



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, SEPTEMBER 25, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Board member to avoid conflicts of interest. Does any Board member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
4. Approval of Minutes
 - A. July 24, 2023, Planning Board Regular Meeting
5. Old Business
6. New Business
 - A. Discussion and recommendation of an application by Toll Brothers, Inc. requesting Conditional Zoning approval for the development of an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road.
 - B. Discussion and Recommendation of an application by Richard Daryl Matthews, requesting Conditional Zoning approval for the establishment of a Bed and Breakfast, and Event Venue use to be associated with the parcel located at 201 S. Providence Road.
7. Update from Town Planner and Report from the September Town Council Meeting
8. Board member Comments
9. Adjournment



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MONDAY, JULY 24, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Vice Chair Travis Manning called the meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with Vice Chair Travis Manning, Board members Chris Faulk, Manish Mittal, Gordon Howard, Amanda Jarrell all present. Chairman Ed Goscicki and Board member Jen Conway were absent. Board member Conway participated in discussion via telephone.

Staff present: Town Administrator/Clerk Karen Dewey, Admin Assistant/Deputy Clerk Debbie Coram, via phone Town Planner, Robert Tefft.

Visitors: Cathy Killough Brown, Walton Hogan, Rusty Setzer, Patricia Hines, Kim Topalian, Leon Topalian, Bill Deter, Jim Bell, Tracy Stone, Craig Horn, Sherry Garvey, Tom Smith, Don Cuthbertson, Susan Everhart, Kevin Abplanalp, Christopher Neve, Harry Chilcot, Sharon Barber, Frank Barber, Jay Beller, Liz Holtey, Brian Kay, Steve Fellmeth, Eileen Fellmeth, Kim Button, Diane Howard

3. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Board member to avoid conflicts of interest. Does any Board member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*

Vice Chair Manning read the Conflict of Interest Statement and polled the board members. No board members had a conflict of interest.

4. Approval of Minutes

A. May 22, 2023, Planning Board Regular Meeting

<i>Motion:</i>	Board member Howard made a motion to approve the May 22, 2023 Planning Board Regular Meeting minutes.
<i>Second:</i>	Board member Mittal
<i>Vote:</i>	The motion passed with a unanimous vote.

5. Old Business

6. New Business

A. Discussion and Recommendation of a Conditional Zoning Application from Liberty Classical Academy for the establishment of a Private School use, an associated Land Use Map amendment from Traditional Residential and Conservation Residential to Conservation Residential; and an associated Zoning Map amendment from R-40 Single-Family District (R-40) and Residential-Conservation District (R-CD) to Education District (ED) all of which are associated with parcels generally located at or adjacent to 145 S. Providence Road, and 154 Weddington Road.

Mr. Tefft presented the application:

On February 13, 2023, the Town Council heard a presentation from Cambridge Properties regarding their intent to develop a private school (K-12) to be known as Liberty Classical Academy on the above referenced parcels. Councilmembers had questions on where the students would be coming from, what the economic benefits would be for Weddington, if there were others looking at similar development in the area, if the applicant had built a school previously, and what the tuition would be.

The applicant is proposing the establishment of a new private school (K-12) on the subject property. The school is proposed to be developed over two phases with Phase 1 consisting of the high school and middle school buildings with maximum capacities of 600 and 500 students, respectively, as well as the following various incidental associated buildings and structures:

- Gymnasium
- Cafeteria
- Arts/Media building
- Library
- Natatorium
- Baseball field (w/ bleachers – 50 seats)
- Soccer field (w/ bleachers – 50 seats)
- Football field (w/ bleachers – 500 seats)
- Multi-purpose fields (2)
- Tennis courts (8)
- Open spaces (+/- 13 acres)
- Private access road (including roundabout) connecting Providence Road and Weddington Road

Phase II is proposed to consist solely of the elementary school building, which would have a maximum capacity of 400 students.

Development Standards:

- **Modifications**
 - Applicant proposes minor modifications to how compliance with the plan is ensured
 - Minor adjustments would be administrative
 - Adjustments not deemed to be minor would require CZ amendments
- **Vested Rights**
 - Applicant is requesting 8 years
 - Maximum per GS 160D is 5 years
- **Subdivision**
 - May be subdivided to allow separate owners or financing of individual parcels
 - Introduces new property lines, new setbacks, possible shifting of buildings, requests for variances
 - Possible otherwise unnecessary easements (cross access, shared parking, landscape maintenance, utility, drainage, etc.)

In relation to the Unified Development Ordinance:

UDO Sec. D-703(D), Permitted Uses (by zoning district)

- Public/Private Schools are permissible in the R-60, R-40, and ED Districts, subject to CZ
- Request would rezone all associated parcels to ED

UDO Sec. D-703(E), Lot and Building Standards Table

- Proposal meets or exceeds lot size, lot area, setbacks, FAR
- Proposal does not meet maximum height of 40'
- 33' to flat roof; 45' to mansard roof; 70' to cupola

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UDO Sec. D-917C, Specific Requirements for Non-Residential Development

- **Landscaping, Screening, and Buffers:**
 - Landscape plan provided; not sufficient detail to fully determine compliance
 - Should be able to achieve compliance; to be assessed with Zoning Permit
- **Parking Decks:**
 - Not applicable
- **Building Height:**
 - Specific heights not given for all buildings; most buildings noted as two-story
 - Middle and high school buildings are 45' to top of mansard; 75' to top of cupola
 - No building within 50' of adjacent properties

UDO Sec. D-917C, Specific Requirements for Non-Residential Development

- **Gross Floor Area:**
 - No use allowed to have Gross Floor Area greater than 8,000 sf
 - Proposal is for 167,000 sf
- **Design Requirements:**
 - Intended for the engagement of pedestrians with retail storefronts rather than school buildings
 - Proposal intends to comply with language pertaining to blank walls
- **Pedestrian Friendly:**
 - Intended for the engagement of pedestrians with retail storefronts rather than school buildings.

UDO Sec. D-917C, Specific Requirements for Non-Residential Development

- **Off-Street Parking Areas:**
 - Parking areas not to contain more than 150 spaces
 - Most of the 412 spaces (265) are within a single parking area; needed design forces a larger parking area
 - Insufficient detail to determine compliance with UDO Sec. D-918(L)
 - Should be able to achieve compliance; to be assessed with Zoning Permit
- **Internal Streets; Private Ownership; Parking:**
 - One internal private street proposed with no on-street parking
 - Exception is for two bus drop-off lanes

UDO Sec. D-917C, Specific Requirements for Non-Residential Development

- **No Outdoor Storage:**

- No outdoor storage is proposed
- **Open Space:**
 - Intended for the engagement of pedestrians with retail storefronts rather than school buildings
- **Stormwater Management:**
 - LaBella, the Town contractual engineer, has found the preliminary plans to be sufficient
 - Will continue to be assessed with Zoning Permit

UDO Sec. D-917D, Supplemental Requirements for Certain Uses

- UDO Section D-917D(K), Schools, applies to all schools
- Building exteriors, illumination, parking, and landscaping requirements cannot be fully assessed as plans with sufficient detail are not required at this development stage
- Would be review for compliance with Zoning Permit
- Applicant has coordinated with NCDOT regarding stacking; appears to be sufficient
- LaBella has found the preliminary stormwater plans to be sufficient

UDO Sec. D-918, General Requirements

- Shall be reviewed for compliance upon submittal of plans for Zoning Permit
- Do not appear to be any immediate concerns regarding compliance

UDO Appendix 5, Architectural Standards

- Generally, not applicable
- Intended more for engagement of pedestrians with retail storefronts than school buildings

Code of Ordinances, Appendix C, Traffic Impact Analysis

- TIA required for any CZ expected to generate 50 or more peak hour trips, or 500 ADT
- Timmons Group prepared TIA for project -Under review with NCDOT for past several months; not yet approved
- TIA recommended the following improvements:
 - Site Access 1-Providence Road S/Lenny Stadler Way
 - Dual egress lanes (shared through/left-turn lane and an exclusive right-turn lane)
 - 100-foot southbound left-turn lane (with appropriate taper)
 - 100-foot northbound right-turn lane (with appropriate taper)
 - Site Access 2 – Wheatberry Hill Drive/Weddington Road
 - Intersection signalization
 - 150-foot channelized eastbound right-turn lane (with appropriate taper)
 - 100-foot westbound left-turn lane (with appropriate taper)

Land Use Plan Consistency

- Land Use Goal 4: *To maintain the Town's strong single-family residential character.*
 - Unclear if met.
 - Proposal does not include apartments, townhomes, multifamily
 - Proposal is not a single-family development and does not maintain the strong character as surrounding area would become more non-residential in character
- Land Use Policy 11: *Ensure that land uses abutting residential development are compatible with the scale, intensity, and overall character of existing and planned neighborhoods.*
 - Compatible with surrounding places of worship
 - Concerns over compatibility with 201 S. Providence Road; historic property
 - Impact on continued preservation of structure
 - Impact of stadium on use of this and other surrounding parcels

Land Use Plan Consistency

- Public Facilities and Services Goal 2: *To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities.*
 - No anticipated issues with water service
 - No immediate access to sewer; proposes installation of lift station with connection to Union County system
 - Unclear as to Union County position on proposed improvements
- Public Facilities and Services Goal 4: *To provide safe and convenient mobility for Weddington residents of all ages.*
 - Proposal includes construction of new private road and roundabout connecting Providence/Lenny Stadler to Weddington/Wheatberry
 - Generation of additional traffic may result in detrimental impacts to mobility
- Public Facilities and Services Policy 2: *Require transportation, water, wastewater and drainage system improvements to be constructed concurrent with new development and that provide adequate capacity to meet demands from existing and new users.*
 - No anticipated issues with water service
 - No immediate access to sewer; proposes installation of lift station with connection to Union County system
 - Unclear as to Union County position on proposed improvements
- Community Design and Image Policy 1: *Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history.*
 - Concerns over compatibility with 201 S. Providence Road; historic property
 - Impact on continued preservation of structure
 - Impact of stadium on use of this and other surrounding parcels

Land Use Plan Consistency Statement:

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are several Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, there are other Goals and Policies for which there are reasons for concern or the possibility that the development proposal will not be consistent.

Recommendation:

It is the recommendation of staff that the request for Conditional Zoning to allow for the establishment of a Private School use, an associated Land Use Map amendment from Traditional Residential and Conservation Residential to Conservation Residential, and an associated Zoning Map amendment from R-40 and R-CD to ED, all of which being associated with parcels generally located at or adjacent to 145 S. Providence Road, and 154 Weddington Road, be recommended for denial, or that the matter be continued until such time that the applicant is able to address the concerns discussed in the staff report, and as may be identified by the Planning Board.

Applicants George Maloomian and Doug Turpin presented the plans and application.

Board member Howard stated that there are private schools in Weddington and the surrounding areas. The applicant responded that there are not private high schools with grades 9 through 12.

The applicant stated that there are plans for a partnership with the U.S. Performance Center bringing Olympic level fitness and elite level sports to the area.

The applicant stated that the staff report mentions the ownership of the parcels being different entities and there was a mention of subdividing the property. There is no intention of developing anything but a school, so that comment can be struck.

Board member Mittal asked if the school was a 501(c)(3) non-profit. The applicant responded that they are a 501(c)(3).

Board member Mittal asked if the independent private schools are rejecting 6 out of 7 of the applicants, how will the petitioner handle adding more students to allow more students to come in? The applicant responded that they would come back for a conditional amendment to add more space for more students. The number of students is in the development standards for the rezoning.

Board member Mittal asked if private schools had a requirement for middle school grades and high school grades be separate in different buildings. The applicant responded that he wasn't sure if that applies to private schools. The architects have planned to have separate buildings. There is more of a need to keep the elementary grades separate. All the buildings will have the same architecture.

Board member Mittal asked if the athletic fields will be open to the public. The applicant responded that they would not be open to the general public, but for specific community organizations and leagues, but they would have to be coordinated with the school sports schedule. It is the intent to partner with the local community and make the fields accessible.

Board member Mittal asked about the traffic plan and how will the applicant ensure that the traffic for drop off and pick up doesn't spill into the main roads. The applicant responded that there are 3 ways for students to get to school. 1. Buses will bring about ½ the students. 2. Drop offs-parent drop off queue numbers are from the NCDOT model. The numbers are plugged in and meet all the queue requirements. 3. Students driving themselves-student parking. There are staggered start times for each school building to allow for drop offs to occur about 30 minutes apart and there is a lot of land to absorb the required queue length. And there are two entrances to accommodate the cars arriving. There are newly developed requirements for the queues. Schools in the past haven't been designed to accommodate traffic.

Board member Mittal mentioned the traffic queue issues at Union Day School with about 1500 elementary students and at Socrates Academy.

Board member Howard asked Mr. Tefft where the Traffic Impact Analysis Table in the package distributed to the Board came from. Mr. Tefft responded that it was from the applicant.

Board member Howard so there is some detail, but there is not final approval.

Board member Howard commented that the applicant is showing 3300 cars a day whether coming from Weddington Road or Providence Road. The applicant responded that the buses will be split between the two entrances for drop off and pick up.

Board member Howard stated that the applicant mentioned staggered start times for the different grades, he asked how the start times matched up with the start times of Weddington High School, Weddington Middle School and Weddington Elementary School and if the applicant had been in contact with anyone from those schools. The applicant responded that there has not been contact with those schools.

Board member Howard asked how the bussing will work. The applicant responded that the private buses will pick up at designated sites and transport students to the school.

Board member Howard asked if an indoor pool facility was part of this plan and if so, how large. The applicant responded that the natatorium will hold an Olympic size pool.

Board member Howard asked if swim meets will be held there. The applicant responded there would be swim meets held outside of school hours. Board member Howard asked if the pool would be open during odd hours for use by others. The applicant responded that all facilities will be used by outside entities.

Board member Howard asked if there was a softball field. The applicant responded that there was a baseball field. Board member Faulk commented that may be a Title IX issue.

Board member Howard asked if the applicant was planning to hold a second community meeting focusing on traffic questions. The applicant responded that they were planning on it. If NCDOT returns the Traffic Impact Analysis by the end of next week, the second community meeting will be held sometime in the next 2 to 4 weeks.

Board member Howard asked what the acceptance requirements and tuition for the school. The applicant responded this will be a classical model school and an exact financial model has not been set. It won't be too far from Charlotte Latin or Charlotte Country Day.

Board member Howard asked if the applicant has worked with Union County Sheriff's Offices or any other county public safety resources. The applicant responded that there has been no engagement with public services as it isn't typical in this stage.

Board member Howard asked if the applicant has identified the heritage trees on the property. The applicant responded that most of them have been identified and can be more clearly marked.

Board member Howard asked if the stadium would hold more than the 500 seats on the plan. The applicant responded that would depend on the fire marshal and games would start later so there would be no traffic impact.

Board member Howard asked about the planned road improvements on sheet 11. The applicant stated that one of the reasons this site is so attractive is that there are a lot of ways for traffic to move in and out of the property.

Board member Howard asked if there would be a restriction that students had to stay on campus for lunch to limit the pedestrian traffic crossing 84 into Weddington Corners Shopping Center. The applicant responded that they are not intending to allow lunch students to walk to Weddington Corners for lunch.

Board member Jarrell asked if the Olympic swimming pool will be marketed as an elite athletic facility. The applicant responded that one of the board members is close to people coming to Charlotte for Olympic and elite athletic programs. One of the goals of the school is to instill athleticism with academics. Studies have shown a rise in academic outcomes with the right athletic program. Athletics will be a part of the academic fabric. The school will partner to bring in elite athletics to also raise academic outcomes.

Board member Jarrell asked if this would be marketed to athletes outside of school, not just students. The applicant responded that it is intended to be a part of the outreach to the community, to partner with athletes. The school follows the model of the ancient Greeks by training the body and athleticism with the brain.

Board member Faulk asked if the road through the campus is private and if it would be gated. He asked how they would keep it from becoming a cut through. The applicant responded that there are no plans to gate that road. The campus is in one quadrant and will allow for security there. The connectivity of the road is intended to be kept open and will be maintained privately.

Board member Faulk asked Deputy Kropp if there was any issue with a private road. Deputy Kropp responded that traffic violations would be the only real issue.

Board member Faulk asked how much in depth the applicant looked into a lift station. The applicant responded that they've looked into it extensively. Board member Faulk asked if the applicant has

looked into how they smell. The applicant responded that he has done at least ½ dozen communities with lift stations in his business. He has a 1.2-million-dollar home across from a lift station in Easton Park and he invited Board member Faulk to check it out.

Board member Faulk asked how the presence of the school would affect Weddington Optimist Park, Weddington United Methodist Church School, and Weddington High School. The applicant responded that this won't typically draw people from the public-school system but will offer choices. Board member Faulk stated that with 6 out of every 7 applicants to the school getting turned away, he doesn't believe the Weddington community will get anything out of it. The applicant replied that the numbers show there is a shortage and a real problem. There's nowhere to go if a resident wants a private school beyond elementary grades.

The applicant stated that they are looking to give incentives to people in the local area to meet the demand for the local people first. Discussion continued regarding the availability and benefits to Weddington residents.

Vice Chair Manning stated that the town needs a detailed interior traffic flow of how the cars will be stacked. Developers have done more road improvements for developments with 100 to 200 single family lots than a 100-foot stacking lane on Providence Road is the bare minimum. The school at WUMC has done a great job keeping the school traffic off the road. He stated that he has concerns about the minimum traffic improvements proposed.

Vice Chair Manning stated he had an additional concern about the lift station. The applicant responded that if the station is not done right, it will smell. The applicant stated that they take this seriously and will have the right people building it.

Board member Howard expressed that the project sounds great and asked if this is the right location and does it benefit the town as much as it would benefit the applicant. He stated that he doesn't see an equal benefit relationship. The applicant responded that this is a great location because of the road network, demographics, and the location in relation to other private schools. The applicant stated that this location would be successful and there are a lot of ways to make this school a part of the community. The project would bring road improvements that accommodate all the recommendations made by NCDOT.

Vice Chair Manning stated that the WUMC is celebrating its 200-year anniversary next year and is growing the academy. He expressed that he doesn't think this site is good for this school. He believes it would be detrimental to the growth of the WUMC school. Vice Chair Manning stated that this project will serve Myers Park, Marvin, South Charlotte, and South Carolina. The applicant asked how will people coming from all over the area negatively impact WUMC or any of the schools?

They are starting with the middle and high schools particularly because they don't want to pull from the other schools. They want to provide an option where there is currently no choice.

Vice Chair Manning responded that there are options for good education and next-level athletics and academics. He stated that he doesn't see this as a benefit to the residents. He stated that the school concept is amazing, just not this site.

Vice Chair Manning asked if private schools would be tax exempt. Staff confirmed

Board member Howard stated that this would be a demand on the town and county resources.

Board member Faulk stated that there is nothing in the Land Use Plan Goals or Policies that building a private school would meet.

The applicant responded that it is their intention of voluntarily providing the tax equivalent of 60 homes, which is the maximum allowed on that property. About \$20,000 a year to the town of Weddington.

Motion: Board member Howard made a motion to table the recommendation of a Conditional Zoning Application from Liberty Classical Academy for the establishment of a Private School use, an associated Land Use Map amendment from Traditional Residential and Conservation Residential to Conservation Residential; and an associated Zoning Map amendment from R-40 Single-Family District (R-40) and Residential-Conservation District (R-CD) to Education District (ED) all of which are associated with parcels generally located at or adjacent to 145 S. Providence Road, and 154 Weddington Road to the Regular Planning Board Meeting on August 28, 2023.

Amended Motion: Board member Mittal amended the motion to table the recommendation until the additional community meeting addressing traffic questions is held and the Traffic Impact Analysis is complete.

Second: Board member Faulk

Vote: The motion passed with a unanimous vote.

7. Update from Town Planner and Report from the July Town Council Meeting

Ennis Road Subdivision-Conventional subdivision for 12 lots. Complete application submitted.

Community meeting held next month. Tentatively scheduled for August 28th Planning Board Meeting

John Walker Matthews Property-Event venue. No application has been submitted.

Luna Subdivision-Major subdivision for 18 lots. Conventional (40,096 sf min.). No application has been submitted

4709 Beulah Church Road-Minor subdivision for 5 lots. Currently under review.

Latter Day Saints Temple-345 Providence Road. No application has been submitted.

Hidden Estates-3616 Beulah Church Road. Minor subdivision for 5 additional lots. Currently under review.

8. Board member Comments

Board member Faulk: I don't want to knock their concept, a great thing, but I felt like there was a lot of lipstick on that pig. They're selling something that doesn't have a benefit to Weddington or our kids, really 6 out of 7 that might try. I'm going to stick to my guns.

Board member Jarrell: I feel the same. They were asked several times about benefit for Weddington and no real answer.

Board member Mittal: Why are the builders and developers building here. Is it land size or I don't know?

Board member Howard: I think that Weddington is very desirable area. The average income is probably the among highest in Union County. Also, probably higher educated communities in the area. That why Weddington is desirable. The reason I wanted to make that motion the way I did is because I know they put a lot of work into this I wanted to make that motion to give them another bite of the apple. Concept seems neat. Anybody that comes before us is going to try to sell a concept. I think they have the right values. Just don't think it's the right place for this facility. Deputy Kropp thank you-best of luck to you, hopefully this is a good thing, a promotion. I appreciate all you have done for Weddington.

Vice Chair Manning: I echo everybody's comments. I don't understand that staff has recommended denial and has told applicant that Council isn't favorable to this project, the Planning Board is not favorable. And

the applicant continues. It doesn't sit well with me. I am a lifetime Weddington resident and I don't see any value but more traffic. We appreciate everybody coming out tonight and showing your support to the town

9. Adjournment

Motion: Board member Mittal made a motion to adjourn the July 24, 2023 Regular Planning Board Meeting at 9:03 p.m.
Second: Board member Faulk
Vote: The motion passed with a unanimous vote.

Approved: _____

DRAFT



TO: Planning Board
FROM: Robert G. Tefft, CNU-A, Town Planner
DATE: September 25, 2023
SUBJECT: Application by Toll Brothers, Inc. requesting Conditional Zoning approval for the development of an 18-lot conventional subdivision generally located at 5932 Weddington – Matthews Road.

APPLICATION INFORMATION:

SUBMITTAL DATE: August 18, 2023
APPLICANT: Robert Price, Land Development Director, Toll Brothers
PROPERTY LOCATION: 5932 Weddington – Matthews Road
PARCEL ID#: 06123012 and 06123012C
ACREAGE: +/- 28.959 acres
EXISTING LAND USE: Conservation Residential
EXISTING ZONING: Residential-Conservation District (R-CD)

PROPOSAL:

The applicant is proposing the development of an 18-lot conventional development subdivision to be known as Luna. The subdivision will extend the existing Delaney Road right-of-way from the Bromley neighborhood, as well as tie-in at the intersection of Weddington-Matthews and Cox Road.

Development Standards.

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

UDO Section D-607(C), Conditional Rezoning.

As required by UDO Section D-607(C)(5), the applicant held their required Community Meeting virtually on Tuesday, August 15, 2023, at 6:00 pm. The applicant has provided a Community Meeting Report which has been attached to this staff report and posted on the Town's website.

The Town Council is tentatively scheduled to hold a public hearing regarding this application on Monday, October 9, 2023, at 7:00 pm. 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.

UDO Section D-703(D), Permitted Uses (by zoning district).

Pursuant to Table 1, Permitted Uses, as contained within UDO Section D-703(D), Traditional Residential Development (> 6 Lots) is specifically listed as a permissible use within the R-CD, subject to Conditional Zoning approval.

UDO Section D-703(E), Lot and Building Standards Table.

Pursuant to Table 2, Lot and Building Standards, as contained within UDO Section D-703(E), all development within the R-CD is required to meet certain standards. The following table identifies those standards, as well as how the subject development proposal complies:

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		40,000 sq. ft.	40,023 – 57,815 sq. ft.
Minimum Lot Width		120'	120' (min)
Minimum Setbacks	Front	50'	50'
	Side	15'	15'
	Rear	40'	40'
Maximum Height		35'	35'
Maximum Floor Area Ratio		N/A	N/A

UDO Section D-917A, Specific Requirements for All Residential Development.

UDO Section D-917A, establishes numerous rules for how residential development is intended to occur within the Town. These rules include, but are not limited to, the location of house sites, easements, the requirement of lots to abut public roads, street design and layout, cul-de-sacs, open space, buffering, and tree requirements. While not all these rules are appropriate to be included at this stage of the development process, there are many that must be considered.

UDO Section D-917A(A) Side lot lines shall be substantially at right angles or radial to street lines, and double frontage lots are to be avoided wherever possible.

The lots proposed with the subdivision are generally consistent with this provision. As such, positive findings of compliance can be made.

- UDO Section D-917(F)(1) All subdivision lots shall abut public roads.*
- All lots within the subdivision shall abut a public road without need of an access easement. As such, positive findings of compliance can be made.
- UDO Section D-917(J)(1) Permanent dead-end streets shall not provide sole access to more than 16 dwelling units or 1,200 linear feet, whichever is less.*
- One of the proposed cul-de-sacs will provide access to four lots, while the other will provide access to only two lots. Neither of these cul-de-sacs will exceed 200 linear feet. As such, positive findings of compliance can be made.
- UDO Section D-917(J)(2) When cul-de-sacs end in the vicinity of an adjacent undeveloped property capable of being developed in the future, a right-of-way or easement shall be shown on the final plan to enable the street to be extended when the adjoining property is developed.*
- There are no undeveloped properties adjacent to the proposed subdivision. As such, this provision is not applicable.
- UDO Section D-917(K)(2) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended. Street connections shall be designed so as to minimize the number of new cul-de-sacs and to facilitate easy access to and from homes in different part of the tract (and on adjoining parcels).*
- The development proposal will make use of the existing three-way intersection at Weddington-Matthews and Cox Roads, as well as a stub out within Bromley for Delaney Drive as the two points of access into the neighborhood. As such, positive findings of compliance can be made.
- UDO Section D-917(K)(5) Two points of ingress and egress onto an adjoining public road from subdivision containing more than 15 lots is required.*
- As the subdivision consists of 18 lots, there will be one point of ingress/egress at the intersection of Weddington-Matthews and Cox Roads, and a second from Delaney Drive. As such, positive findings of compliance can be made.
- UDO Section D-917(K)(6) Developable lots shall be accessed from interior streets, rather than from roads bordering the tract.*
- All 18 of the proposed lots will be accessed via one of the three internal streets within the neighborhood. As such, positive findings of compliance can be made.
- UDO Section D-917(O)(1)(b) Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.*

The development proposal includes the provision of a 50-foot thoroughfare buffer with evergreen screen in compliance with the allowable reduction provided. As such, positive findings of compliance can be made.

UDO Section D-917(P)

Any major subdivision shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space.

Per the above, the 28.959 acres site requires approximately 2.9 acres of open space. The plot plan denotes that 2.92 acres of open space are to be provided and located within and adjacent to the two stormwater BMP's. As such, positive findings of compliance can be made.

UDO Section D-917D, Supplemental Requirements for Certain Uses.

UDO Section D-917D, establishes supplemental requirements for certain uses; however, not for all uses that are specifically listed in the UDO, including traditional residential development. As such, this Section is not applicable.

UDO Section D-918, General Requirements.

The various provisions set forth in UDO Section D-918, including, but not limited to visibility at intersections, lighting, screening, and landscaping, fences and walls, signs, and off-street parking and loading, as applicable, shall be reviewed for compliance with the submittal of plans for a Construction Permit. It is noted, however, that there do not appear to be any immediate concerns regarding compliance with these provisions.

UDO Appendix 5, Architectural Standards.

It is noted that many of the basic building design standards established in Appendix 5 are intended more for the engagement of pedestrians with retail storefronts and are not applicable to this development proposal.

RELATION TO THE CODE OF ORDINANCES:

Appendix C, Traffic Impact Analysis.

Pursuant to Sec. II (A) (1), a Traffic Impact Analysis (TIA) is required for any CZ which is expected to create 50 or more peak hour vehicle trips or 500 or more daily vehicle trips. As the proposal consists of only 18 single-family homes, this threshold is not being met and the provision of a TIA is not required.

LAND USE PLAN CONSISTENCY:

Land Use Goals:

Goal 3: Minimize the visual effect of development from surrounding properties and roadways.

The development proposal will be required to provide a perimeter landscape buffer that will, at minimum, meet the standards established within the UDO. As such, the development proposal meets the above Goal.

Goal 4: To maintain the Town's strong single-family residential character.

As the development proposal involves the creation of a new 18-lot single-family residential neighborhood, the development proposal will meet the above Goal.

Goal 5: To retain a mix of land uses that reinforces Weddington's unique small-town character.

The development proposal will not alter the existing land use of the property and, as such, will meet the above Goal.

Land Use Policies:

Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby protecting property values.

The applicant has provided renderings of single-family homes that could be built in the proposed neighborhood. While these may not, definitively, be the specific homes that will be built, they are consistent with homes that are being built in Weddington neighborhoods today. Should the project be approved, further review shall be conducted upon submittal for Zoning Permits.

Policy 10: Minimize the number of street curb cuts to avoid traffic congestion and ensure public safety.

The development will make use of the existing three-way intersection at Weddington-Matthews and Cox Roads, as well as a stub out within Bromley for Delaney Drive as the two points of access into the neighborhood. As such, the development proposal has met the above Policy.

Policy 11: Ensure that land uses abutting residential development are compatible with the scale, intensity, and overall character of existing and planned neighborhoods.

The land uses abutting the subject property are as follows:

North	Single-Family Homes and Conservation Open Space
South	Single-Family Homes
East	Vacant (<i>owned by Union County Board of Education</i>)
West	Single-Family Homes

There are no compatibility concerns between the proposed development and the surrounding single-family homes and neighborhoods. Further, the proposed lot sizes are consistent with those found in the adjacent Bromley subdivision (west), and larger than those found in the adjacent Weddington Glen subdivision (north). As such, the development proposal will meet the Policy.

Policy 12: Consider land use descriptions shown in Exhibit 1 and the Future Land Use Map shown in Exhibit 2 in making zoning and development decisions.

<i>Land Use</i>	<i>Description</i>
<i>Traditional Residential</i>	<i>This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be, zoned for 40,000 square foot lots at a density of approximately one dwelling unit per acre, in accordance with the Town's current Residential (R-40, R-40D, R-60, R-80, RE and RCD conventional) zoning districts.</i>

<i>Conservation Residential</i>	<i>This category applies to the areas within the Town that are currently zoned RCD or are six acres or greater in area. Some of this area has not been developed while some of the area is currently a conventional or conservation subdivision. Conventional subdivisions shall have minimum lot sizes of 40,000 square feet, plus be subject to a 10% open space requirement. Conservation subdivisions shall be subject to a conditional zoning permit and allow for smaller lot sizes yet retain a density of approximately one dwelling unit per 40,000 square feet.</i>
<i>Neighborhood Business</i>	<i>Existing commercially zoned (MX, B-1(CD) or B-2(CD)) parcels that lie in the vicinity of the “Town Center” or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington residents. All new commercial development will be in the Town Center and is subject to additional requirements found in the Downtown Overlay District.</i>

The subject parcel has a Conservation Residential Land Use designation, and the proposed conventional residential development is consistent with this designation. As such, the development proposal meets the above Policy.

Public Facilities and Services Goals:

Goal 2: To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities.

It is expected that the proposed development would receive adequate water service without any anticipated issues; however, it is unclear as to the extent of sewer availability for the project. While there are no concerns regarding sewer access as there is a sewer line within the stub out for Delaney Drive, as well as at the northernmost end of the property, there is uncertainty as to the availability of capacity at present.

Public Facilities and Services Policies:

Policy 2: Require transportation, water, wastewater, and drainage system improvements to be constructed concurrent with new development and that provide adequate capacity to meet demands from existing and new users.

See response above for Public Facilities and Services Goal 2.

Community Design and Image Goals:

Goal 1: To maintain and enhance the Town’s aesthetic qualities and physical character.

The applicant has provided renderings of single-family homes that could be built in the proposed neighborhood. While these may not, definitively, be the specific homes that will be built, they are consistent with homes that are being built in Weddington neighborhoods today. Should the project be approved, further review shall be conducted upon submittal for Zoning Permits.

Community Design and Image Policies:

Policy 1: Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history.

The subject parcels contain a 1,129 square foot single-family home built circa 1950 that appears, from Union County records, to be in reasonably good condition. While it is certainly desirable to retain an older home that appears to be in good condition, the orientation of the home to Weddington-Matthews Road, as well as its location on the parcel and the constraint that applies to the balance of the land, make preservation of the home more difficult. This difficulty is compounded by the relatively small size of the home compared to those being constructed in the surrounding areas today. Relocation of the home may be worth pursuing; however, finding a suitable, vacant site that is ready to receive the building will not be any easier in the Weddington area. Nonetheless, the Planning Board may wish to discuss this topic with the applicant.

Based upon the above, staff provides the following Land Use Plan Consistency Statement for consideration:

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there may also be Goals and Policies for which there may be reason for concern, positive findings can nonetheless be made in support of this development proposal.

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of an 18-lot major subdivision generally located at 5932 Weddington–Matthews Road, be recommended for **approval**.

ATTACHMENTS:

Application
Sketch Plan
Zoning Map
Community Meeting Report

TOWN OF WEDDINGTON

Conditional Zoning Application

This application is required for all conditional zoning applications. Completed applications along with all associated submittal requirements, must be submitted via the Town's Self-Service Permitting Portal.

No application shall be considered complete unless accompanied by the application fee in the amount of \$1,650.00.

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. The applicant, by filing this application, agrees to comply with all applicable requirements of the Unified Development Ordinance.

APPLICANT INFORMATION

Name: Toll Brothers - Robert Price, Land Development Director
Mailing Address: 9130 Kings Parade Blvd; Charlotte, NC 28273
Phone Number: (980) 722-6715 Email: rprice1@tollbrothers.com

PROPERTY OWNER INFORMATION *(if different from applicant)*

Name: J Wayne & Cindy Carol Orr; Gerald D & Martha P Orr
Mailing Address: 6100 Matthews-Weddington Rd, Matthews, NC 28104 & 125 Lauren Dr, Indian Trail, NC 28079
Phone Number: J Wayne Orr: (704)526-6284 Email: Gerald D Orr: (704)574-6110

SUBJECT PROPERTY INFORMATION

Location: 5932 Weddington-Matthews Road; Weddington, NC
Parcel Number: 06123012 & 06123012C
Existing Zoning: R-CD
Use of Property: Single Family Residential

APPLICATION SUBMITTAL INFORMATION

All applications must include a site plan, drawn to scale, and supporting text that, as approved, will become a part of the Ordinance amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in North Carolina, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions in addition to all predetermined Ordinance requirements, will govern the development and use of the property. The applicant acknowledges that they will review the conditional zoning request prior to any zoning permits being issued by the Town for such project. The applicant shall, at a minimum, include as part of the application, each of the items listed below (including all submittal requirements listed in Appendix 2 of the UDO):

- A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
- The owner's names, addresses and the tax parcel numbers of all adjoining properties.
- All existing easements, reservations, and right-of-way on the property or properties in question.
- Proposed principal uses: a general summary of the uses that will take place, with reference made to the list of uses found in Section D-703 of the Unified Development Ordinance.
- Traffic impact analysis/study for the proposed service area, as determined by the Town Engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all shared parking facilities) along with typical street cross-sections.
- General information on the number, height, size, and location of structures.
- All proposed setbacks, buffers, screening, and landscaping required by these regulations or otherwise proposed by the petitioner.
- All existing and proposed points of access to public streets.
- Proposed phasing of the project.
- Proposed number, location, type, and size of all commercial signs.
- Exterior treatment of all principal structures.
- Delineation of all marginal lands, including areas within the regulatory floodplain, as shown on official Flood Hazard Boundary Maps for Union County.
- Existing and proposed topography at five-foot contour intervals or less.
- Scale and physical relationship of buildings relative to abutting properties.
- Public Involvement Meeting Labels.

Planning Board Review

Before the Planning Board review, the applicant must provide a written report of at least one community meeting held by the applicant. Reasonable notice of the required community meeting shall be provided as stated in Section D-607.C.5 of the Unified Development Ordinance. The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the

application has been deemed complete and ready for submission to the Planning Board. The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have 30 days from the date that the application is presented to it to review the application and to act. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council without a Planning Board recommendation.

Public Hearing Required

Prior to deciding on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in Section D-602 of the Unified Development Ordinance.

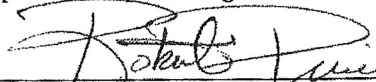
Action by Town Council

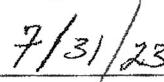
Conditional Zoning District decisions are a legislative process and shall consider applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application and evaluated by the Town Council. Once the public hearing has been held, the Town Council shall act on the petition. The Town Council shall have the authority to:

- a. Approve the application as submitted.
- b. Deny approval of the application.
- c. Approve application with modifications that are agreed to by the applicant.
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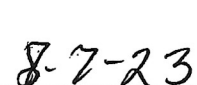
CERTIFICATION

I HEREBY CERTIFY that all the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all applicable requirements of the Weddington Unified Development Ordinance concerning this proposal, and I acknowledge that any violation of such will be grounds for revoking any approvals or permits granted or issued by the Town of Weddington.


Applicant


Date


Property Owner


Date

TOWN OF WEDDINGTON
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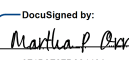
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Applicant

DocuSigned by:
Gerald Orr
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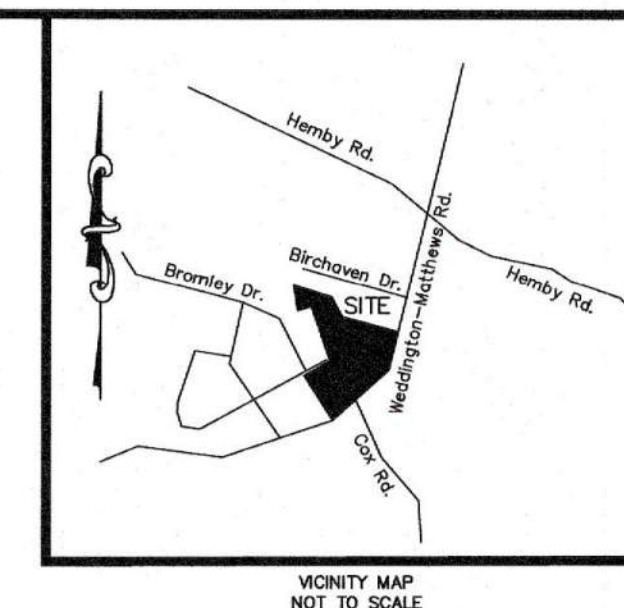
7/31/23
Date
8/2/2023 | 5:16 PM EDT


Property Owner

DocuSigned by:
Martha P. Orr
971B2F27D22449A...

8/2/2023 | 5:17 PM EDT

Date



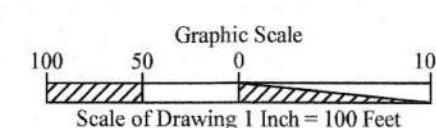
LINE	BEARING	DISTANCE
L1	S 26°44'43" W	28.14'
L2	S 28°52'30" W	52.20'
L3	S 31°01'17" W	51.44'
L4	S 33°09'47" W	87.53'
L5	S 36°28'54" W	62.55'
L6	S 41°14'38" W	35.05'
L7	S 44°01'47" W	42.60'
L8	S 48°03'42" W	31.12'
L9	S 53°53'33" W	43.36'
L10	S 57°07'46" W	42.03'
L11	S 54°42'19" W	52.79'
L12	S 59°40'15" W	53.82'
L13	S 64°18'25" W	52.89'
L14	S 67°27'41" W	57.73'
L15	S 69°19'07" W	56.39'
L16	S 70°28'09" W	81.68'
L17 (17.00')	S 71°00'00" W	50.00'

SURVEY NOTES:

1. TIE TO NCGRS MONUMENT SHOWS HEREON. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGRS' NETWORK RTK SYSTEM WITH A TRIMBLE R8 AND ARE REFERENCED TO THE NAD 83(NSRS 2011) DATUM. COMBINED FACTOR 0.99985569. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED. CLASSIFICATION OF SURVEY: CLASS A.
 2. SUBJECT PROPERTIES ARE CURRENTLY ZONED "RCD" PER TOWN OF WEDDINGTON. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS. NO ZONING REPORT SUBMITTED BY THE CLIENT.
- RDC ZONING SETBACKS: FRONT=50' / SIDE =15' / REAR=40'/SIDE STREET=25'
3. PARCEL LINES AND OWNERSHIP INFORMATION SHOWN WERE DERIVED FROM THE UNION COUNTY NORTH CAROLINA GEOGRAPHICAL INFORMATION SYSTEM (GIS) AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 4. THE PURPOSE OF THIS MAP IS TO DETERMINE THE CONFIGURATION (RELIEF) OF THE EARTH (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.
 5. THIS MAP IS NOT INTENDED FOR RECORDATION, CONVEYANCES OR SALES.
 6. THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA FLOOD PLAIN PER FEMA PANEL NO.#3710447700L EFFECTIVE DATE 02/19/2014.
 7. AREA BY COORDINATE COMPUTATION. TOTAL SITE AREA IS 1,261,469 SQ FT. OR 28.959 ACRES.
 8. THE UTILITIES SHOWN ARE PER OBSERVED EVIDENCE IN THE FIELD AT THE TIME OF SURVEY AND THE PRIVATE S.U.E. LOCATE REPORT PROVIDED BY CLIENT.
 9. SURVEY PARCEL PID NUMBERS: 06123012 & 06123012C.

I, ROBERT F. AKERS, JR., A PROFESSIONAL LAND SURVEYOR IN NORTH CAROLINA, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL PHOTOGRAMMETRIC SURVEY MADE UNDER MY SUPERVISION; THAT THIS PHOTOGRAMMETRIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE (FGDC) STANDARDS FOR A FINAL MAP SCALE OF "1"=100' AND A CONTINGENT OF FOUR USGS AERIAL PHOTOGRAPHS WITH A GROUND RESOLUTION OF 0.25' PER PIXEL. RESOLUTION OF THE PHOTOGRAPHY OBTAINED ON JUNE 29, 2023 AND THE PHOTOGRAMMETRIC SURVEY WAS COMPLETED ON JULY 19, 2023; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET FGDC STANDARDS DUE TO OBSERVED GROUND AND THAT ALL COORDINATES AND ELEVATIONS SHOWN ARE BASED ON NORTH CAROLINA GRID COORDINATES, AS SUPPLIED BY TIDEMARK LAND SERVICES.

AVOIMAGE MAPPING SERVICES, INC.
4600 LEBANON ROAD - SUITE E
CHARLOTTE, NC 28227
PHONE: (704) 573-7080
bob@avoimage.com



LEGEND:

- IRON REBAR FOUND AS LABELED
- #4 REBAR SET
- COMPUTED POINT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- TRANSFORMER BOX/ ELECTRIC
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CABLE TV/ INTERNET PEDESTAL
- SEWER MANHOLE
- STREET SIGN
- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- UNDERHEAD UTILITIES
- SANITARY SEWER PIPE
- RIGHT OF WAY
- SEWER EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- STORM DRAINAGE EASEMENT
- UNDERGROUND ELECTRIC
- NATURAL GAS LINE
- TREE LINE / WOODS LINE
- UNDERGROUND PHONE/COMMUNICATIONS

SURVEYOR'S CERTIFICATION

1. J. ERIC CLEMMER, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE; FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THIS SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE GROUND SURVEY WAS COMPLETED ON JUNE 26, 2023; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATES STANDARD; AND THAT ALL HORIZONTAL COORDINATES ARE BASED ON THE NAD 83/2011 DATUM AND THE VERTICAL COORDINATES ARE BASED ON THE NAVD 83 DATUM.

21st DAY OF JULY, AD 2023

J. ERIC CLEMMER, PLS L-5315



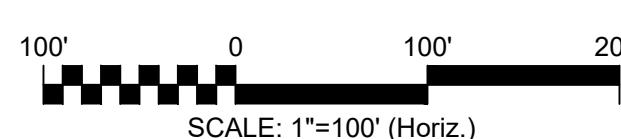
TOPOGRAPHIC SURVEY OF:
THE LANDS OWNED BY JOHN W. & CINDY C. ORR
AND GERALD D. & MARTHA P. ORR
DEED REFERENCE: DEED BOOK 4812, PAGE 879
PIN# 06123012 & PIN# 06123012C
BEING LOCATED IN THE TOWN OF WEDDINGTON
ANDY RIDGE TOWNSHIP, UNION COUNTY NORTH CAROLINA

DATE: 6/29/23 - 07/21/23
PROJECT NO. 5006-0012
DRAWN BY: JEC
PROJECT SURVEYOR: SD/JW
CLIENT: McKim & Creed
SHEET 1 OF 1
SCALE: 1" = 100'
LAST REVISED:



3556 CENTRE CIRCLE DRIVE, SUITE
FORT MILL, SC 29715
OFFICE: 844.865.5263
WWW.TIDEMARKLAND.COM
NC FIRM C-4291 / SC COA 5654

N.T.S.



1. THE PROPOSED DEVELOPMENT IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
2. A TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED FOR THIS DEVELOPMENT.
3. THE PROPOSED DEVELOPMENT WILL NOT BE PHASED.
4. THE PROPOSED 3000-5000 SF HOMES ARE TO BE 2 STORIES HIGH.
5. THE PROPOSED HOMES WILL HAVE A FIBER CEMENT SIDING EXTERIOR FINISH.
6. THE PROPOSED HOMES WILL BE THE SAME MAXIMUM HEIGHT AS THE ADJOINING HOMES IN THE AREA.
7. IDENTIFIED WETLANDS SHALL NOT BE DISTURBED, OR THE APPROPRIATE PERMITS WILL BE OBTAINED.

1. THE DOWNSTREAM STORMWATER MANAGEMENT SYSTEM FROM THE PROPOSED STORMWATER BMP #2 WILL BE ANALYZED DURING THE CONSTRUCTION PLAN PHASE TO ENSURE THAT THE EXISTING SYSTEM CAN HANDLE THE ADDITIONAL FLOW.
2. THE STORM DRAINAGE WILL BE CONVEYED VIA CHANNELS AND A STORM PIPE SYSTEM TO THE PROPOSED BMPS. BOTH THE SWALES AND THE DRAINAGE SYSTEM WILL BE DESIGNED FOR THE 100 YEAR RUNOFF.

TAX MAP & PARCEL #:	06123012 & 06123012C
PROJECT AREA:	28.95 ACRES
ZONING:	R-CD
WATERSHED:	SIX MILE CREEK (LOWER CATAWBA)
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS:	18
DENSITY PROPOSED:	1.61 DUA
OPEN SPACE REQUIRED:	2.90 AC (10% GROSS AREA)
OPEN SPACE PROPOSED:	2.92 AC (10% GROSS AREA)
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLL-OUT CONTAINERS
MINIMUM LOT SIZE REQUIRED:	40,000 SF
MINIMUM LOT SIZE PROVIDED:	40,000 SF +
MINIMUM LOT WIDTH REQUIRED:	120 LF
MINIMUM LOT WIDTH PROVIDED:	120 LF +
MINIMUM SETBACKS:	
FRONT	50'
SIDE	15'
SIDE CORNER:	25'
REAR	40'

NAME: TOLL BROTHERS
ADDRESS: 9130 KINGS PARADE BL
CHARLOTTE, NC 28273
PHONE #: (980) 722-6715
EMAIL: rprice1@tollbrothers.com

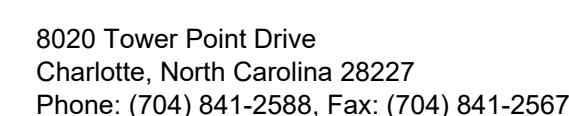
NAME: J WAYNE & CINDY CAROL ORR
ADDRESS: 6100 MATTHEWS-WEDDINGTON RD
MATTHEWS, NC 28104
PHONE #: (704) 526-6284

NAME: GERALD D. & MARTHA P. ORR
ADDRESS: 125 LAUREN DR
INDIAN TRAIL, NC 28079
PHONE #: (704) 574-6110

DATE: SEPTEMBER 2014	SCALE: NTS	<p align="center">TYPICAL SECTION</p> <p align="center">RESIDENTIAL LOCAL STREET</p> <p align="center">WITH CURB AND GUTTER</p>	TOWN OF WEDDINGTON STANDARD DETAILS	
REVISIONS			WEDDINGTON, N.C.	
			ROADWAY	STD. NO.
			R	102

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

DO NOT REMOVE FROM
ELECTRONIC FILE



AMERICA'S LUXURY HOME BUILDER®

CONDITIONAL ZONING PLAN

STATUS: **PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



**LUNA SUBDIVISION
STORMWATER RUNOFF MANAGEMENT PLAN**

LUNA IS A PROPOSED 18-LOT SINGLE-FAMILY SUBDIVISION LOCATED ON THE +/- 29 ACRES IN WEDDINGTON, UNION COUNTY, NORTH CAROLINA. THE EXISTING SITE CONDITIONS INCLUDE A MIX OF GRASS AND TREES. THE PREDOMINANT SOIL TYPES ACCORDING TO THE USDA SOIL SURVEY ARE CECIL, HELENA & APPLING, BOTH CECIL AND APPLING ARE WITH A HYDROLOGIC SOIL GROUP RATING OF "B" WHILE HELENA IS WITH A HYDROLOGIC SOIL GROUP RATING OF "D". THE PROPOSED AREA OF DISTURBANCE FOR THE PROJECT IS APPROXIMATELY 8.0 ACRES. THE SITE IS LOCATED IN THE SIXMILE CREEK WATERSHED, WITHIN THE CATAWBA RIVER BASIN. THE DEVELOPMENT WILL BE LOCATED OFF WEDDINGTON-MATTHEWS ROAD, APPROXIMATELY 70 FEET NORTH OF COX ROAD.

STORMWATER MANAGEMENT FOR THE SITE WILL BE DESIGNED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG STORMWATER DESIGN MANUAL, WITH EXCEPTIONS WHERE WEDDINGTON'S ORDINANCES LIST A STRICTER REGULATION.

OVER 20,000 SQUARE FEET OF NEW IMPERVIOUS WILL BE CREATED AS PART OF THE LUNA DEVELOPMENT, THEREFORE STORMWATER DETENTION WILL BE PROVIDED TO CONTROL RUNOFF TO PRE-DEVELOPED RATES FOR THE 2-, 10-, 25-, 50-, AND 100-YEAR, 24-HOUR STORM EVENTS. VOLUME CONTROL FOR THE 1-YEAR, 24-HOUR STORM WILL ALSO BE PROVIDED. THE SITE'S PROPOSED IMPERVIOUS PERCENTAGE MEETS THE THRESHOLD FOR A NCDEQ LOW-DENSITY STORMWATER PERMIT (<24%), HOWEVER, THE TOWN OF WEDDINGTON REQUIRES THAT THE STREET SECTIONS INCLUDE CURB AND GUTTER RATHER THAN GRASSED SWALES AND DRIVEWAY CULVERTS, WHICH TRIGGERS A NCDEQ HIGH-DENSITY PERMIT.

THE PROPOSED OUTFALL PIPE FROM BMP #2 WILL CONNECT TO AN EXISTING 36" RCP LOCATED WITHIN A STORM DRAINAGE EASEMENT (SDE) ALONG THE PROPERTY LINE BETWEEN 1316 DELANEY DRIVE AND 1400 DELANEY DRIVE IN THE BROMLEY SUBDIVISION. A DOWNSTREAM DRAINAGE ANALYSIS WILL BE PERFORMED TO ENSURE THE EXISTING SYSTEM CAN HANDLE FLOWS FROM THE PROPOSED DEVELOPMENT. THE POST-DEVELOPMENT PEAK FLOWS FOR THE 2-, 10-, 25-, 50-, AND 100-YEAR, 24-HOUR STORM EVENTS ENTERING THE EXISTING BROMLEY STORM SYSTEM FROM BMP #2 WILL BE NO GREATER THAN THE CURRENT PRE-DEVELOPMENT FLOWS.

STORMWATER MANAGEMENT NOTES:

1. THE DOWNSTREAM STORMWATER MANAGEMENT SYSTEM FROM THE PROPOSED STORMWATER BMP #2 WILL BE ANALYZED DURING THE CONSTRUCTION PLAN PHASE TO ENSURE THAT THE EXISTING SYSTEM CAN HANDLE THE ADDITIONAL FLOW.
2. THE STORM DRAINAGE WILL BE CONVEYED VIA CHANNELS AND A STORM PIPE SYSTEM TO THE PROPOSED BMPS. BOTH THE SWALES AND THE DRAINAGE SYSTEM WILL BE DESIGNED FOR THE 100 YEAR RUNOFF.



REV. NO.	DESCRIPTIONS REVISIONS	DATE

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NC License# F-1222
www.mckimcreed.com

**LUNA SUBDIVISION
TOWN OF WEDDINGTON, UNION COUNTY
NORTH CAROLINA**

STORMWATER CONCEPT PLAN

DATE:	APRIL 2023
MCE PROJ. #	07780-0033
DRAWN	DJS
DESIGNED	DJS
CHECKED	BBJ
PROJ. MGR.	BBJ

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: N/A

DRAWING NUMBER
REVISION

STATUS: **PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

Ashdale



Dunmore



Halstead



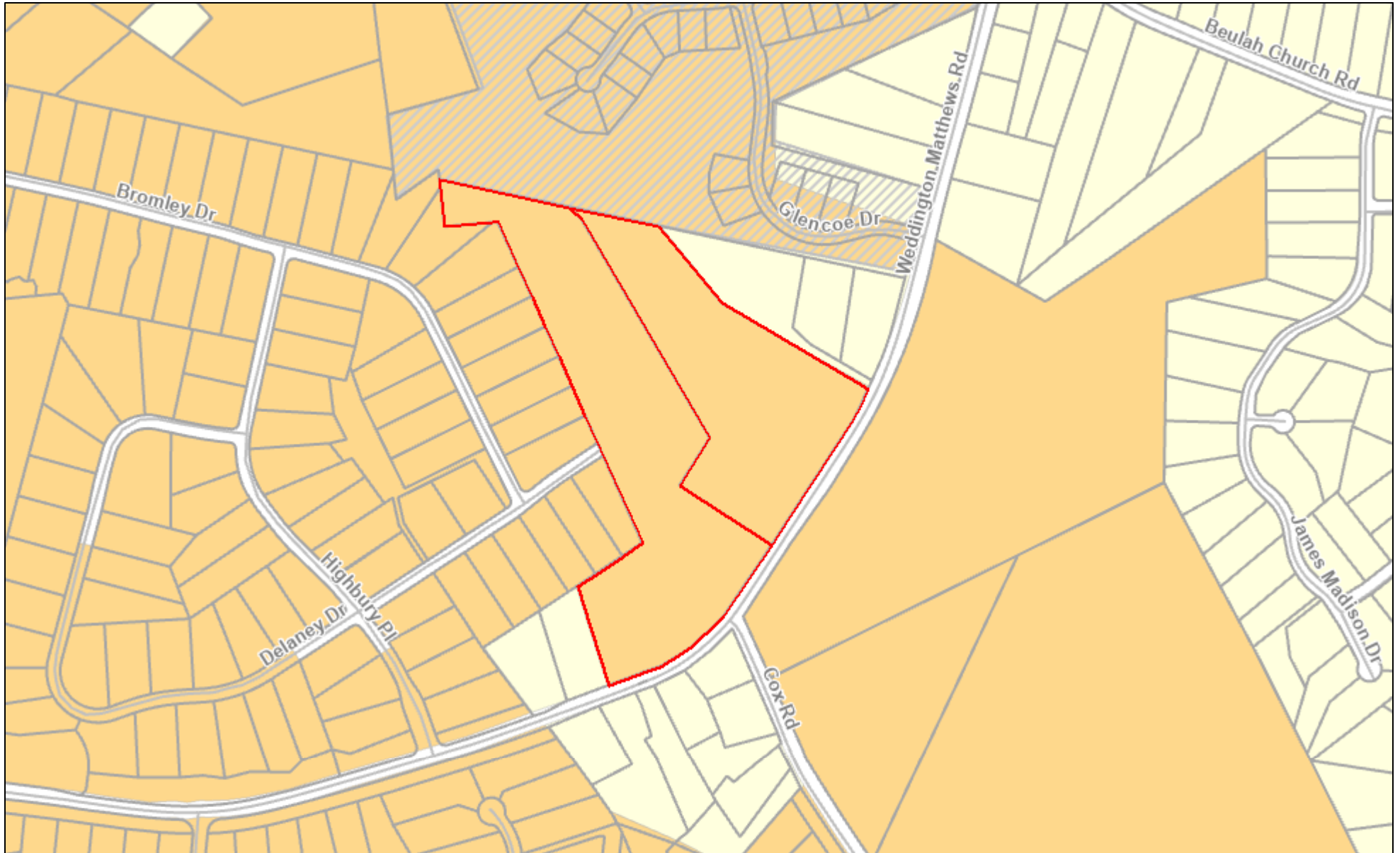
Kendrick



Stoneridge



LUNA SUBDIVISION



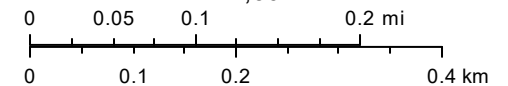
September 18, 2023

Weddington Zoning

	B1 (CD)		ED		R-40D		R-CD
	B2 (CD)		MX		R-60		RE
			R-40		R-80		Conditional Zoning

Downtown Overlay

1:7,367



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Luna Subdivision - Community Meeting Report

COMMUNITY MEETING REPORT

Petitioner: Toll Brothers

Note: This Petition is not for rezoning.

The current R-CD zoning designation will remain.

This Community Meeting Report is being provided to Town of Weddington Planning Staff/Administrator pursuant to the provisions of the "Town of Weddington, NC Unified Development Ordinance" Section D-607.C.5.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

McKim & Creed, a representative of the Petitioner, provided the Town of Weddington (the Town) with a written notice of the date, time, and instructions for interested parties to respond to the notice of the Community Meeting on August 8, 2023. The Town then mailed that notice to adjacent property owners within 1,300 linear feet of the proposed development by depositing such notice in the U.S. mail and posted the notice on the Town's website. The mailing list is attached hereto as Exhibit A. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on (08/15/2023) at (6:00pm) online via Zoom.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of participants):

The Community Meeting was attended by those individuals identified on the Zoom screen and attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Beth Johnston and Tracey McCormick of McKim & Creed.

SUMMARY OF PRESENTATION/DISCUSSION:

Minutes: The Petitioner's agent, Beth Johnston, welcomed the participants, explained that there would be a short presentation and a time for questions at the end of the presentation, and introduced the Petitioner's team. Ms. Johnston indicated that Toll Brothers proposed to develop the approximately 29-acre site located at 5932 Weddington-Matthews Road, Weddington, NC, with the intention to subdivide the parcel into 18 lots to construct for-sale, market-rate single-family homes. Ms. Johnston conducted the presentation that described the existing site conditions, described the proposed site plan, and presented a typical conceptual timeline of the review and approval process. At the conclusion of the presentation, the meeting was opened for questions and concerns from participants. A copy of the presentation is attached hereto as Exhibit D.

Twenty-three (23) log-in names, not including petitioner or petitioner's representatives, were recorded in attendance as set out in Exhibit E. Many spoke with questions and comments, with the main concerns being: 1) The increase in traffic volume on Weddington-Matthews Road, 2) Cut-through traffic in Bromley due to the proposed connection at Delaney Drive, 3) Potential issues with an increase in sewer volume if connecting to existing lines in Bromley, 4) The potential adverse effect of stormwater runoff from Luna into Bromley and the potential for Bromley homeowners to have to pay for further repairs, 5) Potential safety issues from the alignment of the main entry for Luna with Cox Road, 6) The need for a traffic study, and 7) the lack of a buffer between Bromley and Luna.

A summary of questions asked/*replies given*, and comments is as follows:

From Bill Deter:

- Clarified that the site is 28.9 acres. *Beth misspoke during the presentation and gave the acreage as 18.9.*
- Can you explain the Buffer along Matthews-Weddington Road?
The buffer is a 50' landscaped buffer required when the side or rear of lots are adjacent to an existing road. The plant material must create a year-round screen.
- Will the streets be curbed? Yes
- Other concerns: The BMP located between Luna Lot 10 and the property boundary (*positioned as topography and drainage area requires and is shown connecting to an existing 20' storm drain easement*), Sight Distance at Weddington-Matthews Road (*Site Distance study will be a part of civil design*), and would like to see turn lanes added, especially a left-turn so traffic doesn't back up (*The Town determines if a TIA will be required, and has determined that Luna does not meet the threshold established in the TIA Ordinance*)

From Chris Gushue:

- Concerned that the only other entrance into Luna besides the Matthews-Weddington Road one is via a connection to Delaney Drive, and the cut-through traffic that connection will inflict on Bromley. Feels this

connection will impede Bromley homeowners. *When a road is stubbed at a property line, the Town's UDO requires a connection.*

- Stated that Bromley homeowners pay a yearly HOA fee for shared amenities and are currently paying an additional assessment for repairs to the existing lake due to stormwater damage. Concerned that stormwater from Luna will adversely affect Bromley's system, causing Bromley's homeowners to pay for possible damage without consequences to Luna homeowners. Proposed that, as mitigation to this possibility, HOA's for Bromley and Luna be combined. *Storm facilities will be designed per local and state requirements, which have become more rigorous since Bromley's infrastructure was designed.*
- Concerned about connecting Luna to the existing sanitary sewer in Bromley. Stated there is a current issue with unacceptable results from a system clean-out by the Town to eliminate blockages for some homes in Bromley. *Since public water and sewer are controlled by Union County, per that UDO, when sewer is available within 300', new development must connect.*
- Concerned about traffic speed, and asked if there will be barriers and/or speed bumps. *Neither are required or planned at this time.*
- Stated that he would like the Town to provide existing residents with an opportunity to voice concerns about layout and road connections. *Robert Tefft, Weddington Town Planner, responded that the current plan is neither final nor approved, and that there will be a public hearing if/when the plan reaches Town Council.*
- Requested that Toll Brothers provide an opportunity for Bromley residents to voice their concerns about the proposed plan and stated that he will submit his concerns to the Bromley HOA board.

From Jolon Shields:

- Lives at the corner of Bromley Drive and Delaney Drive and backs up to the Luna property line.
- Is there a possible connection from Luna to Hemby Road. *No – the Luna parcel does not reach Hemby Road.*
- Is there fencing required or proposed between Luna & Bromley. *No, there is no fencing proposed, as the zoning designation and use for both communities is the same, but it will be brought to the attention of Toll Brothers.*
- Can there be a gate installed in Luna at the connection to Delaney. *Currently, Delaney is a public street, so the extension into Laney will have to be public as well. NCDOT will not allow gates on a public street.*

From Richard:

- Lives in Bromley and has the same issues as Mr. Gushue.
- Also is concerned with the proposed connection point for Luna at Cox Road. Cox already has speed issues and feels the connection alignment is not safe, needs review and possible realignment.
- Is concerned that sanitary sewer capacity is not adequate.
- What are the proposed price points for homes in Luna? *The market will ultimately determine price, but homes are expected to be priced similarly to those in The Enclave at Baxley, at the corner of Providence and Hemby Roads. (Current median list price is \$1,514,402)* Is concerned that Enclave at Baxley pricing is much lower than the current Bromley price point.

From Bill Fox:

- Requested a copy of the presentation. *PDF copy emailed to Mr. Fox 8/16/2023.*

From Gale Swartz:

- Concerned about construction traffic, damage to streets, noise, etc. Stated she would like to have assurance that no construction traffic will go through Bromley. *Tracey McCormick stated that civil plans approved for construction will be noted that all construction traffic shall use the provided construction entrance, which should be off of Matthews-Weddington Road.*

From Debra O'Hara:

- Lives on the property adjacent to Luna at the northern boundary. Will there be a buffer between the two properties? *No, there is no buffer required or proposed, as the zoning designation and use for both properties is the same. Per the UDO, there will be a 40' rear setback on all lots in Luna.*

From Wanda Shaver:

- Lives adjacent to Weddington-Matthews Road just north of the Luna parcel. Requests that a buffer be provided in Luna along the adjacent boundary. Concerned about the speed of traffic on both Weddington-Matthews Road and Cox Road, as well as drivers not stopping at the intersection of Weddington-Matthews and Cox Roads, and that the addition of an entrance to Luna will be detrimental to the safety of the intersection.

From Robert Tefft, Weddington Town Planner:

The most likely date for the project to come before the Planning Commission is the September 25th meeting.

From Robert Price, Land Development Director, Charlotte, Toll Brothers:

Believes Luna will be a great addition to the community of Weddington and is excited for the project to move forward.

From Zoom Chat Log:

00:36:10 Robert Tefft: *This project will not be on the Planning Board agenda for August 28th.*

00:49:17 Gale Schwartz: *Who is addressing this question*

00:49:50 Bill Deter: *Robert Teft Town Planner*

01:10:31 Ken Mertz: *Thanks for the update. I strongly agree with the need for the left turn lane. I also believe the HOAs should be combined as long as our Bromley fees are not increased.*

01:16:32 Gale Schwartz: *Traffic in Bromley as well at Cox Rd will be a BIG ISSUE. Please do a proper study on this.*

Respectfully submitted, this 1st day of September 2023.

EXHIBIT A

ADJOINING OWNERS, INDIVIDUALS AND ORGANIZATIONS

BEECHWOOD WEDDINGTON LLC
C/O THE BEECHWOOD ORGANIZATION
JERICO, NY 11753

ORR GERALD D
125 LAUREN DR
INDIAN TRAIL, NC 28079

ORR JOHN WAYNE
6100 MATTHEWS WEDDINGTON RD
MATTHEWS, NC 28104-9345

ORR J WAYNE
6100 MATTHEWS WEDDINGTON RD
MATTHEWS, NC 28104

WHITE DERYCK
1217 BROMLEY DR
WEDDINGTON, NC 28104

REYNOLDS TYLER EDWARD TRUSTEE
1221 BROMLEY DR
MATTHEWS, NC 28104

ATIENZA ORLANDO O
1225 BROMLEY DR
WEDDINGTON, NC 28104

TROUTMAN TERRY
1229 BROMLEY DR
WEDDINGTON, NC 28104

WILLIAMS THOMAS M
1233 BROMLEY DR
WEDDINGTON, NC 28104

GARBER J DEAN
1237 BROMLEY DR
WEDDINGTON, NC 28104

FLOWERS SETH RICHARD
1241 BROMLEY DR
WEDDINGTON, NC 28104

SHIELDS SONNIA T
1401 DELANEY DR
MATTHEWS, NC 28104

LEMMETTI JOSEE C
1404 DELANEY DR
WEDDINGTON, NC 28104

DUNLAP DONNA
1400 DELANEY DR
WEDDINGTON, NC 28104

SARIN VIKRAM
1316 DELANEY DR
WEDDINGTON, NC 28104

HOWELL TARA
1213 BROMLEY DR
MATTHEWS, NC 28104

O'HARA SCOTT S
5810 MATTHEWS WEDDINGTON RD
MATTHEWS, NC 28104

HINSON FARMS, LLC
1300 COX RD
MATTHEWS, NC 28104

FAHRUDIN, AJANOVIC
1040 JAMES MADISON DR
WEDDINGTON, NC 28104

KONDRATUK, PEDRO
3008 PROVIDENCE FOREST DRIVE
MATTHEWS, NC 28104

JONES, PATRICIA
5516 WEDDINGTON MATTEWS RD
MATTHEWS, NC 28104

HP NORTH CAROLINA, LLC
120 S RIVERSIDE PLAZA
CHICAGO, IL 60606

SHAVER, WANDA Y
5800 WEDDINGTON MATTHEWS RD
MATTHEWS, NC 28104

COX, RONALD DOUGLAS
6015 WEDDINGTON MATTHEWS RD
MATTHEWS, NC 28104

ARROWOOD, KIM C
6011 WEDDINGTON MATTHEWS RD
MATTHEWS, NC 28104

COX, RONALD D
6001 WEDDINGTON MATTHEWS RD
MATTHEWS, NC 28104

COX, KENNETH MORRIS
6101 WEDDINGTON MATTHEWS RD
MATTHEWS, NC 28104

RODOLFO, LEIVA
6110 WEDDINGTON MATTHEWS RD
MATTHEWS, NC 28104

SCHICK, JOHN T
5017 HEMBY ROAD
MATTHEWS, NC 28104

KHALID, KEVIN
1216 COX RD
MATTHEWS, NC 28104

GHORY, WILLIAM JOSEPH TRUSTEE
1032 MADISON DR
MATTHEWS, NC 28104

WILSON, JOHNNY RAY
6009 WEDDINGTON MATTHEWS RD
MATTHEWS, NC 28104

TROUTMAN, TERRY
1229 BROMLEY DR
WEDDINGTON, NC 28104

WHITE, DERYCK
1217 BROMLEY DRIVE
WEDDINGTON, NC 28104

HOWELL, TARA
1213 BROMLEY DRIVE
WEDDINGTON, NC 28104

KALASCH, CRAIG D
1201 BROMLEY DRIVE
WEDDINGTON, NC 28104

CHUDGAR, ASHOK B
1208 BROMLEY DRIVE
WEDDINGTON, NC 28104

WILLIAMS, THOMAS
1233 BROMLEY DRIVE
WEDDINGTON, NC 28104

SHIELDS, SONNIA T
1401 DELANEY DRIVE
WEDDINGTON, NC 28104

LEAKE, JASON L
1238 BROMLEY DRIVE
WEDDINGTON, NC 28104

STEWART, LAMAR SR.
PO BOX 78351
CHARLOTTE, NC 28271

JENSON, KIRK
1140 BROMLEY DRIVE
WEDDINGTON, NC 28104

ORLANDO, ARTIENZA O
1225 BROMLEY DRIVE
WEDDINGTON, NC 28104

VITALE, RORY D
1218 BROMLEY DRIVE
WEDDINGTON, NC 28104

ARRESE, MANUEL R TRUSTEE
1209 BROMLEY DRIVE
WEDDINGTON, NC 28104

MARTIN, MATTHEW A
1139 BROMLEY DRIVE
WEDDINGTON, NC 28104

SUTTON, ERIC CHRISTOPHER TRUSTEE
3009 Highbury Place
WEDDINGTON, NC 28104

GARBER, DEAN J
1237 BROMLEY DRIVE
WEDDINGTON, NC 28104

RAMIREZ, RICHARD
1230 BROMLEY DRIVE
WEDDINGTON, NC 28104

RANDAZZO, JAMES
3121 Highbury Place
WEDDINGTON, NC 28104

JONES, JAMES SCOTT, JR.
5532 WEDDINGTON MATTHEWS RD
MATTHEWS, NC 28104

BADALYAN, GRIGOR
3017 Highbury Place
MATTHEWS, NC 28104

REYNOLDS, TYLER EDWARDS TRUSTEE
1221 BROMLEY DRIVE
WEDDINGTON, NC 28104

ANELLI, CHRISTOPHER R
1226 BROMLEY DRIVE
WEDDINGTON, NC 28104

BERRY, JESSE WADE
1205 BROMLEY DRIVE
WEDDINGTON, NC 28104

INCALCATERA, SALVATORE
1133 BROMLEY DRIVE
WEDDINGTON, NC 28104

MATTHEWS, GRANT J
3013 Highbury Place
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FLOWERS, SETH RICHARD
1241 BROMLEY DRIVE
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JIANG, LIANG
1234 BROMLEY DRIVE
WEDDINGTON, NC 28104

PATEL, MILAPKUMAR R
3129 Highbury Place
WEDDINGTON, NC 28104

CLYNES, VICENTE FUSCO
1305 DELANEY DRIVE
WEDDINGTON, NC 28104

FIELDING, ROBERT J
1309 DELANEY DRIVE
WEDDINGTON, NC 28104

LEMMENTI, JOSEE C
1404 DELANEY DRIVE
WEDDINGTON, NC 28104

DUNLAP, DONNA
1400 DELANEY DRIVE
WEDDINGTON, NC 28104

SARIN, VIKRIM
1316 DELANEY DRIVE
WEDDINGTON, NC 28104

LIU, WEICHENG
1312 DELANEY DRIVE
WEDDINGTON, NC 28104

MALISSETTY, RAMYA
1308 DELANEY DRIVE
WEDDINGTON, NC 28104

ALROMAIZAN, WALEED SALEH
1304 DELANEY DRIVE
WEDDINGTON, NC 28104

SCHWARTZ, STEVEN A
3201 Highbury Place
WEDDINGTON, NC 28104

CASTALDO, CHRISTOPHER
3225 Highbury Place
WEDDINGTON, NC 28104

PARIKH, DOLLYBEN V
3217 Highbury Place
WEDDINGTON, NC 28104

OLLMAN, RICHARD J
3209 Highbury Place
WEDDINGTON, NC 28104

PATEL, JAY G
320 SQUASH HARVEST COURT
WEDDINGTON, NC 28104

APPEL, FREDRIK F
324 SQUASH HARVEST COURT
WEDDINGTON, NC 28104

SCOTT, TROY B
321 SQUASH HARVEST COURT
WEDDINGTON, NC 28104

BROMLEY COMMUNITY ASSOCIATION, INC
312 BULKHEAD WAY, STE 104-301
CLOVER, SC 29710

PALARDY, MICHAEL
501 WINTER WHEAT COURT
WEDDINGTON, NC 28104

HONOR NC, LLC
PO BOX 79306
CHARLOTTE, NC 28271

PALARDY, MICHAEL
6001 WEDDINGTON MATTHEWS ROAD
MATTHEWS, NC 28104

BEECHWOOD ORGANIZATION, LLC
200 ROBBINS LN
JERICHO, NY 11753

MOBRAY, WANDA MORRIS
5207 HEMBY RD
MATTHEWS, NC 28104 - 9300

DIXON, RYAN E
3105 Highbury Place
MATTHEWS, NC 28104

EATON, JONATHAN
1121 BROMLEY DRIVE
MATTHEWS, NC 28104

HARP, DEAN J
1125 BROMLEY DRIVE
MATTHEWS, NC 28104

CONES, JOHN ANTHONY
1129 BROMLEY DRIVE
MATTHEWS, NC 28104

DROST, JAMES EDWARD TRUSTEE
1203 DELANEY DRIVE
WEDDINGTON, NC 28104

ALLENSPACH, BRIAN THOMAS
1206 DELANEY DRIVE
WEDDINGTON, NC 28104

LOWE, CARL JARRETT JR.
3106 HIGHBURY PLACE
WEDDINGTON, NC 28104

TOPETE, KARLA A
3018 HIGHBURY PLACE
MATTHEWS, NC 28104-2400

WARREN, KEVIN O
1134 BROMLEY DRIVE
WEDDINGTON, NC 28104

GADIRAJU, RAVI
1120 BROMLEY DRIVE
WEDDINGTON, NC 28104

HATAM, MATTHEW K
3115 HIGHBURY PLACE
WEDDINGTON, NC 28104

CHEN, HONG
1269 DELANEY DRIVE
MATTHEWS, NC 28104

WIGGERS, MICHAEL J TRUSTEE
1261 DELANEY DRIVE
MATTHEWS, NC 28104

HUBER, MARK EDWARD
312 SQUASH HARVEST COURT
WEDDINGTON, NC 28104

WEIBEL, TIMOTH JOHN JR
413 WHEATBERRY HILL DRIVE
MATTHEWS, NC 28104

MCLAUGHLIN, MICHAEL & ELLEN FLODIN
TRUST
3021 HIGHBURY PLACE
WEDDINGTON, NC 28104

DAVIS, GREORGE R
1134 BROMLEY DRIVE
WEDDINGTON, NC 28104

CULBREATH, IKO JERMAINE
1134 BROMLEY DRIVE
WEDDINGTON, NC 28104

PATEL, PRANAV
3118 HIGHBURY PLACE
WEDDINGTON, NC 28104

FOX, WILLIAM A III
1269 DELANEY DRIVE
MATTHEWS, NC 28104

VATTEPU, NARENDER
1269 DELANEY DRIVE
WEDDINGTON, NC 28104

PRABHU, VIJAYA S TRUSTEE
3208 HIGHBURY PLACE
WEDDINGTON, NC 28104

HOWARD, GORDON F
316 SQUASH HARVEST COURT
MATTHEWS, NC 28104

DETIG, JEFFREY K
417 WHEATBERRY HILL DRIVE
MATTHEWS, NC 28104

ZELLENZ, JOHN H
3018 HIGHBURY PLACE
WEDDINGTON, NC 28104-2400

PATTISON, ERIC HAYES
1130 BROMLEY DR
WEDDINGTON, NC 28104

GADIRAJU, RAVI
1120 BROMLEY DRIVE
WEDDINGTON, NC 28104

DENDY, COREY O
3109 HIGHBURY PLACE
WEDDINGTON, NC 28104

CHELLAMANI, RAJESH
3200 HIGHBURY PLACE
WEDDINGTON, NC 28104

LOPES, ALEXANDRE RICARTE
1265 DELANEY DRIVE
WEDDINGTON, NC 28104

PATEL, DAPESH
3216 HIGHBURY PLACE
WEDDINGTON, NC 28104

WALTHALL, JEFFERY D
317 SQUASH HARVEST COURT
WEDDINGTON, NC 28104

ALPERN, JASON STANLEY
421 WHEATBERRY HILL DRIVE
MATTHEWS, NC 28104

SWEENEY, BRANDON
608 WINTER WHEAT COURT
MATTHEWS, NC 28104

PATEL, KETALKUMAR
512 WINTER WHEAT COURT
MATTHEWS, NC 28104

PALARDY, MICHAEL
501 WINTER WHEAT COURT
MATTHEWS, NC 28104

NOONAN, EDWARD WILLIAM
601 WINTER WHEAT COURT
MATTHEWS, NC 28104

ORAVEC, JEFFREY G
613 WINTER WHEAT COURT
MATTHEWS, NC 28104

HICKEY, WALTER L
604 WINTER WHEAT COURT
MATTHEWS, NC 28104

BHATIA, TEJWANT
504 WINTER WHEAT COURT
MATTHEWS, NC 28104

PORTER, SHEILA DIANE TRUSTEE
509 WINTER WHEAT COURT
MATTHEWS, NC 28104

EKWONU, NWAMAKA N TRUSTEE
605 WINTER WHEAT COURT
MATTHEWS, NC 28104

STEWART, MATTHEW STEPHAN
1120 COX DRIVE
MATTHEWS, NC 28104

VAZIRI, KIM ANN
600 WINTER WHEAT COURT
MATTHEWS, NC 28104

CIAMPI, JOSEPH J
500 WINTER WHEAT COURT
MATTHEWS, NC 28104

BERTOSSI, PAUL
513 WINTER WHEAT COURT
MATTHEWS, NC 28104

GILBOY, KRISTOPHER
609 WINTER WHEAT COURT
MATTHEWS, NC 28104

NOONAN, EDWARD WILLIAM
112 GLENCOE DRIVE
MATTHEWS, NC 28104

EXHIBIT C

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Application filed by Toll Brothers, Inc. to develop approximately 29 acres located at 5932 Matthews-Weddington Rd, Matthews, NC 28104 within the Town of Weddington, consisting of eighteen (18) single family detached lots and required associated improvements.

Date and Time of Meeting: August 15, 2023; 6:00 – 7:00pm

Place of Meeting: Virtual via Zoom link.
Instructions to obtain the link are outlined below.

Petitioner: Toll Brothers, Inc.

Petition No.: TBD

We are assisting Toll Brothers, Inc. (the "Petitioner") with a Development Application filed with the Town of Weddington. The petitioner is not seeking a rezoning. The parcels will remain R-CD as currently zoned and developed according to the standards applicable to R-CD. The Town of Weddington utilizes the Conditional Zoning Application form and review process for any residential development over 5 lots.

In accordance with the requirements of the Town of Weddington, the Petitioner will hold a Community Meeting prior to the Planning Board review on this Development Application to discuss this proposal with nearby property owners and organizations. The Town of Weddington's records indicate that either you are:

- 1) An owner of property that adjoins, is located across the street from, or is near the Site, or
- 2) A representative of a registered neighborhood organization.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Virtual Community Meeting regarding this Development Application on August 15, 2023, via Zoom from 6:00-7:00 pm. The Petitioner's representative's look forward to sharing this proposal with you and to answering questions you may have with respect to this Development Application.

To request a direct link to the presentation and community meeting, please email
communitymeetingaccess@mckimcreed.com

You will receive a reply email containing a direct link to the presentation and community meeting, which will be accessible 15 minutes prior to the stated start time.

In the meantime, should you have any questions or comments about this matter, please call Tracey McCormick at 704-945-3367.

cc: File

EXHIBIT D

LIST OF PARTICIPANTS

Community Information Meeting via Zoom
Luna Subdivision
August 15, 2023
6:00 pm

Beth Bailey Johnston– Presenting – McKim & Creed, Petitioner’s Representative
Tracey McCormick – McKim & Creed, Petitioner’s Representative

Robert Price – Toll Brothers, Petitioner

- 1 Eileen Fellmeth
- 2 Kim Topalian
- 3 Sharon Barber
- 4 Wanda Shaver
- 5 Craig Horn
- 6 Gale Swartz
- 7 Jolon Shields
- 8 Jim Bell
- 9 Chris Fault
- 10 Bill Deter
- 11 Richard
- 12 Ruth Pagano
- 13 Chris Gushue
- 14 Dolly Parkih
- 15 George
- 16 Ken Mertz
- 17 Harold Washington
- 18 Josee Lemmetti
- 19 Terry Troutman
- 20 Bill Fox
- 21 iPad
- 22 Robert Tefft – Town of Weddington
- 23 Kim Dewey – Town of Weddington

EXHIBIT E

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PRESENTATION

Luna

August 15, 2023

6:00 – 7:00 pm



OUR TEAM



ROBERT PRICE

Land Development Director, Charlotte



TRACEY M. McCORMICK, PE

Senior Project Manager

BETH BAILEY, PLA

Senior Landscape Architect





WHERE WE ARE

- 01 Approved Sketch Plan: Town of Weddington
- 02 Approved Utility Sketch Plan: Union County
- 03 Civil Design Underway

EXISTING CONDITIONS

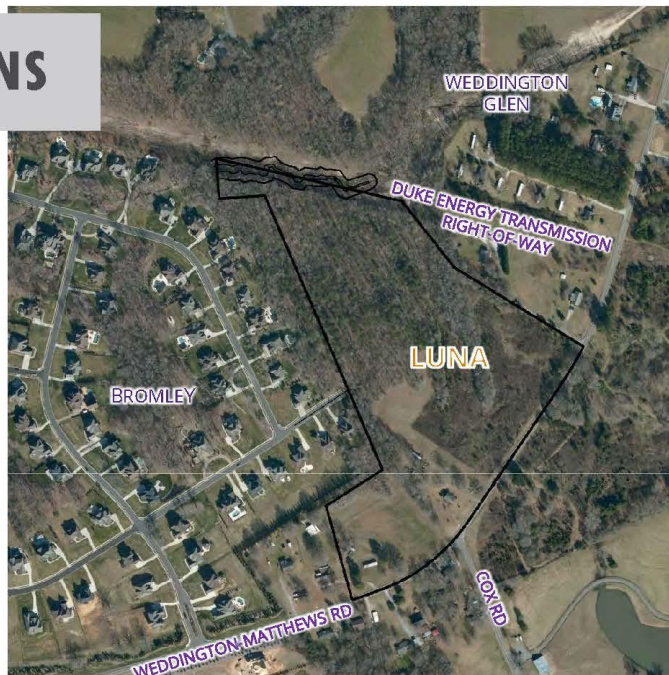


EXHIBIT E

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LUNA

- 01 R-CD Zoning
Average Lot Size: 40,000 sf (.92 Acres)
Minimum Lot Width: 120'
- 02 18 Single-Family Homes (1.61 DUA)
- 03 Open Space: +/- 2.92 Acres (10% of site)



MCKIM & CREED
ENGINEERS SURVEYORS PLANNERS



PROCESS FORWARD

- 01 COMMUNITY MEETING REPORT TO TOWN STAFF
Week of August 21
- 02 PLANNING BOARD REVIEW
Tentatively September 25
- 03 PUBLIC HEARING / TOWN COUNCIL VOTE
Tentatively October 9

If / When Approved by Town Council:

- Civil Design / Construction Drawings submitted to Weddington & Union County Public Works:
August 2023
- Review & Permitting: 3 – 4 Months
- Construction Begins: Summer 2024



ARCHITECTURE

- 01** Proposed Exteriors: Fiber-Cement Siding & Trim, Stone, Brick
- 02** Size Range: 4,075 sf - 4,307 sf
- 03** Height Range: 2-Story
- 04** Proposed Plans: 4 – 5- BR / 2.53 – 4 BA
- 05** Projected Price Range: Similar to Enclave at Baxley (Corner of Providence & Hemby Roads)

EXAMPLE ELEVATION #1: ASHDALE



EXHIBIT E

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EXAMPLE ELEVATION #2: DUNMORE



 **McKIM & CREED**
ENGINEERS SURVEYORS PLANNERS

EXAMPLE ELEVATION #3: HALSTEAD



 **McKIM & CREED**
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EXHIBIT E

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EXAMPLE ELEVATION #4: KENDRICK



 **McKIM & CREED**
ENGINEERS SURVEYORS PLANNERS

EXAMPLE ELEVATION #5: STONERIDGE



 **McKIM & CREED**
ENGINEERS SURVEYORS PLANNERS

EXHIBIT E

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Thank you for your time and attention.

QUESTIONS?



TO: Planning Board
FROM: Robert G. Tefft, CNU-A, Town Planner
DATE: September 25, 2023
SUBJECT: Application by Richard Daryl Matthews, requesting Conditional Zoning approval for the establishment of a Bed and Breakfast, and Event Venue use to be associated with the parcel located at 201 S. Providence Road.

APPLICATION INFORMATION:

SUBMITTAL DATE: August 18, 2023
APPLICANT: Richard Daryl Matthews
PROPERTY LOCATION: 201 S. Providence Road
PARCEL ID#: 06150077D
ACREAGE: +/- 5.00 acres
EXISTING LAND USE: Conservation Residential
EXISTING ZONING: Residential-Conservation District (R-CD)

BACKGROUND:

The existing single-family home located at 201 S. Providence Road was constructed circa 1883 as the residence of John Walker Matthews, and as the center of the Matthews family farming operations. The home has remained in the Matthews family since its construction and has recently been renovated with appropriate care given to maintain the architectural appearance of the original home.

PROPOSAL:

The applicant is proposing the adaptive reuse of the historic single-family home as a bed and breakfast and event venue for weddings, banquets, retreats, birthday parties, and corporate events. In addition, while the property would continue to be used for the temporary sale of pumpkins and Christmas trees in the

autumn and winter months, a farmers' market would be added to operate during the summer months.

As a part of the event venue development, the applicant envisions the conversion of an existing 586 square foot garage into a dressing room; the construction of an approximately 4,000 square foot event barn to include a catering kitchen; and the provision of exterior event seating areas and parking. The applicant proposes that the venue would operate Monday – Thursday: 8:00 am to 9:00 pm, and Friday – Sunday: 7:00 am to 10:00 pm.

Development Standards.

The development proposal includes Development Standards that form a part of the Conditional Zoning Plan (Plan). The development shall be governed by this Plan and all applicable Unified Development Ordinance (UDO) requirements unless specifically identified in the Plan.

Permissible Uses:

Pursuant to the Development Standards proposed by the applicant, the permissible uses for the development proposal would be as follows:

- Bed and Breakfast (historic home only)
- Event Venue
- Seasonal Farmers' Market, Pumpkin Patch, and Christmas Tree Lot

Town staff have no objections or concerns with the permissible uses.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

UDO Section D-607(C), Conditional Rezoning.

As required by UDO Section D-607(C)(5), the applicant held their required Community Meeting on-site on Monday, September 11, 2023, at 4:00 pm. While the Town has not yet received an attendance log or minutes of this meeting from the applicant, once received these will be provided and posted on the Town's website.

The Town Council is tentatively scheduled to hold a public hearing regarding this application on Monday, October 9, 2023, at 7:00 pm. 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.

UDO Section D-703(D), Permitted Uses (by zoning district).

Pursuant to Table 1, Permitted Uses, as contained within UDO Section D-703(D), neither of the Bed and Breakfast nor Event Venue uses are specifically listed as permissible uses within the R-CD or any other zoning district. There are, however, several listed uses that include the same potential functionality as an event venue that are permissible in the R-CD (i.e., County Clubs, Places of Worship, and Community Recreation Centers).

Farmers' markets, as well as seasonal pumpkin and Christmas tree sales are typically allowed in any zoning district as a temporary use provided certain standards are met and that a temporary use permit is obtained for each event. The applicant is asking that these three otherwise temporary uses be established as a permitted "permanent" use on the property whereby they would no longer need obtain a temporary use permit for every event. The events would still be seasonal in nature and not continuously in operation.

UDO Section D-703(E), Lot and Building Standards Table.

Pursuant to Table 2, Lot and Building Standards, as contained within UDO Section D-703(E), all development within the R-CD is required to meet certain standards. The following table identifies those standards, as well as how the subject development proposal complies:

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		40,000 sq. ft.	218,235.6 sq. ft.
Minimum Lot Width		120	473.66'
Minimum Setbacks	Front	50'	90'
	Side	15'	159' (north) 65' (south)
	Rear	40'	36' (east) ¹
Maximum Height		35'	35' ²
Maximum Floor Area Ratio		N/A	N/A

¹ The rear setback, as proposed on the sketch plan to the proposed barn, would be non-compliant. There would not appear to be a need or reason for the barn to be located within the required setback area and it appears more likely that the building was located within the setback in error.

² The proposal does not include a proposed maximum height; however, it also does not propose any deviation from this established standard.

To be clear, the development proposal meets or exceeds all the established standards except for the minimum rear setback. It is recommended that the proposed sketch plan be revised to achieve compliance with this standard.

UDO Section D-917C, Specific Requirements for Non-Residential Development.

1. *Landscaping, Screening, and Buffers.* Landscaping, screening, and buffers shall meet or exceed the minimum standards as provided per D-918(I). A buffer shall be built and maintained the entire width of the property fronting major or minor thoroughfares and major or minor roads. The buffers shall be built the width of the setback. All such buffers and/or screens shall be built in such a manner as to effectively screen the development from any major or minor thoroughfare and major or minor road, and/or residential or commercial property existing at the time the CZ zoning is approved. All such landscaping, screening and buffers shall include, protect, and maintain existing and planted trees.

While a preliminary landscape plan has not been provided, it is believed that the development proposal will be able to achieve compliance with the minimum standards set forth in UDO Section D-918(I). Should the application be approved, final compliance will be determined upon the submittal of plans for Zoning Permit.

2. *Parking Decks.* If one or more parking decks are to be built in accordance with the guidelines herein and contain 33 percent or greater of the required off-street parking for the development, the maximum allowable floor area ratio may be increased by the Town Council up to a ratio of 0.25. Parking decks not to exceed three above grade levels of parking may be allowed provided they do not exceed the maximum height provided in subsection 3, below. To the maximum extent possible, such decks shall be built of materials and designed in a manner to blend in with the associated development. Cars on

all levels of a structural parking facility must be screened from view from outside the structure. Retail or office uses may be allowed on the periphery of all levels of the parking deck.

No parking decks are proposed. As such, this requirement is not applicable.

3. *Building Height. The majority of buildings in the development shall be two stories high. However, one-story and/or three-story buildings will also be used to provide a varied skyline for the development. A majority of the gross floor area within the development shall be contained in buildings that are two stories or shorter. All buildings or structures within 50 feet of residentially zoned property shall be limited to two stories and shall have a maximum building height of 35 feet, as measured from ground level to the peak of the roof.*

While the plans provided do not include specific height information for the buildings comprising the development proposal, there is no expectation that any of the existing buildings to be renovated, or new buildings proposed for the property would exceed the established maximum height of 35'. Moreover, it would likely be inappropriate for any of these buildings to exceed this height given the potential detrimental impact this could have relative to the existing historic home.

4. *Gross Floor Area. No individual use within a non-residential development shall have a gross floor area greater than 8,000 square feet, except for supermarkets, libraries, and town and government facilities, which may be as large as 25,000 square feet. Furthermore, individual retail uses having a gross floor area of greater than 20,000 square feet shall not comprise greater than 25 percent of the total gross floor area in the development devoted to retail use.*

As depicted in the table below, the various buildings included with the development proposal would comprise approximately 6,454 square feet of gross floor area, which is well below the 8,000 square foot maximum. Accordingly, this provision would be met.

Historic Single-Family Home	1,688
Existing Garage	586
Existing Shed	180
New Event Barn	4,000
Total	6,454

5. *Design Requirements. The first floors of all nonresidential buildings must be designed to encourage pedestrian activity and use by arranging windows and doors so that individual uses within a building are visible and accessible from the street on at least 50 percent of the length of the first-floor frontage that faces roads, sidewalks, or other areas of significant pedestrian activity. Where the first floor of a nonresidential building has expanses of blank wall, each such expanse of blank wall may not exceed 20 feet in length. The term "blank wall", for the purposes of this section, means a wall that does not contain transparent windows or doors or significant ornamentation, decoration, or articulation.*

As has been noted previously with other submittals, this provision is intended more for the engagement of pedestrians with retail storefronts. Accordingly, it would not seem to be appropriate to require compliance with this provision given the nature of the use.

6. *Pedestrian Friendly. Nonresidential portions of a development (including, but not limited to, the landscaping, parking, and lighting of those portions) shall be designed so that they encourage and facilitate pedestrian use of those portions. In addition to other design elements that encourage and facilitate pedestrian use, in nonresidential portions of a development, sidewalks shall be placed in front of all principal buildings, and small pocket parks shall be created whenever feasible.*

As with the above provision, this provision is intended more for the engagement of pedestrians with retail storefronts. Accordingly, it would not seem to be appropriate to require compliance with this provision given the nature of the use.

7. *Off-Street Parking Areas. Large expansive off-street parking lots are not allowed. Accordingly, each off-street parking area shall contain no more than 150 off-street parking spaces and shall meet or exceed the standards in section [D-918(L)].*

The development proposal includes the construction of a 66-space parking lot, which is well below the maximum established in this provision. The sketch plan provided does not provide sufficient detail to fully determine compliance with all standards set forth in UDO Section D-918(L). However, given the nature of this application and process, the plans provided are sufficient and a finding can be made that the development proposal should be able to achieve compliance with the minimum standards set forth in UDO Section D-918(L). Should the application be approved, final compliance will be determined upon the submittal of plans for Zoning Permit.

8. *Internal Streets; Private Ownership; Parking. Streets within the development may be privately owned and maintained. On-street parking is allowed and may be counted towards meeting the off-street parking requirements. For both on-street and off-street parking, a parking space shall be not less than nine feet in width or less than 20 feet in length, and all parking spaces shall be clearly marked and maintained so that the boundaries of each space may be easily seen. In off-street parking lots with more than 20 standard spaces, one compact parking space may be permitted for every five standard spaces. Each compact space shall be at least seven feet wide and at least 17 feet long, and shall be clearly marked, "compact cars only".*

No internal / privately maintained streets are proposed. As such, this requirement is not applicable.

9. *No Outdoor Storage. Any outdoor storage of retail goods is prohibited. Notwithstanding this provision, garden materials such as flowers, plants, shrubs, fertilizer, and pine needles, etc., may be stored outdoors, but only if appropriately located, screened, and secured. Such outside storage shall be allowed only at the sole discretion of the Town Council and shall be included in calculating the floor area ratio for the site.*

No outdoor storage is proposed. As such, this requirement is not applicable.

10. *Open Space. At a minimum, ten percent of the gross acreage of the project (minus any required setbacks and buffers, utility easements, stormwater detention areas, and marginal lands including, but not limited to, wetlands, floodplains, steep slopes, and bodies of water) shall consist of prominently located and pedestrian-accessible village green open spaces so as to encourage walking and pedestrian activity within the development. No development may occur within any such open space except for the creation of sidewalks, other walking paths, and any type of development commonly found in small public parks, such as statues or other art.*

As discussed previously regarding other provisions contained herein, this provision is intended more for the engagement of pedestrians with retail storefronts. Accordingly, it would not seem to be appropriate to require compliance with this provision given the nature of the use.

11. *Stormwater Management. The post development rate of stormwater runoff from any lot shall not exceed the predevelopment rate of runoff for a 10-year storm. The applicant shall provide, at a minimum, the following information to the Administrator as part of his application to obtain a zoning permit:*

- a. *An engineering report made and certified as true and correct by a registered engineer licensed to do business in the state. Such report shall include the following:*
 1. *The routing of stormwater for the predevelopment and post-development conditions of the proposed building lot.*
 2. *Calculations showing the peak estimated rates of runoff using a ten-year return period for predevelopment and post-development conditions for the lot, including each stream leaving the proposed building lot.*
 3. *Calculations, plans, and specifications for stormwater retention/detention facilities or other means to effect peak rate attenuation.*
 4. *A statement indicating the rate of post-development stormwater runoff for the proposed building lot will not be greater than the predevelopment rate for a 10-year storm.*
- b. *A statement from the owner acknowledging responsibility for the operation and maintenance of required retention/detention facilities, and to disclose such obligation to future owners.*

The development proposal has been reviewed by the Town's engineers, LaBella Associates (LaBella), who generated numerous comments as a part of their review. While LaBella's full review comments are included as an attachment to this staff report, it should be noted that the most substantial of these comments is the lack of a stormwater management plan for the project. LaBella believes that addition of the parking lot will most likely push the subject parcel beyond the established impervious surface threshold and therefore mandate that the Town's stormwater detention requirements be met. While it is not unreasonable that the applicant be required to demonstrate whether they will trigger such requirements, or even how they would ultimately be able to comply with those requirements as a part of this proposal, it is certainly not an absolute necessity in order for a Conditional Zoning approval to be made as all of this can be ascertained post-approval without detriment to the Town.

UDO Section D-917D, Supplemental Requirements for Certain Uses.

UDO Section D-917D, establishes supplements requirements for certain uses; however, not for all uses that are specifically listed in the UDO, and not for either of the uses included with the subject development proposal. As such, this Section is not applicable.

UDO Section D-918, General Requirements.

The various provisions set forth in UDO Section D-918, including, but not limited to visibility at intersections, lighting, screening, and landscaping, fences and walls, signs, and off-street parking and loading, as applicable, shall be reviewed for compliance with the submittal of plans for a Zoning Permit. It is noted, however, that there do not appear to be any immediate concerns regarding compliance with these provisions.

UDO Appendix 5, Architectural Standards.

It is noted that many of the basic building design standards established in Appendix 5 are intended more for the engagement of pedestrians with retail storefronts rather than school buildings, which are not typically associated with these types of design requirements. Nonetheless, should this application be approved, these standards shall be reviewed for compliance at time of submittal for a Zoning Permit.

RELATION TO THE CODE OF ORDINANCES:

Appendix C, Traffic Impact Analysis.

Pursuant to Sec. II (A) (1), a Traffic Impact Analysis (TIA) is required for any CZ which is expected to create 50 or more peak hour vehicle trips or 500 or more daily vehicle trips. The applicant hired Ramey Kemp Associates (RKA) to prepare an estimation of the trip generation for the development proposal (see attached). The prepared estimate found that the development would not trigger a TIA based upon NCDOT requirements (3,000 trips/day) but would generate more than the 50 peak hour trip threshold established by the Town. However, RKA also made a finding that as the subject proposal is intended to primarily host weddings, and that these events would occur outside of commuter peak periods on weekends when regional traffic volumes are much lower, a TIA is not recommended. Essentially, the effort to produce a TIA would not result in much other than costs to the applicant, as the results would not produce a need for any improvements to the roadway network associated with the project.

LAND USE PLAN CONSISTENCY:

Land Use Goals:

Goal 1: To ensure that all new development takes place in a manner that conserves open space and scenic views.

It could be argued that the most scenic view associated with the subject property is that of the historic single-family home. This development proposal is a means of continuing to be able to fund the perpetual maintenance, conservation, and preservation of this structure. As such, the development proposal meets the above Goal.

Goal 2: To limit development activities on environmentally sensitive lands.

The development proposal does not include any activities within a designated flood zone or any other environmentally sensitive lands. As such, the development proposal meets the above Goal.

Goal 3: Minimize the visual effect of development from surrounding properties and roadways.

The development proposal will be required to provide a perimeter landscape buffer that will, at minimum, meet the standards established within the UDO. As such, the development proposal meets the above Goal.

Goal 4: To maintain the Town's strong single-family residential character.

The development proposal will result in the continued preservation of an existing historic single-family residence through its adaptive reuse as a bed and breakfast and event venue. While this adaptive reuse does not result in the property continuing to be used as a single-family residence, the structure itself, as well as its character will continue to be preserved. As such, the development proposal is, at worst, meeting the very spirit of the above Goal.

Goal 5: To retain a mix of land uses that reinforces Weddington's unique small-town character.

The continued retention and preservation of the existing historic single-family residence through its adaptive reuse as a bed and breakfast and event venue will meet the above Goal.

Land Use Policies:

Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby protecting property values.

Based upon the level of plans required to be submitted at this phase of the development approval process, the development proposal would comply with this Policy. Should the project be approved, further review shall be conducted upon submittal for a Zoning Permit.

Policy 10: Minimize the number of street curb cuts to avoid traffic congestion and ensure public safety.

One existing curb cut exists roughly at the center of the parcel providing access to the rear of the historic home, the existing garage, and the gravel lot that serves the seasonal pumpkin patch and Christmas tree lot. The application proposes an additional curb cut toward the north end of the parcel that would be the sole ingress/egress for the new 66-space parking lot. It is unclear from those plans provided if this new parking lot could instead be accessed from the driveway stemming from the existing curb cut; however, this would only be desirable within the first 60' of the parcel and not from an accessway that would require a connection to the rear of the historic home. If such a connection can be made, then it is recommended that this be a condition of approval.

Policy 11: Ensure that land uses abutting residential development are compatible with the scale, intensity, and overall character of existing and planned neighborhoods.

The land uses abutting the subject property are as follows:

North	Agricultural
South	Single-Family Home
East	Agricultural
West	Vacant

Compatibility between the proposed development and the surrounding vacant properties and agricultural uses is not in question. There is some concern regarding the adjacent single-family home to the south (parcel 06150078A) given its proximity to the proposed barn (approximately 183'); however, the barn is intended to be an enclosed structure with its only openings on the north side where it would connect to the patios. These open-air patios would be approximately 230' from the nearest corner of the adjacent home. To provide some context for this, the applicants own home is similarly located to the barn (approximately 196'). Additionally, the applicant has proposed that the venue would only be open until 9pm Monday-Thursday, and 10pm Friday-Saturday with the property to be vacant by 11pm. Given all the above, the development proposal will meet the Policy.

Policy 12: Consider land use descriptions shown in Exhibit 1 and the Future Land Use Map shown in Exhibit 2 in making zoning and development decisions.

<i>Land Use</i>	<i>Description</i>
<i>Traditional Residential</i>	<i>This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be, zoned for 40,000 square foot lots at a density of approximately one dwelling unit per acre, in accordance with the Town's current Residential (R-40, R-40D, R-60, R-80, RE and RCD conventional) zoning districts.</i>

<i>Conservation Residential</i>	<i>This category applies to the areas within the Town that are currently zoned RCD or are six acres or greater in area. Some of this area has not been developed while some of the area is currently a conventional or conservation subdivision. Conventional subdivisions shall have minimum lot sizes of 40,000 square feet, plus be subject to a 10% open space requirement. Conservation subdivisions shall be subject to a conditional zoning permit and allow for smaller lot sizes yet retain a density of approximately one dwelling unit per 40,000 square feet.</i>
<i>Neighborhood Business</i>	<i>Existing commercially zoned (MX, B-1(CD) or B-2(CD)) parcels that lie in the vicinity of the “Town Center” or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington residents. All new commercial development will be in the Town Center and is subject to additional requirements found in the Downtown Overlay District.</i>

The subject parcel has a Conservation Residential Land Use designation, and while the associated description does not discuss any land use other than conservation subdivisions, there are numerous non-conservation subdivision uses that are already permissible in the corresponding R-CD which is clearly the intended associated zoning district. There would not appear to be an issue with the development proposal compliance with this policy more so than the current description of the land use designation not being adequate.

Public Facilities and Services Goals:

Goal 2: To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities.

It is expected that the proposed development would receive adequate water service without any anticipated issues. However, the subject parcel does not have immediate access to sewer so the site would need to be service via a septic system. At present, it is unclear as to the size and location of this septic system on the parcel, or as to whether Union County would approve of the system.

Public Facilities and Services Policies:

Policy 2: Require transportation, water, wastewater and drainage system improvements to be constructed concurrent with new development and that provide adequate capacity to meet demands from existing and new users.

See response above for Public Facilities and Services Goal 2.

Community Design and Image Goals:

Goal 1: To maintain and enhance the Town’s aesthetic qualities and physical character.

Based upon the level of plans required to be submitted at this phase of the development approval process, the development proposal would comply with this Goal. Should the project be approved, further review shall be conducted upon submittal for a Zoning Permit.

Community Design and Image Policies:

Policy 1: Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history.

Policy 2: Continue to support the adaptive reuse of historic structures in the community.

This is very much the intent of the development proposal: the continued preservation of the existing historic home by means of its adaptive reuse as a bed and breakfast and event venue. As such, the development proposal meets both above Policies.

Policy 4: Maintain design standards for future non-residential developments.

Based upon the level of plans required to be submitted at this phase of the development approval process, the development proposal would comply with this Policy. Should the project be approved, further review shall be conducted upon submittal for a Zoning Permit.

Based upon the above, staff provides the following Land Use Plan Consistency Statement for consideration:

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there may also be Goals and Policies for which there may be reason for concern, positive findings can nonetheless be made in support of this development proposal.

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the establishment of a Bed and Breakfast, and Event Venue use to be associated with the parcel located at 201 S. Providence Road, be recommended for **approval**, subject to the following conditions:

1. That all proposed buildings comply with the setback requirements for the R-CD.
2. That revisions are incorporated into the development proposal to address the comments provided by LaBella Associates.
3. That access to the 66-space parking lot be from a driveway connecting to the existing curb cut within the Providence Road right-of-way, and not from a new curb cut.

ATTACHMENTS:

Application
Sketch Plan and Statement from Applicant
Trip Generation Letter
Zoning Map
Engineering Review Comments from LaBella Associates

TOWN OF WEDDINGTON

Conditional Zoning Application

This application is required for all conditional zoning applications. Completed applications along with all associated submittal requirements, must be submitted via the Town's Self-Service Permitting Portal.

No application shall be considered complete unless accompanied by the application fee in the amount of \$1,650.00.

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. The applicant, by filing this application, agrees to comply with all applicable requirements of the Unified Development Ordinance.

APPLICANT INFORMATION

Name: Richard Daryl Matthews

Mailing Address: 225 Old Mill Rd Waddow NC 28173

Phone Number: 704-651-9152 Email: fordonlyman@aol.com

PROPERTY OWNER INFORMATION (if different from applicant)

Name: _____

Mailing Address: _____

Phone Number: _____

Email: _____

SUBJECT PROPERTY INFORMATION

Location: 201 Providence Rd. S

Parcel Number: 061500770

Existing Zoning: RCD

Use of Property: Wedding Venue, Event Venue, Bed + Breakfast, Seasonal Events

APPLICATION SUBMITTAL INFORMATION

All applications must include a site plan, drawn to scale, and supporting text that, as approved, will become a part of the Ordinance amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in North Carolina, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions in addition to all predetermined Ordinance requirements, will govern the development and use of the property. The applicant acknowledges that they will review the conditional zoning request prior to any zoning permits being issued by the Town for such project. The applicant shall, at a minimum, include as part of the application, each of the items listed below (including all submittal requirements listed in Appendix 2 of the UDO):

- A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
- The owner's names, addresses and the tax parcel numbers of all adjoining properties.
- All existing easements, reservations, and right-of-way on the property or properties in question.
- Proposed principal uses: a general summary of the uses that will take place, with reference made to the list of uses found in Section D-703 of the Unified Development Ordinance.
- Traffic impact analysis/study for the proposed service area, as determined by the Town Engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all shared parking facilities) along with typical street cross-sections.
- General information on the number, height, size, and location of structures.
- All proposed setbacks, buffers, screening, and landscaping required by these regulations or otherwise proposed by the petitioner.
- All existing and proposed points of access to public streets.
- Proposed phasing of the project.
- Proposed number, location, type, and size of all commercial signs.
- Exterior treatment of all principal structures.
- Delineation of all marginal lands, including areas within the regulatory floodplain, as shown on official Flood Hazard Boundary Maps for Union County.
- Existing and proposed topography at five-foot contour intervals or less.
- Scale and physical relationship of buildings relative to abutting properties.
- Public Involvement Meeting Labels.

Planning Board Review

Before the Planning Board review, the applicant must provide a written report of at least one community meeting held by the applicant. Reasonable notice of the required community meeting shall be provided as stated in Section D-607.C.5 of the Unified Development Ordinance. The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the

application has been deemed complete and ready for submission to the Planning Board. The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have 30 days from the date that the application is presented to it to review the application and to act. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council without a Planning Board recommendation.

Public Hearing Required

Prior to deciding on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in Section D-602 of the Unified Development Ordinance.

Action by Town Council

Conditional Zoning District decisions are a legislative process and shall consider applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application and evaluated by the Town Council. Once the public hearing has been held, the Town Council shall act on the petition. The Town Council shall have the authority to:

- a. Approve the application as submitted.
- b. Deny approval of the application.
- c. Approve application with modifications that are agreed to by the applicant.
- d. Submit the application to the Planning Board for further study. The Planning Board shall have up to 31 days from the date of such submission to make a report to the Town Council. If no report is issued, the Town Council can take final action on the petition. The Town Council reserves the right to schedule and advertise a new public hearing based on the Planning Board's report.

CERTIFICATION

I HEREBY CERTIFY that all the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all applicable requirements of the Weddington Unified Development Ordinance concerning this proposal, and I acknowledge that any violation of such will be grounds for revoking any approvals or permits granted or issued by the Town of Weddington.

Richard Daryl Matthe
Applicant

8-21-23

Date

Same
Property Owner

Date

The Historic Home Place

Mission Statement

Our mission is twofold, to open a community focused venue that provides a gathering place for local events and provide a revenue stream to help maintain the historic John Walker Matthews house. The house, located at 201 Providence Road South in Weddington, NC, was constructed in 1883 as the residence of John Walker Matthews and the center of the Matthews family farming operations. The house has remained in the Matthews family for over 140 years and is currently owned by Daryl Matthews. The exterior of the house has recently been remodeled with care given to maintaining the design and construction of the house as it was in 1883. Our plan is to use the house as a bed and breakfast for overnight lodging and as the center piece for an event venue for weddings, banquets, family retreats/birthday parties and corporate events. This will coexist with the existing Christmas Tree Lot, and Pumpkin Patch currently operated by the Matthews family. Plans are to also use the Christmas tree and Pumpkin Patch facilities as a Farmer's Market in the summer months.

Organization Structure

We plan to hire an experienced manager to oversee the use of the facilities and work with the community as a planner for scheduled events. The manager will coordinate the schedule for the facility and work directly with the individuals that rent the facilities to achieve successful events while respecting the values of Weddington.

Facilities Overview

Existing 1883 House – The existing 1688 sq. ft. house will serve as a bed and breakfast as well as the main office for the facility. The house will also be available for a bride/bridesmaids dressing room, honeymoon suite and small corporate meetings and retreats.

Existing Garage – This 586 sq. ft. building will be converted into a dressing area for grooms and groomsmen.

Existing Shed – The existing 180 sq. ft. shed is planned to be used as a storage facility.

New Event Barn – A 4000 sq. ft. event barn is being designed to complement the exterior of the 1883 house and will be used to host weddings, community parties, banquets and corporate functions. This facility will include restrooms and a warming/catering kitchen and is to include a covered patio.

Exterior Event Seating – Two areas of the property are being designated for landscaping that will accommodate outdoor events such as weddings.

Parking – A parking area of 135'x175' is designed to have 66 parking spaces including 3 handicapped spots. The parking will have access off Providence Road South either via the existing driveway cut for the 1883 house or with a new driveway cut.

Operating Schedule

The operating schedule will be as follows:

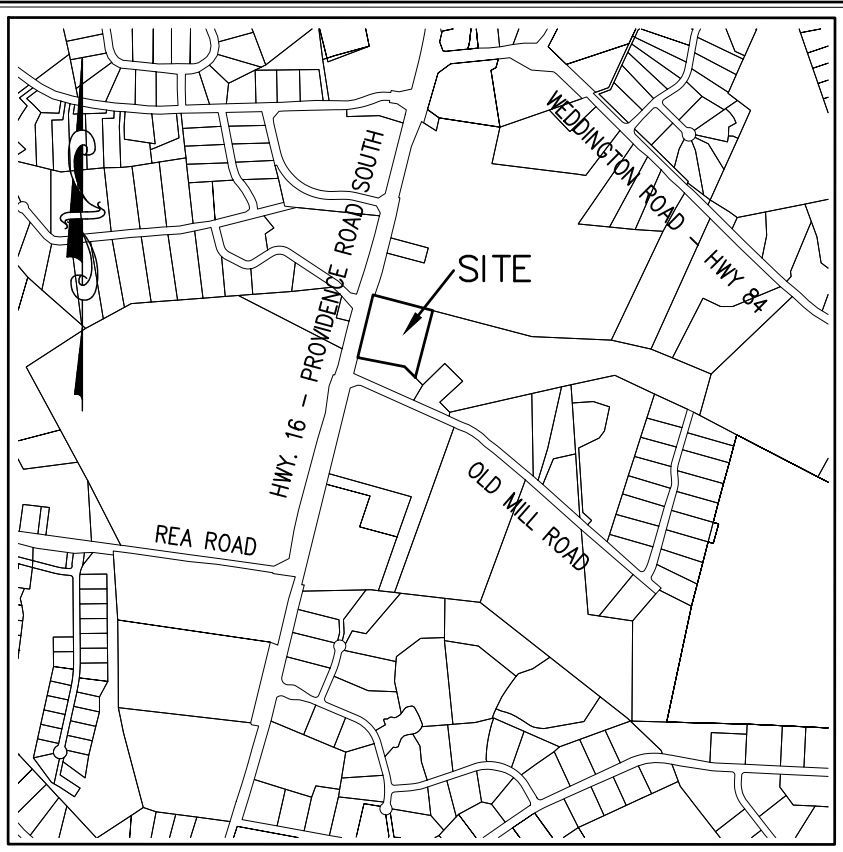
Monday – Thursday 8am to 9pm

Friday – Sunday 7am to 10pm

Note: The property is to be vacated by 11pm.

Goals

Our goal is to make this facility a well-respected and treasured benefit for the citizens of Weddington. A place where visiting friends and family can stay. A place where your daughters and sons can get married and the community can gather. A place where you can host a retreat for your associates and still enjoy the small town rural appeal that has been the magnet that has brought families to Weddington. Our goal is to make Weddington an even better place to live.



Vicinity Map

(NTS)

Site Plan Descriptions & Uses

201 S Providence Rd.
Tax Parcel 06150077D
Zoning: Central Business District (CBD)
Setbacks:
Front 50'
Side 15'
Rear 40'
Total Area: 5.01 Acres

Proposed Uses:
Weddings, banquets, Event venue with Bed and Breakfast
Provided the lot is at least five acres, but nothing shall prohibit one or more of these uses from being combined on a single five acre lot.

2 Story Wooden Dwelling
1688 square feet
Will contain the following:
Main Office
Bride and Bridesmaid Dressing Room
Honeymoon Suite
Bed and Breakfast
Corporate Meeting and Retreats

Garage
586 square feet
Will contain the following:
Groomsmen Mancave and Dressing Room

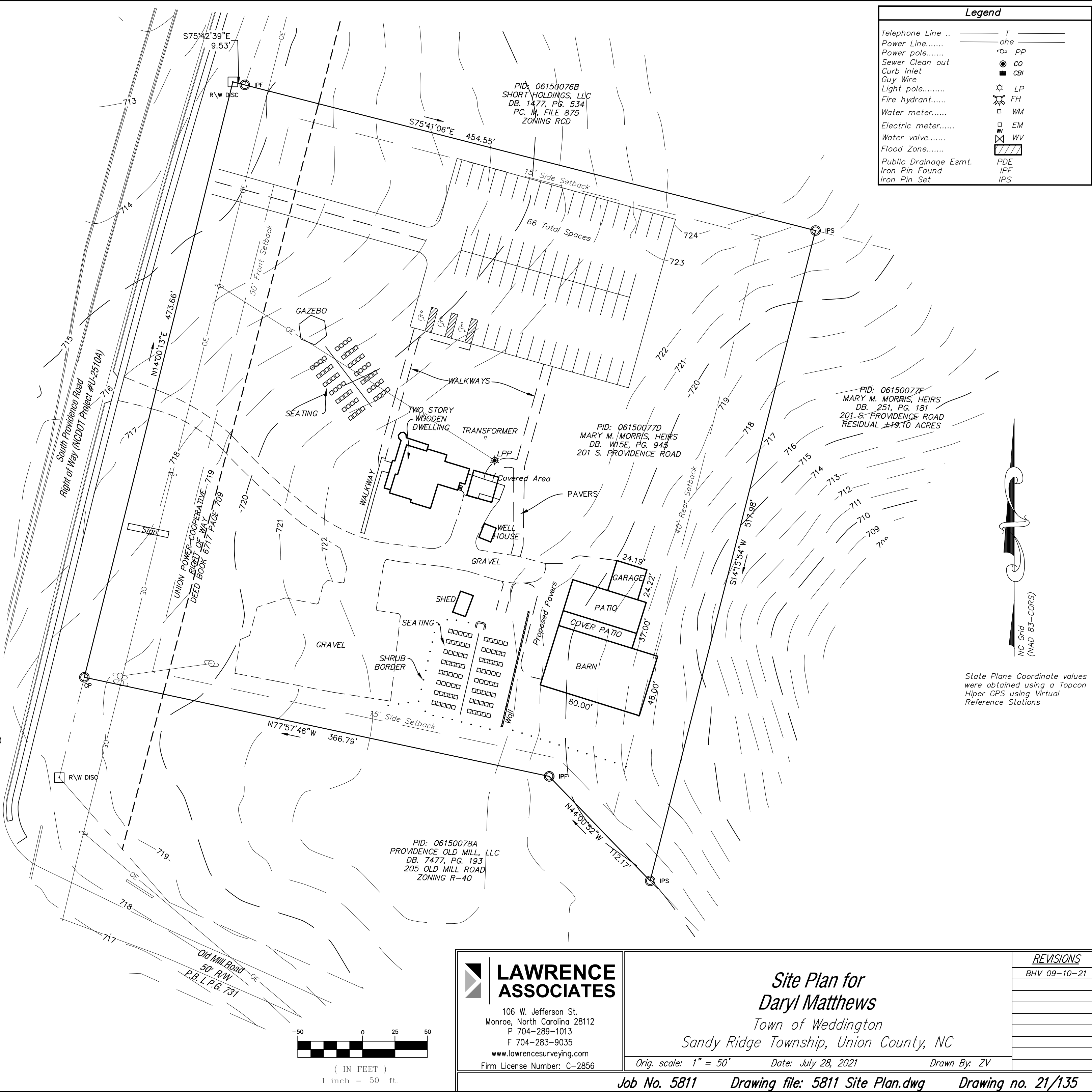
Sheds
Shed 1:180 square feet
Shed 2:711 square feet
Will contain the following:
Storage

Barn
6620 square feet
Will contain one or more of the following:
Indoor Weddings
Kitchen and Restrooms
Receptions
Parties
Corporate functions
Retreats
Banquets

Parking Space
135' x 175' parking lot
Site will have:
63 guest parking spaces
3 handicap parking spaces

NOTES

1. Areas computed using coordinate geometry.
2. This map was prepared without the benefit of a title search. Survey subject to full title search.
3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
4. All distances shown are horizontal ground distances.
5. Rebar set at all corners unless otherwise noted.
6. Broken lines indicate property lines not surveyed.
7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
8. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
9. Other underground utilities may exist but their locations are not known.
10. The residual 19.10 Acres has access to Abellia Drive a 50' Public R/W





August 10, 2023

Robert Tefft, CNU-A
Town Planner / Zoning Administrator
1924 Weddington Road
Weddington, NC 28104
P: 704.846.2709
E: rtefft@townofweddington.com

Reference: Wedding Venue – Weddington, NC

Subject: Trip Generation Letter

Dear Mr. Tefft:

This letter provides an estimate of the trip generation for a proposed wedding venue development located at 201 Providence Road (NC 16) in Weddington, North Carolina. The site currently contains a historic house and is proposed to be expanded and converted into a wedding venue consisting of a wooden dwelling, a garage, and barn. The wooden dwelling is expected to house a main office, bride and bridesmaid dressing room, honeymoon suite, bed and breakfast, and corporate meeting rooms. The garage is expected to contain a groomsmen's room and dressing room. The barn provides indoor space and could be used for weddings reception, parties, corporate functions, retreats, and banquets. Along with the new facilities, an additional surface parking lot containing approximately 65 parking spaces along with a new access point along Providence Road is proposed. Post expansion, the site is proposed to be served by a total of two (2) right-in/right-out driveways along Providence Road. Refer to the attachments for the preliminary site plan.

Trip Generation

To develop trip generation estimates for the proposed wedding venue, a maximum number of occupants for a peak event was analyzed based on guest projections provided by the ownership team. As shown in Table 1, the maximum event (likely a wedding) at the facility could accommodate up to 125 guests. This number was then broken down to show an expected number of guests that would arrive at the venue by driving versus rideshare options. Along with the split of guests arriving by vehicle versus rideshare, an average vehicle occupancy of 1.4 persons per vehicle (PPV) was assumed for guests. This PPV estimate is assumed to be conservative as guests typically arrive to weddings in pairs or groups. Estimates for employees and vendors are also shown in Table 1 along with their assumed average vehicle occupancy. In summary, Table 1 shows that approximately 100 vehicles could be expected at a wedding with 125 guests in attendance.

Table 1: Event Trip Distribution Summary

Category	Person Trips	Average Vehicle Occupancy (Persons per vehicle)	Vehicle Trips
Maximum Event	125 guests	1.4 PPV	90
<i>Drive (80%)</i>	<i>100 guests</i>	<i>1.4 PPV</i>	<i>72</i>
<i>Ride Share (20%)</i>	<i>25 guests</i>	<i>1.4 PPV</i>	<i>18</i>
Employee/Vendors	10 employees	1.1 PPV	10
Total			100

Table 2 below uses the summary information from Table 1 to derive a trip generation estimate for the facility. As shown, it is estimated that the buildout of the development would be expected to generate approximately 236 daily when a full event occurs. It is estimated that 118 trips (100 entering and 18 exiting) would occur during the arrival peak hour and 118 trips (18 entering and 100 exiting) would occur during departure peak hour. As mentioned previously, these estimates are based on the maximum event at the venue.

Table 2: Site Trip Generation Summary

Wedding	Daily Traffic (vpd)	Arrival Peak Hour Trips (vph)		Departure Peak Hour Trips (vph)	
		Enter	Exit	Enter	Exit
Guests (Driving)	144	72	0	0	72
Guests (Ride Share)	72	18	18	18	18
Employee/Vendor	20	10	0	0	10
Total	236	100	18	18	100

TIA Determination

To determine whether a TIA is required of the subject development, both North Carolina Department of Transportation (NCDOT) and the Town of Weddington thresholds were assessed. NCDOT requires a TIA when the proposed development is anticipated to generate in excess of 3,000 trips per day while the Town of Weddington requires a TIA when the proposed development is anticipated to generate more than 50 peak hour trips. Using these guidelines verbatim would imply that the subject development does not trigger an NCDOT TIA however would satisfy the minimum thresholds for a TIA under the Town's requirements.

It's important to note that the subject application is intended to primarily host weddings. These events would occur outside of commuter peak periods on weekends when regional traffic volumes are much lower. While this development technically satisfies the Town's TIA threshold, a TIA is not recommended given the timing of the events not coinciding with commuter travel periods.

Findings and Summary

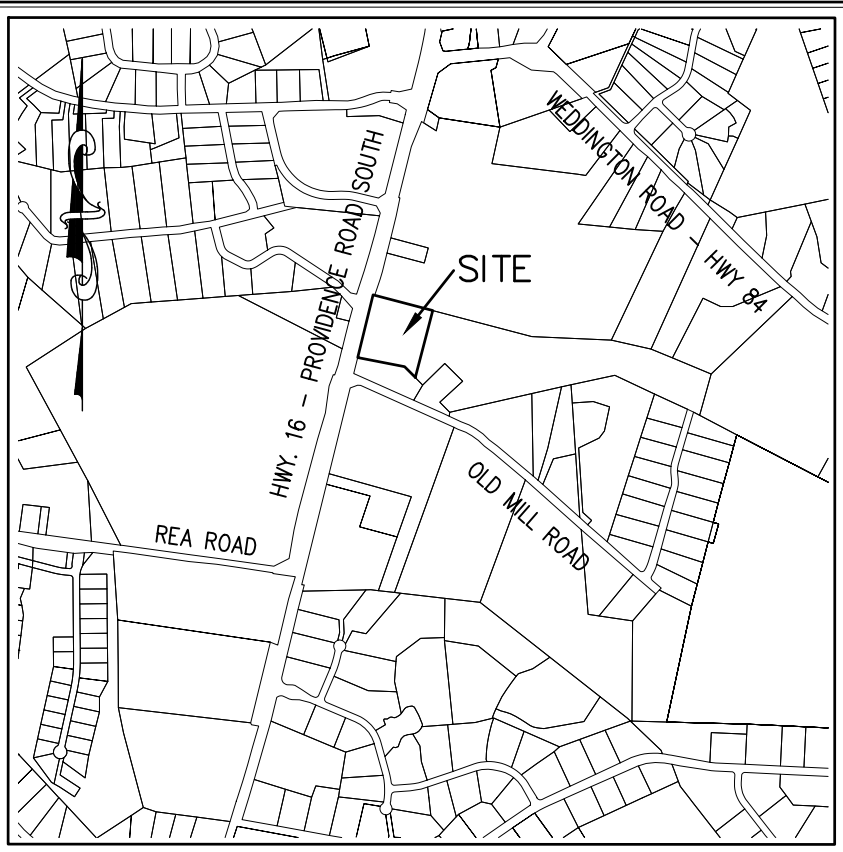
As shown in this memorandum, the proposed wedding venue located at 201 Providence Road (NC 16) in Weddington, North Carolina is expected to host weddings with a maximum attendance of 125 guests. Trip generation estimates were derived using this information and showed that 118 peak hour trips could be expected during both the arrival and departure periods before and after a wedding. Given these trip generation estimates, the site would not trigger an NCDOT TIA however would meet the minimum TIA threshold using the Town's guidelines. While this development satisfies the Town's TIA threshold, a TIA is not recommended of this application given the timing of the events not coinciding with commuter travel periods.

If you have any questions or concerns, please feel free to contact me at (919) 872-5115.

Sincerely,
Dyron Capers, PE
Traffic Engineering Project Manager
Infrastructure Consulting Services, Inc.
dba
Ramey Kemp Associates
NC Corporate License # F-1489



Attachments: Preliminary Site Plan



Vicinity Map

(NTS)

Site Plan Descriptions & Uses

201 S Providence Rd.
Tax Parcel 06150077D
Zoning: Central Business District (CBD)
Setbacks:
Front 50'
Side 15'
Rear 40'
Total Area: 5.01 Acres

Proposed Uses:
Weddings, banquets, Event venue with Bed and Breakfast
Provided the lot is at least five acres, but nothing shall prohibit one or more of these uses from being combined on a single five acre lot.

2 Story Wooden Dwelling
1688 square feet
Will contain the following:
Main Office
Bride and Bridesmaid Dressing Room
Honeymoon Suite
Bed and Breakfast
Corporate Meeting and Retreats

Garage
586 square feet
Will contain the following:
Groomsmen Mancave and Dressing Room

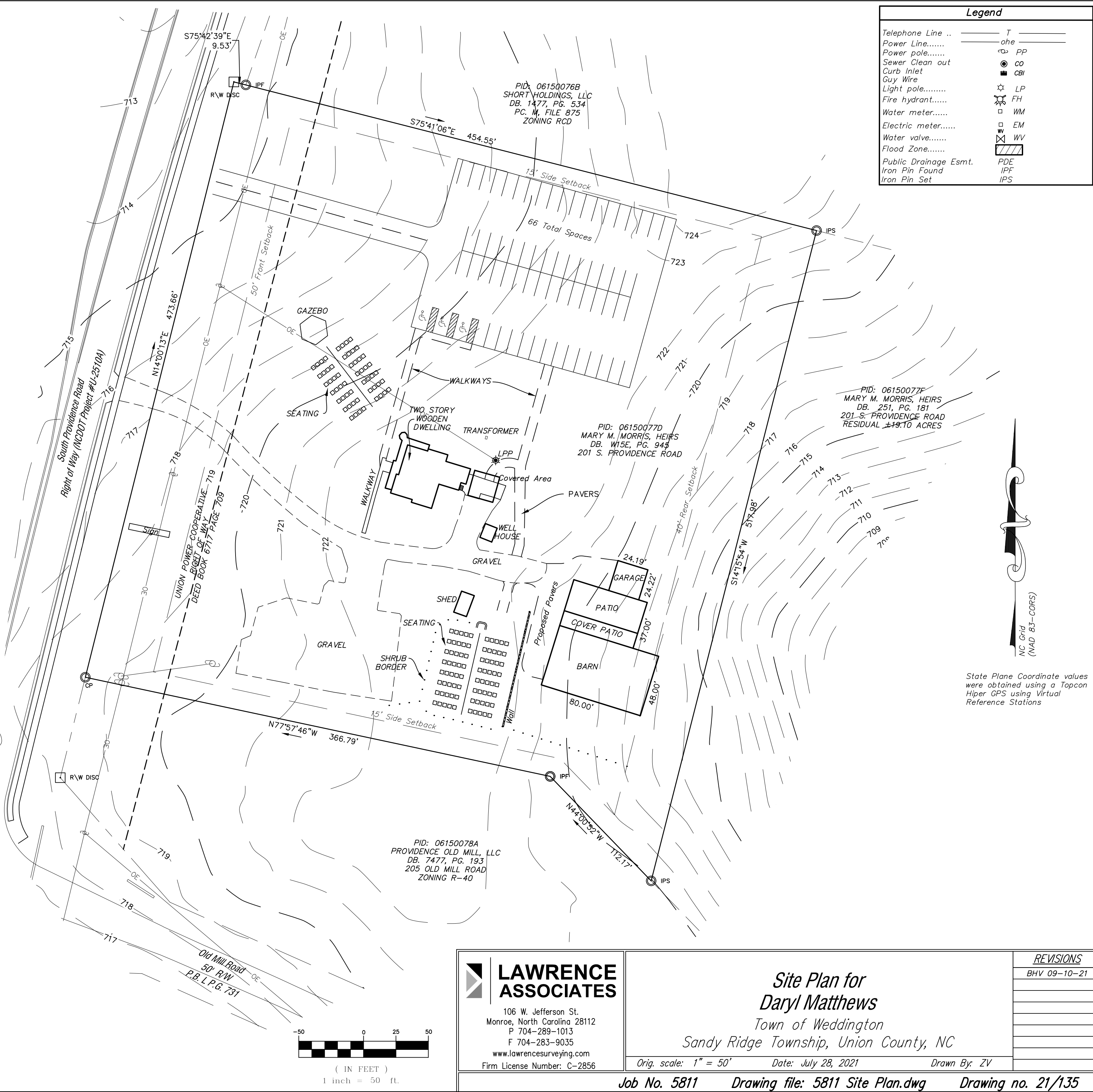
Sheds
Shed 1:180 square feet
Shed 2:711 square feet
Will contain the following:
Storage

Barn
6620 square feet
Will contain one or more of the following:
Indoor Weddings
Kitchen and Restrooms
Receptions
Parties
Corporate functions
Retreats
Banquets

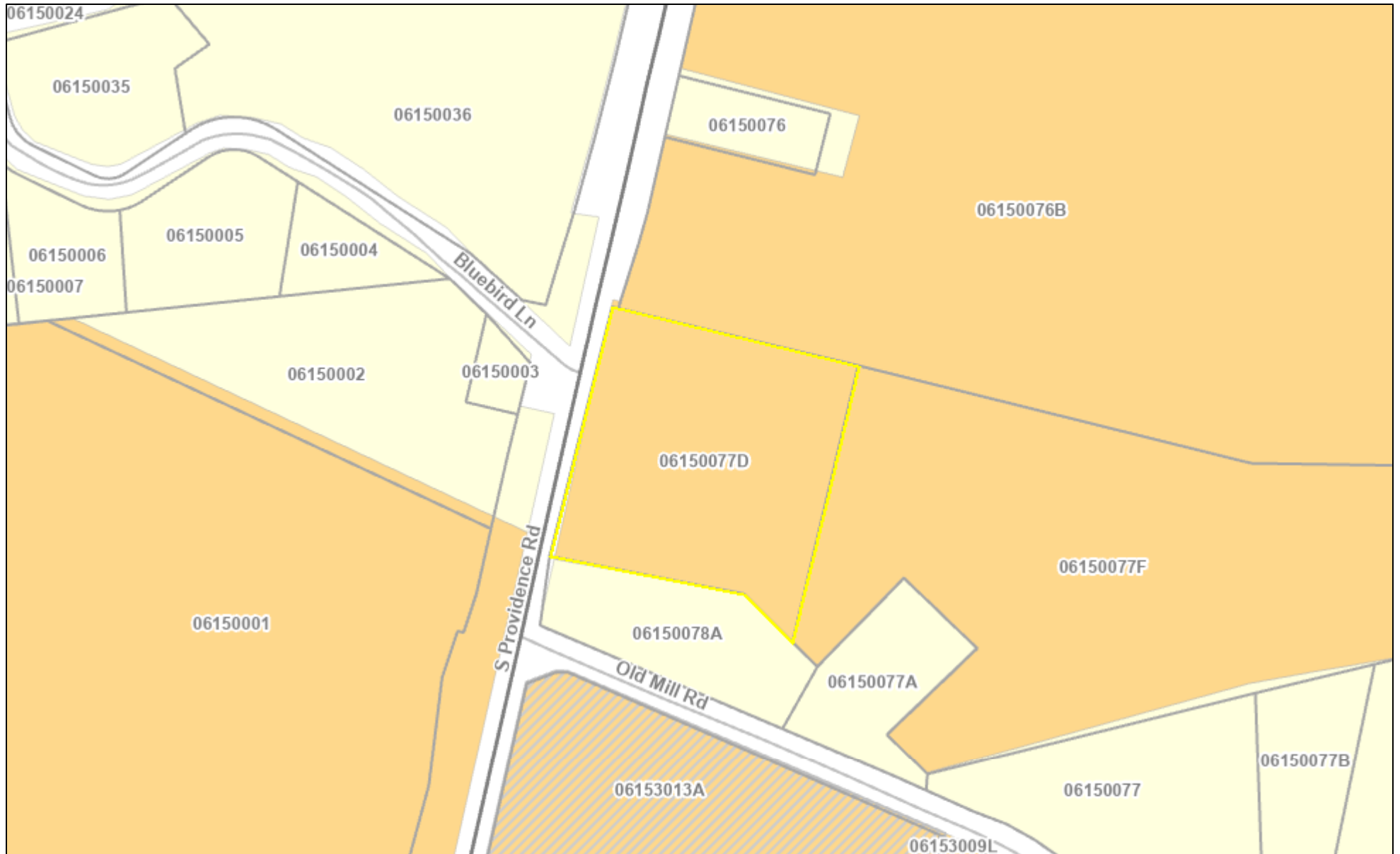
Parking Space
135' x 175' parking lot
Site will have:
63 guest parking spaces
3 handicap parking spaces

NOTES

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8. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
9. Other underground utilities may exist but their locations are not known.
10. The residual 19.10 Acres has access to Abellia Drive a 50' Public R/W



201 S. PROVIDENCE ROAD



September 18, 2023

Weddington Zoning

B1 (CD)

B2 (CD)

ED

MX

R-40

R-40D

R-60

R-80

R-CD

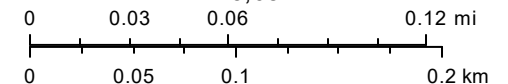
RE

Conditional Zoning

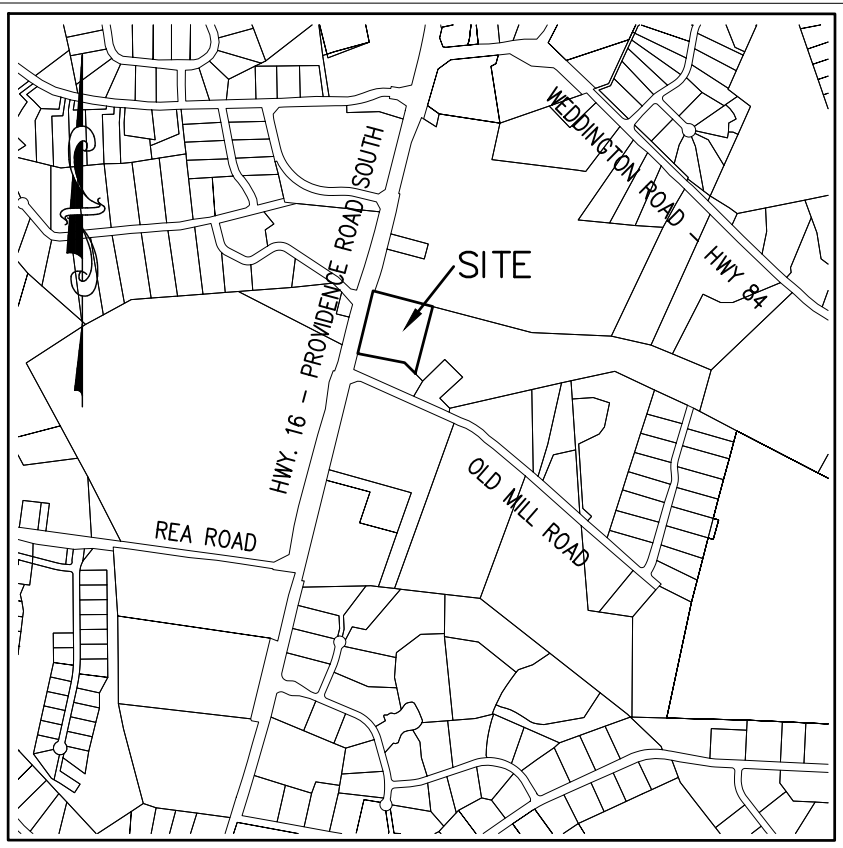


Downtown Overlay

1:3,684



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Vicinity Map

(NTS)

Site Plan Descriptions & Uses

201 Providence Road S.

Tax Parcel 06150077D

Zoning: Central Business District (CBD)

Setbacks:

Front 50'

Side 15'

Rear 40'

Total Area: 5.01 Acres

Proposed Uses:

Weddings, banquets, Event venue with Bed and Breakfast, Temporary Events, Pumpkin Lot, Christmas Tree Lot, Farmers Market
Provided the lot is at least five acres, but nothing shall prohibit one or more of these uses from being combined on a single five acre lot.

2 Story Wooden Dwelling

1688 square feet

Will contain the following:

Main Office
Bride and Bridesmaid Dressing Room
Honeymoon Suite
Bed and Breakfast
Corporate Meeting and Retreats

Garage

586 square feet

Will contain the following:

Groomsmen Man Cave and Dressing Room

Sheds

Wellhouse 1:180 square feet

Shed 2:711 square feet

Will contain the following:

Storage

Barn

3840 square feet

Will contain one or more of the following:

Indoor Weddings
Kitchen and Restrooms
Receptions
Parties
Corporate functions
Retreats
Banquets

Parking Space

135' x 175' parking lot

Site will have:

63 guest parking spaces
3 handicap parking spaces

Owner

Daryl Matthews

(704) 651-9152

225 Old Mill Road, Waxhaw NC. 28173

NOTES

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8. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
9. Other underground utilities may exist but their locations are not known.
10. The residual 19.10 Acres has access to Abellia Drive a 50' Public R/W
11. Request Conditional Zoning

Flood Certification

I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710447600 J, dated October 16, 2008, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Show proposed connection of driveway to road here with NCDOT standard turn radius

Verify that this parking lot will meet required shading requirements

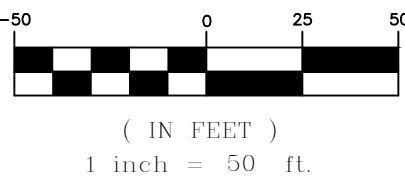
Clayfication of which building is proposed or existing is needed

Show and label locations of proposed stormwater management facilities

will this parking remain?

Will sidewalk be required from the site connecting to this sidewalk?

Will this driveway remain open?



Legend	
Telephone Line ..	T
Power Line.....	ohe
Power pole.....	PP
Sewer Clean out	CO
Curb Inlet	CBI
Guy Wire	
Light pole.....	LP
Fire hydrant.....	FH
Water meter.....	WM
Electric meter.....	EM
Water valve.....	WV
Flood Zone.....	
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS

State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

*Identifiers needed to clarify what is proposed and what is existing

*Per Appendix A checklist, provide a statement regarding vested rights

*Provide lighting plan

*Provide a conceptual storm water management plan showing the site will meet all storm water management and quality standards

Provide signed surveyor seal.

Indicate if this is a registered historic site

Provide note how site will be served with water and sewer



LAWRENCE ASSOCIATES

106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013
F 704-283-9035
www.lawrencesurveying.com
Firm License Number: C-2856

*Site Plan for
Daryl Matthews Venue*

*Town of Weddington
Sandy Ridge Township, Union County, NC*

Orig. scale: 1" = 50'

Date: July 28, 2021

Drawn By: BHV

Job No. 5811

Drawing file: 5811 Site Plan.dwg

Drawing no. 21/135

REVISIONS

BHV 09-10-21
BHV 09-22-21
WML 08-22-22
BHV 06-08-23
WML 07-31-23

Date: September 19, 2023

To Town Council,

On Monday, September 11, 2023 the rezoning community meeting for the proposed John Walker Matthews Venue was held at 201 Providence Rd. S. There were approximately 30 people in attendance from 4:00 to 6:00 pm.

The overall interest appeared to be around 90 percent positive for the venue and would very much like to see this for the town. A small group of people had concerns about the conditional zoning for this project setting a precedent for other property owners. This Historical Property contains 5 acres and that is what would be used for the venue. We were questioned about the septic system for the venue, which we have already had Union County Engineers to inspect and have been approved for up to 175 people. Bathrooms for the venue were asked about and our proposal for has also has been approved by Union County , and we will have more than they required. The comment sheets that were received had positive comments.

This is one of two recognized historical properties left in the town of Weddington. The Matthews family is proposing to preserve the beautiful farm house and open space and offer a place where the community and families can come together and enjoy.

The Matthews Family

Daryl Matthews