



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY OCTOBER 28, 2024 – 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 state law, 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. September 23, 2024 Planning Board Regular Meeting
5. Public Comments: *Individuals are allowed 3 minutes to speak and must only comment on current agenda items. A maximum of 30 minutes is allocated to the Public Comment Period. The time limit may be extended at the discretion of the Chairman.*
6. Old Business
 - A. Discussion and Possible Recommendation of an application by ODA Architecture requesting Conditional Zoning Approval for the development of a two-building office expansion located at 13700 Providence Road.
7. New Business
 - A. Discussion and Possible Consideration of an entry for Beckingham subdivision under Section D-918.J. Fences and Walls Permitted Within Yard Areas
 - B. Discussion and Possible Recommendation of text amendments to the Town of Weddington Unified Development Ordinance
 - i. Section D-917A. D. Lots in Floodplains
 - ii. Section D-917B. B. Minimum Open Space.
 - iii. Section D -91A. J. Cul-de-sacs.
 - iv. Appendix 2B.
8. Update from Town Planner and Report from October Town Council Meeting
9. Board member Comments
10. Adjournment



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY SEPTEMBER 23, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

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

2. Determination of Quorum

Quorum was determined with Chairman Travis Manning, Board members Manish Mittal, Rusty Setzer, Bill Deter, and Nancy Anderson present. Vice Chair Amanda Jarrell and Board member Chris Faulk were absent.

Staff Present: Town Planner Greg Gordos, Admin Asst/Deputy Clerk Debbie Coram, Town Administrator/Clerk Karen Dewey

Visitors: Gayle Butler, Jim Bell, John Allen, Christopher Neve, Mark Momsen, Keith Fenn, Chad Emerine, Melissa Emerine, Collin Brock

3. Conflict of Interest Statement: *In accordance with state law, 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 Manning read the Conflict of Interest Statement. No Board members had a conflict of interest.

4. Approval of Minutes

A. August 26, 2024 Planning Board Regular Meeting

Motion: Board member Setzer made a motion to approve the August 26, 2024 Planning Board minutes.

Second: Board member Deter

Vote: The motion passed with a unanimous vote.

5. Public Comments: *Individuals are allowed 3 minutes to speak and must only comment on current agenda items. A maximum of 30 minutes is allocated to the Public Comment Period. The time limit may be extended at the discretion of the Chairman.*

Chad Emerine 953 Eagle Road: Mr. Emerine commented on the keystone plan Union county environmental health approval. Location of the road and lights shining into the homes across the street and offered suggestions to avoid that.

6. Old Business

A. Discussion and Possible Recommendation of an application by ODA Architecture requesting Conditional Zoning Approval for the development of a two-building office expansion located at 13700 Providence Road.

Motion: Board member Deter made a motion to table the recommendation of an application by ODA Architecture requesting Conditional Zoning Approval for the development of a two-building office expansion located at 13700 Providence Road to the October Planning Board meeting.

Second: Board member Setzer

Vote: The motion passed with a unanimous vote.

7. New Business

A. Discussion and Possible Recommendation of an application by Keystone Custom Homes requesting Conditional Zoning Approval for a 12-Lot Subdivision located on Deal Road

Mr. Gordos presented the staff report: The applicant is proposing the development of a 12-lot conventional development subdivision on 17 acres tentatively known as Elysian at Weddington. The subdivision contains a single entrance on Deal Road with a 50' buffer (per UDO) along the thoroughfare. Existing homes along Deal Road can be found to the north and east. Weddington Middle School is directly south of the property. Currently zoned RCD. A small detention point is located within the 10% required open space between school and project site. Cul de sac is about 700 linear feet. The cul-de-sac island will ultimately be decided by NCDOT. A conventional subdivision with 12 lots and only requires one entry and no TIA. The Applicant is proposing a reduced buffer to 50-feet with supplemental evergreen plantings. This project meets the land use plan and is does not have any plans for sidewalk amenities. Applicant could provide a path but that could potentially end up as a queue for school drop-off for non-residents of the subdivision. This is a traditional septic development with conventional drainage field and repair areas. Union County will do approvals and testing. The Town does not review for septic plans.

The applicant Collin Brock with V3 Southeast and Keith Fenn with Keystone Homes presented the project. Mr. Brock reviewed the buffer and the current screening and the planned appropriate supplemental plantings.

Board member Deter asked if there are front-loading garages.

Applicant responded that they are a custom home builder and the client dictates the design. They don't typically do less than two-car garages, but it will be decided by the client.

Board member Deter asked if the county approved the location of the septic fields.

Applicant responded that their soil scientist placed the fields where they were most conducive to septic. The County was testing the site today and will continue tomorrow.

Board member Deter commented on the buffer requirement. He asked if the applicant has looked to see if a 100-foot buffer could be accommodated

Applicant responded that they did consider a 100-foot buffer. They found neither enough frontage nor square footage for a 100-foot buffer. There is currently screening there, and they will add to it.

Board member Deter asked if the entrance lined up with the house across the street. Applicant responded that 6000 Deal Road is completely offset and does not line up with the subdivision entrance.

Board member Mittal asked if there was a plan for a sidewalk. Applicant responded that they were keeping with the natural areas like most of the communities in town. Because of the proximity to the school, an additional concern is that people outside of the neighborhood would use the sidewalk or walking path to cut through the neighborhood to avoid the drop off lines.

Chairman Manning commented that Weddington Hills has a similar proximity to the school campus and they do have walking trails to schools for kids to get to the campus.

The Applicant responded that their concern with a potential cut through is a liability. At this point there is no plan for a trail system.

Chairman Manning asked what assumptions were made with the size of the septic drainage fields. The Applicant responded that they are planning for five bedrooms. Chairman Manning asked if that was enough square footage for the system and repair. The applicant confirmed that Union County will dictate if there is enough room for design. Lot lines may have to be shifted to accommodate the septic.

Chairman Manning if the road would be cut in and keep the lots as natural. The applicant responded that it was the intention to keep as much natural as possible.

Board member Deter commented that other applicants have been held to the 100-foot thoroughfare buffer and the plans show driveways inside the side setback.

The applicant responded that they are purposely taking advantage of the lot line and side setback adding to the current 50-foot buffer. Further down Deal Road homes adjacent to this property have no buffer at all.

Board member Deter commented that the 100-foot buffer is important in case the road gets widened or another easement is needed.

The applicant responded that they have looked at the NCDOT 10-year plan and there isn't anything for road widening in the plans.

Discussion continued around the requirement of 100-foot thoroughfare buffer.

Board member Setzer asked if the applicant could squeeze the thoroughfare buffer from 50 to 75 feet.

The applicant responded that homes are about 100 feet off the road. The area is wooded now, and they will leave it wooded. Added with the building setbacks, the buffer between the thoroughfare and the homes will be close to 75 feet.

Motion: Board member Deter made a motion to not recommend to Town Council because of the buffers.

Board member Mittal stated that the UDO gives the option of a 50-foot buffer with screening plantings. This applicant has chosen that option.

Mr. Gordos stated that the UDO indicates that buffer width may be reduced with additional screening plantings.

Board member Setzer stated that it sounds like this meets the letter of the UDO.

Staff agreed that it does with provided supplemental screening.

Board member Mittal stated that he doesn't see a reason to reject as the UDO states 50 feet as an option. He asked if there is a possibility of increasing the buffer to make it close to 70 or 75 feet. The applicant responded that maybe on one side otherwise would have to start the entire project over.

Board member Setzer asked about the kind of proposed vegetation in the buffer. The Applicant responded with the orientation of the site facing true north, they are proposing solid, fast growing evergreens, hollies and the right kind of vegetation that can take the morning sun and afternoon shade.

Board member Deter asked if there were parameters in the UDO for plantings.

Board member Mittal stated he sees no reason to reject it as it meets the UDO.

Chairman Manning stated there is a motion on the table. There is no second. The motion dies

Motion: Board member Setzer made a motion to recommend an application by Keystone Custom Homes requesting Conditional Zoning Approval for a 12-Lot Subdivision located on Deal Road for approval with the conditions of staff approval of the final buffer plantings and to add 10-15 feet to the buffer.

Second: Board member Mittal

Vote: The motion passed with 2 votes in favor: Board member Setzer and Mittal and 1 vote opposed: Board member Deter.

B. Discussion and Possible Recommendation of text amendments to the Town of Weddington Unified Development Ordinance
i. Section D-917A.O. Buffering.

Mr. Gordos presented the staff report. At the September 9, 2024 meeting, the Town Council requested staff to prepare an amendment modifying the requirements buffering residential development from adjacent properties to a greater degree than those currently existing in code. Specifically, Section D-917A(O) allows a developer to choose between two options ("buffers") when proposing a new development along an existing roadway. The intention is to provide screening, at developer expense, between new construction and the road with visual screening: trees and evergreens.

A buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.

While codified as a choice, developers are currently advised that only a 100-foot-wide buffer will be accepted under conditional zoning consideration by Town Council and 50-foot screening is discouraged at application. to provide clarity, reference to "50 feet" would be removed from subsection O. Buffering in the Unified Development Ordinance. Reference to not allowing earthen berms would also be removed, as they have been applied previously (and recently) to other residential subdivisions constructed in the Town of Weddington.

Board member Mittal asked if this creates a hardship.

Mr. Gordos responded that removing the 50-foot buffer option removes some design flexibility. A requirement of 100 feet is not a small requirement that can take useful land away from the developer. However, the town preference is 100 feet and the burden falls on the applicant to meet that.

Chairman Manning commented that the landowner also carries the burden. Board member Deter stated that this doesn't eliminate the 50-foot option. With 50 feet established as the minimum, that's where all proposals go. There is conflict between what the UDO says versus what the Council says. Applicant can request a 50-foot buffer as a conditional zoning request.

Board member Setzer commented that the NCDOT will be taking right of ways out of the buffer areas as roads are being widened so a wider buffer would be better in the future.

Board member Mittal stated that the 50-foot option is still available to the applicants.

Chairman Manning asked if the tear drop cul de sac requirement can be removed as well. Mr. Gordos noted the suggestion.

Motion: Board member Deter made a motion to recommend a text amendment to remove the last sentence of 917A.O(1)b. that reads: "The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening".

Second: Board member Mittal

Vote: The motion passed with a unanimous vote.

Chairman Manning stated for the record that he is in opposition of removing the 50-foot buffer option.

Board members discussed berms.

Board member Deter stated his belief that if berms are done correctly, they protect the viewshed. There are references to berms throughout the UDO, taking the language that prohibits them will give the Council options to leave those references in.

Board member Setzer commented that from the standpoint of construction, berms cut down on auto noise and berms are typically where developers unload bad soils and rocks cleared from the development area and that saves on the trucks hauling away.

Board member Mittal stated that berms are not permitted right now. Mr. Gordos responded that currently, berms are not permitted, but staff is proposing to strike the language.

Board member Deter asked when there were berms allowed before if there were any requirements or descriptions and if those need to be included in the UDO.

Mr. Gordos responded that it is preferable not to. With conditional zoning, officials can decide.

Board member Deter asked if the applicants define size of berm on plan.

Mr. Gordos responded that the applicant should.

Chairman Manning commented that types of planting should also be on the plan

Mr. Gordos clarified that the text amendment would remove 917A.O(1)c. “Earthen berms are not a permitted design approach as they are inherently nonrural and would inappropriately alter the rural character, even if landscaped”

Motion: Board member Setzer made a motion to recommend a text amendment to remove 917A.O(1)c. “Earthen berms are not a permitted design approach as they are inherently nonrural and would inappropriately alter the rural character, even if landscaped”.

Second: Board member Mittal

Vote: The motion passed with a unanimous vote.

ii. Section D-607 Weddington Specific Process Steps for Legislative Decisions.

Mr. Gordos presented the staff report: At the September 9, 2024, Town Council meeting, Council requested staff to prepare an amendment modifying the requirements of applicants who propose a conditional zoning amendment. A Conditional Zoning Application form is required in order to process any conditional zoning project such as a major subdivision (>6 units) or any nonresidential development. On Page 2 of 3 of this application, it states the following: The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and ready for submission to the Planning Board. The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application. The Town of Weddington Planning Board expects a full agenda, staff report, and materials packet for consideration at least five days in advance of the meeting date in order to review the information presented by the Town Planner. The Town Planner requires additional days to prepare the staff report and ensure the submitted materials are finalized. While the 15 days required in the application is intended to assist staff with enough time to create a thorough and complete staff report, the 15 days has also become an expectation of Weddington citizens in preparing to attend Planning Board meetings and knowing what items will be presented well in advance of the meeting date. Rules should be explicitly codified, not only stated on the application. Staff opinion is that the 15 days isn't a shot clock but supports staff in complete review of the application and writing of the staff report. There is also language that gives some discretion to the Planning Board: The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application.

Board members discussed the process steps for conditional zoning legislative decisions. Chairman Manning asked if this helps staff. Mr. Gordos stated that it clarifies when something should be due. It's not useful for staff if this is perceived as a shot clock, or mechanism to exclude items. The Zoning Administrator determines completeness. The intention is to provide enough time to prepare a thorough recommendation to the board. Applications are submitted months before it comes before the Planning Board. Community meeting, report, revisions, etc. Determination of completeness doesn't come at application, but at step 6.

Board member Setzer commented that deadlines are not nefarious. Deadlines allow staff time to react.

Mr. Gordos stated that this was prompted by the Council discussion earlier this month. One of the other actions was limit number of agenda items to be seen by the Planning. That will also restrict things coming forward.

Board member Mittal asked about the language giving the Planning Board the option to shorten or waive the time for receipt. Mr. Gordos stated that is how it is currently written. Board members Setzer and Mittal agreed that language should be struck

Board member Mittal asked how long it takes to verify the application is complete. Mr. Gordos responded that it varies, but this makes it clear that 15 days before the meeting he will be looking at things closely to determine if the project is ready for the board.

Motion: Board member Setzer made a motion to recommend a text amendment to Section D-607 Weddington Specific Process Steps for Legislative Decisions, of the Unified Development Ordinance to include the following language in step 6: The Zoning Administrator shall present any properly completed application to the Planning Board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and ready for submission to the Planning Board. ~~The Planning Board, by majority vote, may shorten or waive the time provided for receipt for a completed application.~~

Second: Board member Mittal

Vote: The motion passed with a unanimous vote.

8. Update from Town Planner and Report from September Town Council Meeting

Mr. Gordos gave the update: Council discussed code changes. There will be several over the next few months coming before the Planning Board. One of the policy changes discussed was to limit number of projects presented to planning board and town council. Recommendation was that not more than 1 major item per meeting. This will take some management by staff. Today's one item of new business and code changes is intended format for major project and code amendments. Old business is another matter. When an application is tabled for more information and held over to old business, that is not considered the one item. There was a very explicit message from the council to limit number of items before the board. The RCD conservation subdivision text amendment the council opted for increasing front and side setbacks. That will have an impact on future proposals. Status of other subdivisions haven't changed. Things are in a holding pattern and those will trickle through. There won't be an agenda that will have 5 applications at once.

Chairman Manning asked if there was any movement on potential developments in pipeline. Mr. Gordos responded not to report at this time. Logistically, the queue must be worked out by staff.

Board member Setzer asked if the recommendation of 1 major item on agenda was just a recommendation. Mr. Gordos stated that it is not a text amendment, but a decision by council to do that for the future.

Board members discussed the policy. They expressed their general disagreement with the policy while agreeing that there should be some limits, one major item on the agenda a month may be too restrictive and put a burden on staff to manage the queue of projects. They discussed making a note to the Council that Planning Board doesn't need to be limited, they could handle at least 2 projects a month if staff isn't burdened.

9. Board member Comments

Board member Setzer: Thank you for coming out tonight. I appreciate your showing up and being here, stay engaged.

Board member Mittal: Thank you everyone. I hope Council thinks about that policy because that's something that will burden staff with the surge of developers coming in. We are putting a stop to that. Thank you for working on the UDO helps clear up the confusion for me and the developers.

Board member Deter: I want to thank people for coming. I think the important thing is that we're not here to do things fast, we're here to do things right. Sometimes that might be two. Sometimes could be more. I think the key focus is key is we're doing this long term that's what we gotta focus on.

Chairman Manning: I was made aware of an email to council today from some lobbyist group out of Charlotte. Weddington has basically been put on notice that we need to make decisions in our wheelhouse and not things that are state statutes and what other state agencies regulate. I'm sure Greg and Karen can send that email out as well. I got it from a private person. Weddington has been put on notice. We need to keep that in the back of our minds. Specifically, it was about septic systems and what state mandates a developer and homeowner can do with their land versus what a council can say "no we don't like it: to. Nobody has rejected anything but there's a lot of misinformation in the public and it's gotten the attention of a several large lobby groups in Charlotte that like to sue municipalities. We've already had one major lawsuit we don't need another one.

10. Adjournment

- Motion:** Board member Mittal made a motion to adjourn the September 23, 2024 Regular Planning Board Meeting at 8:09 p.m.
- Second:** Board member Setzer
- Vote:** The motion passed with a unanimous vote.

Approved: _____



TO: Planning Board
FROM: Gregory Gordos, AICP, Town Planner
DATE: October 28, 2024
SUBJECT: Application by 13700 Providence Road, LLC (property owner) requesting Conditional Zoning approval for the development of a two building office expansion located at 13700 Providence Road.

APPLICATION INFORMATION:

SUBMITTAL DATE: September 18, 2023
APPLICANT: Stephen Overcash, ODA Architecture
PROPERTY LOCATION: 13700 Providence Road
PARCEL ID#: 06063001
ACREAGE: +/- 5.064 acres
EXISTING LAND USE: office
EXISTING ZONING: MX, Mixed-Use

PROPOSAL:

The applicant, operating on-site as Polivka International, is proposing the development of two new office/medical office buildings to the east of the current office building. The two buildings are 10,000 square feet of space each in two stories; closer to Providence Road but behind the current retention pond for stormwater. These buildings are angled towards the entrance along Providence per community feedback provided in one of two Community Meetings held for the project. Hunter Farm is directly to the north of the site. Weddington Methodist Church is to the south. Harris-Teeter grocery store and other commercially zoned uses are found to the east, as is Town Hall.

Development Standards.

The development proposal does include one (1) change to the Development Standards already set forth in the Unified Development Ordinance (UDO). One structure does not meet height requirements based on proximity to a residentially zoned parcel. The development shall be governed by this Plan and all applicable requirements of the UDO. Council can grant relief as part of the conditional zoning approval.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

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

As required by UDO Section D-607(C)(5), the applicant held their required Community Meeting at Town Hall on June 10th and a second Community Meeting on August 5th. The applicant has provided a Community Meeting Report which has been attached to this staff report and posted on the Town's website.

The Planning Board heard and tabled this agenda item at their August 2024 hearing. The Town Council is tentatively scheduled to hold a public hearing regarding this application on Monday, November 12th, 2024, at 7:00 pm. The Conditional Zoning process allows the developer and the town to ask for conditions which could include special exceptions to rules or additional improvements. The town and the developer must agree on a condition for it to become a part of an approval.

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

Pursuant to Table 1, Permitted Uses, as contained within UDO Section D-703(D), Existing B-1 (CZ), B-2 (CZ), and MX (CZ) Districts are site specific development approvals, and shall follow the uses allowed in those approvals. This parcel was zoned MX District to allow the Polivka International building, by Town Council vote, in 2012.

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

Pursuant to Table 2, Lot and Building Standards, as contained within UDO Section D-703(E), all development within the MX zone is required to meet certain standards. However, these are not defined like Residentially zoned properties. The following table identifies those standards, as well as how the subject development proposal complies:

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		N/A	n/a
Minimum Lot Width		N/A	n/a
Minimum Setbacks	Front	25'	>100'
	Side	25'	36'
	Rear	25'	>100'
Maximum Height		40'	40'
Maximum Floor Area Ratio		0.2	0.15 (32,300 sf)

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

UDO Section D-917C, establishes numerous rules for how **non-residential** development is intended to occur within the Town. These rules include, but are not limited to, the location of landscaping, parking, open space, stormwater management, and design requirements. While not all these rules are appropriate to be included at this stage of the development process, there are many that must be considered.

UDO Section D-917C(A)(1) A buffer shall be built and maintained the entire width of the property fronting major or minor thoroughfares and major or minor roads. The buffers shall be built the width of the setback. All such landscaping,

screening and buffers shall include, protect and maintain existing and planted trees.

Ten existing trees are provided along Providence Road within the buffer. Additional new trees are proposed within the new parking lot.

New screening for buildings and parking: see new sheet CZ-003

UDO Section D-917C(A)(3) All buildings or structures within 50 feet of residentially zoned property shall be limited to two stories and shall have a maximum building height of 35 feet, as measured from the ground level to the peak of the roof..

The right building is greater than 50' (143') from a residentially zoned parcel based ~~on the scale provided by ODA Architecture~~ on a newly submitted Architectural Site Plan, while the left building is not (2836'). Positive findings of compliance cannot be made.

UDO Section D-917C(A)(5) Where the first floor of a nonresidential building has expanses of blank wall, each such expanse of blank wall may not exceed 20 feet in length.

Windows are provided on all sides of the ground floor. Positive findings of compliance can be made.

UDO Section D-917C(A)(6) Nonresidential portions of a development shall be designed so that they encourage and facilitate pedestrian use of those portions. In addition to other design elements that encourage and facilitate pedestrian use, in nonresidential portions of a development, sidewalks shall be placed in front of all principal buildings, and small pocket parks shall be created whenever feasible.

Sidewalks are placed in front of the entrance of each new structure. However, there is no facilitation of pedestrians traveling from building to building nor any connection to Providence Road or adjacent uses.

UDO Section D-917C(A)(7) Large expansive off-street parking lots are not allowed.

Parking lots are broken up by a center drive aisle and most parking lots are oriented to the east of the site away from the front entrance. However, parking at the rear of the building is preferred. This change to front-loaded parking was based on resident input during a community meeting.

A new site plan better illustrating parking was added to the packet as sheet CZ-002

UDO Section D-917C(A)(8) On-street parking is allowed and may be counted towards meeting the off-street parking requirements. For both on-street and off-street parking, a parking space shall be not less than nine feet in width or less than 20 feet in length

~~Stalls dimensions listed as 9'x18'. Findings of compliance cannot be made.~~
Parking spaces revised to meet 9'x20' requirement. 77 spaces required.

UDO Section D-917C(A)(10) At a minimum, ten percent of the gross acreage of the project (minus any required setbacks and buffers, utility easements, stormwater detention

areas, and marginal lands including, but not limited to, wetlands, floodplains, steep slopes, and bodies of water) shall consist of prominently located and pedestrian-accessible village green open spaces so as to encourage walking and pedestrian activity within the development. No development may occur within any such open space except for the creation of sidewalks, other walking paths, and any type of development commonly found in small public parks, such as statues or other art.

10% of the land appears to be open space but the percentage is not listed in the application documents. Open space shall be primarily repair area for the existing septic field to the south of the project site.

UDO Section D-917C(A)(11) The post development rate of stormwater runoff from any lot shall not exceed the predevelopment rate of runoff for a 100-year storm.

The applicant shall provide, at a minimum, the following information to the Administrator as part of his application to obtain a zoning permit:

An engineering report made and certified as true and correct by a registered engineer licensed to do business in the state. Such report shall include the following: 1. The routing of stormwater for the predevelopment and post-development conditions of the proposed building lot ...4. A statement indicating the rate of post-development stormwater runoff for the proposed building lot will not be greater than the predevelopment rate for a 100-year storm. ~~No report provided. A finding of compliance cannot be made.~~ Please see sheets U-1 through U-3 added to this report.

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

UDO Section D-917D, establishes supplements requirements for certain uses; however, not for all uses that are specifically listed in the UDO, including office or medical. As such, this Section is not applicable.

UDO Section D-918, General Requirements.

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

UDO Appendix 5, Architectural Standards.

The standards described or referenced in this section shall apply to all nonresidential development, including renovations, remodelings, face lifts, repainting and additions to existing structures within the zoning jurisdiction of the Town of Weddington. All such projects that require a conditional use permit, a modification to a CUP, or conditional zoning shall be required to meet these standards.

Please see attachments for the full Appendix 5.

(Ord. No. O-2009-10, 7-13-2009)

RELATION TO THE CODE OF ORDINANCES:

Appendix C, Traffic Impact Analysis.

Pursuant to Sec. II (A) (1), a Traffic Impact Analysis (TIA) is required for any CZ which is expected to create 50 or more peak hour vehicle trips or 500 or more daily vehicle trips. The proposal met the threshold of requiring a TIA to be completed and approved by the Town. This document was reviewed and found satisfactory by LaBella Engineering on June 6th, 2024 after several revisions sent to the Town.

LAND USE PLAN CONSISTENCY:

NOTE: On June 3rd 2024 the Weddington Town Council adopted the new Comprehensive Land Use Plan, which established new goals and policies from those previously used by the Planning Board. This project is among the first to submit under these new guiding principles and the first non-residential proposal.

Land Use Goals:

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

Policy: 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): d. Business. The intent of this designation is to accommodate neighborhood-serving commercial uses in the Town Center area. Maximum FAR: 0.2.

The subject property is identified as *Business* in the 2024 Future Land Use Map (Map 4). The primary function of the Business FLU designation is to provide areas with neighborhood-serving commercial uses which serve the needs of Weddington residents. Note: this is the only Business designation *outside* the Downtown Overlay and the only parcel in Town zoned MX.

Goal 2: Ensure that new commercial development and redevelopment are located and designed to serve the residents of Weddington.

Policy: LU 2.2: 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.

The application is proposing two office building in addition to the existing office building structure. While not considered commercial (mercantile) this redevelopment project is adjacent to residential zoning to the north and south and site design is crucial for such a prominent location along the Providence Road corridor and across from the Downtown Overlay.

Transportation Goals:

Goal 1: Encourage the development of well-designed streets that are safe, connected, and welcoming for all users.

Policy: T 1.1: Major thoroughfares and key entryways shall be given the highest priority for beautification efforts and corridor design.

Providence Road (NC-16) is the main north-south thoroughfare in Weddington. Aesthetics of these non-residential buildings shall maintain the standards and requirements set forth in Section D-917C and Appendix 5. Brick masonry, large windows, and the orientation of structures to the entrance along Providence were a design response to community concerns.

Policy: *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.*

No new roads are proposed as a result of this addition. Pedestrian access is not safe as proposed.

Conservation Goals:

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

Policy: *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.*

Aesthetics can be regulated for non-residential structures, including offices as proposed. The style of the proposed structures is Georgian with similar detailing to the existing 2-story office building.

Infrastructure Goals:

Goal 1: *Ensure that all existing and future developments in Weddington are served by adequate water, wastewater, drainage and emergency services.*

Policy: *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.*

One existing retention pond is proposed for stormwater runoff, which must be designed to meet 100-year stormwater events (just like residential projects) per a 2024 Town of Weddington UDO update. The existing septic field and repair areas are proposed for the two new structures, ~~but have not been evaluated at the time of the community meetings, nor has any engineering reports been submitted to the Town at this time.~~ with modifications recommended by DPR Design and attached as a memo to this staff report.

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

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development.

A lack of detail in the submittal have been addressed regarding stormwater, parking dimensions, and landscaping. The south structure still encroaches in the setback requirement under UDO Section D-917C(A)(3). *All buildings or structures within 50 feet of residentially zoned property shall be limited to two stories and shall have a maximum building height of 35 feet.* The applicant has elected not to relocate the structure outside of the setback area: therefore a height reduction would be necessary or a condition of approval to seek relief. The applicant states they would like to ask relief for the following reasons:

- a. *There is not residential on the adjacent property, but a 58' tall Church.*
- b. *There is an existing heavily wooded, mature 28' wide buffer along the Property Line, obscuring views of the offices.*
- c. *The proposed elevation of the office building is approximately 10' lower than the adjacent property, further minimizing its visual height.*
- d. *As illustrated in the site section the proposed roof is 35' or lower at the 50' line*

The proposed development matches the existing character of office use and the property is properly zoned MX, Mixed Use. However, the development is isolated with poor pedestrian connectivity. Land uses permitted in the MX zone also need to be explicit to avoid allowing mercantile commercial uses that should be in the Business (B-1 or B-2) zones, continuing use for office spaces and medical office as requested. Recommendation for approval shall be made for office land use types only.

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a two office/medical office building generally located at 13700 Providence Road, be recommended for **approval with conditions**.

- All buildings or structures within 50 feet of residentially zoned property shall be limited to two stories and shall have a maximum building height of 35 feet. The south building (PROPOSED 2 STORY) shall be limited to 35' and new building elevations shall be reviewed by staff for zoning compliance.
- Union County Environmental Health approval of the proposed lots for septic tanks and wells.

ATTACHMENTS:

Application
Sketch Plan
Renderings and Details
Land Use Map
Zoning Map
Community Meeting Report (2)
TIA

TOWN OF WEDDINGTON
Conditional Zoning Application

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

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

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

APPLICANT INFORMATION

Name: Stephen F. Overcash, RA
Mailing Address: 2010 South Tryon Street, Charlotte, NC 28203
Phone Number: 704.905.0423 Email: sovercash@oda.us.com

PROPERTY OWNER INFORMATION *(if different from applicant)*

Name: 13700 Providence Road, LLC.
Mailing Address: 13700 Providence Road, Suite 200, Weddington, NC 28104
Phone Number: 704.321.0802 Email: danp@polivkaintl.com

SUBJECT PROPERTY INFORMATION

Location: 13700 Providence Road, Weddington, NC 28104
Parcel Number: 06150045 (Lot 2 & Lot 3)
Existing Zoning: MX
Use of Property: Office

APPLICATION SUBMITTAL INFORMATION

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

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

Planning Board Review

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

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

Public Hearing Required

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



Action by Town Council

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

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

CERTIFICATION

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

 _____ Applicant	9/13/2023 _____ Date
 _____ Property Owner	9.15.23 _____ Date

General Notes

1. The owner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
2. This Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the building, parking and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer.
3. **Proposed Uses :** The use of the two new proposed buildings will be General Office and Medical Office.
4. **Parking Spaces :** parking spaces shall be a minimum of 9' x 18'. There are 67 spaces illustrated, and allocated to the new buildings. Parking to meet UDO requirements.
5. **Phasing :** It is the intent of the developer to construct both new and proposed buildings simultaneously in on phase.
6. **Signage :** All Signage will be permitted separately
7. **Building Height:** The maximum building height for a MX Zone is 40'. As illustrated in the renderings and elevations, the height of the ridge will be a maximum of 40'.
8. **Landscape Requirements :** The petitioner understands that, as a condition of approval, the proposed development shall be subject to all landscape and buffer requirements of the Town of Weddington UDO
9. **Sewer Allocations :** The proposed development will have a Septic System with the capacity for the proposed office buildings, as designed by Piedmont Design Associates, P.A.

Polivka International
13700 Providence Road, LLC.

Existing Zoning: MX (CZ)
Mixed Use Conditional
Zoning District

DEED BK-4430 PG-860
PID #06150045
Lot 1, Lot 2, Lot 3

Acreage: 4.84 acres

Site Data:

North Adjacent Land Parcel
Nancy Anderson
PID# 06150044E
DEED BK-1991 PG-752
Zone: R-40
Existing Use: Single Family

West Adjacent Land Parcel
James Hunter
PID# 06150044
DEED BK-1991 PG-752
Zone: R-40

Existing Use: Single Family

South Adjacent Parcel
Weddington United Methodist Church
PID# 06150045A
DEED BK-5047 PG-746
Zone: R-40
Existing Use: Church

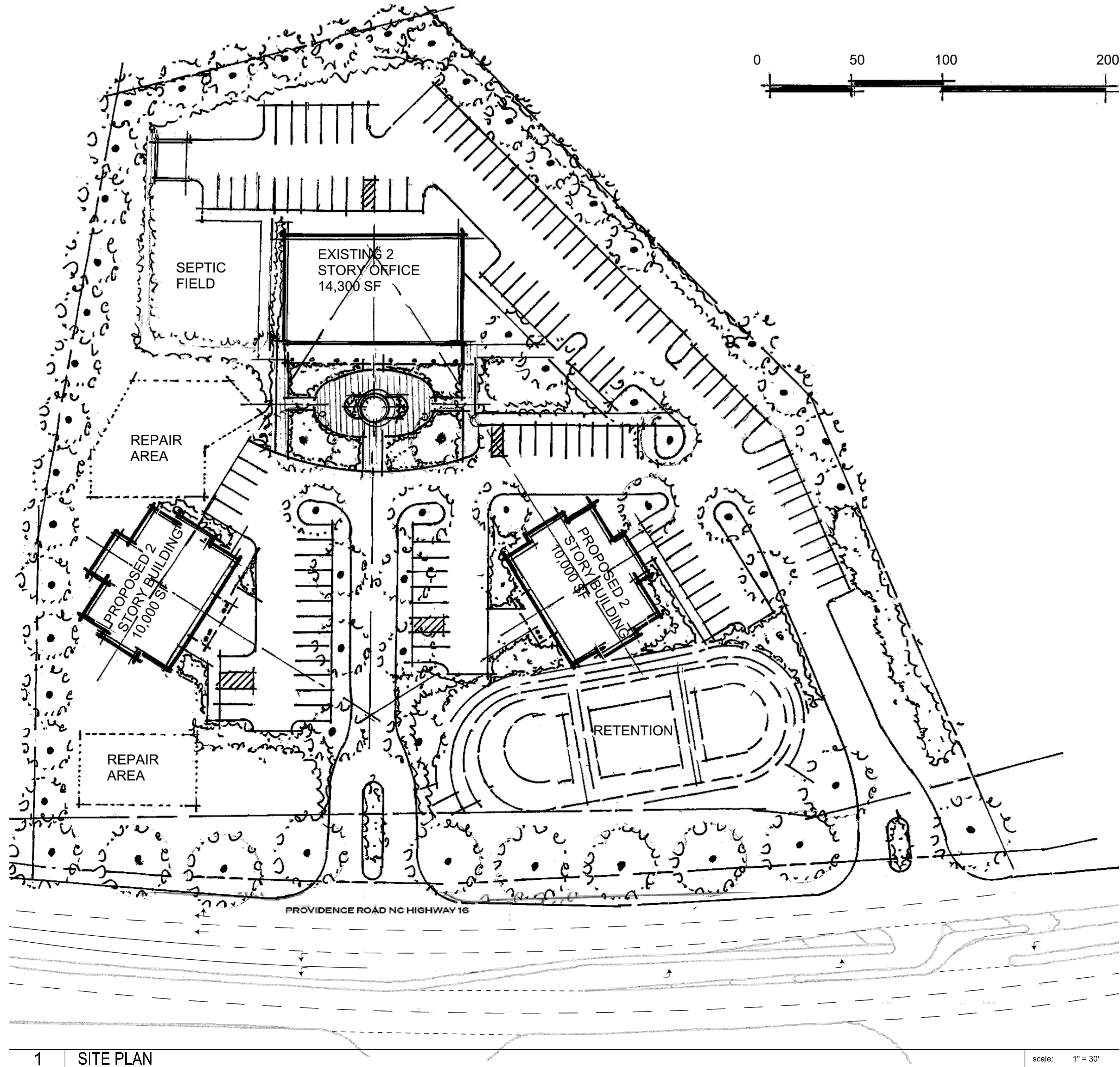
Proposed Uses: The proposed uses are General Office and Medical Office.

Proposed Development Description:
The Site Plan illustrates (2) two-story office buildings of 10,000 sf each. The style of the proposed structures is Georgian with similar detailing to the existing 2-story office building. The access to the site exists and will remain. New parking areas will be constructed in the general configuration illustrated on the Site Plan.



2 VICINITY MAP

scale: NTS



1 SITE PLAN

scale: 1" = 30'



ODA ARCHITECTURE

2010 south tryon st., suite 1a
charlotte, nc 28203
704.332.1615
www.oda.us.com

OFFICE DEVELOPMENT

13700 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

REVISIONS		
No.	Description	Date
1	CZ-1 SUBMITTAL	10.04.23
2	CZ-1 REVISION	11.22.23
3	CZ-1 REVISION	07.11.24

CONDITIONAL ZONING AMENDMENT SUBMITTAL

CZ-1

Copyright 2023 ODA ARCHITECTURE



2 RENDERING D scale: NTS



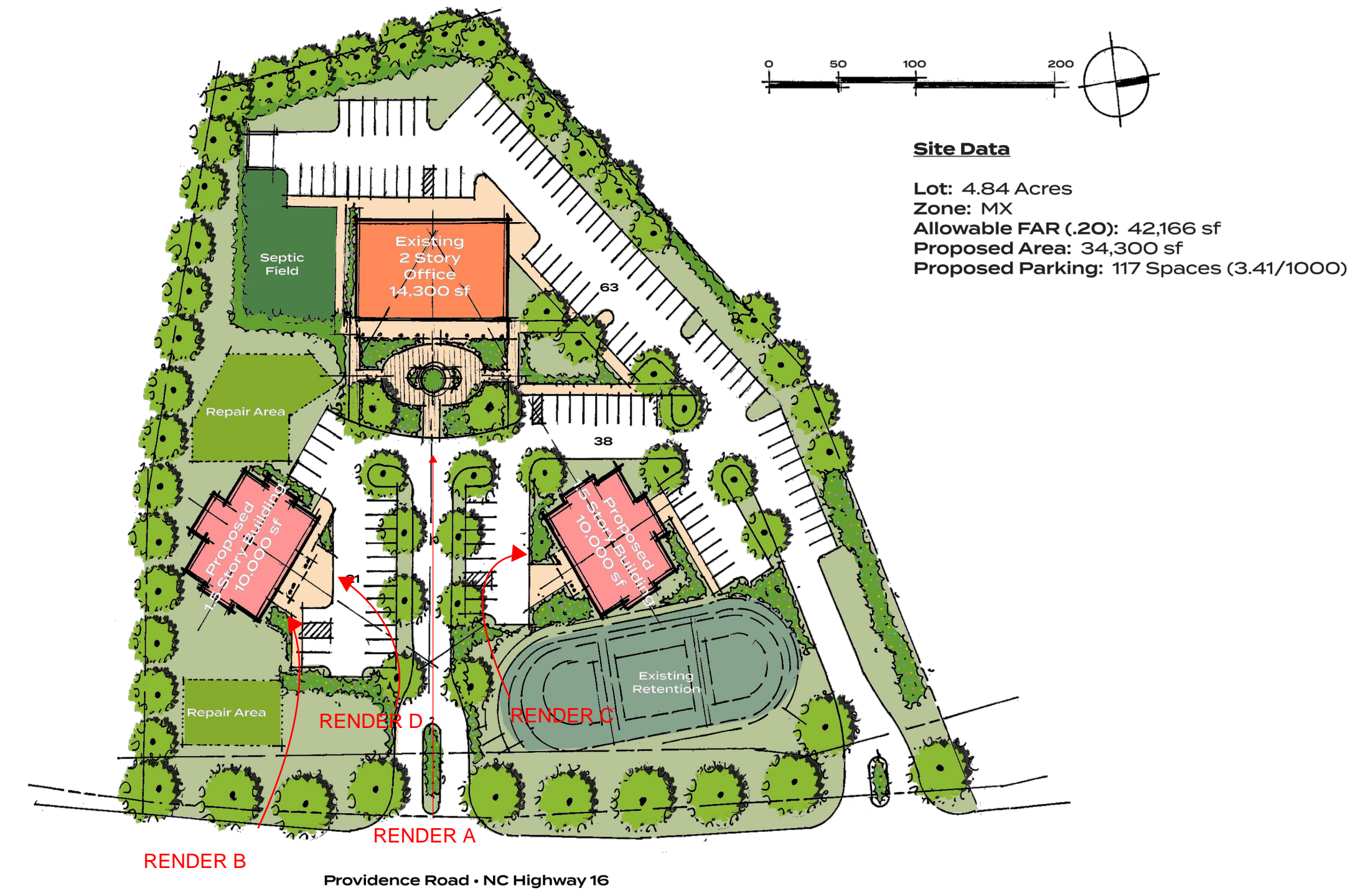
2 RENDERING C scale: NTS



2 RENDERING B scale: NTS



2 RENDERING A scale: NTS



4 KEY PLAN scale: NTS



3 BUILDING ELEVATION - EAST scale: 1/16" = 1'-0"



1 BUILDING ELEVATION - SOUTH scale: 1/16" = 1'-0"



ODA ARCHITECTURE
 2010 south tryon st., suite 1a
 charlotte, nc 28203
 704.332.1615
 www.oda.us.com

OFFICE DEVELOPMENT
 13700 PROVIDENCE ROAD
 WEDDINGTON, NORTH CAROLINA

REVISIONS		
No.	Description	Date
1	CZ-1 SUBMITTAL	10.03.23
2	CZ-1 REVISION	11.22.23
3	CZ-1 REVISION	07.11.24

RENDERINGS &
 DETAILS

CZ-2
 Copyright 2023 ODA ARCHITECTURE



ODA Architecture

2010 South Tryon St., Suite 1a
Charlotte, NC, 28203
704.332.1615
www.oda.us.com

SEAL:

**PROGRESS PRINT
NOT FOR
CONSTRUCTION**

CONSULTANT:



WEDDINGTON TOWN CENTER

POLIVKA OFFICE PARK

13700 PROVIDENCE RD.
WEDDINGTON, NORTH CAROLINA
ODA PROJECT # 233726

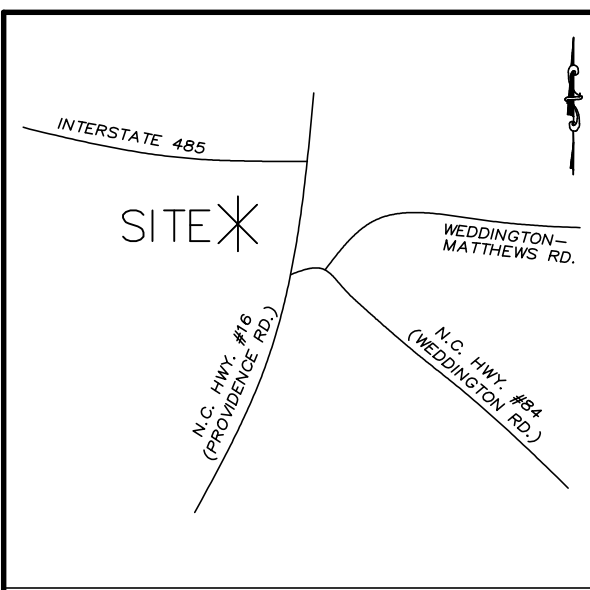
ZONING APPROVAL

10.09.2024

REVISIONS		
No.	Description	Date

SURROUNDING CONTEXT

CZ-001



VICINITY MAP: N.T.S.

- LEGEND:**
- REBAR FOUND (AS NOTED)
 - #4 IRON SET
 - △ COMPUTED POINT
 - R/W RIGHT-OF-WAY
 - EIP EXISTING IRON PIPE
 - STORM WATER EASEMENT

WEDDINGTON UNITED METHODIST
 PID#06150045A
 DEED BK-5074 PG-746
 ZONED: RCD
 EXISTING USES: CHURCH

JAMES HUNTER
 PID#06150044
 DEED BK-1991 PG-752
 ZONED: RCD
 EXISTING USES: SINGLE FAMILY

13700 PROVIDENCE RD LLC
 DEED BK-4430 PG-860
 PID#06150045
 ZONED: MX
 EXISTING USES: GENERAL OFFICE

LOT 1
 104,455 SQ.FT.
 2.398 ACRES

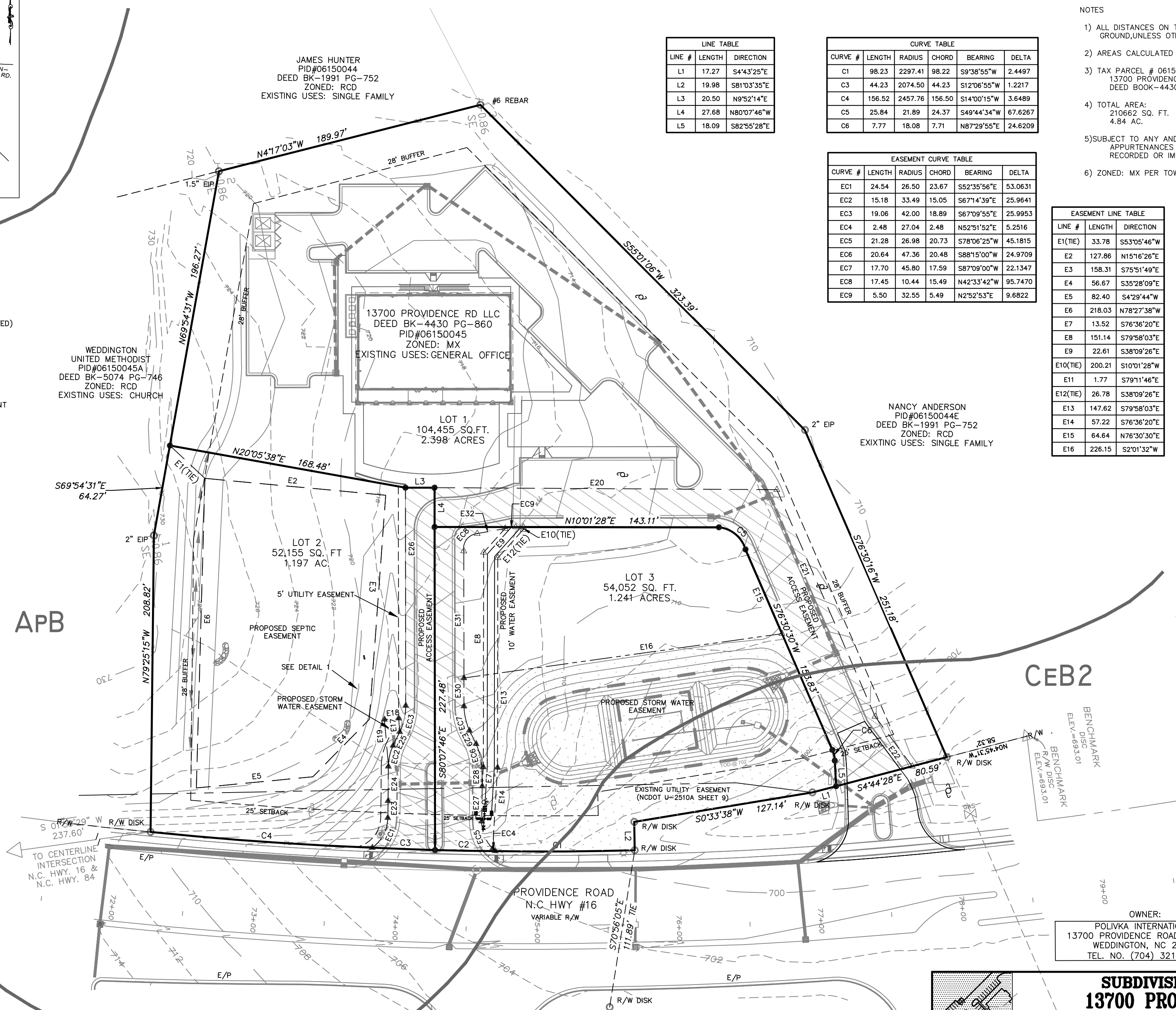
LOT 2
 52,155 SQ. FT.
 1.197 AC.

LOT 3
 54,052 SQ. FT.
 1.241 ACRES

NANCY ANDERSON
 PID#06150044E
 DEED BK-1991 PG-752
 ZONED: RCD
 EXISTING USES: SINGLE FAMILY

APB

CEB2



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	17.27	S4°43'25"E
L2	19.98	S81°03'35"E
L3	20.50	N9°52'14"E
L4	27.68	N80°07'46"W
L5	18.09	S82°55'28"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	98.23	2297.41	98.22	S9°38'55"W	2.4497
C3	44.23	2074.50	44.23	S12°06'55"W	1.2217
C4	156.52	2457.76	156.50	S14°00'15"W	3.6489
C5	25.84	21.89	24.37	S49°44'34"W	67.6267
C6	7.77	18.08	7.71	N87°29'55"E	24.6209

EASEMENT CURVE TABLE

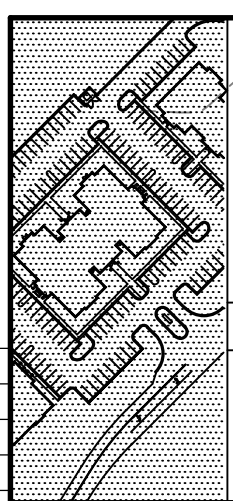
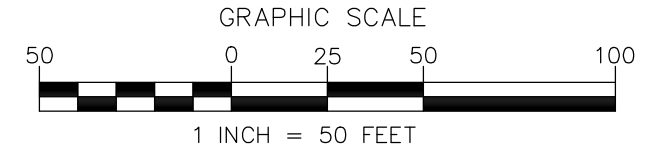
CURVE #	LENGTH	RADIUS	CHORD	BEARING	DELTA
EC1	24.54	26.50	23.67	S52°35'56"E	53.0631
EC2	15.18	33.49	15.05	S67°14'39"E	25.9641
EC3	19.06	42.00	18.89	S67°09'55"E	25.9953
EC4	2.48	27.04	2.48	N52°51'52"E	5.2516
EC5	21.28	26.98	20.73	S78°06'25"W	45.1815
EC6	20.64	47.36	20.48	S88°15'00"W	24.9709
EC7	17.70	45.80	17.59	S87°09'00"W	22.1347
EC8	17.45	10.44	15.49	N42°33'42"W	95.7470
EC9	5.50	32.55	5.49	N2°52'53"E	9.6822

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
E1(TIE)	33.78	S53°05'46"W
E2	127.86	N15°16'26"E
E3	158.31	S75°51'49"E
E4	56.67	S35°28'09"E
E5	82.40	S4°29'44"W
E6	218.03	N78°27'38"W
E7	13.52	S76°36'20"E
E8	151.14	S79°58'03"E
E9	22.61	S38°09'26"E
E10(TIE)	200.21	S10°01'28"W
E11	1.77	S79°11'46"E
E12(TIE)	26.78	S38°09'26"E
E13	147.62	S79°58'03"E
E14	57.22	S76°36'20"E
E15	64.64	N76°30'30"E
E16	226.15	S2°01'32"W

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
E17	9.57	S84°56'31"E
E18	10.00	S50°3'29"W
E19	32.32	S84°56'31"E
E20	241.06	N10°17'47"E
E21	174.08	S76°31'32"W
E22	43.67	S63°15'21"W
E23	11.89	S79°07'49"E
E24	24.29	S79°33'07"E
E25	10.76	S54°10'04"E
E26	153.51	S80°07'46"E
E27	24.68	N79°15'46"W
E28	9.78	N80°49'37"W
E29	10.46	S73°34'00"W
E30	19.90	N80°06'53"W
E31	89.35	N80°06'53"W
E32	22.02	N02°5'57"W



OWNER:
 POLIVKA INTERNATIONAL
 13700 PROVIDENCE ROAD, STE 200
 WEDDINGTON, NC 28104
 TEL. NO. (704) 321-0802

SUBDIVISION SURVEY
13700 PROVIDENCE RD
POLIVKA INTERNATIONAL

TOWN OF WEDDINGTON
 UNION COUNTY, NORTH CAROLINA
 PREPARED FOR: POLIVKA INTERNATIONAL

File #	17118-RM	Date	REV-8-1-18	Project P.L.S.:	SSD
THE ISAACS GROUP		Surveyed By:	JN	Drawn By:	LAS
CIVIL ENGINEERING DESIGN AND LAND SURVEYING		Scale:	1"=50'		

8720 RED OAK BLVD. SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

PRELIMINARY
 FOR REVIEW ONLY

NOTE:
 THE TOPO PROVIDED BY THE PE CAN ONLY BE IN SUPPORT OF THE PE'S PROJECT AND CANNOT BE ISSUED TO BE RELIED UPON BY OTHERS. THE PE WILL BE TAKING RESPONSIBILITY FOR THE TOPO AS IT IMPACTS THE PROJECT UNDER THE PE LICENSE.

October 9, 2024

Town of Weddington
Attn: Planning Board
1924 Weddington Road
Weddington, NC 28104

Re: 13700 Providence Road
Matthews, NC
DPR Project #: 24065



To whom it may concern:

A preliminary engineering analysis was performed for the project site located at 13700 Providence Road in Matthews, North Carolina. This analysis allowed us to determine the necessary improvements that would need to be made to the existing stormwater control measure in order to accommodate the proposed increase in built-upon-area (BUA).

Per the Conditional Rezoning Architectural Site Plan prepared by ODA Architecture, approximately 0.70 acres of new impervious area is proposed. The existing stormwater for this site is managed by a dry detention basin and surface sand filter to provide both quantity and quality controls.

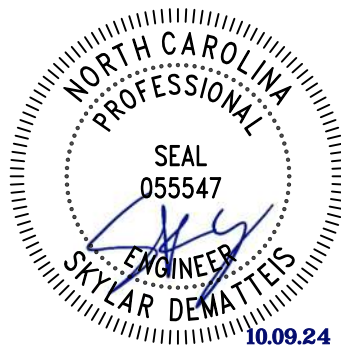
In order to accommodate the proposed 0.70 acres of increased BUA, the following modifications to the existing dry detention basin and surface sand filter are proposed:

- Increase volume of current dry detention from 32,000 ft³ to 55,000 ft³ by providing a two ft. wall on the southern side of the basin and raising the top of the basin from 702.00 to 704.00.
- Minor modifications to the existing outlet control structure (rim elevation, orifices, weirs) and sand media will be required. This will be fully designed during the construction design phase and permitting with the Town of Weddington.

The proposed modifications meet the current Town of Weddington UDO requirements for stormwater management, including providing detention volume control up to the 100-year, 24-hour storm event.

Sincerely,

Skylar DeMatteis, PE
Civil Project Manager
DPR Design
sdematteis@dpr.design
(330)-844-0306



General Notes

- 1. The owner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
- 2. This Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the building, parking and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer.
- 3. **Proposed Uses** : The use of the two new proposed buildings will be General Office and Medical Office only.
- 4. **Parking Spaces** : parking spaces shall be a minimum of 9' x 20'. There are 77 spaces illustrated, and allocated to the new buildings. Parking to meet UDO requirements.
- 5. **Phasing** : It is the intent of the developer to construct both new and proposed buildings simultaneously in on phase.
- 6. **Signage** : All Signage will be permitted separately
- 7. **Building Height**: The maximum building height for a MX Zone is 40'. As illustrated in the renderings and elevations, the height of the ridge will be a maximum of 40'.
- 8. **Landscape Requirements** : The petitioner understands that, as a condition of approval, the proposed development shall be subject to all landscape and buffer requirements of the Town of Weddington UDO
- 9. **Sewer Allocations** : The proposed development will have a Septic System with the capacity for the proposed office buildings, as designed by Piedmont Design Associates, P.A. See Sheets U-1, U-2, U-3

Polivka International
13700 Providence Road, LLC.

Existing Zoning: MX (CZ)
Mixed Use Conditional Zoning District

DEED BK-4430 PG-860
PID #06150045
Lot 1, Lot 2, Lot 3

Acreage: 5.06 acres

FAR Maximum:	20%	(44,083 SF)
FAR Proposed:	15%	(32,300 SF)

Site Data:

North Adjacent Land Parcel
Nancy Anderson
PID# 06150044E
DEED BK-1991 PG-752
Zone: R-40
Existing Use: Single Family

West Adjacent Land Parcel
James Hunter
PID# 06150044
DEED BK-1991 PG-752
Zone: R-40 Existing Use: Single Family

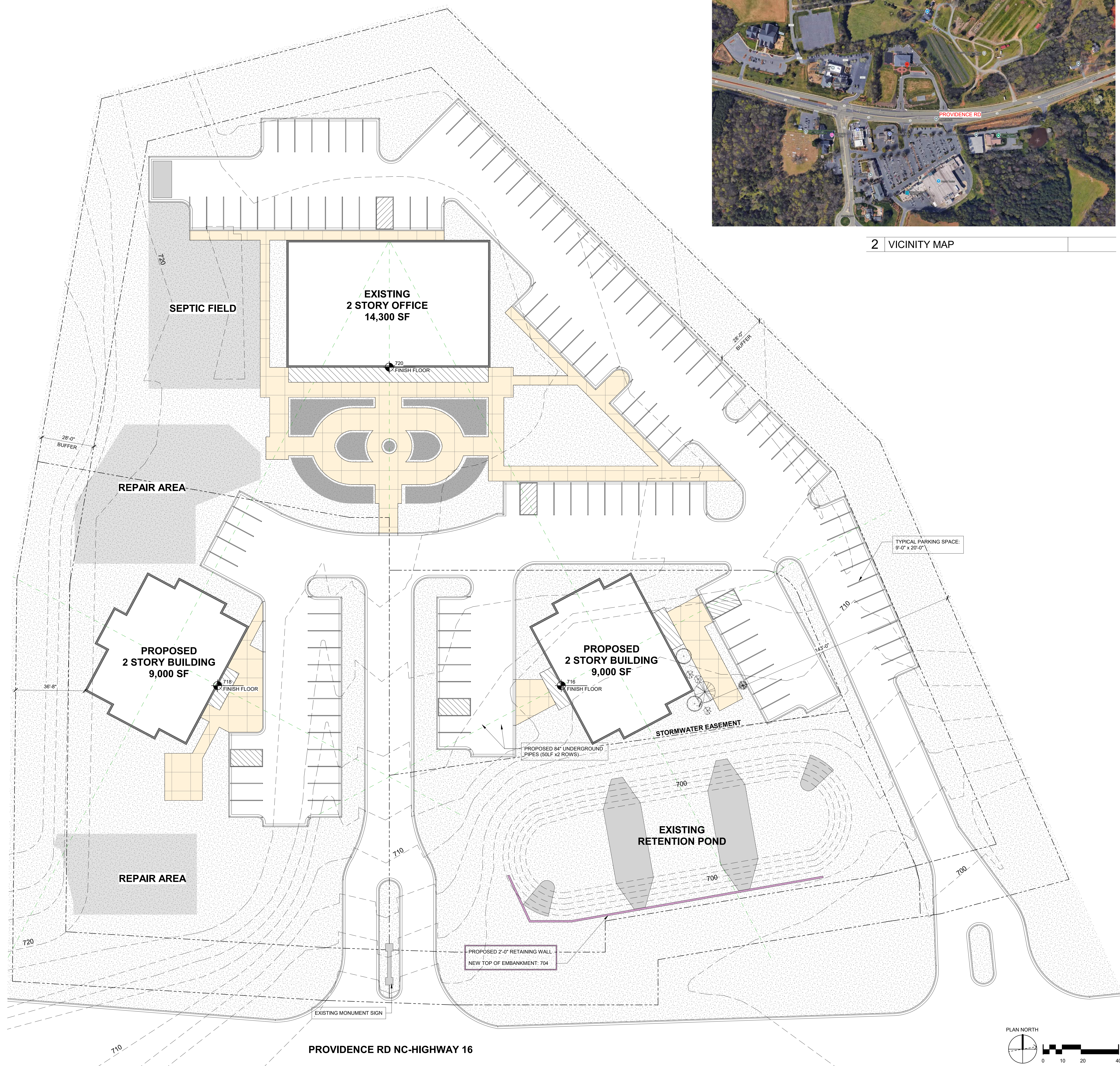
South Adjacent Parcel
Weddington United Methodist Church
PID# 06150045A
DEED BK-5047 PG-746
Zone: R-40
Existing Use: Church

Proposed Uses: The proposed uses are General Office and Medical Office only.

Proposed Development Description: The Site Plan illustrates (2) two-story office buildings of 9,000 sf each. The style of the proposed structures is Georgian with similar detailing to the existing 2-story office building. The access to the site exists and will remain. New parking areas will be constructed in the general configuration illustrated on the Site Plan.



2 VICINITY MAP



ODA Architecture
2010 South Tryon St., Suite 1A
Charlotte, NC, 28203
704.332.1615
www.oda.us.com

SEAL:
PROGRESS PRINT
NOT FOR
CONSTRUCTION

CONSULTANT:

POLIVKA OFFICE PARK

13700 PROVIDENCE RD.
WEDDINGTON, NORTH CAROLINA
ODA PROJECT # 233726

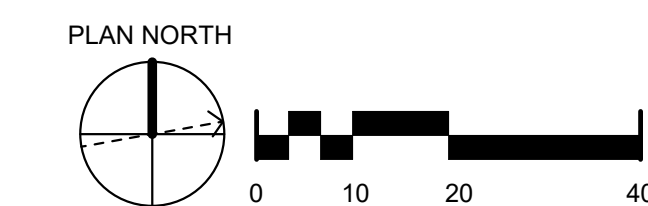
ZONING APPROVAL

10.09.2024

REVISIONS		
No.	Description	Date

ARCHITECTURAL SITE PLAN

CZ-002



10/9/2024 9:03:48 AM



ODA Architecture
 2010 South Tryon St., Suite 1A
 Charlotte, NC, 28203
 704.332.1615
 www.oda.us.com

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 CONSTRUCTION

CONSULTANT:

Tree Planting Notes

- All trees and shrubs shall meet or exceed the minimum requirements as noted in Weddington Municode Section 58-8.
- The contractor shall contact North Carolina One Call prior to digging.
- Planting backfill mixture: 4 parts topsoil; 1 part peat moss; 10 LBS. 5-10-5 planting fertilizer thoroughly mixed per cubic yard.
- Stake trees immediately after planting.
- All disturbed areas shall be seeded and mulched.
- All existing landscaping to remain where possible. Any plantings damaged during the construction process to be replaced by equal or more plantings than before.

Buffer Yard Notes

- Any existing trees retained in healthy condition yard buffers may be credited for any required tree planting.
- Trees and shrubs for buffer planting to be selected from the town of Weddington list of acceptable plant species, Chapter 18 Appendix 1.

Screening Requirements (per table 58-8)

Perimeter Buffer: 6 Trees and 20 Shrubs per 100'

Open Space Requirement

Total Site: 220,413 SF (5.06 Acres)
 10% Open Space Required (22,041 SF)
 17% Open Space Provided (38,033 SF)

KEY:

- Existing Lampposts X
- Proposed Lampposts X
- New Plantings for Screening



PLANT LIST

KEY	COMMON BOTANICAL NAME	SIZE
-----	-----------------------	------

TREES		
AR	ACER RUBRUM 'OCTOBER GLORY'	2" CAL. B & B, LIMB UP TO 6'
BN	BETULA NIGRA	2" CAL. B & B
FA	ILEX X ATTENUATA 'FOSTER'	2" CAL. B & B
LI	LAGERSTROEMIA INDICA 'NATCHEZ'	2" CAL. B & B
PY	PRUNUS YEDOENSIS	2" CAL. B & B

SHRUBS		
FI	FORSYTHIA INTERMEDIA	24" MN. HT., 4" O.C.
RU	RAPHOLEPIS UMBELLATA	36" HT., 4" O.C.
LL	LIGUSTRUM LUCIDUM	36" HT., 5" O.C.

BMP PLANTING		
BNB	BETULA NIGRA	6" HT., B&B
LIAB	LAGERSTROEMIA INDICA 'NATCHEZ'	6" HT., B&B
MAG	MAGNOLIA 'LITTLE GEM'	5" HT., B&B
IH	ILEX CRENATA 'COMPACTA'	24" HT., 4" O.C.
INSIDE BMP SAND FILTER PLANTS:		
RO	RIVER OATS	2FT OC
JP	JOE PYE WEED	2 FT OC
LB	LITTLE BLUESTEM	1.5 FT OC
EP	BONESET	1.5 FT OC

ADDITIONAL PLANTING (PARKING AREAS, BLDG FOUNDATION)		
IC	ILEX CORNUTA 'CARISSA'	24" HT., 3" O.C.
ND	NANDINA DOMESTICA 'GULFSTREAM'	15" HT., 24" O.C.
TB	ILEX CORNUTA BURFORDI	LIMBED UP TREE FORM, 4" HT.

POLIVKA OFFICE PARK

13700 PROVIDENCE RD.
 WEDDINGTON, NORTH CAROLINA
 ODA PROJECT # 233726

ZONING APPROVAL

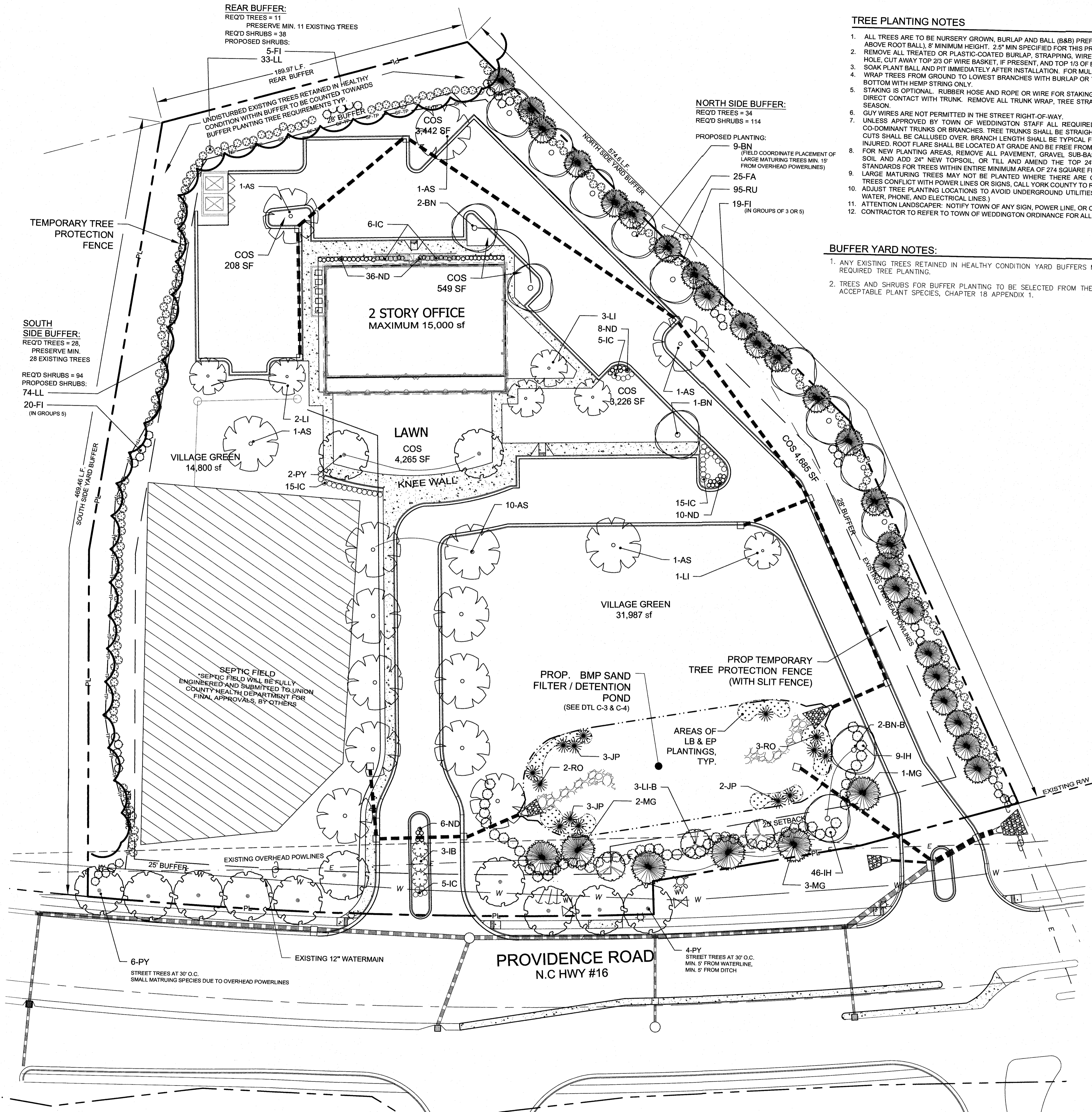
10.09.2024

REVISIONS		
No.	Description	Date

LANDSCAPE AND SITE LIGHTING PLAN

CZ-003

10/9/2024 9:03:54 AM



TREE PLANTING NOTES

- ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B) PREFERRED. MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE ROOT BALL), 8' MINIMUM HEIGHT. 2.5" MIN SPECIFIED FOR THIS PROJECT.
- REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE, CUT AWAY TOP 2/5 OF WIRE BASKET, IF PRESENT, AND TOP 1/3 OF BURLAP.
- SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. FOR MULCH, USE PINE NEEDLES OR SEASONED MULCH (4"). WRAP TREES FROM GROUND TO LOWEST BRANCHES WITH BURLAP OR TREE WRAP PAPER (OPTIONAL). SECURE NEAR TOP AND BOTTOM WITH HEMP STRING ONLY.
- STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
- GUY WIRES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY.
- UNLESS APPROVED BY TOWN OF WEDDINGTON STAFF ALL REQUIRED TREES MUST HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING CUTS SHALL BE CALLUSED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BE BROKEN, DISEASED OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE FROM EXCESSIVE ADVENTITIOUS ROOT GROWTH.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL YORK COUNTY TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE, AND ELECTRICAL LINES.)
- ATTENTION LANDSCAPER: NOTIFY TOWN OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
- CONTRACTOR TO REFER TO TOWN OF WEDDINGTON ORDINANCE FOR ALL APPLICABLE PLANTING DETAILS AND GUIDELINES.

BUFFER YARD NOTES:

- ANY EXISTING TREES RETAINED IN HEALTHY CONDITION YARD BUFFERS MAY BE CREDITED FOR ANY REQUIRED TREE PLANTING.
- TREES AND SHRUBS FOR BUFFER PLANTING TO BE SELECTED FROM THE TOWN OF WEDDINGTON LIST OF ACCEPTABLE PLANT SPECIES, CHAPTER 18 APPENDIX 1.

TOTAL SITE: 220,413 S.F. (5.06 ACRES)
10% OPEN SPACE REQUIRED: 22,041 S.F.,
63,162 S.F. PROVIDED

Screening Requirements (per table 58-8)
Perimeter Buffer: 6 Trees and 20 Shrubs per 100'

LANDSCAPING NOTES

- ALL TREES AND SHRUBS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN WEDDINGTON MUNICOD SECTION 58-8.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL PRIOR TO DIGGING.
- PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL, 1 PART PEAT MOSS, 10 LBS. 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
- STAKE TREES IMMEDIATELY AFTER PLANTING.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

PLANT LIST

KEY | COMMON/ BOTANICAL NAME | QTY. | SIZE

TREES			
AR	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	15	2" CAL., B & B, LIMB UP TO 6'
BN	BETULA NIGRA RIVER BIRCH	12	2" CAL., B & B,
FA	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY	25	2" CAL., B & B,
LI	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	6	2" CAL., B & B,
PY	PRUNUS YEDOENSIS YOSHINO CHERRY	12	2" CAL., B & B,

SHRUBS			
FI	FORSYTHIA INTERMEDIA SHOWY FORSYTHIA	44	24" MIN. HT., 4" O.C.
RU	RAPHIOLEPSIS UMBELLATA YEDDO-HAWTHORN	95	36" HT., 4" O.C.
LL	LIGUSTRUM LUCIDUM GLOSSY PRIVET	107	36" HT., 5" O.C.

BMP PLANTING			
BN-B	BETULA NIGRA RIVER BIRCH	2	8' HT., B&B
LI-B	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	3	6' HT., B&B
MG	MAGNOLIA 'LITTLE GEM' LITTLE GEM MAGNOLIA	6	5' HT., B&B.
IH	ILEX CRENATA COMPACTA COMPACTA HOLLY	55	24" HT., 4" O.C.

INSIDE BMP SAND FILTER PLANTS:			
RO	RIVER OATS Chasmanthium latifolium	5	2FT OC 2"DIA X 5"PLUG
JP	JOE PYE WEED Eupatoriadelphus fistulosus	9	2 FT OC 2"DIA X 5"PLUG
LB	LITTLE BLUESTEM Schizachyrium scoparium	200	1.5 FT OC 2"DIA X 5"PLUG
EP	BONESET Eupatoriadelphus perfoliatum	200	1.5 FT OC #SP4 CG

ADDITIONAL PLANTING (PARKING AREAS, BLDG FOUNDATION)			
IC	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	46	24"HT., 3" O.C.
ND	NANDINA DOMESTICA 'GULFSTREAM' GULFSTREAM NANDINA	60	15" HT., 24" O.C.
TB	ILEX CORNUTA BURFORDI BURFORD HOLLY	3	LIMBED UP TREE FORM, 4' HT.

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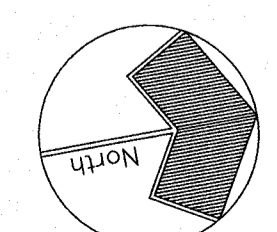
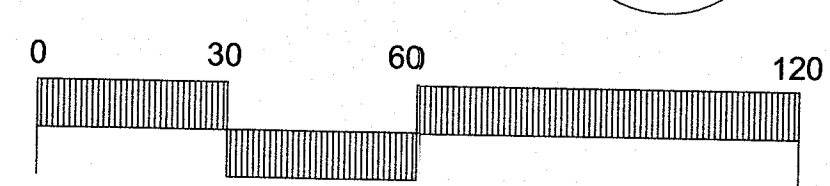
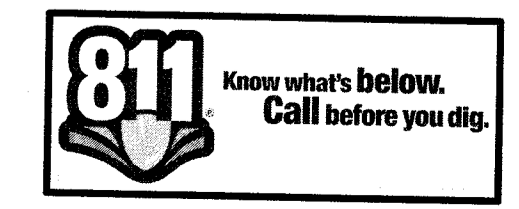
FOR REFERENCE ONLY:

Parkir LLC
10701 110
CHARL 11A
PH
PEF AT
W I
1370 D
WEDDIN 11A

ISSUE
TOWN SUBM
PERMIT SUBM
Project Name C

DATE
5-10-13
5-10-13
3-27-13

PLANTING
COMMON OPEN SPACE
PLAN





ODA Architecture

2010 South Tryon St., Suite 1a
Charlotte, NC, 28203
704.332.1615
www.oda.us.com

SEAL:

**PROGRESS PRINT
NOT FOR
CONSTRUCTION**

CONSULTANT:



RENDERING D

scale: NTS



RENDERING C

scale: NTS



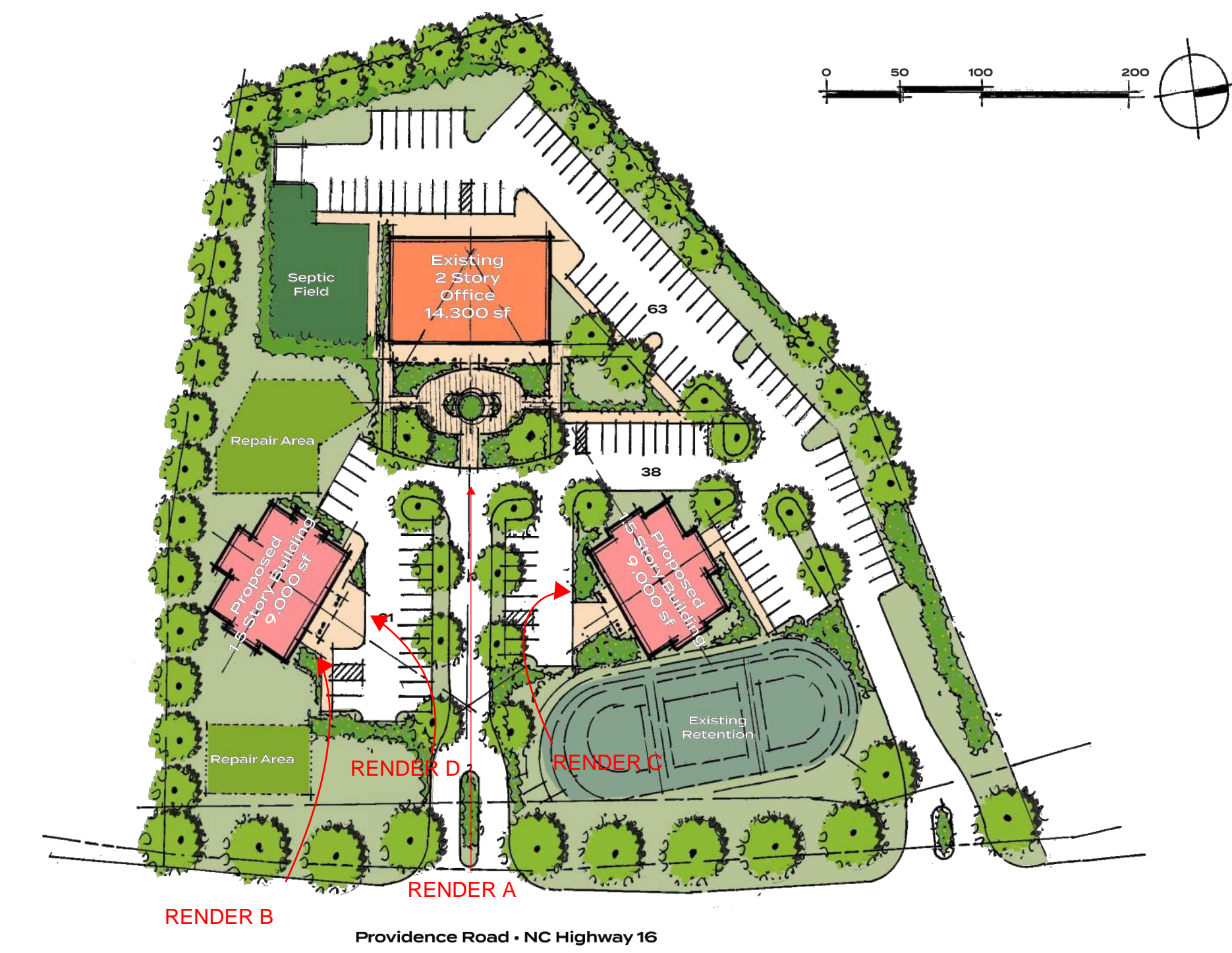
RENDERING B

scale: NTS



RENDERING A

scale: NTS



4 KEY PLAN

scale: NTS



3 BUILDING ELEVATION - EAST

scale: 1/16" = 1'-0"



1 BUILDING ELEVATION - SOUTH

scale: 1/16" = 1'-0"

**POLIVKA OFFICE
PARK**

13700 PROVIDENCE RD.
WEDDINGTON, NORTH CAROLINA
ODA PROJECT # 233726

ZONING APPROVAL

10.09.2024

REVISIONS

No.	Description	Date

RENDERINGS
AND DETAILS

CZ-004

10/9/2024 9:03:43 AM

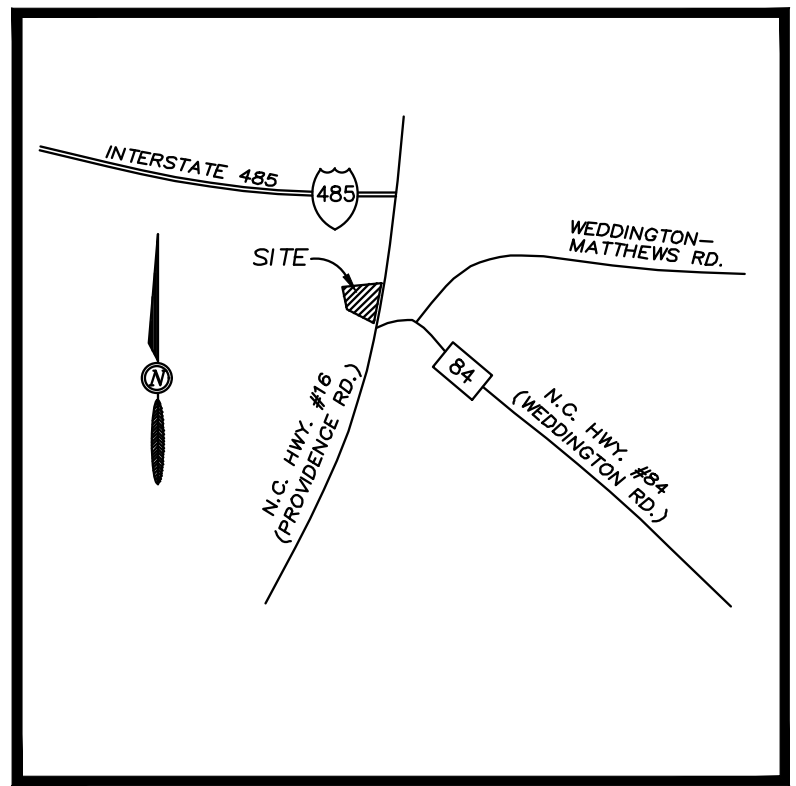
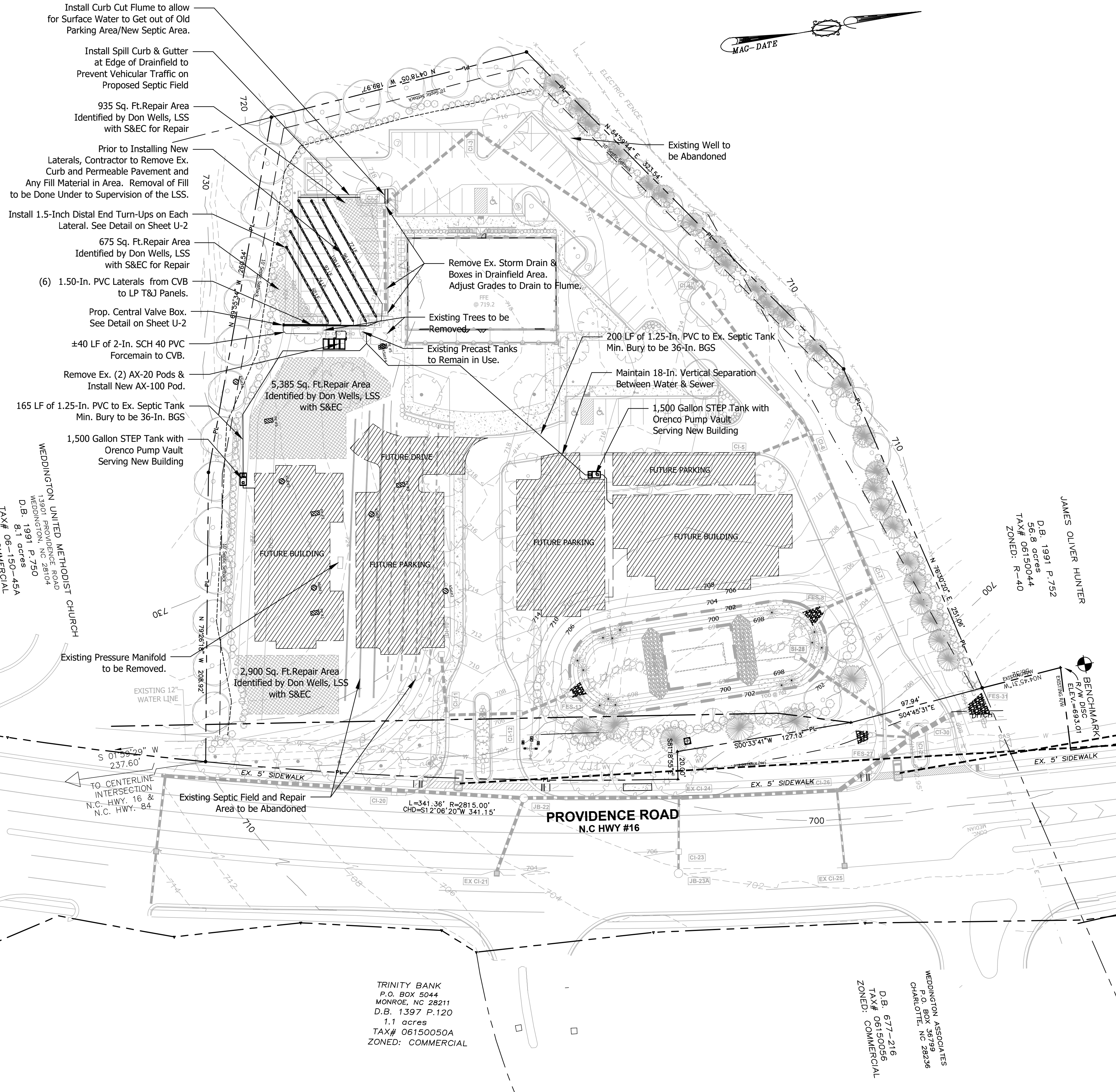
ENGINEER:
PIEDMONT DESIGN ASSOCIATES, PA
 125 EAST PLAZA DRIVE, SUITE 101
 MOORESVILLE, NC 28115
 DONALD L. MUNDAY, PE
 (704) 664-7888
 LICENSE NO: 17327

SOIL SCIENTIST:
SOIL & ENVIRONMENTAL CONSULTANTS, PA
 8412 FALLS OF NEUSE ROAD
 RALEIGH, NC 27615
 DON WELLS, LSS
 (919) 846-5900
 LICENSE NO: 1099

SURVEYOR:
THE ISAACS GROUP
 8720 RED OAK BLVD # 420
 CHARLOTTE, NC 28217
 STEVE DYER, PLS
 (704) 527-3440
 LICENSE NO: L-3509

SEPTIC CONTRACTOR:
AQWA
 2604 WILLIS COURT
 WILSON, NC 27896
 (252) 243-7693
 LICENSE NO: 57240

PROPERTY OWNER:
POLIVKA INTERNATIONAL
 13700 PROVIDENCE ROAD, 200
 WEDDINGTON, NC 28207
 (704) 321-0802



VICINITY MAP
NO SCALE

MARINA DESIGN NOTES:

DESIGN FLOW:	1,600 G/D
REPAIR LTAR:	0.55 G/D/SF (LP PPBPS)
EX. SEPTIC TANK SIZE:	2,000 GALLON (BAFFLED)
NEW STEP TANK SIZE:	(2) 1,500 GALLON STEP TANKS
NEW EFFLUENT FILTER:	ORENCO MODEL
RECIRCULATION TANK SIZE:	EX. 2,000 GALLON PRECAST TANK
PUMP TANK SIZE:	EX. 1,000 GALLON PRECAST TANK
UV FILTER:	
FIELD DOSING PUMPS:	ORENCO MODEL PF2005-12
SUBSURFACE DISTRIBUTION:	LP PPBPS (VERTICAL)
FORCEMAIN SIZE:	2.0-INCH SCH 40 PVC
NO. OF LATERALS:	6 (VARIOUS LENGTHS)
LATERAL SIZE:	1.5-INCH PR 160 PVC
TRENCH BOTTOM:	48" PER DON WELLS, LSS
8 DOSES TO SYSTEM PER DAY	
ORIFICE SIZE:	1/8-INCH @ 3 FT HEAD
TIME PER DOSE:	5.34 MINUTES
PUMP FLOW:	37.44 GPM
TOTAL DOSE VOLUME:	200 GAL/DOSE
VOL. PER PANEL PER DOSE:	1.71 GALLONS OR 47.48% OF PANEL VOLUME

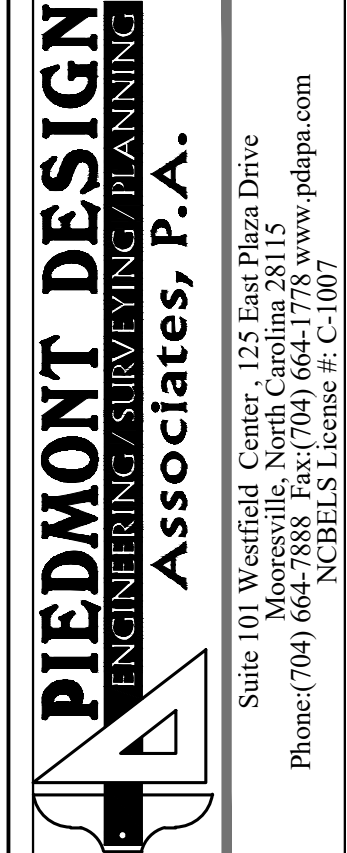
AREA IS AVAILABLE FOR REPAIR AND SHALL REMAIN UNDISTURBED

NOTES:

- SOILS WORK PROVIDED BY DON WELLS, LSS WITH S&EC.
- SURVEY INFORMATION BY ISAACS GROUP.
- PRIOR TO ANY CONSTRUCTION, BARRICADE ALL DISPOSAL AREAS FROM CONSTRUCTION TRAFFIC
- CLEAR DRAIN FIELD OF ALL DEBRIS, LIMBS, ETC.
- LIGHTLY HAND SMOOTH ANY IRREGULAR SURFACES. REDO PRIOR TO INSTALLATION OF LATERALS. ENSURE THAT DISPOSAL AREAS ARE CAPABLE OF SHEDDING RAINWATER AND FREE OF ANY LOW AREAS
- SEED ALL DISPOSAL AREAS.
- MAINTAIN 8" MINIMUM SEPARATION ON ALL LATERALS
- OBSERVE ALL SETBACKS.
- AREA IS AVAILABLE FOR REPAIR AND SHALL REMAIN UNDISTURBED

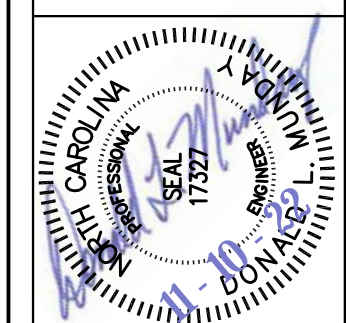
- REFER TO SPECIFICATION PACKAGE FOR MATERIALS SELECTION AND INSTALLATION REQUIREMENTS
- REFER TO SHEET U-2 FOR TREATMENT PLAN/PROFILE, INSTALLATION DETAILS & ELEVATIONS

NOTE:
 WATER TO THE FACILITY IS SERVED BY A WELL LOCATED MORE THAN 100 FEET FROM THE SYSTEM COMPONENTS.



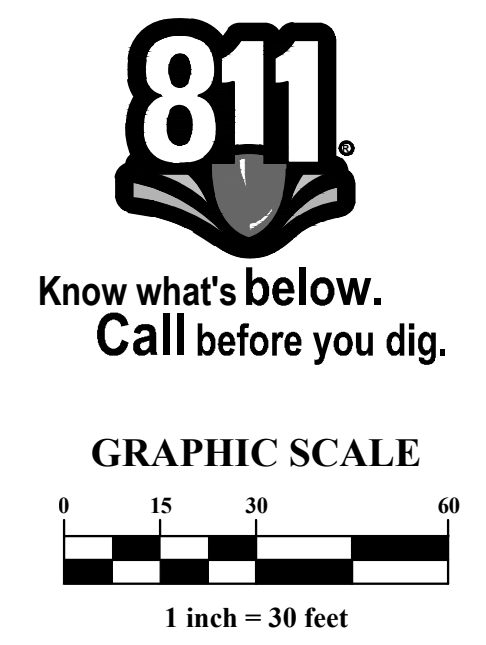
PREPARED FOR:
POLIVKA INTERNATIONAL
 13700 PROVIDENCE ROAD, SUITE 200
 WEDDINGTON, NC 28104
 704-321-0802

SEPTIC SYSTEM SITE PLAN
POLIVKA INTERNATIONAL
 13700 PROVIDENCE ROAD
 WEDDINGTON, UNION COUNTY, NORTH CAROLINA



REVISIONS	BY

Date: 11/02/222
 Scale: 1"=30 FT
 Drawn: DMD
 Checked: DLM
 Project: 2022-07-21
 Job: 2022-07-21
 Sheet: **U-1**

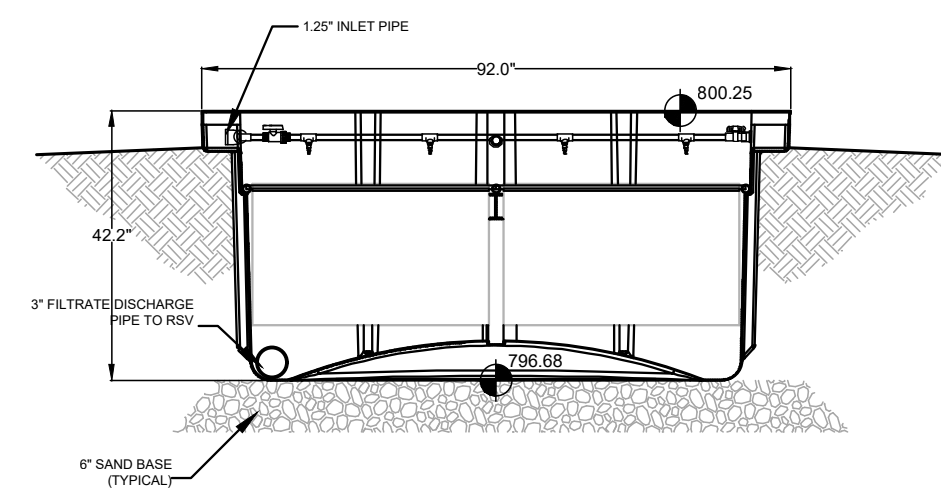


* Float Functions & Pump Index

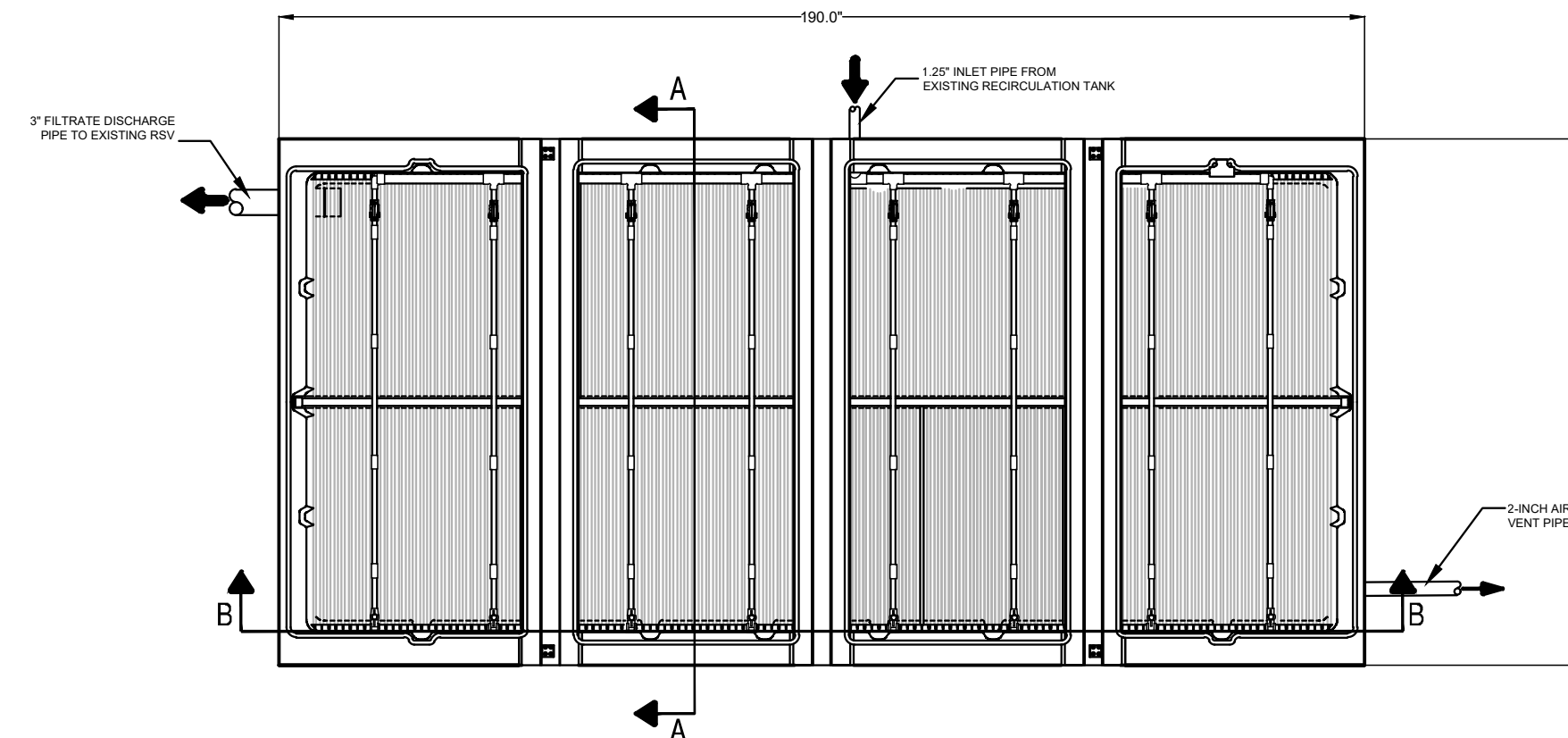
A	High Level Alarm / Lag Enable
B	Override Timer
C	Redundant Off / Low Level Alarm

Recirculation Pump (R1): Orenco PF5007-12
 Final Dosing Pump (D2): Goulds 3885 Model WE0120H
 S.T.E.P. Pump (D3 & S4): Orenco PF1005-12

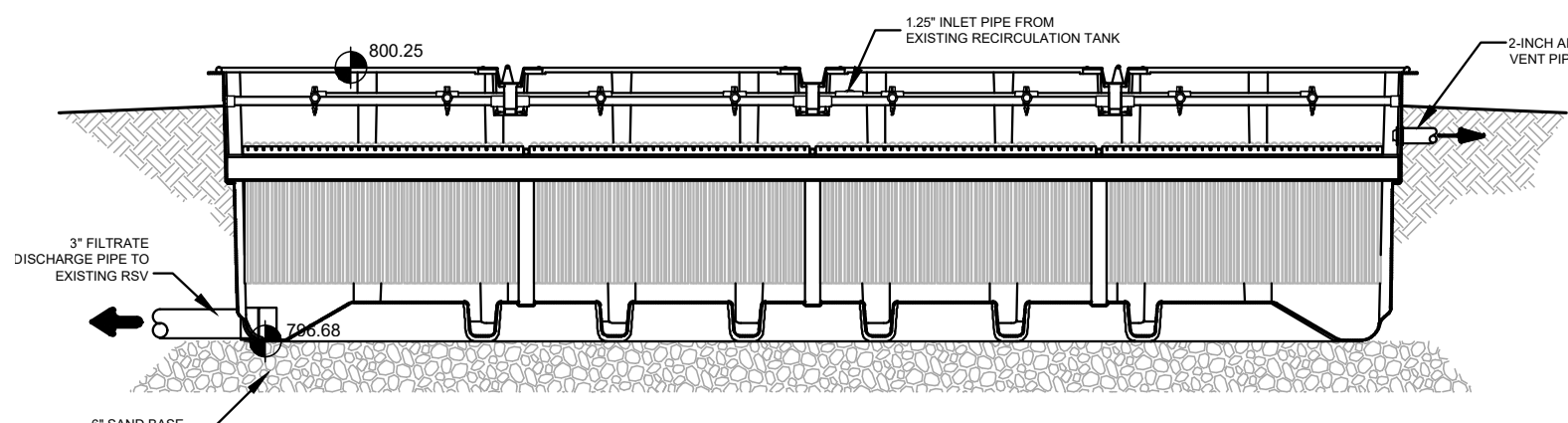
FLOAT SETTINGS
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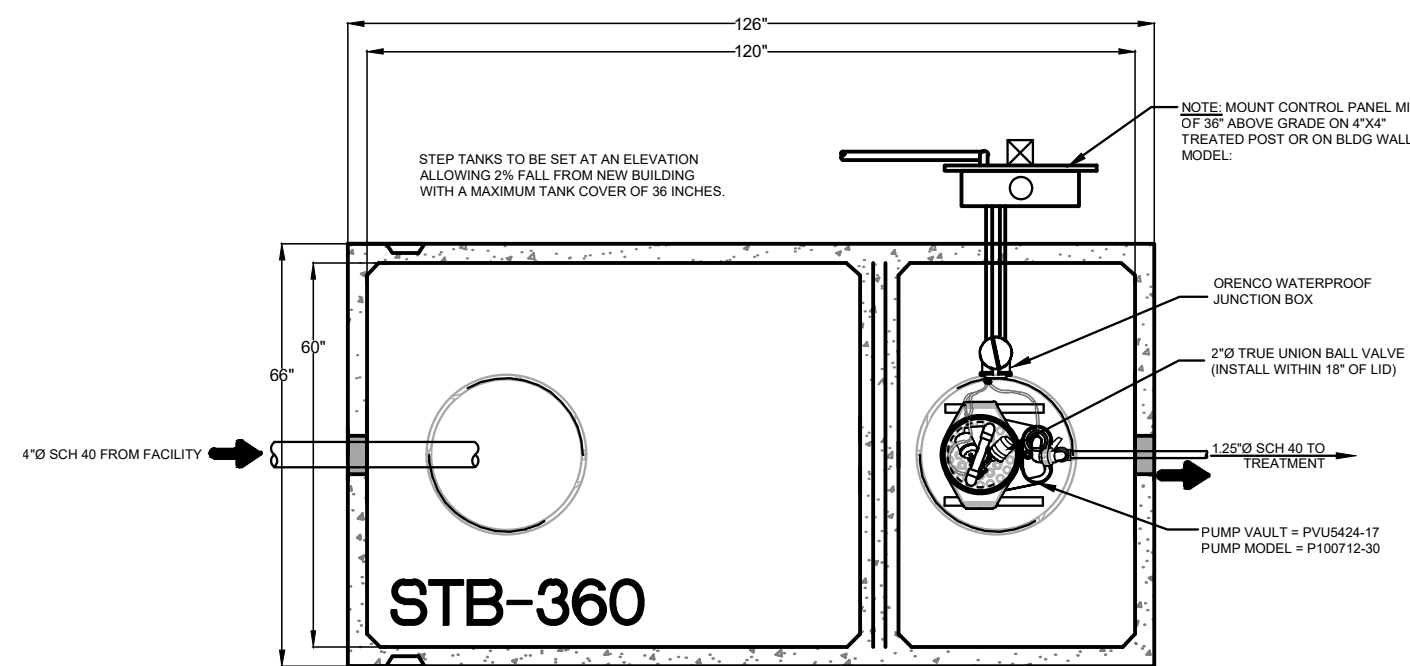
SECTION A-A ORENCO AX-100 TEXTILE FILTER
Not to Scale Orenco AX-100



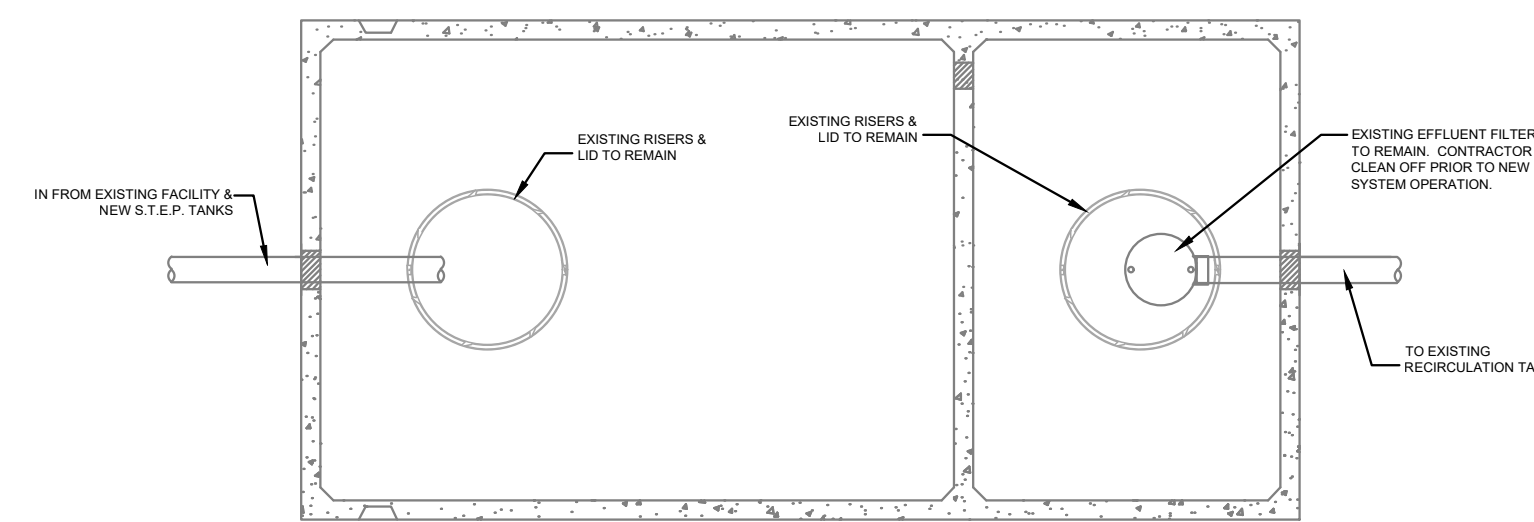
PLAN VIEW-ORENCO AX-100 TEXTILE FILTER
Not to Scale Orenco AX-100



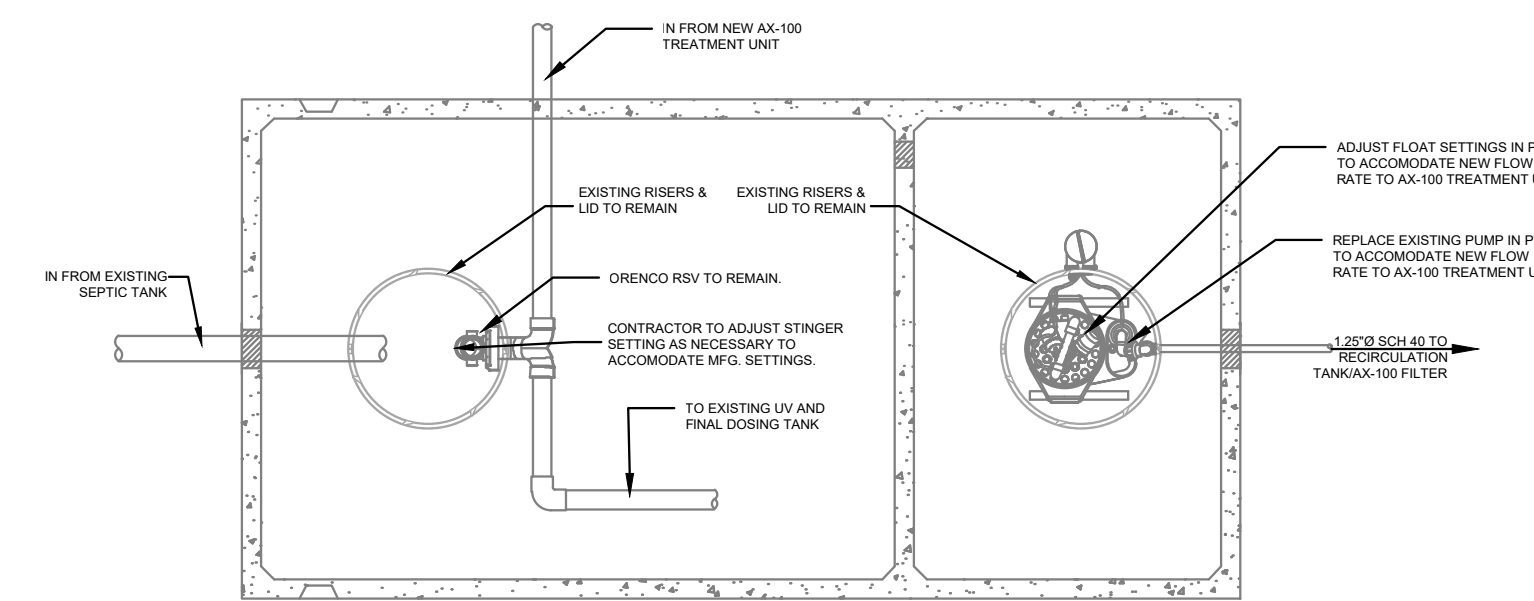
SECTION B-B ORENCO AX-100 TEXTILE FILTER
Not to Scale Orenco AX-100



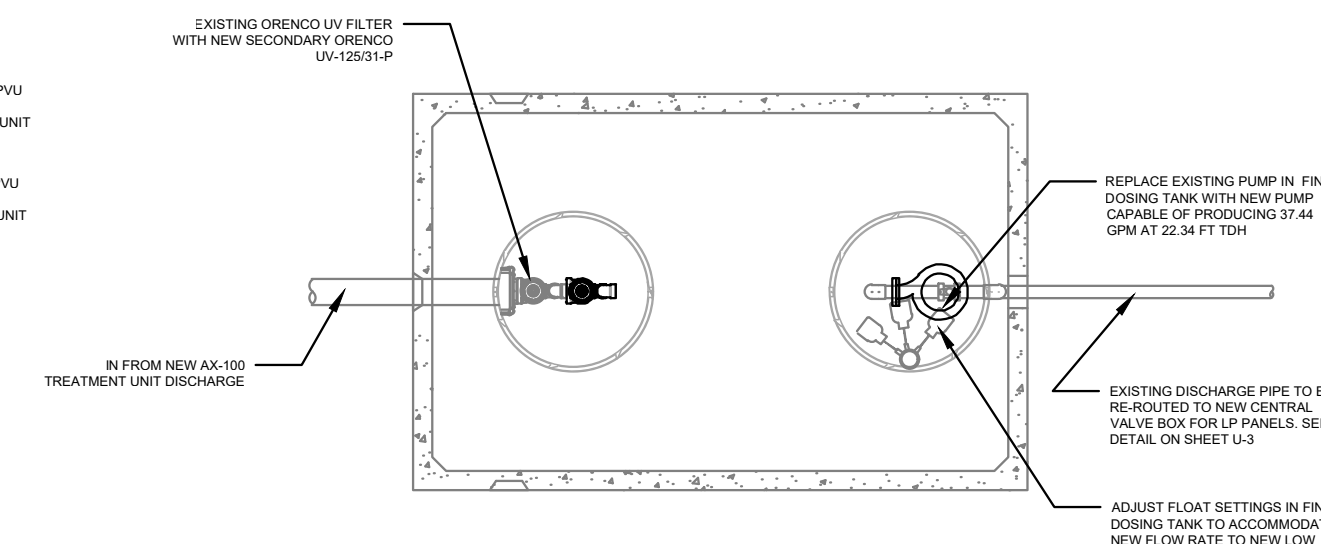
PLAN VIEW - 1,500 GALLON S.T.E.P. TANK
Not to Scale STB - 360



PLAN VIEW-EX. 2,000 GAL. SEPTIC TANK
Not to Scale

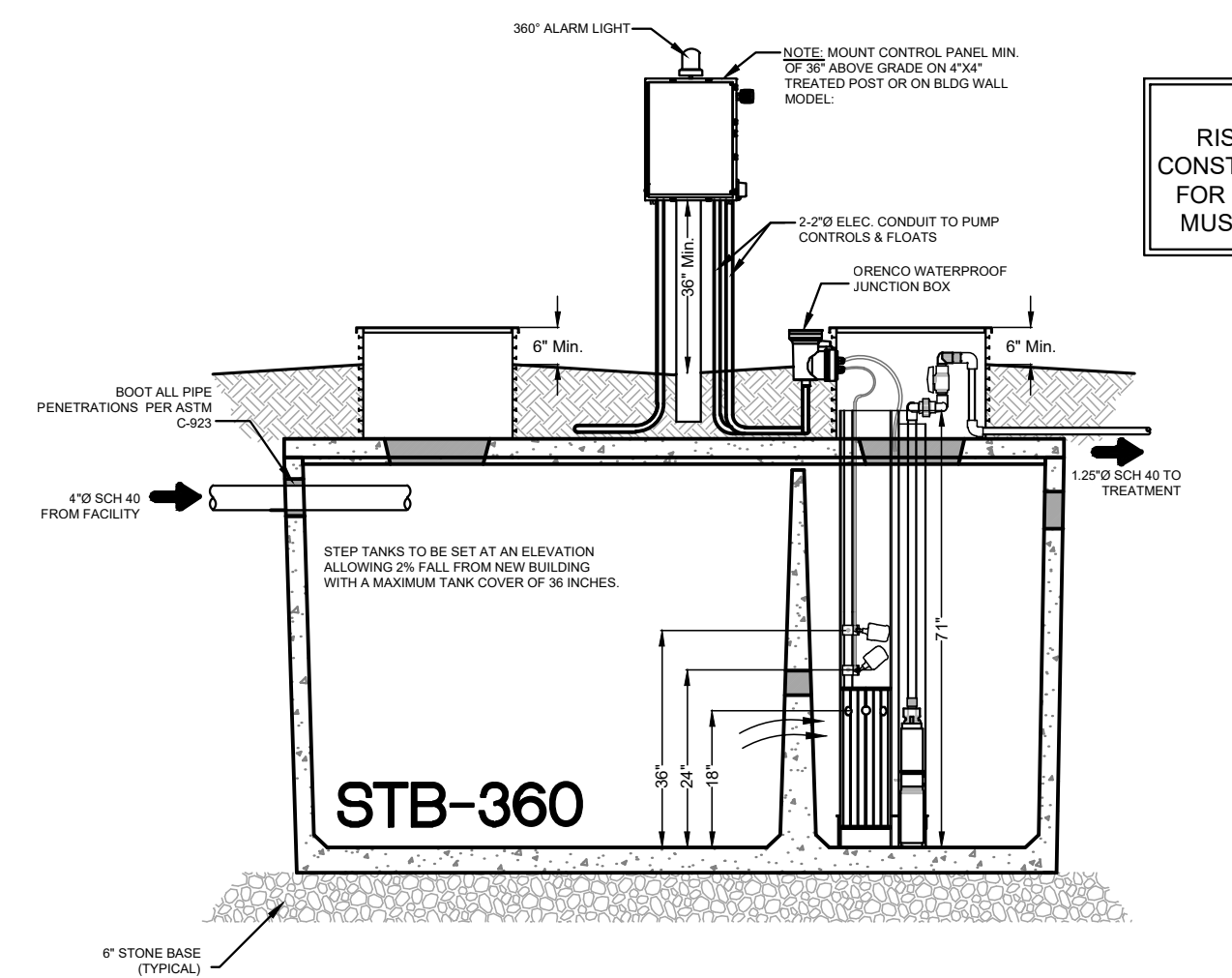


PLAN VIEW-EX. 2,000 GAL. RECIRC. TANK
Not to Scale

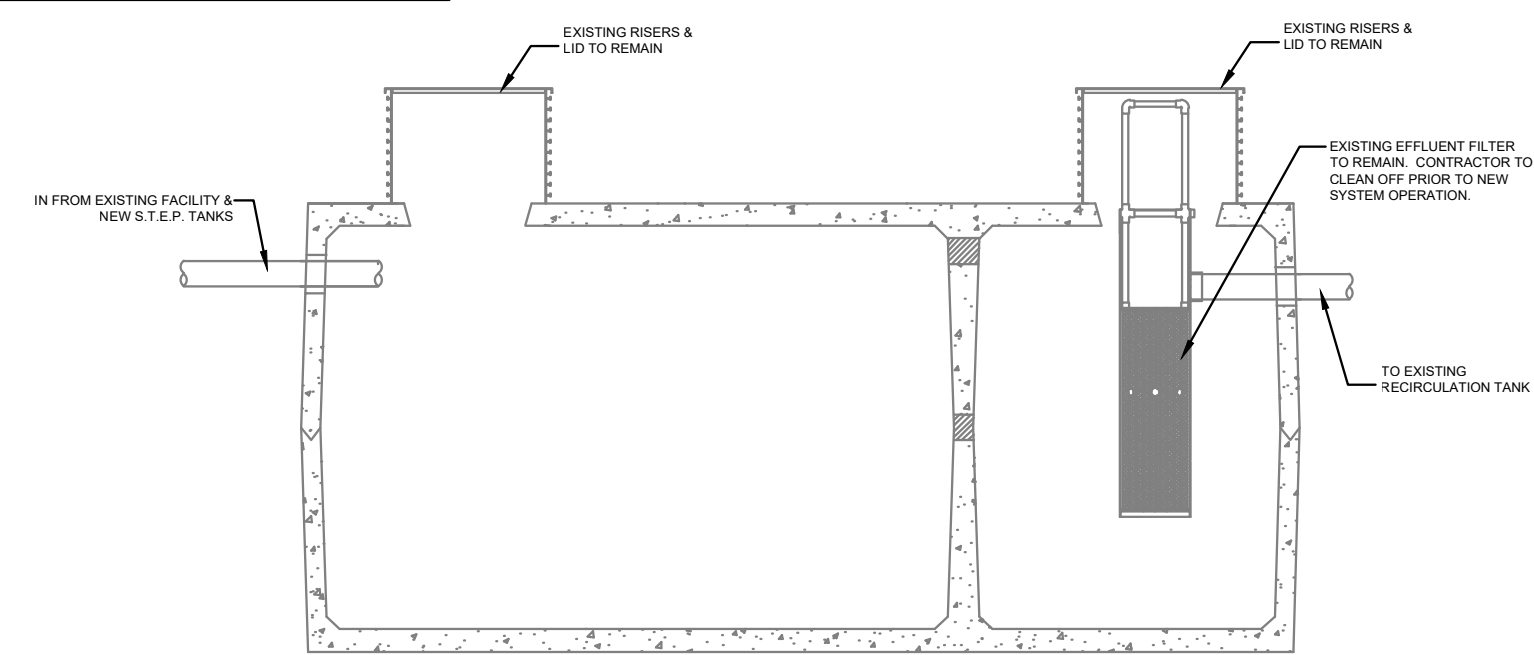


PLAN VIEW-EX. 1,000 GAL. PUMP TANK
Not to Scale

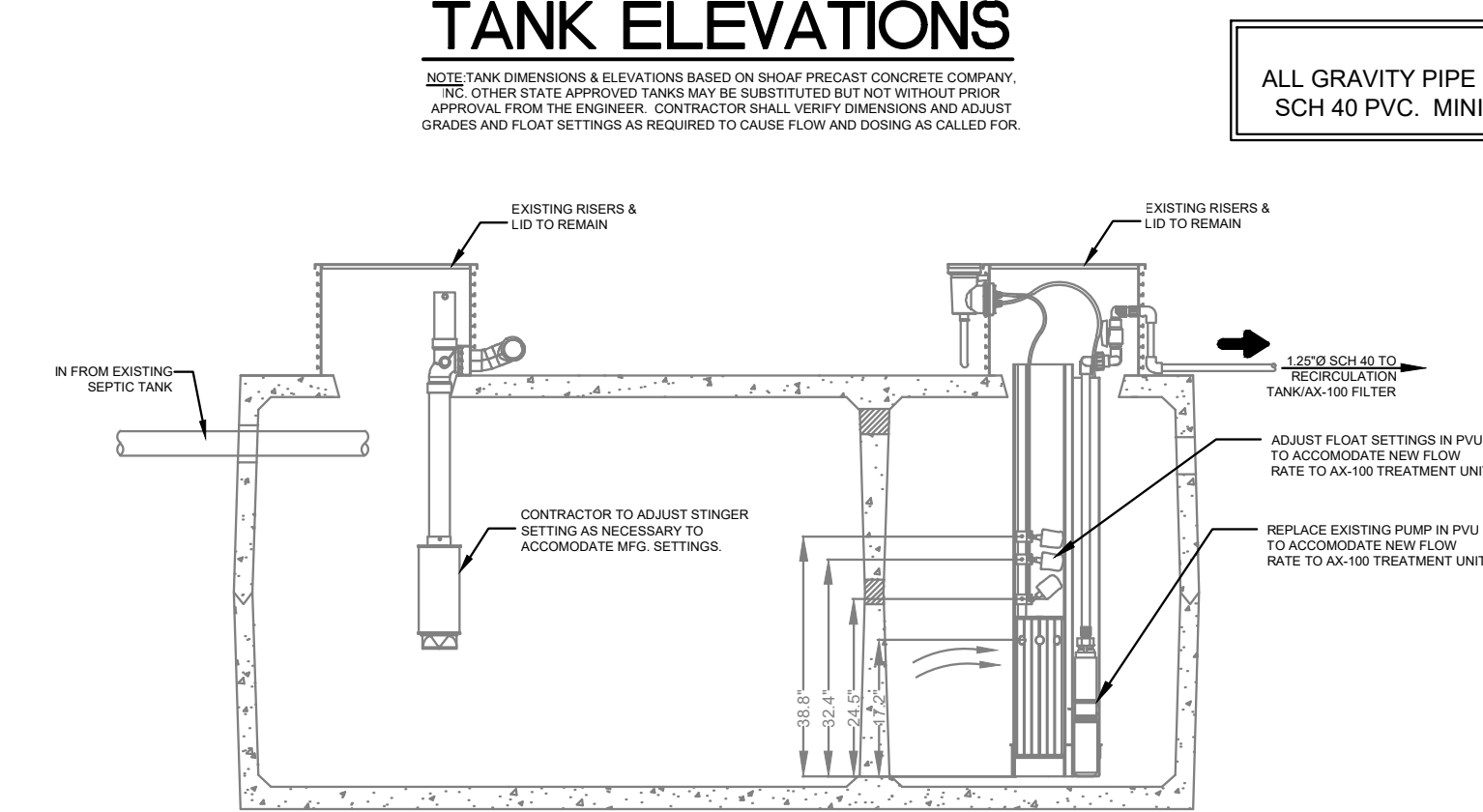
RISER & LID NOTES:
RISERS TO BE CAST IN PLACE AT TIME OF TANK CONSTRUCTION AND MEET THE REQUIRED APPROVAL FOR THE SPECIFIED RISER. ALL TANK ACCESS LIDS MUST HAVE BOLT DOWN OR LOCKING CAPABILITY.



SECTION VIEW - 1,500 GALLON S.T.E.P. TANK
Not to Scale STB - 360

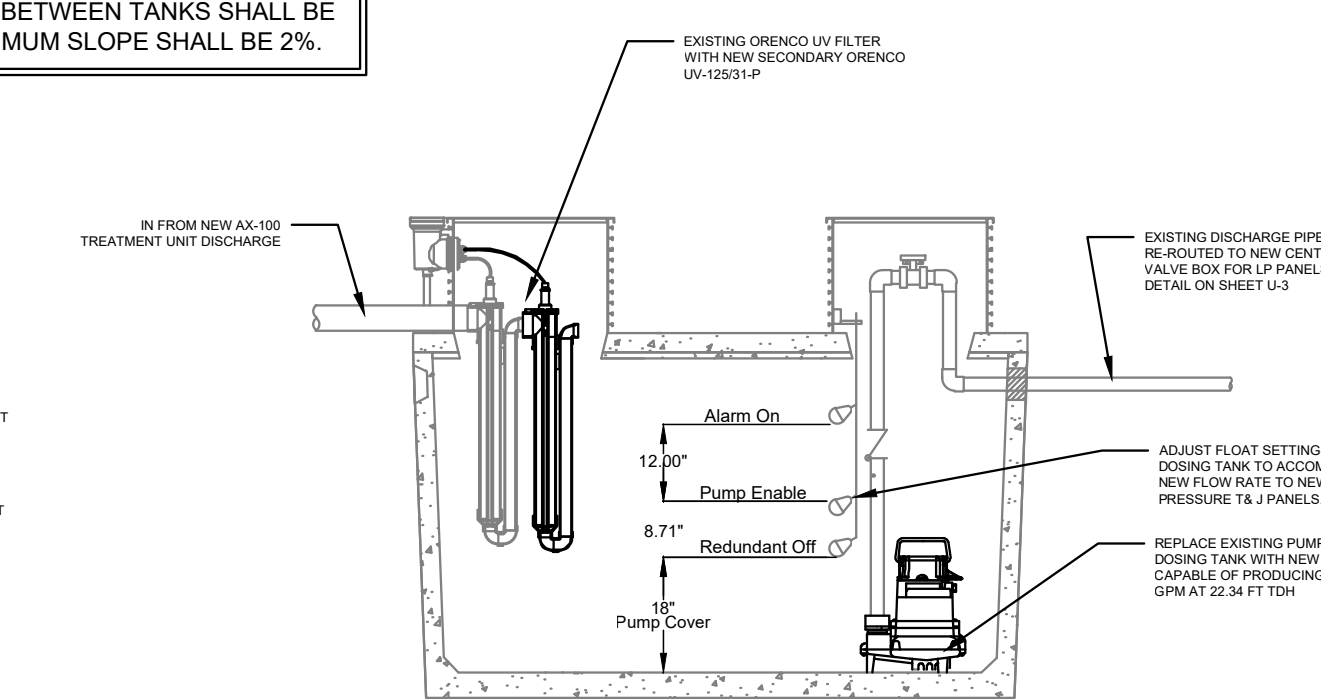


SECTION VIEW-EX. 2,000 GAL. SEPTIC TANK
Not to Scale



SECTION VIEW-EX. 2,000 GAL. RECIRC. TANK
Not to Scale

NOTE:
ALL GRAVITY PIPE BETWEEN TANKS SHALL BE SCH 40 PVC. MINIMUM SLOPE SHALL BE 2%.

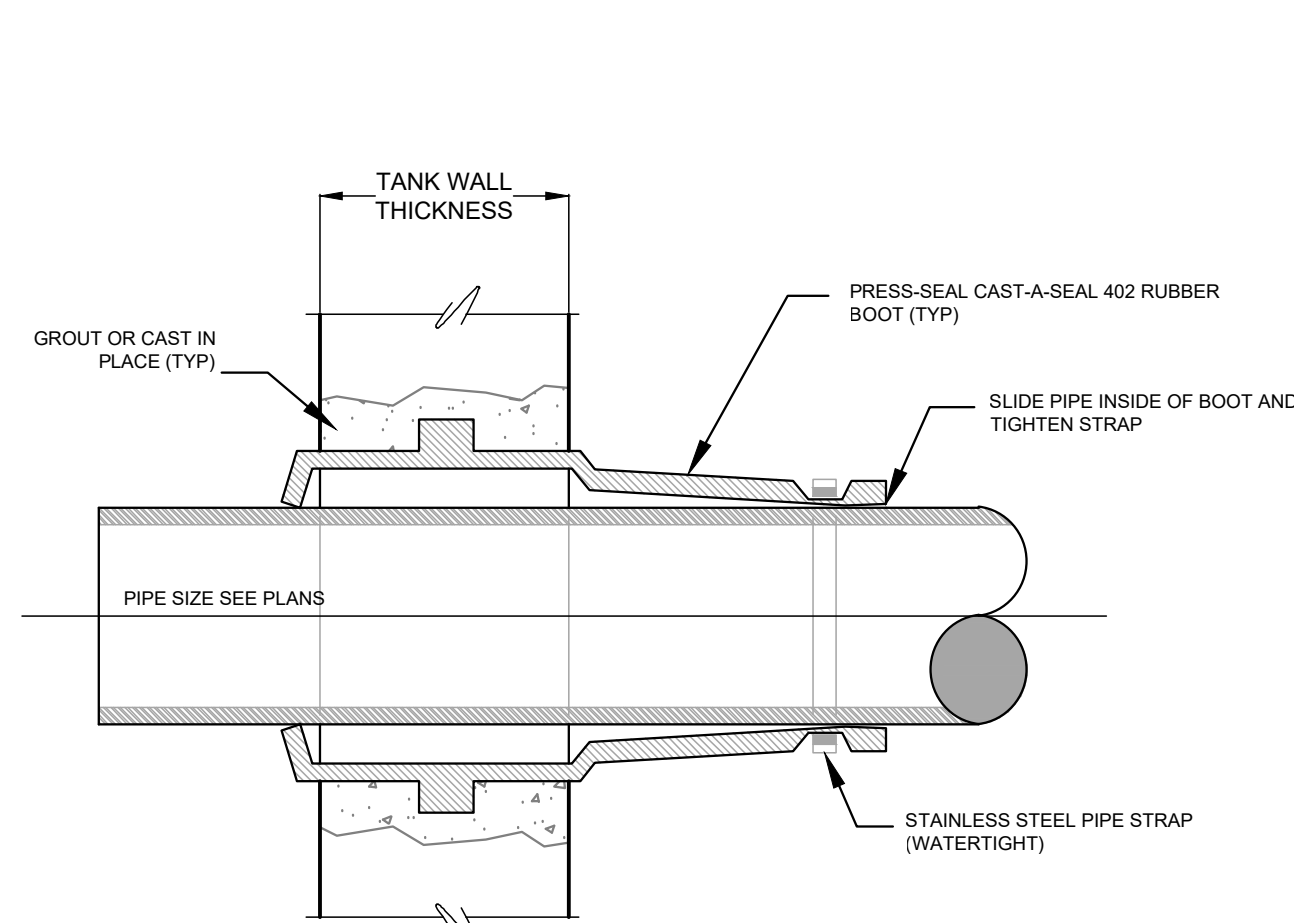


SECTION VIEW-EX. 1,000 GAL. PUMP TANK
Not to Scale



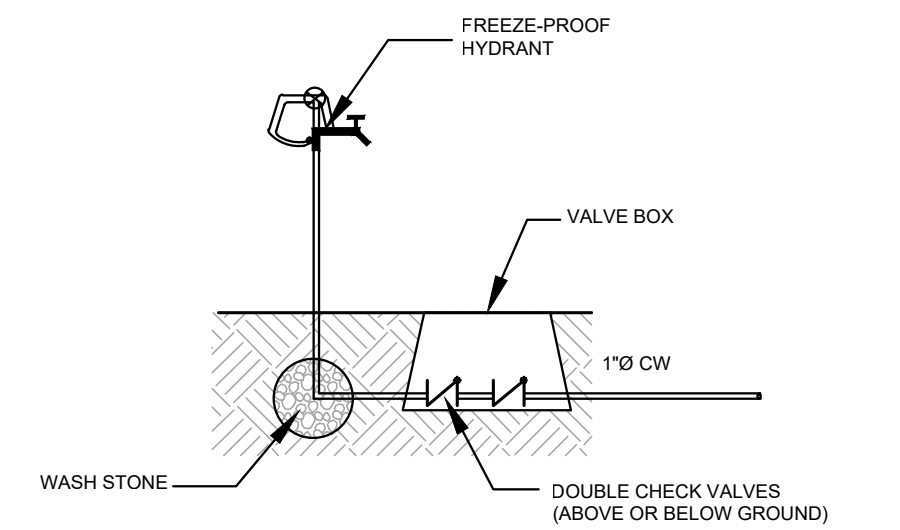
REVISIONS	BY

Date: 9/11/02/222
 Scale: AS SHOWN
 Drawn: DMD
 Checked: DLM
 Project: 2022-07-21
 Job: 2022-07-21
 Sheet: **U-2**
 of 3 Sheets



PIPE PENETRATION DETAIL

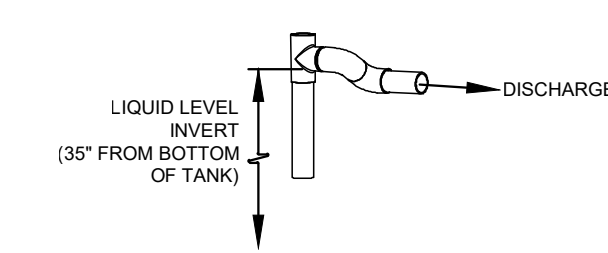
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YARD HYDRANT DETAIL

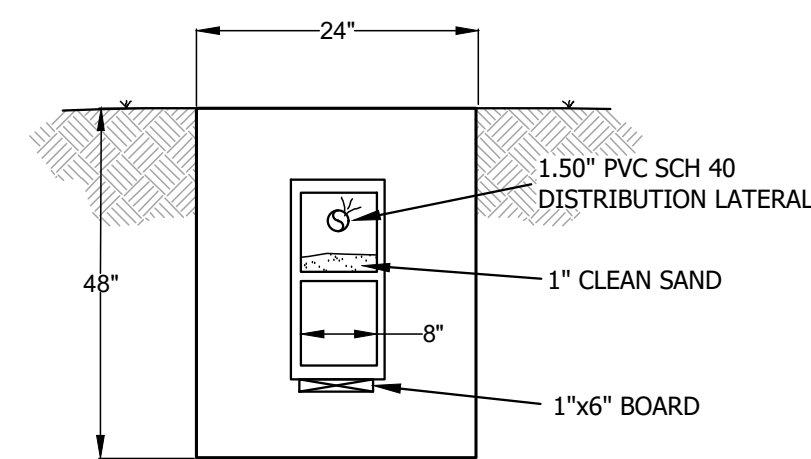
Not to Scale

Locate Greater Than 10 Feet From System Components



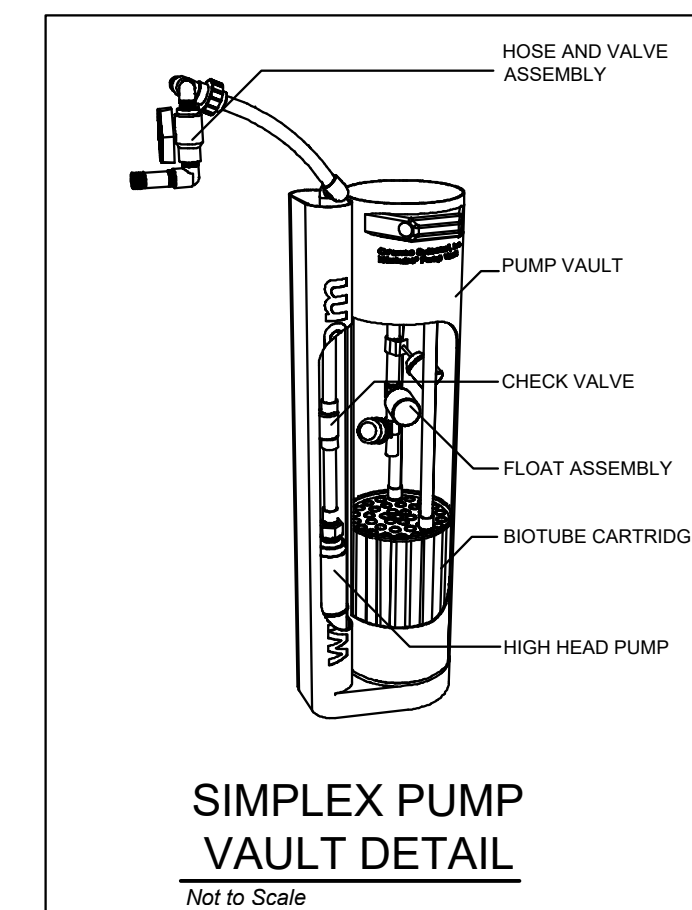
DISCHARGE DETAIL

Not to Scale



CUTAWAY OF PRESSURE PANEL

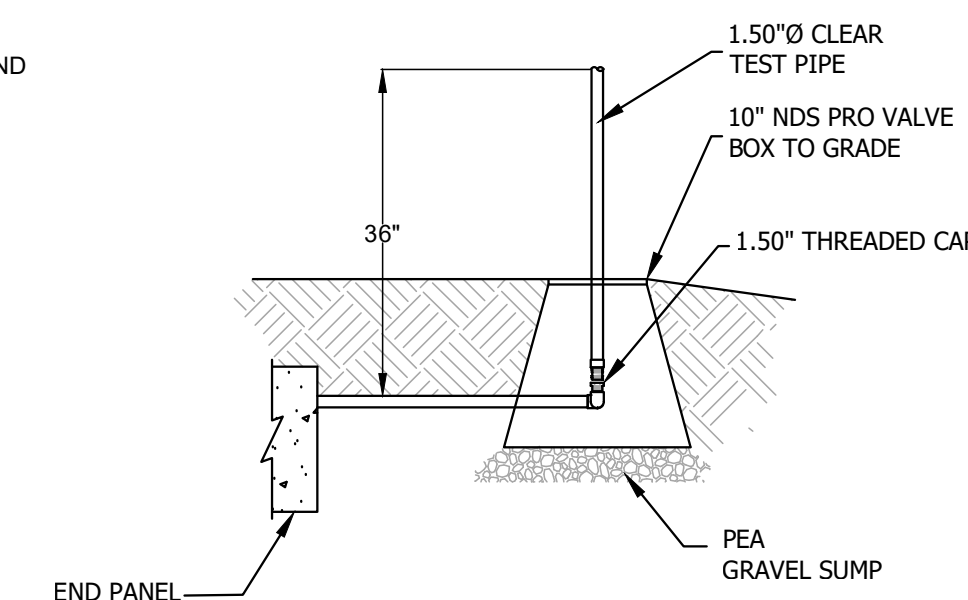
N.T.S.



SIMPLEX PUMP VAULT DETAIL

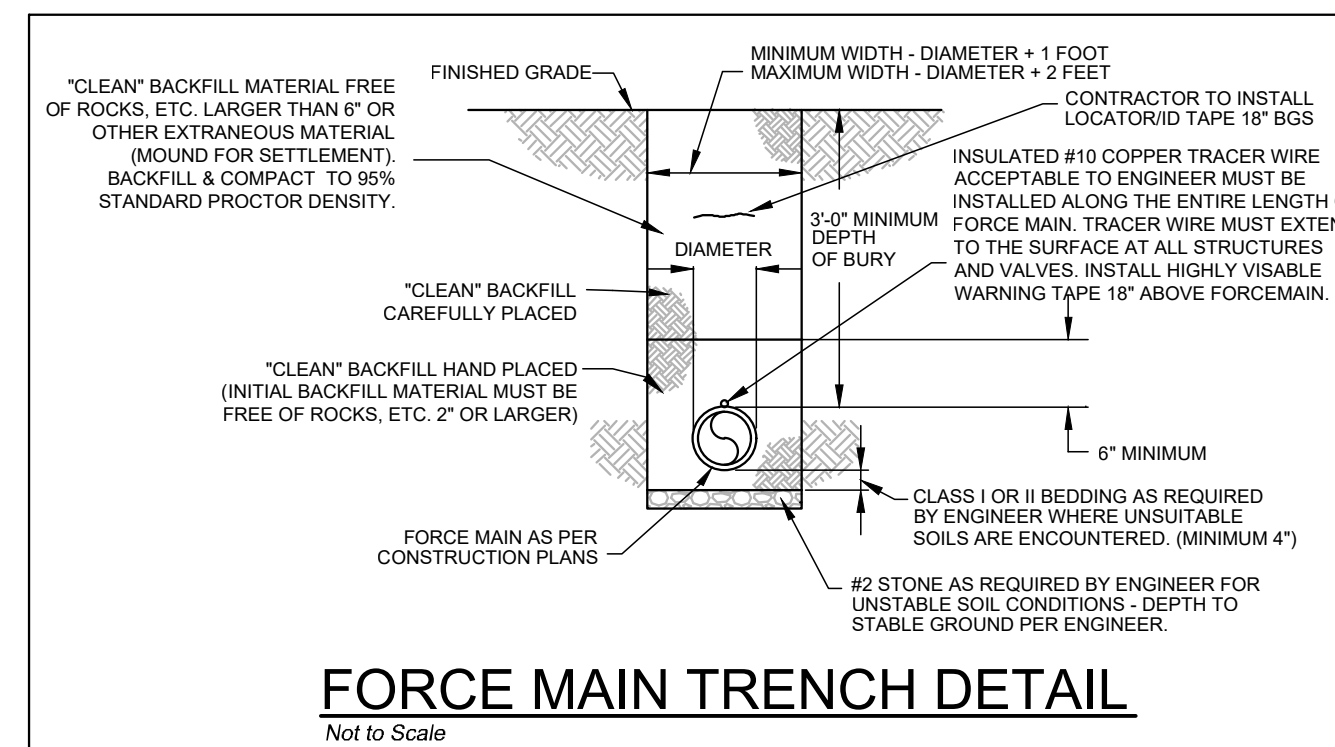
Not to Scale

NOTE: ALL VALVE BOX ACCESS RISERS TO BE EASILY ACCESSIBLE AND CLEARLY VISIBLE FROM FINISHED GRADE



TURN UP DETAIL

N.T.S.

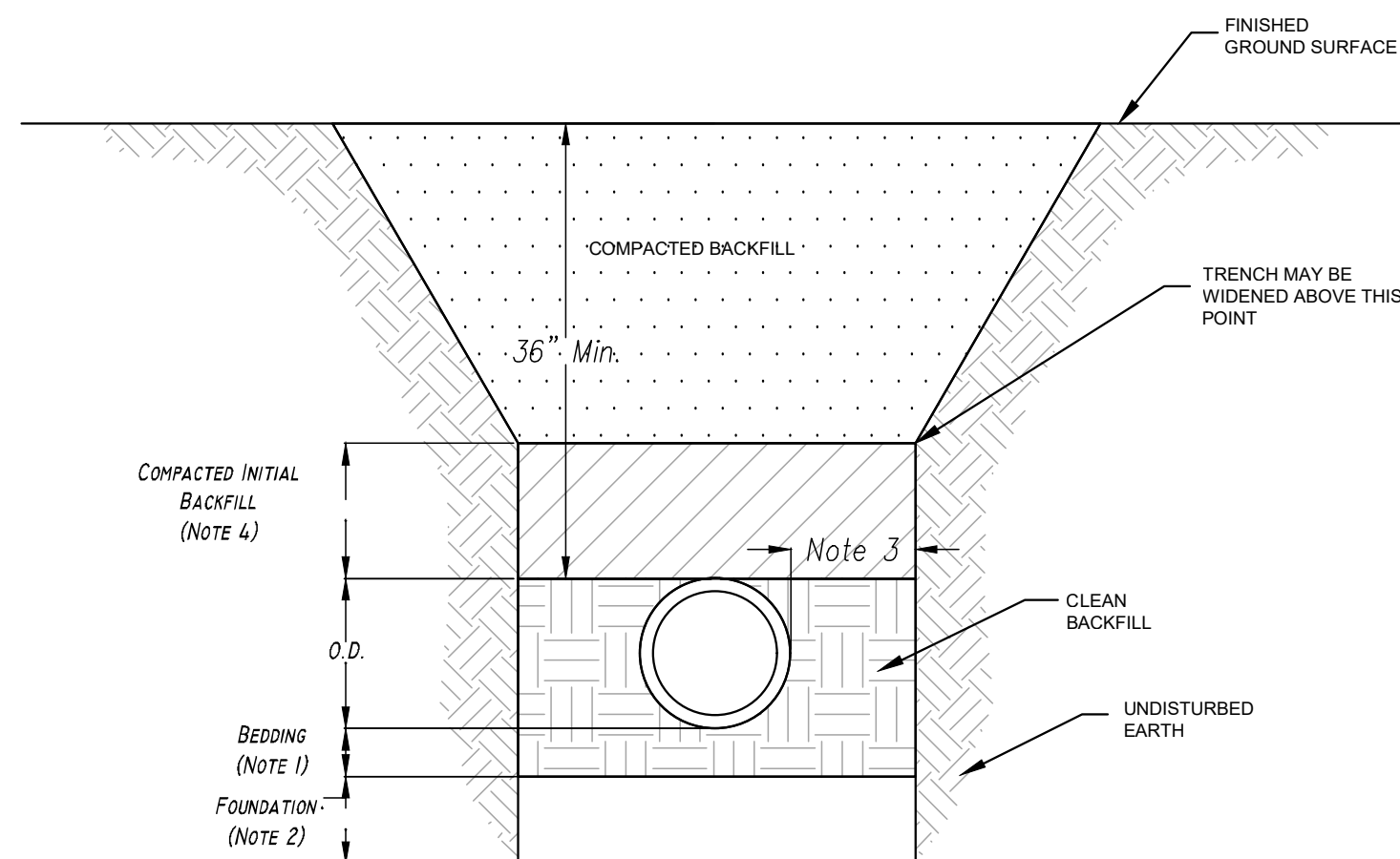


FORCE MAIN TRENCH DETAIL

Not to Scale

TRENCH NOTES:

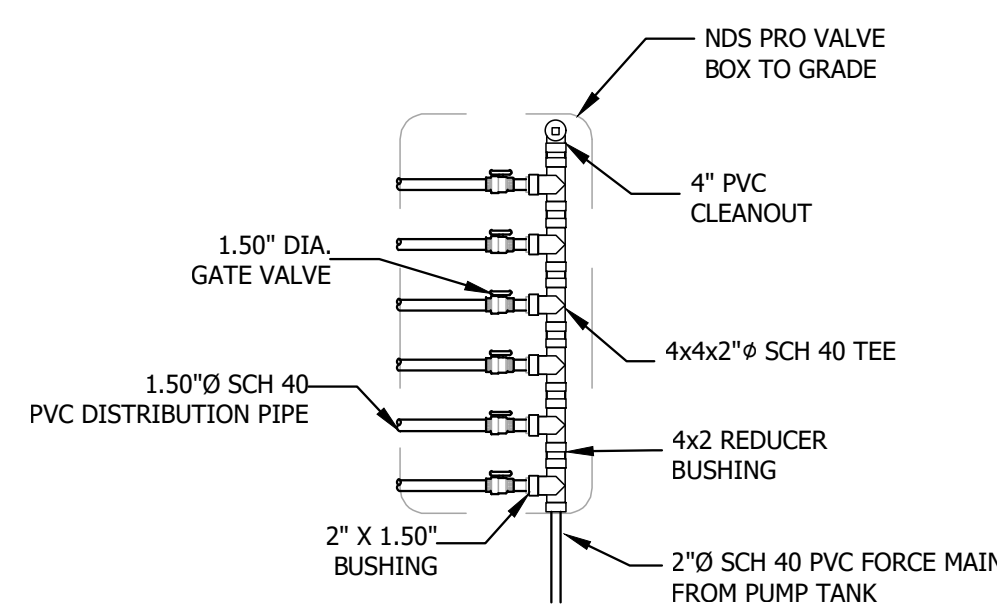
1. 4" TYPICAL, 6" DEPTH IF IN ROCK
2. FOUNDATION STONE REQUIRED WHEN SOIL CONDITIONS ARE UNSTABLE
3. CLEAR DISTANCE NOT LESS THAN 6' OR MORE THAN 12" ON EITHER SIDE
4. INITIAL BACKFILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED. INITIAL BACKFILL SHALL CONTAIN NO BACKFILL OVER 1.5", FROZEN LUMPS OR DEBRIS.
5. BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY
6. PVC PIPE SHALL BE SCH 40 PVC
7. DETAIL SHALL BE USED FOR ALL TRANSPORT PIPING TO AND FROM DISPOSAL AREA
8. SEE DETAIL FOR DUCTILE SLEEVE UNDER STREAM ON PLAN SHEET U-3



PVC SEWER PIPE BEDDING DETAIL

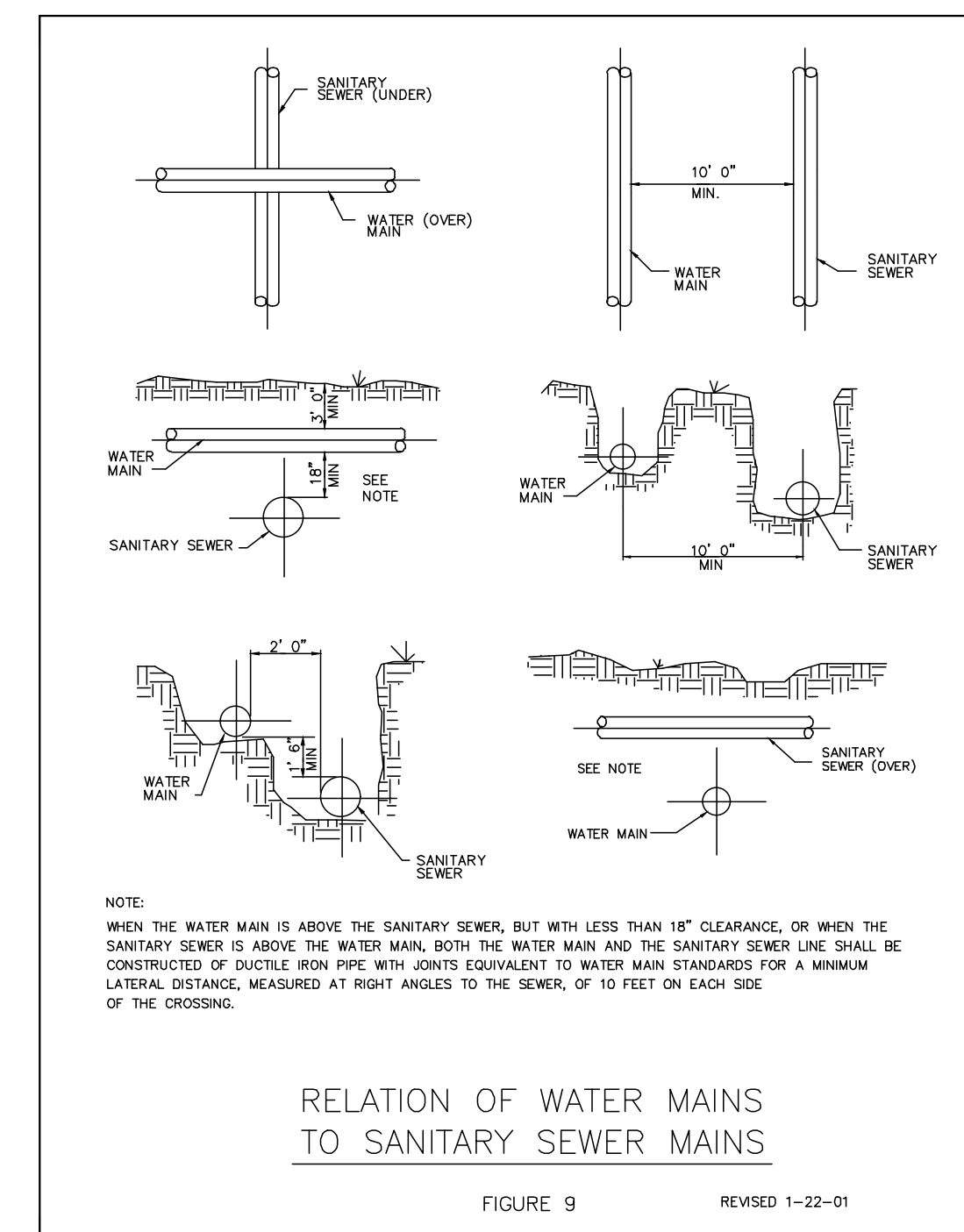
Not to Scale

NOTE: ALL VALVE BOX ACCESS RISERS TO BE EASILY ACCESSIBLE AND CLEARLY VISIBLE FROM FINISHED GRADE



VALVE BOX DETAIL

N.T.S.



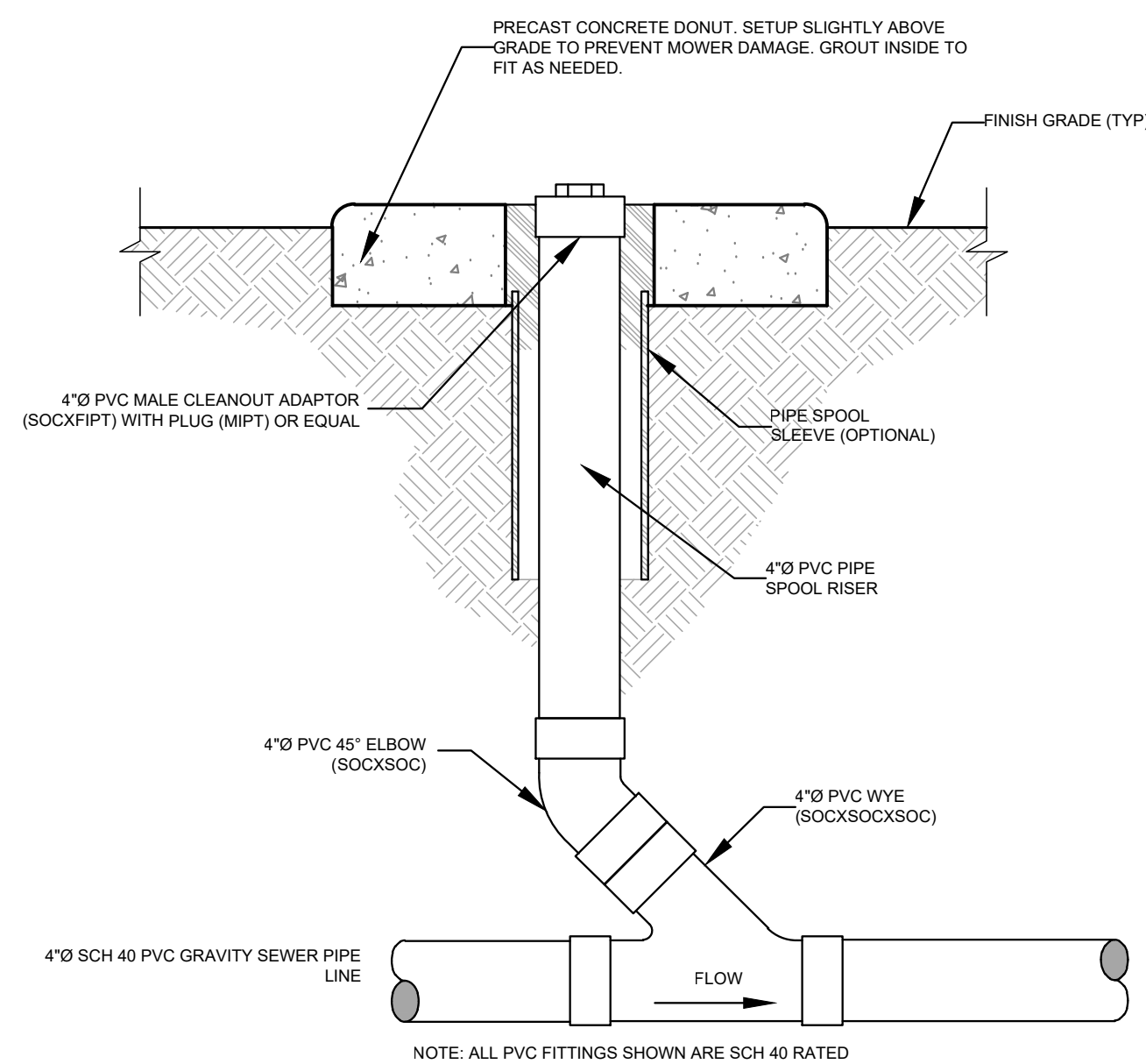
RELATION OF WATER MAINS TO SANITARY SEWER MAINS

FIGURE 9 REVISED 1-22-01

NOTE: WHEN THE WATER MAIN IS ABOVE THE SANITARY SEWER, BUT WITH LESS THAN 18" CLEARANCE, OR WHEN THE SANITARY SEWER IS ABOVE THE WATER MAIN, BOTH THE WATER MAIN AND THE SANITARY SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A MINIMUM LATERAL DISTANCE, MEASURED AT RIGHT ANGLES TO THE SEWER, OF 10 FEET ON EACH SIDE OF THE CROSSING.

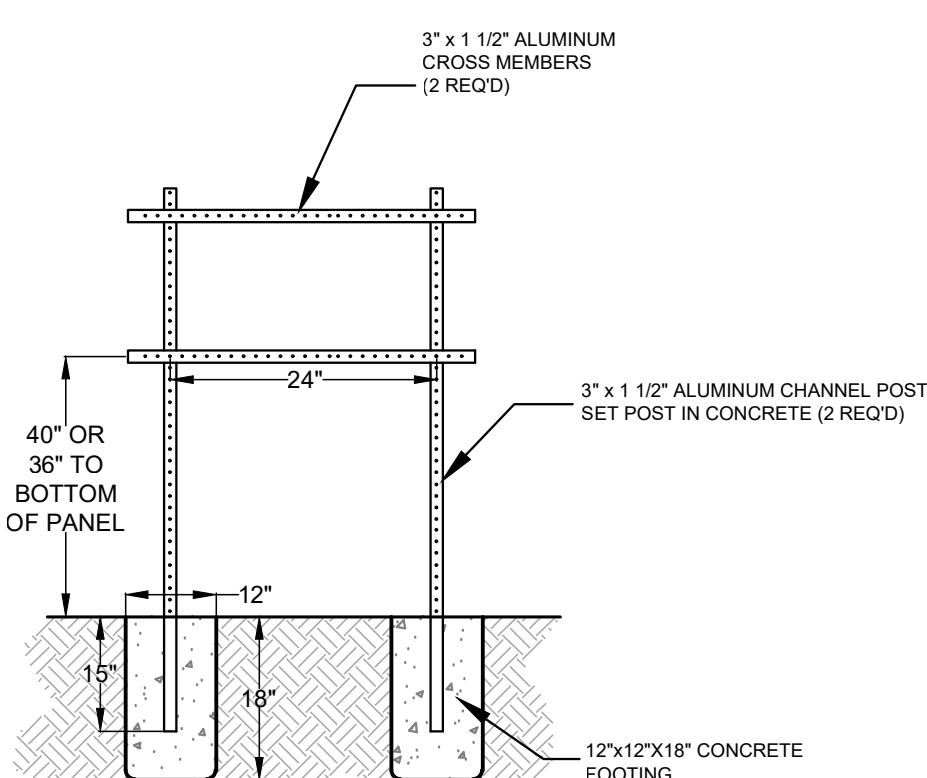
GENERAL NOTES:

1. NOTIFY UNDERGROUND UTILITIES LOCATOR PRIOR TO ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRADES AND SUBCONTRACTORS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS, ELEVATIONS, AND LOCATION OF ALL EXISTING CONDITIONS AND UTILITIES.
2. ALL PIPING SHALL BE SCH 40 PVC UNLESS OTHERWISE NOTED ON PLANS. ALL PVC PIPES SHALL BE BURIED A MINIMUM OF 3 FEET UNLESS SHOWN OTHERWISE.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.
4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA, NCDOT, AND OTHER RELATED SAFETY REQUIREMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL CONSTRUCTION DAMAGE EXPEDITIOUSLY AND AT NO ADDITIONAL COST TO THE OWNER.
6. SEPTIC TANKS SHALL BE CONSTRUCTED WITH A BAFFLE WALL DIVIDING THE TANK INTERIOR 2/3rd TO 1/3rd. THE BAFFLE WALL SHALL BE CONSTRUCTED TO PERMIT PASSAGE OF EFFLUENT THROUGH A SLOT OR HOLES LOCATED BETWEEN 45 & 55 PERCENT OF THE INTERIOR DEPTH.
7. ALL TANKS SHALL HAVE A MINIMUM 28-DAY CONCRETE STRENGTH OF 4,500 PSI.
8. TANKS SHALL MEET REINFORCING REQUIREMENTS TO ACCOMMODATE 3,000 POUNDS PER SQ. FT. EITHER STEEL REINFORCING WIRE. REBAR OR APPROVED FIBER MAY BE USED.
9. ALL SERVICE ACCESS OPENINGS WILL BE A MINIMUM OF 24 INCHES.
10. ALL TANKS AND EFFLUENT FILTERS SHALL BE APPROVED BY ENGINEER. EFFLUENT FILTERS SHALL BE SIZED FOR DESIGN FLOW AND EXTEND DOWN TO 50-PERCENT OF LIQUID LEVEL.
11. ALL JOINTS (MID-SEAM, TOP-SEAM) SHALL BE SEALED USING CONCRETE SEALANTS BUTYL SEALANT # CS-102 MEETING ASTM C-990.
12. TANKS SHALL BE LEAK-TESTED PRIOR TO SYSTEM START UP BY APPLYING A VACUUM OF 5-INCHES OF MERCURY WITH RISER ASSEMBLIES IN PLACE OR WITH APPROVAL BY ENGINEER. A 24-HOUR STATIC WATER TEST IN ACCORDANCE WITH ASTM STANDARDS.
13. ALL PIPE PENETRATIONS THROUGH PRECAST CONCRETE TANKS SHALL BE PRESS-SEAL CAST-A-SEAL 402 RUBBER BOOTS AND GROUTED.
14. ALL TANK RISERS AND LIDS SHALL BE A MINIMUM OF 6" ABOVE THE FINISHED GRADE.
15. ALL METAL INSTALLED IN TANKS SHALL BE STAINLESS STEEL.
16. ALL MANHOLES NOT INSTALLED IN TRAFFIC AREAS SHALL HAVE BOLT DOWN LIDS. LIDS SHALL BE 6" MINIMUM ABOVE FINISHED GRADE.
17. CONTROL PANELS SHALL BE INSTALLED A MINIMUM OF 36 INCHES FROM FINISHED GRADE TO BOTTOM OF PANEL BOX. SEAL OFF ALL CONDUITS BETWEEN TANKS AND PANEL.



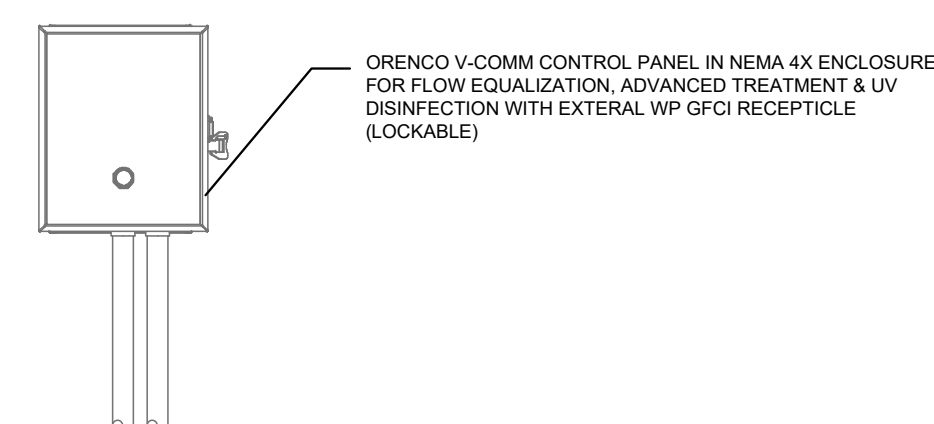
CLEANOUT DETAIL

Not to Scale



PANEL MOUNTING RISER

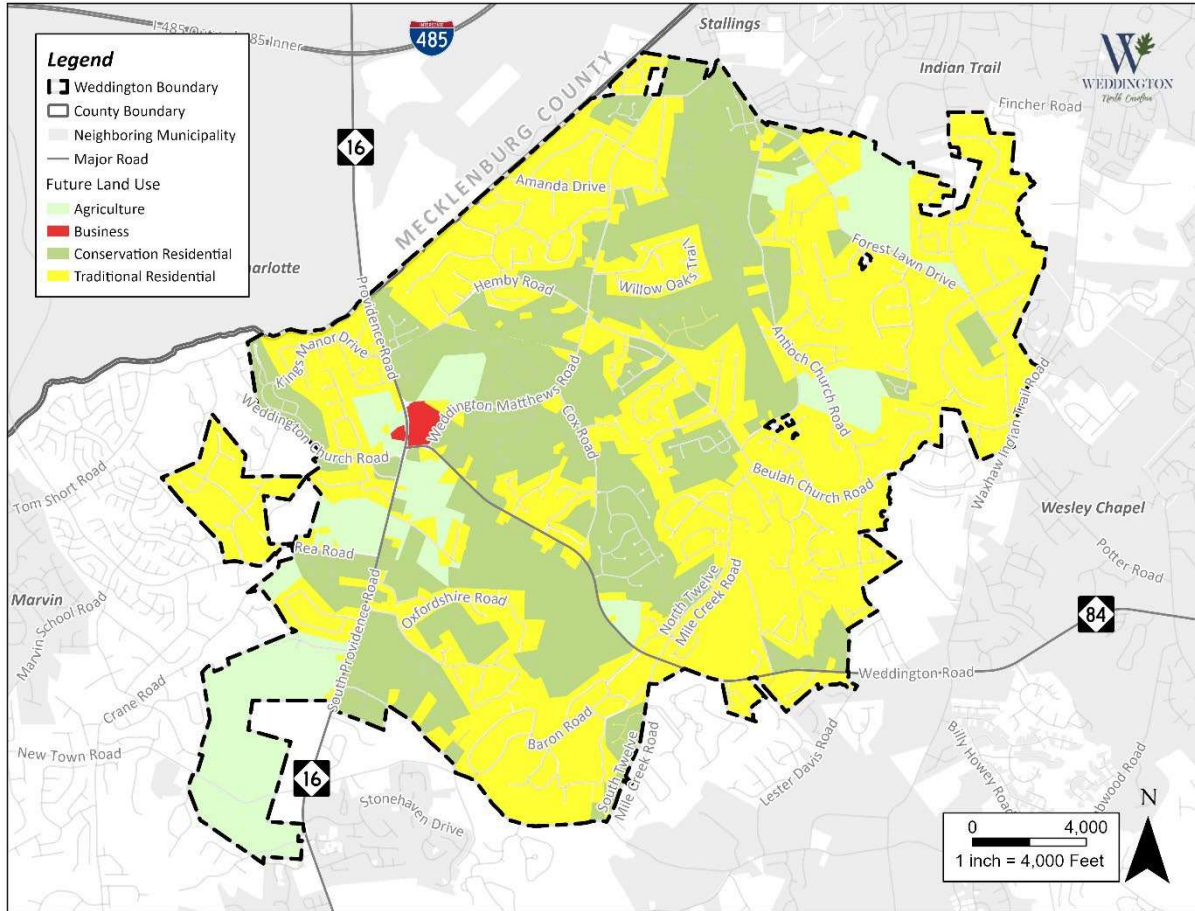
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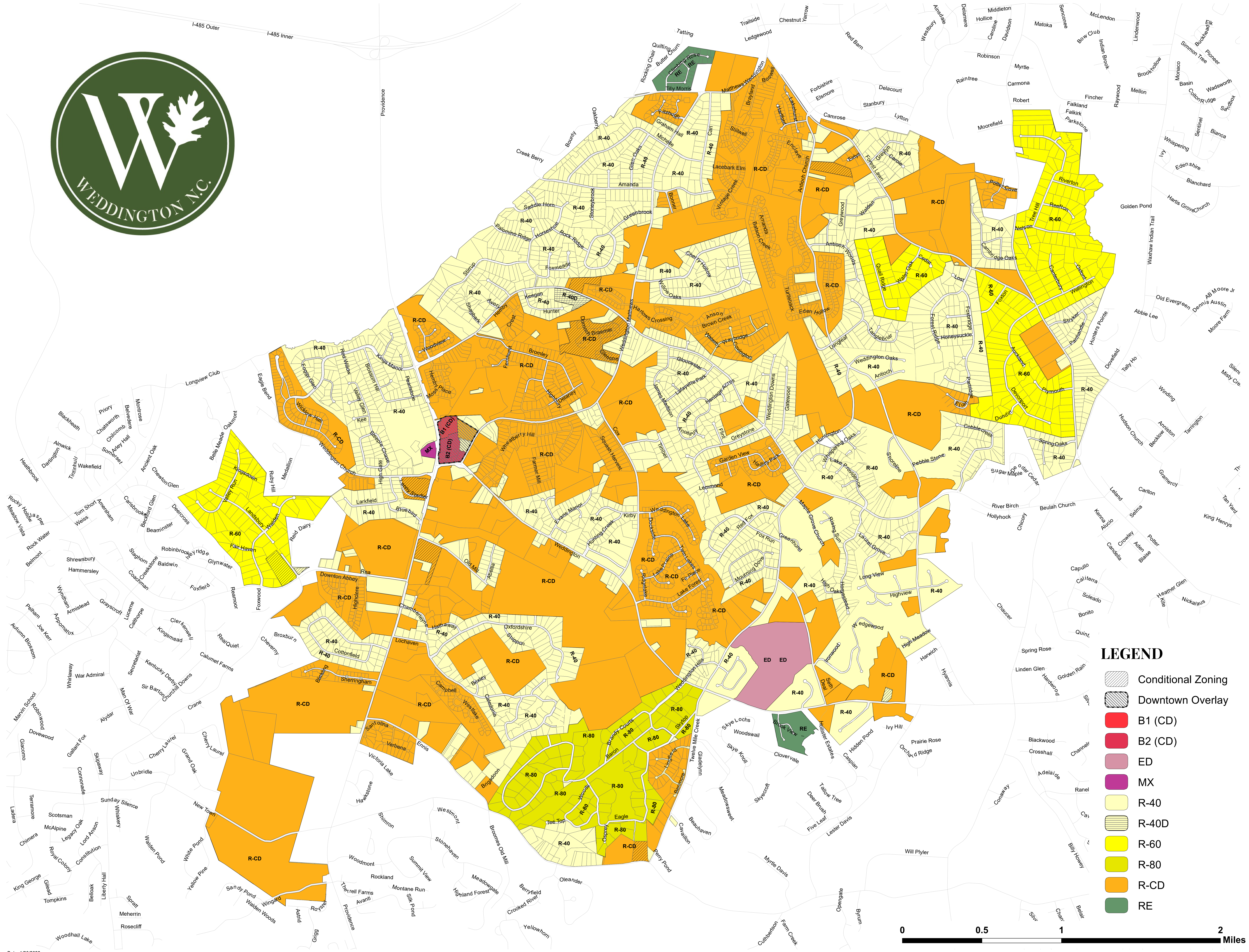


CONTROL PANEL DETAIL

Not to Scale

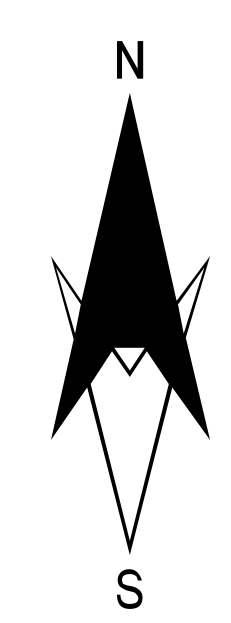
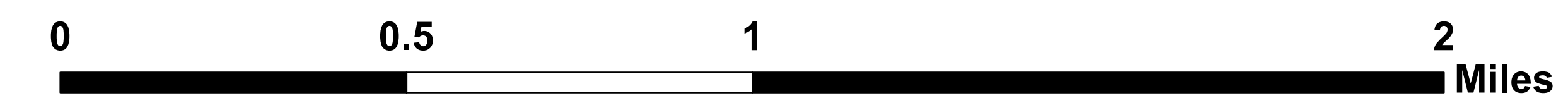
Map 4 Future Land Use Map





LEGEND

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



TOWN OF WEDDINGTON - OFFICIAL ZONING MAP



June 13, 2024

Community Meeting – Weddington Town Hall

Date: June 10, 2024; 6:30 pm – 7:30 pm

Subject: 13700 Providence Road Conditional Zoning Amendment

Petitioner: 13700 Providence Road, LLC

Presenters:

Stephen F. Overcash, RA, ODA Architecture

Alexa Polivka, Polivka International, Ownership

Attendees:

1. Elizabeth Holtey, 5017 Woodview Lane
2. Harry B. Chilcot, Fox Run
3. Mayor Jim Bell, Town of Weddington
4. Christopher Neve, 110 Chasetone Ct.
5. Chad Emerino, 953 Eagle Road
6. Melissa Emerino, 953 Eagle Road
7. Nancy Anderson, 13624 Providence Road
8. Paul Cruz, 219 Larkfield Road
9. Bill Deten, Waybridge
10. Eva Bender, 13901 Providence Road
11. Walter Hoan
12. David Vitcheer
13. Ryan Jones
14. Gregory Gordos, Town of Weddington
15. Karen Dewey, Town of Weddington

Discussions:

The two proposed buildings would only be leased as office space, approximately 50% general office and 50% healthcare. It was discussed that these uses would be an amenity for Weddington. If the uses were ever proposed to be changed, it would require another Conditional Zoning Amendment. Future tenants will have to be approved for Weddington UDO appropriateness.

The history of the project was questioned, as to why the original 3-building proposed complex had been turned down. To the best of the architect's memory, it was due to being too large of a development at the time. The owners decided to build the first building and pursue additional buildings in the future, if the



market dictated the need for additional office / healthcare space. It was discussed that the original building persistently stays 100% leased.

It was confirmed that the Owner of the original building and its uses had been a “good neighbor”.

The TIA (Traffic Impact Study) was verifying that there would be minimal impact on Providence Road and existing roadway systems. The TIA Report is public record and is currently being finalized by the Traffic Engineer and the Town of Weddington’s Engineering Consultant.

The building facades facing Providence Road need to be more detailed and reflectant of the original, existing office building, potentially incorporating more columns and dormers. It was discussed for the architect to study alternative ways to position the buildings on the site to provide better visibility of the existing building.

It was discussed to potentially angle the buildings for better visibility. All three buildings could be positioned around a park or landscaped courtyard, potentially with a fountain. A central gathering space would be ideal for employees to enjoy lunch in a landscaped exterior space.

It was discussed that the new configuration may require parking in front of the buildings, but the parking would be screened with landscaping.

It was discussed that parking was necessary for the success of the project, but it was important to not “over-park”, as green space and less stormwater run-off would be beneficial.

It was discussed that all new parking areas would be asphalted with curb and gutter edging.

The septic system was discussed. It was questioned as to if the public sanitary sewer could be utilized. There is currently no public sanitary sewer on the 13700 side of Providence. It was investigated to bring a sanitary sewer line to the site from the nearest available point, but it was cost prohibitive. It was discussed that Ownership would tap into a public line once it becomes available.

It was discussed that the owner had engaged a septic consultant who provided a site plan identifying green areas that would be satisfactory for the “repair” necessary for the system to perk. All future buildings and parking locations would need to respect these designated green areas.



The RollPark beside the original office was discussed. Ownership informed that this was a product that the owners had developed and this parking area would potentially be returned to grass or future asphalt parking.

It was discussed that the original existing stormwater retention pond had been designed to accommodate the ultimate build-out of the site. When the civil engineers analyze the existing and proposed development for stormwater run-off, the pond could be enlarged, if necessary to accommodate current stormwater regulations.

Connectivity to the two adjacent neighbors was discussed. The owner verified that there were not any plans to provide vehicular connectivity to either.

As a side note, the Downtown Overlay Plan was discussed, as to if it affected the 13700 property.

The attendees generally accepted the proposed uses and building sizes, but with changes to the site plan and to the architecture.

Next Steps:

The Owner and Architect will revise the site plan to incorporate the comments received at the Community Meeting.

The Architect will receive comments from the Town's Engineering Consultant; the comments were promised before the Community Meeting and it would have been beneficial to have had their comments to discuss at the meeting.

The Architect will re-submit the Conditional Zoning Amendment presentation and another Community Meeting will be held. The Town will send notices once a new date is determined.

Stephen F. Overcash, RA



August 15, 2024

Community Meeting – Weddington Town Hall

Date: August 5, 2024; 6:30 pm – 7:30 pm

Subject: 13700 Providence Road Conditional Zoning Amendment

Petitioner: 13700 Providence Road, LLC

Presenters:

Stephen F. Overcash, RA, ODA Architecture

Attendees:

1. Elizabeth Holtey, 5017 Woodview Lane
2. Mayor Jim Bell, Town of Weddington
3. Christopher Neve, 110 Chasetone Ct.
4. Chad Emerino. 953 Eagle Road
5. Melissa Emerino, 953 Eagle Road
6. Nancy Anderson, 13624 Providence Road
7. Bill Deten, Waybridge
8. Gregory Gordos, Town of Weddington
9. Karen Dewey, Town of Weddington
10. Tom Smith, myoe Pro Tem
11. Tracy Stone, Providence Place
12. Sophie Harrington, Catawba Lands
13. Steve Engelhardt, 2009 Seth Drive
14. Ellen Engelhardt, 2009 Seth Drive

Discussions:

The two proposed buildings would only be leased as office space, approximately 50% general office and 50% healthcare. It was discussed that these uses would be an amenity for Weddington. If the uses were ever proposed to be changed, it would require another Conditional Zoning Amendment. Future tenants will have to be approved for Weddington UDO appropriateness.

It was questioned as to if there is a definition of “office” in the UDO. The architect described office as providing “services” in lieu of selling “goods”. After being questioned if a “dry cleaner” was considered “office”, it was clarified that a dry cleaner would be considered “mercantile”.

It was confirmed that the Owner of the original building and its uses had been a “good neighbor”. The TIA (Traffic Impact Study) has been approved and verified that there would be minimal impact on Providence Road and existing roadway systems.



The revised site plan and revised elevations / renderings were considered positive by the Community and no further revisions were requested to the Master Plan or Architectural Design. It was discussed as to if a small landscaped garden could be provided in the green space adjacent to the south office building. The architect verified that this would be studied.

It was discussed that 20,000 sf of “gross building area” translated into approximately 16,000 sf of leasable area for tenants. It was discussed that it was anticipated that there would be 4 tenants in each building.

It was discussed that parking was necessary for the success of the project, but it was important to not “over-park”, as green space and less stormwater run-off would be beneficial. As the UDO parking requirement is based on number of employees and doctors in the establishments, the architect outlined that the Town of Weddington UDO requirements for parking would be met, once tenants started signing leases.

The septic system was discussed. It was questioned as to if the public sanitary sewer could be utilized. There is currently no public sanitary sewer on the 13700 side of Providence. It was discussed that Ownership would tap into a public line once it becomes available.

It was discussed that the owner had engaged a septic consultant who provided a site plan identifying green areas that would be satisfactory for the “repair” necessary for the system to perk. All future buildings and parking locations would need to respect these designated green areas.

It was discussed that the original existing stormwater retention pond had been designed to accommodate the ultimate build-out of the site. It was verified by Nancy Anderson that she had never seen the pond even close to full.

The attendees generally accepted the proposed uses and building sizes. There was healthy debate by the attendees as to if Weddington needed any more commercial uses.

Next Steps:

The Owner Petitioner is requesting to be heard at the soonest possible Council Meeting.

Stephen F. Overcash, RA

August 5, 2024
6.10.2024



Weddington Community Meeting

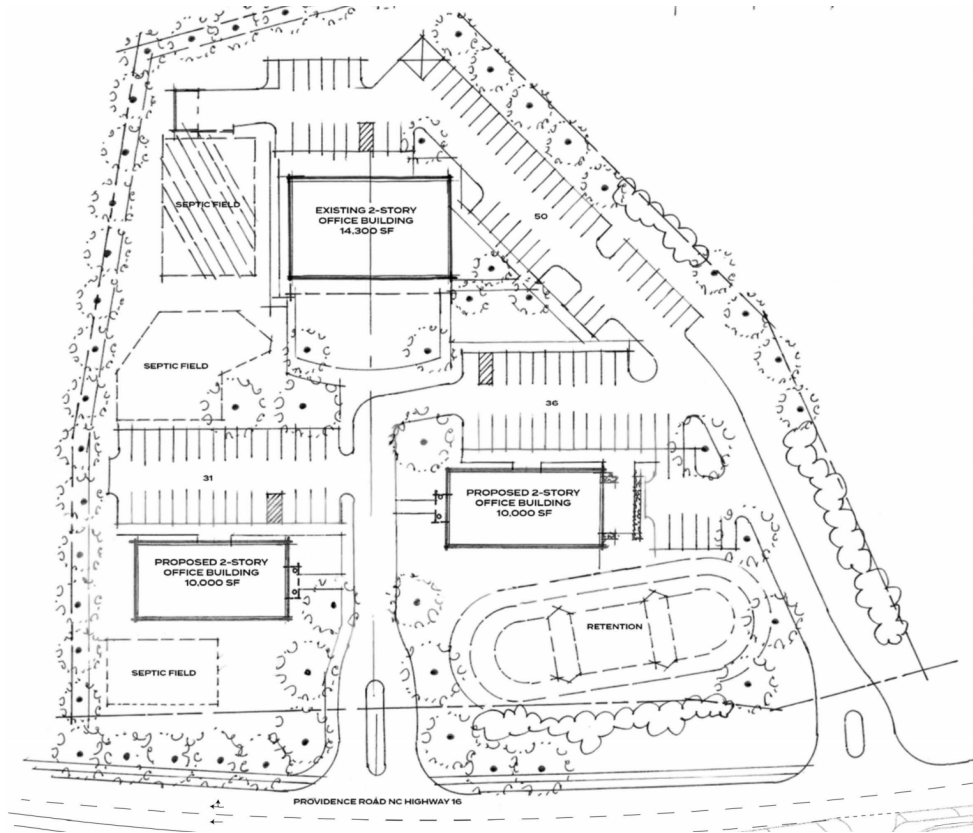
- Name Nancy Anderson Address 13624 Providence Rd. Weddington Tel.# 704-564-5897 Email hunterboon@comcast.net
- Name Tomy Smith Address 1840 Tanglebriar Ct Tel.# _____ Email Mayor Pro tem
- Name LIZ HOLTEY Address 5017 WOODVIEW LN Tel.# 917-531-4433 Email ECOBLE@ATT.NET
- Name CHRISTOPHER NEVE Address 110 CHASESTONE CT Tel.# 919-672-539 Email christopherneve@gmail.com
- Name Bill Deke Address Waybridge Tel.# - Email -
- Name Tracy Star Address Prov. Place Tel.# _____ Email _____
- Name Chad Emerine Address _____ Tel.# _____ Email Chad emer@gmail.com
- Name Melissa Emerine Address _____ Tel.# _____ Email Melissa emerine@gmail.com
- Name SOPHIE HARRINGTON Address _____ Tel.# _____ Email ~~SOPHIE~~ SOPHIE@catawba-lands.org
- Name STEVE ENGELHARDT Address 1009 SETH DR. Tel.# 704-507-8272 Email STEVE@SCREAC.COM
- Name ETHAN ENGELHARDT Address " " Tel.# 704-309-8550 Email ETHAN@CAROLINA-PR.COM
- Name _____ Address _____ Tel.# _____ Email _____
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TRAFFIC IMPACT ANALYSIS

WEDDINGTON OFFICE PARK

West side of Providence Road (NC 16) north of Weddington Road (NC 84)

Weddington, North Carolina



for

Polivka International

May 2024

1082-001 (C-2165)

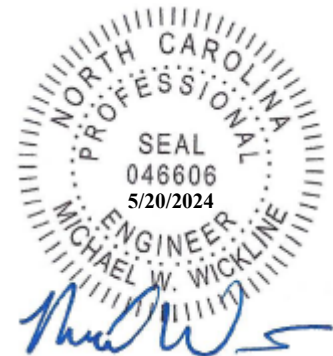




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EXECUTIVE SUMMARY

Polivka International proposes to develop a 10,000 SF General Office building and a 10,000 SF Medical Office building. The proposed site is located on Providence Road north of Weddington Road in Weddington, NC (see Figure 1). The development is expected to be completed in 2025.

This report provides analysis of the traffic operations within the area of influence, according to the standards set by the North Carolina Department of Transportation's (NCDOT) "Policy on Street and Driveway Access to North Carolina Highways, Chapter 4 Part C" and Union County. It provides intersection improvements needed for mitigating traffic impacts. This study evaluates the following scenarios:

- Existing Conditions
- 2025 No Build Conditions
- 2025 Build-out Conditions

The area of influence of the site as defined Town of Weddington staff includes the following three existing intersections (See Appendix for the approved scoping information):

1. Providence Road & Weddington Road (Signalized)
2. Providence Road & Access "A" (Unsignalized-RI/RO)
3. Providence Road & Access "B" (Unsignalized-RI/RO/LI)

According to the preliminary site plan (CZ-1), access to the site is expected to occur via two accesses located on Providence Road:

- Proposed Access "A" (Right-In/Right-Out): unsignalized access located on Providence Road at the existing Polivka International southern driveway.
- Proposed Access "B" (Right-In/Right-Out/Left-In): unsignalized access located on Providence at the existing Polivka International northern driveway.

The trip generation results indicate that the development is expected to generate 53 new AM peak hour trips and 63 new PM peak hour trips.

With the results of our analyses (the specifics are described in the Traffic Analysis section of this report) we suggest the following improvements/modifications at the study intersections/proposed accesses:

2025 Build Suggested Improvements:

1. Providence Road & Weddington Road (Signalized)

- No suggested improvements

2. Providence Road & Access "A" (Unsignalized)

- No suggested improvements



3. Providence Road & Access “B” (Unsignalized)

- No suggested improvements

In summary, even though the proposed office/medical office development will slightly increase the amount of vehicular traffic on the adjacent roadways/corridors, the existing/future and no build intersection operations are not expected to be materially impacted, assuming the existing access configurations.



PROPOSED DEVELOPMENT

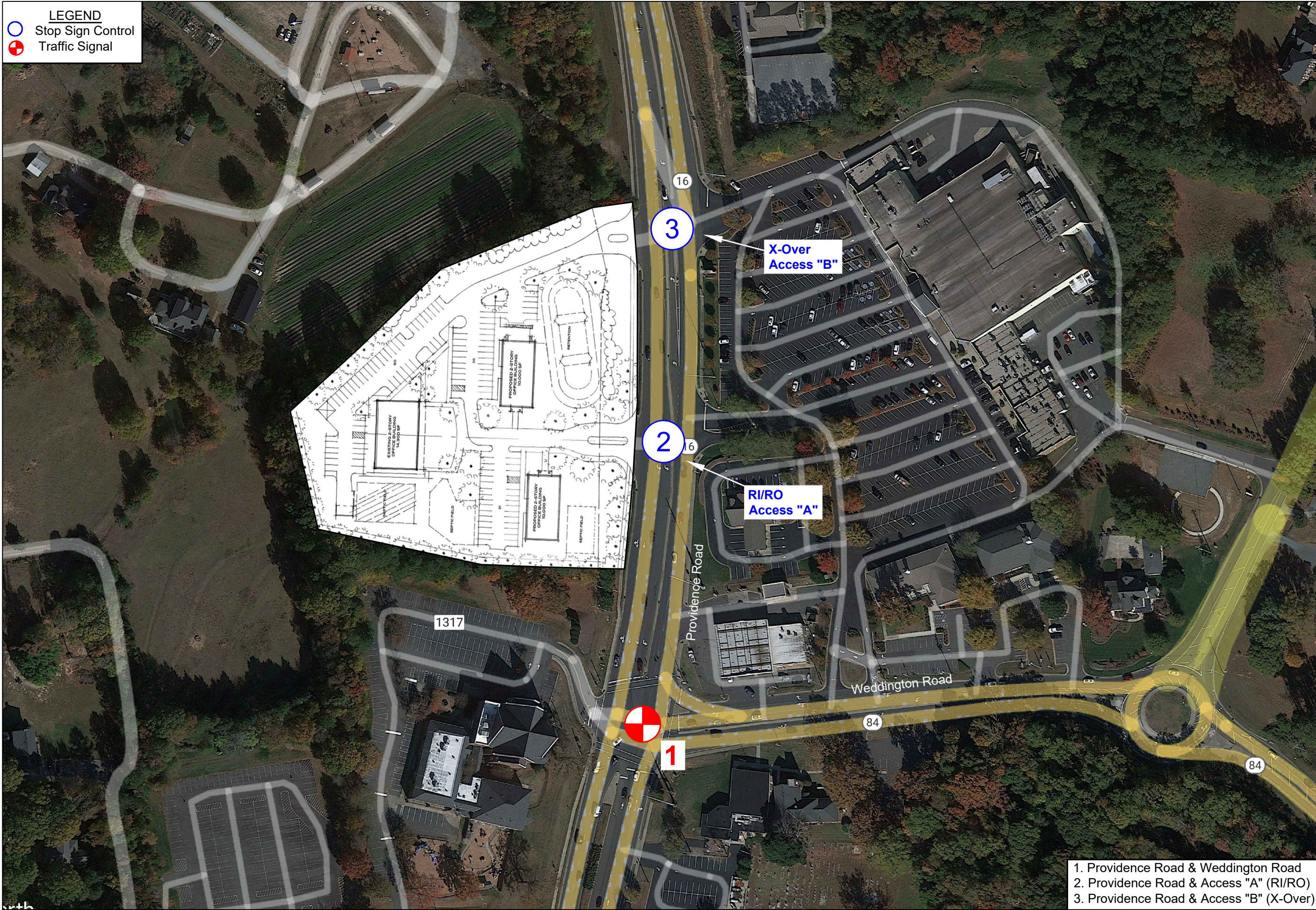
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LEGEND

-  Stop Sign Control
-  Traffic Signal

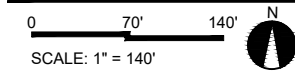


1. Providence Road & Weddington Road
2. Providence Road & Access "A" (RI/RO)
3. Providence Road & Access "B" (X-Over)

WEDDINGTON ROAD OFFICE PARK TIA
 WEDDINGTON, NC

POLIVKA INTERNATION
 13700 PROVIDENCE ROAD SUITE 200
 WEDDINGTON, NC 28104

**AREA OF
 INFLUENCE MAP**



PROJECT #: 1082-001
 DRAWN BY: PAH
 CHECKED BY: REG

FEBRUARY 2024

REVISIONS:

1.	

Figure 1

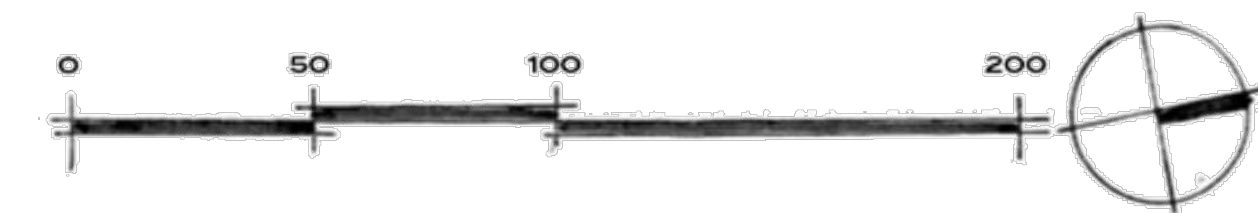
General Notes

- The owner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
- This Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the building, parking and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer.
- Parking Spaces** : parking spaces shall be a minimum of 9' x 18'. There are 67 spaces illustrated, and allocated to the new buildings.
- Signage** : All Signage will be permitted separately
- Building Height**: The maximum building height for a MX Zone is 40'. As illustrated in the renderings and elevations, the height of the ridge will be a maximum of 40'.
- Landscape Requirements** : The petitioner understands that, as a condition of approval, the proposed development shall be subject to all landscape and buffer requirements of the Town of Weddington UDO
- Sewer Allocations** : The proposed development will have a Septic System with the capacity for the proposed office buildings, as designed by Piedmont Design Associates, P.A.



2 VICINITY MAP

scale: NTS



Polivka International
13700 Providence Road, LLC.

Existing Zoning: MX (CZ)
Mixed Use Conditional Zoning
District

DEED BK-4430 PG-860
PID #06150045
Lot 1, Lot 2, Lot 3

Acreage: 4.84 acres

Site Data:

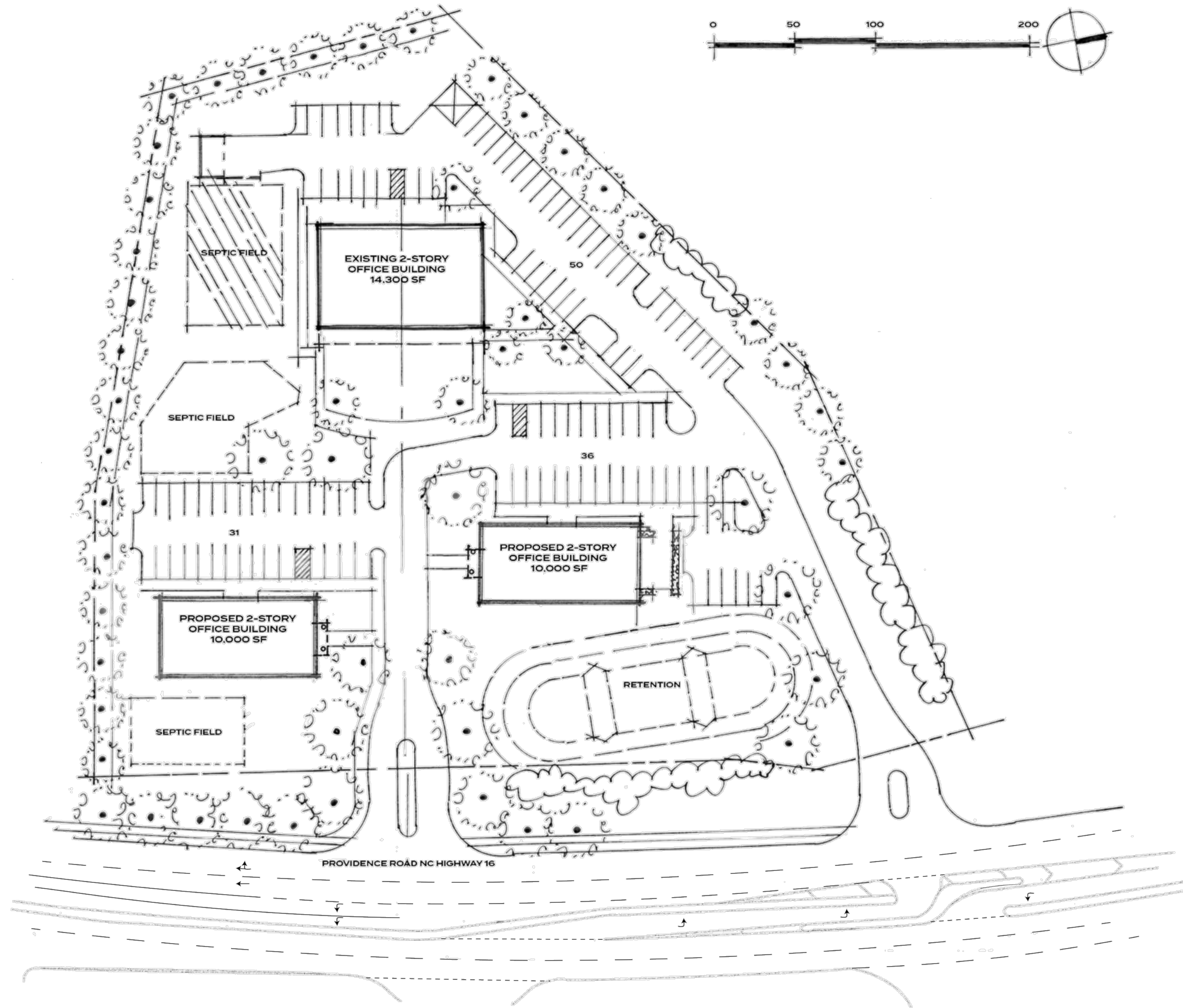
North Adjacent Land Parcel
Nancy Anderson
PID# 06150044E
DEED BK-1991 PG-752
Zone: R-40
Existing Use: Single Family

West Adjacent Land Parcel
James Hunter
PID# 06150044
DEED BK-1991 PG-752
Zone: R-40
Existing Use: Single Family

South Adjacent Parcel
Weddington United Methodist Church
PID# 06150045A
DEED BK-5047 PG-746
Zone: R-40
Existing Use: Church

Proposed Uses: The proposed uses are General Office and Medical Office.

Proposed Development Description: The Site Plan illustrates (2) two-story office buildings of 10,000 sf each. The style of the proposed structures is Georgian with similar detailing to the existing 2-story office building. The access to the site exists and will remain. New parking areas will be constructed in the general configuration illustrated on the Site Plan.



1 SITE PLAN

scale: 1" = 40'



ODA ARCHITECTURE

2010 south tryon st., suite 1a
charlotte, nc 28203
704.332.1615
www.oda.us.com

OFFICE DEVELOPMENT

13700 PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

REVISIONS		
No.	Description	Date
1	CZ-1 SUBMITTAL	10.04.23

CONDITIONAL ZONING AMENDMENT SUBMITTAL

CZ-1

Copyright 2023 ODA ARCHITECTURE



AREA CONDITIONS

The area of influence of the site as defined Town of Weddington staff includes the following three existing intersections (See Appendix for the approved scoping information):

1. Providence Road & Weddington Road (Signalized)
2. Providence Road & Access "A" (Unsignalized-RI/RO)
3. Providence Road & Access "B" (Unsignalized-RI/RO/LI)

Morning (7:00-9:00 AM) and afternoon (4:00-6:00 PM) peak period turning movement counts (TMCs) were conducted at all study intersections on Wednesday December 13, 2023. See Appendix for raw count data sheets.

According to the latest NCDOT Roadway Functional Classification data, Providence Road is a Minor Arterial with a posted speed limit of 35-mph. The roadway is a four-lane median-divided facility (two lanes in each direction), with appropriate left and right turn lanes within the vicinity of the site. Curb/gutter and sidewalks are present on both sides of the roadway. No bike lanes or planting strip are present on either side of the roadway within the vicinity of the site.

According to the latest NCDOT Roadway Functional Classification data, Weddington Road is a Minor Arterial with a posted speed limit of 35-mph. The roadway is a two-lane facility (one lane in each direction), with appropriate left and right turn lanes within the vicinity of the site. Curb/gutter are present on both sides of the roadway within the vicinity of the site. There is no sidewalk, bike lanes or planting strip present on either side of the roadway in the vicinity of the site.

In addition to the intersection TMCs, geospatial information provided by NCDOT's ArcGIS portal (*Go! NC*), such as Annual average daily traffic (AADT) and crash data were collected.

AADT for two-way volumes on roadways within the area of influence are depicted in Table 1 based on the latest data.

Table 1: Average Annual Daily Traffic Volumes (vehicles per day)

Roadway	AADT (Year)
Providence Road south of Weddington Road	29,000 (2021)
Weddington Road east of Providence Road	20,000 (2021)

Crash frequency and crash type per intersection is reported in Tables 2 and 3 respectively with data ranging from January 1, 2018, to December 31, 2022.

Table 2: Crash Data from 2018-2022

Intersection	Severity Type			Total Crashes
	K Injury	B & C Injury Crashes	PDO Crashes	
Providence Road & Weddington Road	0	8	66	74

Notes:

K: Fatality **B:** B injury type (evident), **C:** injury type (possible), **PDO:** Property Damage Only



Table 3: Crash Type from 2018-2022

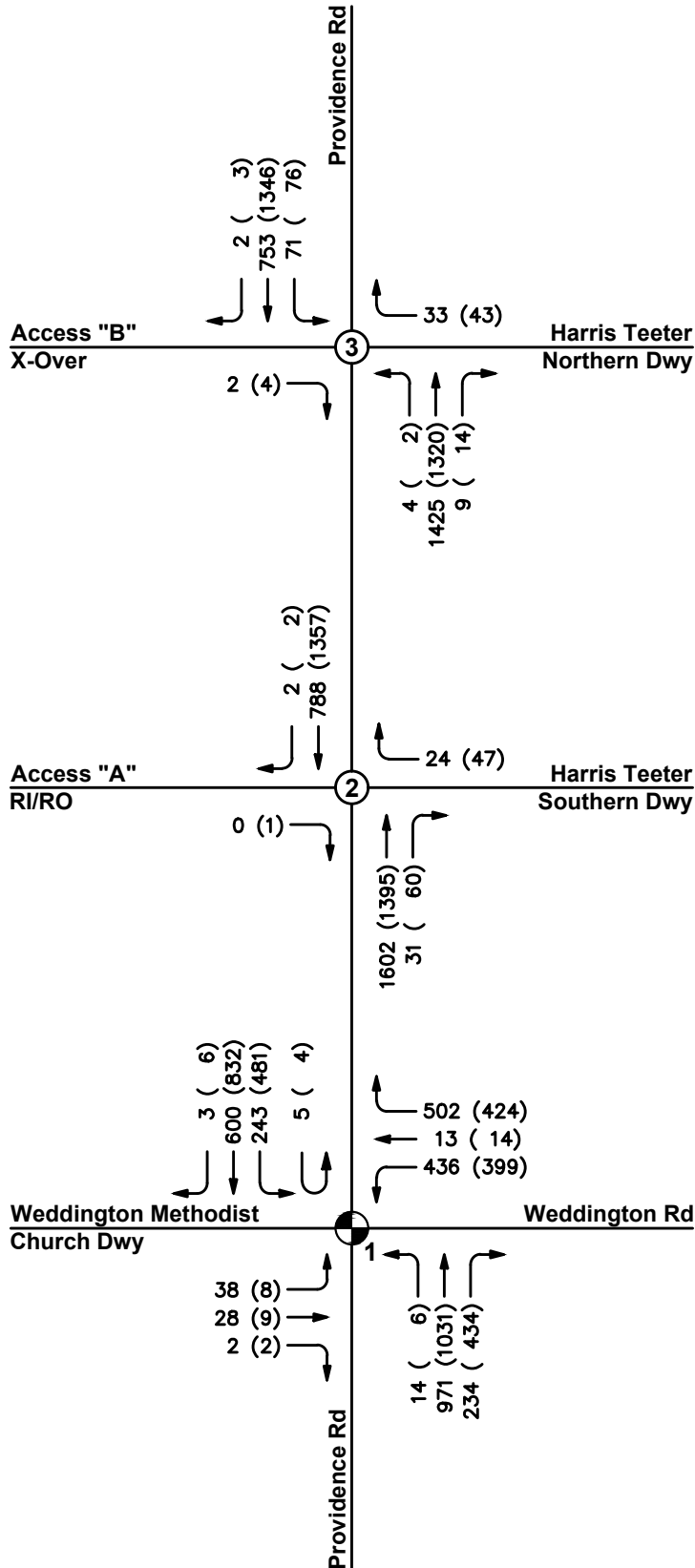
Intersection	Crash Type				
	Frontal Impact	Rear End Crashes	Sideswipe	Pedestrian	Bicycle
Providence Road & Weddington Road	8	55	8	1	0

Figure 2 portrays the existing TMCs for the AM and PM peak hours. Figure 3 includes the site directional distribution for the development. These directional distribution percentages were approved by Town of Weddington staff per existing traffic patterns.

LEGEND

-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

VOLUMES: AM (PM)



Note: Volumes were balanced in all Synchro models.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

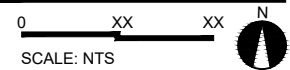
2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drggrp.com

WEDDINGTON ROAD OFFICE PARK TIA

WEDDINGTON, NC

POLIVKA INTERNATIONAL
13700 PROVIDENCE ROAD SUITE 200
WEDDINGTON, NC 28104

EXISTING PEAK HOUR TRAFFIC VOLUMES



PROJECT #: 1082-001
DRAWN BY: PAH
CHECKED BY: REG

FEBRUARY 2024

REVISIONS:

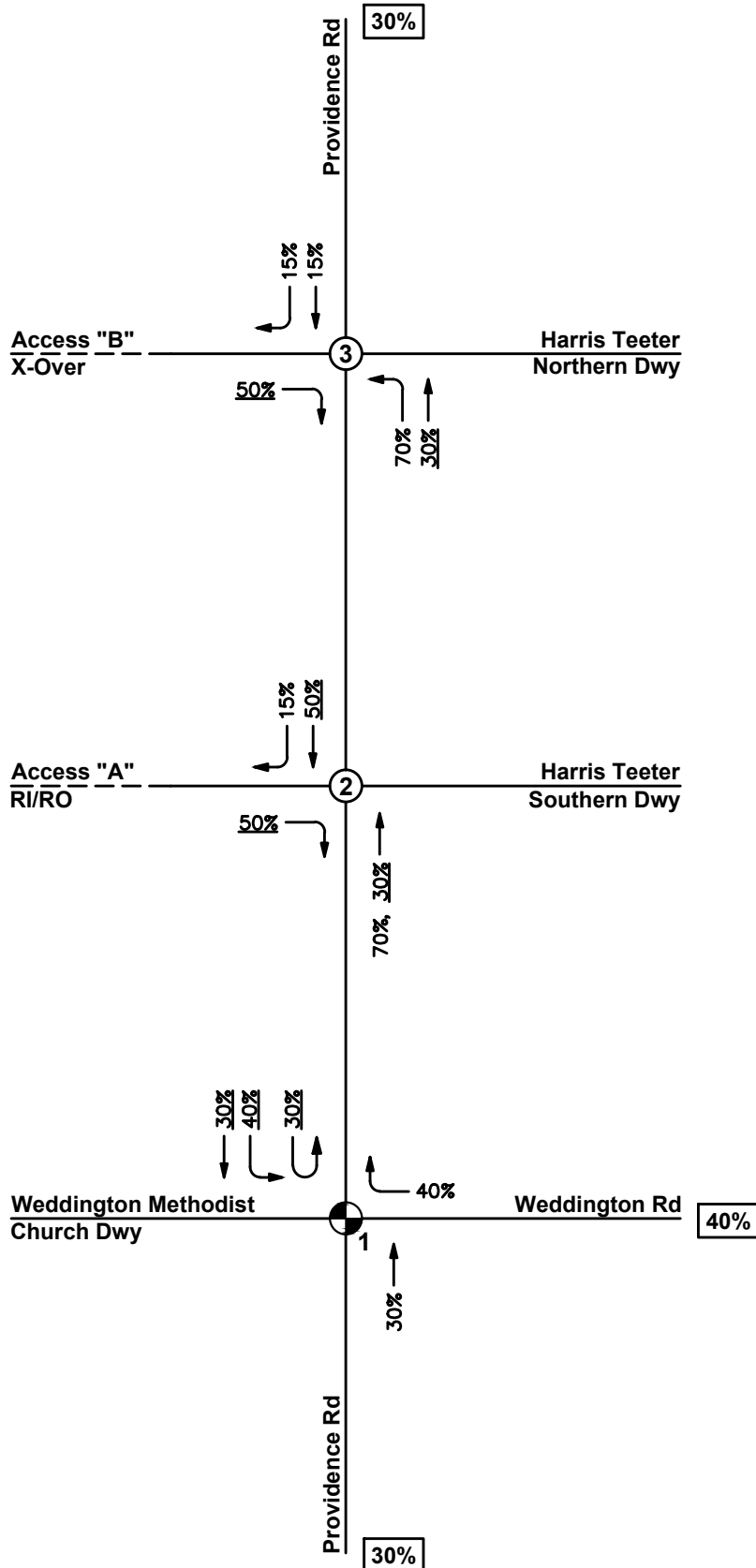
1.	May 2024

Figure 2

LEGEND

-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

xx%/xx% Enter/Exit Distribution Percentage



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

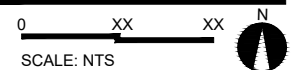
O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

WEDDINGTON ROAD OFFICE PARK TIA

WEDDINGTON, NC

POLIVKA INTERNATIONAL
13700 PROVIDENCE ROAD SUITE 200
WEDDINGTON, NC 28104

SITE DIRECTIONAL DISTRIBUTION



PROJECT #: 1082-001
DRAWN BY: PAH
CHECKED BY: REG

FEBRUARY 2024

REVISIONS:

1.	

Figure 3



PROJECTED TRAFFIC

The daily and peak-hour trip generation data for the site is presented in Table 4. Values derived for the anticipated trips generated by the site are obtained from the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition, 2021.

Table 4: Trip Generation

Land Use [ITE Code]			Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
General Office [710]	10,000	SF	157	20	3	23	4	21	25
Medical Office [720]	10,000	SF	322	24	6	30	11	27	38
Total Trips			479	44	9	53	15	48	63

References:

Trip Generation, 11th Edition, Institute of Transportation Engineers, Washington, DC. 2021.

The trip generation results indicate that the development is expected to generate 53 new AM peak hour trips and 63 new PM peak hour trips.

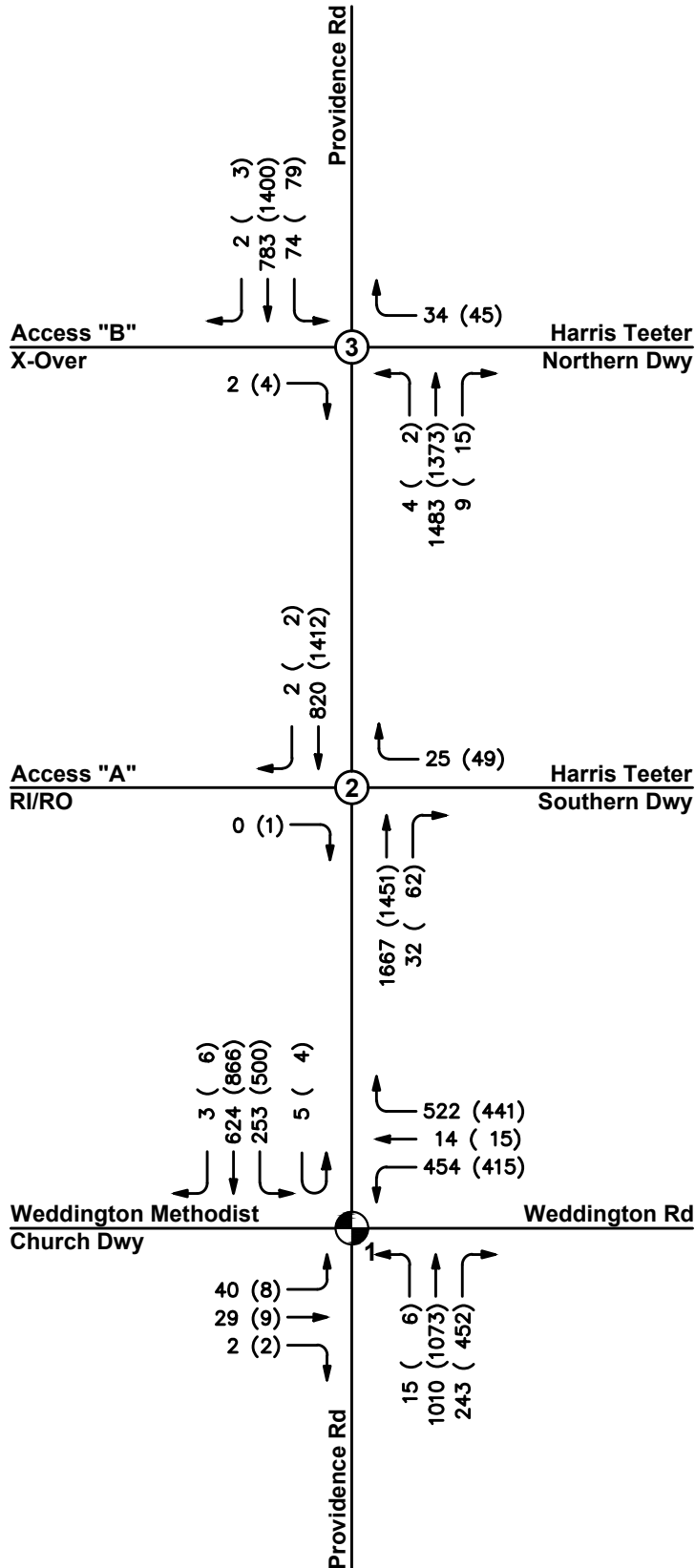
The projected background traffic volumes used in the analyses were developed from the existing peak hour TMCs. Per Town of Weddington staff, a 2% per year growth rate was used for the 2025 background volumes. The No Build volumes for the AM and PM peaks are presented in Figures 4. The 2025 AM and PM Build conditions peak hour traffic volumes are presented in Figures 5 and 6 respectively. The background traffic is indicated to the far left of the movement arrows and the site traffic in parentheses. The two are added to obtain the projected total traffic for that movement:

$$\underline{\text{Background} + (\text{Site}) = \text{Total}}$$

LEGEND

-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

VOLUMES: AM (PM)



Note: Volumes were balanced in all Synchro models.

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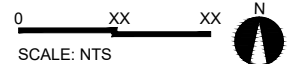
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**2025 NO BUILD
PEAK HOUR
TRAFFIC
VOLUMES**



SCALE: NTS

PROJECT #: 1082-001
DRAWN BY: PAH
CHECKED BY: REG

FEBRUARY 2024

REVISIONS:

1. May 2024

Figure 4

LEGEND

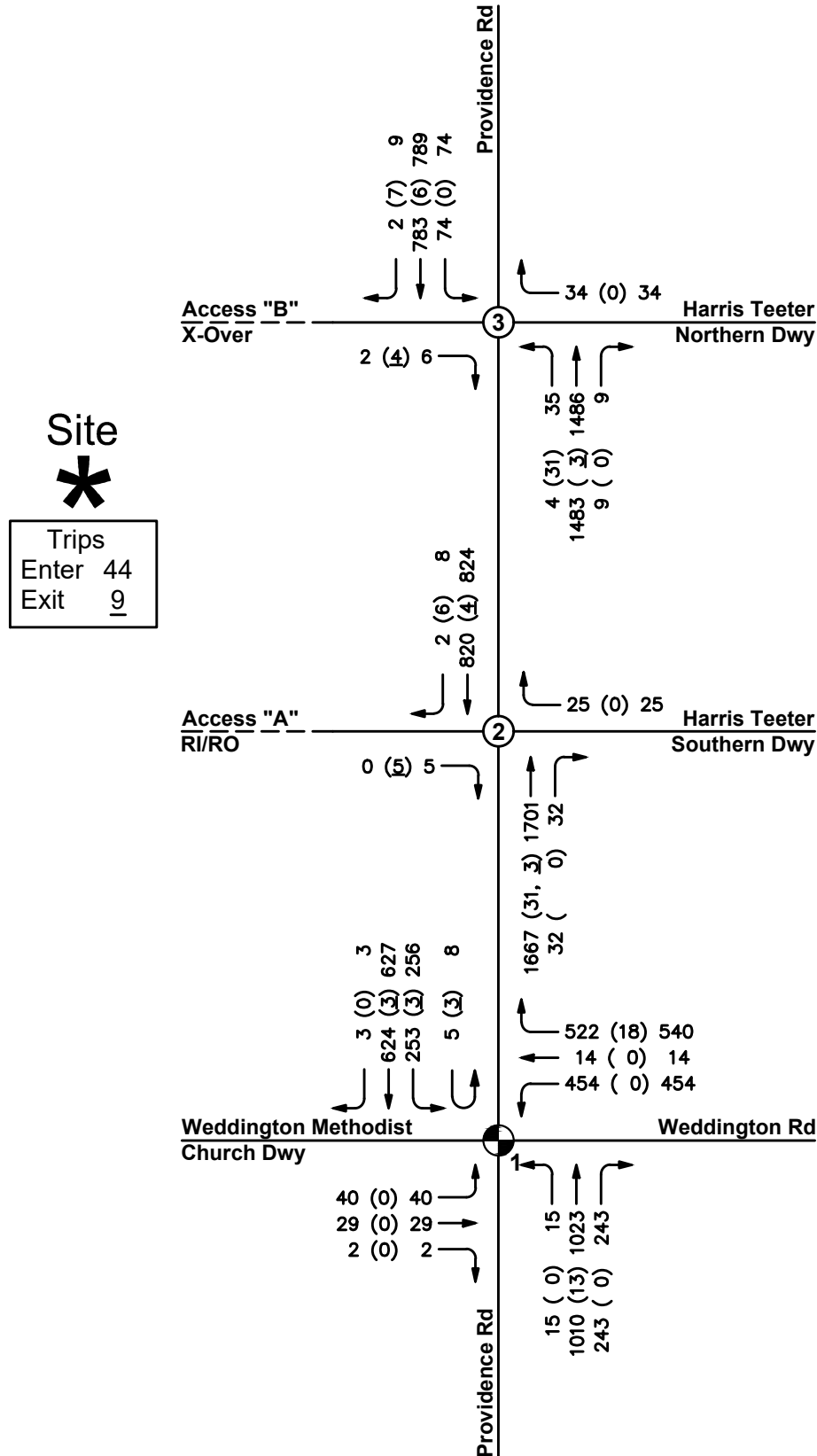
- Traffic Signal
- Stop Sign Control
- Directional Movement

VOLUMES: No Build (Site) Total



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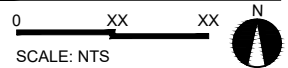


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**2025 BUILD AM
PEAK HOUR
TRAFFIC
VOLUMES**



PROJECT #: 1082-001
DRAWN BY: PAH
CHECKED BY: REG

FEBRUARY 2024

REVISIONS:

1. May 2024

Note: Volumes were balanced in all Synchro models.

Figure 5

LEGEND

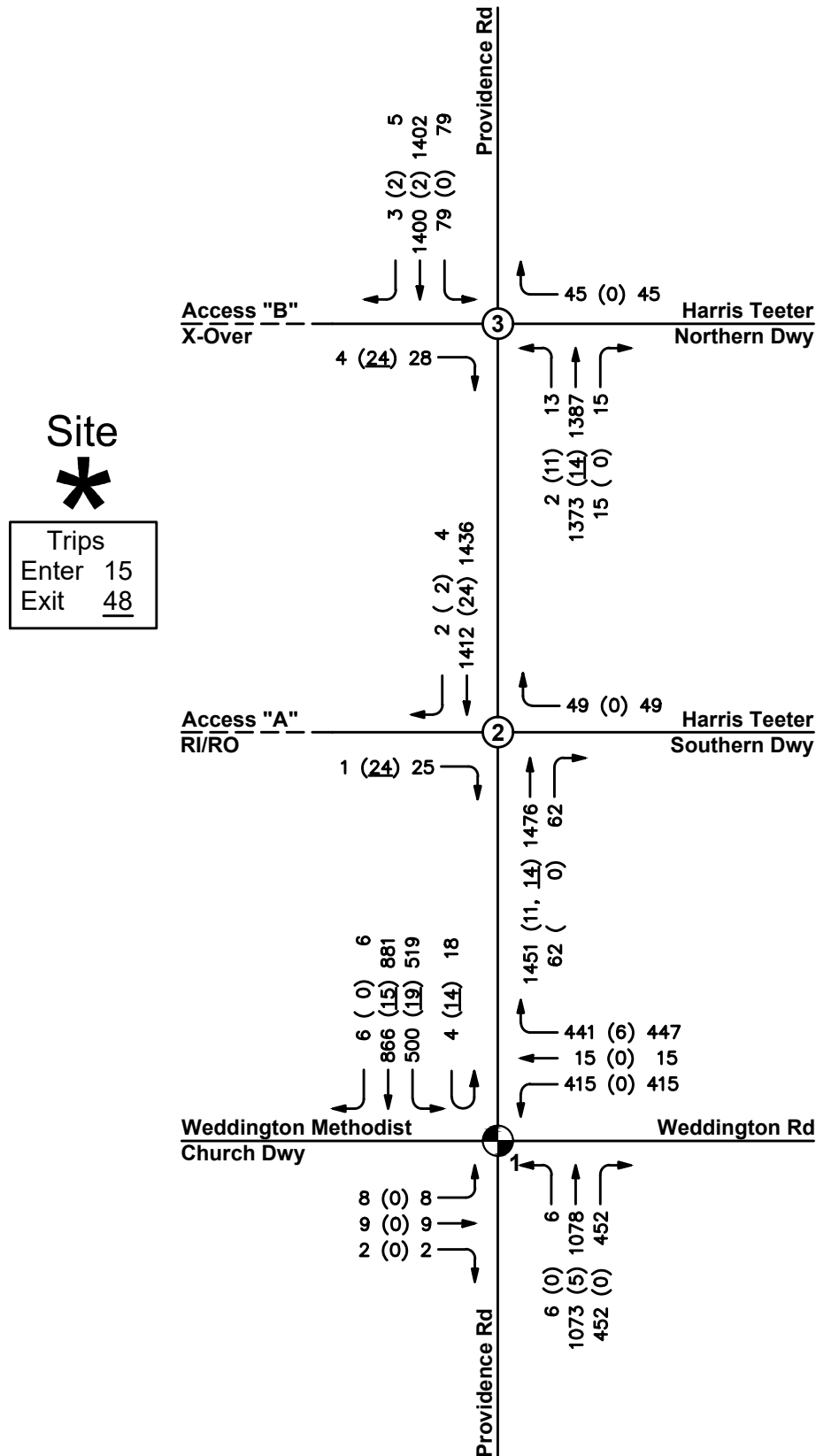
-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

VOLUMES: No Build (Site) Total



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Note: Volumes were balanced in all Synchro models.

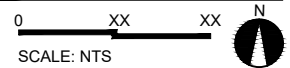
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**2025 BUILD PM
PEAK HOUR
TRAFFIC
VOLUMES**



PROJECT #: 1082-001
DRAWN BY: PAH
CHECKED BY: REG

FEBRUARY 2024

REVISIONS:

1. May 2024

Figure 6



TRAFFIC ANALYSIS

The study intersections identified within the area of influence were analyzed to detect the traffic impact that the development has under the build-out (2025) during the morning (7:00-9:00 AM) and afternoon (4:00-6:00 PM) peak periods. The traffic analysis evaluates the following measures of effectiveness' (MOEs) and their respective criteria at the intersections assuming the future year conditions of 2025.

Level of service (LOS) of an intersection or approach is a qualitative MOE of traffic operations. It is a measure of average control delay in time within a peak period. The Transportation Research Board's Highway Capacity Manual¹ (HCM) defines the LOS thresholds established for signalized and unsignalized intersections per the following exhibits:

Intersection LOS	Exhibit 19-8 Signalized Intersection Control Delay per Vehicle (sec/vehicle)	Exhibit 20-2 Unsignalized Intersection Control Delay per Vehicle (sec/vehicle)
A	≤10.0	≤ 10.0
B	> 10.0 and ≤ 20.0	> 10.0 and ≤ 15.0
C	> 20.0 and ≤ 35.0	> 15.0 and ≤ 25.0
D	> 35.0 and ≤ 55.0	> 25.0 and ≤ 35.0
E	> 55.0 and ≤ 80.0	> 35.0 and ≤ 50.0
F	>80.0	> 50.0

For the analysis of unsignalized intersections, intersection LOS is defined in terms of the average control delay for each minor-street movement (or shared movement) as well as major-street left-turns. It should be noted that stop sign controlled streets/driveways intersecting major streets typically experience long delays during peak hours, while most of the traffic moving through the intersection on the major street experiences little or no delay.

This report provides analysis of the traffic operations within the area of influence, according to the standards set by the North Carolina Department of Transportation's (NCDOT) "Policy on Street and Driveway Access to North Carolina Highways, Chapter 4 Part C" and Union County. It provides intersection improvements needed for mitigating traffic impacts. This study evaluates the following scenarios:

- Existing Conditions
- 2025 No Build Conditions
- 2025 Build-out Conditions

TOWN OF WEDDINGTON ANALYSIS REQUIREMENTS - In order to determine the mitigation responsibility of the developer, this study compares 2025 Build results to the 2025 No Build results.

Per Chapter 5, Section J of the *August 2003 NCDOT Policy on Street and Driveway Access to North Carolina Highways*, the applicant shall be required to identify mitigation improvements to the roadway network if at least one of the following conditions exists when comparing base network conditions to project conditions:

¹ National Research Council. Transportation Research Board. Highway Capacity Manual 6th Ed., Washington, DC. 2016.



- *The total average delay at an intersection or an individual approach increases by 25% or greater, while maintaining the same level of service,*
- *The Level of Service (LOS) degrades by at least one level at an intersection or an individual approach,*
- *Or the Level of Service is “F” for an intersection or an individual approach.*

This section of the NCDOT access policy also states that, *mitigation improvements shall be identified when the analysis indicates that the 95th percentile queue exceeds the storage capacity of the existing lane.*

SYNCHRO 11.1 was the software tool used in determining the delay, capacity and corresponding LOS at the study intersections. SimTraffic 11.1, a traffic simulation software application for unsignalized and signalized intersections, was used to calculate the maximum queue lengths at the study intersections. The Synchro and SimTraffic results of each scenario is displayed per intersection and are presented in Tables 5 – 10. Analysis software result reports per scenario are provided in the Appendix.

Base assumptions for the analysis scenarios include:

- A 2% per year background growth rate between the existing and future 2025 years was used for all study intersections
- Volumes were balanced between intersections in all Synchro files
- All study intersections and movements assume a 0.90 peak hour factor (PHF)
- Observed heavy vehicle percentages (from TMCs) were used in all analysis for all intersections, a minimum of 2% was applied to proposed intersections.
- Existing signal plans were used in the Existing, No Build and Build conditions, coded based on the NCDOT Congestion Management Capacity Analysis Guidelines (2015) See Appendix for existing signal plans
- Right turn on red (RTOR) was disabled
- Yellow and red times were adjusted to 5 seconds and 2 seconds, respectively with -2 seconds of lost time adjustment
- Signal timings as given by the signal plan were utilized and the intersections were optimized through all scenarios
- Permitted-protected and permitted left-turns were adjusted to protected only where applicable
- Westbound right-turn overlap was removed at the intersection of Providence Road & Weddington Road to remove conflict with the southbound U-turn movement produced by the analysis software. Right turn on red was allowed for the westbound movement only in order to account for this and most accurately depict the real world operations.



1. Providence Road & Weddington Road (Signalized)

Table 5: Providence Rd & Weddington Rd Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
Existing Conditions						
Intersection	D	41.9	0.95	C	31.6	0.82
Eastbound - Weddington Methodist Church Dwy	E	71.1	-	D	54.5	-
Westbound - Weddington Rd	D	45.9	-	D	39.7	-
Northbound - Providence Rd	D	35.8	-	C	29.0	-
Southbound - Providence Rd	D	44.2	-	C	29.0	-
2025 No Build Conditions						
Intersection	D	48.4	1.03	C	33.6	0.87
Eastbound - Weddington Methodist Church Dwy	E	74.2	-	D	54.5	-
Westbound - Weddington Rd	E	57.4	-	D	44.7	-
Northbound - Providence Rd	D	42.1	-	C	29.5	-
Southbound - Providence Rd	D	45.2	-	C	31.0	-
2025 Build Conditions						
Intersection	D	52.3	1.02	C	34.9	0.89
Eastbound - Weddington Methodist Church Dwy	E	74.3	-	D	53.5	-
Westbound - Weddington Rd	E	55.6	-	D	47.3	-
Northbound - Providence Rd	D	51.4	-	C	30.9	-
Southbound - Providence Rd	D	47.8	-	C	31.3	-

Existing Conditions

Currently, the intersection operates at LOS “D” during the AM peak hour and LOS “C” during the PM peak hour.

2025 No Build Conditions

With the inclusion of growth in the background traffic, the intersection operates at LOS “D” during the AM peak hour and LOS “C” during the PM peak hour.

2025 Build Conditions

When comparing the impact of the 2025 Build to the 2025 No Build conditions, the intersection continues to operate at LOS “D” during the AM peak hour and LOS “C” during the PM peak hour. The overall intersection delay increases by 8% in the AM peak hour and 4% in the PM peak hour. **Therefore, no developer required improvements should be deemed necessary at this study intersection.**



Table 6: Providence Rd & Weddington Rd Queue Lengths

Weddington Methodist Church Dwy/Weddington Rd & Providence Rd	Storage (ft)	AM PEAK		PM PEAK	
		95th % Queue	Max Queue	95th % Queue	Max Queue
2025 No Build Conditions					
Eastbound Left-Thru-Right Turn Lane (Weddington Methodist Church Dwy)	-	#133	150'	44'	59'
Westbound Left-Turn (Weddington Rd)	550'	268	376'	#307'	251'
Westbound Thru-Left Turn (Weddington Rd)	-	264	481'	#300'	290'
Westbound Right-Turn (Weddington Rd)	325'	#634	402'	#328'	324'
Northbound Left-Turn (Providence Rd)	500'	37	59'	21'	34'
Northbound Thru (Providence Rd)	-	#611	478'	#554'	454'
Northbound Right-Turn (Providence Rd)	450'	51	188'	191'	252'
Southbound Left-Turn (Providence Rd)	375'	#203	263'	#330'	304'
Southbound Thru-Right Turn (Providence Rd)	-	278	285'	344'	311'
2025 Build Conditions					
Eastbound Left-Thru-Right Turn Lane (Weddington Methodist Church Dwy)	-	#133'	126'	44'	72'
Westbound Left-Turn (Weddington Rd)	550'	261'	384'	#318'	285'
Westbound Thru-Left Turn (Weddington Rd)	-	257'	520'	#311'	328'
Westbound Right-Turn (Weddington Rd)	325'	#653'	423'	#345'	388'
Northbound Left-Turn (Providence Rd)	500'	37'	165'	21'	33'
Northbound Thru (Providence Rd)	-	#647'	708'	#595'	435'
Northbound Right-Turn (Providence Rd)	450'	51'	377'	199'	228'
Southbound Left-Turn (Providence Rd)	375'	#208'	223'	#351'	318'
Southbound Thru-Right Turn (Providence Rd)	-	288'	261'	350'	324'

When comparing the Build with Improvements conditions to the No Build conditions from the queueing and blocking reports, no storage lane extension should be deemed necessary.



2. Providence Road & Access “A” (Unsignalized)

Table 7: Providence Rd & Access “A” Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
Existing Conditions						
Intersection	NA	NA	-	NA	NA	-
Eastbound - Access "A"	B	11.7	-	C	15.4	-
Westbound - Harris Teeter Southern Dwy	C	19.3	-	C	18.4	-
Northbound - Providence Rd	A	0.0	-	A	0.0	-
Southbound - Providence Rd	A	0.0	-	A	0.0	-
2025 No Build Conditions						
Intersection	NA	NA	-	NA	NA	-
Eastbound - Access "A"	B	12.0	-	C	15.9	-
Westbound - Harris Teeter Southern Dwy	C	20.3	-	C	19.4	-
Northbound - Providence Rd	A	0.0	-	A	0.0	-
Southbound - Providence Rd	A	0.0	-	A	0.0	-
2025 Build Conditions						
Intersection	NA	NA	-	NA	NA	-
Eastbound - Access "A"	B	12.0	-	C	17.0	-
Westbound - Harris Teeter Southern Dwy	C	20.8	-	C	19.8	-
Northbound - Providence Rd	A	0.0	-	A	0.0	-
Southbound - Providence Rd	A	0.0	-	A	0.0	-

Existing Conditions

Currently, the worst leg of the intersection (westbound) operates at LOS “C” during both the AM and PM peak hours.

2025 No Build Conditions

With the inclusion of growth in the background traffic, the worst leg of the intersection (westbound) operates at LOS “C” during both the AM and PM peak hours.

2025 Build Conditions

The existing right-in/right-out driveway is intended to be used as access to the proposed development.

When comparing the impact of the 2025 Build to the 2025 No Build conditions, the worst leg of the intersection (westbound) continues to operate at LOS “C” during both the AM and PM peak hours. The delay on the worst leg of the intersection increases by 2% in the AM peak hour and 2% in the PM peak hour.

Therefore, no developer required improvements should be deemed necessary at this study intersection.



Table 8: Providence Rd & Access “A” Queue Lengths

Access "A"/Harris Teeter Southern Dwy @ Providence Rd	Storage (ft)	AM PEAK		PM PEAK	
		95th % Queue	Max Queue	95th % Queue	Max Queue
2025 No Build Conditions					
Eastbound Right-Turn Lane (Access "A")	TERM.	0'	30'	0'	30'
Westbound Right-Turn (Harris Teeter Southern Dwy)	TERM.	8'	62'	15'	120'
Northbound Thru-Right Turn (Providence Rd)	-	0'	49'	0'	30'
Southbound Thru-Right Turn (Providence Rd)	-	0'	10'	0'	12'
2025 Build Conditions					
Eastbound Right-Turn Lane (Access "A")	TERM.	0'	30'	8'	66'
Westbound Right-Turn (Harris Teeter Southern Dwy)	TERM.	10'	74'	18'	83'
Northbound Thru-Right Turn (Providence Rd)	-	0'	25'	0'	20'
Southbound Thru-Right Turn (Providence Rd)	-	0'	9'	0'	60'

When comparing the Build with Improvements conditions to the No Build conditions from the queueing and blocking reports, no storage lane extension should be deemed necessary.



3. Providence Road & Access “B” (Unsignalized)

Table 9: Providence Rd & Access “B” Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
Existing Conditions						
Intersection	NA	NA	-	NA	NA	-
Eastbound - Access "B"	B	11.7	-	C	15.4	-
Westbound - Harris Teeter Northern Dwy	C	19.8	-	C	18.0	-
Northbound - Providence Rd	A	0.0	-	A	0.0	-
Southbound - Providence Rd	A	1.5	-	A	0.9	-
2025 No Build Conditions						
Intersection	NA	NA	-	NA	NA	-
Eastbound - Access "B"	B	12.0	-	C	15.9	-
Westbound - Harris Teeter Northern Dwy	C	20.9	-	C	18.9	-
Northbound - Providence Rd	A	0.0	-	A	0.0	-
Southbound - Providence Rd	A	1.6	-	A	0.9	-
2025 Build Conditions						
Intersection	NA	NA	-	NA	NA	-
Eastbound - Access "B"	B	12.1	-	C	16.9	-
Westbound - Harris Teeter Northern Dwy	C	20.9	-	C	19.0	-
Northbound - Providence Rd	A	0.2	-	A	0.1	-
Southbound - Providence Rd	A	1.6	-	A	0.9	-

Existing Conditions

Currently, the worst leg of the intersection (westbound) operates at LOS “C” during both the AM and PM peak hours.

2025 No Build Conditions

With the inclusion of growth in the background traffic, the worst leg of the intersection (westbound) operates at LOS “C” during both the AM and PM peak hours.

2025 Build Conditions

The existing right-in/right-out/left-in driveway is intended to be used as access to the proposed development.

When comparing the impact of the 2025 Build to the 2025 No Build conditions, the worst leg of the intersection (westbound) operates at LOS “C” during both the AM and PM peak hours. The delay on the worst leg of the intersection does not increase in the AM peak hour and increases by less than 1% in the PM peak hour.

Therefore, no developer required improvements should be deemed necessary at this study intersection.



Table 10: Providence Rd & Access “B” Queue Lengths

Access "B"/ Harris Teeter Northern Dwy @ Providence Rd	Storage (ft)	AM PEAK		PM PEAK	
		95th % Queue	Max Queue	95th % Queue	Max Queue
2025 No Build Conditions					
Eastbound Right-Turn (Access "B")	TERM.	0'	30'	0'	34'
Westbound Right-Turn (Harris Teeter Northern Dwy)	TERM.	13'	66'	15'	75'
Northbound Left-Turn (Providence Rd)	225'	0'	29'	0'	30'
Northbound Thru-Right Turn (Providence Rd)	-	0'	13'	0'	39'
Southbound Left-Turn (Providence Rd)	325'	28'	111'	23'	87'
Southbound Thru-Right Turn (Providence Rd)	-	0'	0'	0'	0'
2025 Build Conditions					
Eastbound Right-Turn (Access "B")	TERM.	0	30'	8'	59'
Westbound Right-Turn (Harris Teeter Northern Dwy)	TERM.	13	62'	15'	62'
Northbound Left-Turn (Providence Rd)	225'	5	49'	3'	47'
Northbound Thru-Right Turn (Providence Rd)	-	0	4'	0'	8'
Southbound Left-Turn (Providence Rd)	325'	28	102'	23'	85'
Southbound Thru-Right Turn (Providence Rd)	-	0	4'	0'	91'

When comparing the Build with Improvements conditions to the No Build conditions from the queueing and blocking reports, no storage lane extension should be deemed necessary.

The existing/suggested laneage is shown on Figures 7 and 8, respectively.

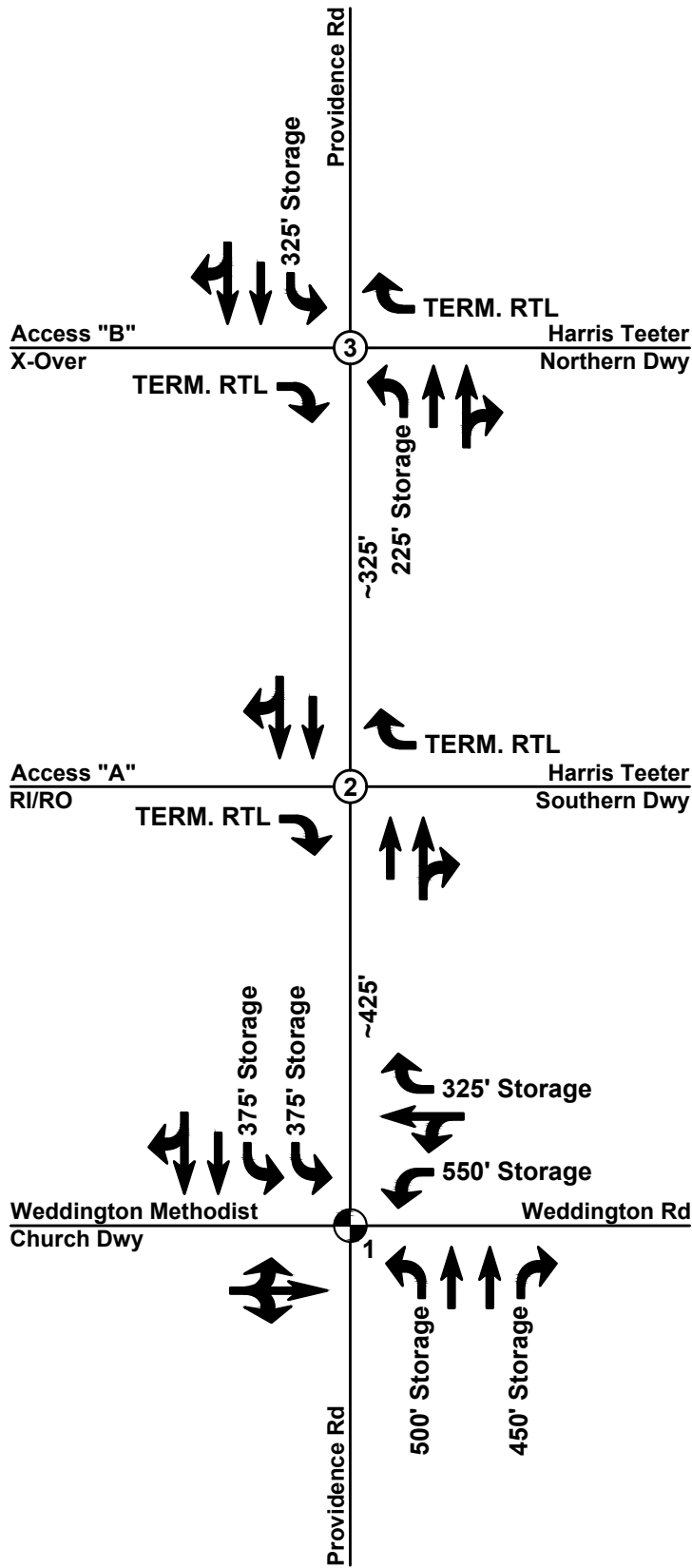
LEGEND

-  Traffic Signal
-  Stop Sign Control
-  Existing Laneage



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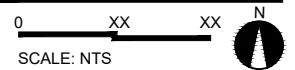
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EXISTING LANEAGE



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FEBRUARY 2024

REVISIONS:

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Figure 7

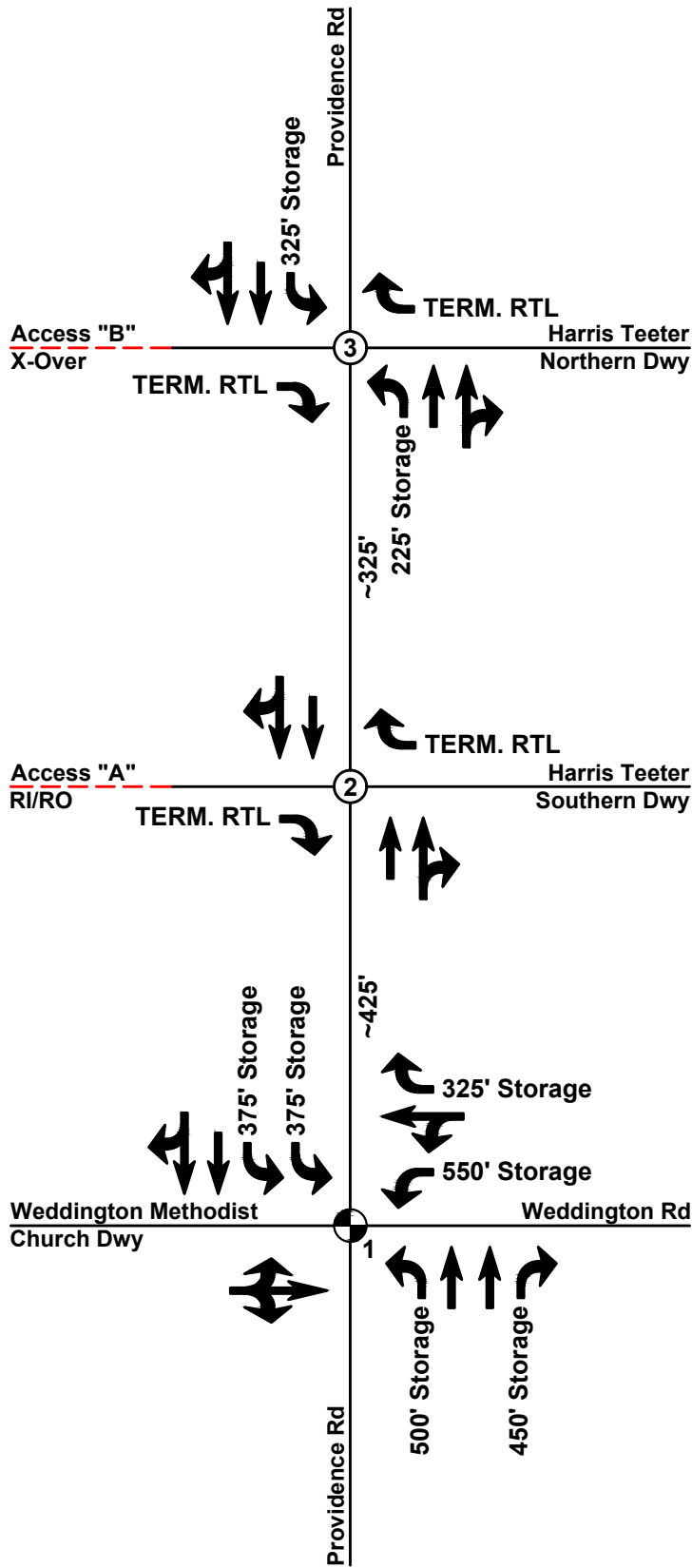
LEGEND

-  Traffic Signal
-  Stop Sign Control
-  Existing Laneage
-  Suggested Laneage



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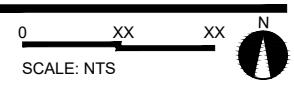
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SUGGESTED LANEAGE



PROJECT #: 1082-001
DRAWN BY: PAH
CHECKED BY: REG

FEBRUARY 2024

REVISIONS:

1.	

Figure 8



CONCLUSION

In conclusion, even though the proposed office/medical office development will slightly increase the amount of vehicular traffic on the adjacent roadways/corridors, the existing/future and no build intersection operations are not expected to be materially impacted, assuming the existing access configurations.



APPENDIX

Beckingham

Weddington, NC

by

Provident Land Services

Planning Board Presentation October 28, 2024

Revised Rezoning with Conditions

1. Addition of 1' Ribbon Curb to the project where no curb & gutter exists.
2. Addition of decorative pavers at the entrance.
3. Removal of the future R/W connection in the NW corner of the property.

Addition of 1' ribbon curb to the project where no curb & gutter exists.

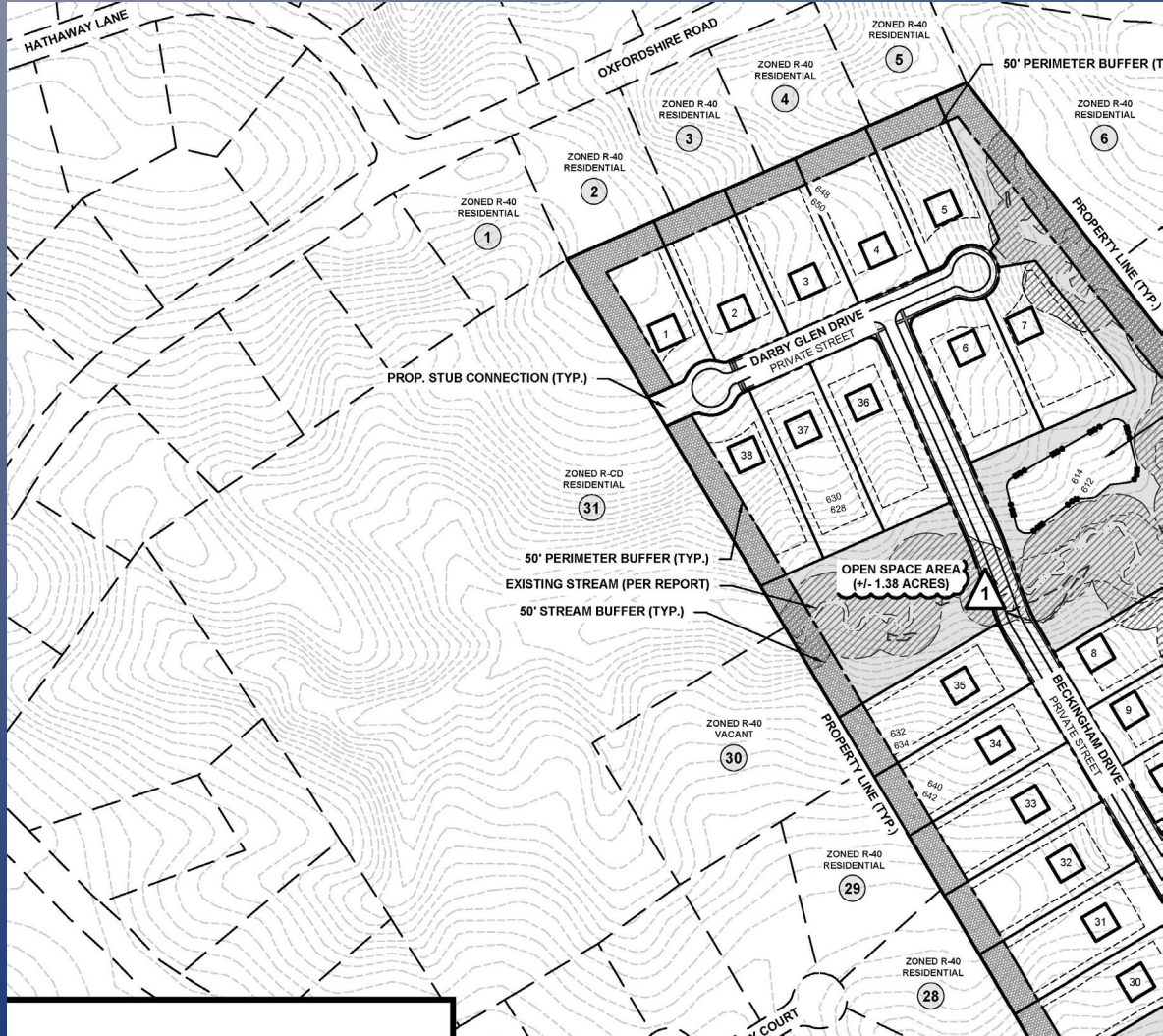


Addition of Decorative Pavers at the Entrance.

Example of decorative real pavers used at The Meadows at Weddington entrance



Original Stub To Adjacent Parcel

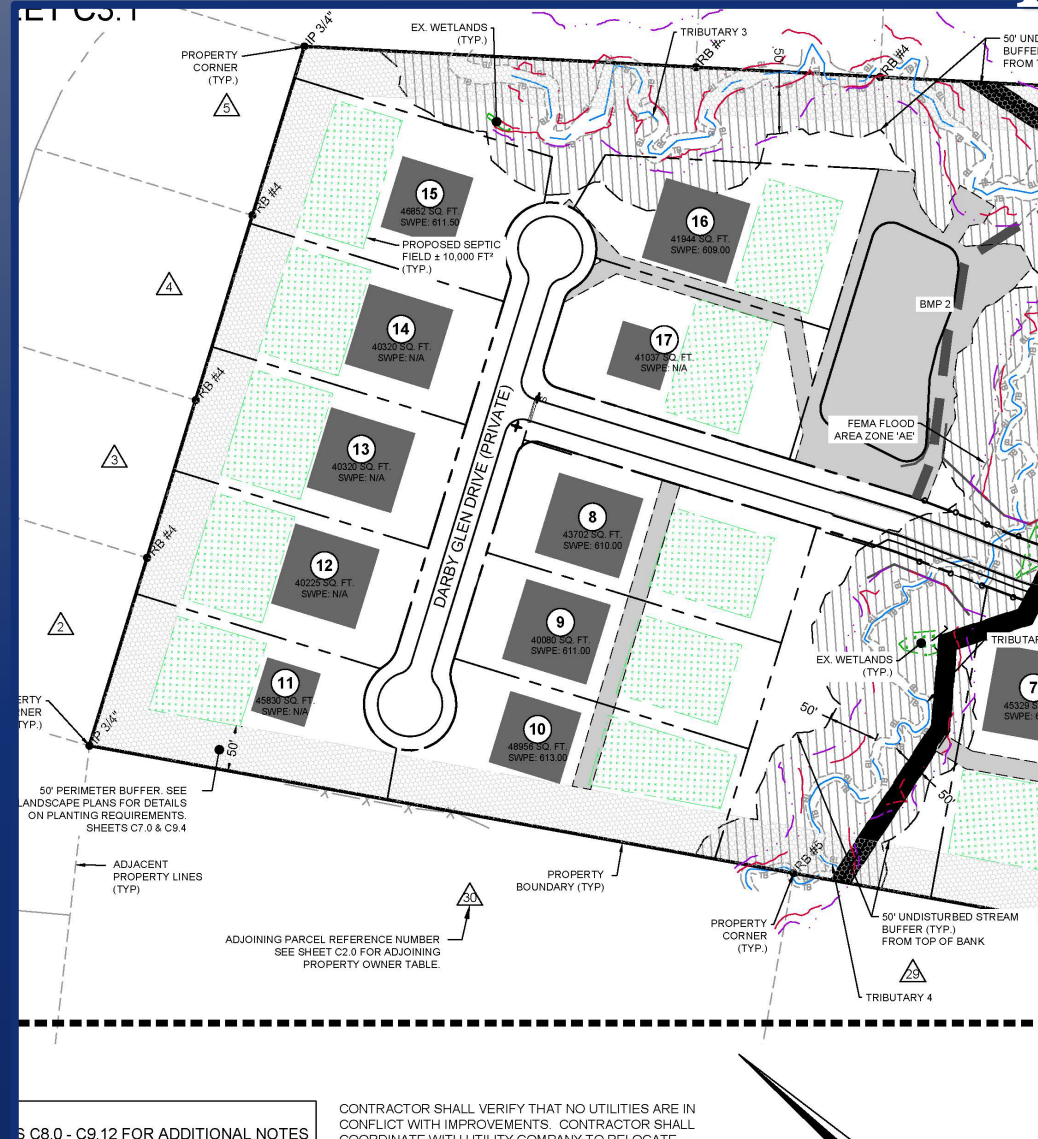


The original Planning Board did not recommend stubbing into the adjacent property, as it did not align with the existing development on the adjacent lot. This topic was discussed at the Town Council meeting in November 2023.

Current Location of Adjacent Parcel To Future Stub



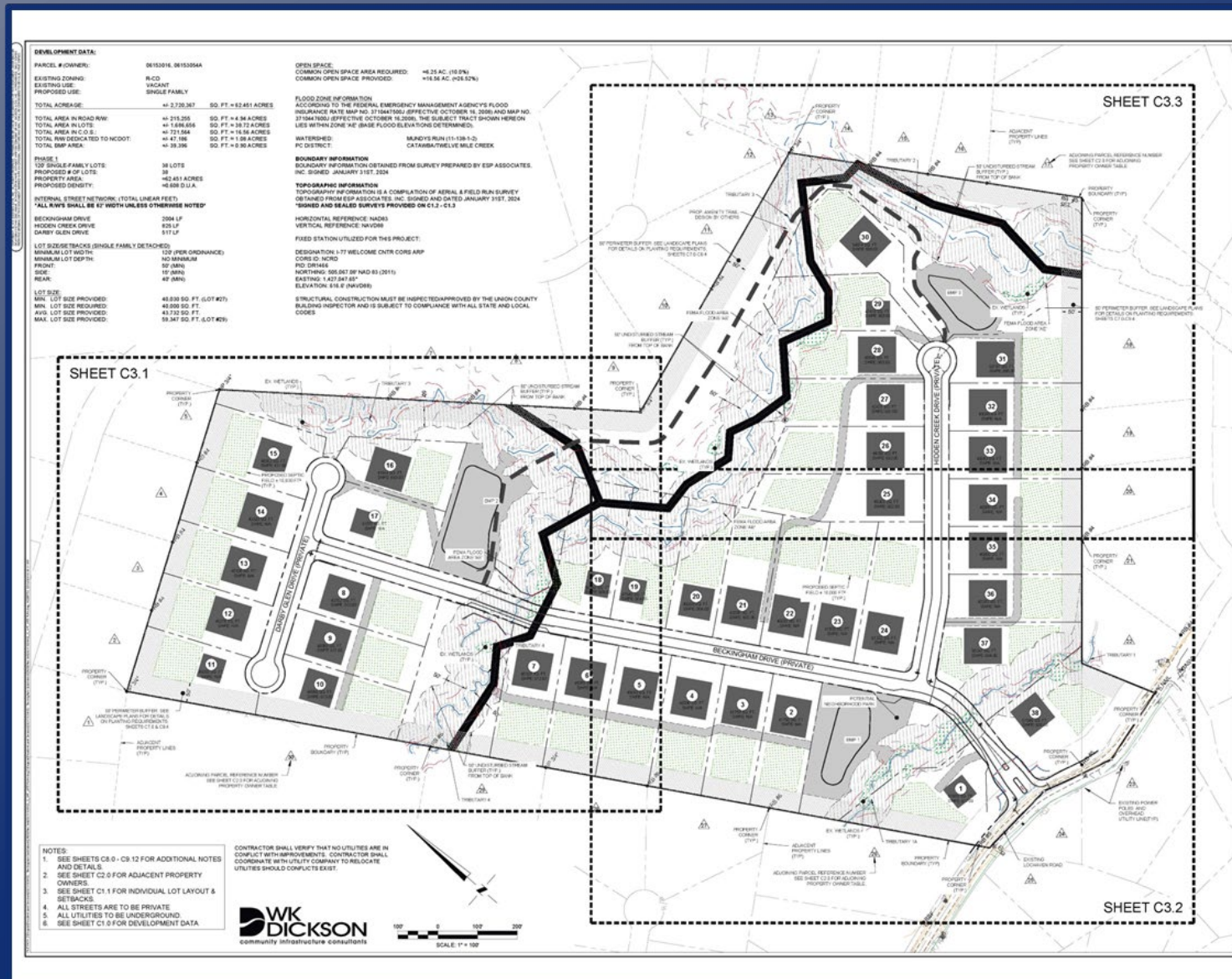
Removal of Future Stub Connection in the NW Corner of the Property



Original Site Plan Concept



Revised Site Plan Concept



Questions?



MEMORANDUM

TO: Planning Board
FROM: Gregory Gordos, AICP, Town Planner
DATE: October 28th, 2024
SUBJECT: Discussion and Recommendation on a Text Amendment to Section D-907A. Specific Requirements for All Residential Development, and Section D-917B. Additional Specific Requirements for Conservation Residential Development of the Town of Weddington Unified Development Ordinance

BACKGROUND:

At its meeting of the Town Council on October 14th, the Council agreed to continue text amendments as they relate to the development portions of the Unified Development Ordinance. It was noted as a Council priority by the town constituents and that these changes should go into effect before more applications are reviewed by the Planning Board. The Council also seeks to modify the UDO in order to better align with the 2024-adopted Comprehensive Land Use Plan.

PROPOSAL:

Based upon the direction received from the Council via email, staff proposes amendments to Section D-907A. Specific Requirements for All Residential Development, and Section D-917B. Additional Specific Requirements for Conservation Residential Development, as well as Appendix 2B. These code and page sections were referenced directly by Council and changes reflect those directed to staff.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

Section D-917A. Specific Requirements for All Residential Development - Required Improvements, Dedication, Reservation and Minimum Standards for Residential Development (applicable to both Traditional Residential Development and Conservation Residential Development).

- D. Lots in Floodplains.** Lots within floodplains shall not be approved for recordation unless the following provisions are met:

1. Lots wholly subject to flooding. No proposed residential building lot that is wholly subject to flooding, as defined herein, shall be approved.
2. Lots partially subject to flooding.
 - a. No proposed residential building lot that is partially subject to flooding as defined herein shall be approved unless there is established on the lot plan a contour line representing an elevation no lower than two feet above the base flood line as defined in Appendix 7. Floodplain Regulations. All buildings or structures designed or intended for residential purposes shall be located on such a lot such that the lowest useable and functional part of the structure shall not be below the elevation of the base flood line, plus two feet.
 - b. For the purpose of this subsection, the term "useable and functional part of structure" shall be defined as being inclusive of living areas, basements, sunken dens, basement, utility rooms, crawl spaces, attached carports, garages and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits, and wiring, but shall not include water lines or sanitary sewer traps, piping and cleanouts; provided that openings for same serving the structure are above the base flood line.
 - ~~c. Where only a portion of the proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 10,000 square feet. The useable lot area shall be determined by deducting from the total lot area, the area of all yard setbacks required by the applicable zoning regulations and any remaining area of the lot lying within the area of the base flood (100-year flood) as shown on the flood boundary and floodway map described in Appendix 7 Floodplain Regulations.~~

J. Cul-de-sacs.

3. Permanent dead-end streets shall not provide sole access to more than 16 dwelling units or 1,200 linear feet, whichever is less. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. The distance from the edge of pavement on the vehicular turnaround to the right-of-way line shall not be less than the distance from the edge of pavement to right-of-way line on the street approaching the turnaround.
4. 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. Cul-de-sacs in conservation residential developments shall generally include a pedestrian connection to the open space behind the lots they serve, preferably at the end of the cul-de-sac.
5. Cul-de-sacs shall generally be designed with central islands (preferably teardrop shaped) where trees are retained or planted. Cul-de-sac pavement and right-of-way diameters shall be in accordance with NCDOT design standards. Designs other than the "bulb" end design with a circular right-of-way will be subject to the approval of the Division Engineer of the Division of Highways, North Carolina Department of Transportation and the Town Council after review on an individual basis.
- ~~6. Cul-de-sacs less than 600 feet long shall generally be designed as "closes," with two one-way streets bounding a central "boulevard island" not less than 35 feet across. This can be easily accomplished by extending the outer edges of the turning half-circle perpendicularly to the street from which the cul-de-sac springs. The central open space offers opportunities for tree planting and "rain garden" infiltration areas for stormwater (particularly when the street pavement is sloped inward toward the central open space).~~

Section D-917B. Additional Specific Requirements for Conservation Residential Development.

- A. Minimum Total Acreage.** The minimum total acreage for a Conservation Residential Development is six (6) acres.
- B. Minimum Open Space.**
1. At a minimum, fifty percent (50%) of the ~~gross~~ **net** acreage of the tract will be required to be retained as Conservation Land. Not more than ~~20~~ **0** percent (20%) of the minimum required area of Conservation Lands shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).
 2. When a proposed conservation residential development project lies on both sides of a major or minor thoroughfare, all attempts should be made to have 50 percent (50%) of each side's gross acreage designated as Conservation Land. However, the Town may allow flexibility on the distribution of Conservation Land in situations where there is greater logic to preserving special features on one side of the road, or due to locating homes on the other side due to the relative absence of special site features with greater conservation value.

Staff offers the modifications attached for the Planning Board's consideration and recommendation. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~striketrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

RECOMMENDATION:

Staff recommends approval of the proposed text amendment to Section D-917A. Specific Requirements for All Residential Development

Staff does not recommend approval of the proposed text amendment to Section D-917B. Additional Specific Requirements for Conservation Residential Development

Attachments:

- Excerpt of Section D-917A
- Excerpt of Section D-917B.

Section D-917A. Specific Requirements for All Residential Development - Required Improvements, Dedication, Reservation and Minimum Standards for Residential Development (applicable to both Traditional Residential Development and Conservation Residential Development).

A. Orientation of Residential Lot Lines.

1. Side lot lines shall be substantially at right angles or radial to street lines.
2. Double frontage lots shall be avoided wherever possible.

B. Location of House Sites. Applicants shall identify house site locations in the tract's designated development areas designed to fit the tract's natural topography, be served by adequate water and sewerage facilities, and provide views of and/or access to adjoining Conservation Lands in a manner consistent with the preservation of the Conservation Lands.

C. Panhandle Lots. Panhandle lots and other irregular shaped lots may be approved in cases where such lots would not be contrary to the purpose of this UDO, heighten the desirability of the subdivision, and, where necessary, enable a lot to be served by water and/or a waste disposal system. All panhandle lots shall have a minimum road frontage width of 35 feet thereby providing an access strip to the lot. The length of said strip shall not exceed 200 feet. Said strip shall not be used to determine lot area or width or setback lines.

D. Lots in Floodplains. Lots within floodplains shall not be approved for recordation unless the following provisions are met:

1. Lots wholly subject to flooding. No proposed residential building lot that is wholly subject to flooding, as defined herein, shall be approved.
2. Lots partially subject to flooding.
 - a. No proposed residential building lot that is partially subject to flooding as defined herein shall be approved unless there is established on the lot plan a contour line representing an elevation no lower than two feet above the base flood line as defined in Appendix 7. Floodplain Regulations. All buildings or structures designed or intended for residential purposes shall be located on such a lot such that the lowest useable and functional part of the structure shall not be below the elevation of the base flood line, plus two feet.
 - b. For the purpose of this subsection, the term "useable and functional part of structure" shall be defined as being inclusive of living areas, basements, sunken dens, basement, utility rooms, crawl spaces, attached carports, garages and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits, and wiring, but shall not include water lines or sanitary sewer traps, piping and cleanouts; provided that openings for same serving the structure are above the base flood line.
 - ~~c. Where only a portion of the proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 10,000 square feet. The useable lot area shall be determined by deducting from the total lot area, the area of all yard setbacks required by the applicable zoning regulations and any remaining area of the lot lying within the area of the base flood (100-year flood) as shown on the flood boundary and floodway map described in Appendix 7 Floodplain Regulations.~~

Section D-917A. Specific Requirements for All Residential Development - Required Improvements, Dedication, Reservation and Minimum Standards for Residential Development (applicable to both Traditional Residential Development and Conservation Residential Development).

J. Cul-de-sacs.

1. Permanent dead-end streets shall not provide sole access to more than **16 dwelling units or 1,200 linear feet, whichever is less**. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. The distance from the edge of pavement on the vehicular turnaround to the right-of-way line shall not be less than the distance from the edge of pavement to right-of-way line on the street approaching the turnaround.
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. Cul-de-sacs in conservation residential developments shall generally include a pedestrian connection to the open space behind the lots they serve, preferably at the end of the cul-de-sac.
3. Cul-de-sacs shall **generally be designed with central islands** (preferably teardrop shaped) where trees are retained or planted. Cul-de-sac pavement and right-of-way diameters shall be in accordance with NCDOT design standards. Designs other than the "bulb" end design with a circular right-of-way will be subject to the approval of the Division Engineer of the Division of Highways, North Carolina Department of Transportation and the Town Council after review on an individual basis.
- ~~4. Cul-de-sacs less than 600 feet long shall generally be designed as "closes," with two one-way streets bounding a central "boulevard island" not less than 35 feet across. This can be easily accomplished by extending the outer edges of the turning half-circle perpendicularly to the street from which the cul-de-sac springs. The central open space offers opportunities for tree planting and "rain garden" infiltration areas for stormwater (particularly when the street pavement is sloped inward toward the central open space).~~

Section D-917B. Additional Specific Requirements for Conservation Residential Development.

A. Minimum Total Acreage. The minimum total acreage for a Conservation Residential Development is six (6) acres.

B. Minimum Open Space.

1. At a minimum, fifty percent (50%) of the ~~gross net~~ acreage of the tract will be required to be retained as Conservation Land. Not more than ~~20~~ 0 percent (20%) of the minimum required area of Conservation Lands shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).
2. When a proposed conservation residential development project lies on both sides of a major or minor thoroughfare, all attempts should be made to have 50 percent (50%) of each side's gross acreage designated as Conservation Land. However, the Town may allow flexibility on the distribution of Conservation Land in situations where there is greater logic to preserving special features on one side of the road, or due to locating homes on the other side due to the relative absence of special site features with greater conservation value.
3. The minimum percentage and acreage of required Conservation Lands shall be calculated by the applicant and submitted as part of the sketch plan.

C. Stream Valleys, Swales, Springs, and Other Lowland Areas. Stream valleys, swales, springs and other lowland areas are resources that warrant restrictive land use controls because of flooding hazards to human life and property, their groundwater recharge functions, their importance to water quality and the health of aquatic communities, and their wildlife habitats. They are generally poorly suited for on-site subsurface sewage disposal systems. Accordingly, the following activities shall be ~~minimized~~ **prohibited without application to The United States Army Corps of Engineers (USACE) for approval, a copy of which shall be provided to the Planning Board.**

1. Disturbance to streams and drainage swales.
2. Disturbance to year-round wetlands, areas with seasonally high-water tables and areas of surface water concentration.
3. Because of their extreme limitations, stream valleys, swales and other lowland areas may warrant designation as Conservation Lands. They may also require adjoining buffer lands to be included as Conservation Lands, to be determined by an analysis of the protection requirements of such areas as determined by the Town Council on a case-by-case basis upon finding that designation of such areas as Conservation Land would have significant and positive long-term environmental impact on the Conservation Lands.

APPENDIX 2B.

Information to be contained in or depicted on a site plan (sketch plan) preliminary and final plats.

An "X" indicates that the information is required.

Information	Sketch Plan	Preliminary Plat	Final Plat
Title block containing the subdivision name		X	X
Location (including township, county and state)		X	X
Date or dates survey was conducted and plat prepared		X	X
A scale (not less than 100 feet per inch) listed in words and figures (Except for requirements at the sketch plan phase)	X	X	X
North arrow	X	X	X
A vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	X	X	X
The names, addresses and telephone numbers of all owners, subdivider, mortgagees, registered land surveyors, land planners, architects, landscape architects and professional engineers responsible for the subdivision	X	X	X
The registration numbers and seals of the professional engineers and land surveyors		X	X
The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented shown	X		
The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands		X	X
Streets and Lots of adjoining developed properties within 300'	X		
The names of owners of adjoining properties		X	X
The names of any adjoining subdivisions of record or proposed and under review		X	X
Required Buffers	X	X	X
Minimum building setback lines		X	X

The zoning classifications of the tract to be subdivided and on adjoining properties	X	X	
Existing property lines on the tract to be subdivided and on adjoining properties	X	X	X
Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining	X	X	X
Proposed lot lines, lot sizes, block numbers, and approximate dimensions	X	X	X
Percentage of Open Space Required and Provided	X	X	
The lots numbered consecutively throughout the subdivision		X	X
Marshes, swamps, rock outcrops, wetlands, ponds or lakes, streams or stream beds and any other natural features affecting the site	X	X	X
The exact location of the flood hazard, floodway and floodway fringe areas from the town's FEMA maps	X	X	X
Septic tank suitability data furnished by the appropriate county health department	X	X	
The proposed street layout with approximate pavement and right-of-way width, terminal vistas and street end "closes"	X		
A yield plan with a 40,000 sq ft minimum and showing 9,000 sq ft of buildable area.	X		
Proposed roads with horizontal and vertical alignment		X	X
Existing and platted roads on adjoining properties and in the proposed subdivision		X	X
Rights-of-way, location and dimensions		X	X
Pavement widths		X	X
Proposed grades (re: Roads)		X	X
Design engineering data for all corners and curves		X	X
Typical road cross-sections		X	X

Road names		X	X
A driveway permit for any road is proposed to intersect with a state-maintained road as required by the state department of transportation		X	X
The location and dimensions of all utility and other easements	X	X	X
A landscape/buffer plan		X	
The location and dimensions of all buffer strips	X	X	X
The location and dimensions of all pedestrian or bicycle paths	X	X	X
The location and dimensions of all school sites, both existing and proposed	X	X	X
The location and dimension of all parks and recreation areas with specific type indicated	X	X	X
The existing and proposed uses of land within the subdivision and the existing uses of land adjoining it	X	X	
The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated	X	X	X
The future ownership (dedication or reservation for public use to governmental body, homeowners' association, or for tenants remaining in subdivider's ownership) of recreational and open space lands		X	X
Acreage in total tract to be subdivided	X	X	
Acreage in parks and recreational areas and other nonresidential uses	X	X	
Total number of parcels created	X	X	
Acreage in the smallest lot in the subdivision and the average lots size		X	
Limits of Disturbance and Tree Protection Fencing		X	
Linear feet in streets		X	
Union County Environmental Health approval of the proposed lots for septic tanks and wells	X	X	

A Traffic Impact Assessment as required by the Traffic Impact Analysis Process and Procedures Manual, and Appendix C: Traffic Impact Analysis.	X	X	
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the county	X	X	X
The accurate locations and descriptions of all monuments, markers and control points			X
An erosion control plan		X	X
A copy of any proposed deed restrictions or similar covenants. The developer shall submit to the town evidence that the developer has created a homeowners' association whose responsibilities will include perpetual maintenance of any streets that for any reason are not accepted by NCDOT. Such evidence shall include filed copies of the articles of incorporation, declarations and homeowners' association bylaws		X	X
A separate map drawn at the same scale as the preliminary plat showing only proposed streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator, contour intervals of five feet may be required), and an accurate mapping of soil classifications found on the site and general depths thereof		X	
A copy of notification submitted to the Facilities Director of Union County Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application		X	X
A copy of the approved roadway plan submitted to the appropriate office of the state department of transportation for any major subdivision		X	
A copy of permits from Army Corps of Engineers		X	
The location and dimensions of all drainage easements including P.E. certification when required		X	X
Compliance with setbacks from streams	X	X	X
Establishment of flood protection elevation (FPE)		X	X
Drainage, stormwater management plan and wetland protection plan	X	X	X

A lighting plan		X	
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