

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY MAY 9, 2022 – 7:00 P.M.
WEDDINGTON HIGH SCHOOL AUDITORIUM
4901 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

Prayer- Reverend Dr. Haven O. Anderson, Marvin AME Zion 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 Safety Report
7. Consent Agenda
 - A. April 11, 2022 Town Council Regular Meeting Minutes
 - B. April 12, 2022 Town Council Work Session Meeting Minutes
 - C. Appoint Robert Tefft as Zoning Administrator and Erosion and Sediment Control Administrator
 - D. Call for Public Hearings on June 13, 2022 at 7:00 p.m. at Weddington Town Hall to receive comment on:
 1. Proposed Fiscal Year 2022-2023 Budget and set the tax rate.
 2. Conditional Zoning Amendment for Weddington Glen Residential Conservation Subdivision
8. Old Business
 - A. Discussion and Possible Consideration of Conditional Rezoning Application for mixed use development-Weddington Green
 - B. Discussion of Preliminary FY 2022-2023 Budget
9. New Business
 - A. Discussion and Consideration of Preliminary and Final Plats for Hemby Place Subdivision
10. Update from Town Planner
11. Code Enforcement Report
12. Update from Finance Officer and Tax Collector
13. Transportation Report
14. Public Comments
15. Council Comments
16. Adjournment

Weddington

4/2022

UCR Code	Description	Date of Report	Incident ID	
11A				
11A	RAPE-1ST DEGREE	4/5/22	202202434	
			Total:	1
11B				
11B	SEXUAL BATTERY	4/13/22	202202666	
			Total:	1
13B				
13B	SIMPLE AFFRAY	4/13/22	202202663	
13B	SIMPLE ASSAULT	4/13/22	202202664	
13B	SIMPLE ASSAULT	4/23/22	202202912	
			Total:	3
13C				
13C	COMMUNICATING THREATS	4/25/22	202202939	
			Total:	1
220				
220	BREAKING/ENTERING-FELONY	4/1/22	202202315	
220	BREAKING/ENTERING-FELONY	4/6/22	202202458	
			Total:	2
23H				
23H	LARCENY-FELONY	4/4/22	202202392	
23H	LARCENY-FELONY	4/18/22	202202765	
			Total:	2
26A				
26A	IDENTITY THEFT	4/4/22	202202393	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	4/19/22	202202807	
26A	FRAUD-CREDIT CARD	4/26/22	202202986	
			Total:	3
290				
290	INJURY TO REAL PROPERTY	4/6/22	202202460	
290	INJURY TO REAL PROPERTY	4/19/22	202202792	
			Total:	2
35A				
35A	TRAFFICKING IN OPIUM OR HEROIN	4/18/22	202202780	
			Total:	1
90F				
90F	VIOLATION DOMESTIC VIOLENCE PROTECTION (4/28/22	202203064	
			Total:	1

Weddington

4/2022

UCR Code	Description	Date of Report	Incident ID	
999				
999	ACCIDENT NO VISIBLE INJURY	4/3/22	202202370	
999	ANIMAL CALL	4/5/22	202202431	
999	ANIMAL CALL BITE	4/6/22	202202471	
999	INVESTIGATION	4/8/22	202202535	
999	ACCIDENT NO VISIBLE INJURY	4/11/22	202202596	
999	INVESTIGATION	4/11/22	202202608	
999	INVESTIGATION	4/11/22	202202612	
999	ANIMAL CALL	4/12/22	202202628	
999	INVESTIGATION	4/13/22	202202671	
999	ACCIDENT NO VISIBLE INJURY	4/14/22	202202691	
999	ACCIDENT NO VISIBLE INJURY	4/14/22	202202692	
999	INVESTIGATION	4/20/22	202202832	
999	ANIMAL CALL BITE	4/22/22	202202874	
999	DEATH INVESTIGATION	4/23/22	202202895	
999	DEATH INVESTIGATION	4/23/22	202202898	
999	ACCIDENT NO VISIBLE INJURY	4/25/22	202202936	
999	INVESTIGATION	4/25/22	202202950	
999	ACCIDENT NO VISIBLE INJURY	4/26/22	202202977	
999	ANIMAL CALL BITE	4/27/22	202203008	
999	DEATH INVESTIGATION	4/28/22	202203035	
999	ACCIDENT NO VISIBLE INJURY	4/29/22	202203070	
			Total:	21
9999				
9999	MENTAL HEALTH INVESTIGATION	4/8/22	202202545	
			Total:	1

Monthly Crime Total

39

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY APRIL 11, 2022 – 7:00 P.M.
WEDDINGTON HIGH SCHOOL AUDITORIUM
4901 WEDDINGTON ROAD WEDDINGTON, NC 28104
MINUTES
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Prayer-Pastor Ryan Ritzmann, Christ Lutheran 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 Anne Pruitt, Jeff Perryman, and Brannon Howie

Staff Present: Town Administrator/Clerk Karen Dewey, Finance Officer Leslie Gaylord, Admin Assistant/Deputy Clerk Debbie Coram

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

Motion: Mayor Pro Tem Propst made a motion to adopt the agenda as presented.

Vote: The motion passed with a unanimous vote.

5. Mayor/Councilmember Reports

Councilmember Perryman announced the Western Union Municipal Alliance meeting on April 28th at 4:00 in Wesley Chapel. Jim Joyce from the UNC School of Government will speak on extra territorial jurisdiction.

Mayor Horn announced the April Coffee with the Mayor will be held on Thursday April 21st from 5 to 7 p.m. at Town Hall. He also stated that the Council will be holding a work session tomorrow, April 12th at Town Hall to discuss the town's current form of government and determine the best process for Weddington and discuss the ARP funds and SCIF grant. Mayor Horn stated the Weddington High School Marching Band has been invited to participate in the Pearl Harbor Day events in Hawaii this December, if anyone is interested in donating to their fundraising efforts, visit the Town website.

6. Public Safety Report

Deputy Kropp gave the public safety report.

7. Consent Agenda

- A. March 14, 2022 Town Council Regular Meeting Minutes
- B. Approve Release of Roadway and Utility Performance Bonds (numbers 800028411 and 800028410) for The Enclave at Weddington

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

Vote: The motion passed with a unanimous vote.

8. Old Business

- A. Review of Conditional Rezoning Application for mixed use development-Weddington Green

The Applicant presented a review of the conditional rezoning application for the Weddington Green development.

9. Continued Public Hearing from March 14, 2022

A. Conditional Rezoning Application for a mixed-use development-Weddington Green

Ray Butler 9023 Pine Laurel Drive-asked what occupations the current Planning Board members held and if they were a conflict of interest.

Rob Wilder 3501 Monroe Road, Charlotte-attorney for the Topalian Family-mentioned the petition against the conditional rezoning with 2700 signatures, the Board of County Commissioners denial of the pump station application, pointed out older sketches of this plan were twice as large as the current plan and asked about a second phase, and the developer has \$2.4 million in lien judgements.

Annette Baker 1289 Greylyn Drive-stated concern for how tax dollars would be spent in this development.

Chris Martin 6403 Antioch Court-stated his opposition to the rezoning and questioned the lack of transparency in the process.

Orion Holty 5017 Woodview Lane- spoke in favor of the rezoning. Stated that current development in Weddington cannot sustain the \$8600 a year it costs to educate a child in Union County Public Schools.

Mike Maxson 7097 High Meadow Drive-spoke about the campaign promises of the Council members and expressed support for Optimist Park.

Harry Chilcot 3724 Red Fox Trail-spoke about newspaper interview of Mayor Horn and asked about the traffic impact analysis changes.

Danny Ellis 1024 Bromley Drive-spoke about the campaign platforms of the Council.

Rebecca Heffner 122 Weddington Church Road-spoke in favor of the rezoning and stated her family has been in Weddington for 150 years.

Kelly Myers 9033 Pine Laurel Drive-stated that the overwhelming majority of residents feel the rezoning is too high a price to pay for the park in the plans.

Jen Conway 3209 Hartford Way-spoke in favor of the rezoning. Comments submitted for the record.

Bob Lockerman 1032 Antioch Woods-spoke representing several neighbors against the rezoning.

Lauren Soloman 6064 Highgate-stated that she wants Weddington to remain the same.

Kim Crooks Church 4500 Glen Oaks Drive-spoke against the rezoning.

Thomas Smith 1840 Tanglebriar Court-believes that this is a divisive issue and will set a precedent along Providence Road.

Don Titherington 2301 Greenbrook Parkway-Spoke about the Board of County Commissioners' decision to deny the pump station application and requested that any meetings be after work hours. Spoke about the setbacks and buffers of the commercial area, the size of the proposed brewery in the application, and the expense of the park.

Bill Deter 401 Havenchase-spoke about the development standards and definitions in the plan and asked for support for Optimist Park.

Joyce Plyler 1046 Bromley Drive-spoke about the Traffic Impact Analysis.

John Roper 2040 Kings Manor-spoke about the pedestrian crossing beacon at the roundabout, potential stormwater issues, and putting the rezoning on the ballot for residents.

Bob Golden 564 Cottonfield-stated support for more 1-acre lots and that he believes this would ruin Weddington.

Jack Plyler 1015 Estate Lane-spoke about potential conflict of interest of Planning Board Chairman Ed Goscicki and his contract to conduct a sewer study of the town center area.

Kris Ross 154 Larkfield Drive-spoke about the pedestrian crossing beacon at the traffic circle. Stated that traffic circles are designed to keep traffic flowing.

Mayor Hord closed the Public Hearing.

Mayor Horn called a recess at 8:41 p.m.

Mayor Horn called the meeting back to order at 8:47 p.m.

10. New Business

No new business

11. Update from Town Planner

Ms. Dewey gave the update: Hemby Place Preliminary and Final Plats will be before the Planning Board at their April meeting.

12. Code Enforcement Report

Report is in the packet.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update: statements are in the packet. Three-quarters of the way through the fiscal year and taxes are 98% collected. FY 2022-2023 budget will be reviewed at the work session meeting tomorrow.

14. Transportation Report

Mayor Pro Tem Propst gave the transportation report: She attended the March CRTPO meeting. The Board voted on the 2050 Metropolitan Transportation Plan and the revised 2020-2029 Transportation Implementation Plan. They also discussed the Independence Blvd NCDOT corridor implementation plan. It's a billion-dollar project and it has been divided into sections to be better managed. The Town of Matthews had some issues with the changes made because some of the parallel roads were taken off the plan. At the meeting, there was an unsolicited proposal for the I-77 express lanes and it was not received well by the board members.

15. Public Comments

None

16. Council Comments

Councilmember Perryman: I appreciate everybody coming out. We don't meet in the high school auditorium very often and I'm glad we were all here. I would like to make one more push about the WUMA meeting on April 28th at 4 p.m. in Wesley Chapel. The reason this is important to us is that we still have unincorporated areas in and around the town and the town has no say in how it gets developed. So that's why Mr. Joyce is coming from the School of Government to come and talk to us and help us approach the Board of County Commissioners to make sure we have a say in those parcels.

Councilmember Howie: With 98% of the tax collected, I want to s-want to recognize Kim Wood for a doing such a great job.

Mayor Horn: I want to remind everyone one more time of the Weddington High School Marching Band fundraising effort to raise money toward their participation in the Pearl Harbor remembrance

ceremony in December. I will be asking the Council to look at their calendars to schedule a work session to work with the developer of this project.

Councilmember Perryman added: thanks to the town staff. To Kim Woods for the tax collection rates. And Staff for making this meeting happen here. Thank you all for the hard work.

17. Adjournment

Motion: Mayor Pro Tem Propst made a motion to adjourn the April Regular Town Council Meeting at 8:54 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Craig Horn, Mayor

Karen Dewey, Town Administrator/Clerk

**TOWN OF WEDDINGTON
TOWN COUNCIL WORK SESSION
TUESDAY APRIL 12, 2022 – 9:00 A.M.
WEDDINGTON TOWN HALL
MINUTES**

1. Open the Meeting

Mayor Horn called the meeting to order at 9:02 a.m.

2. Determination of Quorum

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

Staff Present: Town Administrator/Clerk Karen Dewey, Finance Officer Leslie Gaylord

Visitors: Kim Nelson, Amy Anthony

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

4. Presentation from Kimberly Nelson, PhD, Professor of Public Administration and Government, UNC School of Government with Council discussion.

Kim Nelson presented the different forms of municipal government. Council discussed differences between Council/Mayor and Council/Manager forms. Council asked staff to consider what would be best for the Town of Weddington.

Mayor Horn called a recess at 10:23 a.m.

Mayor Horn called the meeting back to order at 10:35 a.m.

5. Discussion of FY 2022-2023 Preliminary Budget

A. Discussion of ARP Funds

B. Discussion of SCIF Grant funds

Ms. Gaylord reviewed the draft budget and presented adjustments. Council discussed different options for American Rescue Plan Funds and SCIF Grant funds with the maximum benefit for the Town.

Staff will compare public safety contracts with other municipalities and review current contracts.

Ms. Dewey asked for a suspension of the rules to amend the agenda to add item 6. Discussion and Consideration of Authorizing Staff to send employment offer for Planner Position with salary included in the offer letter and employment to commence May 1, 2022 or to be negotiated.

Motion: Councilmember Howie made a motion to suspend the rules and amend the agenda to add item 6. Discussion and Consideration of Authorizing Staff to send employment offer for Planner Position with salary included in the offer letter and employment to commence May 1, 2022 or to be negotiated.

Vote: The motion passed with a unanimous vote.

- ** 6. Discussion and Consideration of Authorizing Staff to send employment offer for Planner Position with salary included in the offer letter and employment to commence May 1, 2022 or to be negotiated.

Ms. Dewey presented a draft employment letter to Robert Tefft.

Motion: Councilmember Howie made a motion to authorize Staff to send employment offer to Robert Tefft for Planner Position with salary included and employment to commence May 1, 2022 or to be negotiated.

Vote: The motion passed with a unanimous vote.

7. Council Comments

8. Adjournment

Motion: Mayor Pro Tem Propst made a motion to adjourn the April 12, 2022 Town Council Work Session at 1:45 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Craig Horn, Mayor

Karen Dewey, Town Administrator/Clerk

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, May 2, 2022 amended

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 four residential areas, a commercial area and open space. Uses for these areas are as follows:

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

RESIDENTIAL

- DWELLING, SINGLE FAMILY DETACHED
- DWELLING, SINGLE FAMILY DETACHED LOTS WITH DETACHED CARRIAGE HOMES*
- DWELLING, AGE-TARGETED DETACHED
- ACCESSORY USES**

RETAIL/RESTAURANT/OFFICE

- FINE DINING, FAMILY ORIENTED, FARM-TO-TABLE, LOCAL RESTAURANTS UP TO 20,000 SQUARE FEET AS SINGLE TENANT***
- BREWPUB, MICRO-BREWERY, TAPROOM, AND EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR) ***
- GENERAL OFFICE, PROFESSIONAL SERVICES, AND MEDICAL OFFICE
- BOUTIQUE, LOCAL, HIGHER-END, SPECIALTY RETAIL BUSINESS AND SERVICES UP TO 20,000 SQUARE FEET AS SINGLE TENANT (DRIVE-THRU FACILITY, DOLLAR, DISCOUNT, WHOLESALE, AND WAREHOUSE TENANTS SHALL NOT BE PERMITTED WITHIN ANY PORTION OF THE PROJECT DEVELOPMENT) ***
- ACCESSORY USES**

PARK/OPEN SPACE

- PUBLIC AMENITIES (TO INCLUDE BUT NOT LIMITED TO AMPHITHEATERS, PLAYGROUNDS/ STRUCTURES, BICYCLE FACILITIES, PUBLIC RESTROOMS, WALKING TRAILS, AND MAINTENANCE STRUCTURES)
- ACCESSORY USES**

* CARRIAGE HOMES REPRESENT RESIDENTIAL UNITS ABOVE DETACHED GARAGE STRUCTURES. THESE UNITS WILL 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.

*** TOTAL RETAIL/RESTAURANT/OFFICE SQUARE FOOTAGE SHALL NOT INCLUDE SQUARE FOOTAGE ASSOCIATED WITH STAIRWELLS, ROOFTOP TERRACES, PATIOS, ELEVATOR CORES, OR UTILITY AND MAINTENANCE ROOMS.

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 original TIA was submitted when the plan included 306 dwelling units. The plan has been reduced to 158 dwelling units since the original submittal and a new TIA is in preparation for submittal to NCDOT.

Recommended Improvements by the developer are listed in the development standards.

A turn around needs to be added to the plan at the Abellia right of way to allow emergency and other vehicles a place to turn around at the dead end of Public Road A.

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.

Parking

On street parking will be maintained by the Weddington Green HOA except on Public Road A and B which town will maintain 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.

The same number of commercial parking spaces remain despite the reduction of commercial sq footage from 137,900 to 117,600.

Design Guidelines

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

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

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

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

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

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

Architectural Standards

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

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

Open Space

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

Approximately 8.5 acres are proposed as a public park. Provident proposes to build an amphitheater, 3 stream crossings, a greenway along the stream on the property and other tables and benches. On street parking can be used for town events. The park would be given to the town with utility connections to build a pavilion and playground or other similar improvements. Maintenance of the park for three years after it is completed and given to the town will be provided. The Developer will also cause the Weddington Green Homeowner Association to be responsible for 1/3 of the total cost of maintenance of the central park in perpetuity.

Process

This project is being 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 6:30 pm in the town hall. The meeting was held live and on Zoom. A written report of the meeting is on the town website.

Following the community meeting and any plan revisions as a result of the community meeting 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 held a public hearing on Monday March 14, at 7pm at the All Saints Anglican Church at 5328 Hemby Road. The public hearing was continued at Weddington High School on April 11, 2022. 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.

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.

Weddington Green

2/23/2022

3/9/2022

5/2/2022

General Information

Site is 80+- acres

306 number of units on original plan

158 current number of units on plan

35 acres of open space

48% open space

11.5 acres park space

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 Towns 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 Towns 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 Towns 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.

Response to council questions submitted through the Interim Planner.

Permitted Uses

1. Please include a statement in Development Standards that drive throughs will not be allowed.

Response: The Development Notes have been revised to excluded drive thru facilities. See Section II.

2. In Section II.A - Permitted Uses the first line it says the property shall permit the development of any uses. The language needs to be less broad.

Response: The Development Note states “shall permit the development of any uses illustrated on the Rezoning Site Plan or more specifically identified below. Listed below are more defined uses that may be found in the full build out of the development.” The notes have been reconfigured to state allowable uses and excluded uses as well.

Screening

1. Please clarify standards for masonry wall used as buffers as it relates to materials

Response: The Development notes have been revised to include a 6’ masonry wall finishing with building materials compatible with adjacent principle building materials. See Section VI.C.

2. Roof top terraces while not covered totally may have roofs over bars, etc. or temporary tents. Will these structures meet the 45’ height limit?

Response: The max heights for residential have been adjusted from 45’ to 35’ and non-residential heights from 45’ to 40’ per ordinance standards. The height has been defined the vertical distance from the mean elevation of the finished grade along the front of the building to the highest point of a flat roof, or to the eaves.

3. Why not continue 50’ buffer at round about?

Response: The proposed lots adjacent to the roundabout are important to create a connection from the Weddington Town Hall to the project development. Maintaining the 50’ buffer in this area would create a visual barrier to make that connection from Weddington Corners, the Town Hall and areas on the north side of Weddington Road.

4. Suggest a fence higher than 5 feet at the cemetery

Response: The reduced buffer along the cemetery property boundary will include a 6’ masonry wall and evergreen plant material.

5. How are you handling the steep slope left between the age targeted lots and the creek buffer?

Response: The area between the age-targeted lots and the stream buffer will be addressed through a combination of techniques including retaining wall, terracing, and/or grading between lot to lot.

Park & Greenway

1. Can or how will you design any entertainment areas where music is played, or bands play to not disturb nearby residential areas?

Response: The amphitheater and anticipated brewpub location have been designed to focus a majority of event sounds in the direction of Providence Road. Those entertainment locations are also a minimum of 1,000 LF to the nearest existing residential home with many existing homes over

1,500 LF and would have vegetative buffers, open space, and proposed homes within that separation to assist in buffering event sound.

2. The statement about provision of the playground and pavilion/restrooms is confusing. Please clarify.

Response: The Development Notes have been revised to illustrate the specific items to be constructed by the applicant within the parkland area.

3. Add seating numbers in amphitheater to development standards

Response: The amphitheater has been specified as 250-person seating capacity. See Section VII.A in Development Notes.

4. Add to development standards that the BMPs in park are wet with water feature

Response: The stormwater ponds shown in the park area have been classified as wet ponds, which will maintain a water level at all times. The ponds will also have spray features and enhanced landscape to make the ponds more of an amenity with functionality.

5. How many HOAs will there be? Which one will pay for park maintenance?

Response: There may be up to four HOAs associated with this project. The Town of Weddington would prefer to manage the maintenance of the park with the Weddington Master HOA paying an agreed upon share. The specifics of level of service, bidding, and maintenance, as well as other Weddington Green commitments will be memorialized in a Developer Agreement between Weddington Green and the Town of Weddington.

6. Clarify ownership and maintenance of on street parking around park

Response: All on-street parking will be maintained by the Weddington Green HOA throughout the development except the on-street spaces along the perimeter of the Parkland area. Those spaces will be the responsibility of the Town of Weddington to manage and maintain.

7. Will the space maintained for greenway include all of the space 50' each side of the creek center?

Response: Improvements to the stream will be pursued through USACE permitting. The greenway path and site furnishings will be maintained by the Weddington HOA, but a public access easement will be provided along the greenway pathway.

8. Does item V.II.5.B mean the HOA will maintain the greenway?

Response: The greenway multi-purpose path will be maintained privately while providing a public access easement.

9. State in the development standards that all available utilities will be stubbed to the sites of proposed park improvements i.e., playground, pavilion/restrooms, Irrigation.

Response: The Development Notes have been revised to reflect this comment.

10. How much will it cost to maintain the BMPs in the park?

Response: The BMP maintenance will be the responsibility of the Weddington Green HOA as these stormwater features serve the development as a whole.

11. Do we have construction details regarding the amphitheater?

Response: At this point in the process, we do not have construction document detailing on the amphitheater beyond the precedent imagery and seating capacity.

Architecture and Housing Design/Layout

1. Can you be clearer on what you anticipate Modern Farmhouse Architectural Vernacular will look like? Photos, renderings or virtual images?

Response: Precedent images have been presented in the Community Meeting, Planning Board, and Public Hearing. Additional new perspective Main Street/ Parkland renderings will be presented at the next Town meeting.

2. Can you make the townhomes single family lots?

Response: All the previously proposed attached residential has been replaced with single family detached lots.

3. Why do you need more than the 35-foot height limit allowed in the UDO?

Response: The max heights for residential have been adjusted from 45' to 35' and non-residential heights from 45' to 40' per ordinance standards. The height has been defined the vertical distance from the mean elevation of the finished grade along the front of the building to the highest point of a flat roof, or to the eaves.

4. Clarify the language on carriage houses so it does not seem they can be sold separately but the owner of the home can rent the carriage house.

Response: The carriage homes as an accessory structure will be owned by the lot owner but may be leased to others by the lot owner. The carriage homes will not have a different owner from the lot owner.

5. Eliminate carriage house or their rental

Response: The market suggests that these accessory structures are in demand and will provide for a more architecturally interesting, detached garage structure. Rental terms of the Carriage Home garages will be limited to long-term rental requirements only and will be included as a part of the Weddington Green CCRs.

6. Need elevations for house plans proposed for each lot size and the villas

Response: Precedent images of the residential detached and attached units have been provided and shown in the various Town meetings based on the residential developers' portfolios. Residential rendering concepts have been provided by the builders based on anticipated product lines to be offered, however the final designs of the products specific to this location have not been completed for review.

7. Need more setback on villas

Response: All attached residential units have been replaced with single family detached residential lots.

8. Would like to see renderings of what the downtown area will look like – Material? Style? We've been shown a few different options.

Response: Rendering perspectives of the Main Street area have been presented during the Town of Weddington Town Board Public Hearing meetings. The represented renderings illustrate varying materials and shopfront styles that will provide for interest and variety along Main Street while still maintaining architectural compatibility.

Roads, Parking, and Traffic

1. On street Parking numbers for central park are not the same in the plan set (63) as they are on the parking info sheet (44). Are other sections different? Which is right?

Response: There are 51 on-street parking spaces located along the park frontage west of Main Street and 29 on-street parking spaces along the park frontage east of Main Street.

2. How will street improvements from the TIA be phased with development?

Response: The Development Notes have been revised to include the projected phasing of the TIA recommendations. Phase 1 is shown to include all the improvements except the Rea Road eastbound left turn lane associated with all Residential Development and the Brewery. Phase 2 would include the Rea Road improvements in coordination with the development of the remaining non-residential uses located along Main Street.

3. Need a stub on right of way to Abellia to allow firetrucks and others to turn around.

Response: A future r/w connection has been illustrated in the site plan. A turnaround using grasspave, road infrastructure, or other approved means of fire access turnaround will be added in permitting to meet all code requirements.

4. Park area right of main street needs a retaining wall to provide a flatter terrain.

Response: The amphitheater has been located on the southwestern portion of the park to work with the grade transition to the existing stream. Upon further determination of the program elements to be included on the northern portion of the park area, a retaining wall or terracing may be determined to be needed to provide an area large enough to support the desired program components.

5. Confirm Park area on-street parking numbers.

Response: There are 51 on-street parking spaces located along the park frontage west of Main Street and 29 on-street parking spaces along the park frontage east of Main Street.

Timeline

1. Provide a general concept of phasing of development

Response: The Development Notes have been revised to include projected Phase 1 to include all Residential Development and the Brewery. Phase 2 would include the development of the remaining non-residential uses located along Main Street

2. What are the details concerning production? I.e. – will this be a distribution location as well as restaurant or will on-site brewing only be served on-site?

Response: The brewery component of the brewpub will be very limited and specialty seasonal. The location will not be used as a primary distribution facility.

3. Provide a general concept / timeline of phasing of development?

Response: Estimated phase 1 construction completion:2025

(Per TIA, phase 1 development to include all residential units and the brewery)

Estimated phase 2 construction completion:2027

(Per TIA, phase 2 development to include all remaining non-residential)

MISC.

1. Do you have brewery committed to Weddington Green?

Response: There is a brewery that is very interested in this location since the initial concept designs, but a formal commitment would not be finalized until completion of the rezoning process.

2. Can we limit national chains in the retail spaces?

Response: The Development Notes have been revised to include excluded uses. See Section II. Permitted Uses Under Retail/Restaurant/Office.

3. Eliminate the option for roof top bars

Response: The ability to have rooftop terraces is important to not only creating an active Main Street and maximizing view corridors to the greenway and park area, but to create the appropriate building height and massing based on the Main Street cross-section.

4. What standard will the pump station be built? UCPW or Charlotte Water?

Response: NCDEQ regulates the design and permitting of pump station facilities. There will likely be coordination between both UCPW and Charlotte Water on the design of the pump station and force main prior to filing to NCDEQ for permit approval.

5. Are the only streets with a sidewalk only on one side the private loops in the 60-foot lots?

Response: There are three sections of roadway that include single sided walkways. The two loop roads associated with the 60' lots and the age targeted single-loaded street section adjacent to the stream buffer.

6. Provide a sign location plan with type of sign to be used

Response: A signage plan will be included as part of the permitting plan set.

7. It appears that the buildings/roadways/residential will have a lot of impervious areas that will directly impact the BMP's in the park – how is that taken into consideration on maintenance agreement with TOW?

Response: The maintenance of the ponds will be the responsibility of the Weddington Green HOA since the overall development is supported by these park stormwater features.

Weddington Green Conditional Zoning

Resolution of Land Use Plan Consistency

Month XX, 2022

Whereas: The Town of Weddington has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

Whereas: The Town of Weddington adopted an updated Land Use Plan, August 12, 2019; and

Whereas: The purpose of the Land Use Plan is to guide land use decisions;

Now Therefore: Be it resolved by the Town Council of the Town of Weddington that the land use plan map depicts a small portion of the project site as R40 Traditional Residential, but the site is predominately zoned RCD, which allows alternative smaller lots to retain open space. This project should comply with 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 public sewer capacity is available, and transportation improvements will be provided. The plan provides a passive park amenity for community gathering and recreation needs of Weddington residents. The Architectural Standards meet the design goals to enhance aesthetic qualities and physical character. The new commercial area provides opportunity for small town scale and is designed with pedestrian-oriented features.

Adopted the XX day of Month 2022.

Craig Horn, Mayor

Attest:

Karen Dewey, Town Clerk

APPROVED AS TO FORM:

Karen Wolter, Town Attorney

**AN ORDINANCE TO AMEND The Town of Weddington Zoning Map
Month XX, 2022**

CZ 01-2022 Conditional Rezoning Weddington Green

WHEREAS, the Town of Weddington has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners within 1300 feet of the subject parcels have been notified by first class mail of the public hearing on the question of reclassification; and

WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Town Council of the Town of Weddington; and

NOW, Therefore be it ordained by the Town Council of the Town of Weddington that tax parcel numbers 06150074, 06150081, 06150076B, 06150073D, 06150073B, 06150076, 06150076A, and a portion of 06150077F consisting of approximately 81 acres located on Providence Road and Weddington Road (Highway 84) be reclassified as Conditional Zoning District as shown on Exhibit A titled Weddington Green Conditional Rezoning, Project No. 4720 dated Month XX, 2022 and is further subject to the conditions shown on Exhibit B Development Guidelines and Standards dated Month XX,2022 attached hereto and incorporated herein by reference.

Adopted the XX day of Month 2022

Attest:

Craig Horn, Mayor

Karen Dewey, Town Clerk

APPROVED AS TO FORM:

Karen Wolter, Town Attorney



- Land Planning
- + Landscape Architecture
- + Civil Engineering
- + Urban Design

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6707 FAIRVIEW ROAD, SUITE B
CHARLOTTE, NC 28210

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CHARLOTTE, NC 28210

149 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

Project No.


4720

Issued
01/26/22

Revised

02/16/22 - PLANNING BOARD MEETING SUBMITTAL
03/07/22 - TOWN BOARD MEETING SUBMITTAL
03/29/22 - TOWN BOARD COMMENTS
04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL

SCALE: 1"=100'



A horizontal scale bar with alternating black and white segments. It is marked with '0', '50'', '100'', and '200''.

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

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BOLTON & MENK, INC. dba ColeJenest & Stone 2022



DEVELOPMENT GUIDELINES AND STANDARDS

APRIL 28, 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. (THE "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 UNITED DEVELOPMENT ORDINANCE (THE "ORDINANCE") DATED APRIL 15, 2021, AND IN EFFECT 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 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 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 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 WILL 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 DOWNGRADING 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 TRANSPORTATION IMPACT ANALYSIS (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.

1. PRELIMINARY PHASING OF THE PROJECT IS ANTICIPATED TO INCLUDE ALL RESIDENTIAL UNITS, OPEN SPACE AND THE BREWERY IN PHASE 1. PHASE 2 WOULD INCLUDE THE REMAINING NON-RESIDENTIAL BUILDINGS ALONG MAIN STREET.

- 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 C2 PETITION REQUEST FOR THE PROPERTY SHALL PERMIT THE DEVELOPMENT OF 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.

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

RESIDENTIAL

- DWELLING, SINGLE FAMILY DETACHED
- DWELLING, SINGLE FAMILY DETACHED LOTS WITH DETACHED CARRIAGE HOMES*
- DWELLING, AGE-TARGETED DETACHED
- ACCESSORY USES**

RETAIL/RESTAURANT/OFFICE

- FINE DINING, FAMILY ORIENTED, FARM-TO-TABLE, LOCAL RESTAURANTS UP TO 20,000 SQUARE FEET AS SINGLE TENANT***
- BREW/PUB, MICRO-BREWERY, TAPROOM, AND EVENT GATHERING SPACE (INDOOR AND OUTDOOR) ***
- GENERAL OFFICE, PROFESSIONAL SERVICES, AND MEDICAL OFFICE
- BOUQUETTE, LOCAL, HIGHER-END, SPECIALTY RETAIL BUSINESS AND SERVICES UP TO 20,000 SQUARE FEET AS SINGLE TENANT (DRIVE-THRU FACILITY, DOLLAR, DISCOUNT, WHOLESALE, AND WAREHOUSE TENANTS SHALL NOT BE PERMITTED WITHIN ANY PORTION OF THE PROJECT DEVELOPMENT) ***
- ACCESSORY USES**

PARK/OPEN SPACE

- PUBLIC AMENITIES (TO INCLUDE BUT NOT LIMITED TO AMPHITHEATERS, PLAYGROUNDS/ STRUCTURES, BICYCLE FACILITIES, PUBLIC RESTROOMS, WALKING TRAILS, AND MAINTENANCE STRUCTURES)
- ACCESSORY USES**
- CARRIAGE HOMES REPRESENT RESIDENTIAL UNITS ABOVE DETACHED GARAGE STRUCTURES. THESE UNITS WILL 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.
- *** TOTAL RETAIL/RESTAURANT/OFFICE SQUARE FOOTAGE SHALL NOT INCLUDE SQUARE FOOTAGE ASSOCIATED WITH STAIRWELLS, ROOFTOP TERRACES, PATIOS, ELEVATOR CORES, OR UTILITY AND MAINTENANCE ROOMS.

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 SUB AS SHOWN ON THE REZONING PLAN, UNTIL ACCEPTANCE AND APPROVAL OF THE CONNECTION BY ALL PARTIES, THE PETITIONER HAS ILLUSTRATED A POTENTIAL FUTURE RIGHT-OF-WAY CONNECTION LOCATION ON THE SKETCH PLAN TO THE COMMON PROPERTY LINE.

- B. ROADWAY ALIGNMENTS. THE ALIGNMENTS OF THE INTERNAL NCDOT PUBLIC STRIPS, 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 ALL ON-STREET PARKING AREAS WILL BE THE RESPONSIBILITY OF THE WEDDINGTON GREEN DEVELOPMENT HOA AND WILL BE IDENTIFIED BY AREA OF PAYMENT THAT EXTENDS BEYOND THE 2" CONCRETE GUTTER BANDING. ON-STREET PARKING MAY BE CONSTRUCTED USING ANY OF THE FOLLOWING MATERIALS SOLELY OR IN COMBINATION: LIGHT-DUTY CONCRETE (STANDARD, STAMPED AND/OR STAINED), LIGHT-DUTY ASPHALT (STANDARD, STAMPED AND/OR STAINED), OR VEHICULAR GRADE PAVERS. THE DETAILS OF THE INSTALLATION AND MAINTENANCE OF THESE SPACES WILL BE MEMORIALIZED IN A DEVELOPER MAINTENANCE AND ENCROACHMENT AGREEMENT WITH NCDOT.

1. ALL STREETS SHALL 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.

2025 PHASE 1 BUILD (ALL RESIDENTIAL AND BREWERY/TAPROOM/BREW/PUB/EVENT-GATHERING SPACE)

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 150 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 200 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

EXTEND THE EXISTING WESTBOUND LEFT TURN LANE TO THE ROUNDABOUT AT WEDDINGTON-MATTHEWS ROAD TO PROVIDE AN ADDITIONAL RECEIVING LANE FOR THE IMPROVEMENTS AT THE INTERSECTION WEDDINGTON ROAD AND WEDDINGTON-MATTHEWS ROAD.

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.

2027 FULL BUILD OUT (REMAINING RETAIL/RESTAURANT/OFFICE AREA)

REA ROAD AND PROVIDENCE ROAD INTERSECTION

CONSTRUCT AN EASTBOUND LEFT TURN LANE WITH 425 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH ONTO PROVIDENCE ROAD.

IV. ARCHITECTURAL STANDARDS

- A. ALL ARCHITECTURAL ELEVATIONS MUST BE REVIEWED AND APPROVED BY THE WEDDINGTON GREEN DESIGN REVIEW COMMITTEE (DRG). DRG TO BE COMPRISED OF UP TO EIGHT MEMBERS INCLUDING THE MASTER DEVELOPER, FOUR DEVELOPMENT PARTNERS, TWO DESIGN CONSULTANTS, AND A TOWN OF WEDDINGTON STAFF OR BOARD MEMBER REPRESENTATIVE.

- B. RESIDENTIAL. THE RESIDENTIAL USES, REGARDLESS OF ATTACHED OR DETACHED CONSTRUCTION, PROPOSED THROUGHOUT THE DEVELOPMENT WILL BE DESIGNED TO INCLUDE BUT ARE NOT LIMITED TO: FRONT PORCHES, HINGED ENTRANCES RELATIVE 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 35' IN HEIGHT AS MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE ALONG THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF A FLAT ROOF OR TO THE EAVES 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 12" 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), STONE, 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'.

- b) OFFICE/RETAIL/RESTAURANT. THE NON-RESIDENTIAL USES, WILL BE DESIGNED TO INCLUDE BUT ARE NOT LIMITED TO: COVERED ENTRANCES USING METAL OR CANVAS AWNINGS, 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 STREET FRONTAGE.

3. OPERABLE DOOR SPACING SHALL NOT EXCEED 75 FEET EXCEPT WHERE SIDEWALKS ARE GREATER THAN A 5% SLOPE.

4. BUILDING SIDE AND REAR ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET 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 FINISHED WITH BUILDING MATERIALS COMPATIBLE WITH THE PRINCIPAL STRUCTURE.

7. NON-RESIDENTIAL USES SHALL NOT EXCEED THREE-STORIES AND 40' IN HEIGHT AS MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE ALONG THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF A FLAT ROOF OR TO THE EAVES AS DEFINED IN THE ORDINANCE. ROOF TOP TERRACES SHALL NOT COUNT TOWARDS A STORY SINCE IT IS DOES NOT REPRESENT HABITABLE SPACE.

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 IN THE REZONING SITE PLAN OR STREET SECTIONS.

1. ALONG THE MAIN STREET ENTRANCE INTERSECTING WITH PROVIDENCE ROAD, THE PLANTING STRIP MAY BE REPLACED IN LIEU OF HARDSCAPE FROM THE BUILDING FACE TO THE BACK OF CURB. PLANTING AREAS WILL BE LOCATED ALONG THE STREET FRONTAGE IN PLACE OF A CONTINUOUS PLANTING STRIP TO PROVIDE BETTER CONNECTIVITY TO THE ON-STREET PARKING SPACES AND RELATIONSHIP WITH SHOP AND RESTAURANT FAÇADES.

2. ALONG THE PARK DRIVE LOOP, THE STREETScape AREA FRONTAGE THE GREEN/PARK WILL PROVIDE AN 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 ILLUMINATED 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.

- a) THE BUFFER FOR THE PROVIDENCE ROAD FRONTAGE IS TO PROVIDE A TRIPLE ROW OF VEGETATION FOR SCREENING, AS WELL AS A PARALLEL SIDEWALK TO PROVIDE INCREASED SEPARATION OF THE PEDESTRIAN FROM THE TRAVEL LANES. MASONRY WALLS FINISHED IN BUILDING MATERIALS COMPATIBLE WITH THE MAIN STREET BUILDINGS WILL BE EXTENDED ALONG THE FRONTAGE TO SCREEN THE PARKING AREAS FROM ADJACENT PROPERTY AND ROAD FRONTAGE VISIBILITY.

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 6' HT MASONRY WALL FINISHED WITH BRICK OR STONE.

- 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. STREAM 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 UNITED STATES ARMY CORP. OF ENGINEERS (USACE), UNION COUNTY AND THE TOWN OF WEDDINGTON.

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

- F. SEWER. SEWER SERVICE SHALL BE COORDINATED IN A TEMPORARY AND PERMANENT CONDITION. THE SITE DRAINS TOWARDS UNION COUNTY TWELVE MILE CREEK BASIN. AT THE TIME OF THE PETITION, THE SITE 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

- 250 PERSON CAPACITY AMPHITHEATER LOCATED AT THE INTERSECTION OF MAIN STREET AND PARK DRIVE LOOP

- GRADE PAD AREA TO ACCOMMODATE FUTURE CONSTRUCTION OF THE PLAYGROUND AND PAVILION STRUCTURE BY THE TOWN OF WEDDINGTON

1. THE PETITIONER MAY DESIGN AND CONSTRUCT UP TO TWO STORMWATER MANAGEMENT FEATURES WITHIN THE PARKLAND. THESE STORMWATER FEATURES WILL BE WET PONDS MAINTAINING A WATER LEVEL AT ALL TIMES. EACH STORMWATER POND WILL HAVE A SPRAY FEATURE(S) AND ENHANCED LANDSCAPE TO MAKE THE PONDS AN AMENITY NOT JUST FUNCTIONAL. THE MAINTENANCE AND INSPECTION RESPONSIBILITY WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CCRS.

2. THE DEDICATION OF THE PARKLAND TO THE TOWN OF WEDDINGTON WILL NOT REMOVE THE ABILITY OF THE PETITIONER TO COUNT THIS AREA TOWARDS ANY ORDINANCE REQUIRED PASSIVE OR ACTIVE OPEN SPACE.

3. THE PARKLAND AREA SHALL BE FULLY CONSTRUCTED, AS IDENTIFIED ABOVE, 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.

- a) THE PETITIONER WILL EXTEND ALL AVAILABLE UTILITIES FOR CONNECTION TO PARKLAND FEATURES AND STRUCTURES. THE UTILITIES WILL BE STUBBED JUST BEYOND THE PUBLIC STREET R/W.

- 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 BE THE MAIN 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: MIXED-USE
PROPOSED USE: RETAIL, RESTAURANT, OFFICE, SINGLE FAMILY DETACHED LOTS, PARK/OPEN SPACES

SITE ACREAGE: 80.81 AC± (PER SURVEY)

RETAIL, OFFICE, RESTAURANT: 117,600 SF

TOWN OF WEDDINGTON
SUMMARY PROPOSED GENERAL FUND BUDGET
FYE 6/30/2023

	FY2022 AMENDED BUDGET	FY2023 PROPOSED BUDGET
Tax Rate 4.8 cents		
Revenues		
Ad Valorem Taxes	\$ 1,554,500	\$ 1,517,000
State-Collected Revenues	940,000	1,042,500
Zoning and Subdivision Revenues	\$ 44,700	\$ 30,000
Other Revenues	\$ 1,380	\$ 2,000
Total Revenues	\$ 2,540,580	\$ 2,591,500
Expenditures		
Administrative Expenditures	\$ 719,715	\$ 552,540
Planning and Zoning Expenditures	584,290	780,085
General Government Expenditures	1,236,575	1,258,875
Total Expenditures	\$ 2,540,580	\$ 2,591,500
Appropriation from Fund Balance	\$ -	\$ -

TOWN OF WEDDINGTON
PROPOSED GENERAL FUND BUDGET
FY2023

Changes in yellow				
	ACTUAL AS OF 6/30/21	AMENDED BUDGET FY22	ACTUAL 4/30/2022	PROPOSED BUDGET FY23
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	1,202,284.82	1,425,000.00	1,413,867.41	1,400,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	11,498.68	5,000.00	1,979.75	2,500.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	3,551.04	2,250.00	3,245.96	2,250.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	115,454.70	120,000.00	91,723.30	110,000.00
10-3115-180 TAX INTEREST	4,396.38	2,250.00	2,836.14	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	492,486.94	470,000.00	490,758.10	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	29,903.50	10,000.00
10-3350-400 SUBDIVISION FEES	10,902.50	3,500.00	2,360.00	10,000.00
STORMWATER EROSION	4,346.12	16,200.00	16,400.00	10,000.00
10-3830-891 MISCELLANEOUS REVENUES	16,395.83	1,000.00	9,593.51	1,000.00
10-3831-491 INVESTMENT INCOME	2,548.84	380.00	270.78	1,000.00
TOTAL REVENUE	2,400,125.16	2,540,580.00	2,291,966.54	2,591,500.00
GENERAL GOVERNMENT EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	783,798.00	801,625.00	667,854.20	817,675.00
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	317,239.20	334,775.00
10-4110-192 ATTORNEY FEES - GENERAL	72,640.50	65,000.00	47,800.50	67,500.00
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	4,500.00
10-4110-343 SPRING EVENT	520.93	10,175.00	660.00	10,175.00
10-4110-344 OTHER COMMUNITY EVENTS	527.19	4,850.00		2,250.00
10-4110-495 EVENT PUBLIC SAFETY		3,000.00	460.50	4,000.00
TOTAL GENERAL GOVT EXPENDITURE	1,164,516.44	1,236,575.00	1,049,288.89	1,258,875.00
ADMINISTRATIVE EXPENDITURE:				
10-4120-121 SALARIES - CLERK	28,187.24	54,275.00	40,510.18	50,500.00
10-4120-123 SALARIES - TAX COLLECTOR	50,081.17	58,500.00	46,012.73	53,000.00
10-4120-124 SALARIES - FINANCE OFFICER	16,314.82	18,000.00	15,280.60	13,500.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,200.00	22,538.80	25,200.00
10-4120-181 FICA EXPENSE	9,162.92	15,000.00	9,342.78	10,875.00
10-4120-182 EMPLOYEE RETIREMENT	12,696.90	25,000.00	15,860.94	17,150.00
10-4120-183 EMPLOYEE INSURANCE	14,764.50	16,000.00	11,600.00	15,000.00
10-4120-184 EMPLOYEE LIFE INSURANCE	157.92	200.00	171.52	180.00
10-4120-185 EMPLOYEE S-T DISABILITY	144.00	200.00	130.00	175.00
SALARY ADJUSTMENTS		0.00		9,010.00
10-4120-191 AUDIT FEES	8,500.00	8,750.00	8,500.00	8,750.00
10-4120-193 CONTRACT LABOR	42,121.50	103,000.00	73,391.08	51,500.00
10-4120-200 OFFICE SUPPLIES - ADMIN	6,167.97	17,000.00	7,894.30	9,000.00
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	1,175.75	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	2,924.39	5,000.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	11,506.38	12,500.00	5,067.00	7,500.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	69,436.42	80,000.00	61,593.01	72,450.00

TOWN OF WEDDINGTON
PROPOSED GENERAL FUND BUDGET
FY2023

	ACTUAL AS OF 6/30/21	AMENDED BUDGET FY22	ACTUAL 4/30/2022	PROPOSED BUDGET FY23
Changes in yellow				
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	50,440.96	92,500.00	40,379.00	102,500.00
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	4,300.00	6,000.00
10-4120-500 CAPITAL EXPENDITURES	75,984.33	105,000.00	88,514.11	19,500.00
10-4120-370 ADVERTISING - ADMIN	630.47	1,000.00	39.10	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	-1,458.62	500.00	265.30	500.00
10-4120-400 ADMINISTRATIVE:TRAINING	3,022.63	4,500.00	1,633.13	4,500.00
10-4120-410 ADMINISTRATIVE:TRAVEL	1,818.54	4,000.00	3,756.92	4,000.00
10-4120-450 INSURANCE	15,277.47	16,570.00	14,359.94	16,500.00
10-4120-491 DUES & SUBSCRIPTIONS	22,672.26	25,000.00	17,916.78	25,000.00
10-4120-498 GIFTS & AWARDS	528.57	2,000.00	682.63	2,000.00
10-4120-499 MISCELLANEOUS	3,692.25	17,020.00	8,787.32	15,500.00
TOTAL ADMINISTRATIVE EXPENSE	479,231.40	719,715.00	505,929.48	552,540.00
PLANNING & ZONING EXPENDITURE:				
10-4130-121 SALARIES - PLANNER/ADMINISTRATOR	71,130.33	42,440.00		82,500.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATOR		500.00		0.00
10-4130-123 SALARIES - ADMINISTRATIVE ASSISTANT	30,769.47	30,000.00	22,839.87	18,250.00
10-4130-124 SALARIES - PLANNING BOARD	4,550.00	5,100.00	3,100.00	5,150.00
10-4130-125 SALARIES - SIGN REMOVAL	3,545.60	7,000.00	2,442.20	7,500.00
10-4130-181 FICA EXPENSE - P&Z	8,118.61	10,000.00	2,047.20	8,725.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	16,814.37	15,000.00	2,746.69	19,250.00
10-4130-183 EMPLOYEE INSURANCE - P&Z	15,470.00	17,500.00	4,640.00	15,000.00
10-4130-184 EMPLOYEE LIFE INSURANCE - P&Z	207.20	265.00	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		3,510.00
10-4130-192 CONSULTING STORMWATER EROSION CONTROL	58,706.13	90,000.00	60,443.05	84,000.00
10-4130-193 CONSULTING	57,135.86	63,560.00	35,711.78	60,000.00
10-4130-194 CONSULTING - COG	8,047.00	32,000.00	4,960.00	10,000.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	5,582.16	7,500.00	7,604.29	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	250,000.00	173,058.00	445,000.00
10-4130-321 TELEPHONE - PLANNING & ZONING	1,660.33	2,000.00	1,175.76	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	3,562.80	5,000.00
10-4130-370 ADVERTISING - PLANNING & ZONING	509.77	1,000.00	39.10	1,000.00
TOTAL PLANNING EXPENSE	299,454.71	584,290.00	326,575.63	780,085.00
TOTAL EXPENDITURES	1,943,202.55	2,540,580.00	1,881,794.00	2,591,500.00
NET OPERATING REVENUES/(EXPENDITURES)	456,922.61	0.00	410,172.54	(0.00)

TOWN OF WEDDINGTON
POTENTIAL NON-OPERATING REVENUES & EXPENDITURES

Changes in yellow

		PROPOSED FY2023	FY2022
ESTIMATED OPERATING REVENUES		610,345.00	559,440.00
Zoning & Permit Fees		5,000.00	15,000.00
Subdivision Fees			
	Weddington Green??		
	Future unidentified	5,000.00	5,000.00
Driveway easement			
TOTAL ADJUSTED NET OPERATING REVENUES		620,345.00	579,440.00
<u>Proposed non-operating expenditures to be funded</u>			
WCVFD	Fire service contract increase (requested 2%; actual ad valorem 1.59%)	16,050.00	17,625.00
Police	Increase in contract price (approx 4%)	17,850.00	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	1,500.00	3,500.00
	Tree lighting/Christmas cards & decorations	4,500.00	4,500.00
	Litter sweeps	750.00	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		
	Turkey Trot registration fees		
	Event sponsorship revenue		
Office supplies	Ipads/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	5,000.00	
Building	Town Hall		5,000.00
Maintenance	Electrical repairs		
	Streaming	7,000.00	
Consulting/	Code Enforcement contract	10,000.00	9,685.00
Contract Labor	Code Enforcement (funds for remedies; Ambassador Ct)	0.00	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	Merit/Bonus/Taxes/Benefits	11,000.00	5,500.00
	Retirement benefits increase due to increase in rates	1,520.00	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	104,000.00	
	Tilley-Morris roundabout (FY23 budgets for 20% construction cost overrun)	145,000.00	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	121,000.00	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)		
Total cost of non-operating expenditures		620,345.00	654,440.00
Net Revenues/(Fund Balance Appropriation)		0.00	(\$75,000.00)

**TOWN OF WEDDINGTON
PROPOSED ARPA SPECIAL REVENUE FUNDS
BY FISCAL YEAR**

ARPA REVENUES

Deposit 8/16/21	815,793.75
Deposit 2 - To be received FY23	815,793.75
TOTAL	<u>1,631,587.50</u>

ARPA EXPENDITURES (STANDARD ALLOWANCE METHOD)

FY2022 (October 1, 2021- June 30, 2022)

Law Enforcement	
Town salaries & benefits (10/1/22-3/31/22)	96,233.51
Town salaries & benefits (4th qtr projection)	64,804.92
	<u>161,038.43</u>

FY2023 (July 1, 2022- June 30, 2023)

Law Enforcement	334,764.90
Town salaries & benefits	306,908.59
	<u>641,673.49</u>

FY2024 (July 1, 2023-June 30, 2024)

Law Enforcement	348,155.50
Town salaries & benefits	317,902.62
	<u>666,058.12</u>

FY2025 (July 1, 2024-June 30, 2025)

Law Enforcement	
Town salaries & benefits	179,068.21
Cap reduction	-16,250.75
	<u>162,817.46</u>

TOTAL ARPA EXPENDITURES	<u><u>1,631,587.50</u></u>
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TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Interim Planner

DATE: April 20, 2022

SUBJECT: Hemby Place – Preliminary Plat/Final Plat

Toll Brothers submitted a preliminary plat and final plat application for 35 lots on 43.16 acres located at the southeast 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

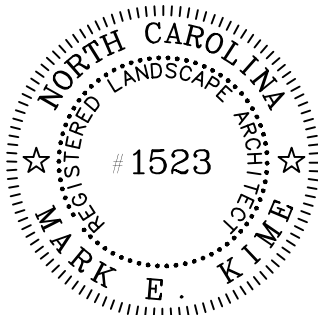
The Planning Board will review the preliminary plat and final plat on April 25, 2022 and if approved the Town Council will consider both plats May 9, 2022.

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.

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

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MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA _____

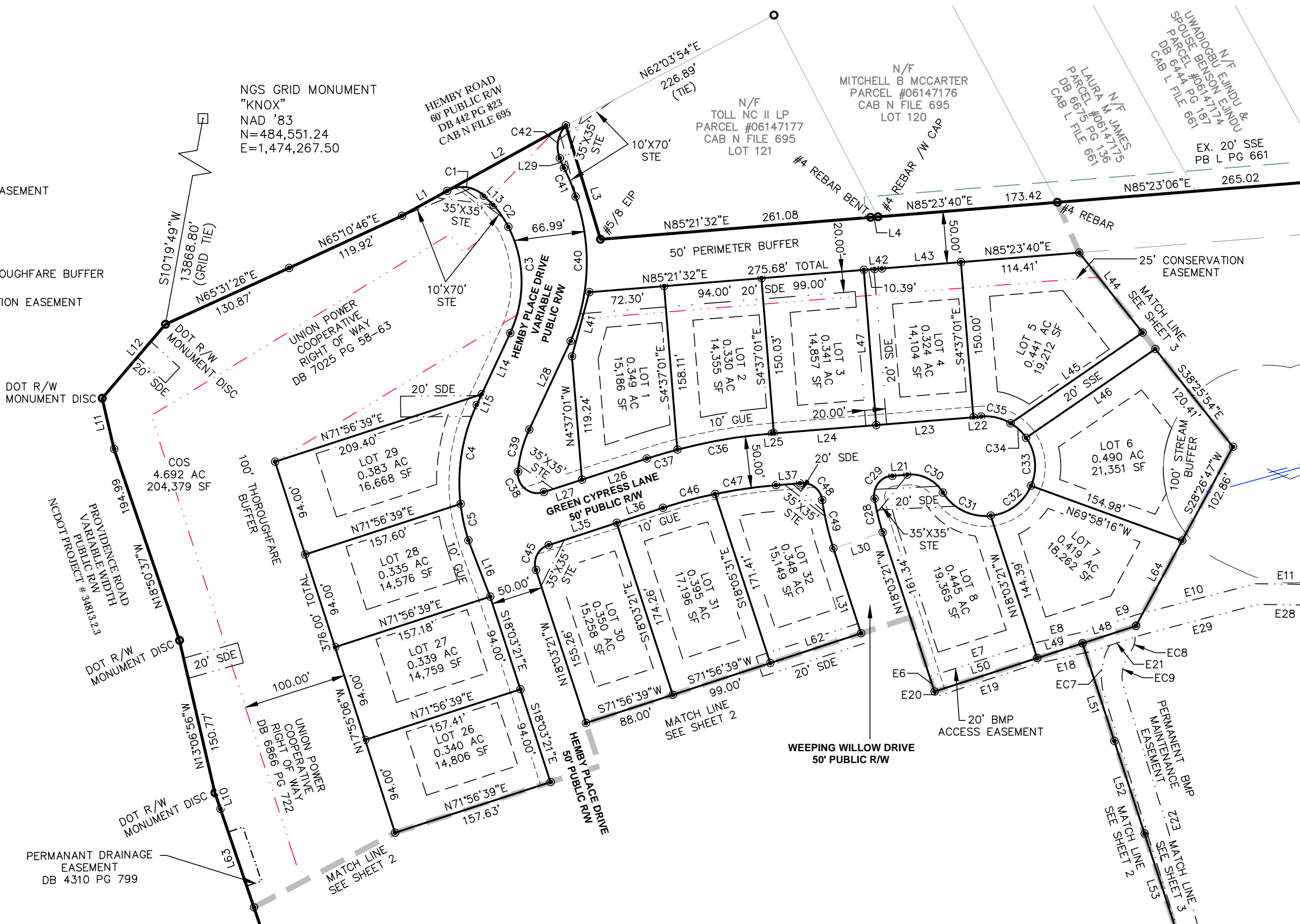
STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____ REVIEW OFFICER OF UNION COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
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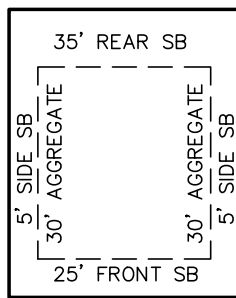
DATE _____ REVIEW OFFICER _____



VICINITY MAP
NOT TO SCALE

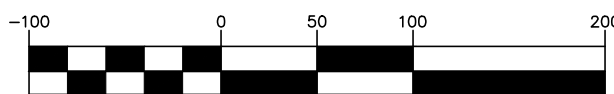


NC GRID NAD '83 SEE NOTE 1



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:

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.
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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
- FH - FIRE HYDRANT
- UE - UTILITY EASEMENT
- - GRID MONUMENT/CONTROL CORNER (CC)
- TCE - TEMPORARY CONSTRUCTION EASEMENT
- CMU - CLUSTER MAILBOX UNIT
- - PROPERTY LINE
- - PERIMETER BUFFER
- - SETBACK
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- - 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 RECORDING

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MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF UNION

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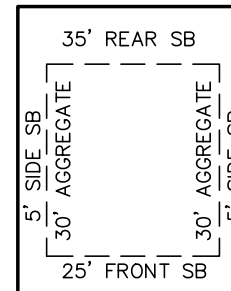
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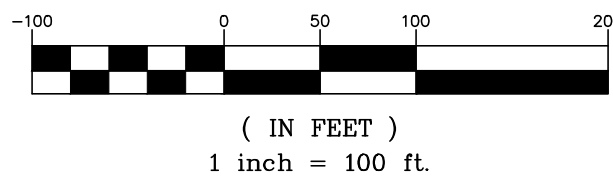
VICINITY MAP
NOT TO SCALE

NE GRID NAD 83 SEE NOTE 1



TYPICAL LOT
SETBACKS (SB)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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UNION COUNTY, NORTH CAROLINA

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4727

JOB NO.

3-30-22

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SURVEYED BY

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SCALE

PREPARED BY

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2

4

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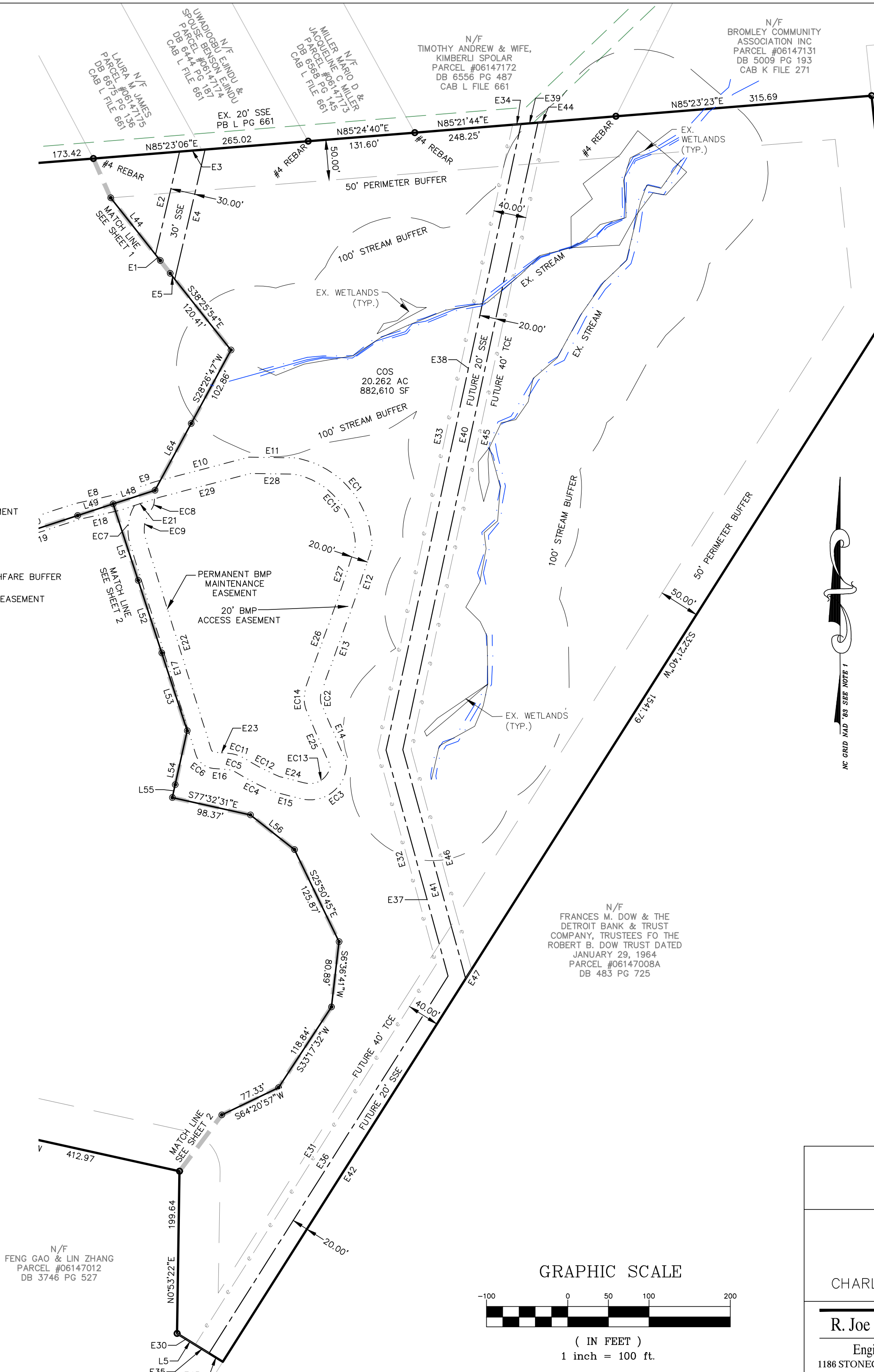
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FOR REVIEW

BRYAN P. LACKEY, PLS

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



STATE OF NORTH CAROLINA
COUNTY OF UNION

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DATE REVIEW OFFICER

APPROVAL FOR STREETS, UTILITIES AND IMPROVEMENTS

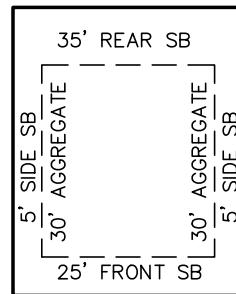
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MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA DATE

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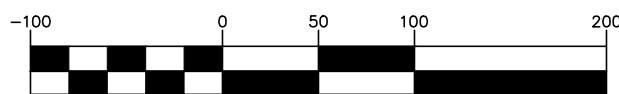
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MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA



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
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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:

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OWNER

DATE

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FOR REVIEW

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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

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

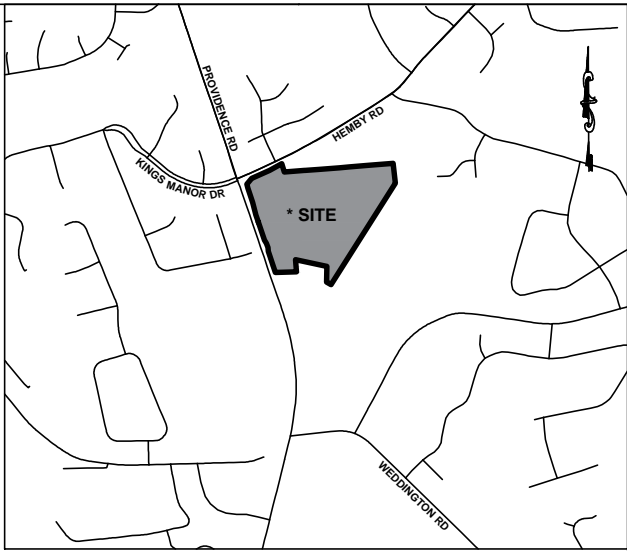
Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	38.14	30.00	35.63	S82°26'36"E	72°50'51"
C2	25.73	119.85	25.68	S34°24'38"E	12°18'05"
C3	106.03	116.14	102.39	S1°00'43"E	52°18'41"
C4	97.80	178.00	96.58	S9°17'05"W	31°28'53"
C5	36.04	178.00	35.97	S12°15'22"E	11°35'58"
C6	6.49	175.00	6.49	S19°07'06"E	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

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

R/JH & ASSOC

SURVEYED BY

1" = 100'

SCALE

PREPARED BY

DC

CHECKED BY

KMG

SHEET

OF

4

4



TOWN OF WEDDINGTON

www.townofweddington.com

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

MONTHLY REPORT / Active Cases – April 2022

1. **130 Bluebird Lane** – Complaint regarding “Illegal Sign” on fence. Photos taken and CL issued on 3/3/22. No response. First NOV issued to owner on 3/25/22. Owner called and disputed validity of violation. Second NOV issued to homeowner on 4.1.22. Large sign removed 4/11/22. Smaller sign installed on 4/11/22
2. **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. Site visit 4/11/22 building has not been relocated. Owner hiring surveyor to identify property lines to assist with relocation of building.
3. **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. Site visit 4/11/22 - Construction stopped. Building frame remains.
4. **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. Clean-up activity in progress. Site clean up in progress. Some vehicles remain. Site visit on 4/11/22 major improvement. Will continue to monitor.
5. **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. 4/11/22 Site visit conducted. Structure still in violation.
6. **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
7. **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.**

Statement of Revenue and Expenditures

Revenue Account Range: First to Last

Expend Account Range: First to Last

Print Zero YTD Activity: No

Include Non-Anticipated: Yes

Include Non-Budget: No

Year To Date As Of: 04/30/22

Current Period: 04/01/22 to 04/30/22

Prior Year: 04/01/21 to 04/30/21

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Cancel	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	\$4,352.50	\$1,425,000.00	\$23,669.76	\$1,413,867.41	\$0.00	-\$11,132.59	99%
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	\$1,718.04	\$5,000.00	\$564.82	\$1,979.75	\$0.00	-\$3,020.25	40%
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	\$473.34	\$2,250.00	\$380.05	\$3,245.96	\$0.00	\$995.96	144%
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	\$10,189.16	\$120,000.00	\$10,895.81	\$91,723.30	\$0.00	-\$28,276.70	76%
10-3115-180	TAX INTEREST	\$582.59	\$2,250.00	\$1,041.96	\$2,836.14	\$0.00	\$586.14	126%
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	\$38,517.25	\$470,000.00	\$43,128.82	\$490,758.10	\$0.00	\$20,758.10	104%
10-3322-220	BEER & WINE TAX	\$0.00	\$45,000.00	\$0.00	\$0.00	\$0.00	-\$45,000.00	0%
10-3324-220	UTILITY FRANCHISE TAX	\$0.00	\$425,000.00	\$0.00	\$229,028.09	\$0.00	-\$195,971.91	54%
10-3329-220	ARP FEDERAL FUNDS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-3340-400	ZONING & PERMIT FEES	\$4,075.00	\$25,000.00	\$1,200.00	\$29,903.50	\$0.00	\$4,903.50	120%
10-3350-400	SUBDIVISION FEES	\$0.00	\$3,500.00	\$0.00	\$2,360.00	\$0.00	-\$1,140.00	67%
10-3360-400	STORMWATER EROSION CONTROL FEES	\$0.00	\$16,200.00	\$1,200.00	\$16,400.00	\$0.00	\$200.00	101%
10-3830-891	MISCELLANEOUS REVENUES	-\$0.78	\$1,000.00	\$100.00	\$9,593.51	\$0.00	\$8,593.51	959%
10-3831-491	INVESTMENT INCOME	\$96.96	\$380.00	\$36.52	\$270.78	\$0.00	-\$109.22	71%
General Fund Revenue Total		\$60,004.06	\$2,540,580.00	\$82,217.74	\$2,291,966.54	\$0.00	-\$248,613.46	90%

Expend Account	Description	Prior Yr Expd	Budgeted	Curr Expd	YTD Expd	Cancel	Balance	% Expd
10-4110-000	GENERAL GOVERNMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-120	FIRE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-126	FIRE DEPT SUBSIDIES	\$65,316.50	\$801,625.00	\$66,785.42	\$667,854.20	\$0.00	\$133,770.80	83%
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	0%
10-4110-150	POLICE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-155	POLICE PROTECTION	\$75,855.73	\$316,925.00	\$79,309.80	\$317,239.20	\$0.00	-\$314.20	100%
10-4110-160	EVENT PUBLIC SAFETY	\$0.00	\$3,000.00	\$220.50	\$460.50	\$0.00	\$2,539.50	15%
10-4110-180	GOVERNING BOARD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-190	LEGAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-192	ATTORNEY FEES - GENERAL	\$5,000.00	\$65,000.00	\$5,000.00	\$47,800.50	\$0.00	\$17,199.50	74%

Statement of Revenue and Expenditures

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Cancel</i>	<i>Balance</i>	<i>% Expd</i>
10-4110-193	ATTORNEY FEES - LITIGATION	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	0%
10-4110-320	OTHER GENERAL GOVERNMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-330	ELECTION EXPENSE	\$0.00	\$13,000.00	\$0.00	\$12,753.37	\$0.00	\$246.63	98%
10-4110-340	PUBLICATIONS	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00	0%
10-4110-342	HOLIDAY/TREE LIGHTING	\$0.00	\$4,500.00	\$0.00	\$2,521.12	\$0.00	\$1,978.88	56%
10-4110-343	SPRING EVENT	\$412.50	\$10,175.00	\$0.00	\$660.00	\$0.00	\$9,515.00	6%
10-4110-344	OTHER COMMUNITY EVENTS	\$0.00	\$4,850.00	\$0.00	\$0.00	\$0.00	\$4,850.00	0%
4110 Total		\$146,584.73	\$1,236,575.00	\$151,315.72	\$1,049,288.89	\$0.00	\$187,286.11	85%
10-4120-000	ADMINISTRATIVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-120	SALARIES & EMPLOYEE BENEFITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-121	SALARIES - CLERK	\$2,168.78	\$54,275.00	\$3,939.75	\$40,510.18	\$0.00	\$13,764.82	75%
10-4120-123	SALARIES - TAX COLLECTOR	\$3,866.40	\$58,500.00	\$3,908.75	\$46,012.73	\$0.00	\$12,487.27	79%
10-4120-124	SALARIES - FINANCE OFFICER	\$1,696.13	\$18,000.00	\$1,901.89	\$15,280.60	\$0.00	\$2,719.40	85%
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	\$2,100.00	\$25,200.00	\$2,100.00	\$22,538.80	\$0.00	\$2,661.20	89%
10-4120-181	FICA EXPENSE	\$752.10	\$15,000.00	\$906.57	\$9,342.78	\$0.00	\$5,657.22	62%
10-4120-182	EMPLOYEE RETIREMENT	\$992.98	\$25,000.00	\$1,527.33	\$15,860.94	\$0.00	\$9,139.06	63%
10-4120-183	EMPLOYEE INSURANCE	\$1,246.00	\$16,000.00	\$1,160.00	\$11,600.00	\$0.00	\$4,400.00	72%
10-4120-184	EMPLOYEE LIFE INSURANCE	\$13.72	\$200.00	\$16.96	\$171.52	\$0.00	\$28.48	86%
10-4120-185	EMPLOYEE S-T DISABILITY	\$12.00	\$200.00	\$13.00	\$130.00	\$0.00	\$70.00	65%
10-4120-190	PROFESSIONAL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-191	AUDIT FEES	\$0.00	\$8,750.00	\$8,500.00	\$8,500.00	\$0.00	\$250.00	97%
10-4120-193	CONTRACT LABOR	\$0.00	\$103,000.00	\$1,085.58	\$73,391.08	\$0.00	\$29,608.92	71%
10-4120-200	OTHER ADMINISTRATIVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-205	OFFICE SUPPLIES - ADMIN	\$148.86	\$17,000.00	\$2,815.69	\$7,894.30	\$0.00	\$9,105.70	46%
10-4120-210	PLANNING CONFERENCE	\$0.00	\$1,000.00	\$0.00	\$307.98	\$0.00	\$692.02	31%
10-4120-321	TELEPHONE - ADMIN	\$136.50	\$2,000.00	\$131.34	\$1,175.75	\$0.00	\$824.25	59%
10-4120-325	POSTAGE - ADMIN	\$33.20	\$2,500.00	\$0.00	\$2,020.83	\$0.00	\$479.17	81%
10-4120-331	UTILITIES - ADMIN	\$244.94	\$5,000.00	\$212.37	\$2,924.39	\$0.00	\$2,075.61	58%
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	\$3,260.00	\$12,500.00	\$4,262.00	\$5,067.00	\$0.00	\$7,433.00	41%
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	\$6,578.15	\$80,000.00	\$6,265.21	\$61,593.01	\$0.00	\$18,406.99	77%

Statement of Revenue and Expenditures

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Cancel</i>	<i>Balance</i>	<i>% Expd</i>
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	\$3,750.00	\$92,500.00	\$4,215.00	\$40,379.00	\$0.00	\$52,121.00	44%
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	\$0.00	\$1,500.00	\$0.00	\$973.36	\$0.00	\$526.64	65%
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	\$500.00	\$6,000.00	\$800.00	\$4,300.00	\$0.00	\$1,700.00	72%
10-4120-370	ADVERTISING - ADMIN	\$0.00	\$1,000.00	\$39.10	\$39.10	\$0.00	\$960.90	4%
10-4120-397	TAX LISTING & TAX COLLECTION FEES	-\$13.05	\$500.00	\$265.30	\$265.30	\$0.00	\$234.70	53%
10-4120-400	ADMINISTRATIVE:TRAINING	\$0.00	\$4,500.00	\$718.13	\$1,633.13	\$0.00	\$2,866.87	36%
10-4120-410	ADMINISTRATIVE:TRAVEL	\$411.54	\$4,000.00	\$708.08	\$3,756.92	\$0.00	\$243.08	94%
10-4120-450	INSURANCE	\$0.00	\$16,570.00	\$0.00	\$14,359.94	\$0.00	\$2,210.06	87%
10-4120-491	DUES & SUBSCRIPTIONS	\$309.44	\$25,000.00	\$179.00	\$17,916.78	\$0.00	\$7,083.22	72%
10-4120-498	GIFTS & AWARDS	\$0.00	\$2,000.00	\$133.73	\$682.63	\$0.00	\$1,317.37	34%
10-4120-499	MISCELLANEOUS	\$674.15	\$17,020.00	\$55.00	\$8,787.32	\$0.00	\$8,232.68	52%
10-4120-500	CAPITAL EXPENDITURES	\$0.00	\$105,000.00	\$0.00	\$88,514.11	\$0.00	\$16,485.89	84%
	4120 Total	\$28,881.84	\$719,715.00	\$45,859.78	\$505,929.48	\$0.00	\$213,785.52	70%
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-120	SALARIES & EMPLOYEE BENEFITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-121	SALARIES - ZONING ADMINISTRATOR	\$6,666.66	\$42,440.00	\$0.00	\$0.00	\$0.00	\$42,440.00	0%
10-4130-122	SALARIES - ASST ZONING ADMINISTRATR	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0%
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	\$2,693.73	\$30,000.00	\$1,507.50	\$22,839.87	\$0.00	\$7,160.13	76%
10-4130-124	SALARIES - PLANNING BOARD	\$325.00	\$5,100.00	\$300.00	\$3,100.00	\$0.00	\$2,000.00	61%
10-4130-125	SALARIES - SIGN REMOVAL	\$350.02	\$7,000.00	\$222.74	\$2,442.20	\$0.00	\$4,557.80	35%
10-4130-181	FICA EXPENSE - P&Z	\$739.51	\$10,000.00	\$155.34	\$2,047.20	\$0.00	\$7,952.80	20%
10-4130-182	EMPLOYEE RETIREMENT - P&Z	\$1,573.60	\$15,000.00	\$0.00	\$2,746.69	\$0.00	\$12,253.31	18%
10-4130-183	EMPLOYEE INSURANCE	\$1,547.00	\$17,500.00	\$0.00	\$4,640.00	\$0.00	\$12,860.00	27%
10-4130-184	EMPLOYEE LIFE INSURANCE	\$22.40	\$265.00	\$0.00	\$40.32	\$0.00	\$224.68	15%
10-4130-185	EMPLOYEE S-T DISABILITY	\$12.00	\$175.00	\$0.00	\$52.00	\$0.00	\$123.00	30%
10-4130-190	CONTRACTED SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-192	CONSULTING STORMWATER CONTROL	\$0.00	\$90,000.00	\$5,869.72	\$60,443.05	\$0.00	\$29,556.95	67%
10-4130-193	CONSULTING	\$19,694.52	\$63,560.00	\$1,820.00	\$35,711.78	\$0.00	\$27,848.22	56%
10-4130-194	CONSULTING - COG	\$0.00	\$32,000.00	\$0.00	\$4,960.00	\$0.00	\$27,040.00	16%
10-4130-195	STORMWATER EROSION CONTROL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

Statement of Revenue and Expenditures

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Cancel</i>	<i>Balance</i>	<i>% Expd</i>
10-4130-200	OTHER PLANNING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	\$148.86	\$7,500.00	\$2,712.44	\$7,604.29	\$0.00	-\$104.29	101%
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	\$0.00	\$2,500.00	\$0.00	\$55.49	\$0.00	\$2,444.51	2%
10-4130-215	HISTORIC PRESERVATION	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	0%
10-4130-220	INFRASTRUCTURE	\$0.00	\$250,000.00	\$173,058.00	\$173,058.00	\$0.00	\$76,942.00	69%
10-4130-321	TELEPHONE - PLANNING & ZONING	\$136.49	\$2,000.00	\$131.35	\$1,175.76	\$0.00	\$824.24	59%
10-4130-325	POSTAGE - PLANNING & ZONING	\$0.00	\$2,500.00	\$0.00	\$2,057.08	\$0.00	\$442.92	82%
10-4130-331	UTILITIES - PLANNING & ZONING	\$244.93	\$5,000.00	\$257.67	\$3,562.80	\$0.00	\$1,437.20	71%
10-4130-370	ADVERTISING - PLANNING & ZONING	\$61.00	\$1,000.00	\$39.10	\$39.10	\$0.00	\$960.90	4%
4130 Total		\$34,215.72	\$584,290.00	\$186,073.86	\$326,575.63	\$0.00	\$257,714.37	56%
General Fund Expend Total		\$209,682.29	\$2,540,580.00	\$383,249.36	\$1,881,794.00	\$0.00	\$658,786.00	74%

10	General Fund		<u>Prior</u>	<u>Current</u>	<u>YTD</u>
		Revenue:	\$60,004.06	\$82,217.74	\$2,291,966.54
		Expended:	\$209,682.29	\$383,249.36	\$1,881,794.00
		Net Income:	-\$149,678.23	-\$301,031.62	\$410,172.54

Grand Totals			<u>Prior</u>	<u>Current</u>	<u>YTD</u>
		Revenue:	\$60,004.06	\$82,217.74	\$2,291,966.54
		Expended:	\$209,682.29	\$383,249.36	\$1,881,794.00
		Net Income:	-\$149,678.23	-\$301,031.62	\$410,172.54

2022

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	1,556,328.91
10-1120-001	TRINITY MONEY MARKET	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00
10-1130-000	BB&T/TRUIST CHECKING	2,054,369.79
10-1130-001	BB&T/TRUIST MONEY MARKET	250,000.59
10-1140-000	WACHOVIA	0.00
10-1170-000	NC CASH MGMT TRUST	558,883.80
10-1205-000	A/R OTHER	0.00
10-1211-001	A/R PROPERTY TAX	36,285.79
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	2,236.41
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	4,482.67
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	3,251.18
10-1214-000	PREPAID ASSETS	15,825.90
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00
10-1217-000	A/R INTERGOVT	0.00
10-1232-000	SALES TAX RECEIVABLE	647.25
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,425,183.33
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	10,155.51
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00
	Total Assets	<u>7,154,895.23</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	0.00
10-2116-000	CUSTOMER REFUNDS	513.67
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2151-000	FICA TAXES PAYABLE	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00
10-2153-000	STATE W/H TAXES PAYABLE	0.00
10-2154-001	NC RETIREMENT PAYABLE	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	1,188.68
10-2156-000	LIFE INSURANCE PAYABLE	0.00
10-2157-000	401K PAYABLE	0.00
10-2200-000	ENCUMBRANCES	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	3,251.18
10-2620-000	DEFERRED REVENUE - DELQ TAXES	2,236.41
10-2625-000	DEFERRED REVENUE - CURR YR TAX	36,285.79
10-2630-000	DEFERRED REVENUE-NEXT 8	4,482.67
	Total Liabilities	<u>120,583.29</u>
10-2640-001	FUND BALANCE - UNASSIGNED	2,674,633.85
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,672,582.94
10-2640-005	CURRENT YEAR EQUITY YTD	456,922.61
	Total	<u>6,624,139.40</u>
	Revenue	2,291,966.54
	Less Expenses	1,881,794.00

2022

Net	<u>410,172.54</u>
Total Fund Balance	<u>7,034,311.94</u>
Total Liabilities & Fund Balance	<u><u>7,154,895.23</u></u>

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: May 9, 2022

SUBJECT: Monthly Report–April 2022

Transactions:	
Interest Charges	\$476.75
Balance Adjustments	\$(329.59)
Releases	\$(59.73)
Taxes Collected:	
2013-2020	\$(1144.98)
2021	\$(23,851.93)
As of April 30, 2022; the following taxes remain Outstanding:	
2011	\$52.18
2012	\$254.13
2013	\$273.66
2014	\$264.31
2015	\$668.87
2016	\$420.14
2017	\$857.36
2018	\$981.18
2019	\$2221.74
2020	\$2464.90
2021	\$37,797.58
Total Outstanding:	\$46,256.05