTURE TEMPORARY CONSTRUCTION EASEMENT

RESERVATION AND RESTRICTION OF CONSERVATION LAND:

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CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEDDINGTON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

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

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT  
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE  
EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS  
\_\_\_\_ DAY OF \_\_\_\_\_ 2022.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR UNION COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBERS 37104476000 DATED OCTOBER 16, 2008 AND 37104477000 DATED FEBRUARY 19, 2014 AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS \_\_\_\_\_; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



FOR REVIEW

BRYAN P. LACKEY, PLS

APPROVAL FOR RECORDING

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE WEDDINGTON TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, NORTH CAROLINA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA

STATE OF NORTH CAROLINA  
COUNTY OF UNION

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

DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

APPROVAL FOR STREETS, UTILITIES AND IMPROVEMENTS

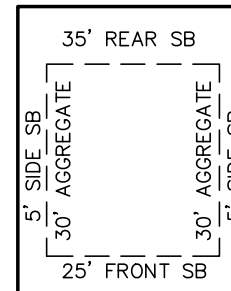
I, HEREBY CERTIFY THAT ALL STREETS AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO NCDOT AND/OR TOWN OF WEDDINGTON SPECIFICATIONS AND STANDARDS IN THE LAKE FOREST PRESERVE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF WEDDINGTON HAVE BEEN GIVEN AND RECEIVED.

MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_ DATE \_\_\_\_\_



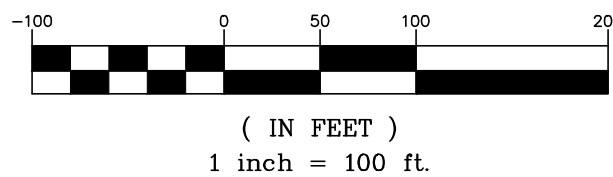
VICINITY MAP  
NOT TO SCALE

NE GRID NAD '83 SEE NOTE 1



TYPICAL LOT  
SETBACKS (SB)

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

HEMBY PLACE FINAL PLAT  
TOWN OF WEDDINGTON  
UNION COUNTY, NORTH CAROLINA

SURVEYED FOR  
TOLL BROTHERS  
14529 GRAND PALISADES PKWY  
CHARLOTTE, NC 28278 PHONE: (704) 849-2625

R. Joe Harris & Associates, Inc.

Engineering & Land Surveying  
1186 STONECREST BLVD., TEGA CAY, S.C. 29708  
Phone: (803) 802-1799



4727

JOB NO.

3-30-22

DATE

RJH & ASSOC

SURVEYED BY

1" = 100'

SCALE

PREPARED BY

DC

CHECKED BY

KMG

SHEET

OF

2

4



NOTES:

1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM AND TIED TO NGS MONUMENT "KNOX", DATUM NAD 83 (2011).
2. VERTICAL DATUM BASED ON NAVD 88.
3. CURRENT TAX ID# 06147009, 06147010, 06147011.
4. DASHED LINES INDICATE PROPOSED FUTURE DEVELOPMENT.
5. PROPERTY LIES WITHIN THE CITY LIMITS OF WEDDINGTON.
6. ZONED - R-CD (CONSERVATION).
7. WATER AND SEWER SERVICES TO BE SERVED BY UNION COUNTY PUBLIC WORKS.
8. ALL CONSERVATION LANDS WILL BE PRIVATELY OWNED AND MAINTAINED BY A DULY-FORMED HOMEOWNERS ASSOCIATION.
9. BOUNDARY SURVEY COMPLETED 3-4-19 BY R. JOE HARRIS & ASSOCIATES, INC.
10. THERE IS A 10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAYS THAT INCLUDES WET AND DRY UTILITIES.
11. USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE TOWN OF WEDDINGTON ZONING ORDINANCE.
12. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF UNION COUNTY THAT IS REGULATED BY THE UNION CO. LAND USE ORDINANCE, THAT REGULATES THE SUBDIVISION OF PARCELS OF LAND.
13. NO NCGS MONUMENTS FOUND WITHIN 2000'.
14. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
15. TOTAL OF 35 LOTS SHOWN ON THIS PLAT.
16. TOTAL ACREAGE ON THIS PLAT IS 43.160 AC± 1,879,889 SF.  
R/W ACREAGE THIS PLAT IS 3.924 AC± 170,939 SF.  
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18. 100' THOROUGHFARE BUFFER SHALL BE MEASURED FROM POWER LINE EASEMENT.

SETBACKS

FRONT - 25'  
REAR - 35'  
SIDE - 5' (30 FT. AGGREGATE)  
CORNER - 15'  
MIN. LOT WIDTH - 80 FT. (AT BUILDING LINE)  
MIN. LOT SIZE - 12,000 SF.

LEGEND:

● - ORIGINAL IRON  
○ - IRON SET #5 REBAR  
△ - CALCULATED POINT  
R/W - RIGHT OF WAY  
PSDE - PRIVATE STORM DRAINAGE EASEMENT  
SSE - SANITARY SEWER EASEMENT  
SDE - STORM DRAINAGE EASEMENT  
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OWNER DATE

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

NOTARY PUBLIC

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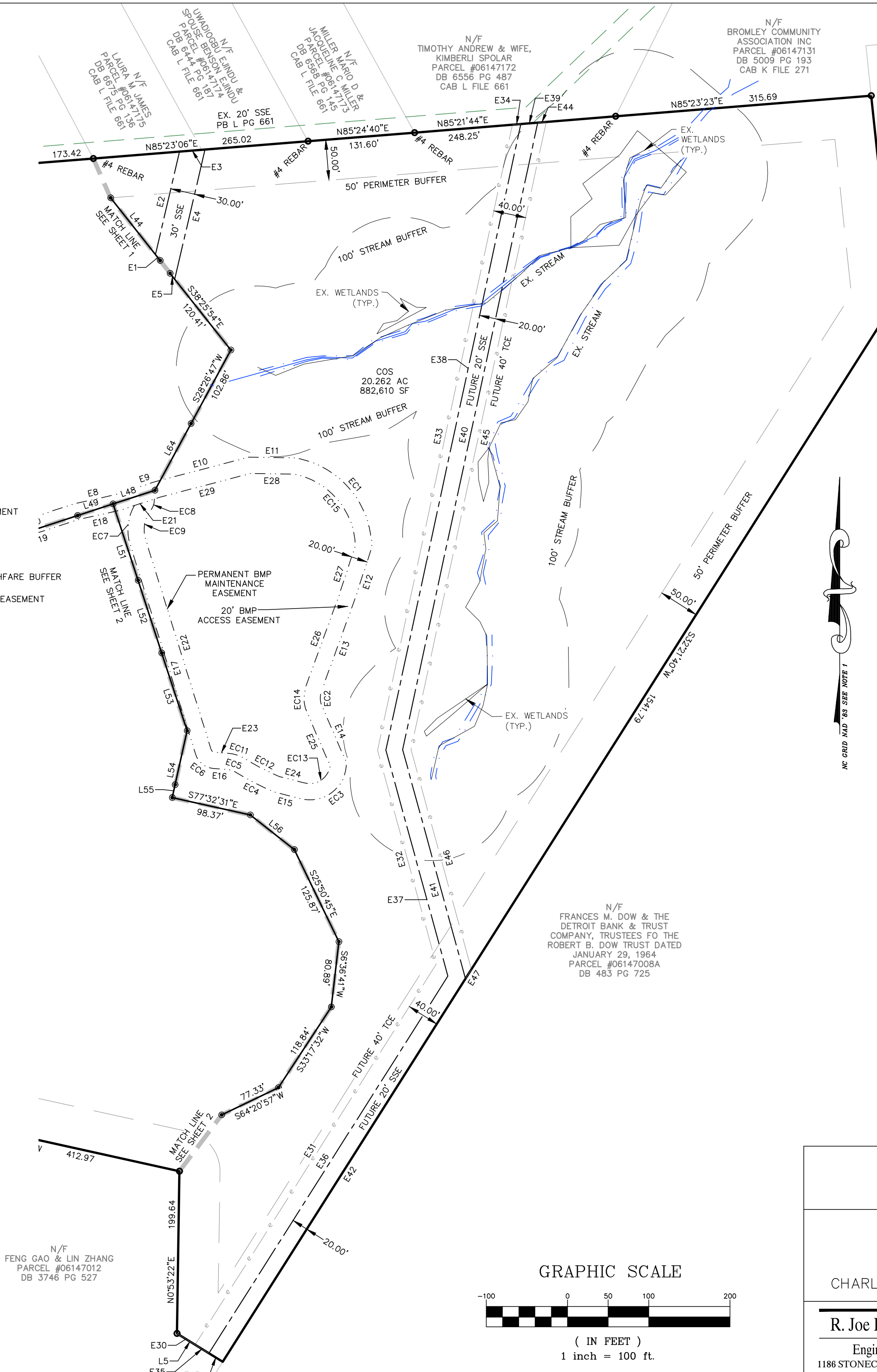
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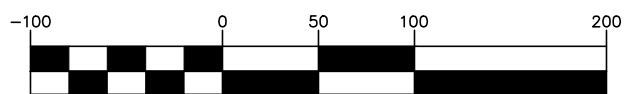
FOR REVIEW

BRYAN P. LACKEY, PLS

N/F  
FENG GAO & LIN ZHANG  
PARCEL #06147012  
DB 3746 PG 527



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



VICINITY MAP  
NOT TO SCALE

STATE OF NORTH CAROLINA  
COUNTY OF UNION

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DATE REVIEW OFFICER

APPROVAL FOR STREETS, UTILITIES AND IMPROVEMENTS

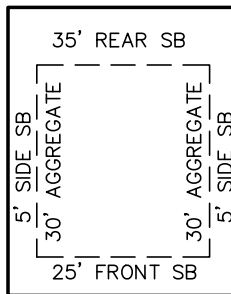
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MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA DATE

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MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA



TYPICAL LOT  
SETBACKS (SB)

HEMBY PLACE FINAL PLAT  
TOWN OF WEDDINGTON  
UNION COUNTY, NORTH CAROLINA

SURVEYED FOR  
TOLL BROTHERS  
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4727	JOB NO.
3-30-22	DATE
RJH & ASSOC	SURVEYED BY
1" = 100'	SCALE
PREPARED BY DC	
CHECKED BY KMG	
SHEET 3	OF 4



NOTES:

1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM AND TIED TO NGS MONUMENT "KNOX", DATUM NAD 83 (2011).
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SETBACKS

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

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

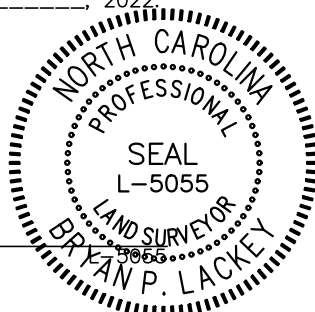
NOTARY PUBLIC \_\_\_\_\_

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FOR REVIEW

BRYAN P. LACKEY, PLS



APPROVAL FOR STREETS, UTILITIES AND IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO NCDOT AND/OR TOWN OF WEDDINGTON SPECIFICATIONS AND STANDARDS IN THE LAKE FOREST PRESERVE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF WEDDINGTON HAVE BEEN GIVEN AND RECEIVED.

MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_ DATE \_\_\_\_\_

Line Table		
Line #	Length	Direction
L1	49.81	N61°07'58"E
L2	130.68	N61°07'58"E
L3	114.69	S16°55'50"E
L4	7.17	N85°53'02"E
L5	66.37	N58°13'45"W
L6	43.88	N18°50'25"W
L7	51.41	N5°19'59"W
L8	53.00	N18°47'53"W
L9	51.42	N32°21'37"W
L10	16.51	N18°49'02"W
L11	50.25	N13°07'59"W
L12	93.84	N40°29'37"E
L13	12.71	S46°01'11"E
L14	65.23	S25°01'29"W
L15	11.24	S25°01'29"W
L16	58.29	S21°00'22"E
L17	17.35	N48°41'04"W
L18	98.30	N77°32'31"W
L19	85.00	N12°27'29"E
L20	46.26	N12°27'29"E

Line Table		
Line #	Length	Direction
L21	14.44	N85°22'59"E
L22	7.42	S85°22'59"W
L23	94.00	S85°22'59"W
L24	99.00	S85°22'59"W
L25	2.00	S85°22'59"W
L26	65.79	S71°56'39"W
L27	38.81	S71°56'39"W
L28	94.05	N25°01'29"E
L29	10.12	N22°18'37"W
L30	50.00	S72°10'25"W
L31	86.29	S18°03'21"E
L32	73.11	S71°56'39"W
L33	98.89	S71°56'39"W
L34	69.00	S71°56'39"W
L35	69.00	N71°56'39"E
L36	46.93	N71°56'39"E
L37	23.20	N85°22'59"E
L38	50.00	S18°03'21"E
L39	8.88	S18°03'21"E
L40	80.05	N18°03'21"W

Line Table		
Line #	Length	Direction
L41	64.16	N15°09'17"E
L42	7.15	N85°53'02"E
L43	76.46	N85°23'40"E
L44	98.33	S38°19'56"E
L45	154.46	S55°30'36"W
L46	151.11	S55°30'36"W
L47	150.07	S4°37'01"E
L48	54.09	S71°56'39"W
L49	46.00	S71°56'39"W
L50	104.00	S71°56'39"W
L51	99.00	S18°03'21"E
L52	94.00	S18°03'21"E
L53	100.56	S18°03'21"E
L54	68.18	S12°27'29"W
L55	16.24	S12°27'29"W
L56	68.96	S51°44'48"E
L57	150.00	S71°56'39"W
L58	77.76	S12°27'29"W
L59	150.05	N12°27'29"E
L60	150.81	N25°18'17"E

APPROVAL FOR RECORDING

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MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF UNION

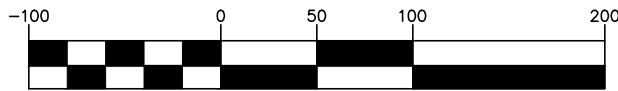
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DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

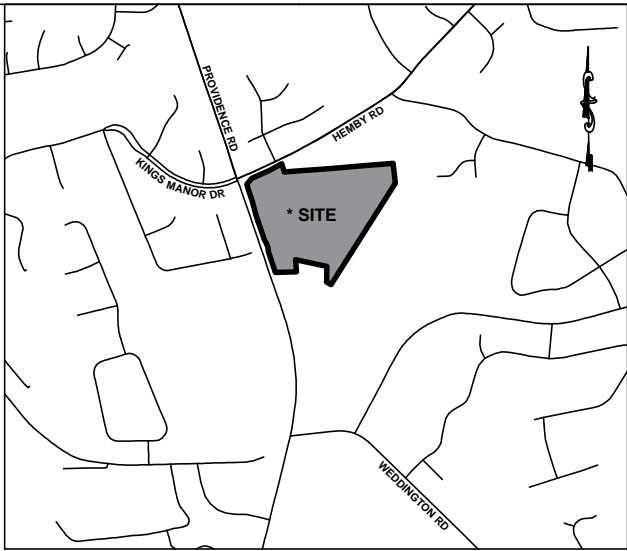
Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	38.14	30.00	35.63	S82°26'36"E	72°50'51"
C2	25.73	119.85	25.68	S34°24'38"E	12°18'05"
C3	106.03	116.14	102.39	S1°00'43"E	52°18'41"
C4	97.80	178.00	96.58	S9°17'05"W	31°28'53"
C5	36.04	178.00	35.97	S12°15'22"E	11°35'58"
C6	6.49	175.00	6.49	S19°07'06"E	2°07'30"
C7	55.84	175.00	55.60	S29°19'16"E	18°16'51"
C8	40.48	30.00	37.48	S0°11'54"W	77°19'11"
C9	80.45	85.00	77.48	S65°58'22"W	54°13'45"
C10	106.09	115.00	102.37	N65°17'09"E	52°51'19"
C11	16.85	30.00	16.63	N54°56'58"E	32°10'58"
C12	23.63	30.00	23.03	S86°23'27"E	45°08'13"
C13	41.90	175.00	41.80	S70°40'56"E	13°43'11"
C14	22.70	277.58	22.69	S79°55'19"E	4°41'07"
C15	15.75	277.58	15.74	S83°53'23"E	3°15'01"
C16	16.72	22.00	16.32	S63°46'39"E	43°32'58"
C17	54.18	48.00	51.35	S74°20'25"E	64°40'30"
C18	49.42	48.00	47.27	N43°49'29"E	58°59'43"
C19	47.71	48.00	45.77	N14°09'00"W	56°57'15"
C20	79.28	48.00	70.57	N89°56'38"W	94°38'01"
C21	11.32	22.00	11.20	S57°28'56"W	29°29'09"
C22	9.26	22.00	9.19	S84°17'02"W	24°07'04"
C23	24.01	225.00	24.00	N80°35'58"W	6°06'55"
C24	29.85	19.00	26.87	N32°32'31"W	90°00'00"
C25	47.98	275.00	47.92	N7°27'34"E	9°59'50"
C26	83.10	275.00	82.78	N6°11'44"W	17°18'48"
C27	15.38	275.00	15.37	N16°27'14"W	3°12'13"
C28	33.49	225.00	33.46	N13°47'28"W	8°31'46"
C29	31.47	19.00	28.00	N37°55'42"E	94°54'34"
C30	40.48	37.00	38.49	S63°16'21"E	62°41'20"

Easement Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
EC1	158.00	113.10	145.46	S40°29'07"E	80°02'28"
EC2	18.93	25.00	18.48	S1°40'26"E	43°22'55"
EC3	83.98	45.00	72.32	S52°23'12"W	106°55'57"
EC4	52.87	321.83	52.81	N62°53'18"W	9°24'43"
EC5	11.99	25.00	11.88	N71°55'25"W	27°28'56"
EC6	29.81	25.00	28.08	N51°30'06"W	68°19'34"
EC7	49.58	60.00	48.18	N6°22'25"E	47°20'36"
EC8	14.45	20.00	14.13	S17°06'48"W	41°22'44"
EC9	38.53	40.00	37.06	S10°12'25"W	55°11'30"
EC10	5.96	5.00	5.62	S51°30'06"E	68°19'33"
EC11	21.58	45.00	21.38	S71°55'25"E	27°28'56"
EC12	48.17	301.83	48.12	S62°45'15"E	9°08'37"
EC13	43.52	25.00	38.23	N56°33'17"E	99°43'53"
EC14	34.07	45.00	33.26	N1°40'26"W	43°22'55"
EC15	125.48	93.10	116.20	N40°59'55"W	77°13'23"

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



VICINITY MAP  
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C31	54.05	48.00	51.24	S64°11'20"E	64°31'17"
C32	50.77	48.00	48.43	N53°15'06"E	60°35'52"
C33	48.39	48.00	46.36	N5°55'34"W	57°45'27"
C34	20.66	48.00	20.50	N47°07'59"W	24°39'23"
C35	29.44	48.00	28.98	N77°01'50"W	35°08'20"
C36	92.48	525.00	92.36	S80°20'13"W	10°05'33"
C37	30.66	524.00	30.66	S73°37'14"W	3°21'10"
C38	37.54	19.00	31.73	N51°27'09"W	113°12'23"
C39	42.32	122.00	42.11	N15°05'16"E	19°52'26"
C40	142.74	192.44	139.49	N1°57'16"E	42°29'55"
C41	29.79	146.91	29.73	N22°21'38"W	11°36'58"
C42	33.99	30.00	32.20	N10°31'26"E	64°54'41"
C43	29.85	19.00	26.87	S26°56'39"W	90°00'00"
C44	29.85	19.00	26.87	N63°03'21"W	90°00'00"
C45	29.85	19.00	26.87	N26°56'39"E	90°00'00"
C46	52.07	426.00	52.04	N75°05'04"E	7°00'13"
C47	59.35	475.00	59.31	N81°48'14"E	7°09'31"
C48	29.73	19.00	26.79	S52°52'24"E	89°38'24"
C49	47.83	276.66	47.77	S13°01'52"E	9°54'18"
C50	29.85	19.00	26.87	S63°03'21"E	90°00'00"
C51	119.83	225.00	118.42	S2°47'56"E	30°30'50"
C52	29.85	19.00	26.87	S57°27'29"W	90°00'00"
C53	129.78	125.00	124.03	N47°47'56"W	59°29'10"
C54	29.85	19.00	26.87	N26°56'39"E	90°00'00"

HEMBY PLACE FINAL PLAT  
TOWN OF WEDDINGTON  
UNION COUNTY, NORTH CAROLINA

SURVEYED FOR  
TOLL BROTHERS  
14529 GRAND PALISADES PKWY  
CHARLOTTE, NC 28278 PHONE: (704) 849-2625

R. Joe Harris & Associates, Inc.

Engineering & Land Surveying  
1186 STONECREST BLVD., TEGA CAY, S.C. 29708  
Phone: (803) 802-1799



4727  
JOB NO.  
3-30-22  
DATE

RJH & ASSOC  
SURVEYED BY

1" = 100'  
SCALE

PREPARED BY  
DC

CHECKED BY  
KMG

SHEET 4 OF 4



To: Town Council and Planning Board  
From: Leamon Brice, Interim Planner  
Date: April 20, 2022  
Ref: Planning Update

### **Hemby Place**

This project is located at the corner of Providence and Hemby and was presented by Classica Homes and approved in 2019. The property has been purchased by Toll Brothers. Toll Brothers has received the approvals required and began preliminary work 3 months ago. As a reminder the project is a Conservation Subdivision on 43 acres and will have 25 lots. The Preliminary and Final plat are on the agenda for April.

### **Cardinal Row**

The Preliminary Plat for this project at the corner of Weddington Road and Lester Davis was approved by Council in December of 2020. Following approval, the developer found that part of the cul de sac at the end of the marginal access road was on a Duke powerline easement and could not be built. The developer has received an administrative amendment to reduce the number of lots from 9 to 8 to correct the problem. The preliminary plat for 8 lots has been submitted for review by LaBella.

### **Eagle's Landing**

This project located on New Town Road near the intersection with Twelve Mile creek was submitted in January 16, 2020 as an R40 subdivision. The owner desires to resubmit as an RCD conservation subdivision. I have had early discussions with the engineer about the process. There is an earlier sketch plan on the town web site that does not comply with our UDO. I have not heard from this project for several months.

### **Weddington Glen**

This project is located along Weddington Matthews Road and Hemby Road. The Preliminary Plat for this project was approved by Town Council February 12, 2018 conditioned upon receipt of approvals from other agencies. The approvals have been received and LaBella has approval all construction documents. You can anticipate groundbreaking soon.

They are asking for an amendment to the plan to remove the existing house next to the fire department from the plan. The removal will allow the house to be sold and not torn down after it is used as the sales office. They are holding a community meeting April 28, 2022 from 5 to 7pm at the house. The plan will be on your May agenda for review.

**Haven Estates**

Pulte is proposed a 44 lot R40 subdivision to be served by public water and but private septic systems on Lochaven Road. They held 3 community meetings. At the community meeting held Wednesday December 8, 2021 they presented Development Standards that include a commitment to build an additional lane at the Lochaven/Providence intersection to allow both a left and right turn lane onto Providence from Lochaven. The sketch plan and the development standards are on the town website. [Development Projects and Subdivisions | Town of Weddington](#) The report from the first community meeting is attached.

This project is not moving forward but I did not receive a formal withdrawal.

**Rea and Providence**

I have had inquiries about developing this large corner property. I understand that someone has closed on the property. I do not have an application.

**Weddington Green**

Town Council has held two meeting and closed the public hearing at their April 11 meeting. Council is interested in having a meeting with the developer to discuss changes that might occur based on public comment. I will attach the latest questions and developer responses to the April agenda.

**Providence Road**

A wedding event center is being discussed for the Matthews property. I do not have a complete application.

**Belle Mar**

Asked to be considered under the new UDO which allows staff to review and approval preliminary and final plats. They received all outside approval and approval from LaBella for their preliminary plat.

It is an 11 lot project.

**Other**

I get calls about a lot of smaller properties but no applications on any to date.

**TOWN OF WEDDINGTON  
BOARD OF ADJUSTMENT MEETING  
WEDDINGTON TOWN HALL  
1924 Weddington Road  
Weddington, NC 28104  
April 25, 2022\*  
AFTER THE HISTORIC PRESERVATION COMMISSION MEETING  
AGENDA**

1. Open the Meeting
2. Determination of a Quorum
3. Election of Chairman and Vice-Chairman and Appointment of Alternates A and B
4. Approval of Board of Adjustment Meeting Calendar
5. Approval of Minutes
  - a. April 26, 2021 Special Board of Adjustment Meeting Minutes
6. Adjournment

***\*Rescheduled from January 23, 2022***



**TOWN OF WEDDINGTON  
SPECIAL MEETING  
BOARD OF ADJUSTMENT  
WEDDINGTON TOWN HALL  
MONDAY APRIL 26, 2020 6:30 P.M.  
MINUTES  
PAGE 1 OF 4**

**1. Open the Meeting**

Chairman Ed Goscicki called the April 26, 2021 Board of Adjustment meeting to order at 6:30 p.m.

**2. Determination of a Quorum**

Quorum: Ed Goscicki - Chair, Walt Hogan – Vice Chair; Members Jim Vivian, Steve Godfrey, and Jen Conway; alternates Manish Mittal and Travis Manning  
BOA attorney Terry Sholar  
Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey

**3. Approval of the March 22, 2021 Board of Adjustment Minutes**

We will consider the minutes from the last meeting of the board of adjustment. Any questions or corrections?

**Motion:** Board member Godfrey made a motion to approve the March 22, 2021 Board of Adjustment minutes

**Second:** Board member Hogan

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

**4. Consideration of Request for Variance from Section 58-54(3)(d) *Minimum Side Yard Setback* for 2040 Kings Manor Drive, Weddington, NC 28104.**

Chairman Goscicki opened the evidentiary hearing for the request for variance from Section 58-54(3)(d) Minimum Side Yard Setback. The property is located at 2040 Kings Manor Drive and is owned by Jonathon and Lindsey Roper. A 4/5ths vote of the Board is required to grant a variance.

BOA attorney, Terry Sholar administered the oath to the applicants, Town Planner, any other presenters. Each Board member was polled to disclose any partiality to the case. No members were recused.

Mr. Roper presented his case: We live at 2040 Kings Manor Drive and he is the President of Highgate HOA. The applicant has no architectural plans as they are waiting for a variance. Mr. Roper described the location of the house on the parcel and the intentions for a 15-foot garage connected to the house with an exterior door. There is no opportunity to build this without a

variance to the side yard setback. Both neighbors have verbally given their approval and the aesthetic will blend with the house. The HOA covenants allow for 4-car garages.

Ms. Thompson presented the staff report: The applicants, Jonathan and Lindsey Roper seek a variance from the Weddington Code of Ordinances Section 58-54(3)d titled 'Minimum Side Yard Setback' to provide relief from the minimum 15' side yard setback requirement to accommodate a one-car garage installation. The current zoning for the subject lot is R-40. The minimum principal setbacks are as follows: 50' front, 15' side, and 40' rear. The subject property is .94 Acres. (Attachment 1- zoning/floodplain map; Attachment 2 – zoning ordinance setback requirements). According to Union County tax records, the home was built in 2004 and purchased by the applicant in 2018. That applicant seeks a variance to build an attached 1- car garage which is considered a part of the principal structure and is subject to a 15' side yard setback. The applicant cites the floodplain and topography as the justification for a variance. (Attachment 3). The required side yard setback per Section 58-54 (3)d of the Town of Weddington Zoning Ordinance is 15 feet. The applicant's request is for 7-foot variance of relief from the 15' side yard setback.

The proper notices were sent by staff to all adjacent property owners and a sign was placed on the subject site at least 10 days prior to the date of the meeting.

Per the Weddington Code of Ordinances Section 58-233, the Board of Adjustment, when considering whether to approve an application for a variance request, shall review the findings of fact and make the decision based on substantial, competent and material evidences in the record. All necessary zoning permits will be obtained from the Town and other applicable outside agencies.

The board began deliberation and review of the findings of fact. The evidentiary hearing remained open so that the board may ask clarifying questions, if needed. Mr. Sholar clarified that variances come from some feature of the property causes the need to ask for a variance and require a 4/5 vote.

Chairman Goscicki referred to a variance from June 2020 where the house was built without consideration of the current property owner. This is a similar situation where the home was built in a place where the owner cannot make reasonable use of the property. It is not situated in center of property where it would not need variance

Board member Vivian asked if the neighbors were okay with this variance and if the hedges would remain. The applicant confirmed that the neighbors are okay, and the hedges will remain. Chairman Goscicki asked if the Board should consider conditions to maintain landscaping buffer on the property.

Board member Godfrey asked if there are other variances in that neighborhood.

Ms. Thompson replied there were none that she knows of.

Chairman Goscicki asked if the applicant considered a free-standing garage on the other side of the house. The Applicant responded that the HOA Architectural Review Committee would not approve of that and the flood plain is a concern. In previous years, the flooding from Six-mile Creek comes into the backyard. His goal is to have an attached garage for his children to park their cars.

The Board reviewed the Findings of Fact:

(1) Unnecessary hardship would result from the strict application of the ordinance. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This shall be construed to mean:

a. The hardship results from the application of this chapter;

*The Board agreed unanimously that the hardship results from the application of this chapter as the placement of the house on this parcel had to accommodate the floodplain and is therefore very close to the side yard setback.*

b. The hardship results from the conditions that are peculiar to the property, such as location, size, or topography. (Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.); and

*The Board agreed unanimously that the hardship results from the conditions that are peculiar to the property, including the topography of the parcel and the floodplain.*

c. The hardship is not the result of actions taken by the applicant or the property owner. (The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.)

*The Board agreed unanimously that the hardship is not the result of actions taken by the applicant. The house was built in 2004 and the applicant bought the house in 2018.*

(2) That the variance is in harmony with the general purpose and intent of this chapter and preserves its spirit.

*The Board unanimously agreed that the variance is in harmony with the general purpose and intent of this chapter and preserves its spirit.*

(3) That in the granting of the variance, the public safety and welfare have been assured and substantial justice has been done.

*The Board unanimously agreed that the granting of the variance would not have any impact on the public safety and welfare. By using the existing driveway, there is no additional impervious surface and is an environmental benefit.*

(4) That the reasons set forth in the application and the hearing justify the granting of a variance, and that the variance is a minimum one that will make possible the reasonable use of land or structures.

*The Board unanimously agreed that the reasons set forth by the homeowner and the evidence presented at the hearing did establish justification for the granting of a variance for the 15-foot minimum side yard setback.*

Based on the above findings of fact, the Board concludes that a variance is necessary to address a hardship on the property. Chairman Goscicki closed the public hearing.

- Motion:** Board member Vivian made a motion to approve the application for a request for variance from Section 58-54(3)(d) Minimum Side Yard Setback for 2040 Kings Manor Drive, Weddington, NC 28104 with the condition that the applicant maintain the landscape buffer for the existing setback being encroached upon and Applicant will get zoning approval from the Town and all applicable agencies.
- Second:** Board member Godfrey
- Vote:** The motion passed with a unanimous vote.

Therefore, it is ordered that the application for a variance of 7 feet of the 15-foot minimum side yard setback be granted as shown on the attachment.

Staff will draft a final written decision to reflect the vote and reasoning for this decision. That written decision will be provided to the applicant and other parties with a right to such notice. Parties have thirty days to appeal this decision

## 5. Adjournment

- Motion:** Board member Vivian made a motion to adjourn the April 26, 2021 Board of Adjustment meeting at 6:58 p.m.
- Second:** Board member Conway
- Vote:** The motion passed with a unanimous vote.

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

\_\_\_\_\_  
Ed Goscicki, Chairman

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

**TOWN OF WEDDINGTON  
HISTORIC PRESERVATION COMMISSION MEETING  
WEDDINGTON TOWN HALL  
1924 Weddington Road  
Weddington, NC 28104  
APRIL 24, 2022\*  
AFTER THE PLANNING BOARD REGULAR MEETING  
AGENDA**

1. Open the Meeting
2. Determination of Quorum
3. Election of Chairman and Vice-Chairman
4. Approval of the 2022 Historic Preservation Commission Meeting Calendar
5. Approval of Minutes
  - A. May 24, 2021 Regular Historic Preservation Commission Meeting Minutes
6. Old Business
7. New Business
8. Adjournment

*\*rescheduled from January 24, 2022*

**TOWN OF WEDDINGTON  
HISTORIC PRESERVATION COMMISSION  
SPECIAL MEETING  
WEDDINGTON TOWN HALL  
MAY 24, 2021  
AFTER THE PLANNING BOARD REGULAR MEETING  
MINUTES  
PAGE 1 OF 1**

**1. Open the Meeting**

Chairman Conway called the meeting to order at 7:51 p.m.

**2. Determination of Quorum**

Quorum was determined with all Commission members present: Chairman Jen Conway, Vice Chair Manish Mittal, Commission members Steve Godfrey, Travis Manning, Jim Vivian, Walt Hogan, Ed Goscicki

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

**3. Approval of Minutes**

**a. April 26, 2021 Regular Historic Preservation Commission Meeting Minutes**

***Motion:*** Commission member Hogan made a motion to approve the April 26, 2021 Regular Historic Preservation Commission Meeting Minutes

***Second:*** Vice Chair Mittal

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

**4. Old Business**

**a. Discussion of Time Capsule for Union County Sheriff's Administrative Building**

The Commission discussed options for items to be included in the time capsule. They discussed including: an aerial video of different points of view of town from the Mecklenburg County line south on Providence to Rea Road, the acreage and population of the town, copies of the UDO and the Land Use Plan, pictures of town hall, patches from the fire departments, resident Morgan Garrett, a memento from Hunter Farm. Commission members will gather items and bring to Town Hall by Friday May 28. Capsule will be given to the UCSO on Tuesday June 1, 2021.

**5. New Business**

**6. Adjournment**

***Motion:*** Commission member Hogan made a motion to adjourn the May 24, 2021 Special Historic Preservation Commission Meeting at 8:06 p.m.

***Second:*** Commission member Goscicki

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

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

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Karen Dewey, Town Administrator/Clerk

**TOWN OF WEDDINGTON  
2022 PLANNING BOARD MEETING SCHEDULE**

**4<sup>TH</sup> MONDAY OF EVERY MONTH\***

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
January 24, 2022	7:00 p.m.	Town Hall Council Chambers
February 28, 2022	7:00 p.m.	Town Hall Council Chambers
March 28, 2022	7:00 p.m.	Town Hall Council Chambers
April 25, 2022	7:00 p.m.	Town Hall Council Chambers
May 23, 2022	7:00 p.m.	Town Hall Council Chambers
June 27, 2022	7:00 p.m.	Town Hall Council Chambers
July 25, 2022	7:00 p.m.	Town Hall Council Chambers
August 22, 2022	7:00 p.m.	Town Hall Council Chambers
September 26, 2022	7:00 p.m.	Town Hall Council Chambers
October 24, 2022	7:00 p.m.	Town Hall Council Chambers
November 28, 2022	7:00 p.m.	Town Hall Council Chambers
December 19, 2022 *reg mtg falls on Holiday	7:00 p.m.	Town Hall Council Chambers

**2022 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE  
4<sup>TH</sup> MONDAY OF THE FIRST MONTH OF EVERY QUARTER AFTER THE REGULARLY SCHEDULED  
PLANNING BOARD MEETING AT 7:00 P.M.**

<b>DATE</b>	<b>LOCATION</b>
January 24, 2022	Town Hall Council Chambers
April 25, 2022	Town Hall Council Chambers
July 25, 2022	Town Hall Council Chambers
October 24, 2022	Town Hall Council Chambers
January 23, 2023	Town Hall Council Chambers

**BOARD OF ADJUSTMENT MEETING SCHEDULE**

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
March 27, 2023	After Historic Preservation Commission Meeting	Town Hall Council Chambers
Special Meeting Called as needed	To be determined	Town Hall Council Chambers

**\*approved at the 12/20/2021 Planning Board Regular Meeting**