



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, NOVEMBER 27, 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. October 23, 2023, Planning Board Regular Meeting
5. Old Business
6. New Business
 - A. Discussion and Possible Recommendation of Adoption of Comprehensive Land Use Plan and Town Center Plan
7. Update from Town Planner and Report from the November Town Council Meeting
8. Board member Comments
9. Adjournment



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, OCTOBER 23, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 6**

1. Call to Order

Chairman Goscicki called the meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with all Board members present: Chairman Ed Goscicki, Vice Chair Travis Manning, Board members Manish Mittal, Amanda Jarrell, Jen Conway, Gordon Howard, and Chris Faulk

Staff: Town Planner Robert Tefft by phone, Town Administrator/Clerk Karen Dewey, Deputy Clerk/Administrative Assistant Debbie Coram, Deputy Grant Wrenn

Visitors: Henry Chilcot, Richard Ramirez, Georgina Sanz, Ivan Merritt, Kami Merritt, Bill Deter, Robert Price, Max Bank, Beth Baily Johnston, George Walsh, Ryan Switzer, Mike Morse, Sam Johnson, Tracy Stone, Danny Ellis, Anne Ellis, Kim Topalian, Debra O'Hara, Wanda Shaver, Sherri McGirt, Colleen Blanchard, Tom Blanchard, Jim Bell, Chris Walker, Christopher Neve, Tom Waters, Kristin Dillard,

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.*

Chairman Goscicki read the Conflict of Interest Statement. No board members had a conflict of interest.

4. Approval of Minutes

A. September 25, 2023, Planning Board Regular Meeting

Motion: Board member Conway made a motion to approve the September 25, 2023 Planning Board Regular Meeting minutes
Second: Board member Manning
Vote: The motion passed with a unanimous vote.

5. Old Business

A. Discussion and recommendation of an application by Toll Brothers, Inc. requesting Conditional Zoning approval for the Luna Development, an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road.

Mr. Tefft presented the staff report: 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. 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.

At its meeting of September 25, 2023, the Planning Board discussed the development proposal, ultimately deciding to continue discussion until additional information could be provided regarding frontage landscaping, sight distance along Weddington-Matthews Road, and stormwater. The applicant has provided additional information regarding each of these topics for the Boards consideration.

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.

Board member Conway asked the applicant the timeframe for build out. The applicant responded the build cycle would be 2 years. Board member Conway asked if the subdivision would access stormwater between the 2 lots in Bromley. The applicant responded that there is an existing easement and they intend to connect to that. The drainage area is much smaller draining into that pond and current system and there is no disruption to current property owners.

Board member Faulk asked if the applicant would provide additional screening to keep the neighborhoods separate. The applicant responded that there would be screening on the east side of the property. Board member Faulk asked if the stormwater counts is Bromley's overload. The applicant responded yes.

Motion: Vice Chair Manning made a motion to forward the Conditional Zoning Application for the Luna Development to the Town Council with a recommendation for approval
Second: Board member Faulk
Vote: The motion passed with a unanimous vote.

Land Use Plan Consistency Statement:

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.

Motion: Vice Chair Manning made a motion to forward the Land Use Plan Consistency Statement to the Town Council with a recommendation for approval.
Second: Board member Conway
Vote: The motion passed with a unanimous vote.

6. New Business

A. Discussion and Recommendation of an application by Provident Land Inc requesting Conditional Zoning Approval for the Beckingham Development, a 38-lot subdivision located on Lochaven Road, parcel numbers 06153016 and 06153054A.

Mr. Tefft presented the staff report: The applicant is proposing the development of a 38-lot conventional subdivision to be known as Beckingham. As proposed, the subdivision would have one means of ingress/egress from an access point on the north side of Lochaven Drive; however, there is also a proposed stub out towards an existing developed residential property along the northwest side of the subject property that may be an option for ingress/egress in the future. In addition, the request also includes the rezoning of the 60.621-acre parcel (06153016) from R-CD to R-40, consistent with the balance of the overall development site.

Pursuant to Unified Development Ordinance (UDO) Sections D-703(B)(3) and (6), Conditional Zoning (CZ) districts are zoning districts in which the development and use of the property is subject to the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying the CZ district, and the agreed upon site-specific development requirements, to the particular property. All the property specific standards and conditions (typically including a site plan) are incorporated into the zoning district regulations. Furthermore, the Town Council has the authority to increase, tighten, add, vary, modify, or waive specific conditions or standards as a part of the CZ process. While there are several Development Standards proposed as a part of this development proposal, none of these would constitute a change to the Development Standards already set forth in the UDO. That said, the proposed subdivision does require that a specific standard be waived, which is not included in the proposed Development Standards. *UDO Section D-917A(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 38 lots, two points of ingress/egress are required; however, the applicant is proposing only one point of ingress/egress. It is noted that Lochaven Road is the road upon which the proposed subdivision has frontage, and this frontage is only approximately 600 feet in length. While it is theoretically possible to provide two points of access within this distance, there is likely very little benefit that this would provide as all the traffic would still need to be carried by

Lochaven Road. Additionally, if a second ingress/egress point was to be provided, the easternmost of these points would likely be inappropriately located to an existing intersection on the south side of Lochaven Road. Thus, to require two points of ingress/egress for this project does not appear warranted.

UDO Section D-917A(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.

While there are no undeveloped parcels adjacent to the proposed subdivision, there is a large (19.259 acre) parcel along the northwest side of the subject parcel with a single-family home. The proposal includes a proposed stub out to this property should it be redeveloped.

Based upon review of the proposal, staff provides the following Land Use Plan Consistency Statement for consideration:

The development proposal will be consistent with those uses surrounding the subject parcels, as well as being in keeping with the Town's established aesthetic values, and single-family residential character. Accordingly, the development proposal has been found to be generally consistent with the Goals and Policies of the adopted Land Use Plan and positive findings can be made in support of this development proposal.

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 38-lot conventional subdivision be recommended for approval.

The applicant, Mr. Waters presented the Beckingham project.

Board member Faulk asked if it is required to create the stub at the end of Darby Drive to the developed parcel next door. It's a stub to private property that has a home, he doesn't see the need. The applicant stated it is a private right of way.

Board member Mittal asked if the NCDOT would maintain the improvements the applicant was proposing to Lochaven Road. The applicant responded they would enter an encroachment agreement with NCDOT, and the improvements would be up to NCDOT standard.

Board member Howard asked if the applicant had contacted the homeowner of the adjacent developed property where the road would be stubbed. The applicant responded that there has been no contact with that owner. Board member Howard stated his appreciation for the applicant listening to the neighbors and mitigating the issues.

Board member Conway agreed that the stub could be a cul-de-sac, and this will be a gated community and the adjacent property is a private home.

Vice Chair Manning asked if the septic system was approved by Union County and how big a repair area was needed. The applicant responded that it is a panel blocked septic system and is approved by Union County. It's being used to avoid clearing trees for septic fields.

Board member Jarrell asked if the septic system was one that homeowners can take care of themselves. The applicant responded that it is more accessible than a conventional system

Chairman Goscicki asked about building in the stream buffer and floodplain and if homeowners will receive notice about restrictions on unbuildable land. The applicant stated that there will be deed restrictions and a specific conveyance document that will clearly state that stream buffers cannot be built on.

Motion: Board member Conway made a motion to forward the application for conditional zoning approval for the Beckingham Subdivision to the Town Council with a favorable recommendation with the conditions that were presented in the application (page 5) and the applicant will remove the stub road.

Second: Board member Howard
Vote: The motion passed with a unanimous vote.

Motion: Board member Conway made a motion to approve the Land Use Plan Consistency Statement presented by staff to include:

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

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

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

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.

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.

Second: Board member Howard
Vote: The motion passed with a unanimous vote.

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

Mr. Tefft presented the update:

- **Liberty Classical Academy**
 - CZ for Private School
 - Community Meeting 5/3

- Planning Board tabled recommendation until additional traffic meeting 7/24
- Traffic PIM 8/22
- Planning Board 12/23
- **Ennis Road Subdivision**
 - Conventional 12 lot subdivision
 - Public Information Meeting 8/21
 - Planning Board TBD
- **John Walker Matthews Property**
 - Recommended Approval 9/25
 - Public Hearing/ Council Approved 10/9
- **LDS Temple**
 - 345 Providence Road
 - No application submitted
- **Luna Subdivision**
 - Conventional subdivision of 18 lots
 - Public Information Meeting held 8/15
 - Planning Board 9/25; 10/23
- **Beckingham Subdivision**
 - Public Information Meeting 9/12
 - Planning Board 10/23

8. Board member Comments

Board member Faulk: Both of those subdivisions are right up our alley of what we want to see here. I enjoyed that. Hope the rest of Weddington does. Great meeting.

Board member Conway: This is what would I expect from any developer coming forward. It was a pleasure.

Board member Howard: I echo that. Lochaven is a good template. I'm sure it helps staff when they come in with details, even if they're not required, helps residents and the Planning Board to see the full picture of what is on the table. It eliminates the ambiguity.

Board member Jarrell: The Conditional Zoning training that we had was super helpful.

9. Adjournment

Motion: Board member Manning made a motion to adjourn the October 23, 2023 Regular Planning Board meeting at 8:06 p.m.

Second: Board member Mittal

Vote: The motion passed with a unanimous vote.

Approved: _____



TO: Planning Board

FROM: Robert G. Tefft, CNU-A, Town Planner

DATE: November 27, 2023

SUBJECT: Discussion and Recommendation on the Adoption of a Comprehensive Land Use Plan and Town Center Plan.

BACKGROUND:

On September 12, 2022, the Town Council authorized staff to issue a Request for Proposals (RFP) to engage the services of a consultant for the preparation of a new Comprehensive Plan/ Town Center Plan for the Town. The RFP was issued on September 19, 2022, and following an internal review of the proposals, the respondents were interviewed over November 9 and 16, 2022. On December 12, 2022, Town Council awarded the contract for the Comprehensive Plan/ Town Center Plan to Inspire Placemaking Collective (Inspire) (FKA S&ME, Inc.).

Following the awarding of the contract, Inspire facilitated multiple public engagement opportunities including a project website with survey and interactive map, a public workshop on March 20, 2023, and public open house on April 21, 2023.

Additionally, the Town's Steering Committee met and discussed the process, as well as the draft Comprehensive Land Use and Town Center Plans on both March 6 and October 4, 2023.

RECOMMENDATION:

Staff recommends **adoption** of the Comprehensive Land Use Plan and Town Center Plan.

ATTACHMENTS:

Draft Comprehensive Land Use Plan
Draft Town Center Plan



COMPREHENSIVE LAND USE PLAN



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1.

INTRODUCTION



INTRODUCTION

PURPOSE

The purpose of the Comprehensive Land Use Plan is to serve as the foundation of the Town of Weddington's long-term planning strategy, the framework for zoning regulations, a guide to local government decisions, and a resource for developers and property owners. The Plan illustrates Weddington's vision for the Town's next 20 years. The Plan represents the interests of many contributors, including a steering committee, elected officials, Town staff, and most importantly, the Town's residents.

This Comprehensive Land Use Plan is organized into eight chapters.

- The first chapter is the purpose and project background, the history of the Town, and demographics of Town residents.
- The second chapter is Land Use which provides current and future land use data, population projections, and a discussion of the future land use categories.
- The third chapter is Transportation which analyzes the transportation network and infrastructure in and around the Town.
- The fourth chapter is Housing which discusses the inventory of housing within the Town and its affordability.
- The fifth chapter is Conservation which provides information regarding the environment in and around the Town.
- The sixth chapter is Infrastructure which provides data and analysis as it relates to infrastructure and services provided in the Town.
- Chapter seven has the Goals and Policies for the Comprehensive Land Use Plan.
- The final chapter is the Appendix which provides information summarizing the public engagement throughout this plan update.

PROJECT BACKGROUND

The Town issued a Request for Proposal to update the Comprehensive Land Use Plan as well as to prepare a Downtown Master Plan. Inspire (Formerly S&ME) was selected to prepare the update, rooted in public engagement.

HISTORY OF THE TOWN

The Town of Weddington is filled with history and agricultural ties. First inhabitants of the area were Native Waxhaws. In the late 1700's, settlers from Germany, England, Wales, and Scotland came attracted by the fertile farmland. Reuben Boswell, a veteran of the American Revolutionary War, also settled in the area. In 1824, Mr. Boswell donated four acres of land for the construction of the Sandy Ridge Methodist Episcopal Church. In 1842, the General Assembly of North Carolina formed Union County out of Mecklenburg County and Anson County. Reuben Boswell's grandson was Reuben B. Weddington who lived in the area for sixty years. He played a critical role in constructing a second church and school on the Sandy Ridge Methodist Episcopal Church site, which was later renamed to Weddington Methodist

Church. The area then adopted the name Weddington. The school encountered several challenges, including fires in 1925 and 1934, but continued to be operated until 1975.

The Town remained primarily agricultural until the 1970's when Charlotte's growth began to put pressure on the surrounding areas. New subdivisions began to appear along with increased traffic. To preserve the distinct character of Weddington and protect it from possible annexation by Charlotte, local leaders petitioned the North Carolina General Assembly for official incorporation.

On May 2, 1983, House Bill 597, the Town was incorporated and named after Reuben B. Weddington. In 1987, the Town adopted zoning and subdivision regulations. The intent behind the regulations are to protect the Town's rural history. Many subdivisions have evolved since then, creating concerns among residents that their treasured way of life will be eroded. Since the incorporation the Town has been a thriving community and the public engagement component of this Comprehensive Land Use Plan further recognized a desire to protect against over development as well as preserving the historical framework of the Town.

The Town approved a Comprehensive Land Use Plan on August 12, 2019. Since that time, the Town has, and continues to have development pressures. In order to both properly plan and to gauge the public's priorities, it was decided to update the Plan to make sure the most up to date projections were included.

DEMOGRAPHICS OF THE TOWN

Population

To better understand the current needs of a community, it is necessary to understand who makes up the community and their basic characteristics. The subsections below detail Weddington's current population, as well as important information regarding their age, race, ethnicity, income, and more.

Table 1 Population in Weddington

Total Population 2021	Total Households 2021
13,181	4,179

Source: American Community Survey, 2021



Table 2 Race

Race	Number	Percent
White	10,661	83.4%
Black or African American	725	5.7%
American Indian	0	0.0%
Asian	715	5.6%
Native Hawaiian	2	0.0%
Some Other Race	190	1.5%
Two or More Races	490	3.8%

Source: American Community Survey, 2021

Table 2 Ethnicity

Ethnicity	Number	Percent
Hispanic or Latino	558	4.4%
Not Hispanic or Latino	12,623	95.6%

Source: American Community Survey, 2021

Table 3 Age

Age Category	Number	Percent
Under 5 years	555	4.3%
5 to 17	3,160	24.7%
18 to 24	665	5.2%
25 to 34	672	5.3%
35 to 44	1,576	12.3%
45 to 54	2,788	21.8%
55 to 64	1,855	14.5%
65 to 74	870	6.8%
75 and up	642	5.0%

Source: American Community Survey, 2021

The largest age group in Weddington is 5 to 17 years old, representing 25% of the total population. The next largest group is 45 to 64, representing 21.8% of the population. The median age in the Town is 44 years old, while the state of North Carolina's average age is 38.9 years old.



The most common level of educational attainment in Weddington is a bachelor's degree. The second most common attainment is a graduate or professional degree. The third largest group in Weddington has attended some college or earned an associate's degree.

Table 4 Educational Attainment of Population 25 years and older

Education Level	Number	Percent
Less than high school diploma	205	2.4%
High School Graduate	828	9.9%
Some college or associate's degree	1,924	22.9%
Bachelor's Degree	3,466	41.2%
Graduate or Professional Degree	1,980	23.6%

Source: American Community Survey, 2021

The median income in Weddington is \$63,128, and the median household income is \$152,377. The median household income in North Carolina is \$60,516, making Weddington's median household income significantly higher than the State's median household income.

Table 5 Annual Individual Income

Income Range	Number	Percent of Households
Less than \$10,000	1,009	12.3%
\$10,000 to \$14,999	370	4.5%
\$15,000 to \$24,999	819	10.0%
\$25,000 to \$34,999	500	6.1%
\$35,000 to \$49,999	811	9.9%
\$50,000 to \$64,999	747	9.1%
\$65,000 to \$74,999	312	3.8%
\$75,000 or more	3,649	44.4%

Source: American Community Survey, 2021



2.

LAND USE



LAND USE CHAPTER

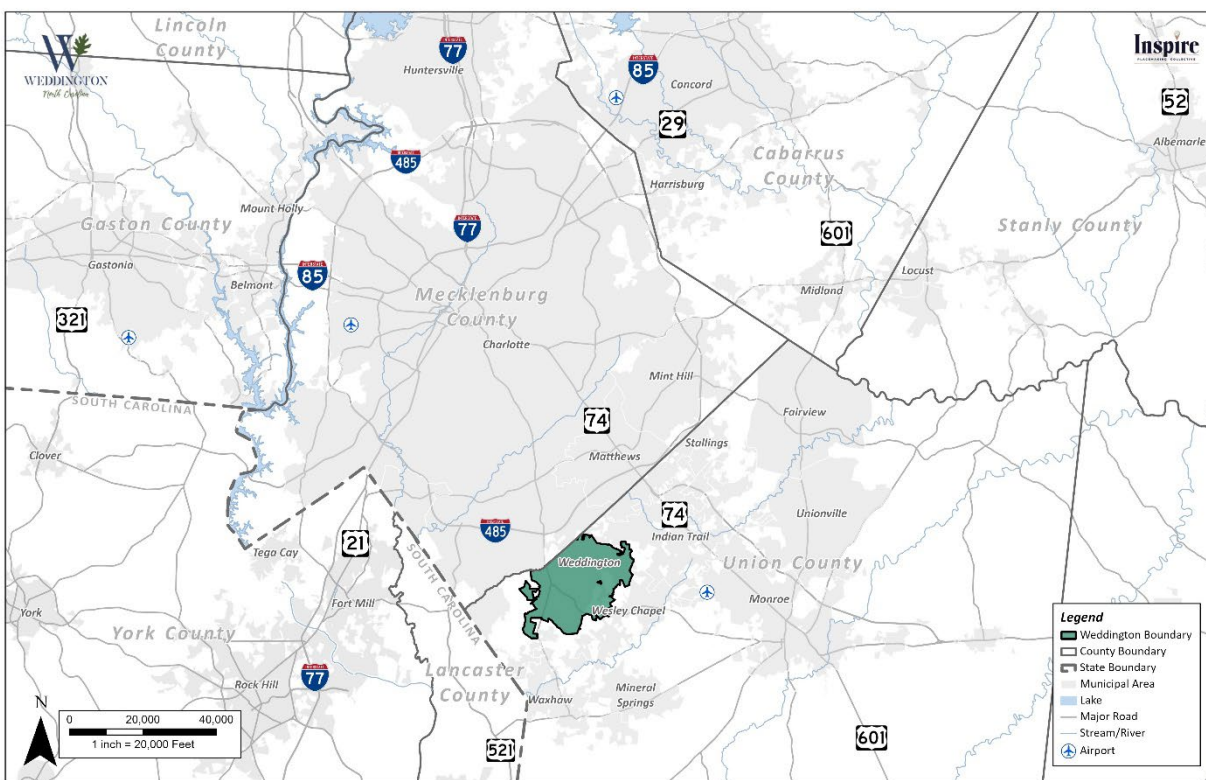
PURPOSE

The Land Use Chapter is intended to designate land use patterns that will best manage growth in the Town, provide for the needs of Town residents, and retain the quality of life residents value.

The chapter consists of an inventory and analysis of existing land use data and patterns, the projection of future land needs, as well as a land use map series. The Future Land Use Map and associated policies will guide development in a 20-year planning horizon. Land development regulations and other tools will be used to implement the plan.

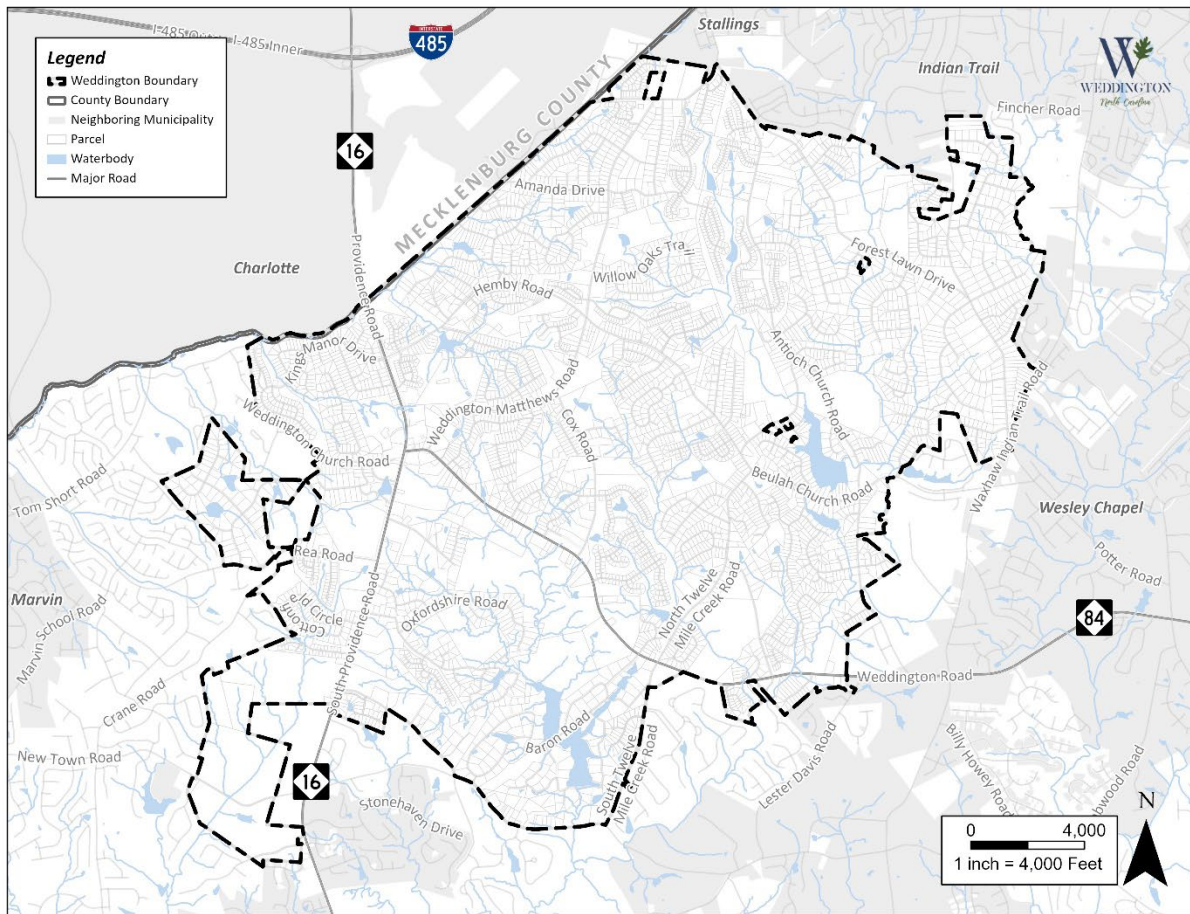
Map 1 and **Map 2** illustrate the general location of Weddington within the Region and the Town's immediate area.

Map 1 Regional Context of Weddington



Sources: Town of Weddington, NCDOT, North Carolina OneMap, Union County, Mecklenburg County, Census Bureau, 2023

Map 2 Town of Weddington Boundary



Sources: Town of Weddington, NCDOT, North Carolina OneMap, Union County, 2023

LAND USE DATA, INVENTORY, AND ANALYSIS

Existing Land Uses

To better guide and direct future land uses (FLU) within the Town of Weddington, it is necessary to understand the present land use patterns. Map 3 depicts the existing land use and development patterns by parcel. This information is based upon Department of Revenue (DOR) tax codes as interpreted by Union County. The existing land use (ELU) inventory (Table 1) serves as the basic framework for the FLU designations.

Table 1 Existing Land Uses

Existing Land Use Category ¹	Acres	%
Low Density Residential	7,477.2	65.3%
Agricultural	1,724.1	15.1%
Right-of-Way, Utilities, Water, Other	927.1	8.1%
Vacant (Undeveloped)	786.1	6.9%
Public/Institutional	482.1	4.2%
Commercial	48.2	0.4%
Total	11,444.9	100%
¹ The ELU categories shown above are derived from the Department of Revenue (DOR) land use codes provided within the most recent version of the County's parcel shapefile.		

Source: Union County

Table 1 shows the acreage of land use by category. This table and **Map 3** show that the predominant use of land in the Town is low density residential, covering 65% of the land area. The second most predominant land use is agricultural, accounting for 15% of the Town. A brief description of each land use category, along with their typical uses, is provided below.

(1) Low-Density Residential

The low-density residential land use category includes single family dwellings. This also includes land which is included in conservation subdivisions (areas which are adjacent to single family subdivisions providing open space to residents). This type of residential development is located throughout the Town.

(2) Agricultural

This designation represents areas used for agricultural activities and rural residential development. Uses found in the agricultural areas may include vegetable farms, livestock ranches, plant nurseries, and silviculture activities, as well as kennels, and farm equipment storage and sales. As shown on the ELU map, agricultural land uses are located throughout the Town.

(3) Right-of-Way, Utilities, Water, & Other

The Right-of-Way, Utilities, Water, and Other land use category contains infrastructure designed to accommodate the Town's residential and nonresidential uses. This designation includes uses such as public utilities, stormwater facilities, waterbodies, and roadways. This category mostly represents streets and roadways.

(4) Vacant (Undeveloped)

The vacant classification refers to undeveloped or unimproved parcels. This includes areas which currently have no active uses as well as parcels which have been platted for residential development yet remain unimproved. The vacant parcels are primarily located along Providence Road and Weddington Road.

(5) Public/Institutional

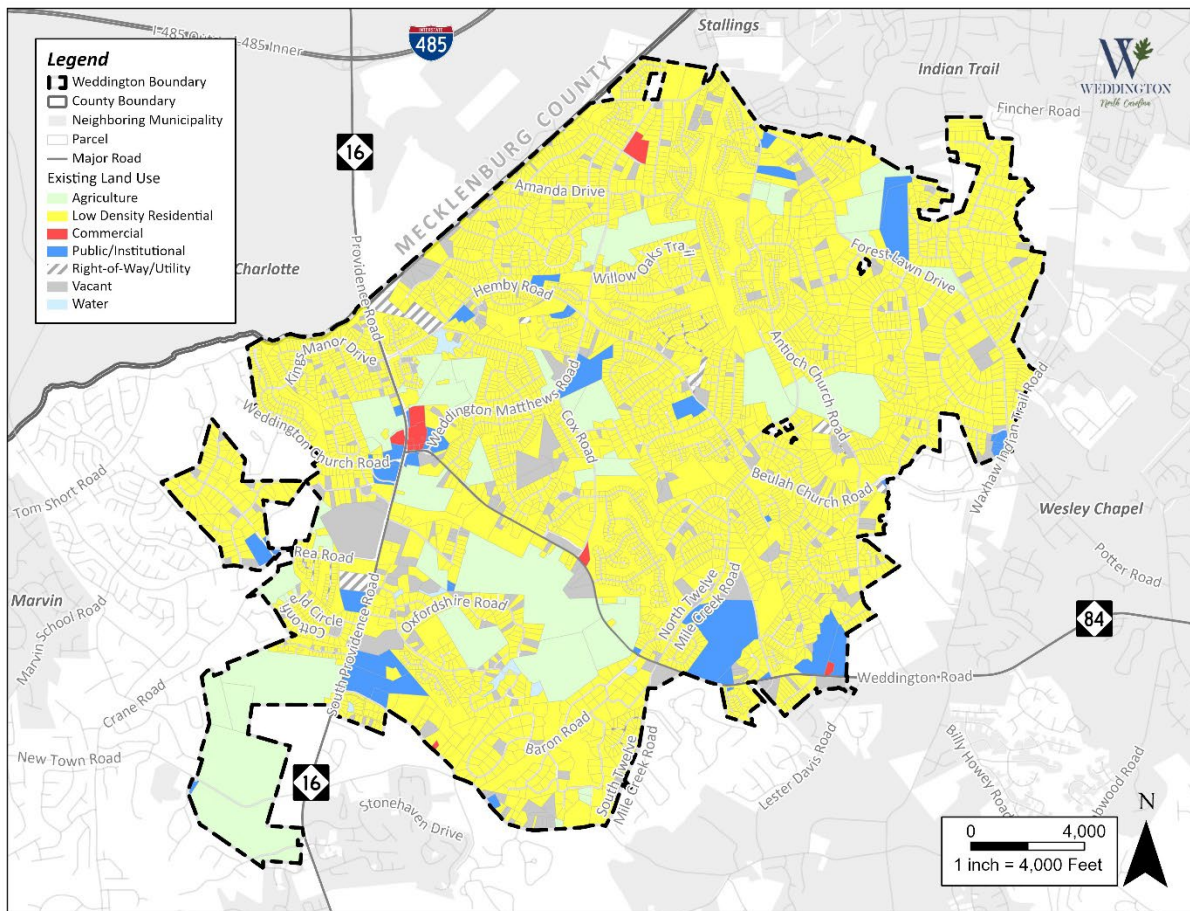
Public/Institutional uses consist of public, semi-public, and private not-for-profit uses, such as government administration buildings, as well as churches, social service facilities, and similar uses. Educational facilities, such as public or private schools (primary or secondary) are also included in this category. This land use is primarily

located in the southern part of Town and along Weddington Road and Providence Road.

(6) Commercial

The commercial land use category consists of a variety of restaurant and retail uses including, but not limited to grocery stores, clothing stores, and more. As shown on the ELU map, commercial uses are located primarily in the town core, near the intersection of Weddington Road, Weddington Matthews Road, and Providence Road. Commercial land accounts for less than one percent of the Town's total land area.

Map 3 Existing Land Use



Sources: Town of Weddington, NCDOT, North Carolina OneMap, Union County, 2023

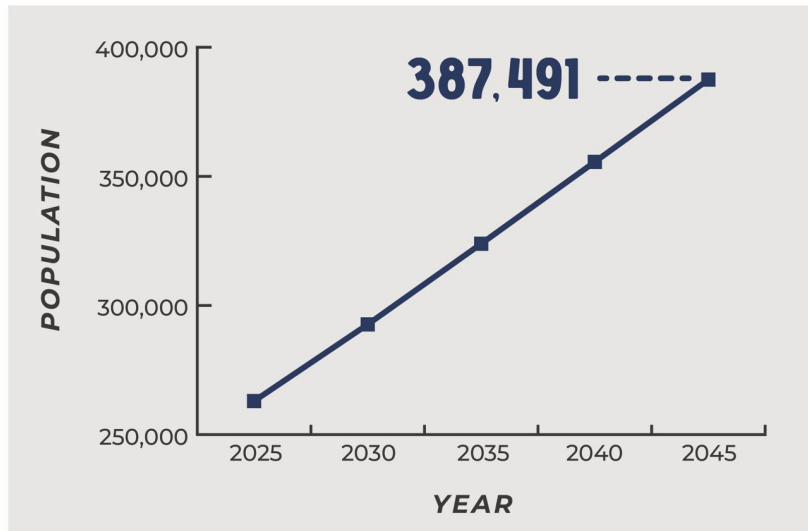
Projected Population

Future population growth is the driving force behind future facility needs and land requirements. The 2010 population for the Town of Weddington was 9,207 residents, 13,181 in 2020, and 13,472 in 2022. To determine the Town's estimated current and future populations, a step-down analysis was utilized using Union County's population projections retrieved from the Office of State Budget and Management (NC OSBM). This form of analysis determines an area's population by examining the Town's proportionate share of the County's projected

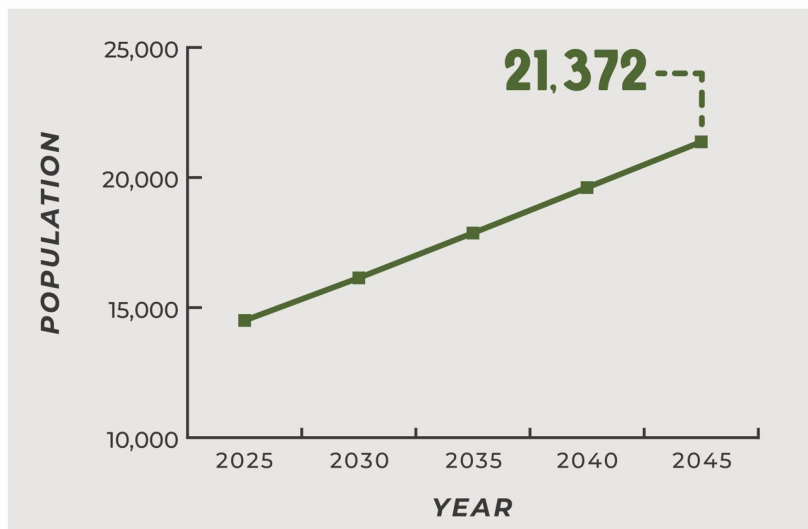
growth. The results of which are found in **Table 2**. These population projections are based upon past growth rates and may not account for all current trends, the projections may under-account for new residents within the Town.

Table 2 Population Projections, 2025-2045

UNION COUNTY POPULATION PROJECTION 2025 – 2045



WEDDINGTON POPULATION PROJECTION 2025 – 2045



¹This method assumes that Weddington's population remains at 5.516% of the County's total population growth year-over-year, based upon OSBM's and Census estimated population for Union County (238,980) and Weddington (13,181) in 2020.

Sources: Census Bureau, NC OSBM

Community Character

The Town of Weddington is a small community in the Charlotte metropolitan region with mostly rural development. The Town is a bedroom community, just a few miles from the Charlotte city boundary, as well as close proximity to South Carolina's border and many small suburban communities. There is a small existing shopping center with commercial development, and this area is the only area with future land use designations to allow commercial development. Low density residential accounts for most land use, and most of the residential land use occurs on large lots or conservation subdivisions which provide for open space in exchange for smaller lot sizes.

(1) Rural Character

The Town's motto is "Rural Living Redefined," which represents the community's ties to its agrarian roots. While many small towns in the region have become suburban in nature allowing commercial development throughout their communities, Weddington has been intentional in the locations of commercial development (the town center) and an emphasis on the development of large-lot single family homes. Many community members love Weddington for its rural atmosphere and want to preserve it permanently through limits on growth and development.

(2) Preservation of Open Space

The predominant land use in the Town is large-lot single family residential. The public engagement process showed that residents want to preserve open space within the Town by limiting residential density. Many of the residents who participated in the public engagement process indicated an option for open space preservation could be continuing to support the development of large individual lots, and not solely through communal spaces such as parks or recreational areas. Limiting density in new residential development can assist in preserving open space and decrease the upper limits of population growth within the Town.

FUTURE LAND USE CATEGORIES

This section describes the Future Land Use (FLU) designations and their locations throughout the Town. The FLU designations and Future Land Use Map (FLUM) are conceptual and intended to guide future land use decisions. The FLUM is based upon public input and reflects how community members want the Town to look in the future and how Town leadership can facilitate this vision. Weddington residents want the Town to remain largely residential with a small area in the town center designated for commercial uses. FLU designations are developed in context of the Plan's goals, objectives, and policies as discussed in a further chapter. The location of FLU designations throughout the Town is shown on **Map 4**.

A. Traditional Residential

Traditional Residential allows for low density residential developments and applies to areas where most of the lots and parcels are less than six acres in area. Primarily, parcels with this designation have one dwelling unit per acre. Various other uses may be allowed which support or complement residential uses, including schools and other institutional uses. Table 3 and Map 4 show that this FLU designation is concentrated throughout the exterior areas of the Town and comprises approximately 5,950 acres—or 55% of the Town.

B. Conservation Residential

The Conservation Residential FLU designation applies to the areas within the Town that are six acres or greater in area and provides for a proportion of open space within residential subdivisions. The classification is intended to allow a total density of one dwelling unit per acre, while allowing for flexibility in lot size. The reduction in lot size is intended to preserve open space within the neighborhood. This FLU classification is found in the interior area of the Town and comprises approximately 2,545 acres, which is 23.5% of Weddington.

C. Agriculture

Agriculture allows for agricultural land uses, as well as rural residential uses. Parcels with this designation will have a maximum density of one dwelling unit per acre. However, in cases where the zoning district requires larger lots, the zoning regulations shall apply. This land use is primarily concentrated in the southwestern area of the Town and accounts for approximately 2,300 acres or 21% of the Town.

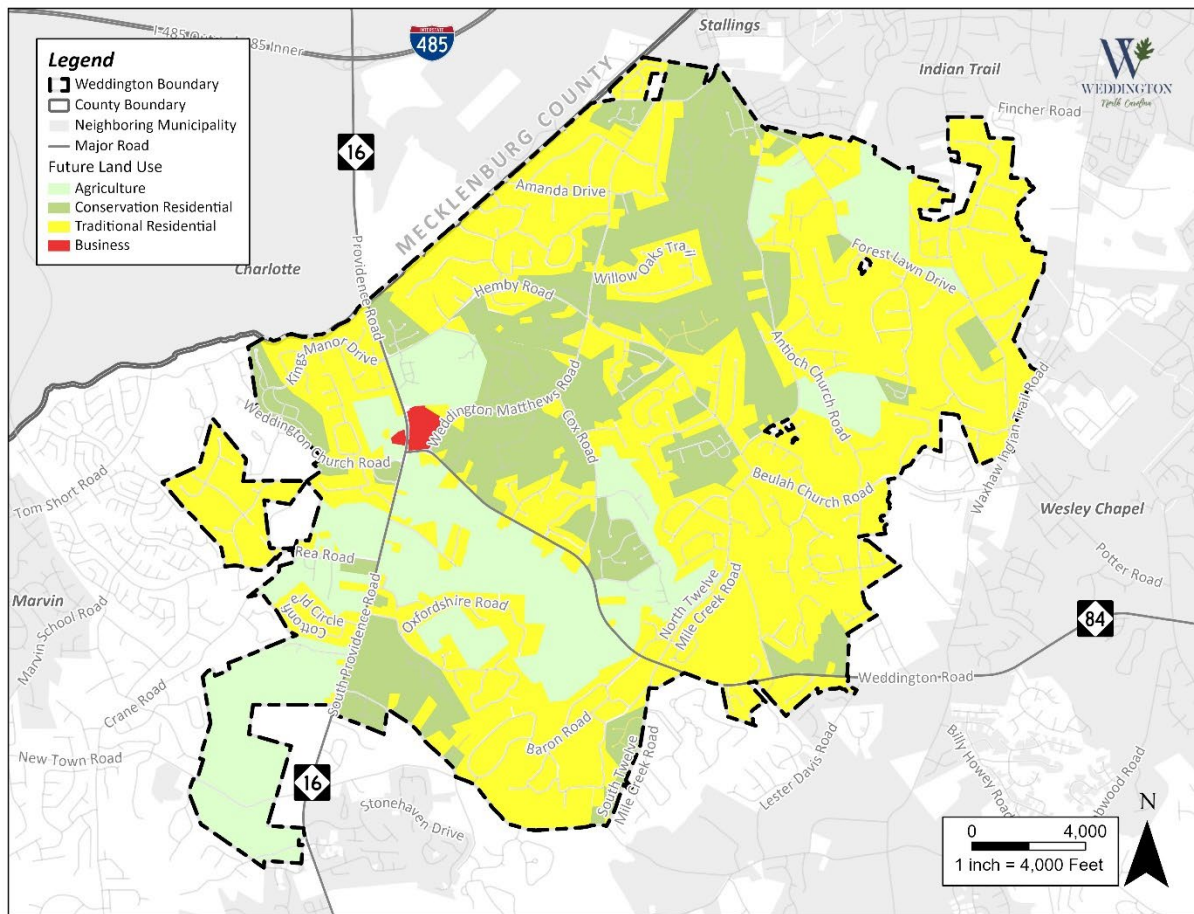
D. Business

The primary function of the Business FLU designation is to provide areas with neighborhood-serving commercial uses which serve the needs of Weddington residents. Commercial is only permitted in the Downtown Overlay for the existing Town boundary and is subject to overlay requirements as outlined in the land development regulations. This designation accounts for approximately 39 acres (or 0.4% of the Town).

Table 3 Future Land Use Designation

Future Land Use designation	Acres	%
Traditional Residential	5,948.8	54.8%
Conservation Residential	2,545.1	23.5%
Agriculture	2,316.9	21.4%
Business	38.7	0.4%
Total	10,849.6	100%

Map 4 Future Land Use Map



3.

TRANSPORTATION



TRANSPORTATION

INTRODUCTION

The Transportation Chapter is the blueprint to plan for and enhance the mobility of not only goods and services but also to provide for the needs of residents. This chapter analyzes the current performance and capacity for the existing transportation facilities, projects future needs for roadways, and recommends future system improvements.

Alternative modes of transportation are an important part of this chapter. Providing accessible multimodal transportation options in the form of roadways, bicycle, and pedestrian facilities is a challenge for many communities that this chapter seeks to address.

INVENTORY AND ANALYSIS

Roadways

(1) Inventory of Roadways

The major roadways that serve the Town of Weddington are as follows and referenced in **Map 1**:

- NC 16 (Providence Road) is a NCDOT maintained state highway that serves as a north/south connection for the town between Charlotte to the north and Waxhaw to the south. This roadway is proposed to be widened south of its intersection with Rea Road to four lanes by 2035 (NCDOT Project U-5769).
- NC 84 is a NCDOT maintained state highway that connects Weddington to neighboring Monroe. This roadway terminates at its intersection with NC 16 and the Weddington Town Center.
- Rea Road runs north of Weddington, providing access to large commercial and residential areas west of the Town and into Piper Glen. There is an extension to Rea Road planned aimed at alleviating congestion on NC 16 (NCDOT Project U-3467) with construction scheduled to begin in 2028. This change is shown below in **Map 2**.
- Weddington-Matthews Road is the connecting corridor between Weddington and Stallings.
- Interstate 485 and the southern portion of the Outer Belt located just two miles north of Weddington serve as the primary connection point for greater Mecklenburg County and the remainder of Charlotte.

(2) Roadway Trends

Based on NCDOT data (2021), the road with the highest annual average daily traffic (AADT) is NC 16 between NC 84 and Weddington's northern boundary with approximately 35,000 – 54,999 daily trips. The southern segment of NC 16 down South

Providence Road, Rea Road, and Weddington Road also receives a steady daily traffic flow, with 20,000 to 34,999 daily trips. **Map 4** shows traffic volumes within and around Weddington's most trafficked roadways.

As the Town and surrounding areas continue to develop, traffic volumes will also increase. During the public engagement process, participants highlighted areas with congestion and suggested improvements to alleviate traffic. As these major roadways are owned and maintained by NCDOT, potential improvements may not occur as quickly as residents would prefer. Nonetheless, it is important to keep Town staff updated on the safety and congestion of roadways in Weddington. Residents can report a concern on the Town of Weddington website or call Town Hall at 704-846-2709. Concerns can also be reported directly to NCDOT by calling 1-800-DOT-4YOU (1-800-368-4968).

(3) Maintenance and Responsibility

The Town of Weddington does not maintain any public roads. Public roads in Weddington are maintained by NCDOT. Privately maintained roads are permitted provided they are constructed and maintained to NCDOT standards. The Town's subdivision regulations also require that roads be built to NCDOT standards. The current maintenance obligations are shown in **Map 3**. The Town is part of the Charlotte Regional Transportation Planning Organization (CRTPO), the federally designated Metropolitan Planning Organization (MPO) for the Charlotte Region. It includes the counties of Union, Mecklenburg, and Iredell. The CRTPO sets broad goals for the region and provides a vision for the transportation system in the area. The CRTPO has a voting representative from the Town who helps to develop the goals and improvement projects funded by NCDOT.

Parking

All parking in Weddington is located on private property. The Town's land development regulations require off-street parking based on the size or number of units provided for a specific use. Given that most residential developments in Weddington are single-family detached residential, most parking occurs on residential lots. Weddington's small commercial footprint, largely contained in Weddington Corners shopping center at the intersection of NC 84 and NC 16, provides the remainder of the parking areas in the Town.

Public Transportation

Weddington does not maintain any transit systems. However, there are a variety of transit systems near Weddington, providing quick access to Charlotte and neighboring towns. There is a park and ride bus lot at Waverly Place just north of Town on NC 16 utilizing CATS Route 61x and a park and ride lot for the LYNX light rail service at the I-485 station in Stallings.

Airports

Charlotte Douglas International Airport is the closest major airport to Weddington, located just 25 miles northwest of Town Hall. The airport is one of the busiest in the nation, with over 100,000 passengers commuting through its terminals daily.

Pedestrian System

The pedestrian system within the Town is fragmented and lacks significant connectivity necessary for meaningful linkages between residential and non-residential uses. Some roads have sidewalks on both sides while others only have them on one. Most of the sidewalk inventory is located along NC 16 or within subdivision developments.

Bicycle System

There are no dedicated bike facilities in Weddington. Drivers in Weddington are encouraged to share the roads with cyclists to keep roadways safe regardless of use. An expansion of these facilities would greatly improve road safety and mobility for all users and encourage more residents to bike in Weddington.

Trails

The Town of Weddington does not contain public trail facilities. There are, however, several trail networks within a few miles of Town:

- Colonel Beatty Park is located just west of Weddington-Mathews Road contains numerous walking trails along Lake Pointe Hall and the recreation facilities.
- Dogwood Park is located in Wesley Chapel at the corner of Lester Davis Road and NC 84.
- Marvin-Efird Park is in the Village of Marvin.
- Wesley Chapel Weddington Athletic Association (WCWAA) and Optimist Park are located on NC 84. These properties are operated by a private not-for-profit organization and contain numerous trails.

There are also several greenway systems operated and maintained by Mecklenburg County just north of Weddington. The Flat Branch and Four Mile Creek greenways are only a few miles north of Town Hall.

FUTURE NEEDS

The Town of Weddington and its neighboring municipalities are experiencing growth pressures due to the influx of new residents and industry to the greater Charlotte region. While growth can bring greater economic opportunity to the area, it is important that Weddington is cognizant and strategic in managing this growth to ensure the roadways remain safe and unburdened of traffic. Weddington residents have expressed interest in infrastructure improvements, particularly road infrastructure to minimize congestion in heavily traveled areas.

4.

HOUSING



HOUSING

INTRODUCTION

The purpose of this chapter is to provide information regarding the range of housing options and affordability within the Town of Weddington.

INVENTORY

The information provided herein has been collected, analyzed, and extrapolated from various, reputable databases and reports, including decennial census data from the U.S. Census Bureau, five-year estimates (2017-2021) derived from the American Community Survey (ACS) and housing and population reports from the Environmental System Research Institute (ESRI)'s Business Analyst Online (BAO) software. Wherever possible, the newest and best available data was utilized to develop the contents of this chapter. All values found within this chapter are estimates unless specifically noted otherwise.

A. Number of Housing Units

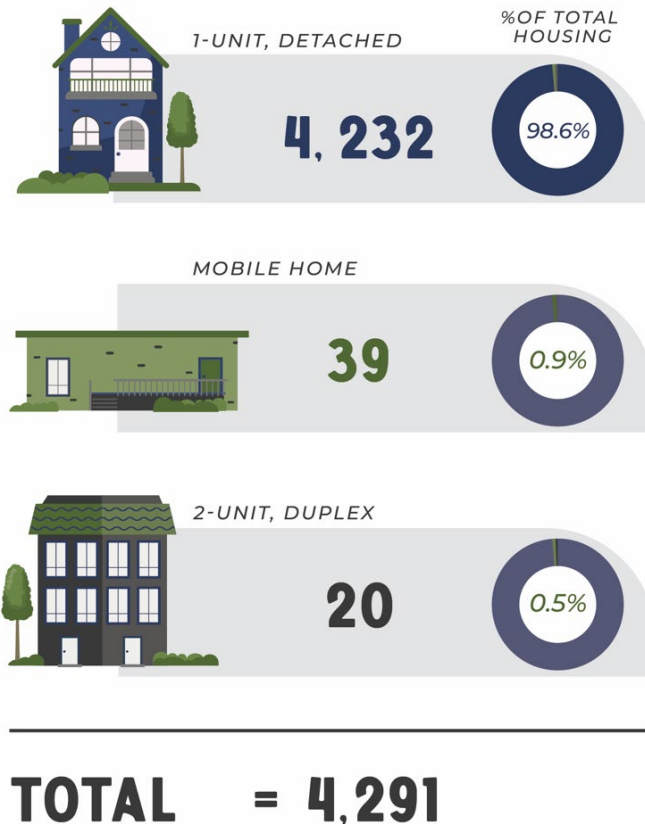
According to the ESRI BAO data, there were approximately 4,291 housing units (often referred to as 'dwelling units' throughout this document) within the Town of Weddington as of 2021. However, it should be noted that although the provided margin of error is minimal, this value is an estimate based on a sampling of small geographic areas and are subject to sampling variability and thus, are not based on actual counts.

B. Housing Units by Type and Capacity

Weddington, like most suburban communities, has an overwhelming majority (99.1%) of its inventory comprised of '1-unit, detached' housing at 4,232 units. The remaining housing unit types within the Town make up only 0.9% of the total housing inventory. Residents enjoy the single-family makeup of Weddington, and the Town aims to preserve and encourage this housing type. A summary of this data can be found in **Table 1**.

Table 1

HOUSING UNITS BY TYPE



Source: ESRI BAO and Inspire

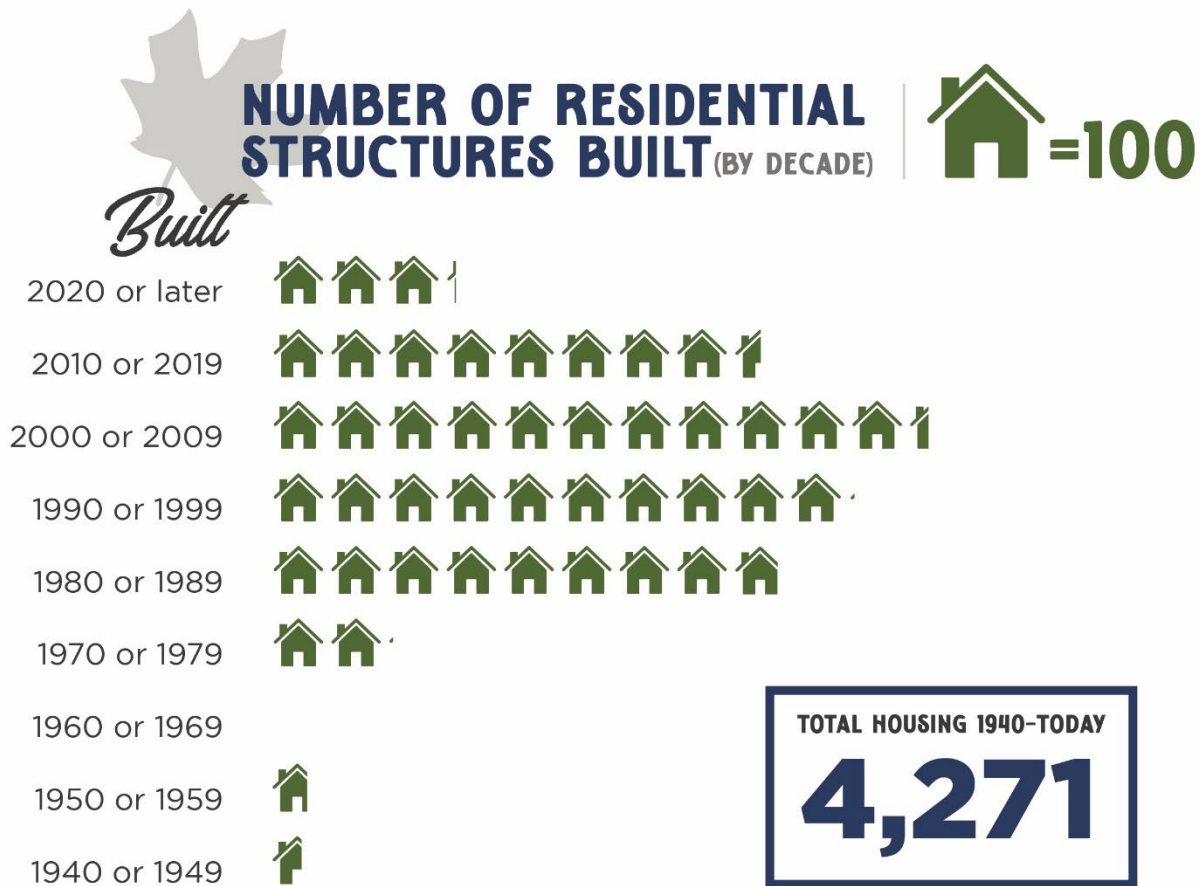
C. Housing Tenure and Occupancy

According to estimates from 2021, approximately 4,117 dwelling units (or 95.9% the Town's estimated total of 4,291) are owner occupied, 156 (3.6%) are occupied by a renter. Of all units, 2.8% are considered vacant.

D. Age of Housing

The ACS also provides estimates of historical building information. Of the 4,291 units estimated within the Town, 46% (2,015) were built after the turn of century, with the remaining 2,276 units built before the year 2000. **Table 2** identifies the age of housing units found within the Town.

Table 2 Number of Residential Structures Built, by Decade



Source: ESRI BAO

E. Ownership Costs and Burdens

Homeownership can be a costly endeavor. In addition to the relatively reliable costs associated with taxes, insurance, utilities, and association fees, maintenance costs for repairs and improvements tend to increase as structures age. Another significant cost to home ownership is mortgage payments, which can influence decisions to either buy or rent property. Of the 3,984 owner-occupied housing units within the Town, 3,064 of these are making mortgage payments. Traditionally, cost burdens associated with housing can be problematic for a jurisdiction since residents often take on that burden out of necessity in order to be close to work or commercial services. However, Weddington's housing market is different, with residents choosing to pay for the higher relative housing costs in exchange for the dominant suburban residential character and small commercial footprint that Weddington offers. The monthly ownership cost as a percentage of their household income is shown in **Table 3**.

Table 3 Monthly Owner Costs as a Percentage of Household Income

With Mortgage Payments	Units	% of Total Units
Less than 20.0 percent	1,487	37.3%
20.0 to 24.9 percent	434	10.9%
25.0 to 29.9 percent	391	9.8%
30.0 to 34.9 percent	120	3.0%
35.0 percent or more	632	15.9%
Not Computed	0	-
<i>Subtotal</i>	3,064	
Without Mortgage Payments	Units	%
Less than 10.0 percent	562	14.1%
10.0 to 14.9 percent	220	5.5%
15.0 to 19.9 percent	21	0.5%
20.0 to 24.9 percent	5	0.1%
25.0 to 29.9 percent	24	0.6%
30.0 to 34.9 percent	16	0.4%
35.0 percent or more	72	1.8%
Not Computed	2	-
<i>Subtotal</i>	920	
Total	3,984	100%

Source: ESRI BAO

According to HUD, a household is cost-burdened when housing costs exceed 30% of a household's monthly income—particularly when the household has moderate to low incomes. Of the Town's 3,984 owner-occupied households, 21.1% can be considered cost burdened under these terms (as shown in **Table 4**). The high-income levels of Weddington residents result in a lower rate of cost burdened households relative to the remainder of the Charlotte metro area¹. Since housing costs are lower in neighboring towns, it is likely that some of these households are choosing to pay more in order to remain in Weddington.

¹ National Low Income Housing Coalition. "Gap Report: North Carolina." <https://nlihc.org/gap/state/nc>.

Table 4 Cost Burdened Households

With Mortgage Payments	Units	% of Total Units
Less than 30%	2,312	75.5%
More than 30% (Cost-Burdened)	752	24.5%
Not computed	0	-
<i>Subtotal</i>	3,064	76.9%
Without Mortgage Payments	Units	%
Less than 30%	832	90.4%
More than 30% (Cost-Burdened)	88	9.6%
Not Computed	2	-
<i>Subtotal</i>	920	23.1%
Total	3,984	100%
All Owner-Occupied Households		
Not Cost-Burdened	3,144	78.9%
Cost-Burdened	840	21.1%
No Data Available	2	<0.01%

Source: ESRI BAO

F. Rental Costs and Burdens

Renting is often considered to be an affordable alternative to single-family homeownership, however, when a high demand for rental housing units exceeds an affordable local supply, the cost of renting can escalate quickly. According to ACS data, the median gross rent (which includes the cost of both rent and utilities) for a household in Weddington is \$1,656 **Table 5** shows the range of gross rents throughout the Town.

Table 5 Housing Rentals by Gross Rent

With Cash Rent	Units	%
Less than \$500	0	0.0%
\$500 to \$999	63	40.4%
\$1,000 to \$1,499	6	3.8%
\$1,500 to \$1,999	23	14.7%
\$2,000 to \$2,499	2	1.3%
\$2,500 to \$2,999	19	12.2%
\$3,000 to \$3,499	18	11.5%
\$3,500 or more	23	14.7%
<i>Subtotal</i>	153	98.1%
<i>No Cash Rent</i>	3	1.9%
Total	156	100%

Source: ESRI BAO

If the total cost of rent exceeds 30% of the household's income, the household is generally considered to be cost-burdened by HUD. According to the estimated rental data provided by ACS data in [Table 6], approximately 15.1% of renting households within the Town are

estimated to be cost-burdened by their housing choices. As mentioned above, Weddington residents experience a lower rate of cost burdened households given the high-income levels.

Table 6 Gross Rent as a Percentage of Household Income

Percentage of Household Income	# of Units	% of Total Renting Households
Less than 30%	129	84.9%
30% or Greater (Cost-Burdened)	23	15.1%
Total	152	100%

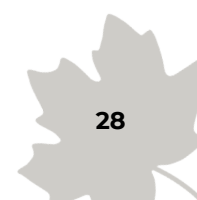
Source: ACS, 2021

G. Manufactured Homes

A manufactured home (formerly known as a mobile home) is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis. These structures are traditionally provided on individually platted lots or within a mobile home park under unified ownership. According to housing estimates from ESRI BAO, only 0.9% of the housing stock in the Town (39) consists of manufactured homes—each of which are provided on individually platted lots.

HOUSING TRENDS

The overarching housing trends within the Town center around the preservation of open space and the continued development of large lot sizes for residences. Most of the Town's residential uses are on large lots at low densities – a priority routinely vocalized throughout all public engagement efforts. Most of these lots are within subdivisions, while many others are on individually platted lots. This type of housing development creates open spaces for residents, although it is private and benefits individual homeowners. Residents routinely prioritized this development style throughout the public engagement phases for this plan. It is important for the Town to protect this element of Weddington's character and aesthetic.



5.

CONSERVATION



CONSERVATION

INTRODUCTION

The Conservation Chapter is meant to identify the natural and cultural resources of the Town as well as establish policies that would protect and conserve environmentally and historically sensitive lands.

INVENTORY OF NATURAL RESOURCES

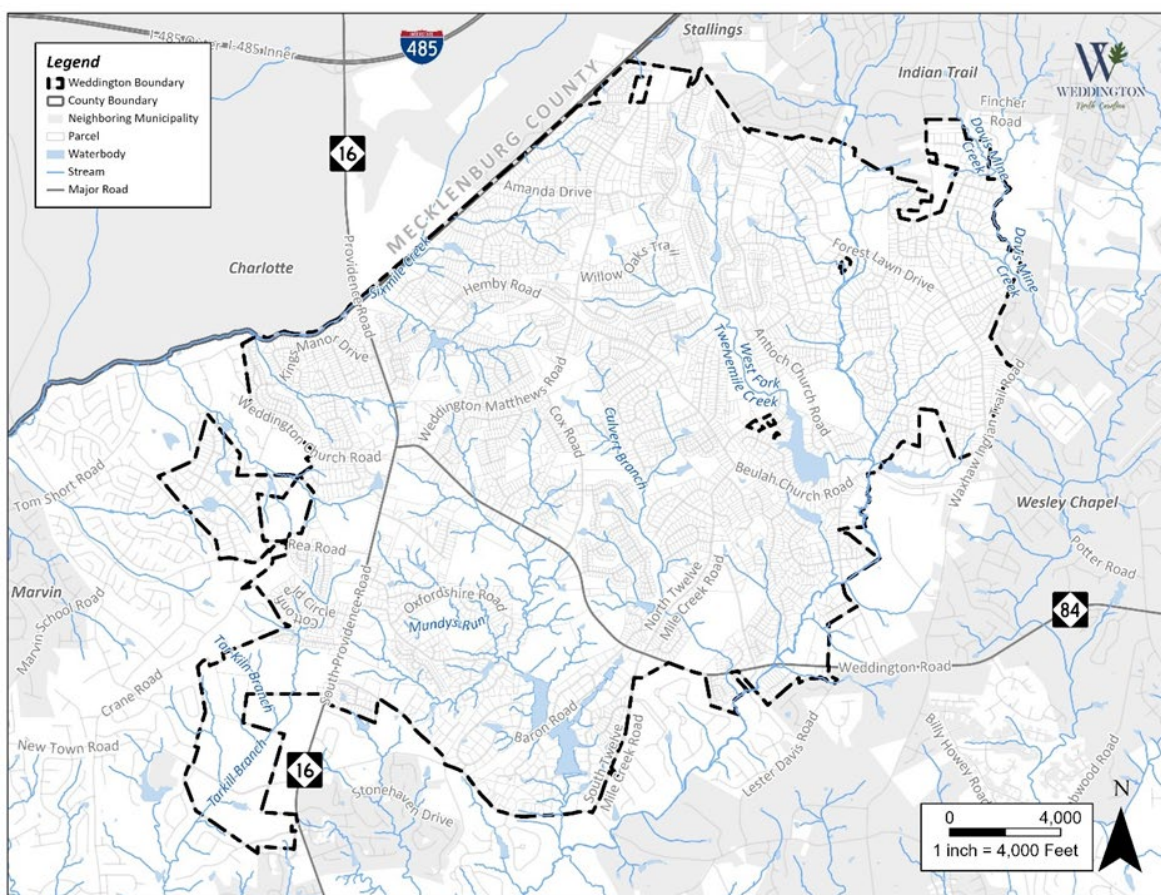
This section identifies the natural resources that are located within the Town of Weddington.

A. Surface Waters

The main creeks of the Town are the Six-Mile and Twelve-Mile Creeks, as shown in **Map 1**. There are also many small tributaries which are located throughout the Town. The Town is located within the Catawba River Basin and all the streams, river and other tributaries within the Town eventually drain into the Catawba River in Lancaster County, South Carolina. The Catawba River Basin spans two states and covers approximately 3,285 square miles and has more than 7,940 freshwater streams.

The North Carolina Department of Environmental Quality (NCDEQ) develops standards and management strategies to protect water quality, carries out water supply planning, provides guidance to local water systems and monitors drought conditions. NCDEQ establishes surface water classifications and provides a set of associated water quality standards to protect those uses. The creeks and streams located throughout the Town of Weddington are considered Class C which waters are protected for use such as aquatic life propagation, biological integrity, wildlife, secondary contact recreation (i.e., boating), and agriculture.

Map 1 Hydrography



Sources: NCDOT, NC One Map, Union County, NC Department of Environmental Quality

Water Quality

Water pollution is categorized as point-source or nonpoint-source. Point source pollutants originate from one particular identifiable site or source in large quantities, while nonpoint-source pollutants are derived from many dispersed sources. Point source water pollutants are primarily associated with wastewater and stormwater discharges from municipal or industrial wastewater treatment facilities. As the Town of Weddington is primarily residential there are not many sources of point source pollutants that contribute to water pollution.

Land use coverage is a significant factor for nonpoint-source water pollution. Nonpoint-source water pollution can also be difficult to monitor because of the number of activities and land uses, not all of which are permitted or registered. Most nonpoint-sources come from construction and land clearing activities, agriculture, solid waste disposal sites, urban landscapes, and septic systems which can eventually leak into a waterbody if not properly maintained. As the majority of buildings in the Town are not connected to the Union County wastewater treatment system, therefore, there are several private wastewater systems contributing nutrients, sediment, bacteria, heavy metals, oil, and grease into waterbodies. Wastewater systems leach both nitrogen and phosphorus gases which travel

readily through the soil into a water body and can continue to travel years after a system is shut down.

NCDEQ manages a Source Water Assessment Program (SWAP) which provides detailed assessments of all public drinking water intakes in the state. There is one well within the Town that is monitored. The well has a groundwater source and has a moderate rate of susceptibility. It is understood that there are other drinking water sources throughout the Town through private wells, however one well is monitored by the state, thus reflected in this Plan.

B. Soils and Soil Erosion

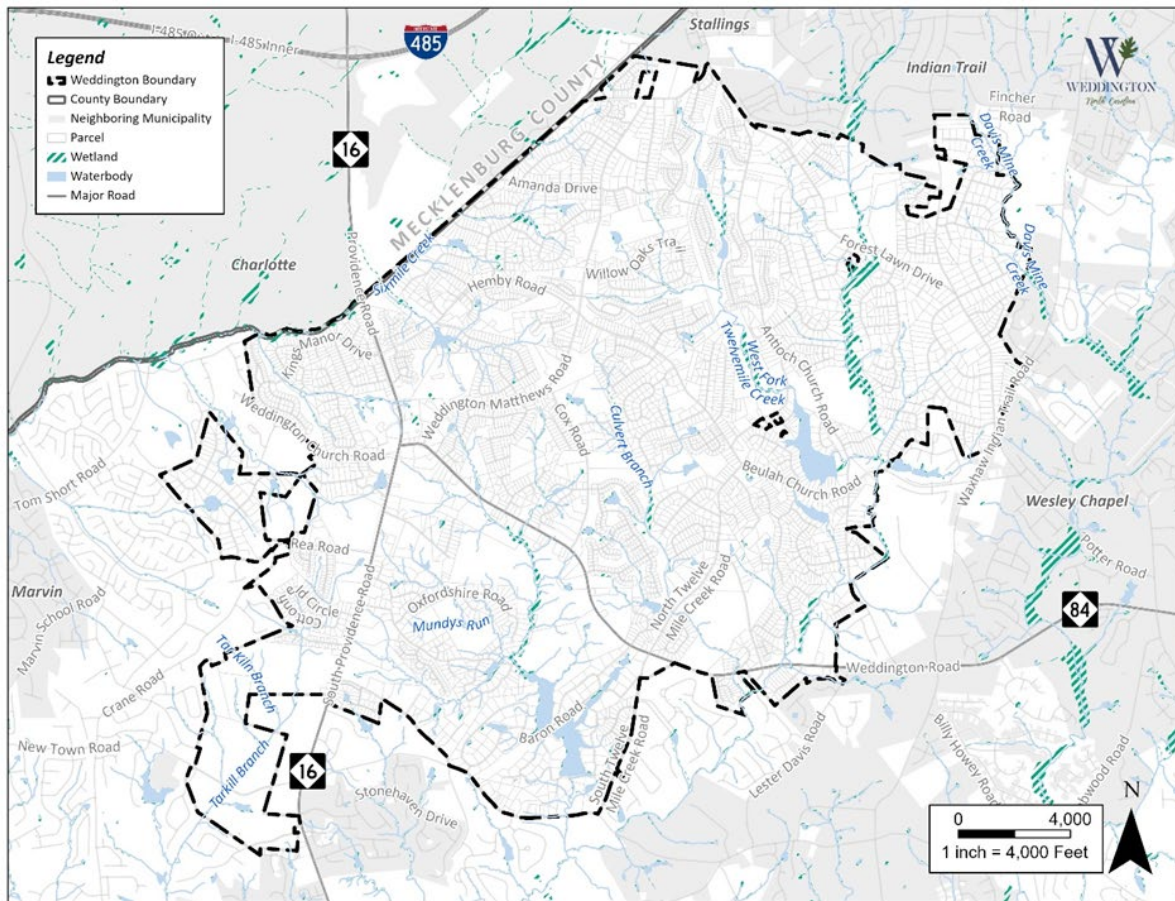
Weddington lies entirely within the Southern Piedmont physiographic region and is characterized by a broad, gently rolling landscape, with steeper slopes along the drainage ways. The majority of the soil in Weddington is classified as Cecil-Gravelly sandy clay loam, approximately 40%, and Tarrus Gravelly silt Loam. The Cecil-gravelly sandy clay loam are well-draining soils and have good development potential. Tarrus Gravelly silt loam is characterized by gently to steep sloping land and well-drained soils. The hazards of the slope and erosion are the main management concerns for cropland and pasture use. The limitations affecting building site development are the high content of clay, the shallow depth to bedrock and the slope. High content clay soils drain too slowly and therefore are not ideal when identifying areas to use a septic system. While the sewer system is expanding within the Town of Weddington, many parts of the Town are not integrated into Union County's sewer system and therefore rely on septic systems. In Weddington, areas of steep sloping land and high clay content may limit areas of development, as those areas are not ideal locations for septic tanks and drain fields. Preserving these areas for conservation or open space may be an ideal way to minimize limitation caused by soil limitation.

C. Wetlands Inventory

Wetlands are generally identified as areas where the water table is at, or above, the land surface for a significant part of most years. As seen in **Map 2**, wetlands cover a small portion of the Town primarily being located around the creeks, especially the Davis Mine Creek.

Wetland areas within vacant land areas largely remain in their natural state. The potential future land uses of the Town's wetlands areas are limited due to the integral role these areas provide in the hydrological balance. Wetlands serve as natural water retention systems, regulate the flow of water and remove excess nutrients and particulates from stormwater. When the weather is wet or areas experience flooding, wetlands accept the excess water. When drought conditions exist, wetlands keep the surrounding area from becoming parched. Wetlands are also fragile ecological communities supporting an assortment of plants and wildlife. The alteration of the natural topography and character of these areas may cause a great expense both monetarily and physically to the surrounding natural environment and community at large.

Map 2 Wetlands



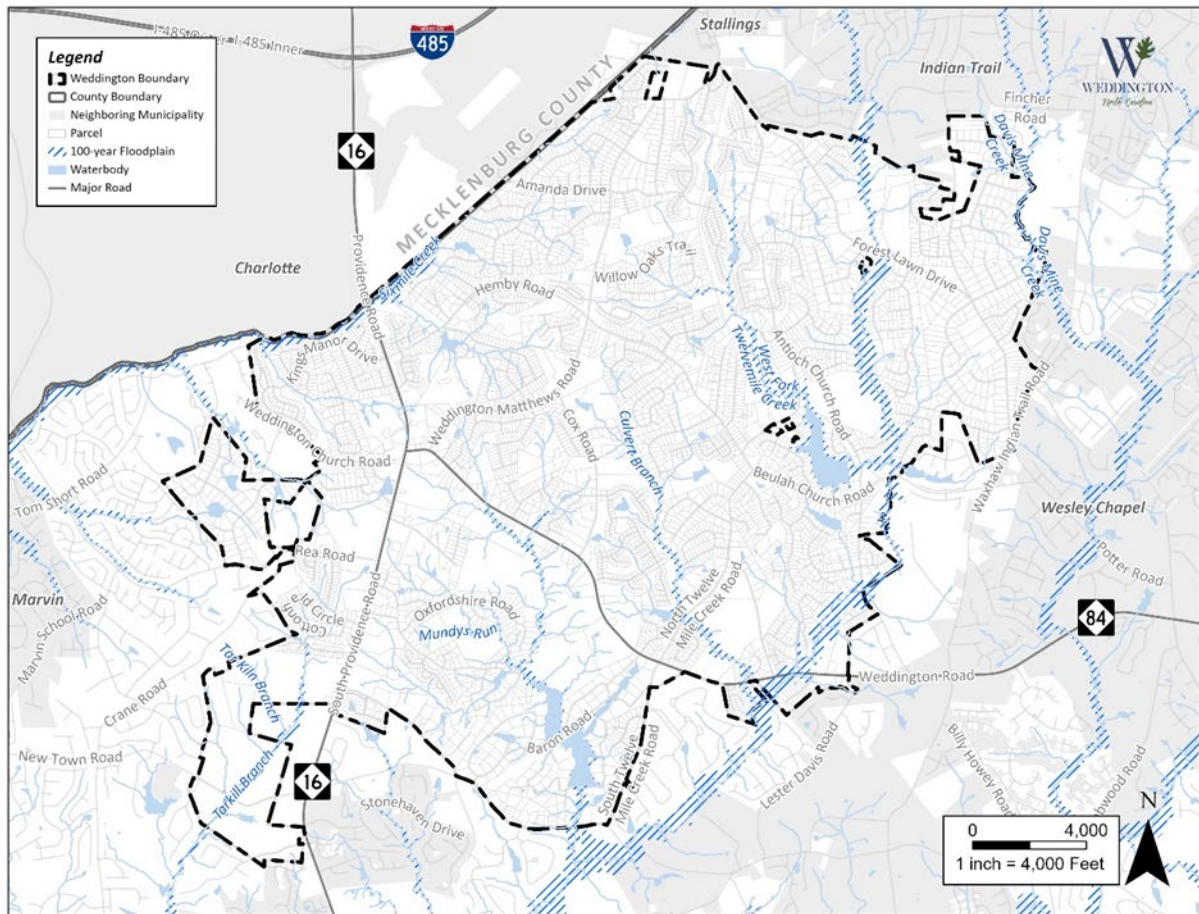
Sources: NCDOT, NC One Map, Union County, US Fish and Wildlife Service

D. Floodplains

During significant rain events, flood plains provide a crucial area for water storage. In the Town of Weddington, the areas designated as floodplains are a small portion of the entire Town. **Map 3** shows areas of high flood risk in Weddington. Floodplain is classified by FEMA as having a 1% risk of flooding (100-year flood). All other land is classified as not having a significant flood risk. Areas around the creeks and streams and pockets of areas in the southern half of the Town are classified as having a higher flood risk than other land in Weddington.

The Town is a member of the National Flood Insurance Program to promote sound development practices within the areas of potential flood risk. The Town has adopted land use regulations and policies that severely limit the amount of new construction that can take place within flood plain area. A Floodplain Development permit is required for any development activities that occur within a floodplain.

Map 3 Flood Risk

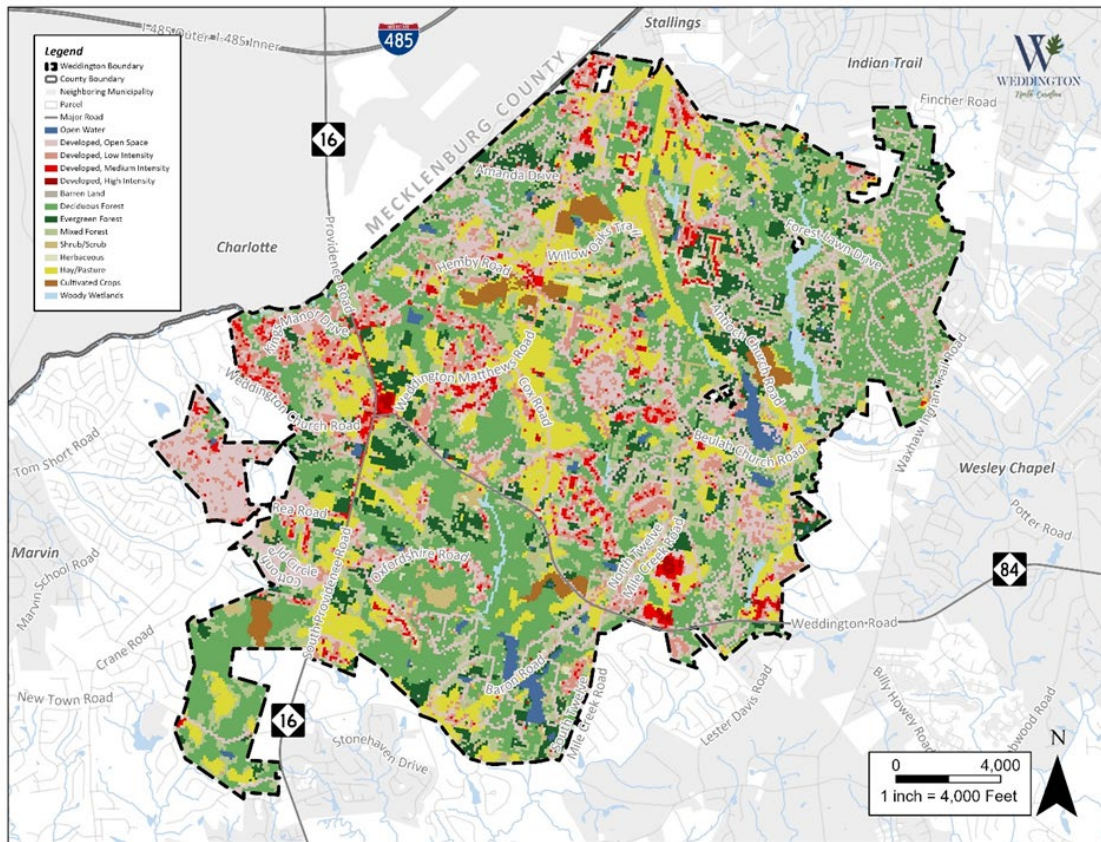


Sources: NCDOT, NC One Map, Union County, US Fish and Wildlife Service

E. Land Use and Land Cover

Vegetative communities within the Town limits are documented and classified using 2019 USGS Land Use and Land Cover GIS data. The prominent three land use cover classes in Weddington are Deciduous Forest, Hay/Pasture, and Developed Open Space. Development of medium intensity and developed open space is concentrated along major corridors in the northern and western areas of the Town. Forest land use classifications and hay/pasture areas are scattered throughout the Town. The Town does not have large amounts of barren land as most of the land is considered developed, has agricultural production on it, or is within a vegetative state. **Map 4**, below, is a map that shows the Town's land uses in relation to Land cover.

Map 4 Land Use/ Land Cover



Sources: US Geological Survey, Union County, Town of Weddington

HAZARD MITIGATION

In 2020, Cabarrus, Stanly, and Union counties and all municipalities located within the three counties collaborated and produced the Cabarrus Stanly Union Regional Hazard Mitigation plan. In this plan, natural hazards were identified as significant, these included drought, tornadoes, thunderstorms, hailstorms, lightning, excessive heat, hurricane and coastal hazards, severe winter weather, earthquakes, landslides, sinkholes, erosion, dam failure, flooding, and wildfires. The probability of each hazard ranges from unlikely to highly likely in the entire region. **Table 1** breaks down each hazard and the probability of future occurrence.

Table 1 Hazard Probability

Hazard	Probability of Future Occurrence	Notes
Dam Failure	Unlikely	Less Than 1% annual probability
Sinkholes	Unlikely	Between 1% and 33.3% annual probability
Earthquake	Possible	Between 1% to 10% annual probability
Extreme Heat	Possible	Between 1% to 10% annual probability
Hurricane/ Tropical Storm	Possible	Between 1% to 10% annual probability
Landslides	Possible	Between 1% to 10% annual probability
Erosion	Possible	Between 1% to 10% annual probability
Flooding	Likely	Between 10% to 100% annual probability
Tornado	Likely	Between 10% to 100% annual probability
Hailstorms	Likely	Between 10% to 100% annual probability
Wildfire	Likely	Between 10% to 100% annual probability
Winter Weather	Likely	Between 10% to 100% annual probability
Drought	Likely	Between 10% to 100% annual probability
Thunderstorms	Highly Likely	100% annual probability
Lightning	Highly Likely	100% annual probability

HISTORIC LANDMARKS

While planning for the future it is also essential to honor Weddington's history and respect the community's roots. Acknowledging the community landmarks and history will be key in making sure these areas and sites are preserved for future generations. Strategies for preserving historic landmarks or heritage features often include a commitment to maintain an inventory of historic features, establish historic neighborhood districts, develop plans or policies to preserve unique architecture of older neighborhoods, and pursue a regular schedule of surveying significant features in the Town. Weddington has begun to implement these strategies by having a Historic Preservation Commission that meets every quarter and continues to work with homeowners to preserve these farm homes and gather the history of the Town. Having the Historic Preservation Committee allows the Town to establish local landmarks and to study and recommend designations of local historic districts and landmarks.

The Town does not have any historical sites listed on the national register, however there are many sites and some areas that are considered potentially eligible or determined eligible. All the historic sites and areas are on the west side of the Town, primarily concentrated in the Weddington Road and Providence Road intersection or along the Town border off New Town Road. The Town has two historical sites that are considered local landmarks, the Thomas-Wrenn House and the John Walker Matthews House. The Town of Weddington itself purchased the historic Thomas-Wrenn house, built in 1894, and now uses the house as Town Hall. There are two sites that are considered "determined eligible" and four others that are potentially eligible.

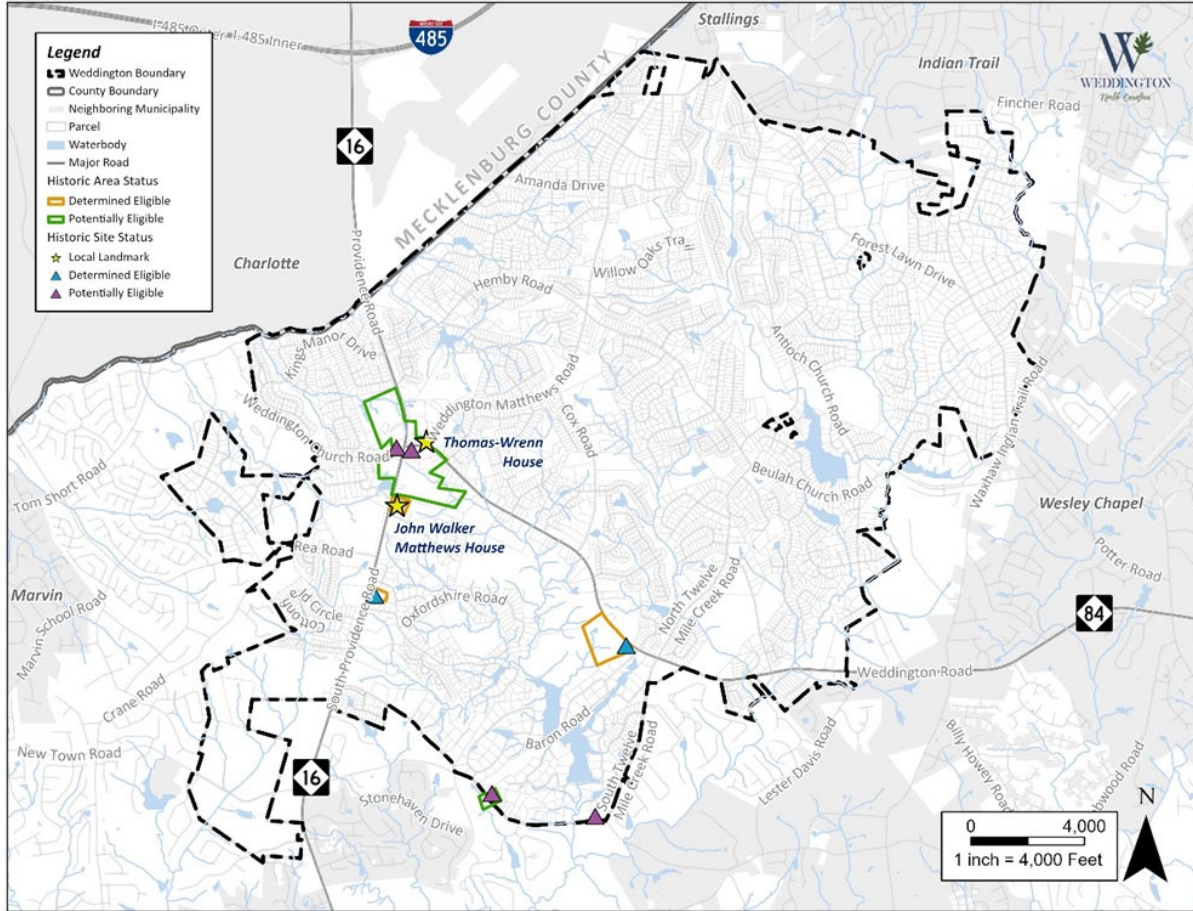
Table 2 below shows which sites in Weddington are considered eligible or were determined to be eligible, which area also shown on **Map 5**. The Town also has some historic areas or districts that have either been determined eligible or potentially eligible.

Table 2 Historic Areas

HISTORIC AREAS	
Landmark Name	Eligibility Status
Weddington Historic District	Potentially Eligible
Redding Spring Campground	Potentially Eligible
John Walker Matthews House	Determined Eligible
Howard Family House	Determined Eligible
Jacob Allen Deal house	Determined Eligible
HISTORIC SITES	
Landmark Name	Eligibility Status
Thomas-Wrenn House	Local Landmark
John Walker Matthews House	Local Landmark
Howard Family House	Determined Eligible
Jacob Allen Deal House	Determined Eligible
Redding Spring Campground	Potentially Eligible
Dr. Thomas Redwine House	Potentially Eligible
Weddington School	Potentially Eligible
Weddington Methodist Church	Potentially Eligible



Map 5 Historic Areas



RECOMMENDATION

As the Town develops, preserving the natural assets of the Town is crucial. Recognizing hazards and proper planning is critical to protect the community. Limiting development near these natural resources will not only support conservation but also decreases potential hazard mitigation. The Town should consider looking at ways to preserve areas near the river and streams which can benefit the community by potentially implementing these areas as blueways or greenways. Not only would these blueways and greenways provide residents a chance to use these areas recreationally, but this would support the preservation of the natural areas and protect resources.

6.

INFRASTRUCTURE



INFRASTRUCTURE

INTRODUCTION

The Infrastructure Chapter provides an inventory, analysis and future needs of potable water, wastewater treatment, solid waste collection, drainage and stormwater management, and natural groundwater aquifer recharge within the Town of Weddington.

INVENTORY AND ANALYSIS

A. Potable Water

The Town of Weddington does not own or operate any water services for residents. All potable water is served, treated, and maintained by the Union County Public Works Department. The County's potable water system provides water for both residential and non-residential uses, including fire protection. Union County jointly owns and operates the Catawba River Water Treatment Plant in Lancaster, SC providing over 80% of total water for Union County residents. Union County also has a purchase water agreement with Anson County, NC permitting up to 4 million gallons daily.

Potable Water System Inventory

(a) Operational Responsibility

The Union County Public Works Department is responsible for the operation and maintenance of the central public water system, in accordance with state regulations and requirements. Annual water quality reports are issued by the County and can be reviewed on their website.

(b) Water Distribution System

Union County serves over 1,000 miles of pipe in the system, with over 6,000 fire hydrants serving more than 45,000 customers. The system is divided into five different pressure zones to ensure that the pressure of the water delivered to our customers stays within acceptable ranges. System performance relies on five booster pumping stations, which pump water to six elevated storage tanks that maintain the system pressures within these zones².

(c) Wells and Storage Facilities

Many of the Town's older subdivisions were developed prior to the placement of water lines in the Weddington area and thus rely on individual water wells. Current Town regulations require new subdivisions to connect to the public water system if water lines are located within one-half mile of subdivisions containing 10 to 39 lots or within one mile of subdivisions containing 40 lots or more. Developers are responsible for the construction of all public water system improvements required to serve proposed development and all required improvements must be constructed in accordance with applicable Union County standards, specifications, and regulations.

² "Water and Sewer | Union County, NC." <https://www.unioncountync.gov/government/departments-r-z/water/water-and-sewer>.

System Improvements

Union County Public Works is working with the Yadkin Regional Water Supply project to develop a closer, more convenient water supply for Union County and the municipalities it serves. Nearly 75% of all land in Union County is in the Yadkin River Basin, yet only 20% of the water supply comes from the Yadkin River. The Yadkin Regional Water Supply is a partnership between the County and the Town of Norwood to build new water intake, supply pipelines, and treatment plant facilities originating from the Yadkin River. This project is under construction and will alleviate stress and dependency on the Catawba River, more efficiently accommodate growth in Union County, and create a long-term solution for water services rather than continue the dependency on service agreements with external agencies. Construction is expected to be completed in late 2023.

B. Sewer Facilities

The Union County Public Works Department is responsible for the operation and maintenance of the sewer system for Weddington, in accordance with state regulations and requirements. **Table 1** below describes the inventory of sewer facilities as well as both permitted capacity and average flows demonstrated in Million Gallons Per Day (MGD). Union County regulates and has available capacity. Improvements and schedules for upgrades are managed through the County and projected in their Capital Improvement Plan included in the annual budget.

Table 1 Sewer Facilities Inventory

Facility	Permitted Capacity (MGD)	Actual Average Daily Flow (MGD)	Actual + Permitted Obligated Flows (MGD)	Percent of Permitted Flow Used
Twelve Mile Creek	7.500	5.490	7.078	94.4%
Crooked Creek	1.900	0.903	1.545	81.3%
Olde Sycamore	0.150	0.046	0.046	30.7%
Tallwood	0.050	0.025	0.025	50.0%
Grassy Branch	0.050	0.042	0.043	86.2%

Source: Union County Public Works, April 2023

C. Solid Waste Collection

The Town of Weddington contracts Active Waste Solutions for all solid waste collection in the jurisdiction. The Town charges residents \$132 every six (6) months for the service.

Solid Waste Facilities Inventory

(d) Active Landfills

There are no active landfills in the Town of Weddington. Union County provides commercial and residential landfill services at the Austin Chaney Landfill and Residential Waste & Recycling Center located at 2125 Austin Chaney Road, Wingate, NC.

(e) Collection Centers

There are no collection centers in the Weddington municipal limits, but Union County operates five (5) residential waste and recycling centers for Weddington residents' use. The five collections centers are:

- Parkwood: 3214 Parkwood School Road, Monroe, NC 28112
- Piedmont: 3005 Love Mill Road, Monroe, NC 28110
- Goldmine Road: 4600 Goldmine Road, Monroe, NC 28110
- Armfield: 5109 Armfield Mill Road, Monroe, NC 28112
- White Store: 4517 White Store Road, Wingate, NC 28174

Each of the sites accepts waste from residents on Tuesdays, Thursdays, and Saturdays from 7 a.m. to 7 p.m.

(f) Transfer Station

There is a transfer station located within the Austin Chaney Landfill and Residential Waste & Recycling Center. The transfer station serves as a temporary holding facility, where solid waste is sorted for the appropriate destination and hazardous items are removed.

(g) Recycling Program

The Town of Weddington has an active curbside recycling program operated by Active Waste Solutions. The materials that can be recycled consist of plastic bottles, jugs and jars, aluminum and steel food and beverage containers, paper products including junk mail, newspapers, magazines, and cardboard. All containers should be rinsed, with caps, lids, pumps, etc. removed.

(h) Hazardous Waste

Hazardous wastes are corrosive, toxic, flammable, or reactive substances that may harm public health and the environment. Some examples of hazardous wastes are motor oil, paints, pesticides, fluorescent light bulbs, and pool chemicals. There are no hazardous waste generators within the Town of Weddington.

The nearest hazardous waste collection site is the Mecklenburg County Foxhole Landfill. The facility is located at 17131 Lancaster Hwy, Charlotte, NC and charges a fee for hazardous waste.

7.

GOALS & POLICIES



Intro to the categories

The public engagement process identified four areas of focus for Weddington. These focus areas are considered the guiding principles of the Comprehensive Plan. The goals and policies of the Plan have been tagged to identify which principle they address. The guiding principles and their symbols are identified below:



Rural Preservation

Policies that mitigate the impacts of development on Weddington's character.



Quality of Life

Policies that preserve the viability and beauty of Weddington's natural environment.



Environmental Stewardship

Policies that prevent undue burdens on resident's day-to-day experiences and public services.



Recreational Space

Policies that aim to create public spaces for residents to exercise, relax, and gather.

LAND USE

Goals and Associated Policies

Timeframe

Short Term

Ongoing

Guiding Principles








GOAL 1- New development and redevelopment activities shall be consistent with the Future Land Use Map and categories.

LU 1.1: The following Future Land Use categories, along with their intended uses, densities, and intensities, are hereby established (floor area ratio (FAR) only applies to non-residential uses):








- a. **Agriculture:** This category is intended to accommodate very low-density residential development to retain rural character and agricultural activity. Maximum density: 1 dwelling unit per 1.5 acres.
- b. **Traditional Residential.** This category is intended to accommodate primarily low-density residential development and support uses which complement residential uses, including schools and other institutional uses. Maximum density: 1 dwelling unit 40,000 sq feet. Maximum FAR: 0.2.
- c. **Conservation Residential.** This FLU designation applies to the areas within the Town that are six acres or greater in area and provides for a proportion of open space within residential subdivisions. The classification is intended to allow a total density of one dwelling unit per 40,000 sq feet, while allowing for flexibility in lot size. The reduction in lot size is intended to preserve open space within the neighborhood.
- d. **Business.** The intent of this designation is to accommodate neighborhood-serving commercial uses in the Town Center area. Maximum FAR: 0.2.










LAND USE

Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
LU 1.2. The Town's zoning map shall be consistent with the Town's Future Land Use Map and implement and further refine the densities, intensities, and uses permitted within each property.	✓		 
LU 1.3. The Town shall assess the Unified Development Ordinance (UDO) on an ongoing basis to promote imaginative and sustainable site design.		✓	  
GOAL 2- Ensure that new commercial development and redevelopment are located and designed to serve the residents of Weddington.			
LU 2.1: Maintain development regulations that prohibit large-scale commercial development that would create potential traffic and safety problems for the Town.		✓	 






LAND USE

Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
LU 2.2: Ensure that the scale and design of new commercial development is consistent with the Business future land use category by limiting such development to small-scale retail and service businesses that serve Town residents. Provide for open space preservation in new and/or expanded commercial developments.		✓	 
LU 2.3: The Town shall require all new development and redevelopment projects to integrate harmoniously into established neighborhoods through the use of buffering, open space, landscaping, and other site design tools.		✓	   
GOAL 3- To retain the existing Downtown Overlay District as the primary commercial center in Town. While businesses in the center will maintain the small-town scale needed to serve residents, the design of the center should become more pedestrian-oriented.			
LU 3.1: Maintain design standards for future non-residential developments.	✓		

LAND USE

Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
LU 3.2: Ensure that new commercial development is designed with pedestrian-oriented features that provide safe, attractive, and convenient linkages to residential neighborhoods, wherever practical.	✓		 
LU 3.3: Require redevelopment and new development projects in the downtown overlay zoning district to incorporate public spaces.	✓		
GOAL 4- Consider ways to coordinate the timing, location and intensity of new development with the provision of public facilities that are adequate to serve the new development.			
LU 4.1 Use voluntary annexation, where appropriate, to ensure that proposed developments in areas adjoining Weddington's Town limits are consistent with the Town's development standards.		✓	 
LU 4.2: Pursue planning jurisdiction over the area surrounding Weddington's borders and negotiate an extraterritorial jurisdiction (ETJ) agreement with Union County, per NCGA 160D-202, or through local legislation, to ensure that land use, public improvements, and development are consistent with desired character of town.		✓	 





LAND USE

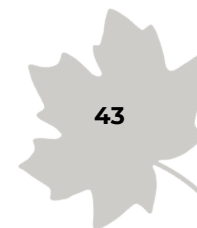
Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
LU 4.3 Coordinate with the county library system to provide convenient and accessible library services.	✓		
GOAL 5- Support implementation of the Town Center Plan.			
LU 5.1 Review the phasing of the Town Center Plan and prepare a timeline for implementation of phases 1 and 2, which are on Town property.	✓		 
LU 5.2: Prepare an action plan for phase 3 of the plan and how this phase could be implemented along with a schedule.	✓		
LU 5.3 Analyze methods, including procurement requirements, to achieve the final product in the Town Center Plan.	✓		



TRANSPORTATION






Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
GOAL 1- Encourage the development of well-designed streets that are safe, connected, and welcoming for all users.			
T 1.1: Major thoroughfares and key entryways shall be given the highest priority for beautification efforts and corridor design.		✓	 
T 1.2: Minimize the number of street curb cuts to avoid traffic congestion and ensure public safety.		✓	
T 1.3: Encourage roads be designed and constructed to provide a high level of safety and comfort for all users (pedestrians, bicyclists and motorists), in a manner consistent with the character of the neighborhood through which the road travels.		✓	





TRANSPORTATION






Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
T 1.4: Allow for privately maintained transportation infrastructure, provided they are built and maintained to meet all applicable NCDOT standards.		✓	
GOAL 2: Actively participate in coordination with county, state and regional organizations to properly plan for roadway improvements.			
T 2.1: Continue to play an active role on the Charlotte Regional Transportation Planning Organization (CRTPO).		✓	
T 2.2: Ensure that all new transportation infrastructure is constructed to NCDOT standards.		✓	











TRANSPORTATION



Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
T 2.3: Coordinate with state and local officials to stay informed and have input on road and thoroughfare plans that impact Town residents.		✓	 
T 2.4: Continue to participate in a coordinated, regional approach to transportation planning and seek adequate funding to support all transportation needs.		✓	

HOUSING






Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
GOAL 2- Maintain the Town’s strong single-family residential character.			
H 1.1: Retain the residential character of the community by ensuring that new residential development consists of single-family homes with a maximum density of one (1) dwelling unit per 40,000 sq feet.		✓	  
H 1.2: Continue to allow manufactured housing in Weddington on individual lots within Residential (R) zoning districts in accordance with NCGS 160D-910.		✓	
H 1.3: Through the conditional zoning process, provide varying lot sizes to accommodate a variety of age and income groups, and broader residential options, so that the community’s population diversity may be enhanced.		✓	 













HOUSING			
Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
<p>H 1.4: Allow alternative smaller lots to retain open space while maintaining a density of 1 dwelling unit per 40,000 square feet through the Conservation Residential Development Option.</p>			








CONSERVATION



CONSERVATION			
Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
GOAL 1- Ensure that all new development takes place in a manner that conserves open space and scenic views.			
C 1.1: Preserve open space and scenic views through zoning regulations that require open space preservation in both conventional and conservation subdivisions, as well as commercial developments.		✓	  
C 1.2: Adopt/update development regulations to ensure new development is consistent with the Town’s quality and aesthetic values, thereby protecting property values. This would apply to all new and redevelopment projects, apart from regulating aesthetics and materials for single-family homes.	✓		  
GOAL 2- Maintain and enhance the Town’s aesthetic qualities, physical character, and historical resources.			







<p>C 2.1: Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history.</p>			  
<p>C 2.2: Continue to support the adaptive reuse of historic structures in the community.</p>			  
<p>C 2.3: Continue to support the Weddington Historic Preservation Commission's efforts to preserve historically significant structures and sites.</p>			  

C 2.4: Maintain public signs, Town banners, and landscaping around these signs to beautify the Town and to draw the attention of persons traveling through Weddington.		✓	
GOAL 3- Limit development activities on environmentally sensitive land.			
C 3.1: Preserve the Town's natural resources by adopting regulations that would require applicants to identify the resources and, depending upon the fragility of the resource, limit or prohibit construction, grading, and vegetative clearing.	✓		
C 3.2: Limit development to areas of the Town that have suitable soil and topographic characteristics for development.		✓	
C 3.3: Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property.		✓	
C 3.4: Require coordination with local utility companies and developers when placing electric, telephone, and cable television lines underground in accordance with the Town's Subdivision Ordinance in order to minimize removal or degradation of trees during installation and maintenance of such facilities.		✓	



INFRASTRUCTURE



INFRASTRUCTURE			
Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
GOAL 1- Ensure that all existing and future developments in Weddington are served by adequate water, wastewater, drainage and emergency services.			
I 1.1: Require water, wastewater, and drainage system improvements to be constructed concurrent with new development and that they provide adequate capacity to meet demands from existing and new users.		✓	  
I 1.2: Monitor and have input on utility extensions by Union and Mecklenburg Counties.		✓	 
I 1.3 Ensure the efficient provision of emergency services through continued partnership with Union and Mecklenburg Counties.		✓	

GOAL 2- Implement the Comprehensive Plan through appropriate zoning and subdivision regulations and coordinate with Union County and other service providers.

I 2.1: Communicate on a continuing basis with officials from Mecklenburg County, Union County, and the other municipalities of western Union County to keep abreast of and have input on developments that may impact the Weddington area.



I 2.2: Work closely with officials from NCDOT and Union County to ensure that subdivision plans and development proposals do not interfere with existing roads or planning roadways designated in the Thoroughfare Plan.








I 2.3: Coordinate with other service providers on the timing and location of installation or replacement of utilities.



GOAL 3- Ensure that future park and recreation facilities, and libraries are located and designed to meet the needs of Weddington residents.

I 3.1: Identify the future recreational needs of the Town's residents through periodic surveys and assessments, as appropriate.



I 3.2 Continue to evaluate greenways and trails and seek grant funding as appropriate		✓	 
I 3.3: Ensure that future public recreation facilities and programs within Weddington serve the needs of all residents and are accessible to all citizens.		✓	 
I 3.4: Coordinate with the county library system to provide convenient and accessible library services.		✓	

8.

APPENDIX



It is essential to include the community in the drafting of a Land Use Plan. Weddington's community has actively engaged with the project, providing useful feedback and guidance since the Plan's kickoff in March of 2023. Public engagement took place through online and in-person platforms. Online engagement was available through the Town's website, which included an interactive map, a survey, a document library, and a word association game. As of August of 2023, the site had received over 1,500 unique visitors.

Weddington also successfully hosted a series of public engagement events, including a steering committee meeting, a public meeting to introduce the project, and two public open houses. The public open houses were made accessible to all residents of Weddington and included activities and other opportunities for residents to give feedback on Weddington's development. The first open house was focused more towards the Comprehensive Future Land Use Plan and the second was geared towards the potential development of a Town Center.

Effective public engagement for a visioning study is paramount in developing a plan that truly encapsulates the desires of the community. Weddington's public engagement plan centered around professionally accepted planning and visioning practices. A steering committee meeting, a public workshop, two public open houses, and a community engagement webpage with multiple interactive exercises were the cornerstones of the engagement plan.

The following sections will summarize the input received from the public, the groups of people reached, and the methods of engagement.

WHAT WAS SAID:

A consistent theme was everyone's love of Weddington and their desire to maintain its charm, its small-town feel and its quality of life. The participants of the events shared their passion, their vision, and suggestions for keeping Weddington from becoming over developed, while making it the best place for them to call home. What resulted from the public engagement process was four overall themes: Rural Preservation, Quality of Life, Environmental Stewardship, and Recreational Space.



Rural Preservation



Quality of Life



Environmental
Stewardship



Recreational Space

STEERING COMMITTEE SUMMARY

Meeting Information

Date: Monday, March 6, 2023, 5:00 PM – 7:00 PM

Venue: Weddington Town Hall (1924 Weddington Road) and zoom

Meeting Attendees

1. Karen Dewey, Town Administrator
2. Robert Tefft, Town Planner
3. Sarah Sinatra Gould, AICP, CZO, Inspire Project Manager
4. Gabriela Castro, AICP, Inspire Planner
5. Lisa Spencer, zoom attendee
6. Janet Peirano
7. Joyce Plyler
8. Chris Granelli
9. Jason Johnson
10. Nathaniel Grove, P.E.
11. Liz Colbe-Holtey
12. Nancy Anderson
13. Rusty Setzer

Introduction

As part of Weddington's Comprehensive Plan Update, a group of citizens was nominated to be on a steering committee for the project. The purpose of the steering committee is to provide guidance and feedback on the project's visions from a high level. The first meeting of the steering committee took place on March 6th, 2023, at the Town Hall from 5:00 PM-7:00 PM. The event was organized to include an introduction and presentation from Inspire and a structured discussion amongst committee members.

Discussion Summary

The meeting began with a brief introduction from the Town Administrator, Karen Dewey, to introduce consultants and staff members. Sarah Sinatra Gould followed with an educational presentation to orient the steering committee on the goals of the comprehensive planning process and the role of a steering committee. Sarah then had the committee members go

around the table, introduce themselves, and share anything that would be useful for the committee to know. The members spoke about backgrounds and what concerns they have about the Town with most agreeing that traffic is a major concern. The discussion continued with questions developed by Inspire to guide the conversation. The discussion had four main topics: challenges and opportunities, downtown masterplan, growth & development, and improvements. A summary of the responses and discussion is listed below.

Challenges and Opportunities:

What is the best thing about the Town? What would you change? Describe the challenges facing the Town in the next 20 years.

BEST THING ABOUT THE TOWN

Keeping the Rural aesthetic/properties

Multiple residents expressed an interest in keeping the rural type of feel and large lots and expressed an interest in maintaining that as part of the Weddington moving forward.

Schools

Many residents stated that families with school-age children move to the area because the schools in the area are very good and desirable.

CHALLENGES FACING THE TOWN

Traffic

Many residents expressed concern about traffic throughout the Town. Roundabouts are being installed but that will only temporarily solve the problem for now. Lots of streets throughout the town are two-lane roads and school turn lanes are not long enough to capture the line of queuing parents, so roads get backed up.

"In danger of becoming an HOA" and losing rural aesthetic

As land is being developed and more homes are being built in the area. A member of the committee expressed their concern that Weddington will become one giant homeowner's association. Weddington currently has many residential developments with very little commercial and many committee members expressed concern as more development occurs if no downtown exists the Town may lose its sense of place. A fear expressed was that Weddington was becoming a through Town, as areas surrounding keep changing and evolving and traffic increases. More people are only driving through Weddington and not seeing what the Town potentially has to offer.

Maintain Its Current Zoning Map or Allow a Variety of Homes Outside of One Unit Per Acre

A steering committee member pointed out that long-term residents may need to move outside of the Town when they age due to the lack of housing diversity. The Town has a maximum residential density of one dwelling unit per acre, whether the dwelling units are clustered in a development or on individual properties. The steering committee discussed the idea whether they approved or disagreed with the idea of providing more housing diversity. A few committee members pointed out that while keeping the maximum one dwelling unit per acre may maintain high property values, a Town needs a sense of place and downtown.

Parks and Recreation

There are no public parks or trails within the Town of Weddington and residents of the Town rely on nearby Towns, Union County, or State lands to provide these amenities. A few members expressed a desire for a park or trail within the Town boundaries.

Commercial

The steering committee expressed a wide opinion on the topic of having more commercial development within the Town limits. Some expressed concerns over what individual types of development would be allowed. Some stated that the amount of commercial development already existing in the Town is sufficient, just better wayfinding is needed. Many members felt strongly that there should be no additional commercial development outside of the area designated as the Downtown Overlay District.

Downtown Masterplan

What are the Pros & Cons of a downtown master plan? If a downtown is proposed where should the limits be, and what type of uses should be allowed?

Previously, when there was a proposal for commercial in the Town, many residents expressed concerns about the expansion of commercial and potential uses. A few committee members expressed interest in having a downtown and want a pedestrian friendly destination for families with potential for a park/open space and some cafes and shopping area. Some members expressed interest in focusing on the area currently zoned for commercial while a few indicated an interest in considering other parcels. There was no consensus on this topic.

A few members also expressed opinions on the aesthetic of the downtown, stating they like feeling of Waxhaw downtown area and would like a walkable area. They did not want the commercial area to feel like a continuous area of strip commercial. These committee members liked the idea of having a sense of place. Again, there was no consensus on this issue.

Growth & Development

Should there be development in certain areas, and if so, what type? Do you prefer rigorous regulations or flexibility?

The group seems to have a mixed opinion on whether development at the density currently should be maintained or whether variety in housing or commercial should occur. Some members did not mind leaving town to a neighboring town for commercial activities and some members stated they would like to see more commercial diversity. A member brought up that current residents who have a desire to downsize their homes would have to leave the Town due to the lack of housing diversity. This was further explained that children who grew up in the area may not be able to afford buying a home in Town due to affordability issues. There was no consensus on this topic.

Improvements

What capital investments should be focused on for the next 5-10 years? What environmental concerns should be addressed in the next 5-10 years?

Roads

The committee's opinion seemed unanimous on the issue that roads need to be addressed. Long-term solution for the amount of traffic along main roads in the town and queuing lines for schools. NCDOT is placing roundabouts in certain places to help provide some relief regarding the traffic situation.

Parks and Recreation

The need for parks and recreation facilities was another capital improvement that was brought up. Currently Town residents rely upon neighboring municipalities to provide parks. A possibility got brought up if trail/greenway could possibly go over the proposed sewer extension. There was no consensus from the committee on this topic.

Schools

Schools were a main draw originally for many residents that moved. Ensuring that schools not become overcrowded is a big priority for the residents in the steering committee.

Internet

Members commented that internet was not always available in all parts of Weddington, or if available, is unreliable.

OPEN HOUSE SUMMARY

Meeting Setting

Date: Friday, April 21, 11 AM – 8 PM

Location: Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104

Open House Attendees

1. Karen Dewey, <i>Town Administrator/Clerk</i>	16. Larry Witiak	38. Rose Galloway
2. Robert Tefft, <i>Town Planner</i>	17. Tracy Stone	39. Ellen Klinzing
3. Deborah Coram, <i>Administrative Assistant/Deputy Clerk</i>	18. Lauri Brown	40. Marty Klinzing
4. Craig Horn, <i>Weddington Mayor</i>	19. Frank Outen	41. Annette Baker
5. Sarah Sinatra, <i>Inspire Placemaking Collective Principal</i>	20. Debbie Outen	42. Jason Atwell
6. Eric Raasch, <i>Inspire Placemaking Collective Principal</i>	21. Barry Kelly	43. Elisa Atwell
7. Robert Addington, <i>Inspire Placemaking Collective Planner</i>	22. Jack Plyler	44. Parke Pirkey
8. Joyce Plyler	23. Diane Howard	45. Jean Pirkey
9. Carol Jamison	24. Neil Rayson	46. Traci Colley
10. Cathy Brown	25. Harry Chilcot	47. Jamie Colley
11. Patricia Hines	26. Christine Chilcot	48. Ken Mertz
12. Jeff Perryman	27.	49. Dana Mertz
13. Hugh Clark	28. Bill Deter	50. Michele Nichols
14. Heath Courtright	29. Milco Hargrave	51. Wes Nichols
15. Christopher Neve	30. Nettie Spittle	52. Chris Martin
	31. Robert English	53. Rhonda Martin
	32. Bob Wetteroff	54. Sean Martin
	33. Gayle Butler	55. Carla Underhill
	34. Tom Snyder	56. Brodie Levadnuk
	35. Gail Snyder	57. Ted Castano
	36. Gina Rauscher	58. Denise Castano
	37. Nolan Galloway	59. Stephanie Oravec

60.	Jeff Oravec	66.	Danny Ellis	71.	Mike Petrizer
61.	David Avorak	67.	Anne Ellis	72.	Mandy Petrizer
62.	Gretchen Avorak	68.	Michael McLaughlin	73.	Lynn Roberts
63.	Mark Horoschak	69.	Ellen McLaughlin	74.	Lisa Roberts
64.	Damon Slutz	70.	Rita Radcliff Deppe	75.	Steve Shaver
65.	Beth Capone-Slutz			76.	Stan Shave

Meeting Overview

The Open House workshop was held throughout Friday, April 21st from 12PM to 8 PM. The event was organized so that attendees could drop in as their schedule permitted, with social activities like lawn games and food trucks present to encourage residents to socialize and engage with the activities. Town staff also arranged for a team from the town's library to attend and set up a table to share information about the new library being built in Union County. Our team estimates that approximately 100 attendees participated in the event over the 8-hour period.

Public Engagement Activities

The following outlines each activity that was designed for the public open house.

STATION 1: OVERVIEW

An easel placed at the entrance of the event to provide attendees with an overview of comprehensive plans, their role in local government, and why they're important for a community to adopt and update.

STATION 2: DEFINITION OF TOWN CORE

The second station was made up of a booth containing the current land use map to orient attendees and an aerial view of the Town's main commercial corridor. Attendees were instructed to place markers on the aerial map that best represented the town core according to their experience living in Weddington. There was also an area for respondents to answer the question "Should the Town Center be expanded or stay consistent with the downtown overlay district?".

STATION 3: CHALLENGES AND ATTRACTIONS TO WEDDINGTON

Station 3 was laid out over two tables. The first contained a response board asking residents to write down their #1 wish for Weddington considering financial restraints and a second board asking residents to write their general ideas for the Town.



The second table contained a map showing the corporate limits of Weddington and two response boards. The first board asked residents to share challenges facing residents of the Town and the second asked attendees to write down the opportunities and benefits residents in Weddington have, aside from their schools and large lot sizes. The first steering committee meeting showed our team the value of schools and 1 acre lot sizes to the community; this station was designed to elicit responses that expand on priorities.

STATION 4: VISUAL PREFERENCE AND DEFINITION OF TOWN CORE

The final station was centered around the potential of a future town core – what residents would prefer it to look like and how they would define it given the current comprehensive plan’s definition. Residents were shown photos of four town core aesthetics. They were asked to place a sticker or button in the jar that fits their tastes best or, if none of the options appealed to them, to place a sticker on the “none of these” option.

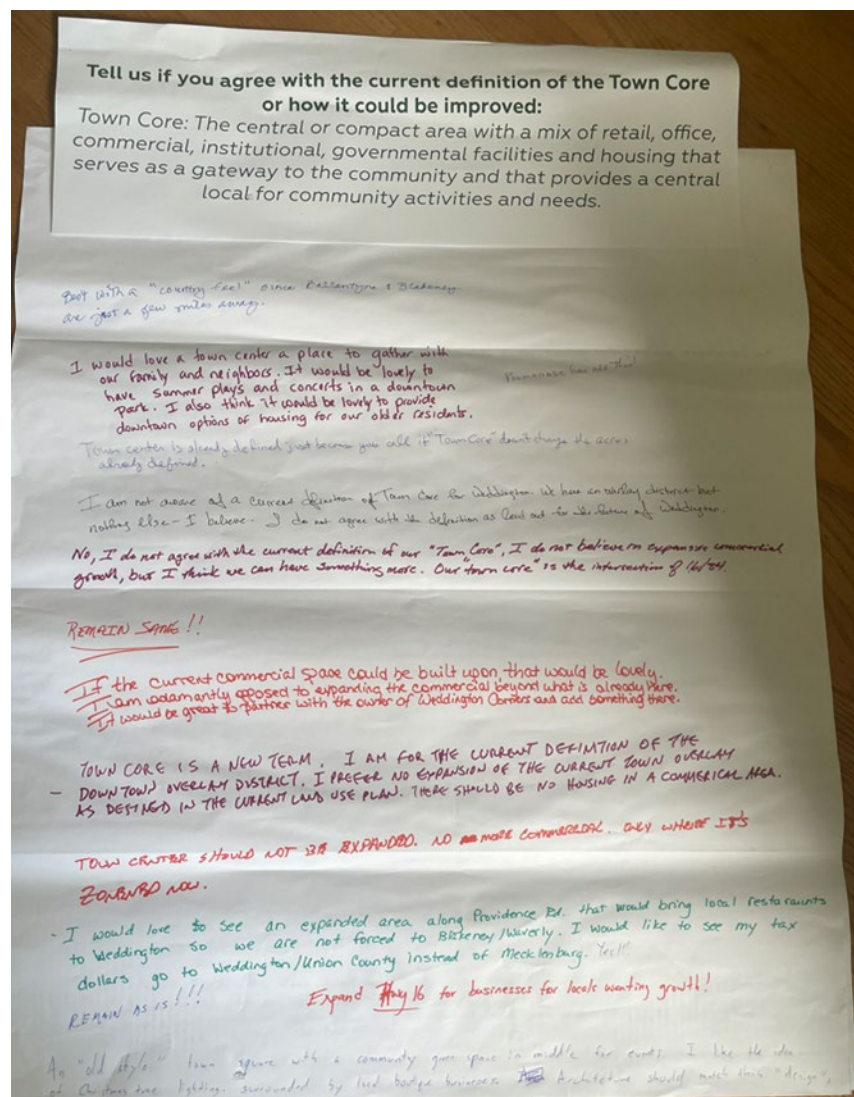
The second response board contained the current definition of town core: the central or compact area with a mix of retail, office, commercial, institutional, governmental facilities and housing that serves as a gateway to the community and that provides a central for community activities and needs. Respondents were instructed to read this definition and tell us if they agreed with its sentiment or how it could be improved.

OTHER ENGAGEMENT OPPORTUNITIES

Attendees were reminded of the online surveys available through the 7th of September 2023 on the town’s website and given the contact information of Inspire Placemaking Collective staff. Our team also informed residents about upcoming engagement workshops that would take place in June of 2023 at town hall.

Public Feedback

Definition of Town Core



Most respondents were either uncomfortable with the current definition of town core or felt that no changes were necessary for the future comprehensive plan. Some attendees did provide feedback on how they would alter the term going forward.

The complete list of responses are as follows:

1. Best with a "country feel" since Ballantyne and Bakeney are just a few miles away.

2. I would love a town center a place to gather with our family and neighbors. It would be lovely to have summer plays and concerts in a downtown park. I also think it would be lovely to provide downtown options of housing for our older residents.
3. Town center is already defined. Just because you call it "Town Core" doesn't change the acres already defined.
4. I am not aware of a current definition of Town Core for Weddington. We have an overlay district but nothing else I believe. I do not agree with the definition as laid out for the future of Weddington.
5. No, I do not agree with the current definition of our "Town Core", I do not believe in expansive commercial growth, but I think we can have something more. Our "Town Core" is the intersection of 16 and 84.
6. Remain Same!!
7. If the current commercial space could be built upon, that would be lovely. I am adamantly opposed to expanding the commercial beyond what is already there. It would be great to partner with the owner of Weddington Corners and add something there.
8. Town Core is a new term. I am for the current definition of the downtown overlay district. I prefer no expansion of the the current town overlay as designed in the current land use plan. There should be no housing in a commercial area.
9. Town center should not be expanded no more commercial. Only where its zoned for now.
10. I would love to see an expanded area along Providence Road. That would bring local restaurants to Weddington so we are not forced to Blakeney or Waverly. I would like to see my tax dollars go to Weddington/Union County instead of Mecklenburg.
11. Remain as is!!!
12. Expand Highway 16 for businesses for locals wanting growth.
13. An "old style" town square with a community green space in the middle for events. I like the idea of Christmas Tree lighting surrounded by local boutique businesses. Architecture should match its design.
14. Maintain current footprint with current mix. Town core should include further housing, retail, office, commercial, institutional.
15. DO not expand this town center – no new commercial growth.
16. Not sure about housing in definition and what would institutional be?
17. No need to expand the town center and create more congestion for Weddington residents. Infrastructure first – we need to preserve what we have left as a rural lifestyle. Plenty of commercial and retail close by – we don't need it or want it.

18. No more commercial development in Weddington!
19. Do not extend current town overlay!
20. Get your priorities straight: We do not need an expansion of the town core. This is a residential community surrounded by all sorts of retail office and commercial. We need Infrastructure – intersections and schools.
21. Keep existing town core 1,2,8 and 9. Upgrade/improve in the current space.
22. We do not need additional town core! Leave it alone!
23. Limit housing permits now! The educational traffic; sewer et al. cannot keep up. Providence and 84 traffic cannot get worse or tuen into a 74.
24. We don't need a town core other than the 1 shopping center that is already here. We are a residential town and don't need all this office and retail space. Go a mile down providence to get all this "junk".
25. I believe Weddington does need a town core. There is not one currently, just a strip mall. We have more parking lot than gathering space. It would be nice to go to a restaurant or walk on a trail on our own community and wave to people we live near – not go down the road and spend money elsewhere.
26. Weddington has 1 town center no more needed.
27. Keep current commercial – no expansion of town center.
28. Keep 1 acre per single family lot and no commercial development within Weddington limits! There is a reason people want to move here badly and its not because of commercial reasons.
29. The above town core describes just about every bedroom community around Charlotte. Do you want to live in any bedroom community or do you want to live in a community that maintains its small town feel like Weddington? We vote to keep Weddington's small town feel where its comfortable and safe! More people and development = more crime, etc. If you want that, Waverly is 2 miles down the road.
30. Town core is perfect as it is. We do not need to expand it. It is one thing that makes Weddington different and special.
31. We do not need to expand the town core. However the core should be a hub that connects and provides a sense of community like a greenway or walking paths between areas or a pedestrian area.
32. No expansion needed! Perfect the way it is. No commercial needed.
33. No expansion but inclusion of restaurants with outdoor seating maybe splash pad for children a greenspace for relaxing, movies, picnicking.

How do you define the Town Center? Share what parcels you think are included by adding a sticker to the map.



Residents were instructed to place a blue sticker where they feel best describes the town center. Most respondents placed their stickers on the existing commercial center, but several others placed theirs on areas just east and south of the site.

DOWNTOWN OVERLAY EXPANSION

Town Center should NOT be expanded but existing overlay district could be better utilized. Town owns land that is not being used (doesn't it?).

Town Center should be based on the intersection of 16/84, that is the original "Town Center", not a parking lot or store is a growing area. Any future development needs to extend no further than what the current area would be placed on the opposite side.

The Town Center should not be expanded beyond the current overlay district. I would welcome conversations with potential developers on how Weddington could make the overlay district more attractive to new businesses.

No Expansion

- STAY CONSISTENT -> NO EXPANSION OF RED AREA!

• Keep the town center within the current overlay.

DO NOT EXPAND TOWN CENTER! STAY CONSISTENT WITH OVERLAY. - agree!!

- TOWN CENTER AS DEFINED CURRENTLY IS MORE THAN ADEQUATE. - agree!!

REMAIN = TREEER + TOWN HALL AREA ONLY!!

- Expand on Providence Road

- Expand only on Providence Road - current land designated too small

Expansion - NO!

NO EXPANSION - NO!!

Town Center should expand from current south on Providence to Rea Rd. Intersection. Establish a "True town square" with greenspace (can be surrounded by boutique retail) for community events.

Stay consistent! Why do we need more dense retail development when it's right down the Providence at Wooten?

NO EXPANSION ON PROVIDENCE RD.

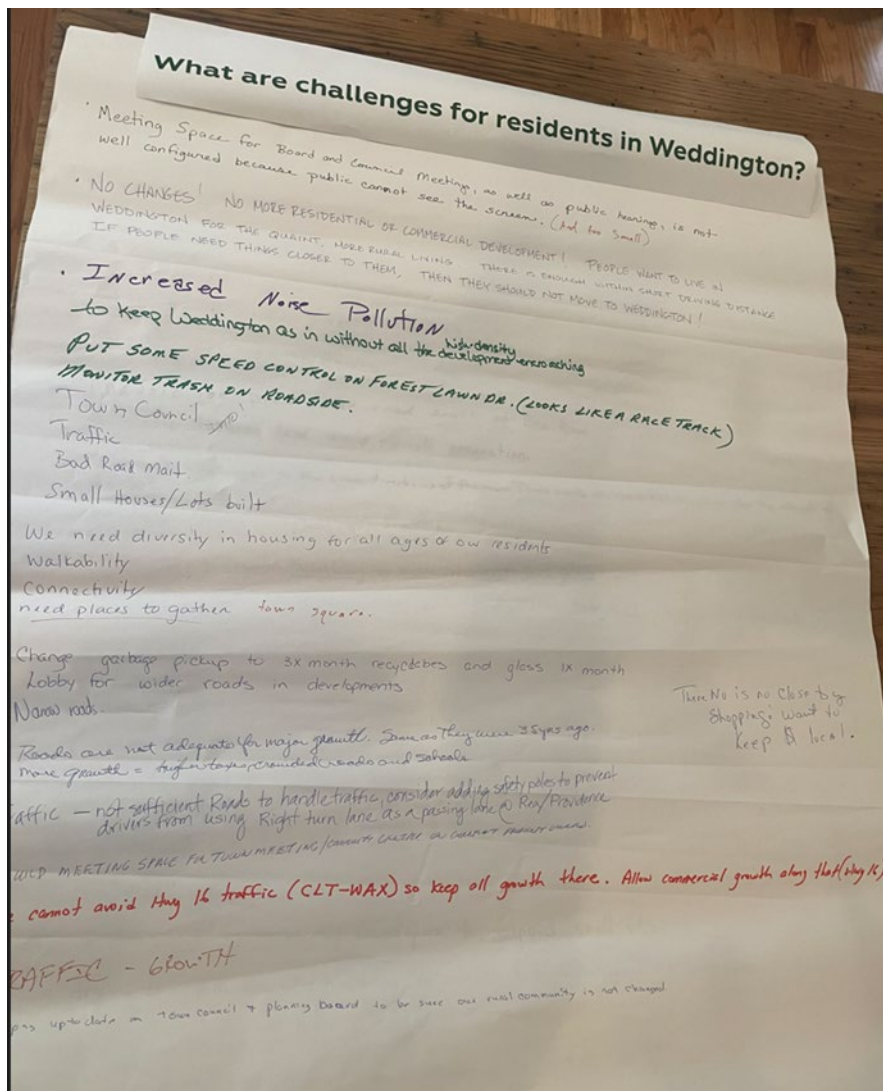
Most respondents felt the downtown overlay district should remain the way it is, emphasizing the proximity of commercial centers around Weddington. A few attendees felt the current commercial center, Weddington Corners, could be updated or redesigned to better serve as a town core.

The complete list of responses is as follows:

1. Town Center should NOT be expanded but existing overlay district could be better utilized. Town owns land that is not being used (doesn't it?)
2. Town Center should be based on the intersection of 16/84, that is the original town center, not a parking lot in front of a grocery store. Ant future development needs to extend no further than what the current area would be placed on the opposite side.
3. The Town Center should not be expanded beyond the current overlay district. I would welcome conversations with potential developers on how Weddington could make the overlay district attractive to new businesses.
4. No expansion.
5. Stay consistent – no expansion of red area!
6. Keep the town center within the current overlay.
7. Do not expand town center! Stay consistent with overlay.
8. Town center as defined currently is more than adequate.
9. Remain teeter + town hall area only!
10. Expand on Providence Road.
11. Expand only on Providence Road – current land designated is too small.
12. Expansion – no!
13. No expansion – no!
14. Town center should expand from current South on Providence to Rea Rd. intersection. Establish a true town square with greenspace (can be surrounded by boutique retail) for community events.
15. Stay consistent! Why do we need more retail development when its right down Providence at Waverly?
16. No expansion on Providence Road.
17. Absolutely say consistent. Epanasion would just make our lifestyle even worse. We are already suffering from the departure of traditional land use and lack of infrastructure. Plenty of retail already. Keep Weddington as is. That is what the majority want.
18. No more expansion.
19. How many time has the majority expressed we want no change!
20. No change! Stop trying to destroy the appeal of Weddington.

21. Really don't need more commercial expansion, definitely not outside of 1,2,8,9. Town center should stay where it is with little to no expansion.
22. We need to retain the rural nature of Weddington, no change.
23. Please just leave the town alone and return to minimum acre lots per house not squished houses of open space!
24. Stay consistent with the downtown overlay district as it is. Thank you.
25. Like it the way it is – leave it small.
26. Min. acre lots! Expand downtown to add more small businesses/restaurant options.
27. Since there really is no “downtown” – just an intersection, I believe we should better define a downtown gathering area.
28. What would be better, a mixed-use gathering place with trails, community center, local shops (like Waxhaw did)? Or in that same territory, another 1,800 home subdivision or two?
29. Expand – increase tax base.
30. Stay consistent/as is – tax argument is wrong.
31. No change! Expansion not necessary.
32. No change! We love the small community feel – safe! Why we moved here! No change! Small town feel adds value to Weddington!
33. Keep the town the way it is!!
34. No expansion needed. Keep the same – it's the reason we moved here!
35. No expansion is needed.
36. Please the town center as is! There is no need or room for more.
37. The town center is where this event is and it should stay that way.
38. Where is the town center? Here? We don't have a traditional town center.
39. It should stay exactly as it is!
40. No expansion is needed!

NUMBER ONE CHALLENGE



Residents shared their concerns on road capacity and general need for infrastructure improvements. Other respondents felt dissatisfied with their public services and the lack of a meeting space for the community.

The complete list of responses is as follows:

1. Meeting space for board and council meetings, as well as public hearings, is not well configured because the public cannot see the screen.
2. No changes! No more residential or commercial development! People want to live in Weddington for the quaint, more rural living. There is enough within short driving distance if people need things closer to them, then they should not move to Weddington!
3. Increased noise pollution.
4. To keep Weddington as is without all the high-density development encroaching

5. Put some speed control on forest lawn drive (looks like a race track) and monitor trash on roadsides.
6. Town council.
7. Traffic
8. Bad road maintenance
9. Small houses/lots built
10. We need diversity in housing for all ages of our residents.
11. Walkability
12. Connectivity
13. Need places to gather.
14. Change garbage pickup to three times a month, recyclables and glass once a month. Lobby for wider roads in developments.
15. Narrow roads.
16. Roads are not adequate for major growth. Some as they were 35 years ago. More growth = higher taxes, crowded roads and schools.
17. There is no close by shopping; want to keep money local.
18. Traffic – not sufficient roads to handle traffic, consider adding safety poles to prevent drivers from using right turn lane as a passing lane at Rea and Providence.
19. Build meeting space for town meeting/community center on current Providence road.
20. We cannot avoid highway 16 traffic (Clt-Wax) so keep all growth there. Allow commercial growth along highway 16.
21. Traffic – growth
22. Keeping up to date on town council and planning board to be sure our rural community is not changed.
23. Keep trash and recycle to once a week. Do not add glass pickup to once a month.
24. Glass recycle once a month.
25. Traffic on providence road south of Rea Road. A middle turn lane would alleviate congestion.
26. Continued challenges to the current makeup of the town. These create division and stress – please stop the attempts to develop.

27. Speeding on Weddington Matthews Road.
28. Please adjust regular recycling to more frequent and less glass.
29. Challenged by lots and lots of new homes still coming = congested roads/assume packed schools.
30. Lack of infrastructure.
31. Fighting the war against developers trying to ruin our lifestyle even more. The town council should be on our side. Weddington Green clearly demonstrated what the vast majority of residents want – a complete halt to development until infrastructure catches up which will be decades.
32. Traffic/infrastructure with all the building.
33. Traffic and constant pressure by developers to expand small lots.
34. Town trying to jam development onto owners. Enough circles, add traffic lights.
35. Traffic
36. Builders trying to come in and change things – that is the challenge we keep having to fight against.
37. Traffic! Growth without infrastructure.
38. I believe several of the primary challenges are related to over-development (housing, congestion on roads and lack of walkability)
39. We need sidewalks! Lots of people here lamenting the loss (or potential loss) of “small town” Weddington, but who cares if you live in a small town and still have to drive anywhere you want to go? The hallmark of true small towns is a sense of cohesiveness, which comes from walkability and community involvement. I grew up in Matthews and have witnessed its transformation into a local destination. We’re a collection of massive neighborhoods, and that’s all we’ll ever be unless we set aside some land for a community gathering spot and give residents access to it.
40. Constant battle with town council not listening to residents who do not want commercial expansion/development. Encroachment of crime from commercial area near 485.
41. The WCWAA is advertised on the Weddington town website showing parks and green spaces but this is not a public use park. They have gates to keep people out after games end and sports fields are off limits if not a registered player. Weddington elementary, highschool, middle school have posted no trespassing sign from 7 AM to 7 PM on the school property. I don’t live in a neighborhood. I have been here 30 years. Where can I go to walk in a park on toss a community building if we had a place for all residents to walk and play and enjoy nature. We need a tax base other than residents to make this happen. We can have

both without exploiting our privacy and peaceful places with intentional growth and planning.

42. Traffic.
43. Congestion on roads. Traffic on 84 to and from Weddington Schools.
44. Too much traffic, overcrowded schools, developers constantly trying to bulldoze residents into accepting unwanted and unnecessary development; stop expansion.
45. The retail element of our existing town center is downscale – 10th rate Chinese restaurant, etc. We would benefit from an upgrade – but not expansion – of the area dedicated to retail. Traffic at 84 and 12 mile creek need turning lanes.
46. We need a Target.

NUMBER ONE WISH

Tell us your #1 wish for Weddington while recognizing potential financial constraints:

My priority would be to preserve the environment. People need areas like Weddington that are not densely populated or overwhelmed with commercial/retail and all the concrete (parking lots) that are needed for commercial. We need to protect our tree canopy. We need to protect our open spaces. We should incentivize ^{existing} equestrian areas (if possible), by helping owners think of creative ways (tax policies) to protect their property from development. We already have what we need – our nature and environment!

I am not aware of any financial constraints in the town. We have what we need – with a fantastic array of services nearby. My #1 wish is for the town to remain as is, and new development adhering to the current zoning requirements.

Parks/trails/sidewalks/pedestrian connectivity
• Walking Trails (on sidewalks) throughout the town.

• Weddington Post Office/address to Amen!

To remain as is → possibly some tree ordinances so that there will be no more clear-cutting
KEEP WEDDINGTON SMALL AS WE CAN!

Would like to see a real town center/culture/main street some shops & eateries

Would love to see a real town center. A walkable, livable area for all residents to enjoy.
Outdoor eating establishments, greenways, places to gather

NO DEVELOPMENT = it's ALL around us! DiDo

TOO MUCH TRAFFIC ON SMALL COUNTRY ROADS

Add businesses along Providence Rd. to keep/boost tax revenue for Weddington/Union County Agreed.
my wish — to remain the same! (to Res Intervention)

Town center would be great! Yes!!!

Maintaining a pleasant, safe community where families can raise their families
in an educational, cultural atmosphere.

REMAIN THE SAME!

SS: OVER COMMUNITY, townhomes, smaller housing.

NO MULTI-FAMILY HOUSING/DEVELOPMENTS!

Respondents continued to emphasize their preferences to protect the existing character and development patterns of the town. Residents are consistent on their concern for infrastructure improvements and town services. Some respondents, however, expressed wishes for better connectivity and walkability for their town.

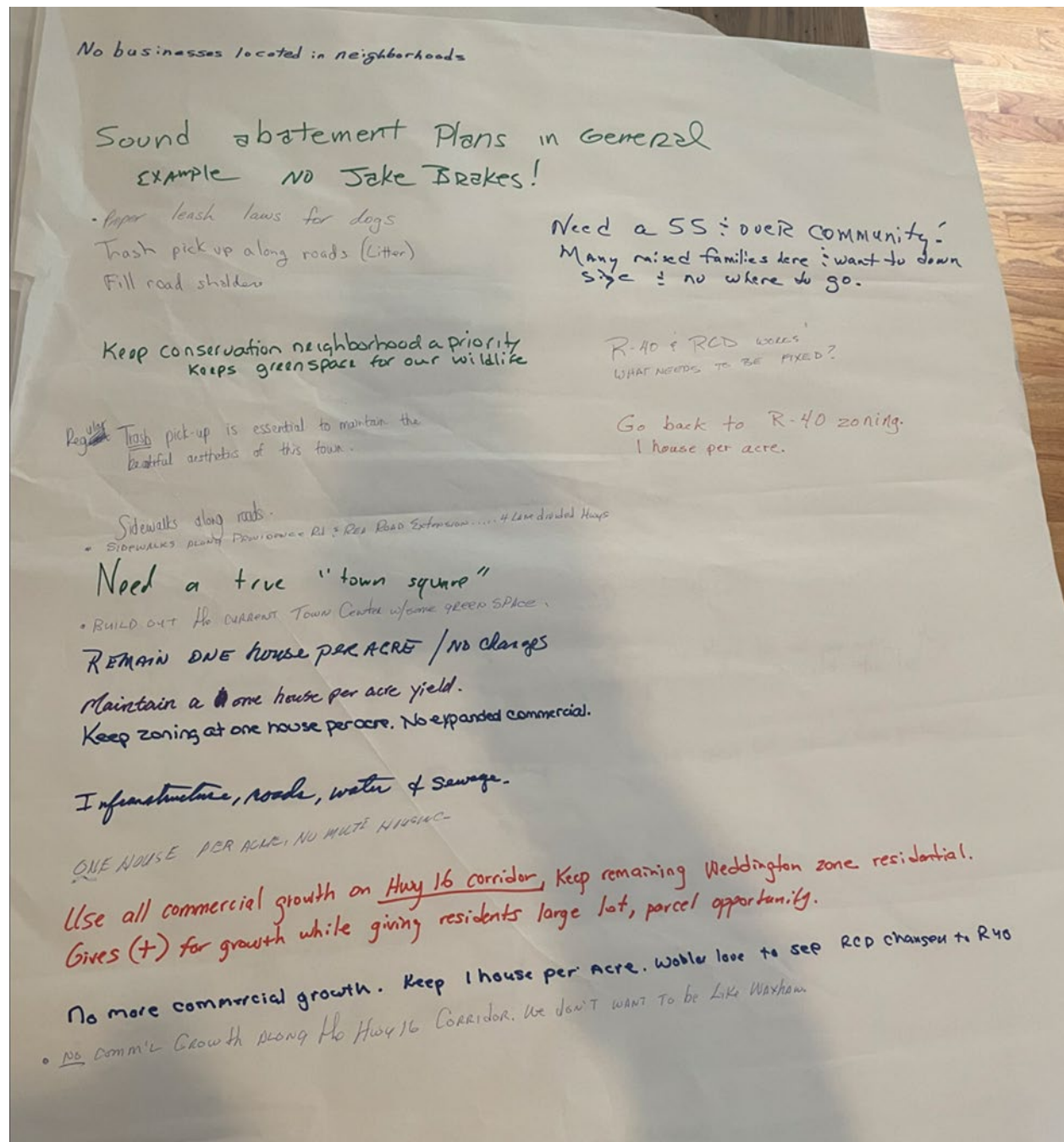
The complete list of responses is as follows:

1. My priority would be to preserve the environment. People need areas like Weddington that are not densely populated or overwhelmed with commercial/retail and all the concrete (parking lots) that are needed for commercial. We need to protect our tree canopy. We need to protect our open spaces. We should incentivize existing equestrian areas if possible by helping owners think of creative ways (tax policies?) to protect their property from development. We already have what we need – our nature and environment!
2. I am not aware of any financial constraints in the town. We have what we need – with a fantastic array of services nearby. My #1 wish is for the town to remain as is, and new developments adhering to the current zoning requirements.
3. Parks/trails/sidewalks/pedestrian connectivity.
4. Walking trails (not sidewalks) throughout the town.
5. Weddington post office/address
6. To remain as is – possibly some tree ordinances so that there will be no more clear cutting.
7. Keep Weddington as small as we can!
8. Would like to see a real downtown/culture/main street. Some shops and eateries.
9. Would love to see a real town center. A walkable, livable area for all residents to enjoy. Outdoor eating establishments, greenways, places to gather.
10. No Development. Its all around us!
11. Too much traffic on small country roads.
12. Add businesses along Providence Road. To keep/grow tax revenue for Weddington/Union County.
13. My wish – to remain the same!
14. Town center would be great!
15. Maintaining a pleasant, safe community where families can raise their families in an educational, cultural atmosphere.
16. Remain the same!
17. 55 and over community, townhomes, and smaller housing.

18. No multifamily housing/developments!
19. Traffic issues
20. Stop the discussion around development... its creating division and distrust of town government.
21. More police visibility – racing on Highway 16 and Weddington Matthews Rd.
22. To keep it as is with no more development pending
23. Our own zip code – post office
24. Keep developers out. We have already lost so much with development beyond infrastructure capabilities and the trend needs to stop. We need infrastructure investment just to get back to the quality of life we had 20 years ago. The last thing we want is more development to make things even worse.
25. Post office
26. Stop trying to force development on us – we cannot keep up with recent development and whats in the pipeline.
27. Weddington is not for sale. Keep big developers out. We don't need more money. Maintain what we have a park would be nice if affordable and social gatherings. I would like to see a homestead community.
28. A park without all the retail and multi-tenant housing
29. Council needs to be transparent. Weddington Green was a stealth job and almost succeeded. Council folks dreams and wishes versus the community.
30. Transparency
31. Stop development!
32. Leave it the way it was set up in 1983 anything you do will cause taxes to go up.
33. Keep it the way it is. Its perfect the way it is thanks!
34. Please add sidewalks and walking trails. It would be great to be part of the Carolina Shared Trail system and include park land for future generations.
35. Make it less car centric – sidewalks, bike/walking trails
36. Remove/eliminate conditional zoning clause – no high density housing – commercial outside defined commercial district.
37. Limit growth where we can control.
38. Would love to see sidewalks and trails to connect and add value to existing neighborhoods.

39. 1 house = 1 acre. No high density housing!
40. Require all zoning changes (including moving away from 1 acre lots) to pass by referendum of 66% of registered voters.
41. Funding for optimist park – do not add more parks!
42. Liquor and beer sales
43. Agree that optimist park could be optimized for greater town use if town will work with it.
44. Maintain the one acre regulation. Disallow Toll Brothers and other developers from stripping the land of all existing trees!! Toll Brothers “Enclave at Baxley” looks like crap... a strip development that degrades Weddington.
45. Weekly recycling.
46. No high density housing
47. Bring back weekly recycling
48. To remain exactly as it is now
49. Add trails for walking or biking
50. Parks and trails. Better infrastructure (street signs, stoplights)
51. New elected “leaders”
52. Add or connect to a greenway – need trails, hiking, or forest preserve close.

SHARE OTHER IDEAS



Residents, again emphasized their preferences for large lot sizes, infrastructure improvements, and trash and recycling services. We did receive a few responses advocating for protection of greenspace, walkability, and the creation of a town center or gathering space.

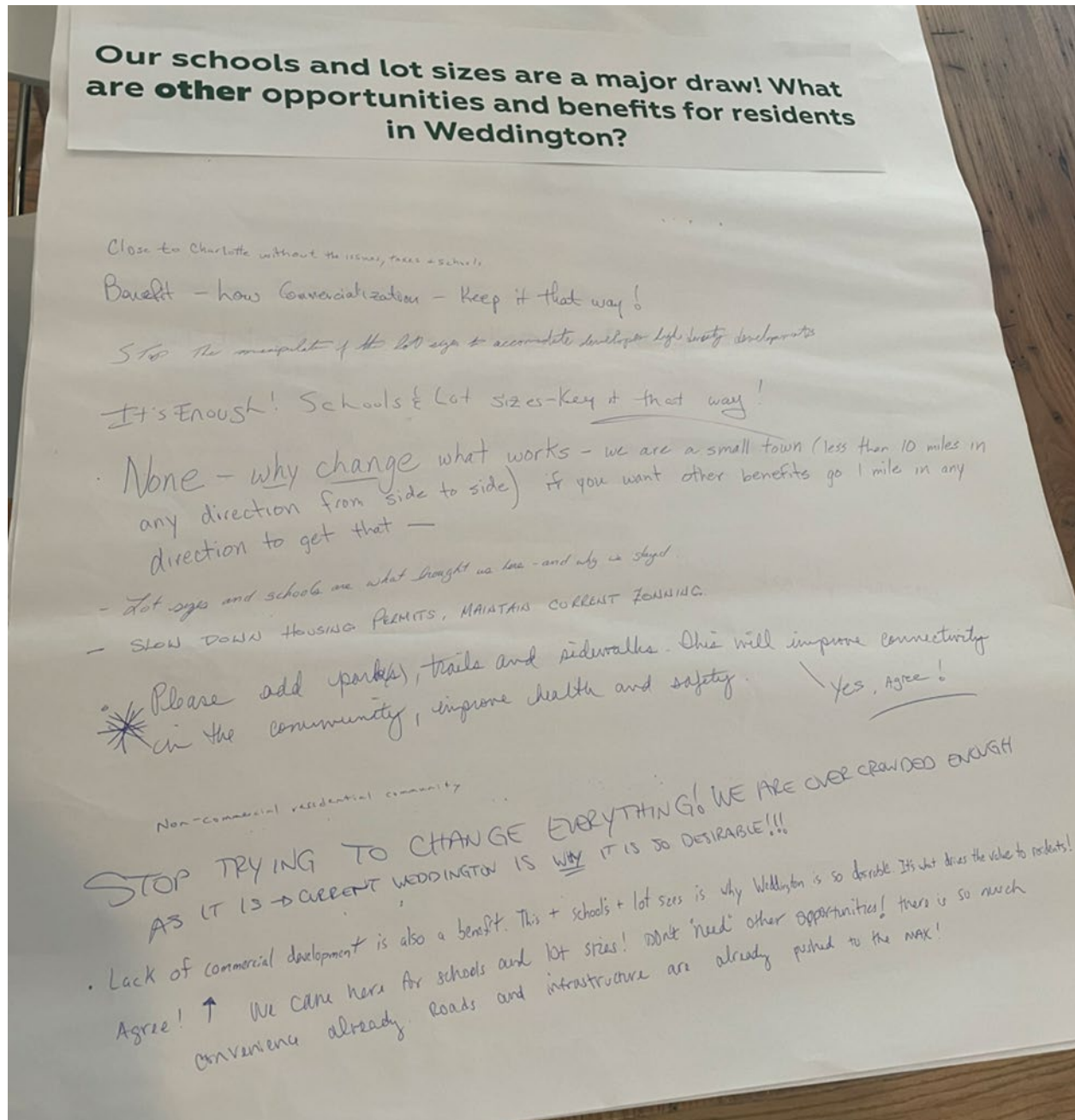
The complete list of responses is as follows:

1. No businesses located in neighborhoods

2. Sound abatement plans in general. Example: no jake breaks!
3. Proper leash laws for dogs.
4. Trash pickup along roads (litter) fills road shoulders.
5. Keep conservation neighborhood a priority. Keeps greenspace for our wildlife.
6. Regular trash pickup is essential to maintain the beautiful aesthetics of this town.
7. Sidewalks along roads.
8. Sidewalks along prudence road and rea road extensions ... 4 lane divided highways.
9. Need a true "town square".
10. Build out the current town center with some green space.
11. Remain one house per acre / no changes.
12. Maintain a one acre per house yield.
13. Keep zoning at one house per acre. No expanded commercial.
14. Infrastructure, roads, water and sewage.
15. One house per acre, no multifamily housing.
16. Use all commercial growth on Highway 16 corridor, keep remaining Weddington zoned residential. Gives for growth while giving residents large lot, parcel opportunities.
17. No more commercial growth. Keep 1 house per acre. Would love to see RCD changed to R40.
18. No commercial growth along the Highway 16 corridor. We don't want to be like Waxhaw.
19. Need a 55 and over community. Many raised families here and want to downsize with nowhere to go.
20. R-40 and RCD works. What needs to be fixed?
21. Go back to R-40 zoning. 1 House per acre.
22. Make recycling great again (weekly).
23. New leadership would be great!
24. Keep current rezoning in place!
25. Add small container or box for glass recycling.
26. Keep lot sizes large.

27. Library or mobile library to bring books and community to neighborhoods.
28. Keep current rezoning in place.
29. Recycling, parks, trails, and open space.

WHAT'S GREAT BESIDES SCHOOLS AND LARGE LOT SIZES



Respondents feel strongly that the lot sizes and quality of their schools are enough of a draw for the Town of Weddington. Residents also pointed out that the lack of commercial space is seen as a benefit to the locals.

A complete list of responses is as follows:

1. Close to Charlotte without the issues, taxes, and schools.
2. Benefit – low commercialization – keep it that way!
3. Stop the manipulation of lot sizes to accommodate high density developments.
4. It's enough! Schools and lot sizes – keep it that way.
5. None – why change what works – we are a small town (less than 10 miles in any direction from side to side) if you want other benefits go 1 mile in any direction to get that.
6. Lot sizes and schools are what brought us here and why we stayed.
7. Slow down housing permits, maintain current zoning.
8. Please add parks, trails and sidewalks. This will improve connectivity in the community, improve health and safety.
9. Non-commercial residential community.
10. Stop trying to change everything! We are overcrowded enough as it is – current Weddington is why it is so desirable!
11. Lack of commercial development is also a benefit. This+ schools + lot sizes is why Weddington is so desirable. It's what drives the value to residents!
12. We care here for schools and lot sizes! Don't "need" other opportunities! There is so much convenience already. Roads and infrastructure are already pushed to the max!
13. We came here for the schools do not overcrowd them.
14. Don't destroy the unique value of Weddington through development! Weddington has a great brand. No woke politics!
15. Our schools and lot sizes are exactly as they should be. That is what makes our community great.
16. I love Weddington, low taxes, low density housing, etc.
17. Schools, low taxes, no commercial development, quaint locale.

VISUAL PREFERENCE BOARD



Residents were instructed to place a button or sticker next to the option that best represents their tastes for a town center. The most popular option was by far “none of these”.

Option	Votes
1 – Raleigh, NC	1
2 – Fort Mill, SC	4
3 – Tampa, FL	10
4 – Greenville, SC	24
None of these	42

DESIGN WORKSHOP SUMMARY

Meeting Setting

Date: June 20, 2023, 2pm-7pm

Location: Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104

Meeting Attendees

The names below are from a hand-written sheet and as such, some were challenging to decipher which may have resulted in misspellings.

1. Robbie Addington, <i>Inspire Project Team</i>	13. Melissa Sharpe	28. Christi Floyd
2. Erin Anderson, <i>Inspire Project Team</i>	14. Chris Sharpe	29. Kim Beamish
3. Karen Dewey, <i>Weddington Town Administrator/Clerk</i>	15. Gale Schwartz	30. Travis Carnahan
4. Richard K. Timmons	16. Kim Topalian	31. Gina Rauscher
5. Eddie Goodall	17. Ruth Peglem	32. Tracy Stone
6. Hugh Clark	18. Christopher Neve	33. Diane Howard
7. Travis Manning	19. Chris Drost	34. Gordon Howard
8. Bill Deter	20. Jim Drost	35. Samantha Donn
9. Bill Cuthey	21. Ed Howie	36. Jack Plyler
10. Bob Griswold	22. Craig Bohlen	37. Kimberly Church
11. Harry B. Chilcot	23. Gayle Bohlen	38. Gabe Church
12. Wolfgang Bertram	24. Tom Snyder	39. Malvin Seale
	25. Joyce Plyler	40. Erin Seale
	26. Steve Feumety	41. Stephanie Godbold
	27. Patty Grau	

Meeting Overview

On June 20, 2023 from 2pm to 7pm, Inspire facilitated a Town Center Design Workshop at the Weddington Town Hall. This workshop was a continuation of the April open house that elicited initial resident feedback on the definition and design of the Weddington “town center.” Through several activity stations, this design workshop engaged residents further on what form they would like to see a town center take. Inspire and Town staff reiterated that while the town cannot necessarily control the type of development that occurs in

commercially zoned parcels, a Town Center Design Plan can help guide the form and design that development takes.

Public Engagement Activities

There were six activity stations, as follows:

OVERVIEW

This station consisted of a board explaining the purpose and goals of the workshop along with a large aerial map of the area proposed as the “Town Center.”

TOWN CENTER COLLABORATIVE MAP

This station was a collaborative map that asked residents to mark places they visit, like, and would like to change. Residents placed yellow stickers on the map to identify places or areas that they frequent; green stickers on areas that they like, value, or think function well; and red stickers on places they would change. All stickers were numbered and there was a separate board for residents to elaborate on their choices.

THE TOWN CENTER SHOULD HAVE...

This activity asked residents to choose their top 5 features they would like to see in a town center. The board had 20 features they could choose from in categories such as streetscape amenities, landscape areas, public realm and buildings. Residents placed stickers next to the features they liked the best.

ESTABLISHING PRIORITIES FOR THE TOWN CENTER

This activity asked residents to place stickers next to their top 5 priorities for a town center. This board listed 11 priorities related to community, mobility and connectivity, and development.

NEW/REDEVELOPMENT ON THE TOWN CENTER SHOULD BE...

This was an open-ended activity that allowed residents to share any thoughts on the town center using sticky notes or writing directly on the board.

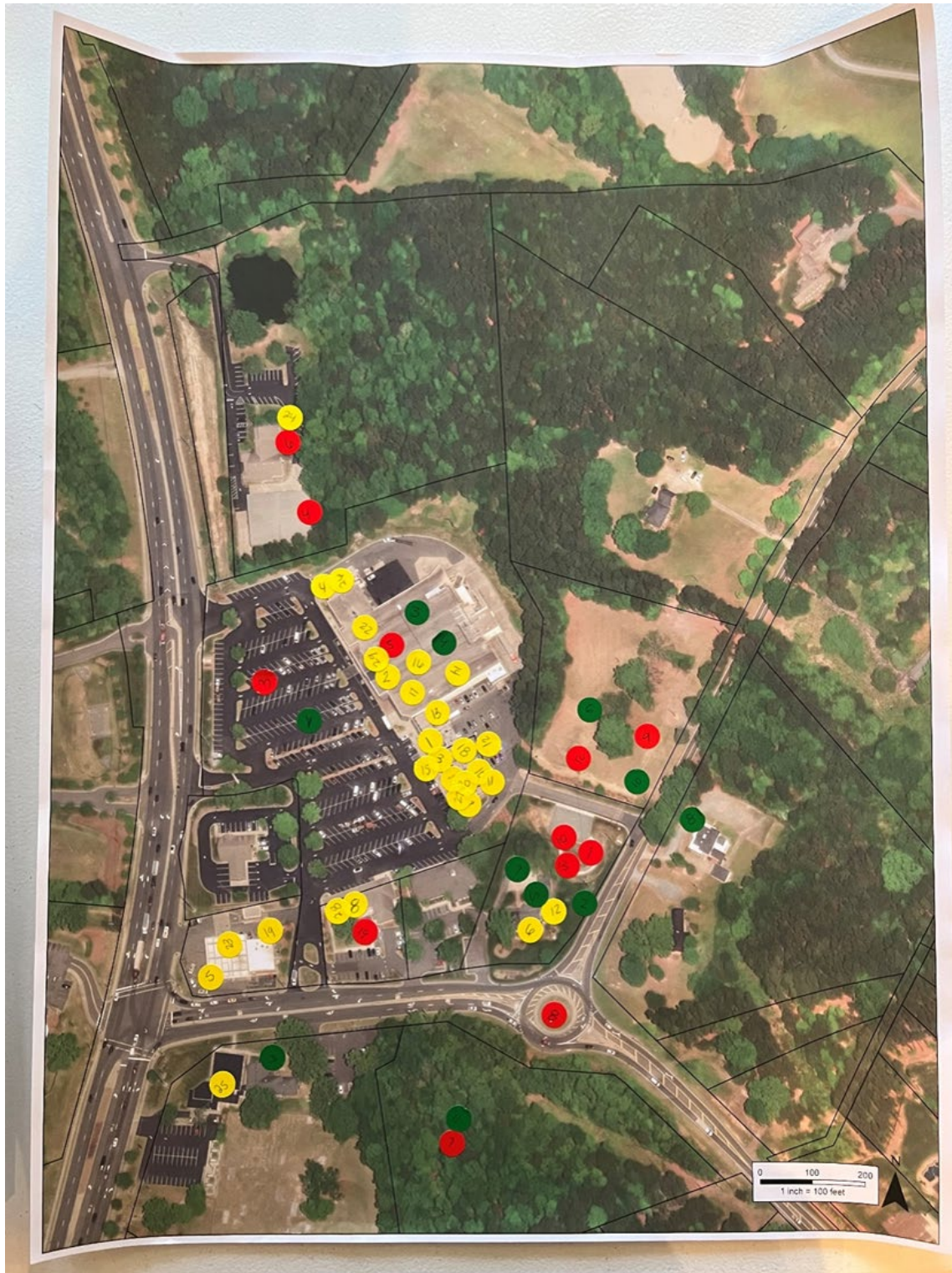
PLACEMAKING ON THE TOWN CENTER SHOULD FEATURE...


This board listed 16 placemaking features and asked residents to place stickers on their top 5 choices.

Public Feedback

**indicates checkmarks that were written next to some responses. Checkmarks likely indicate that residents agreed with what was written.*

TOWN CENTER COLLABORATIVE MAP





TOWN CENTER Collaborative Map

Use a sticker to identify an area on the map; and use the corresponding number to tell us about it below.

• Where do you visit?

Place a **yellow** sticker on the map to identify a place or area you frequent. Use the corresponding number below to tell us why.

1. Modern Pet Salon ✓✓
2. Harris Teeter ✓✓✓✓✓✓✓✓
3. Papa Pizza ✓✓✓✓✓✓✓✓
4. Mills Cleaners ✓✓✓
5. Gas Station ✓✓✓✓✓
6. Town Hall ✓✓✓✓✓✓✓✓
7. Poppy Seed Bagels ✓✓✓✓✓✓✓✓
8. Alteration Shop ✓✓
9. Weddington Vet ✓✓✓✓✓
10. UPS Store ✓✓✓✓✓
- 17 & 18. Buy food & meal
13. Family News ✓✓
15. Panda ✓✓
19. National Insurance
20. Papa's Pizzeria - good pizza & strong community supporter
21. Poppy Seeds - great bagels
22. Harris Teeter - closest grocery ✓
23. Gas Station - convenient

• Places you like.

Use a **green** sticker on the map to mark an area that you like, value, or, functions well. Use the corresponding number below to tell us about it. Why is this area effective? What elements do you like about it?

1. Town Center - a lot of service & diverse streets ✓
2. Town Hall is well kept and well landscaped ✓✓
3. Grocery store is a great anchor business and can lead to future development on adjacent parcels
4. downtown Weddington as is, is all we need
6. Keep as is - develop space as a park & add H.T.
7. Town Hall - love the historic feel, well maintained

• Change this place.

Use a **red** sticker to tell us about a place you would like to change. Identify an area with challenges. Use the corresponding number below to complete the sentence: "If it were my decision, I would..."

1. This needs to be made more functional and beautiful ✓✓ agree
2. I agree the gravel lot is an eyesore ✓
3. Too much space dedicated to parking - add ✓ agree some green space / make it walkable
4. Consider adding more commercial use to the area - add some professional services or coffee shop / retail shops / restaurants
5. The main view of our town is an industrial gravel area - you'd never know that you were in the heart of our community
6. This whole area is underutilized and could support local business with added green space
7. Homestead Homes - Gift - super - open space
8. Wedding Park - make it a park
9. Would love a larger area for parking and gathering instead of a gravel lot
- 10 - Continue w/ park/gathering area as previously planned
- 11 - No to #11 - but also too much parking lot that is unused - maybe a nice sit-down restaurant
12. The old house need to be desperately housed - renovate it - would like to be a community center or event space - if you can't get it - then you need to build a new house - will be harder and harder to fix the larger we build
13. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum - could be a great place to have a museum
14. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum
15. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum
16. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum
17. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum
18. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum
19. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum
20. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum
21. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum
22. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum
23. Possible location for a museum in Weddington - historic house - maybe a small museum - not a big one - could be a great place to have a museum - could be a great place to have a museum

Where do you visit?

1. Modern Pet Salon **
2. Harris Teeter *****
3. Papa Pizza *****
4. Mills Cleaners ***
5. Gas Station ****
6. Town Hall *****
7. Poppy Seed Bagels *****
8. Alteration Shop *
9. Weddington Vet ****
10. UPS Store *****
- 17 and 18. Buy food and meal

13. Lovely Nails *
15. Panda **
19. Nationwide insurance
20. Papa's Pizza – good pizza and strong community supporter
21. Poppy Seeds – great bagels
22. Harris Teeter – closest grocery *
23. Gas station – convenient

Places you like.

1. Town Center – a lot of service focused outlets *
2. Town Hall is well kept and well landscaped **
3. Grocery store is a great anchor business and can leverage future development on adjacent parcels
4. Downtown Weddington as is, is all we need
6. Keep as is. Develop space as a park behind HT
7. Town Hall – love the historic feel, well maintained

Change this place.

1. This needs to be made more functional and beautified ** agree
2. I agree the gravel lot is an eyesore
3. Too much space dedicated to parking – add some green space/make it walkable * agree
4. Consider adding more commercial buildings/businesses – add some professional services – coffee shop / nail salons / restaurants
5. The main “view” of our town is an undersized grocery store, you’d never know that you were in the heart of our community.
6. This whole area is underutilized and could support local business with added green space.
7. Homestead Homes + Craft shops + open space

8. Walking paths and/or bike lanes
9. Town Hall – Weddington events are not family friendly and are limited. Would love a larger area for parking and gathering instead of stand in a parking lot *
10. Continue with park/gathering area as previously planned

No to #4 – but also too much parking lot that is unused – maybe a nice sit down restaurant?
11. The Delaney House – the old house need to be desperately renovated □ Would like for it to be a community center or event venue. If you contact NC Historic Association they have grants, the house will be harder and harder to fix the longer we wait!
12. Possible location for a museum in Weddington. Waxhaw and Monroe have history museums, not Weddington. Rich history here starting with Camp New Providence. Visit Camden SC Museum for ideas.
13. Bronze Statues of William Washington, Daniel Morgan + Nathinel Green – all present at Camp New Providence

This activity indicated that many people in Weddington visit the current commercial district for retail, food, and other services. Some residents noted that they liked the Town Hall as it has a well-maintained historic feel. Furthermore, some residents noted the need for more green spaces, businesses, and civic/community buildings in this area.

The TOWN CENTER should have...

What would you like to see in a Town Center?

"pick your top 5"

Streetscape Amenities

Street furnishings ●●

Pedestrian scale lighting ●●

Pedestrian scale signage ●●

Wayfinding signage ●

On-street parking ●

Landscape Areas

Landscape buffers ●●

Shade trees ●●●●

Planters ●●●●

Landscaped medians ●●●●

Large green open spaces ●●●●●

Public Realm

Public plazas ●●●●●●

Wider sidewalks ●●

Outdoor dining ●●●●●●

Programable Flex Space ●●●●●●

Festival Street ●●●●●●

Buildings

Continuous uses ●●

Active building frontages ●●●●

Transparency (storefronts) ●●

Shade elements ●●●●

Indoor/outdoor spaces ●●●●

WEDDING

ire

	Feature	Votes	Additional Comments
Streetscape amenities	Street furnishings	2	
	Pedestrian scale lighting	2	
	Pedestrian scale signage	2	
	Wayfinding signage	1	
	On-street parking	2	
Landscape areas	Landscape buffers	2	Support these in the <u>existing</u> town center. No need for expansion
	Shade trees	5	
	Planters	5	
	Landscape medians	3	
	Large green open spaces	8	
Public Realm	Public Plazas	10	
	Wider sidewalks	2	
	Outdoor dining	11	Within our Town Center
	Programmable flex spaces	1	Community park Co-working space
	Festival Street	7	
Buildings	Continuous uses	2	
	Active building frontages	5	
	Transparency (Store fronts)	2	
	Shade elements	3	
	Indoor/outdoor spaces	5	

Residents also left several comments on sticky notes around this board, as listed below:

- Sidewalks and bike lanes. *We don't have any!!
- None of this (x3)
- No changes – Patty Grau
- None – M. Kunich
- None of the above! – Chris Sharpe



- The features with the most votes include outdoor dining (11), public plazas (10), large green open spaces (8). However, there is significant opposition to any of these features indicated by the additional comments left around the board.

Establishing Priorities for the TOWN CENTER
Tell us what is important to you!
"pick your top 5"

COMMUNITY

- Create a strong civic identity. *Handwritten: "I think we need to have a strong civic identity."*
- Prioritize flexible public spaces of various sizes that encourage community gathering and interaction. *Handwritten: "I think we need to have a strong civic identity."*
- Encourage community building by programming and animating public spaces.
- Promote pedestrian circulation by creating retail-friendly, safe, and comfortable sidewalks. *Handwritten: "I think we need to have a strong civic identity."*

MOBILITY & CONNECTIVITY

- Create a well-conceived street network and block pattern to promote connectivity and continuity between uses and entice exploration. *Handwritten: "I think we need to have a strong civic identity."*
- Improve connectivity to commercial uses and community services.
- Define the public realm with features like landscaping, street furniture, public art, and pedestrian scale lighting and signage.
- Incorporate on-street parking to provide convenience and buffer sidewalks.

DEVELOPMENT

- Encourage a variety of uses (commercial, office, hotel) to promote a vibrant environment that is active during the day and evening. *Handwritten: "I think we need to have a strong civic identity."*
- Require buildings to engage the street through fenestration, materials, awnings, and store signage and lighting.
- Consider the long-term vision and refine plan over time to respond to changes, build on successes, and correct any weaknesses. *Handwritten: "I think we need to have a strong civic identity."*

Handwritten Notes:

- "No changes to Weddington love it as is!"*
- "None of these!! I want to see more of the town center!"*
- "Support Agriculture & Family Farms - Cows, Sheep, etc."*
- "None even - G. B. B. B. B."*
- "No!"*
- "Keep Weddington a small town place. We don't need more!"*
- "Be more clear and upfront w/ plans."*
- "None of this"*

Logos:

- Panel Discussion*
- W WEDDINGTON*
- Inspire WEDDINGTON COLLECTIVE*

	Priority	Votes	Additional Comments
Community	Create a strong civic identity	3	Unite us! Community park/center (in the lot by Town Hall
	Prioritize flexible public spaces of various sizes that encourage community gathering and interaction	7	Optimist Park offer this

	Encourage community building by programming and animating public spaces	4	No
	Promote pedestrian circulation by creating retail-friendly, safe, and comfortable sidewalks	9	No! No! No
Mobility and Connectivity	Create a well-conceived street network and block pattern to promote connectivity and continuity between uses and entice exploration	2	No NO
	Improve connectivity to commercial uses and community services	3	No NO No
	Define the public realm with features like landscaping, street furniture, public art, and pedestrian scale lighting and signage	3	No! No No
	Incorporate on-street parking to provide convenience and buffer sidewalks	0	No no
Development	Encourage a variety of uses (commercial, office, hotel) to promote a vibrant environment that is active during the day and evening	3	No! No! NO! <u>No</u>
	Require buildings to engage the street through fenestration, materials, awnings, and store signage and lighting	1	
	Consider the long-term vision and refine plan over time to respond to changes, build on successes, and correct and weaknesses	6	Keep Weddington a rural sweet place. We <u>don't</u> need more! no changes Please pause on development talk. KST Be more clear and upfront w/ plans



Additional comments left around the board:

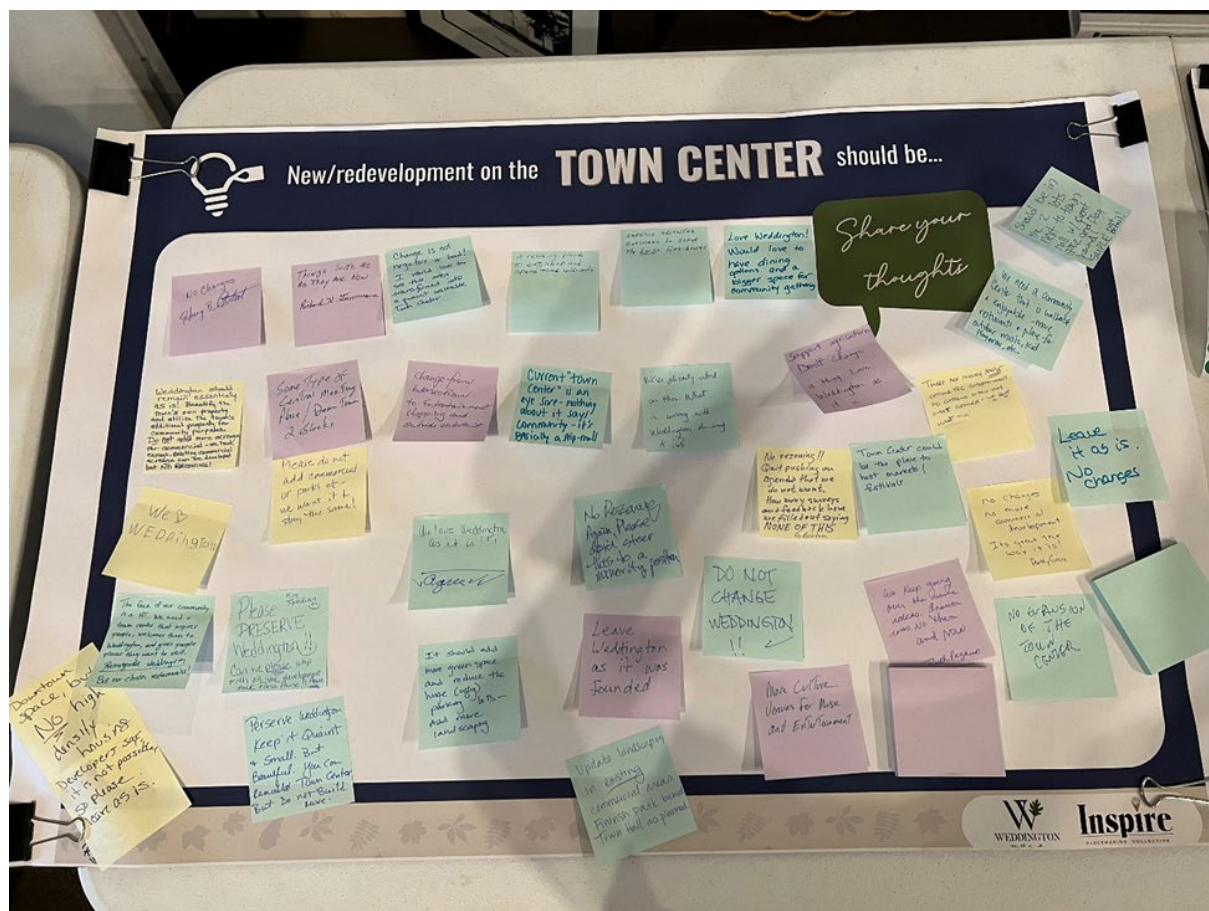
- We have a strong community as noted by the town showing at development meetings
- No! We don't want any of this!
- None of this
- No changes to Weddington. Love it as is!
- None of these!! Leave Weddington as it is – quiet and rural! Support agriculture and family farms – Chris Sharpe **** agree
- None ever – G. Bohler

The top three priorities according to residents are:

- Prioritize flexible public spaces of various sizes that encourage community gathering and interaction (7)
- Promote pedestrian circulation by creating retail-friendly, safe, and comfortable sidewalks (9)
- Consider the long-term vision and refine plan over time to respond to changes, build on successes, and correct any weaknesses (6)

However, there were over 20 additional comments left on the board in opposition to any of these options or development in the town center.

NEW/REDEVELOPMENT ON THE TOWN CENTER SHOULD BE...



Comments left on the board include:

- No changes
- Things suit me as they are now
- Change is not negative or bad! I would love to see the area transformed into a quaint walkable town center
- A relaxing place to eat, shop and spend time with friends
- Service oriented business to serve local residents
- Weddington should remain essentially as is. Beautify the town's own property and utilize the town's additional property for community purposes. Do not add more acreage for commercial – we have enough. Existing commercial acreage can be developed but NO REZONING!
- Some type of central meeting place / Downtown 2 blocks
- Change from intersection to entertainment shopping and outside entertainment

- Current “town center” is an eye sore – nothing about it says community – it’s basically a strip mall
- We’ve already voted on this. What is wrong with Weddington the way it is?
- Love Weddington! Would love to have dining options and a bigger space for community gathering
- Support agriculture. Don’t change a thing. Love Weddington as it is.
- Should be in the 2 lots next to town hall w/ event space and playground! SIMPLE not retail!
- We need a community center that is walkable & enjoyable – more restaurants and place for outdoor music, kid play area, etc
- We <3 Weddington
- Please do not add commercial or parks etc – we want it to stay the same!
- We love Weddington as it is!!! * agree **
- No rezoning again, please don’t steer this to a minority position
- DO NOT CHANGE WEDDINGTON!! *
- No rezoning!! Quit pushing an agenda that we do not want. How many surveys and feedback have we filled out saying NONE OF THIS
- Town Center could be the place to host markets/festivals
- There are already AMPLE options for entertainment and eating within very short distances – we don’t want this!!
- Leave it as is. No changes.
- No changes no more commercial development It’s great the way it is!
- The face of our community is a HT. We need a town center that inspires people, welcomes them to Weddington, and gives people places they want to visit. Reinvigorate Weddington. But no chain restaurants!
- Downtown space, but NO high density housing. Developers say it is not possible, so please leave as is.
- Please reserve Weddington!! Can we please stop with all the development talk. Press Pause!! Please
- Preserve Weddington. Keep it quaint and small but beautiful. You can renovate Town Center but do not build more.

- There is strong support among Weddington residents for keeping the existing Town Center as it is currently and discouraging further commercial development. However, some residents propose more open space, parks, retail, dining, and buildings/space for community events.

[illegible]

Feature	Vote	Additional Comments
Place Identity	6	<u>NOPE</u>
Improved landscape	7	
Colonnades	3	No! No!
Festival street	7	No!! No!
Gateway	0	No way! No! No!
Flexible Parking Plaza	3	No! No! No!
Movable Furniture	0	No! No!
Wayfinding	0	
On-street parking	0	No! No! No!
Decorative lighting	3	No. Reduce light pollution! No!
Outdoor dining	16	Ok w/in <u>existing</u> commercial! Yes within existing town center. With existing or craft dining. No commercial big box!
Children-friendly spaces	9	Playground in empty lot next to town hall Optimist Park – town should work w/ them Large yards = child-friendly spaces
Curbless streets	2	No! No! No! No new streets! No! No!
Bicycle parking	2	Need bike lanes to promote safe and active lifestyle
Integrated stormwater	1	
Sustainable Components	3	Keep the trees! * Yes please keep the trees. Keep the beautiful trees!

Additional comments left around the board:

- For future surveys – give each resident 5 green (yes) and 5 red (no) stickers upon entrance. Giving no option to vote no is misleading. Yes! WTF is w/ the system here! It's weird!
- None of the above – Chris Sharpe
- None of the above.

- None of the above! Support family farms!
- No thank you! No new roads w/ or w/o parking. No signage needed for our small town. Parks right up the road. No need.
- How about NO?
- None of above
- NONE OF THESE!
- NO REZONING NO CHANGES!
- No changes!! – Christ Sharpe agree!!
- No. agree!
- Restore old buildings!

The outdoor dining (16) and children-friendly spaces (9) received the most votes from residents, with several comments noting that no change is wanted/needed in this area.



SECOND STEERING COMMITTEE SUMMARY

Meeting Information

Date: Monday, October 4, 2023, 5:00 PM – 7:00 PM

Venue: Weddington Town Hall (1924 Weddington Road)

Meeting Attendees

1. Karen Dewey, Town Administrator
2. Robert Tefft, Town Planner (by phone)
3. Sarah Sinatra Gould, AICP, CZO, Inspire Project Manager
7. Joyce Plyler
9. Jason Johnson
11. Gayle Butler
12. Nancy Anderson
13. Kris Gilboy

Discussion Summary

The meeting began with a brief presentation by Sarah Sinatra Gould to give an overview of the findings of the public engagement and how that was crafted into the draft Comprehensive Plan and Town Center Plan. The committee provided input on the data and analysis of the plan and was asked to review the goals and policies and provide written feedback. The committee also reviewed the Town Center plan. There was significant discussion on the plan as well as feedback. It should be noted that there was not consensus on either document and the committee provided their thoughts, concerns, and input.

WEDDINGTON ONLINE ENGAGEMENT

Introduction

Social Pinpoint served as the online hub for public engagement throughout the Comprehensive Land Use Plan and Town Center Masterplan processes. The website was available for comment from February 1st, 2023, through September 6, 2023. The website hosted updates on the project and its timeline, a survey, an interactive map, and a ranked priority activity for visitors to complete and review. All submissions required a valid email address, and the general locations of users were listed through the platform to ensure feedback from outside Weddington could be filtered.

Each response was invaluable to the development of these plans and taken into deep consideration when working with the Town, its community, and the final product. This document will review the activities on Social Pinpoint and list every comment received anonymously.

Activity 1: Respond to a Quick Survey

Weddington residents were presented with a short, 15-question survey.

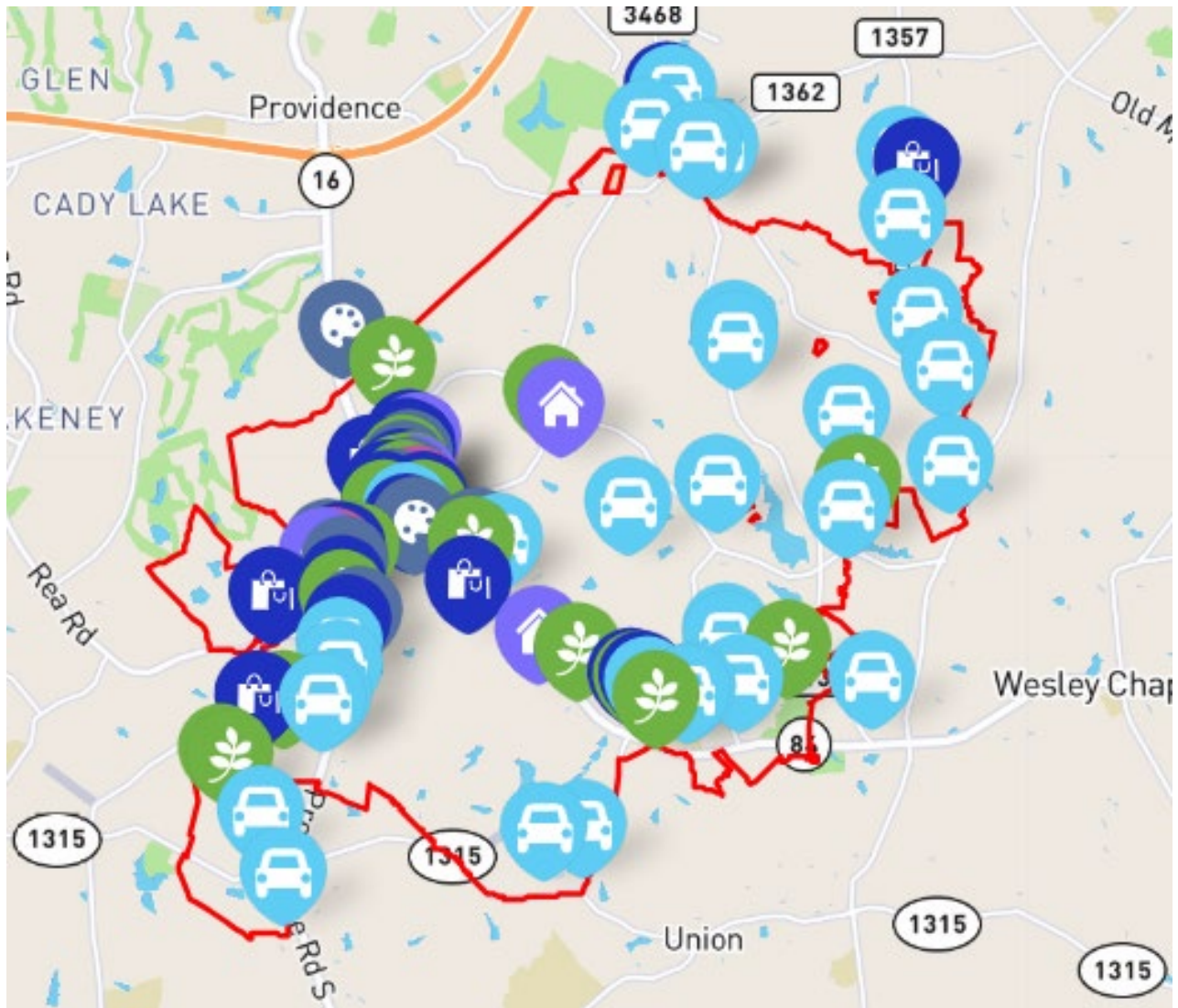
A complete list of each question and their responses can be found in Appendix 1 at the end of this report.

Activity 2: Engage with our Interactive Map

The interactive map gave residents the opportunity to place a pin on an area of concern or interest within Weddington's planning area under six categories:

1. Streets and Roads
2. Arts and Culture
3. Commercial
4. Housing
5. Parks and Greenspace
6. Public Transportation

Once the pin and accompanying comment was placed on the map, other users could view them, reply, and select either like or dislike. **All posts, replies, and likes/dislikes are listed in Appendix 2 at the end of this report.**



Final snapshot of the map and pins posted by Weddington residents.

Activity 3: Vote on Your Priorities for Weddington

In this activity respondents were asked to rank their top 4 priorities out of 6 given categories:

1. Parks and Recreation: Green space that could include public parks, public sports facilities, greenways, or other gathering spaces around town.
2. Public Transportation: Bus service or dial-a-ride service for residents
3. Preservation: Maintaining open spaces and natural areas in the town by prohibiting development.
4. Utilities: Improvements in water service, trash and recycling service, or street cleaning.

5. Emergency Services: Improvements in the capacity of fire, police, ambulance, and public health services in the community
6. Town Center: Reinvigorating Weddington's town center with improvements such as new commercial attractions, increased pedestrian access, or new design proposals.

The final tally for this activity is as follows:

Category	Responses
Parks and Recreation	50
Public Transportation	11
Preservation	73
Utilities	39
Emergency Services	26
Town Center	40

All Responses from Social Pinpoint Survey

QUESTION 1: WHAT IS YOUR RELATIONSHIP TO WEDDINGTON? (SELECT ALL THAT APPLY)

Answer Choices	Responses	
I live in Weddington	96.23%	204
I own a business in Weddington	4.72%	10
I work in Weddington	7.55%	16
I attend school in Weddington	5.66%	12
I attend regularly scheduled events/services in Weddington (i.e., organizational meetings or church services).	17.45%	37
I regularly shop, visit restaurants, or attend events in Weddington	30.66%	65
Other (please describe):	2.83%	6

Answered 212

Skipped 0



QUESTION 2: WHAT IS YOUR AGE?

Answer Choices	Responses	
UNDER 18	0.47%	1
18 TO 24	0.47%	1
25 TO 44	33.49%	71
45 TO 64	48.11%	102
65 OR OLDER	17.45%	37

Answered 212

Skipped 0

QUESTION 3: WHAT IS YOUR HIGHEST EDUCATIONAL ATTAINMENT?

Answer Choices	Responses	
LESS THAN HIGH SCHOOL OR GED	0.48%	1
HIGH SCHOOL DIPLOMA, GED, OR EQUIVALENT	2.40%	5
ASSOCIATES DEGREE OR TECHNICAL CERTIFICATION	14.42%	30
BACHELOR'S DEGREE	47.60%	99
GRADUATE DEGREE	35.10%	73

Answered 208

Skipped 4

QUESTION 4: WHAT IS YOUR 5-DIGIT ZIP CODE?

Answered 210

Skipped 2

QUESTION 5: WHAT IS YOUR CURRENT EMPLOYMENT STATUS?

Answer Choices	Responses	
EMPLOYED, FULL-TIME	51.90%	109
EMPLOYED, PART-TIME	10.95%	23
EMPLOYED, MORE THAN ONE JOB	2.38%	5
UNEMPLOYED, SEEKING EMPLOYMENT	0.48%	1
UNEMPLOYED, NOT SEEKING EMPLOYMENT	0.48%	1
STAY-AT-HOME SPOUSE OR PARENT	16.19%	34
RETIRED	17.62%	37

Answered 210

Skipped 2

QUESTION 6: DO YOU PLAN TO PARTICIPATE IN ONE OR MORE OF THE PUBLIC WORKSHOPS THE TOWN IS HOSTING FOR THE COMPREHENSIVE PLAN UPDATE PROCESS?

Answer Choices	Responses	
YES	72.46%	150
NO	27.54%	57

Answered 207

Skipped 5



QUESTION 7: AS WEDDINGTON GROWS (GEOGRAPHICALLY AND IN POPULATION), WHAT TYPES OF DEVELOPMENT WOULD YOU LIKE TO SEE MORE OF WITHIN THE CITY LIMITS? (PLEASE PICK UP TO 3)

Answer Choices	Responses	
SINGLE FAMILY RESIDENTIAL HOMES	50.00%	106
TOWNHOMES	3.30%	7
HIGH DENSITY RESIDENTIAL DEVELOPMENT (APARTMENTS OR CONDOMINIUMS)	0.47%	1
MIXED-USE DEVELOPMENT (RESIDENTIAL COMBINED WITH EITHER RETAIL, RESTAURANT, AND/OR OFFICE USES)	20.28%	43
COMMERCIAL DEVELOPMENTS (SHOPPING, RESTAURANT, HAIR SALON, GROCERY STORE)	27.83%	59
INDUSTRIAL DEVELOPMENTS (MANUFACTURING, WAREHOUSING, DISTRIBUTION)	0.00%	0
AGRICULTURE (FARMS, ORCHARDS)	41.04%	87
NO DEVELOPMENT	54.25%	115

Answered 212

Skipped 0

QUESTION 8: WHERE WOULD YOU LIKE TO SEE GROWTH WITHIN THE CITY LIMITS? (REFER TO THE MAP ABOVE AND MAKE UP TO FOUR SELECTIONS)

Answer Choices	Responses	
1, NORTHWEST	5.19%	11
2, NORTH	5.66%	12
3, NORTHEAST	8.49%	18
4, WEST	26.42%	56
5, CENTRAL	14.62%	31
6, EAST	8.02%	17
7, SOUTHWEST,	17.45%	37
8, SOUTH	8.96%	19
9, SOUTHEAST	10.85%	23
NO GROWTH	56.60%	120

Answered 212

Skipped 0



QUESTION 9: ABOVE YOU WILL FIND A MAP OF WEDDINGTON'S TOWN CENTER. THE PARCELS OF INTEREST ARE LABELED 1 THROUGH 10. IN YOUR OPINION, WHICH OF THE NUMBERED PARCELS SHOULD BE CONSIDERED PART OF WEDDINGTON'S TOWN CENTER? SELECT AS MANY PARCEL NUMBERS AS YOU WISH.

Answer Choices	Responses	
1	74.53%	158
2	72.17%	153
3	30.66%	65
4	15.09%	32
5	28.30%	60
6	20.28%	43
7	12.26%	26
8	24.06%	51
9	23.58%	50
10	22.64%	48

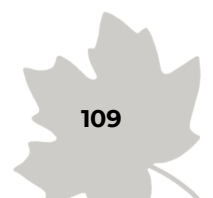
Answered 212
Skipped 0

QUESTION 10: ON A SCALE OF 1 TO 5, 1 BEING NOT IMPORTANT AT ALL AND 5 BEING VERY IMPORTANT, HOW IMPORTANT IS WALKABILITY (THE ABILITY TO WALK EASILY FROM ONE DESTINATION TO ANOTHER) TO YOU FOR THE FUTURE OF WEDDINGTON'S DEVELOPMENT?

Answered 212
Skipped 0
Average 2.66

QUESTION 11: ON A SCALE OF 1 TO 5, 1 BEING NOT IMPORTANT AT ALL AND 5 BEING VERY IMPORTANT, HOW IMPORTANT ARE PARKS AND RECREATION FACILITIES TO YOU FOR THE FUTURE OF WEDDINGTON'S DEVELOPMENT?

Answered 212
Skipped 0
Average 3.26



QUESTION 12: WHY DO YOU CHOOSE TO LIVE IN WEDDINGTON? (SELECT ALL THAT APPLY)

Answer Choices	Responses	
COMMUNITY RURAL CHARACTER	73.11%	155
EMPLOYMENT OPPORTUNITIES	0.94%	2
FAMILY & FRIENDS	16.04%	34
MY FAMILY IS FROM HERE	4.72%	10
COST OF LIVING	13.21%	28
PROXIMITY TO CHARLOTTE, MONROE, OR OTHER CITIES/TOWNS	51.42%	109
CLIMATE	18.40%	39
NATURE AND RECREATION OPTIONS	16.04%	34
OTHER (PLEASE SPECIFY)	37.74%	80

Answered 212
Skipped 0

QUESTION 13: WHAT ARE THE TOP THREE CONCERNS YOU HAVE RELATED TO THE FUTURE GROWTH OF WEDDINGTON?

Answer Choices	Responses	
INFRASTRUCTURE (ROADWAYS, UTILITIES, ETC.)	74.53%	158
HOUSING AFFORDABILITY	4.72%	10
EMPLOYMENT OPPORTUNITIES	0.00%	0
LACK OF JOBS OR INDUSTRY COMING TO THE TOWN	0.47%	1
LACK OF SUPPORT FOR SMALL BUSINESS OR ENTREPRENEURS	7.08%	15
IMPACT ON THE NATURAL ENVIRONMENT	45.75%	97
LOSS OF RURAL CHARACTER	70.28%	149
LACK OF RECREATION OR LEISURE ACTIVITIES	16.98%	36
LACKING A THRIVING TOWN CENTER	17.92%	38
MISSING OUT ON GROWTH OR ECONOMIC DEVELOPMENT OPPORTUNITIES	8.96%	19
I DON'T THINK WEDDINGTON WILL EXPERIENCE ANY OF THESE ISSUES	3.77%	8

Answered 212
Skipped 0



QUESTION 14: WHAT ARE THE TOP THREE INDUSTRIES THAT YOU WOULD LIKE TO SEE IN WEDDINGTON OVER THE NEXT 20 YEARS?

Answer Choices	Responses	
AGRICULTURE	29.72%	63
MANUFACTURING	0.00%	0
OPERATIONS/LOGISTICS	0.47%	1
PROFESSIONAL SERVICES (LEGAL, FINANCIAL, REAL ESTATE, ETC.)	15.09%	32
MEDICAL/HEALTHCARE	15.09%	32
EDUCATION/ HIGHER EDUCATION	15.57%	33
RETAIL/RESTAURANTS/COMMERCIAL	33.49%	71
OTHER (PLEASE DESCRIBE):	2.36%	5
NO ADDITIONAL INDUSTRIES	56.13%	119

Answered 212
Skipped 0

QUESTION 15: IS THE ROADWAY NETWORK AND CONNECTIVITY SUFFICIENT TO SUPPORT FUTURE GROWTH IN WEDDINGTON?

Answer Choices	Responses	
YES	9.43%	20
I'M UNCERTAIN	28.77%	61
NO (PLEASE EXPLAIN:)	61.79%	131

Answered 212
Skipped 0

All Interactive Map Responses

All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
All Commercial and Mixed Use development should be restricted to the EXISTING Town Center as defined by the CURRENT Land Use Map. There should be no expansion of the current town center area limits.	215	25
Interconnected Trail to Marvin's park and Farmer's market	40	11
Public Library	27	77
Entrance/ Parking for interconnected trail to Marvin Park	39	20
Private Christian School	8	84
Poke and Indian Restaurant	16	129
Mountain Bike Trails	27	32



All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
Skatepark, Splashpad, Playground, etc.	28	87
YMCA	13	94
Agriculture	30	9
Agriculture	20	11
Maintain historical home	66	7
More direct road to access to Cuthbertson Library	8	18
No more development until this road is widened. Even an additional suicide lane would greatly help not have to wait minutes.	0	0
A walking trail (greenway) along the stream	62	15
Extend downtown. Can have a small main street area along Providence Road	28	189
The Town should form an alliance with the operators of Optimist Park to expand offerings for Town residents. Many residents already participate in sports at the Park. Improvements could be funded by the Town for additional playground equipment or other activities that might appeal to all ages. The inherent value of this property should be optimized for recreational purposes.	65	15
We said no to this proposal already. It is an insult that you come back less than one year later and ask this question.	29	12
Ideal commercial with living amenities.	8	125
Public transportation to Ballantyne and/or medical offices for those without reliable transportation	10	103
Expand to include additional commercial with shops/restaurants.	31	181
Weddington needs a revitalization and extension of our "downtown" area with some commercial growth to offset the unchecked residential growth of the past 10 years.	13	32
Improve Weddington Rd - between Providence Rd and Waxhaw Indian Trail Rd. Add street lights, add lanes, add sidewalks.	26	18
Limited commercial along the Rea Road extension - mom/pop cafe or market. Gas station?	12	72
Park/recreational area with small parking lot. Walking/running trails.	50	15
Traffic light.	11	38
Connect Cox Road and Twelve Mile Creek Road	2	36
Dangerous intersection during school drop off and pickup	29	0

All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
Weddington is growing and the utilities needed to service the area are increasing. Town should provide guidance to utilities and future development that rear yard or service corridors should be used to provide power and internet services keeping these off the main roads as they are becoming an eyesore in the community . this option for utilities will not require additional cost for under ground utility. underground's utility should be used as much as practical	14	0
rea road extension due to road noise should have a large buffer and no commercial in this area. utilities should be underground to preserve the natural area look. residential development should be limited to r-40. there is already commercial in Wesley chapel area.	8	4
the current proposal for this area is a private school this would be a good choice since it would alleviate some of the overcrowding at current schools.	2	29
no need for this since you can get this in any direction as you leave Weddington. no need to build another one	3	1
Rea road extension will widen Weddington rd. widening it from providence is not needed since just a mile down providence is rea road. sidewalks would be a waste of funds at this location. they should be included in the widening project of Weddington rd. since it will go past the high school.	4	0
34 acre of union county school property should be offered to county and town to develop a walking trail park or the future site of a new town hall. this land was recently declared surplus by the school.	41	22
That one mile from Providence toward Wesley Chapel is always backed up after 5pm. Commuters going towards WC and Monroe causing gridlocks, accidents shut the whole road in both directions.. Rea Road extension is certainly welcome, but I don't see how it would help in this specific case.	0	1
Has a "main street" ever been considered here? Away from Providence would make a much nicer place to walk with kids or dogs.	23	141
Dangerous school traffic in the morning and afternoon.	18	0
This would be a wonderful event venue. Weddings, club meetings, graduation parties.	3	0
A roundabout at this location would do a lot to ease the congestion in the morning and afternoons from the school traffic.	7	0
Please don't add yet another traffic light. A roundabout would be a much better option.	11	0
Consider roundabout at the New Town Rd / Twelve Mile Creek Rd intersection	21	2
Agree	38	7



All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
Something is going to go there. If not a school, what?	1	1
Agree	35	6
There should be consideration for Thoughtfully planned commercial uses close to the town center that compliment what is there. Suggest a few modest additions to the town rather than a large developer coming in and "telling you what you want". Any mixed use in the town center (townhomes, etc.) should be high end 55+ community to avoid any strain on the school system.	9	53
Adding Sidewalks, greenways, and walking trails along Tilley Morris/Matthews Weddington Road & Weddington Matthews Road road would be a great way to bring more and more residents to walk and enjoy the beautiful town. A greenway loop can be developed within the city.	18	22
Small coffe shop / wine bar	23	107
There are plenty of gas stations, we don't need that. But the cafe/market is a good use as long as it is done thoughtfully and preserves the green space	5	1
Add roundabout at 16 and Ennis or at least a middle turn lane. 16 backed up both ways during rush with left turn.	14	8
None needed.	4	13
We really need a park with hiking trail, picnic areas, restrooms,etc. Wesley Chapel and Stallings put us to shame!	12	18
None needed.	9	9
None Needed	15	10
None Needed, at least 3 parks within 7 minutes already.	25	15
I doubt if it would be materially used, however if Weddington (HT Parking Lot) could be added to a bus stop (like CATS or equivalent) for elderly to get to other locations, I could see where it would be useful.	5	39
Already congested and will be even more so along providence with the new subdivision at Hemby Intersection. Needs to be further policed for speeding.	9	6
A roundabout @ Ennis would be good ONLY IF IT IS LARGE ENOUGH - not like the dinky roundabouts on New Town near Marvin Town Hall - they are ridiculously too tight/small. That will help move traffic BUT that does not help the problems exiting Lockhaven, Providence Acres, Gardens on Providence, Victoria Lakes, etc - this is an issue ALL DAY, EVERYDAY!!!	5	0



All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
I think a library or another cultural idea would be great. We have to drive over a half hour to get to a Library now. Closer would be better with community focused activities for all people like new skill classes, etc. If not a library what about a bandstand for music on Friday's or Saturday's. Having a place where the community could be together would be nice, here or somewhere else in the community.	2	1
Weddington needs a real park, with walking/biking trails, playground, facility to host small events or just to bring people together. Sidewalks on existing and new roads connecting our neighborhoods to the park would be so beneficial. And trails could eventually be expanded to connect to some of the areas other greenways. A large central park could be used for Food Truck Fridays, art walks, live music, Holiday events, etc. Example: Freedom Park in Charlotte	41	107
Address speeding and allow for a safe pedestrian crossing signage and flashing activated lights.	6	0
another school...just what we need in the morning and afternoons.	2	0
they are building the new southwest library....having one in Weddington would be redundant	1	2
it's a public school with school busses.....let ur kids use the school bus and teach them some indepenence. So frustrating if you don't time your commute in the morning exactly right.	0	0
Installing wide sidewalks, forming a loop with Weddington rd back to town center would enable joggers and bikers to have a nice path the run throughout Weddington. This could create customer traffic at our town center as well, especially on the weekends. Here's an example from Brentwood TN, where they have a miles long 10 foot wide sidewalk: https://maps.app.goo.gl/Bjf3arFSrDZmgNPw5?g_st=ic	0	2
Fiber internet through the town, Spectrum is terrible and it's the only viable option currently. I've tried all the other providers offered	32	3
would love a 'Downtown Weddington' where kids can play and adults can gather - food/drink, shops, concerts, etc.	15	145
Would love a 'Downtown Weddington' feel - a place for kids to play and adults to gather.	25	43
Roundabout makes more sense.	8	0
a roundabout is much more efficient however please let it come with a lesson on not stopping unless a car is actually there :)	0	0
A walking trail that runs from at least the high school to Dogwood park and beyond would be nice. If the trail could go from Weddington Town Hall to Dogwood Park and the Wesley Chapel shopping center, that would be ideal.	11	61

All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
Thoughtful additions to this area will benefit the entire town and make it an even better place to live. BUT, we need to come up with a plan and not let a developer "tell us" what we want	7	2
Time the lights better between Rea and New Town. It is impossible to turn left most hours of the day. This should be a simple fix with big benefits that lessen traffic and avoid the need to take your life in your hands every time you turn onto Providence	13	0
I agree turning left on to Providence between Rea and New Town is dangerous however I'm not sure the timing of the lights is as much a problem as the backup caused by the left turns onto Ennis. A left turn lane would likely assist with this issue.	1	0
Yes, a middle turn lane onto Ennis is desperately needed. Ennis also is in need of paving. The road is hardly driveable; it has potholes everywhere and the more they try to repair them, they just can't seem to keep up.	3	0
Add a welcome to Weddington sign. This is an area where a lot of people enter Weddington, but you would never know.	8	3
I do not support commercial development anywhere but the area around Providence/HW84 intersection. I do think a small "main street" environment would be great, but not actually on Providence Road - much too much, high speed traffic. I think a modest expansion of the commercial area, contiguous to the existing area, could be adapted over time to create a small commercial spot for a few restaurants and gathering spots, formatted differently than the current big box anchor and big parking lot.	5	4
Agree	38	6
Too much traffic already - congestion is terrible during workday and school hours	2	0
Agree	39	5
As great as we thought it would be, 3 schools basically on same campus creates dangerous traffic. Drop off and pick up need to be straggled and better organization of process. Go to Charlotte Country Day and observe how they efficiently handle drop off and pick up on their campuses next to Carmel and Fairview.	0	0
Crossing Guard does an excellent job directing traffic at school. Perhaps a traffic light on Antioch and Forest Lawn.	0	0
Add welcome sign on Potter Road also. Forgotten sign of town.	0	0
Need to address speeding all over Weddington. Not sure a pedestrian crossing is a good idea on Antioch.	0	1
Java Jeff's, Poppyseed and Starbucks are available for coffee within Weddington area. Do not want a wine bar.	1	4
Disagree	11	1



All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
There are numerous places to eat from fine dining, Mom and Pop and Fast Food within 1 mile of town center. We do not need any gas stations with convenience store.	1	1
Do not want a downtown Weddington. We already went thru this with Weddington Green. A big NO!	21	5
We need a pedestrian activated light here asap because a lot of students (middle and high school) cross here when our beloved Kevin, the safety and traffic guard, is not here. The middle school goes in and gets out at different times than the high school (so Kevin is not present at this time) and many high school students have early morning tutoring/clubs, after school sports/events, or have fewer classes so they leave early for a job. Please help keep the kids safe!	8	14
Get providence Rd widened or at least put a no left turn at Ennis Rd, traffic should be going to new left turn lane at Newtown Rd and stop blocking Providence Rd everyday, our neighborhood is Providence Acres we cannot get out of it between 7 to 9 and 3 to 7, it is very dangerous.	8	1
Middle turn lane from Rea to New Town Road on Providence is desperately needed.	1	0
Develop the land with a library and art center.	6	21
There is a library that is already being constructed off of Cuthbertson Road. Constructing another library here would seem to be redundant. As for the arts center, I think that the developers could construct this within the boundaries of the existing town center to minimize any further traffic logjams.	0	2
I agree with the light idea. Maybe a pedestrian bridge - a bridge that looks nice.	3	0
A sidewalk along Deal road for kids who walk to school. We also have a lot of grownups who run and walk along this narrow road.	4	5
What ought to be constructed here is perhaps a low-density neighborhood to accommodate future families that would like to move into Weddington. Currently, we are hitting the peak numbers for enrollment in our schools, but enrollment is expected to decline precipitously by the end of the decade.	1	1
Another school, that too a Christian school, does not make much sense, as you've got Weddington Christian Academy across the road and a host of solid options in the South Charlotte area .		



All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
<p>I would like to propose a low-density, gated neighborhood in this space. With future enrollment declines in our public schools, residential construction is unavoidable. I think that with the right builders, this space would be lovely for a residential community.</p> <p>Open to feedback and criticism here. I am completely on board with the establishment of a public park opposite to Shaver Farms as well as a walking trail alongside the stream.</p>	6	19
Need a person who understands traffic control to study and come back with best alternatives to improve traffic without raising taxes.	1	0
I would be open to improving anything that can alleviate traffic jams at pick up and drop off with in reason.	0	0
<p>I think that this space would work well for another low-density neighborhood (2 homes per acre). The park is better suited alongside Weddington Road and opposite to Shaver Farms, where there's a lot more natural space to work with. Additionally, I think that a new town center ought to be in the current town center).</p> <p>I think that something along the lines of a mini Atherton or even a Weddington Glen would perhaps work. Of course, open to feedback + criticism here.</p>	6	29
Preserve to maintain rural character (extending from Aero Plantation to Chesterbrook Academy)	17	2
A pedestrian light activated for crossing on 84 is not a reasonable option. Provide more crossing guard to all entrance, exists and pedestrian crossing in the tri school area. During peak school hours.	21	3
Welcome to Weddington marker on Potter.	2	3
Welcome to a Weddington marke	0	3
Welcome to Weddington marker	0	4
Perhaps a neighborhood (Brookhaven) suggestion during school drop off and pick ups: please exit Brookhaven on Chesnut if not dropping off or pick up.	0	0
Speeding needs to be addressed at the Forest Lawn/ Potter Rd intersection. Cars come off Potter onto Forest Lawn at completely unsafe speeds.	1	0
Side walks on Deal Rd would require a tax increase for the Weddington Residents. We need too many other improvements to roads that need attention.	2	9
Planned roundabout to be built.	1	0
Welcome to Weddington Market	0	3



All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
Crossing Guard does an excellent job directing traffic at school. Perhaps a traffic light on Antioch and Forest Lawn.	1	4
Welcome to Weddington marker	1	3
Better lighting on all of the Weddington signage, we need to have pride in where we live and make the signs a prominent fixture rather than an afterthought.	12	4
Low density as in one home per acre or a conservation neighborhood	2	0
I was thinking more so a conservation neighborhood just so that the homes might be a bit more affordable for families. As much as I'd like one home per acre, I don't see that being something that most folks would be able to reasonably afford.	3	6
Perhaps 2 homes per acre? Max 3 homes per acre of land.		
Drag racing on Potter Rd	0	3
We need a lower speed limit on Potter Rd at the section near the Morefield Neighborhood - there are many blind residential driveways and pulling out on Potter is scary. People exceed the 45 mph limit past my house. We can't see around the corner so we pull out and hope for the best	0	0
We need a lower speed limit on Potter Rd at the section near the Morefield Neighborhood - there are many blind residential driveways and pulling out on Potter is scary. People exceed the 45 mph limit past my house. We can't see around the corner so we pull out and hope for the best	0	0
You can delete this comment. I had the marker too low on the map. I added it to the correct spot	0	0
It would be nice to get fiber in this area. There are limited internet choices here	4	1
There are several neighborhoods that extend across both sides of Antioch. Pedestrian crossings are a fantastic idea!	1	0
Would like to see what the NC DOT's plans on the Providence Road widening project .. May take all of this into consideration.	1	0
https://www.waxhaw.com/government/departments/engineering/traffic-transportation	0	0
Should have googled before posting the original comment.		
If some of the speed limits were back to 35 might help some slow down. The roads are far too curvy/busy for 45 in most places. Perhaps once when they were county roads but now they run past neighbors and kids waiting for buses.	0	0
Many neighborhood areas here, adding stop signs/slowing people down	5	0

All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
What if anything besides the Christmas tree lot might be used here? Has that been discussed?	2	2
Awful stop to turn left/dangerous- should be 4 way stop.	2	3
A center lane from Rea Rd to New Town Rd addresses the Enis Rd left turn as well as the exiting from neighborhoods onto 16. Currently it is always waiting for the hole in the traffic on both sides, causing a lot of issues when people try to make left turns out of the neighborhoods. The center lane will allow merging in part into the traffic. Traffic is unreal and U - turning at Rea Rd is difficult since the incoming traffic from Rea road has right of way.	1	0
Yes, that's been in the plans for years. Until then there needs to be more attention to the speeding.	1	0
It would be nice to have nice restaurants that are walkable, from neighborhoods. It would great to keep the tax dollars locally instead of driving into Charlotte. Most people in Weddington shop in Charlotte, again keeping our taxes local. The traffic to Charlotte is horrible on Providence. Staying close to home would be ideal. A nice place for families to have community, the only place to do that is at the schools it seems. The town should do more to offer for everyone. young and older.	0	4
a nice public park	6	8
mixed use for public park and smaller housing for older residents who want to down size and live near their children and grandchildren. Both of these are not options currently in Weddington.	7	9
If Weddington doesn't add any commercial space, how do we maintain our low taxes?	5	45
Isn't this survey to determine a new land use plan? So why stress what the "CURRENT" one states?	3	45
Making 84 and the roads connected/around the schools more walkable would be fantastic. Sidewalks, and crosswalks might alleviate some of the traffic.	2	0
I agree that no commercial is needed at this location. In fact, commercial here would impede and slow down traffic along Hwy 84. There is ample space already zoned for commercial in the existing Land Use Plan and I don't know why there should be any additional.	0	1
Because we want to keep it that way !	45	5
Taxes generated by commercial are insignificant to the overall tax base in Weddington.	46	3



All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
Land available here is a unique opportunity. Let's purchase this property for future downtown retail and public amenities. We could decide what's best for the town and it's future generations and move forward at the right time when the infrastructure is there to support it. Instead of an outsider's view to maximize profit, we could show the value of living in Weddington by protecting the older trees, providing a public space with adequate parking, and have a retail area to be proud of.	8	46
Asking price for 80 acres here is north of \$9M. That's more than 3x the town's annual budget	19	0
This would NOT be a good spot for commerical. It's on a two lane country road surrounded by residential homes.	0	1
outside of Weddington.....it is none of our business	1	0
just another thing to spend money on and have upkeep	0	1
walk to where????	1	0
BTW the crossing guard does not do a great jobhe backs traffic up all the way passed Anitoch/Forest Lawn b/c he will not let traffic go straight at the school headed to the light at the gas station in the mornings, only school traffic moves regularly	0	0
wasted money and upkeep	0	0
waste of money	0	0
you eat up farm land which is what we want to keep	0	0
we want single family houses, no smaller than an acre	5	1
how about no signs that require upkeep	1	0
waste of money	0	0
we don't need smaller housing for older adults, there is plenty just outside the town limits	1	2
not needed	0	1
I lived and grew up in weddington and moved away after college and moved back to charlotte to start a family but there is no affordable housing in Weddington for young families and no restaurants to attract the younger families.	3	6
Weddington is not and will never be an area for first home buyers. As far as restaurants, there is a multitude of restaurants and shopping within 1 mile of Weddington town limits.	5	2
Weddington needs to support our agricultural economy.	0	0
Intersection not in Weddington.	0	0
Disagree!!!	10	1
My answer NO!	20	3



All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
Improve Town Hall, add another TV to allow the residents view and follow any council or planning board meeting.	15	3
I would like to see disc golf course developed.	0	5
What about pickle ball courts? or a dog park?	3	20
Parks and greenways can be sanctuaries - they have the power to heal and bring joy - connecting residents and neighbors	7	5
New generations are not as focused on consumer goods - but more on life experiences - we need to focus on building experience.	6	2
Yes- dangerous turning left off of 12 mile Onto to New Town, the cars can come Quickly around the bend on New Town traveling east, and there's a small hill for cars traveling west, where you can't always see what traffic is approaching. I feel like I'm Dodging cars all the time there. Not a safe situation.	0	0
This building is out dated for a public space a new town hall should be built on the lot the town owned behind town hall. The existing building can be sold to open a coffee shop of something similar. This could offset the cost of a new building.	0	0
1 acre home lots subdivisions should be placed here off new rea rd. Just like the other side of rea road.	4	0
Any housing for older adults should be true senior housing with 55 and over only and no children. It should not be tied to any sort of commercial development and should be built and operated by a licensed developer for this type of housing like the ones we have in Matthews. Building homes intended for seniors is deceiving.	1	1
Any additional commercial or retail at this location would lead to even greater traffic issues, The infrastructure cannot handle additional ftraffic.	5	1
Temple site for the Church of Jesus Christ of Latter-Day Saints	12	3
A small library would be key to developing a neighborhood. It becomes a central meeting place for all ages and better than driving 20 mins to closest Union County location.	4	4
Put marker across the street, but a library would bring in the whole community.	0	1
Need Hwy 16 widened ASAP !!!!!	9	0
I would LOVE to see a library in Weddington!	1	0
Weddington would be amazing if there were things to bring the community and young families together. Traveling outside of Weddington (as others suggest) for dining and events doesn't do anything but promote seclusion. I'm sorry that you were raised here and feel you cannot continue your family here. That doesn't feel like community to me.	0	0



All Comments Received from the Interactive Map		
Comment	Up Votes	Down Votes
Other than the few chain restaurants, there's nothing closer than 2.5 miles from Weddington.	0	0
The value impact should be considered between the changing from one-house one-acre concept to another use. Additionally, Weddington should strategically acquire property and the property kept in its natural state to maintain the aesthetic beauty of the small town feel of Weddington.	3	7
no he doesn't, he will not let traffic go straight in front of the school if you are coming from Anticoh church headed to the gas station.....he holds them too long and lets traffic from the school and coming from the gas station to the school go several times before letting the traffic go that backs all the way down Forest Lawn	0	0
The value impact should be considered between the changing from one-house one-acre concept to another use.	0	0



The image features decorative leafy branches in the corners. The top-left and bottom-right corners have dark green leaves, while the top-right and bottom-left corners have dark blue leaves. The background is a light beige, textured surface.

Town Center MASTER PLAN



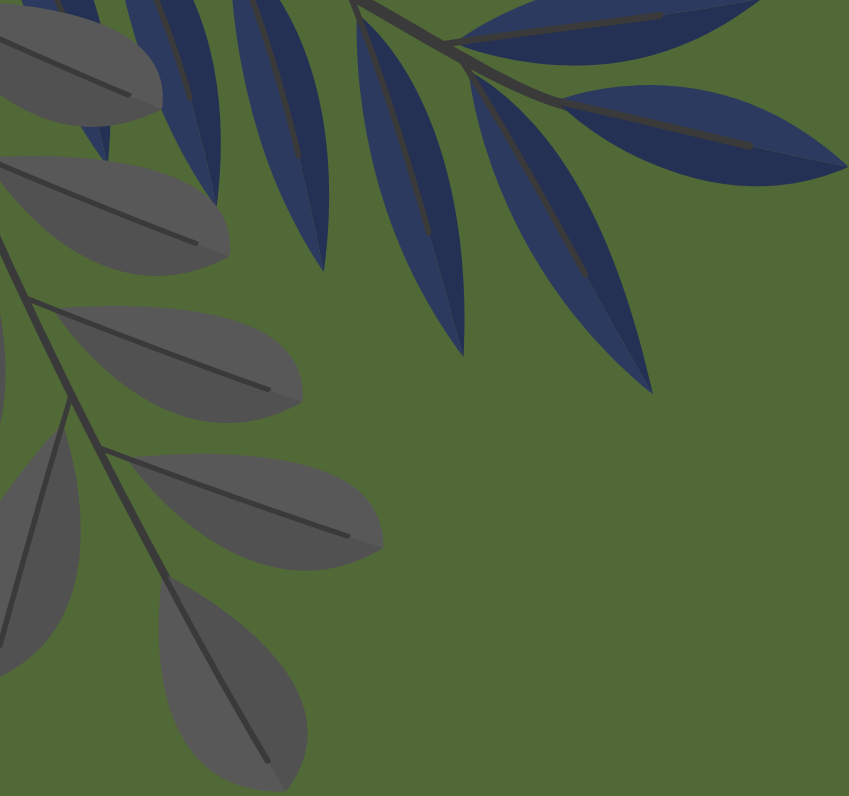


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INTRODUCTION

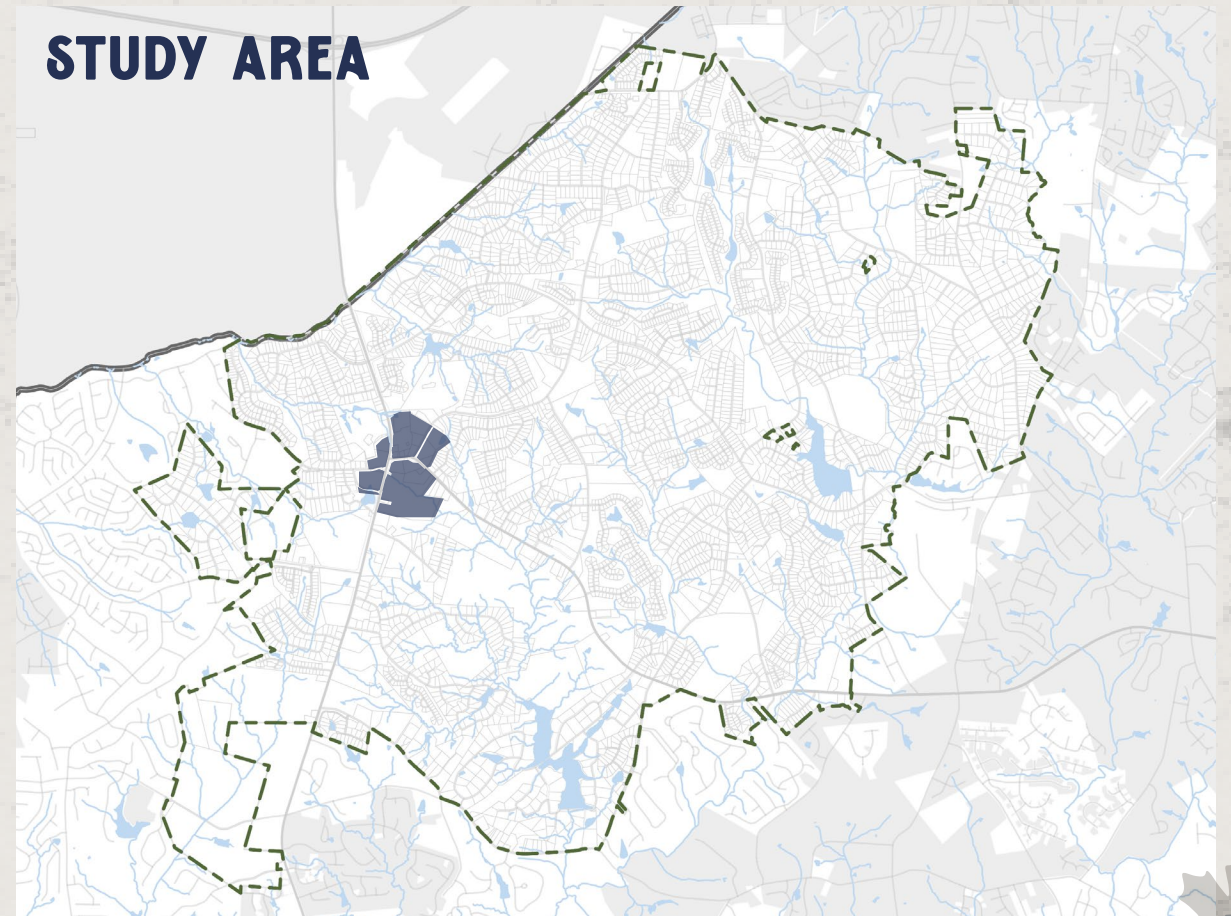
Weddington is a Town in Union County, North Carolina with a population of approximately 14,000 residents. Located just outside the 485 Beltway, that defines the Charlotte metro region, Weddington saw its population nearly double between the 2000 and 2020 census counts. While Weddington retains a small town feel and rural character, its growing population has brought about the need for community conversations and planning for its future.

In 2015, the Town established a Downtown Overlay District and associated Land Use Plan policies. Despite additional population growth, little development has occurred within the Downtown Overlay District over the past eight years. This master plan is intended to evaluate the location and form of a new Town Center as part of an overall analysis of the Downtown Overlay District.

The Downtown Study Area includes the parcels, including the Downtown Overlay, and designated as future business as shown to the right. All commercial development proposed within the downtown overlay, however, is subject to a conditional zoning process. Conditional zoning approvals require property specific standards and conditions (typically including a site plan) and are considered by the Town Council on an ad-hoc basis. This conditional zoning status for all commercial development within the overlay serves to blur the vision for Weddington and its Downtown District.

We can now provide some clarity. This master plan documents a community-driven process in which residents were provided multiple opportunities, over a six-month period, to provide input and share their vision for the future of Weddington and a potential new Town Center. Based on this input, this plan offers a clear picture for a Weddington Town Center that will embody the Town's character, improve community amenities, and enhance quality-of-life. This compelling vision is complemented by pragmatism, by providing a deliberate and thoughtful approach to phasing and implementation.

STUDY AREA



TOWN HISTORY

EARLY 1700s Land owners began to push for a clearer boundary between Virginia and Carolina



1700



LATE 1770s Wave of Highland Scots settle in Weddington

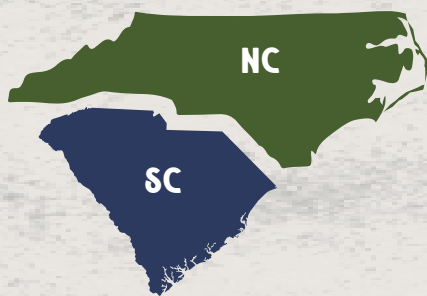
1800

1865 Civil War ends

1824 Boswell donates 4 acres of land to build Sandy Ridge Episcopal Church



1712 North and South Carolina made an official split



1739 Gabriel Johnston, royal governor of North Carolina and native Scotsman, encouraged 360 Highland Scots to settle in North Carolina and later provided them a ten-year tax exemption for doing so



1775 Reuben Boswell, Town settler and veteran of the American Revolution, was born



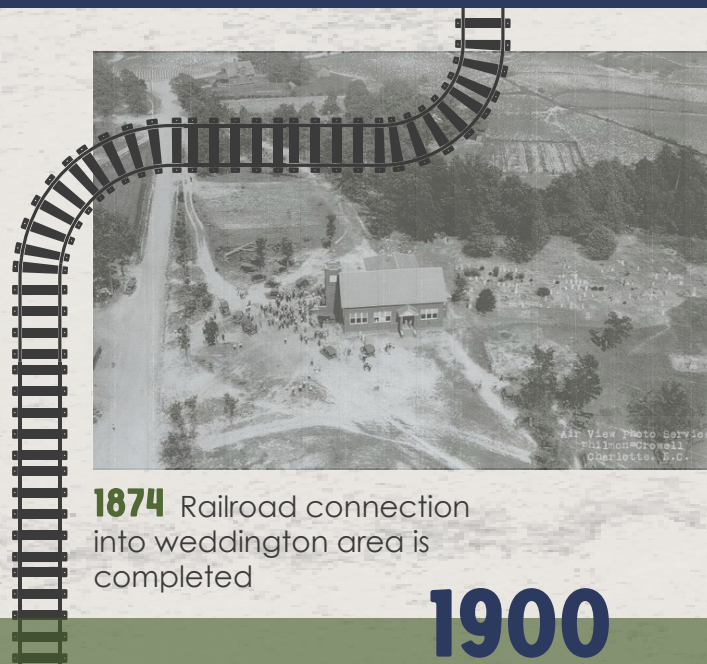
LATE 1700s North Carolina is a fully-formed state with permanent boundaries

1861 Civil War begins

1866-1877 Reconstruction era experiences economic challenges due to fewer markets for cotton

1826 Boswell's daughter marries a man named Weddington and welcomes a baby (Reuben B Weddington)





1874 Railroad connection into weddington area is completed

1900



1934 School burns down again and is rebuilt

1925 School burns down and is rebuilt

1975 Weddington school closes due to low enrollment

1994 The Thomas-Wrenn House, home to Weddington Town Hall, is designated historic by the state of North Carolina



2000

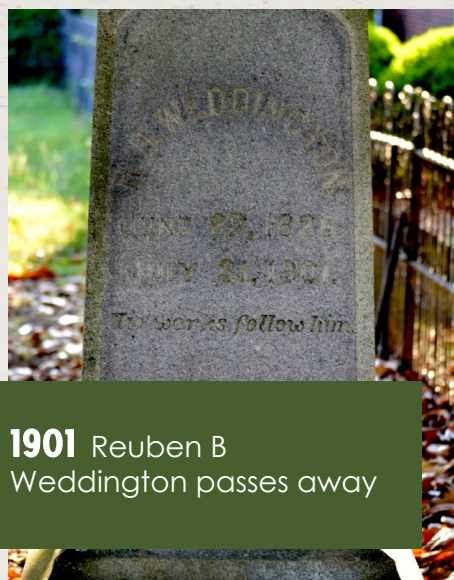
2010 The Mecklenburg – Union Municipal Planning Organization becomes the Charlotte Regional Transportation Planning Organization, expanding collaborative efforts for the Charlotte metro area.



2020 North Carolina General Assembly consolidates and clarifies planning responsibilities for county and municipal governments in Chapter 160D of the NC General Statutes



1890 Sandy Ridge Methodist Episcopal Church is renamed Weddington Methodist Church in honor of the contributions of Reuben B. Weddington



1901 Reuben B Weddington passes away

1983 House Bill 597, an act to incorporate the Town of Weddington in Union County becomes effective



2013 Weddington Land Use Plan is adopted



2015 Zoning Downtown Overlay District is created



2019 Weddington adopts an updated Land Use Plan

2017 Town Purchased one adjacent parcel by Town Hall

COMMUNITY Engagement Process

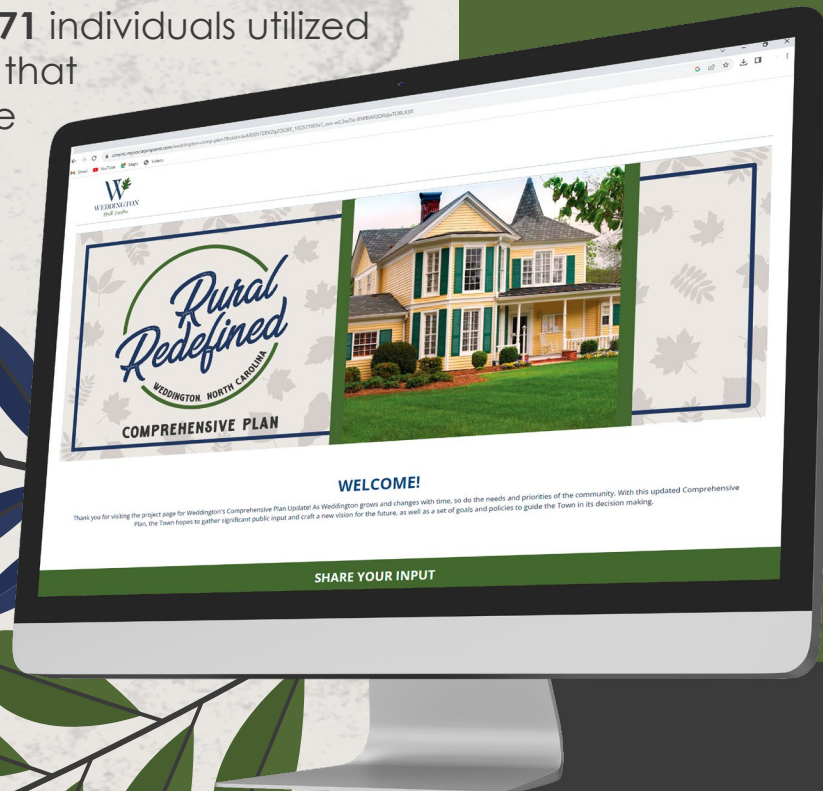
Through this planning process, the Town of Weddington sought to advance the development of a Downtown Master Plan in conjunction with an update to its Comprehensive Plan. Recognizing the overlapping outreach and community conversations required these interdependent efforts, this approach provided the opportunity to advance a robust, yet efficient,

community engagement process with the residents of Weddington. The Community Engagement Plan provided residents with multiple opportunities for input, on both virtual and in-person platforms; including two steering committee meetings, two open houses, an online survey and an interactive project website hosted for over seven months.



VIRTUAL Engagement

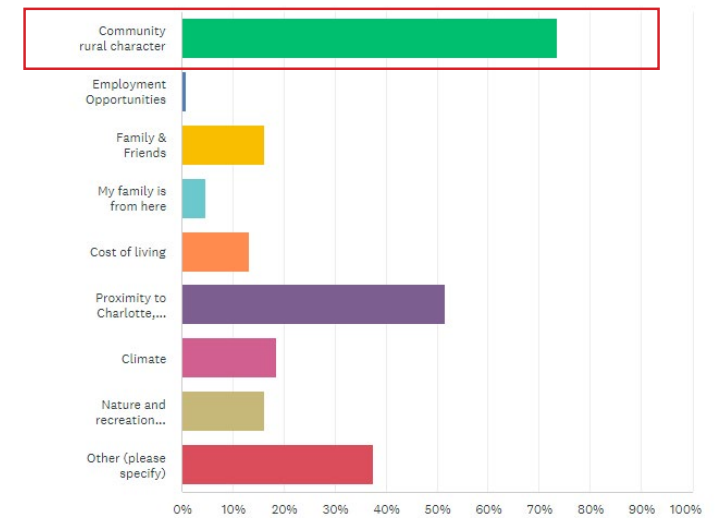
Since its launch on February 1, 2023 the interactive project website was viewed by more than **1517** unique visitors. These visitors were able to provide input through a variety of methods including the posting of comments on zoomable Town map and an open format "Idea Wall". Approximately, **271** individuals utilized the online survey that was posted to the website for over eight months.



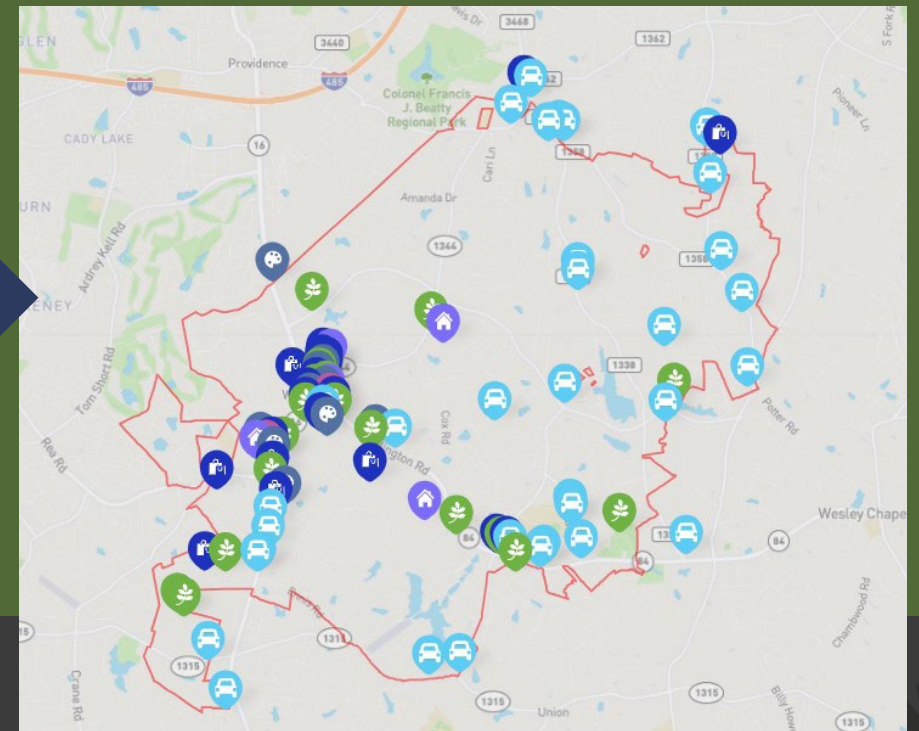
The online public engagement for this project included a number of questions to gauge the community's priorities and interests. When asked why people chose to live in Weddington, the overwhelming answer was "Community Rural Character." This theme has shaped the direction of the project and the spirit of the Town Center plan.

Why do you choose to live in Weddington? (Select all that apply)

Answered: 211 Skipped: 0



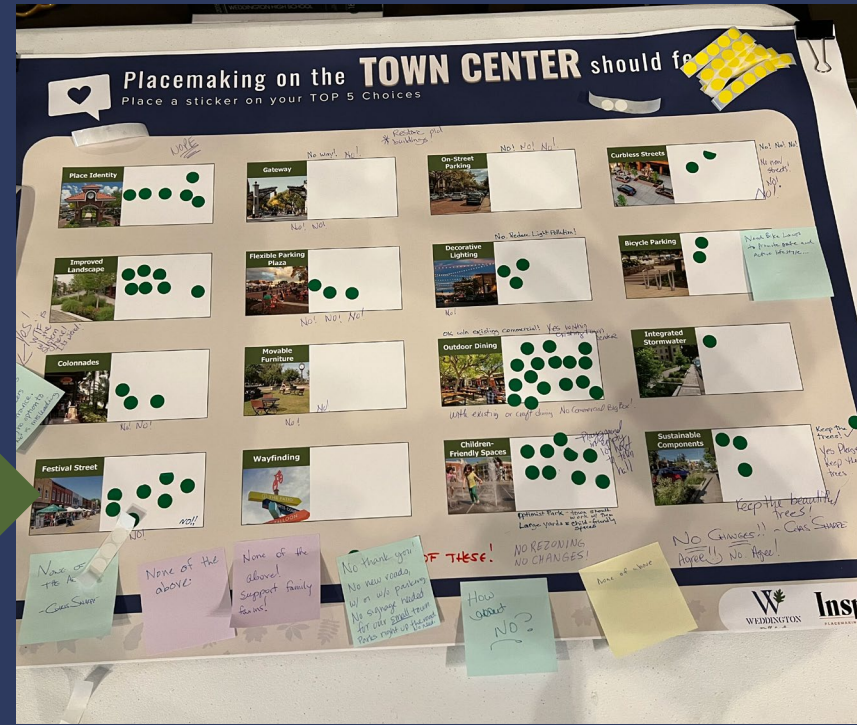
57 individuals posted comments on the map, and many others responded to those comments. The comments that were the most common related to wanting to maintain commercial uses within the existing Downtown Overlay area, which is reflected in the Town Center project.



IN-PERSON Engagement

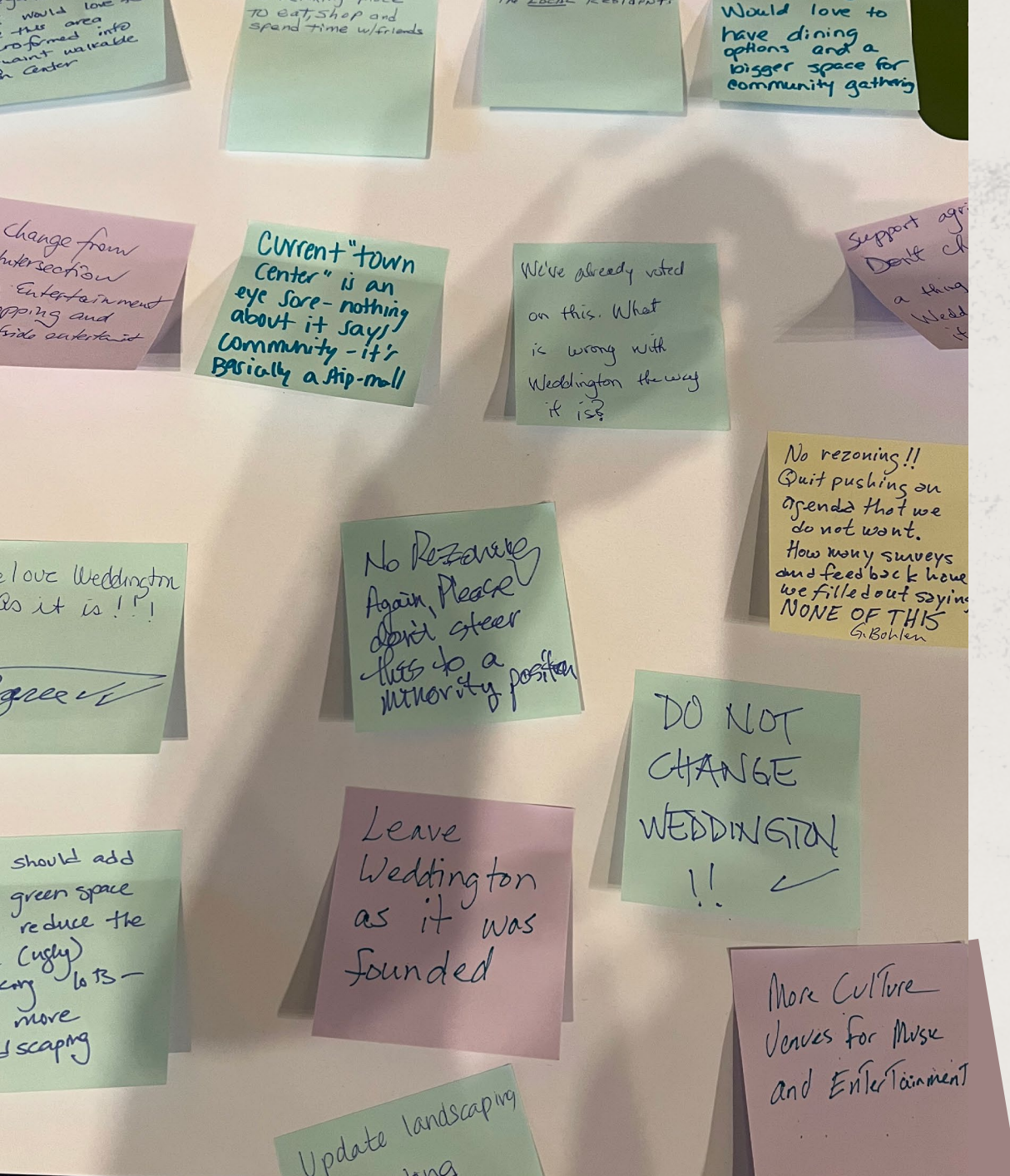
Steering Committee meetings were held at the beginning and end of the planning process and supplemented by two in-person public engagement efforts at the Weddington Town Hall, the first was held on April 21, 2023 and the second on June 20, 2023. This second public engagement event focused on the Downtown/ Town Center Master Plan and was attended by approximately forty town residents. This workshop was a continuation of the April open house that elicited initial resident feedback on the definition and design of the Weddington "town center." Through several activity stations, this design workshop was designed to identify common themes that would help advance a vision for the Weddington Town Center.

During the Open House, a board with images was set up to ask what features are of most interest, if a Town Center would be developed. The highest ranked features included outdoor dining, family friendly spaces, and improved landscaping



It was quite clear that there was not consensus on an architectural style. If a Town Center is developed on Town owned property, the Town can host a workshop to discuss styles and themes.





People who **don't** want any change.

How do we provide solutions that create minimal change to the Town while creating impact for future evolution?

People who **do** want change...

- want **more gathering** spaces
 - Areas for families to play, dine, and shop.
 - An area for the Town to host holiday events, festivals, or live music.
- want **more green space**
 - The Town Center should have landscaping that minimizes its impact on adjacent areas while beautifying the experience for visitors.
 - Residents see opportunity for a park on Town-owned land adjacent to Town Center.
- want **more walkability**
 - The Town Center should better serve visitors traveling by foot and bicycle or those with limited mobility.

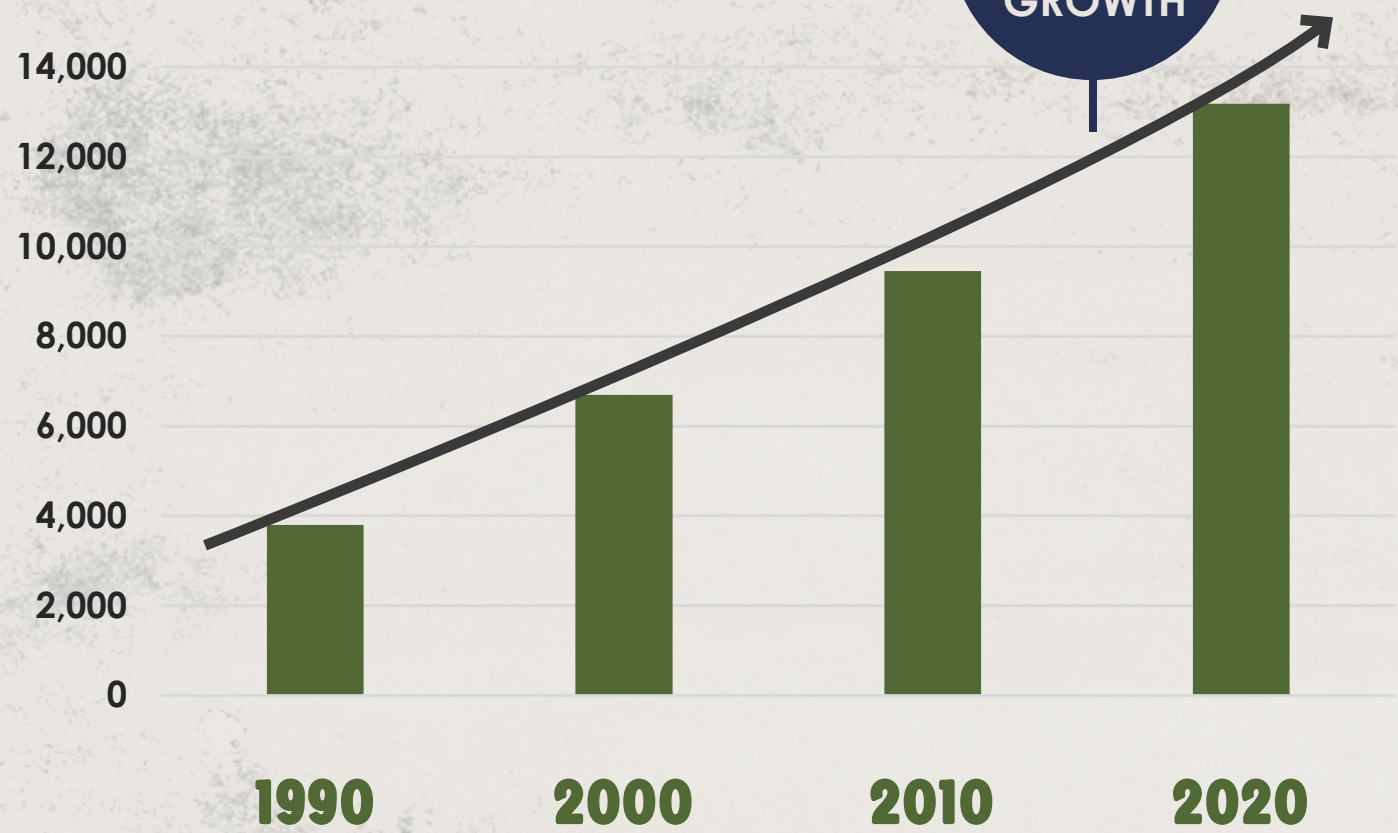
Character Preservation is the Common Theme



POPULATION GROWTH IS A THREAT TO COMMUNITY CHARACTER

WEDDINGTON POPULATION

39%
GROWTH



Weddington has increased residents in the past ten years by 39%. This rapid population growth is a threat to Weddington's community character and residents are concerned about the future quality of life in the Town. The existing study area includes over 144 acres. Any plan with high densities and intensities across this entire area would undermine the rural character of Weddington residents love and want to maintain.

Through the community engagement process, it quickly became apparent that the community was not in favor of an urban downtown with densities and intensities found in the City of Charlotte. The following guiding principles generally reflect feedback from the public engagement. This project required the crafting of a Town Center Plan and the intention is to preserve community character and enhance quality of life by concentrating on a smaller focus area within the original Downtown Study Area. A small-scale Town Center, low on intensity but high on quality, can provide more public green space and create a sense of place, without undermining the unique rural character of Weddington.

Source: U.S. Census

Guiding Principles



1

KEEP IT SMALL.

Preserving Town character is important. Some residents expressed a desire for no new development at all. In an effort to be sensitive to this sentiment, the goal of the study was to explore small scale opportunities to create outdoor dining, green space and a walkable Town Center. A prudent approach includes a reduced footprint and small independent phases.



2

PROVIDE GREEN SPACE.

There is a dearth of park and public open space within Weddington. The creation of a Town Park, with an open green lawn to support a variety of activities and programs, will reduce the density and intensity of development and provide a compelling focal point for the Town Center.



3

CREATE A SENSE OF PLACE.

The restaurants and stores within the Weddington Corners Shopping Center are popular with residents but it lacks walkability and opportunities for outdoor dining. The Town Center should offer a distinct, yet complementary, design that embodies the character of Weddington. While the scale should be small, the execution should be meticulous. Traditional architecture, quality building materials, and thoughtful landscape design will serve to preserve community character and improve quality of life.

The Vision

The preservation of Town character is a clear priority for the residents of Weddington. The established guiding principles, created from community input, were not aligned with the advancement of an urban plan for a 144-acre Town Center District. Therefore, the decision was made to concentrate planning and design efforts on the northeast quadrant of Providence Road and Weddington Road, an area just under 34 acres that would be referred to as the Focus Area. The initial, and perhaps only, phase, of the Town Center Plan is limited to two town-owned parcels; totaling just under five and a half acres.



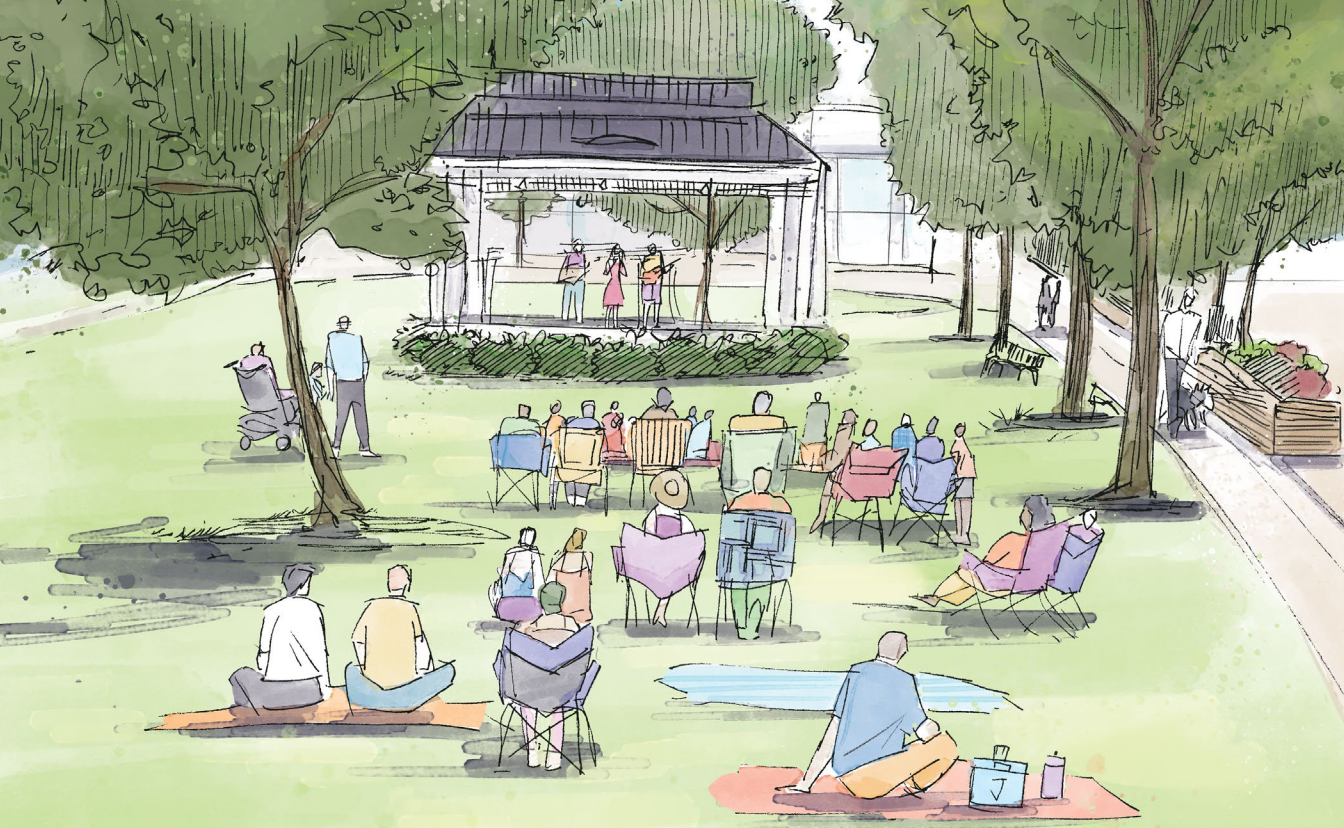
STUDY AREA: 144.07 ACRES



FOCUS AREA: 33.97 ACRES



PHASE 1: 5.43 ACRES



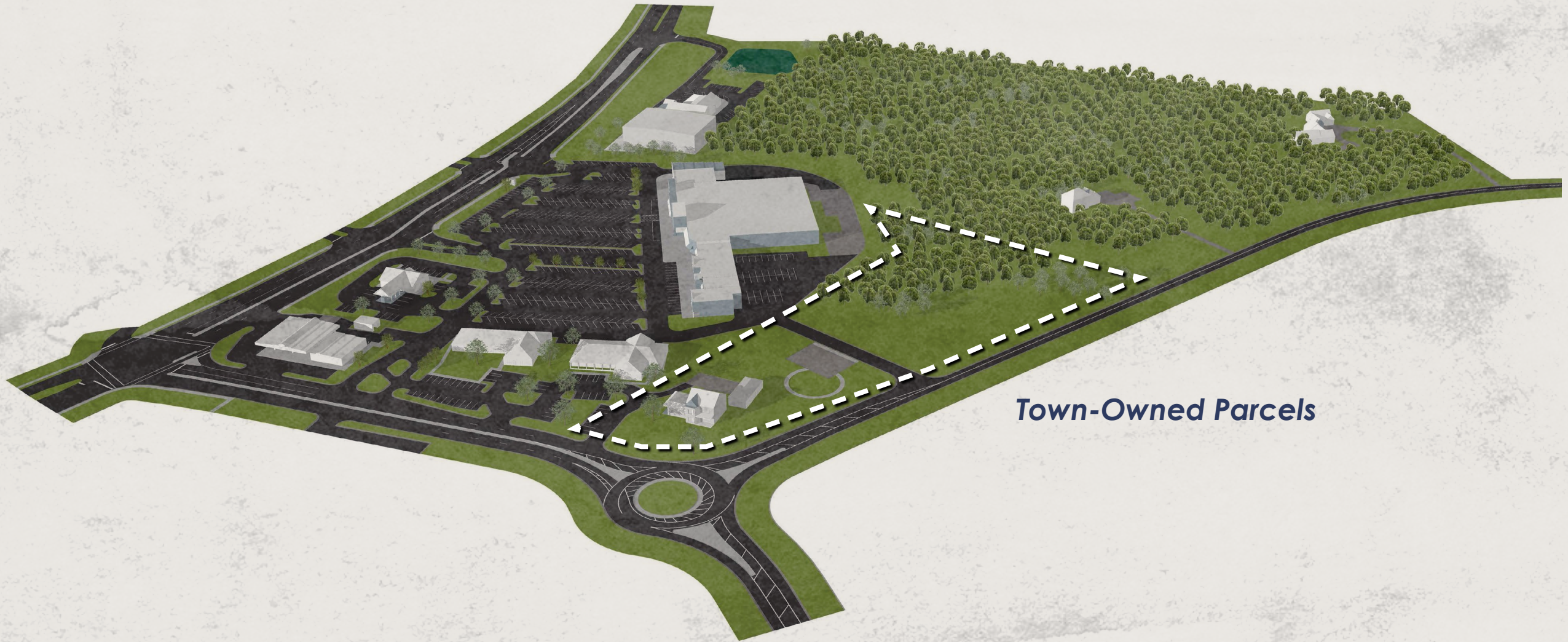
Create a Sense of Place



Create a Town Center

Small scale changes, executed well, can make a big difference. The goal of Phase 1 is to create a lush green park that will embody the character of Weddington and provide quality-of-life enhancements, such as more recreational space and outdoor dining options, that were requested by residents. With a focus on thoughtful design, low intensity, and attention to details, Phase 1 will be limited to two parcels of Town-owned properties comprising less than five and a half acres in total.

Phase



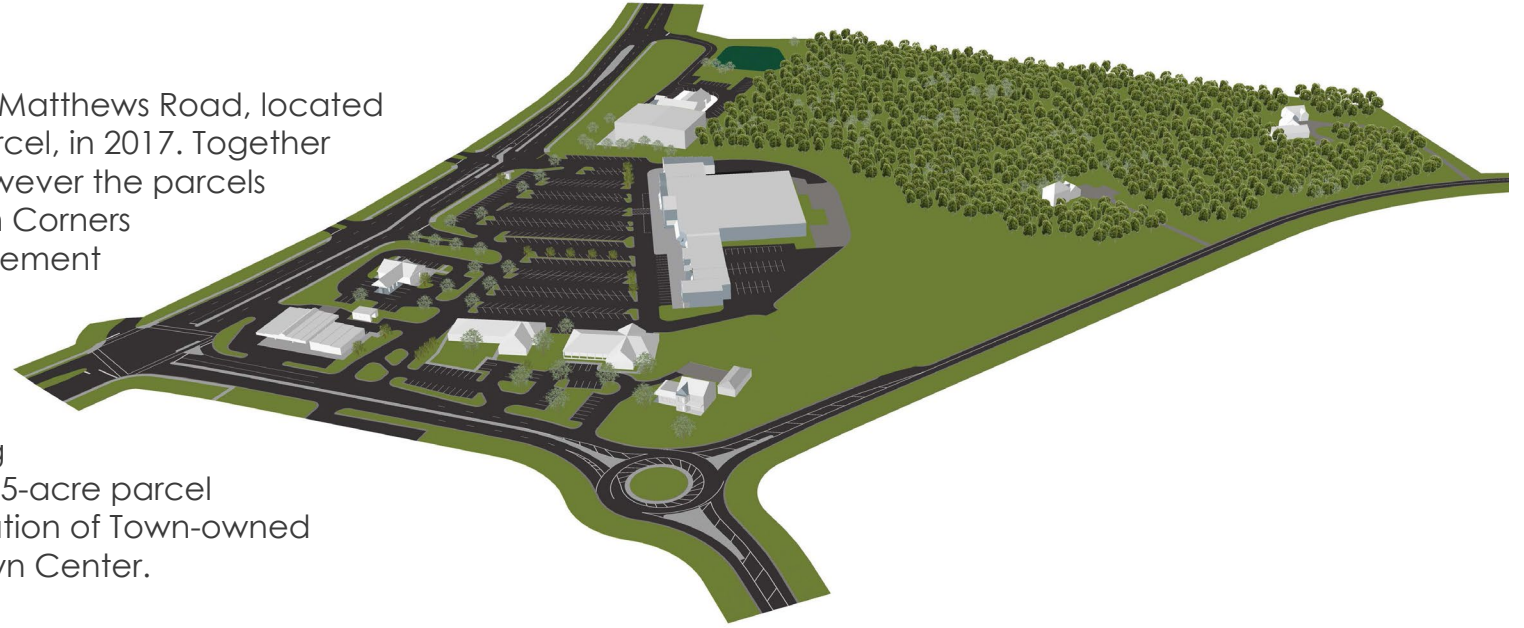
Town-Owned Parcels

PHASE 1A

Reconnect the Town-owned parcels

The Town purchased the 3.2-acre parcel at 6924 Weddington Matthews Road, located directly adjacent to (northeast) the Weddington Town Hall parcel, in 2017. Together these two parcels total 5.5 acres of Town-owned property, however the parcels are divided by a rear access road that serves the Weddington Corners shopping center. Per the terms of the Temporary Driveway Easement Agreement between the Town and the shopping center, executed in 2020, the Town has the option to relocate the driveway easement at its discretion.

Phase 1a will unify these two Town-owned parcels by vacating the existing access road and thereby creating a contiguous 5.5-acre parcel anchored by the historic Weddington Town Hall. This consolidation of Town-owned property will provide ample space for the design of a new Town Center.



Divided: 3.30 & 2.13 Acres



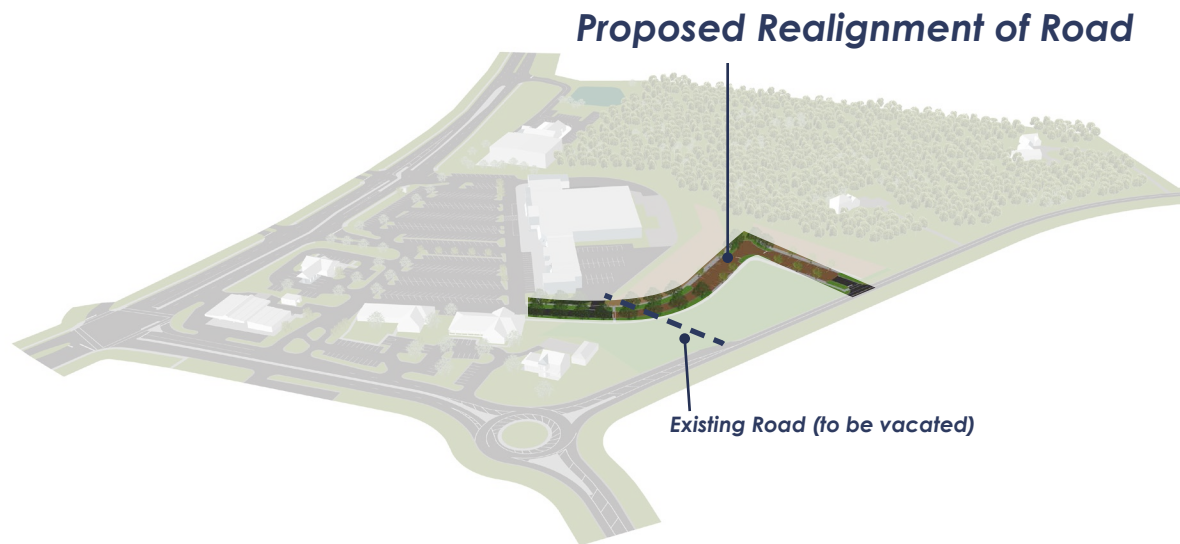
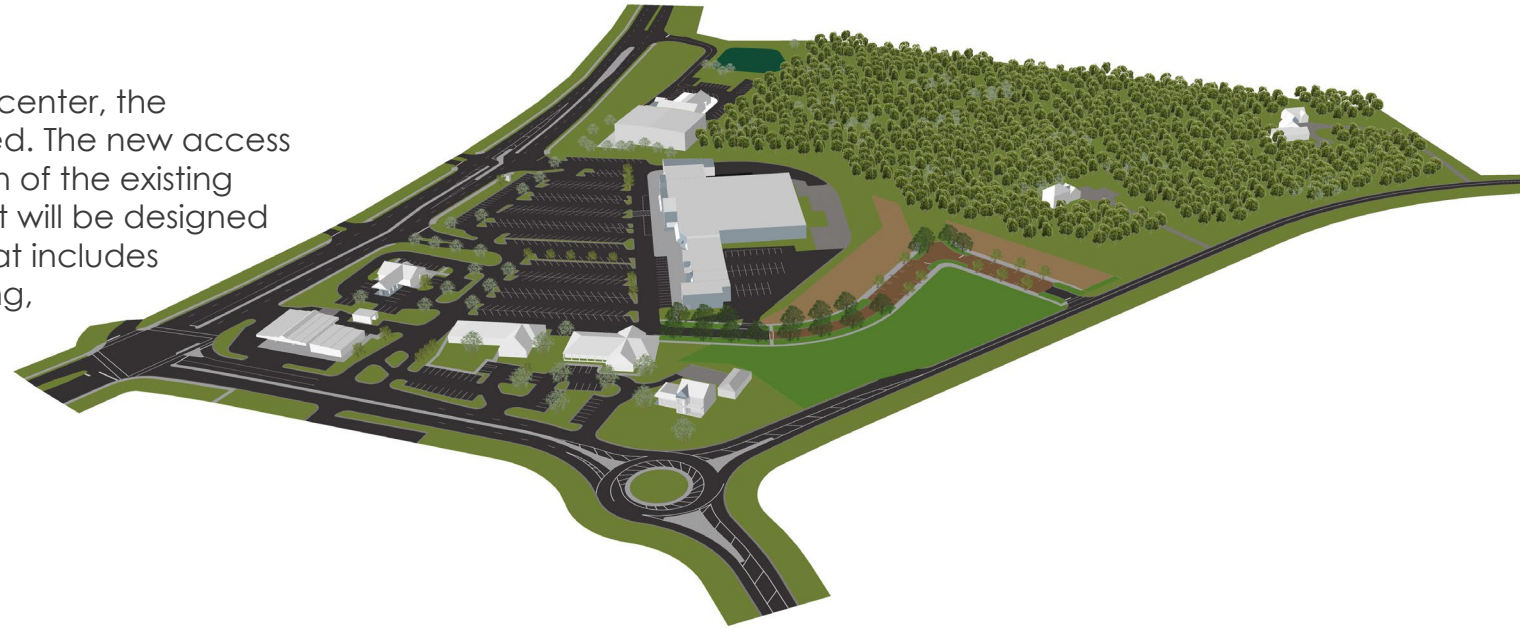
United: 5.43 Acres Total



PHASE 1B

Build a new street

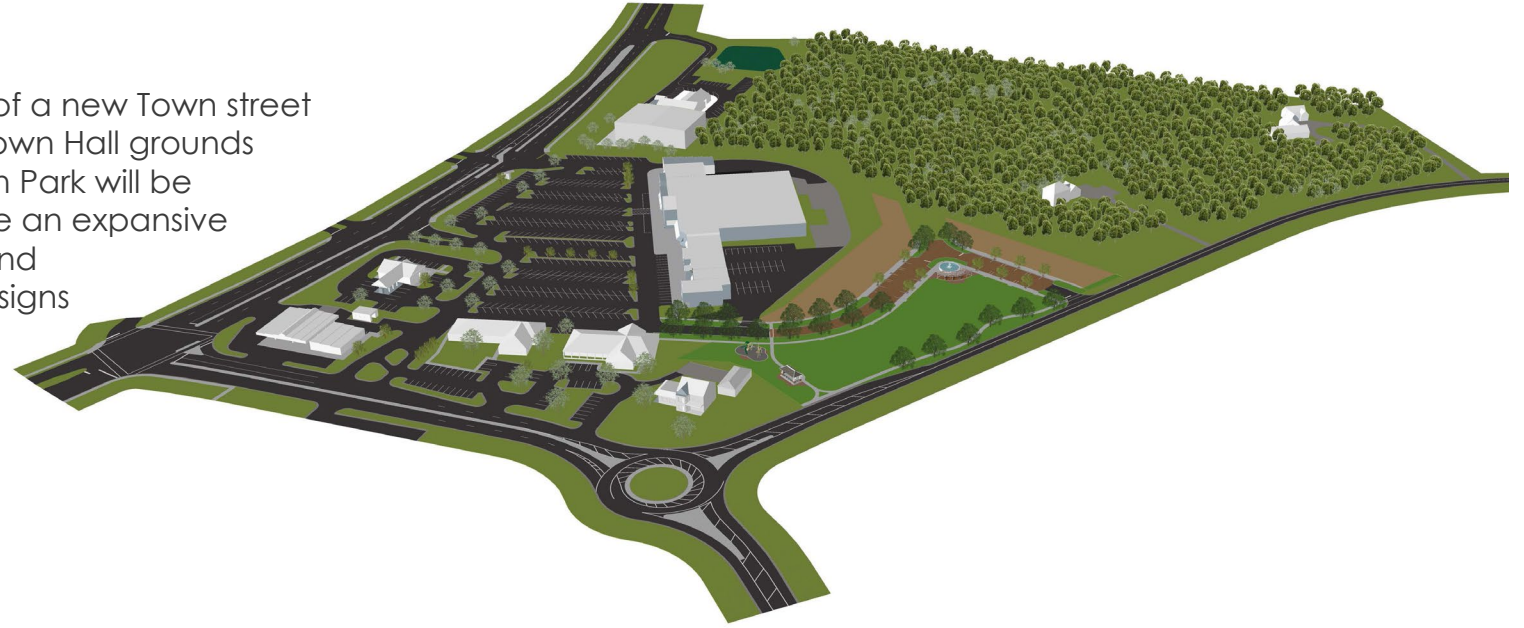
Per the terms of the easement agreement with the shopping center, the vacated access road and easement will need to be relocated. The new access point from Weddington Matthews Road will be provided north of the existing location and designed as a formal Town street. This new street will be designed as a walkable “main street”, with enhanced streetscaping that includes wide sidewalks, shade trees, street furniture, decorative lighting, and on-street parking.



PHASE 1C

Build a Town Park

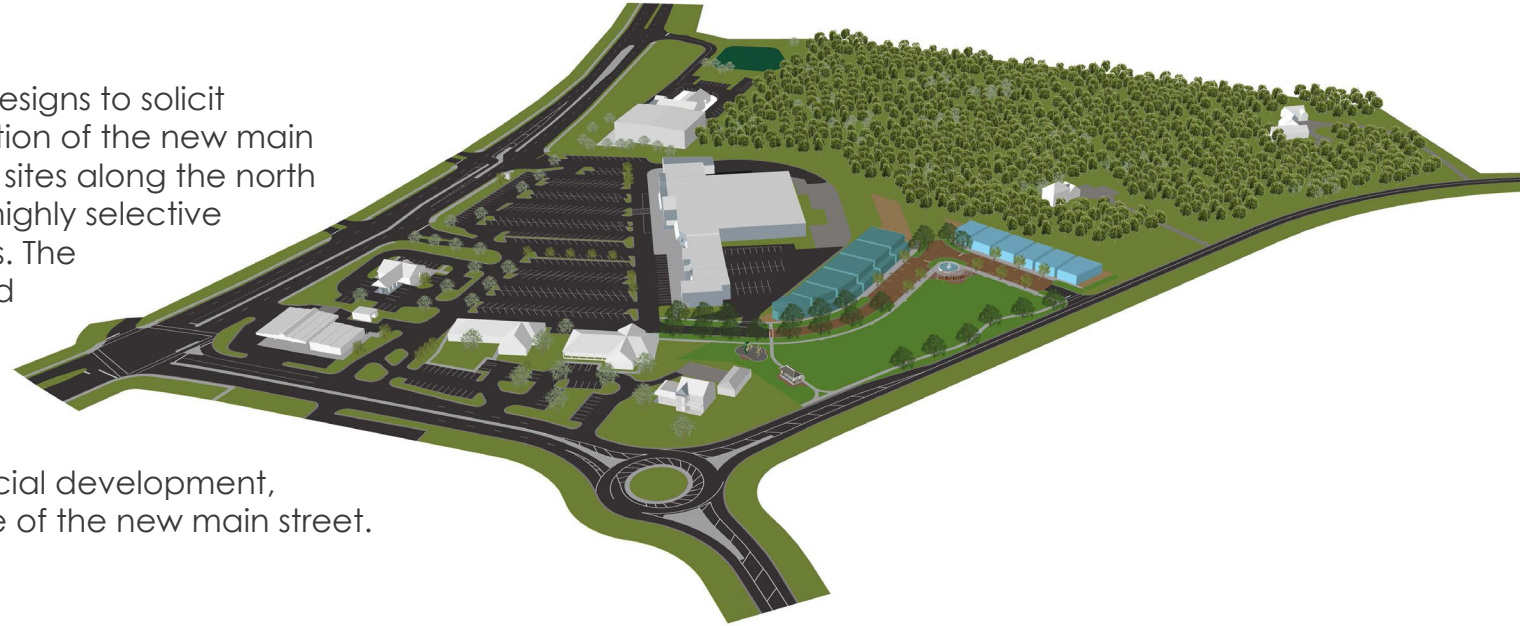
The consolidation of the Town property, and the construction of a new Town street around its perimeter, provides the opportunity to extend the Town Hall grounds and create a signature park space for residents. The new Town Park will be approximately 5.43 acres in size. Initial design concepts include an expansive grass lawn accented by a small performance stage, playground equipment and a decorative fountain. More detailed park designs should be advanced with additional community input, to create a new public space that is unique to Weddington and serves the wide range of ages and abilities within the Town.



PHASE 1D

Frame the park

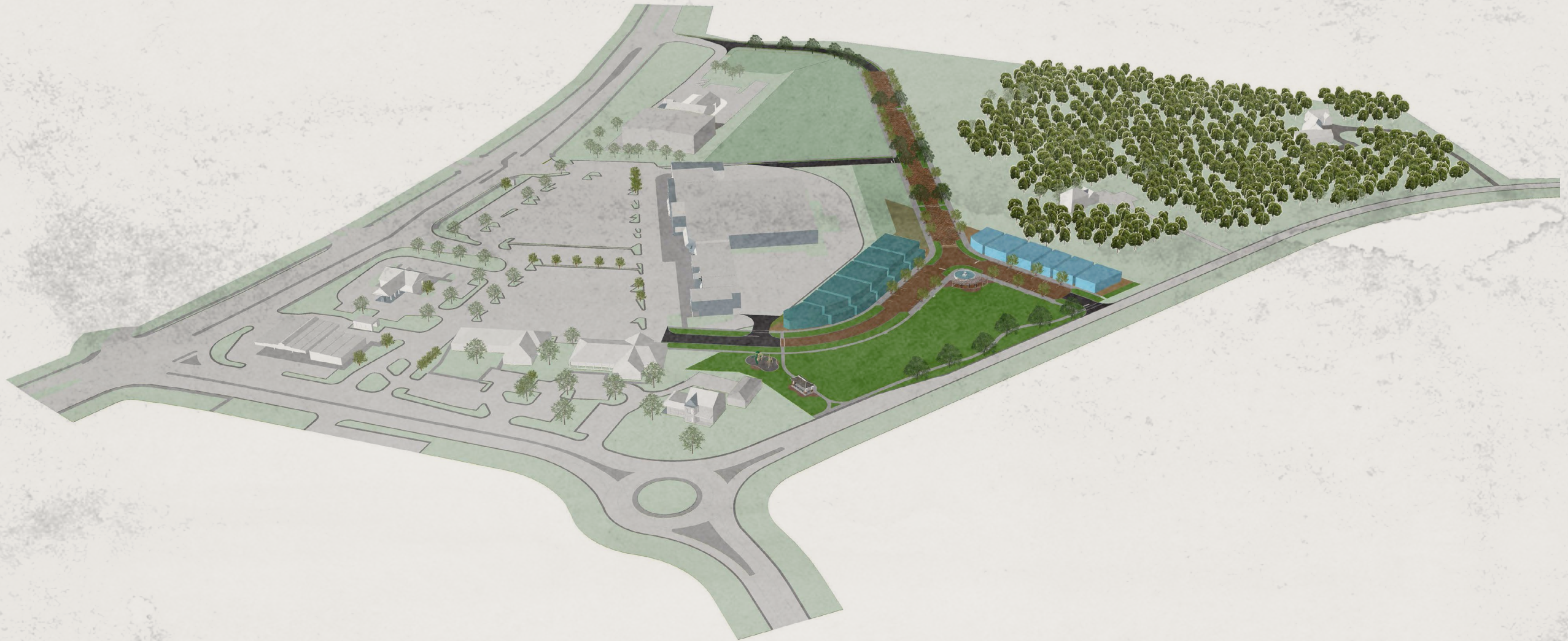
The final step in Phase 1 seeks to leverage thoughtful public designs to solicit complementary private investment. The design and construction of the new main street and park will provide multiple pad-ready development sites along the north and west edges of the new main street. The Town should be highly selective in their process to identify a potential developer for these sites. The sites provide an ideal opportunity for specialty retail stores and quality sit-down restaurants that feature outdoor dining. Strict building height and architecture standards should be developed. Two-story buildings along the western side would help mask the existing service areas of the shopping center. Noting residents concerns regarding intense commercial development, single-story buildings may be appropriate along the north side of the new main street.



Extend the Road

Phase 2

The completion of Phase 1, with the construction of a new main street, park, shops, and restaurants, may fulfill the community's wants and needs for a new Town Center in Weddington. Should the Town wish to expand the size of the Town Center to address future needs, Phase 2 of this Town Center Plan includes the extension of the new main street to the north and west and connecting as a full intersection at Providence Road. This road extension would provide additional street connectivity, alleviating some of the traffic congestion at the intersection of Weddington and Providence. The new main street extension should replicate the design of phase 1, including enhanced streetscaping with wide sidewalks, shade trees, street furniture, decorative lighting, and on-street parking.

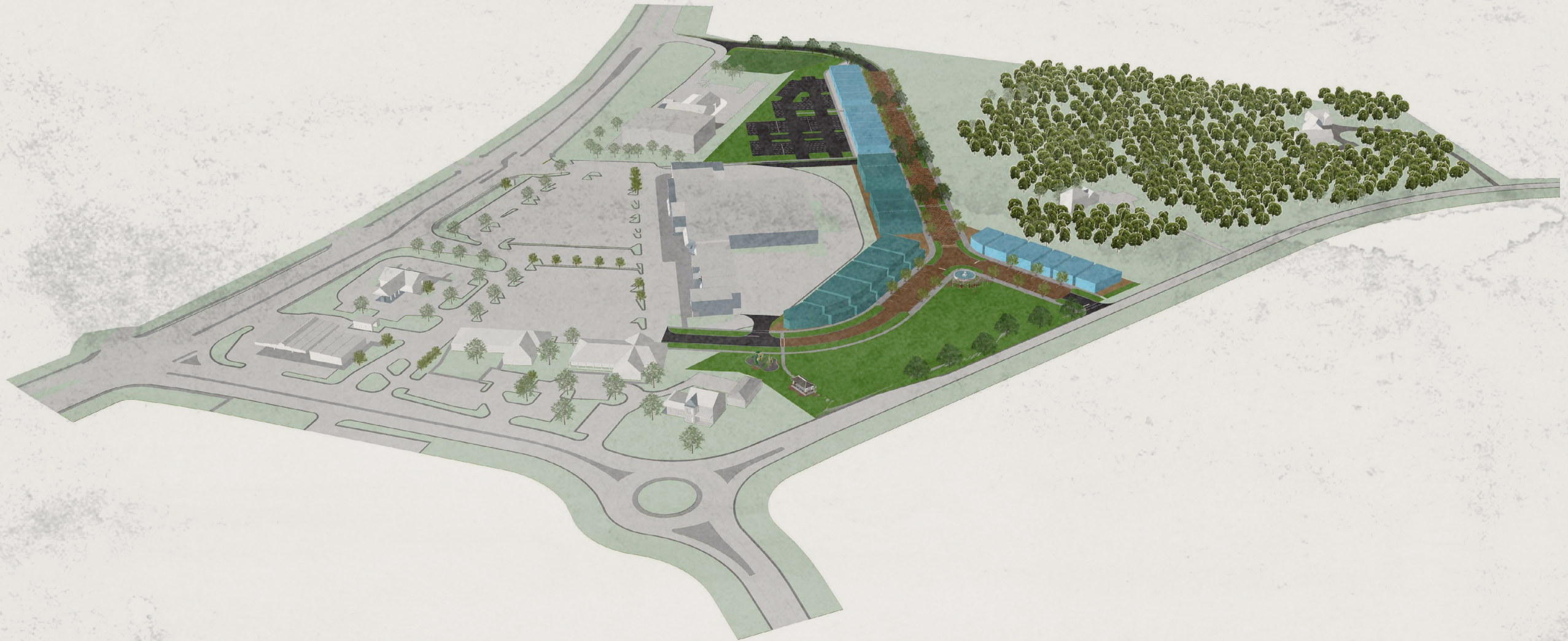


Enhance the Town Center



Phase

The commencement of Phase 2 will reflect a desire for Phase 3, an expansion of the Weddington Town Center. Phase 1 development will provide valuable precedents and lessons learned to help guide this next phase of development. Phase 3 should include a continuation of the architectural styles and character of the first phase. Two to three story buildings may be wrapped around the rear service areas of the shopping center and front the new main street extension. The Town may want to consider a full or partial acquisition of property to the east for the creation of additional park space. The density and intensity of Phase 3 development should reflect the community's desire to maintain its small town feel and charm.







SUMMARY

The population of Weddington has nearly *doubled* over the past 20 years and this change has dramatically altered the landscape of the community for many long-time residents. While change is inevitable, thoughtful planning can help preserve community character and enhance quality of life. Weddington, like all communities, has diverse thoughts and opinions that reflect its diverse population. Through this planning process many residents expressed a preference for a do-nothing approach while others expressed a desire for a plan that would provide for more green space, restaurants, and retail shops, in a more traditional and walkable town center.

