



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY FEBRUARY 24, 2025 – 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. January 16, 2025 Planning Board Special Meeting
  - B. January 27, 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. New Business
  - A. Discussion and Possible Recommendation of a CZ Amendment from Providence Land for an amendment to CZ-2023-02 for stormwater requirement changes
  - B. Discussion and Possible Recommendation of an application by Ennis Investors requesting Conditioning Zoning Approval for the development of a 9-lot subdivision located on Ennis Road.
7. Old Business
8. Update from Town Planner and Report from February Town Council Meeting
9. Board member Comments
10. Adjournment



**TOWN OF WEDDINGTON  
SPECIAL PLANNING BOARD MEETING  
THURSDAY JANUARY 16, 2025 – 5:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 2**

### **1. Call to Order**

Chairman Manning called the meeting to order at 5:00 p.m.

### **2. Determination of Quorum**

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

Visitors: Joyce Plyler, Gayle Butler, Melissa Emerine, Chad Emerine

### **3. Review and Discussion of Tree Ordinance**

Board members reviewed and discussed the tree ordinance proposed by the sub-committee.

Defining canopy and heritage trees. Increasing minimum size from 6 inches to 8 inches diameter at breast height (DBH) for allowable removal from outside buildable areas. Require a tree inventory of trees 6 inches DBH or greater, identifying size, height, and type. Defining a tree save area and requirements. Removing the requirement that all utility lines shall be bored through heritage tree critical root zones. Wet utility plans will be indicated on the tree protection plan. Tree fencing required as industry standard with T caps. Add a planting schedule to the appendices. Use the Union County Urban Forester's species list. Require a bond equal to 125% of the estimated cost for landscaping improvements if planting cannot be installed. Require landscaping to be guaranteed for two years from the date of acceptance. Require a landscape plan with tree protection. Defining civil penalties for violating the ordinance. Adding language from the NC General Statutes regarding the forestry program. Remove the plant list from Appendix 3

of the Unified Development Ordinance. Staff will compile changes discussed and present the tree ordinance for Board members to review and recommend the tree ordinance at the January regular meeting.

#### **4. Adjournment**

***Motion:*** Board member Setzer made a motion to adjourn the January 16, 2025 Special Planning Board Meeting at 7:14 p.m.

***Second:*** Board member Jarrell

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

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



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY JANUARY 27, 2025 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 4**

**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, Vice Chair Amanda Jarrell, Board members Manish Mittal, Nancy Anderson, Rusty Setzer, and Bill Deter present. Board member Chris Faulk was absent.

Visitors: Chad Emerine, Melissa Emerine, Christopher Neve

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

**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. November 25, 2024 Planning Board Regular Meeting**

**Motion:** Board member Deter made a motion to approve the November 25, 2024 Planning Board Regular Meeting minutes as presented.

**Second:** Board member Jarrell

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

**B. December 18, 2024 Planning Board Regular Meeting**

**Motion:** Board member Deter made a motion to approve the December 18, 2024 Planning Board Regular Meeting minutes as presented.

**Second:** Board member Jarrell

**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 expressed his support of the proposed tree ordinance. He suggested that 917B part F page 50- RCD requirements be added to the tree survey section of the ordinance.



## 6. New Business

### A. Discussion and Possible Recommendation of Text Amendment 2025-XX Section D-917A.I. Street Design and Standards

Mr. Gordos initiated the discussion regarding the proposed text amendment for street design and standards. Staff was directed by council at January meeting to address street width and cul-de-sac bulb size. These dimensions would be located in this section of the UDO. Any private road will be built to the state standards in the NCDOT roadway and subdivision design manuals. Public safety is referenced in the manuals. With research, public and private road standards are sufficiently safe and text amendments are not needed at this time. Staff's opinion is that an amendment isn't needed, but this can all be met with references in the UDO to other manuals and guides with road development requirements.

Board discussed standards for roadways and cul-de-sacs and public safety and school bus requirements. There are no standards in the UDO that conflict with NCDOT standards. NCDOT standards are referenced in multiple locations throughout the UDO.

Board members discussed recommendation options.

**Motion:** Board member Setzer made a motion to table the text amendment to discuss with the proposed text amendment for cul-de-sacs-item 6.B. on the agenda.  
**Second:** Board member Deter  
**Vote:** The motion passed with a unanimous vote.

### B. Discussion regarding Appendix 2.B. (Buildable Area)

Mr. Gordos introduced the discussion: This was brought to staff attention to align the Land Use Plan with the Unified Development Ordinance in buildable area requirements.

The Board agreed to a broader discussion in a workshop to define buildable area.

**Motion:** Board member Setzer made a motion to table consideration for recommendation until after a workshop is scheduled to define buildable area.  
**Second:** Board member Deter  
**Vote:** The motion passed with a unanimous vote.

## 7. Old Business

### A. Discussion and Possible Recommendation of Text Amendment 2025-XX Section D-917A.Q Tree Requirements (New Tree Ordinance)

Mr. Gordos presented the tree ordinance: define heritage trees, create fines for tree destruction, and put more impetus on developers with a tree survey.

Board members discussed further definition of heritage trees, adding in oak trees and tulip trees at 20 DBH, hickory, pecans, and Southern magnolias 18 inches DBH, dogwoods at 5 DBH.

Board discussed dogwood trees. Decreasing red maples, sugar maples, elms, and magnolia trees to 10 inches DBH. Include dogwoods at 5 inches DBH in the tree survey.

Board discussed including language from the NC General Statutes concerning the forestry program:

*In accordance with N.C.G.S. 160D-921, the administrator may deny a building permit or refuse to approve a site or subdivision plan for either a period of up to:*

- 1. Three years after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees that were protected under local government regulations governing development from the tract of land for which the permit or approval is sought.*
- 2. Five years after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees that were protected under local government regulations governing development from the tract of land for which the permit or approval is sought and the harvest was a willful violation of the local government regulations*

Board members commented on the forestry program.

The permit fee will be shown on the town fee schedule. This text will remove Appendix 3 from the UDO and addition of capped metal stakes for the tree protection fencing.

Vice Chair Manning asked what needs to be discussed about the mitigation costs and where money goes. Mr. Gordos stated that the text shows the costs and the replacements, but where the money, if it's a tree fund or whatever, it doesn't need to be spelled out in the text of this ordinance. Board discussed mitigation fees and inspections for tree mitigation

**Motion:** Board member Deter made a motion to forward Text Amendment 2025-XX to the Town Council with a recommendation for approval with the changes discussed by the Planning Board.  
**Second:** Board member Setzer  
**Vote:** The motion passed with a unanimous vote.

#### **B. Discussion and Possible Recommendation of Text Amendment 2025-XX Section D-917A.J. Cul-de-sacs**

Mr. Gordos presented: Council sent back the text for review of the language for public safety reasons. Design standards are identical for private and public roads. Private roads need to meet public standard. The cul-de-sac text isn't the best place for road standards. This amendment reduces the 1200 linear length to 500 linear length. Public and private standards are mirrored. The language that cross references NCDOT road standards can be included. No change is recommended by staff, but if needed reference to street design standards can be inserted.

Board members discussed incorporating the NCDOT road standards by reference and leave the final approval up to the Council. They discussed at length the width of private roads. As conditional zoning, road width can be made a condition of approval. The board discussed the NCDOT roadway and procedures manual. One-way street standards are included in the manual.

Board members discussed recommending the text as written with reference to NCDOT standards

**Motion:** Board member Anderson made a motion to forward to the Council with recommendation for approval Text Amendment 2025-XX Section D-917A.J. Cul-de-sacs as presented by staff with NCDOT Roadway Design Manual Standards to be incorporated into the text.  
**Second:** Board member Mittal

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

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

Mr. Gordos thanked the Board for their hard work. He reported that the Polivka project for office expansion in the MX zoned property was denied and the applicant may apply again in a year. The board may have an active application for next month for the Ennis Road subdivision with a new developer and engineering firm.

## **9. Board member Comments**

Board member Deter: I want to thank everyone for showing like I always do. We did get bogged down a little bit, but I think we finally got it resolved. I would like to encourage all planning board members to lean forward and speak into the microphone. Watch yourself on YouTube and see if you can hear yourself when you're talking. Thank you.

Board member Mittal: Thank you.

Board member Jarrell: Thank you all for coming. I'm excited for the tree ordinance. I think it will help do what we are all trying to do for our town. Also, while I have a platform, February is heart month. So, I love talking about heart defects and telling everyone to take care of your heart-specifically with kids with heart defects. I'd love to share my story and listen to anyone else's. Happy Heart Month.

Board member Anderson: Two quick comments. I am very happy about the tree ordinance. I think we worked really hard on it. On a personal note, I am just really embarrassed that we have to, in this day and age, because developers are not more environmentally sensitive and aware. There has to be such strict regulations, one would hope it would be a voluntary thing. I'm glad we have that in place. And speaking of the trees, the town owns land at Deal Road and 84, maybe we can have the Urban Forester go look at it and see if it needs to be cleared out so our heritage trees can grow.

Board member Setzer: Thanks everyone for coming out. A special thanks to staff, especially Greg. He's done a lot of work on this stuff and has spent some extra time; I very much appreciate it.

Chairman Manning: I'd like to echo that-to everyone on staff, they do such an amazing job. For such a small little town, we've got some rock stars. I was a little disappointed that Polivka got turned down. To me they checked all the boxes. If they were going to get a no at the end of the day, it needs to come sooner rather than later. Some of the applicants are getting lead down the road and spending thousands of dollars and down the road, they'll be turned down. I think that's unfair and hopefully we don't get in trouble legally. That's my two cents. Thank you all for coming out.

## **10. Adjournment**

***Motion:*** Board member Deter made a motion to adjourn the January 27, 2025 Regular Planning Board meeting at 8:24 p.m.

***Second:*** Board member Setzer

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

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



## MEMORANDUM

**TO:** Planning Board  
**FROM:** Gregory Gordos, Town Planner  
**DATE:** February 24, 2025  
**SUBJECT:** Discussion and Recommendation of a CZ Amendment from Providence Land for a change to CZ-2023-02 for stormwater requirement changes

### BACKGROUND:

At its meeting of November 13, 2023 the Weddington Town Council, as a part of a public hearing for a major subdivision, approved conditional zoning case CZ 2023-02. This allowed for a 38 lot residential project known as Beckingham to complete legislative approvals and progress to the construction document (CD) and Final Plat stages prior to land disturbance.

On February 7, 2025 the developer of the project, Mr. Tom Waters, met with Town staff as well as two members of Town Council to express concern about one requirement of the Unified Development Ordinance. They stated that the 100-year stormwater requirement would negatively impact the site conditions which the State of North Carolina considers to be “Low Impact Development”.

Stormwater requirements are referenced throughout the UDO but are most applicable in Appendix 8.

For example:

Sec. 58-543.(b)(1).

All nonresidential development and all major residential development creating more than 20,000 square feet of new impervious area shall provide stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates. Stormwater volume control shall also be provided for the 1-year, 24-hour storm. Design of facilities shall be consistent with the Stormwater Manual except as stated herein.

...

No zoning permit or final plat approval shall be issued until a satisfactory final stormwater management plan has been reviewed and approved by the town upon determination that the plan is consistent with the requirements of this division.

Therefore the approved development proposal **NOW** includes a change to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development is no longer governed by this Plan and all applicable requirements of the UDO if compliance with the Final stormwater management plan requirements cannot or will not be met. Specifically, the applicant is requesting to waive code requirements as found in Sec. 58-543.(b)(1). As a conditional zoning case, only the Town Council has the ability to waive a code requirement previously contained in their 2023 approval.

Except as provided in Subsection B. (Administrative Amendment Process for Minor Changes), changes to an approved Conditional Zoning or to the conditions attached to it shall be treated the same as amendments to these regulations or to the zoning maps and shall be processed as a legislative decision in accordance with the procedures in this UDO.

*The Administrator shall always have the discretion to decline to exercise the delegated authority either because the Administrator is uncertain about approval of the change pursuant to the standard or because a rezoning petition for a public hearing and Town Council consideration is deemed more appropriate under the circumstances. If the Administrator declines to exercise this authority, the Applicant must file a rezoning petition for conditional zoning approval in accordance with the procedures set forth herein.*

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## **PROPOSAL:**

To amend CZ 2023-02 to explicitly waive the requirements of “stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates.”

The applicant has not requested a replacement number, rather that requirements match what the State of North Carolina considers Low Impact Development (LID). Please see appendices for the definition of LID and Runoff Volume Match per NCDENR and NCDEQ.

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## **OUTLINE OF ORDINANCE 2023-02 AMENDMENT:**

The following sections of the ordinance Exhibit B are proposed to be amended:

~~7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.~~

Please see attachments for the full existing text of Ordinance CZ 2023-2 and it's Exhibit B.

Staff offers the modification above for the Town Council's consideration and approval, as recommended by the Planning Board. Staff had recommended no text amendment to the Board. For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~striketrough~~ font.

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## **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.

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**RECOMMENDATION:**

Staff recommends to the Board to table the request until further information is formally submitted into the rezoning petition for conditional zoning approval, in accordance with the procedures set forth in the UDO.

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**Attachments:**

- Ordinance 2023-02
  - Exhibit B
- Conditional Zoning Application (2025)
- Site Plan With Detention Ponds, Site Plan Without Detention Ponds
- Definitions of LID, Runoff Volume Match, Low Impact Fates & Runoff Volume Treatment



**AN ORDINANCE TO AMEND The Town of Weddington Zoning Map  
Beckingham  
CZ 2023-02**

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

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

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

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

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

NOW, Therefore be it ordained by the Town Council of the Town of Weddington that tax parcel numbers 06153016 and 06153054A consisting of approximately 62 acres located Lochaven Road be reclassified as Conditional Zoning District as shown on Exhibit A titled Beckingham, dated November 13, 2023 and is further subject to the conditions shown on Exhibit B Development Guidelines and Standards dated November 13, 2023 attached hereto and incorporated herein by reference.

Adopted the 13<sup>th</sup> day of November, 2023

  
\_\_\_\_\_  
D. Craig Horn, Mayor

Attest:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Karen Wolter, Town Attorney



**CZ 2023-BECKINGHAM**  
**EXHIBIT B.**  
**DEVELOPMENT STANDARDS**

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to thirty-eight (38) single-family residential units.
5. Architectural Standards:
  - a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
  - b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar



roof overhang elements, handrails/railings, and/or other miscellaneous trim elements

- c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
- d. All residential units shall include side load, side load with single front facing carriage door, or center court drive with three car garages as a minimum with the following garage door treatments
  - i. windows and/or a vent detail above the garage door,
  - ii. a minimum of two siding materials on the façade, and
  - iii. windows

6. Environmental Features and Open Space:

- a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.

7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.

8. Access and Transportation.

- a. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.
- b. Applicant shall only be required to provide one ingress/egress from Lochaven Road to the subdivision.
- c. Applicant will agree to construct complete cul-de-sac on west side of Darby Glen Lane and not stub for possible future connection to neighboring parcel.
- d. Applicant will enter into encroachment agreements with NCDOT to add asphalt on the right side exiting Lochaven Rd onto Providence Road. Applicant will also add asphalt to the sharp curve along Lochaven Rd. Additional pavement subject to NCDOT standards and the criteria of the Town of Weddington.

9. Streetscape, Setbacks, Buffers, and Yards:

- a. A fifty (50) foot perimeter buffer shall be provided to support the overall character of the community as generally depicted on the Rezoning Plan. Grading and clearing within the fifty (50) foot buffer is permitted subject to approval by applicable regulatory agencies and contingent upon replanting, as needed.
- b. Within the Fifty (50) foot buffers where natural landscape does not provide sufficient screening for adjoining existing homes and along Lochaven Road frontage per section D-917A(O) of the Unified Development Ordinance, applicant with enhance those areas of the buffer with evergreen plantings, such as Nellie Stevens, Burford Holly, Ligustrum or similar approved evergreen species.
- c. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard shall be provided.
- d. Due to topographic constraints and existing features on the site, the minimum block length of 334' may be exceeded as generally depicted on the Rezoning Plan.
- e. Street trees shall be provided on each side of the street spaced forty (40) feet on center or based on tree species in compliance with Section D-917A(Q)(1)(b).

This 13<sup>th</sup> day of November 2023



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Tom Waters, Provident Land, Inc.





[illegible]

PROJECT NAME:	BECKINGHAM ESTATES FOR PROVIDENT LAND SERVICES, INC., 6707 FAIRVIEW ROAD, SUITE B
DRAWING TITLE:	SITE PLAN (WITHOUT DETENTION POND)

PROJ. MGR.:	
DESIGN BY:	
DRAWN BY:	
PROJ. DATE:	
DRAWING NUMBER:	
C1.0	
WKD PROJ. NO.:	
20231182.00.CL	



[illegible]

PROJECT NAME:	BECKINGHAM ESTATES FOR PROVIDENT LAND SERVICES, INC. 6707 FAIRVIEW ROAD, SUITE B
DRAWING TITLE:	SITE PLAN (WITH DETENTION POND)

PROJ. MGR.:	
DESIGN BY:	
DRAWN BY:	
PROJ. DATE:	
DRAWING NUMBER:	
<b>C1.0</b>	
WKD PROJ. NO.:	
<b>20231182.00.CL</b>	





# Definitions of LID, Runoff Volume Match, Low Impact Fates & Runoff Volume Treatment



“Low Impact Development” or “LID” has been a popular term for over a decade, but there are many different interpretations of its meaning. The NC LID Guidebook states that LID “maintains and restores the hydrologic regime by creating a landscape that mimics the natural hydrologic functions of infiltration, runoff, and evapotranspiration.” This accurately describes the goal of LID, but it does not provide the public with a quantitative way to determine whether or not a given project implemented enough LID techniques to be considered an LID.

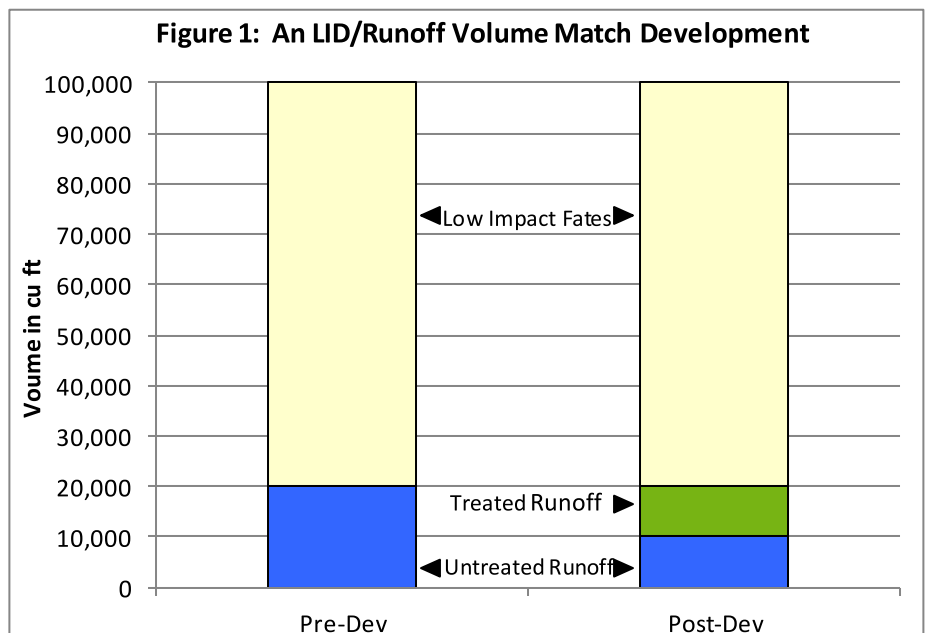
This definition was created by DENR in cooperation with a group of stakeholders that included engineering consultants, local governments, NC State University, the University of North Carolina, American Rivers and the NC Coastal Federation. These definitions and the Storm-EZ tool constitute **guidance** for the engineering and regulated community to provide additional tools that may be used on a voluntary basis to meet state stormwater rules and statutes.

## LID & Runoff Volume Match

In North Carolina, **LID** shall be synonymous with **Runoff Volume Match**. DENR considers that LID and runoff volume match are achieved when the volume of runoff leaving the site after development is less than or equal to the volume of runoff before development.

Often the development community perceives that LID requires the use of multiple smaller stormwater control measures (SCMs); while this is certainly a reasonable approach to LID, it is not required. For example, a single centralized infiltration system is a valid strategy for creating an LID development. On a particular project, the owner may select any combination of LID techniques and receive corresponding runoff volume-based credits.

Storm-EZ is a spreadsheet permitting tool that accepts data about a project’s layout and SCMs. Then, Storm-EZ calculates how closely the project matches the pre-development runoff volumes. Storm-EZ may be used for any development project (even if it is not LID). In addition, Storm-EZ includes the stormwater permit application form and compiles an Operation and Maintenance booklet for development sites.



## Low Impact Fates . . .

. . . are outcomes for stormwater runoff that do not cause hydrologic degradation to receiving waters. These include infiltration, evaporation, evapotranspiration, and rainwater storage and reuse. The SCMs that are most effective at bringing about low impact fates are infiltration systems, permeable pavement, bioretention cells (particularly when equipped with an upturned elbow), rainwater harvesting systems, green roofs and disconnected impervious surfaces. See Figure 1 above for a graphical representation of an LID/volume match site: total runoff post-development is equal to total runoff pre-development.

In addition to SCMs, site planning measures can be very effective at increasing low impact fates for stormwater. These measures include minimizing impervious surfaces and retaining vegetated areas, particularly wooded areas, on the site.

## Runoff Treatment . . .

. . . is considered to have been achieved when a site does not successfully match pre- and post-development runoff volumes, but does, at a minimum, treat the entire difference between pre- and post-development runoff in a stormwater control measure that retains and releases stormwater. Sites that are runoff treatment can still benefit from using some low impact fate stormwater control measures, which will reduce the size of the retention systems that are needed.

Figures 2 and 3 graphically depict a Runoff Treatment development and a noncompliant project, respectively. The noncompliant project has a greater volume of untreated runoff post-development than pre-development, which does not comply with state stormwater rules.

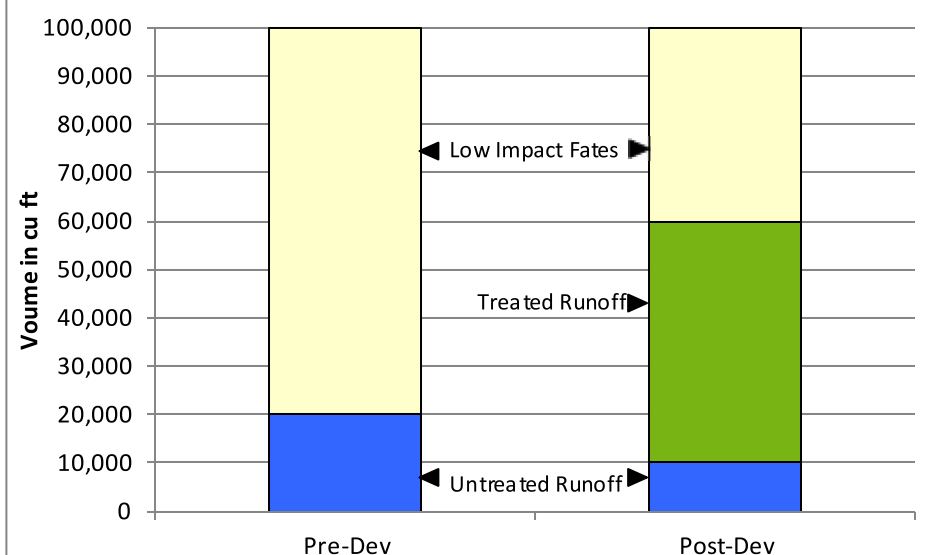
## Potential Benefits of LID/Runoff Volume Matching

**DENR does not offer any incentives for Runoff Volume Matching versus Runoff Treatment projects such as differences in permitting fees or review times.**

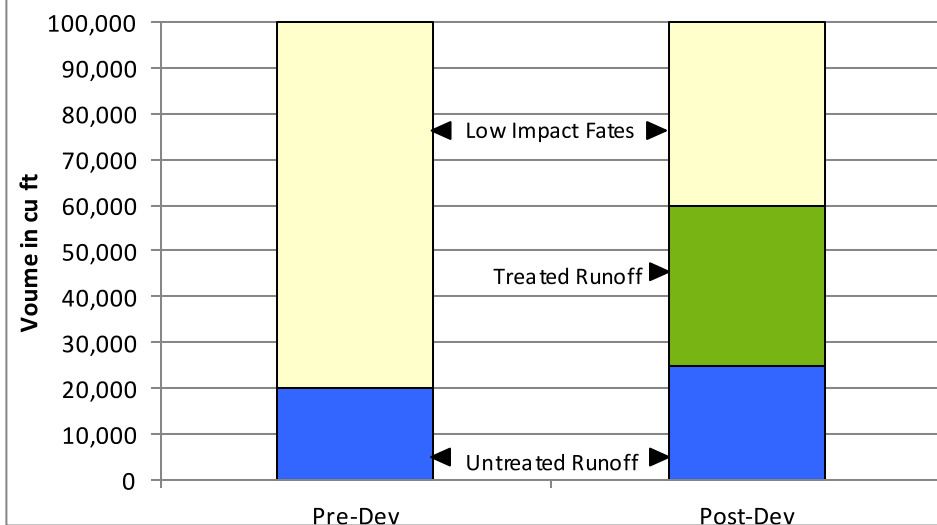
However, the DENR believes that runoff volume matching approach may :

- Reduce “hard” infrastructure costs such as pipes and rip rap.
- Increase lot yields by eliminating the need for retention-based SCMs.
- Result in more vegetated areas interspersed with pavement and buildings.
- Reduce the need for flood control measures.
- Streamline future maintenance on the site (regular vegetation management rather than major overhauls of aging piped systems).

**Figure 2: A Runoff Treatment Development**



**Figure 3: A Non-Compliant Development**



## Runoff Volume Match: The Technical Details

Calculating whether a project has achieved runoff volume match requires the use of the NRCS Discrete Curve Number Method (USDA TR-55). “Discrete” means that the Curve Number Method is run twice: first, to yield runoff volume from the built-upon areas and second, to yield runoff volume from the remainder of the site. (The total runoff volume is the sum of the two results.) These calculations are automated in DENR’s Storm-EZ tool. The Discrete Curve Number Method shall be run for both the pre- and post-development conditions to determine if runoff volume match is achieved.

Runoff volume match shall be met for the 90<sup>th</sup> storm event in non-SA waters and the 1-year, 24-hour storm in SA waters.

**Questions or comments?** Contact Mike Randall at (919) 807-6374 or [mike.randall@ncdenr.gov](mailto:mike.randall@ncdenr.gov) or Annette Lucas at (919) 807-6381 or [annette.lucas@ncdenr.gov](mailto:annette.lucas@ncdenr.gov).

The NC “Low Density” standards states that projects under 24% impervious are not required to provide any stormwater detention. So, no stormwater ponds would be needed.

Below is a quick side by side comparison of Town of Weddington vs. NCDEQ “Low Density” requirements.

	Town of Weddington Stormwater Requirements	NCDEQ “Low Density” Stormwater Requirement
Impervious Area	> 20,000 sf	< 24%
Detention Requirement	2, 10, 25, 50 & 100 Yr Storm Event	Not Applicable
Stormwater Ponds	Required	Not Allowed
Stormwater Collection	Concentrate Flow (Pipe & Ditch stormwater to Stormwater Ponds)	Requires vegetated stormwater conveyance. No Pipes allowed except for road crossings
Stream Buffer	Required	Required





**TO:** Town Council  
**FROM:** Gregory Gordos, AICP, Town Planner  
**DATE:** February 24, 2025  
**SUBJECT:** Application by Ennis Investors One LLC, requesting Conditional Zoning approval for the development of a 9-lot conventional subdivision located on Ennis Rd.

### **APPLICATION INFORMATION:**

**SUBMITTAL DATE:** December 16, 2024  
**APPLICANT:** Brent Cowan, The Issacs Group P.C.  
**PROPERTY LOCATION:** 645 ENNIS RD. 653 ENNIS RD.  
**PARCEL ID#:** 06156010. 06156010A, 06156010B  
**ACREAGE:** +/- 19.15 acres  
**EXISTING LAND USE:** Residential  
**EXISTING ZONING:** Residential-Conservation District (R-CD)

### **PROPOSAL:**

The applicant is proposing the development of a nine lot conventional development subdivision tentatively known as Arya Subdivision. The proposal contains a single entrance on Ennis with a 100' thoroughfare buffer (per current UDO) and a private gate. The property is located on the southern boundary of Weddington with Weddington Preserve directly north and Aero Plantation to the east on New Town Rd.

~~Two~~ One existing house would remain on an existing pond (to be incorporated as open space) with the remainder of the site accessed by two cul-de-sacs, measured under the previous ordinance in effect in 2024. Both cul-de-sacs have a central tear-drop shaped island as referenced in the UDO.

Water will be provided by Union County as well a sewer connection to Weddington Preserve. This project will not contain private septic systems. A 15' panhandle will provide Lot 6 access to the 30' sanitary sewer easement proposed to run along the center of the property and then south along the new road right-of-way.

***Development Standards.***

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

**RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:**

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

As required by UDO Section D-607(C)(5), the applicant held their required Community Meeting approximately one year ago on February 13, 2024, at 6:30 pm. The applicant has provided a Community Meeting Report which has been attached to this staff report and posted on the Town’s website.

The Town Council is scheduled to hold a public hearing regarding this application in 2025. A date cannot be determined due to Resolution 2024-6. The Conditional Zoning process allows the developer and the town to ask for conditions which could include special exceptions to rules or additional improvements. The town and the developer must agree on a condition for it to become a part of an approval.

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

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

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

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

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		40,000 sq. ft.	44,154 – 87,686 sq. ft.
Minimum Lot Width		120’	120’ (min)
Minimum Setbacks	Front	50’	50’
	Side	15’	15’
	Rear	40’	40’
Maximum Height		35’	35’
Maximum Floor Area Ratio		N/A	N/A

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

UDO Section D-917A, establishes numerous rules for how residential development is intended to occur within the Town. These rules include, but are not limited to, the location of house sites, easements, the requirement of lots to abut public roads, street design and layout, cul-de-sacs, open space, buffering, and

tree requirements. While not all these rules are appropriate to be included at this stage of the development process, there are many that must be considered.

- UDO Section D-917A(A) Side lot lines shall be substantially at right angles or radial to street lines, and double frontage lots are to be avoided wherever possible.*
- Home sites are not shown on the sketch plan. However, lot lines are oriented towards the central cul-de-sac streets. Findings of compliance can be made.
- UDO Section D-917(J)(1) Permanent dead-end streets shall not provide sole access to more than 16 dwelling units or 1,200 linear feet, whichever is less. (2024 standard)*
- The eastern cul-de-sac is measured 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. Thus it does not exceed 1200 linear feet.
- UDO Section D-917(J)(2) When cul-de-sacs end in the vicinity of an adjacent undeveloped property capable of being developed in the future, a right-of-way or easement shall be shown on the final plan to enable the street to be extended when the adjoining property is developed.*
- All adjacent properties are developed as one acre or greater residential lots.
- UDO Section D-917(K)(2) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended. Street connections shall be designed so as to minimize the number of new cul-de-sacs and to facilitate easy access to and from homes in different part of the tract (and on adjoining parcels).*
- Unfortunately no extensions or street connections would be added and an additional cul-de-sac would be added to the network. However, only 9 homes are proposed and thus only one point of ingress-egress is required.
- UDO Section D-917(K)(5) Two points of ingress and egress onto an adjoining public road from subdivision containing more than 15 lots is required.*
- N/A. Only 9 lots proposed. Positive findings of compliance can be made.
- UDO Section D-917(K)(6) Developable lots shall be accessed from interior streets, rather than from roads bordering the tract.*
- The existing drive to 653 Ennis Rd. will be removed so all vehicular traffic is accessed by the two private streets and gated entryway.
- UDO Section D-917(O)(1)(b) Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.*
- A 100' thoroughfare buffer is submitted. Existing vegetation must remain to provide optimal screening. Existing homes to the west of the site shall be buffered using common open space from the property line to the road.

*UDO Section D-917(P)*

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

Open space shall consist of a western buffer area beginning at the entryway and the existing central pond. Walking trails are not indicated on the plans. 24.3% of the site or over 4 acres of the site is provided as common space.

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

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

***UDO Section D-918, General Requirements.***

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

***UDO Appendix 5, Architectural Standards.***

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

## **RELATION TO THE CODE OF ORDINANCES:**

***Appendix C, Traffic Impact Analysis.***

Pursuant to Sec. II (A) (1), a Traffic Impact Analysis (TIA) is required for any CZ which is expected to create 50 or more peak hour vehicle trips or 500 or more daily vehicle trips. The proposal would add 12 single-family homes to Weddington. Even if each home had three vehicles operating at peak hours, it would not meet the threshold to require a traffic impact analysis. None provided or required.

## **LAND USE PLAN CONSISTENCY:**

The project was submitted after and is guided by the 2024 Comprehensive Land Use Plan and its goals.

***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): B. The Conservation Residential FLU designation applies to the areas within the Town that are six acres or greater in area and provides for a proportion of open space within residential subdivisions.*

The subject property is identified as *Conservation Residential* in the 2024 Future Land Use Map (Map 4). This proposal has nine lots over 18 acres and in lot sizes ranging from 1-2 acres.

### ***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.*

Road frontage along Ennis Road is minimal and shall benefit from a gated entryway and signage subject to the standards under Section 917-A. G. Private Roads and Gatehouses.

*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.*

Sidewalks are not provided as shown, nor are trails. The central island at the end of each roadway is similar to the ‘close’ design preferred under the cul-de-sac section for private roads.

### ***Housing Goals:***

*Goal 2: Maintain the Town’s strong single-family residential character.*

*Policy: H 1.1: Retain the residential character of the community by ensuring that new residential development consists of single-family homes with a maximum density of one (1) dwelling unit per 40,000 sq feet.*

Low-density housing is proposed under 1/2 unit/ac. All lots exceed 40,000 sq. ft.

### ***Conservation Goals:***

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

*Policy: C 1.1: Preserve open space and scenic views through zoning regulations that require open space preservation in both conventional and conservation subdivisions, as well as commercial developments.*

Open Space in the development is limited in use to residential as submitted. The pond would be collectively owned and maintained and placed as conservation land in the CC&Rs.

### ***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.*

This project benefits from public sewer access despite the large lot sizes. Existing wells and septic systems would be removed. Approval shall be under authority of Union County Water.

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

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

## **RECOMMENDATION:**

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 9-lot Conventional subdivision known as Arya Subdivision, generally located on Ennis Road, be recommended for **approval**.

Condition: sewer alignment and capacity must be finalized with Union County Water prior to consideration by the Weddington Town Council.

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### **ATTACHMENTS:**

Application  
Sketch Plan  
Land Use Map  
Community Meeting Report



DEVELOPMENT DATA

ZONING: R-CD "CONVENTIONAL"  
COUNTY: SANDY RIDGE  
TOWNSHIP: 06156010, 06156010A, AND 06156010B  
TAX PARCEL: 19.154 ACRES  
MIN. LOT WIDTH SHOWN: 120 FT.  
SETBACK: 50'  
REAR YARD: 40'  
SIDE YARD: 15'  
SIDE STREET YARD: 25'  
MIN. LOT AREA: 40,000 S.F.  
NUMBER OF LOTS SHOWN: 9 LOTS (CONSTRUCTED IN ONE PHASE)  
C.O.S. REQUIRED: 10% 1.915 ACRES  
C.O.S. OUTSIDE FM UTILITY ESMT.: 187,800 SF OR 4.311 ACRES  
C.O.S. 50% CREDIT OF FM ESMT.: (0.441 AC + 0.260 AC) X 0.50 = 0.35 AC  
C.O.S. PROVIDED: 4.66 ACRES = 27.8% GREATER THAN 10%  
PERCENTAGE OF C.O.S. PROVIDED: [(4.66 AC/19.154 AC) X 100] = 24.3%  
UTILITIES: PUBLIC WATER AND SEWER  
ESTIMATED SEWER FLOW (DOMESTIC) 9 LOTS \* 280 GPD/LOT = 2,520 GPD TO BE TREATED AT TWELVE MILE WRF  
IRRIGATION 9 LOTS \* 400 GPD/LOT = 3,600 GPD  
ESTIMATE TOTAL WATER FLOW 200 GPD/METER \* 9 LOTS = 1,800 GPD  
ESTIMATE FIRE FLOW DEMAND = 1,000 GPM

NOTE: DEVELOPMENT WILL PROVIDE AN 8" WATER MAIN TO SERVE THE 9 LOTS. THE DEVELOPMENT WILL HAVE 9 DOMESTIC METERS AND 9 IRRIGATION METERS.

OWNER/DEVELOPER: ENNIS INVESTORS ONE, LLC  
ADDRESS: 1036 SEMINOLE DR, MARVIN NC 28173  
PHONE: 704-526-7760  
EMAIL: KAMDAR.JAY@GMAIL.COM

CIVIL ENGINEER: THE ISAACS GROUP, P.C.  
CONTACT: BRENT COWAN (bcowan@isaacsgroup.com) - SUBMITTING ENGINEER  
ADDRESS: 8720 RED OAK BLVD, SUITE 420, CHARLOTTE, N.C. 28217  
PHONE: (704) 527-3440 ext. 112

STORMWATER SUMMARY:

TOTAL SITE AREA: 19.154 AC.  
EXISTING IMPERVIOUS TO BE REMOVED/DEMOLISHED: 20,833 SF OR 0.478 AC  
EXISTING IMPERVIOUS TO REMAIN ON LOT #9: 15,513 SF OR 0.356 AC  
EXISTING IMPERVIOUS GRADUALLY REMOVED: 17,864 SF OR 0.405 AC  
TOTAL EXISTING IMPERVIOUS TO REMAIN: 33,377 SF OR 0.762 AC  
PROPOSED IMPERVIOUS OF ROADWAY: 43,866 SF OR 1.007 AC  
PROPOSED IMPERVIOUS AREA LOTS 1-8: 15,000 SF/LOT X 8 LOTS = 120,000 SF OR 2.755 AC  
PROPOSED ADDITIONAL IMPERVIOUS LOT #9: 2,487 SF OR 0.057 AC  
TOTAL PROPOSED IMPERVIOUS: 166,353 SF OR 3.819 AC  
TOTAL IMPERVIOUS = 33,377 SF + 166,353 SF = 199,530 SF OR 4.581 AC.  
PERCENT IMPERVIOUS = 4.581 AC/19.154 AC X 100 = 23.91%

LEGEND

EXISTING CONSERVATION EASEMENT  
EXISTING IMPERVIOUS TO REMAIN ON LOT 9  
EXISTING WETLANDS  
EXISTING POND WATER SURFACE

GENERAL NOTES:

- STORMWATER MANAGEMENT:
  - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN'S ORDINANCE
  - THE PROPERTY WILL BE LOW DENSITY DEVELOPMENT (LESS THAN 24% BUA) SO NO SCMS WILL BE REQUIRED TO TREAT WATER QUALITY.
  - THE TOWN'S DETENTION REQUIREMENTS WILL BE ACHIEVED BY THE EXISTING POND
- JURISDICTIONAL SURFACE WATERS - AN ON-SITE DETERMINATION AND DELINEATION FOR THE PRESENCE OF JURISDICTIONAL SURFACE WATERS HAS BEEN PERFORMED AND WILL BE PROVIDED TO THE TOWN FOR REVIEW DURING THE CONSTRUCTION PERMITTING PHASE.
- ROADWAY NAMES - PROPOSED ROADWAY NAMES WILL REQUIRE WRITTEN APPROVAL FROM UNION COUNTY.
- UTILITIES - THE DEVELOPER INTENDS TO CONSTRUCT PUBLIC SANITARY SEWER AND PUBLIC WATER LINES TO SERVE THE PROPOSED 9 SINGLE FAMILY RESIDENTIAL LOTS.
- INTERNAL ROADS WILL BE PRIVATE.
- THERE WILL BE NO ON STREET PARKING ALLOWED WITHIN THE SUBDIVISION.
- THERE ARE EXISTING WELLS AND SEPTIC SYSTEMS SERVING EXIST. HOUSES ON TRACT 1 AND TRACT 3 (PROP. LOT 9). ALL WELLS AND SEPTIC SYSTEMS WILL BE REMOVED OR ABANDONED IN ACCORDANCE WITH STATE AND COUNTY REQUIREMENTS.
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- EACH LOT CREATED SHALL CONTAIN ONE EXISTING OR PLANTED CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE OR FRACTION THEREOF PER ARTICLE 9 SECTION D-917A Q.
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BOUNDARY SURVEY:

BOUNDARY SHOWN BASED ON SURVEY COMPLETED BY ESP

CONTACT INFORMATION:

ENGINEER: THE ISAACS GROUP, P.C.  
8720 RED OAK BLVD., SUITE 420  
CHARLOTTE, NC 28217  
PH: 704-527-3440  
FAX: 704-527-8335  
POC: A. BRENT COWAN, P.E.  
EMAIL: BCOWAN@ISAACSGROUP.COM  
SURVEYOR: ESP ASSOCIATES, INC.  
3475 LAKEMONT BLVD.  
FORT MILL, SC 29708  
PH: 803-802-2440  
POC: DANNY MIMS  
EMAIL: DMIMS@ESPASSOCIATES.COM  
OWNER/DEVELOPER: ENNIS ROAD INVESTORS, LLC  
1036 SEMINOLE DRIVE  
MARVIN, NC 28173  
PH: 704-526-7760  
POC: JAY KAMDAR  
EMAIL: KAMDAR.JAY@GMAIL.COM  
PLANNING JURISDICTION: TOWN OF WEDDINGTON  
1924 WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
PH: 704-846-2709  
POC: GREGORY GORDOS  
EMAIL: GGORDOS@TOWNOFWEDDINGTON.COM

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1924 WEDDINGTON ROAD  
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LEGEND

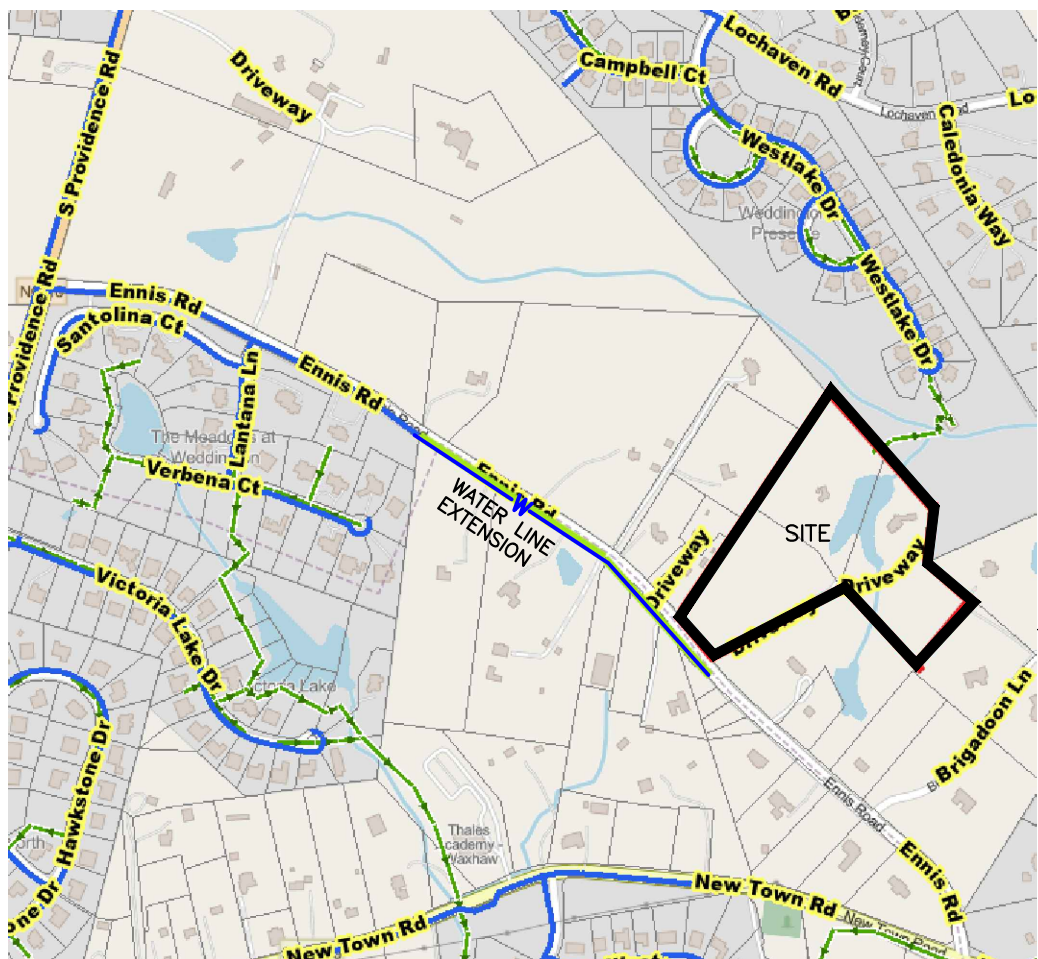
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EXISTING POND WATER SURFACE

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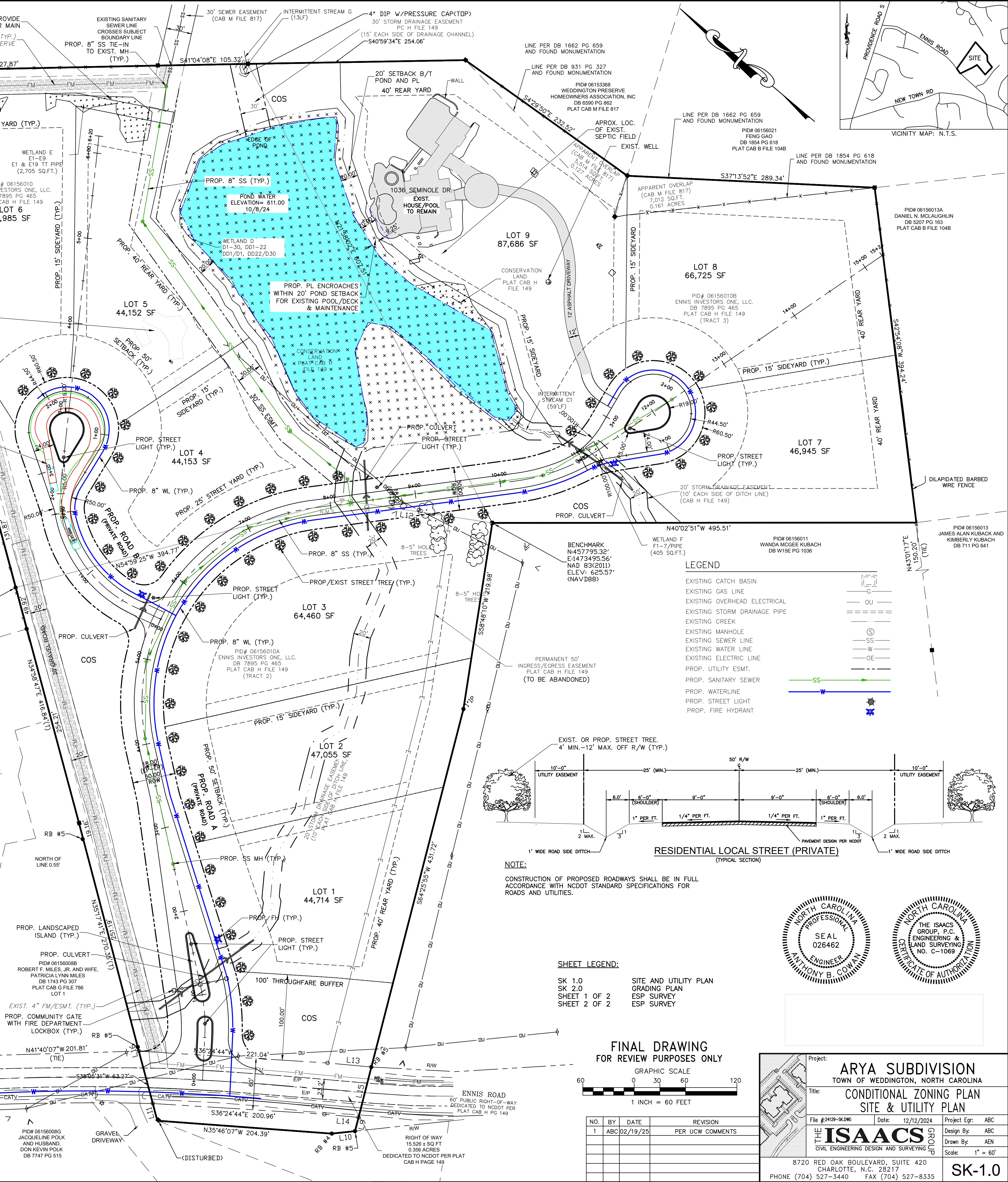
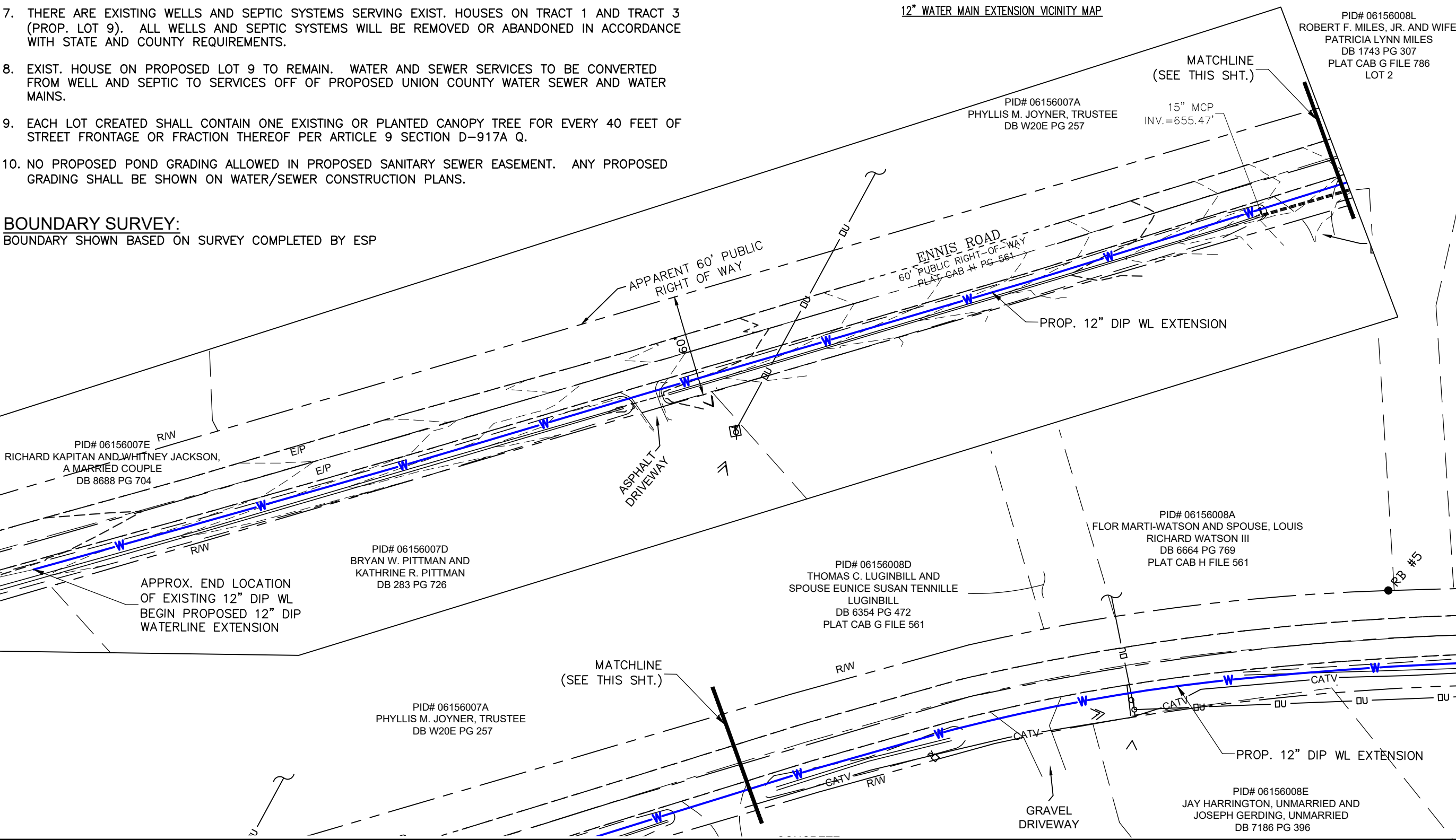
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BOUNDARY SURVEY:

BOUNDARY SHOWN BASED ON SURVEY COMPLETED BY ESP



12" WATER MAIN EXTENSION VICINITY MAP



LEGEND

EXISTING CATCH BASIN  
EXISTING GAS LINE  
EXISTING OVERHEAD ELECTRICAL  
EXISTING STORM DRAINAGE PIPE  
EXISTING CREEK  
EXISTING MANHOLE  
EXISTING SEWER LINE  
EXISTING WATER LINE  
EXISTING ELECTRIC LINE  
PROP. UTILITY ESMT.  
PROP. SANITARY SEWER  
PROP. WATERLINE  
PROP. STREET LIGHT  
PROP. FIRE HYDRANT

RESIDENTIAL LOCAL STREET (PRIVATE)

(TYPICAL SECTION)

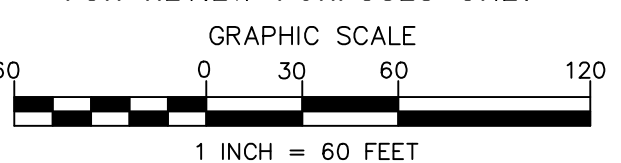
NOTE:

CONSTRUCTION OF PROPOSED ROADWAYS SHALL BE IN FULL ACCORDANCE WITH NC DOT STANDARD SPECIFICATIONS FOR ROADS AND UTILITIES.

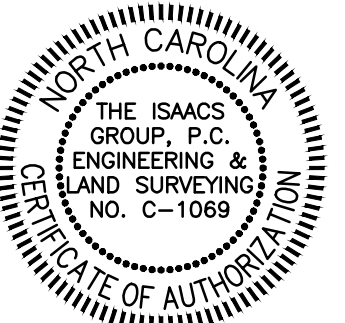
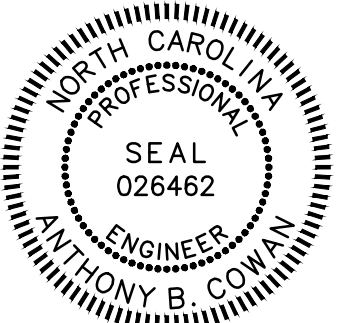
SHEET LEGEND:

SK 1.0 SITE AND UTILITY PLAN  
SK 2.0 GRADING PLAN  
SHEET 1 OF 2 ESP SURVEY  
SHEET 2 OF 2 ESP SURVEY

FINAL DRAWING FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION
1	ABC	02/19/25	PER UCW COMMENTS



Project: ARYA SUBDIVISION  
TOWN OF WEDDINGTON, NORTH CAROLINA  
Title: CONDITIONAL ZONING PLAN  
SITE & UTILITY PLAN  
File #24129-SK-000 Date: 12/12/2024 Project Egr: ABC  
Design By: ABC  
Drawn By: AEN  
Scale: 1" = 60'  
8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335  
SK-1.0



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STORMWATER MANAGEMENT:

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LEGEND

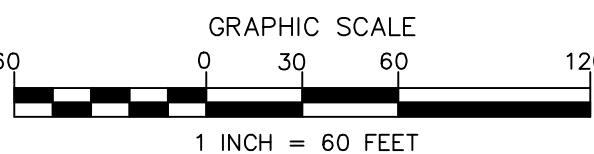
- COMMON OPEN SPACE
- EXISTING IMPERVIOUS TO BE DEMOLISHED
- EXISTING CONSERVATION EASEMENT
- EXISTING IMPERVIOUS TO REMAIN ON LOT 9
- EXISTING WETLANDS
- EXISTING POND WATER SURFACE

EXIST. HOUSE TO BE DEMOLISHED  
LOCATION OF EXIST. WELL AND  
SEPTIC IS UNKNOWN. EXIST.  
SEPTIC AND WELL SHALL BE  
REMOVED AND/OR ABANDONED  
PER APPLICABLE STATE AND  
LOCAL REGULATIONS

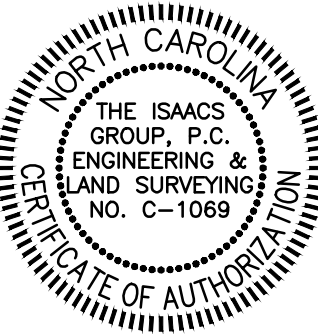
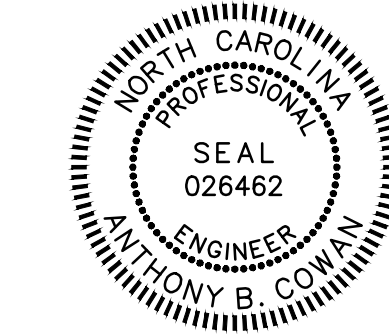
NOTE:

CONSTRUCTION OF PROPOSED ROADWAYS SHALL BE IN FULL  
ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS FOR  
ROADS AND UTILITIES.

FINAL DRAWING  
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION



Project: ARYA SUBDIVISION  
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: CONDITIONAL ZONING PLAN  
GRADING PLAN

File #24129-SK-000 Date: 12/12/2024 Project Egr: ABC

Design By: ABC

Drawn By: AEN

Scale: 1" = 60'

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

SK-2.0



## NOTES:

- SUBJECT TRACT PARCELS: 06156010, 06156010A, 06156010B.
- SUBJECT TRACTS DEEDS/ PLAT REFERENCES: DEED BOOK 7895, PAGE 465. & PLAT CABINET H FILE 149.
- SUBJECT ADDRESS: 645 ENNIS ROAD WAXHAW, NC 28173
- UNADJUSTED RATIO OF PRECISION: 1:120,367
- NO NCGS MONUMENT WITHIN 2,000' OF SUBJECT PROPERTY.
- DATE OF SURVEY: AUGUST 14 - OCTOBER 28, 2024.
- THE DASHED LINES ON SHEET 2 ARE SCALED FROM UNION COUNTY GIS ONLINE SYSTEM AND ARE FOR VISUAL REFERENCE ONLY. SHEET 2 AREA OF SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY AND DOES NOT DEPICT A BOUNDARY SURVEY.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY WHICH MAY OR NOT BE OF RECORD.
- TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS 19.154 ACRES.
- AREAS COMPUTED BY COORDINATE METHOD.
- SUBJECT TRACT SHOWN HEREON IS GRAPHICALLY WITHIN ZONE "X"(OTHER AREAS)-AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE OF THE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FEMA/FIRM COMMUNITY PANEL NO. 3710447500J DATED OCTOBER 16, 2006.
- HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS HORIZONTAL DATUM: NAD83(2011) NC STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM: NAVD83.
- DISTANCES SHOWN ARE IN HORIZONTAL GROUND.
- THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY NC 811.
- APPARENT OVERLAP AS SHOWN IS FROM PLAT CAB M FILE 817. THERE ARE NO OTHER ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
- NO ZONING LETTER PROVIDED AT THE TIME OF SURVEY.
- WETLAND AND STREAM DELINEATED AND DETERMINED BY WETLANDS AND ENVIRONMENTAL PLANNING GROUP (WEPG) PROJECT TITLED "ENNIS ROAD SITE" AND DATED SEPTEMBER 20, 2024. WETLAND LINEWORK TAKEN FROM FIELD SURVEY DATA PERFORMED BY ESP ASSOCIATES, INC.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N35°05'31"E	4.97'
L2	S64°36'21"W	16.56'
L3	N45°59'20"W	27.29'
L4	N35°05'31"E	20.80'
L5	N31°21'30"W	177.63'
L6	S34°42'07"E	51.37'
L7	S34°39'50"E	40.10'
L8	N64°16'25"E	60.74'

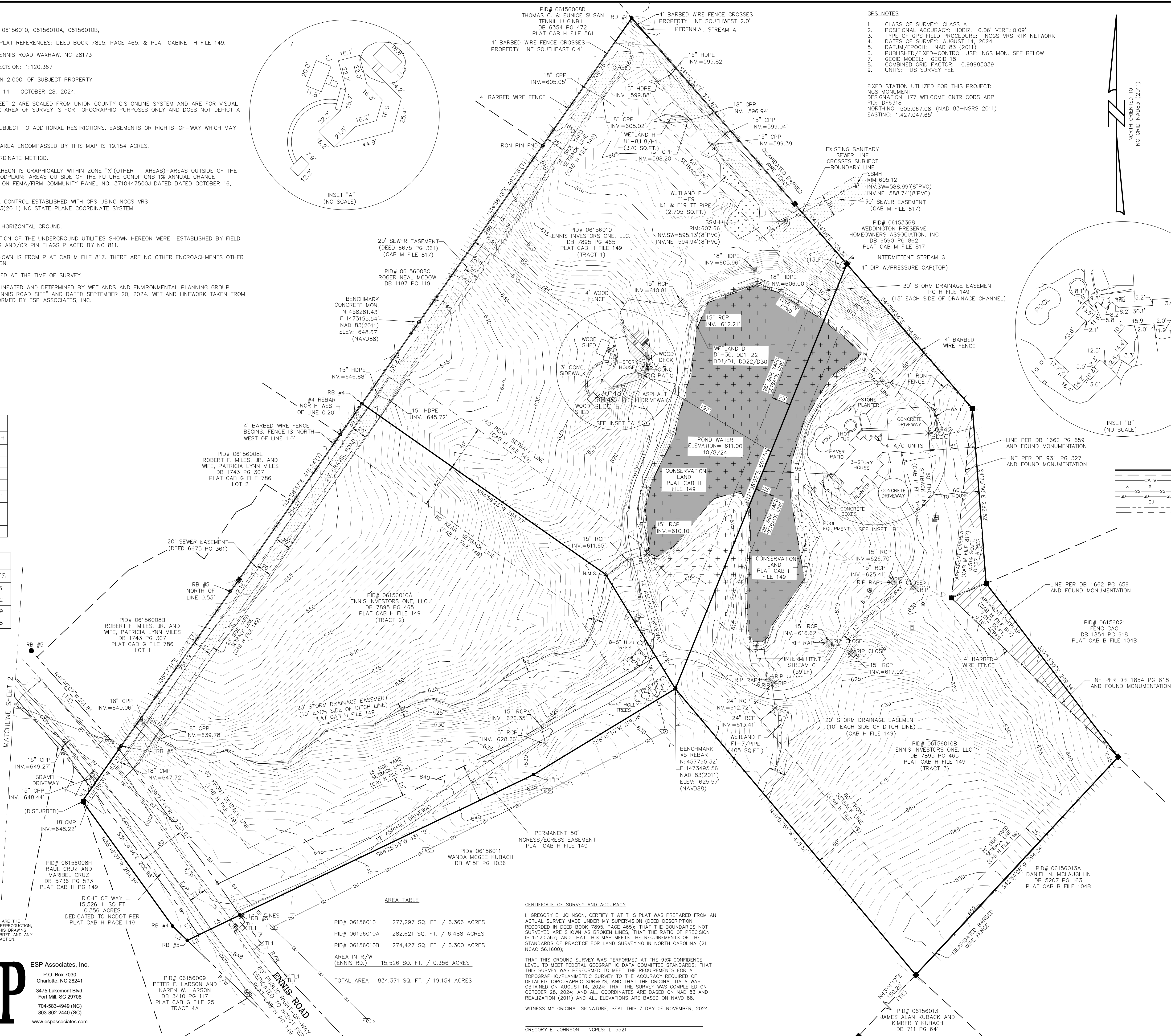
WETLAND TABLE		
WETLAND #	SQ.FT	ACRES
WETLAND D	66,035	1.516
WETLAND E	2,705	0.062
WETLAND F	405	0.009
WETLAND H	370	0.008



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ESP Associates, Inc.  
P.O. Box 7030  
Charlotte, NC 28241  
3475 Lakemont Blvd.  
Fort Mill, SC 29708  
704-583-4048 (NC)  
803-802-2440 (SC)  
www.espassociates.com



## GPS NOTES:

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: HORIZ: 0.06" VERT: 0.09"
- TYPE OF GPS FIELD PROCEDURE: NCGS VRS RTK NETWORK
- DATES OF SURVEY: AUGUST 14, 2024
- DATUM/EPOCH: NAD 83 (2011)
- PUBLISHED/FIXED-CONTROL USE: NGS MON. SEE BELOW
- GEOD MODEL: GEOD 18
- COMBINED GRID FACTOR: 0.99985039
- UNITS: US SURVEY FEET

FIXED STATION UTILIZED FOR THIS PROJECT:  
NGS MONUMENT  
DESIGNATION: 177 WELCOME CNTR CORRS ARP  
PID: DF6318  
NORTHING: 505,067.08' (NAD 83-NSRS 2011)  
EASTING: 1,427,047.65'

## ABBREVIATION LEGEND

- CAB - CABINET
- CONC - CONCRETE
- CMP - CORRUGATED METAL PIPE
- CPP - CORRUGATED PLASTIC PIPE
- DB - DEED BOOK
- DIP - DUCTILE IRON PIPE
- E/P - EDGE OF PAVEMENT
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIRM - FLOOD INSURANCE RATE MAP
- FND - FOUND
- GIS - GEOGRAPHICAL INFORMATION SYSTEM
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- NMS - NO MONUMENT SET
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- PID - PARCEL IDENTIFICATION
- R/W - RIGHT OF WAY
- RB - REBAR
- RF - REBAR FOUND
- RCP - REINFORCED CONCRETE PIPE
- SDE - STORM DRAINAGE EASEMENT
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- T - TOTAL
- WV - WATER VALVE

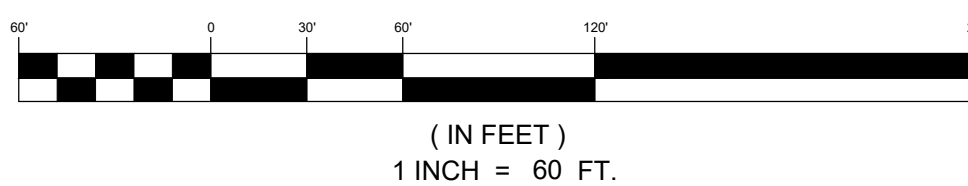
## SYMBOL LEGEND

- BENCHMARK
- #5 REBAR SET (UNLESS NOTED)
- #5 REBAR FOUND (UNLESS NOTED)
- CLEAN OUT
- CONCRETE MONUMENT
- ELECTRIC BOX
- ELECTRIC METER
- GUY
- HAND HOLE
- HYDRANT
- POWER POLE
- TELEPHONE PEDESTAL
- UNKNOWN DIRECTION/END
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- SIGN
- AIR CONDITIONING UNIT
- LIGHT POLE
- MAIL BOX
- NO MONUMENT SET
- TELEPHONE PEDESTAL
- TREE
- WATER METER
- WATER VALVE
- WELL

## LINE LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- UNDERGROUND TELEPHONE
- CATV
- FENCE LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

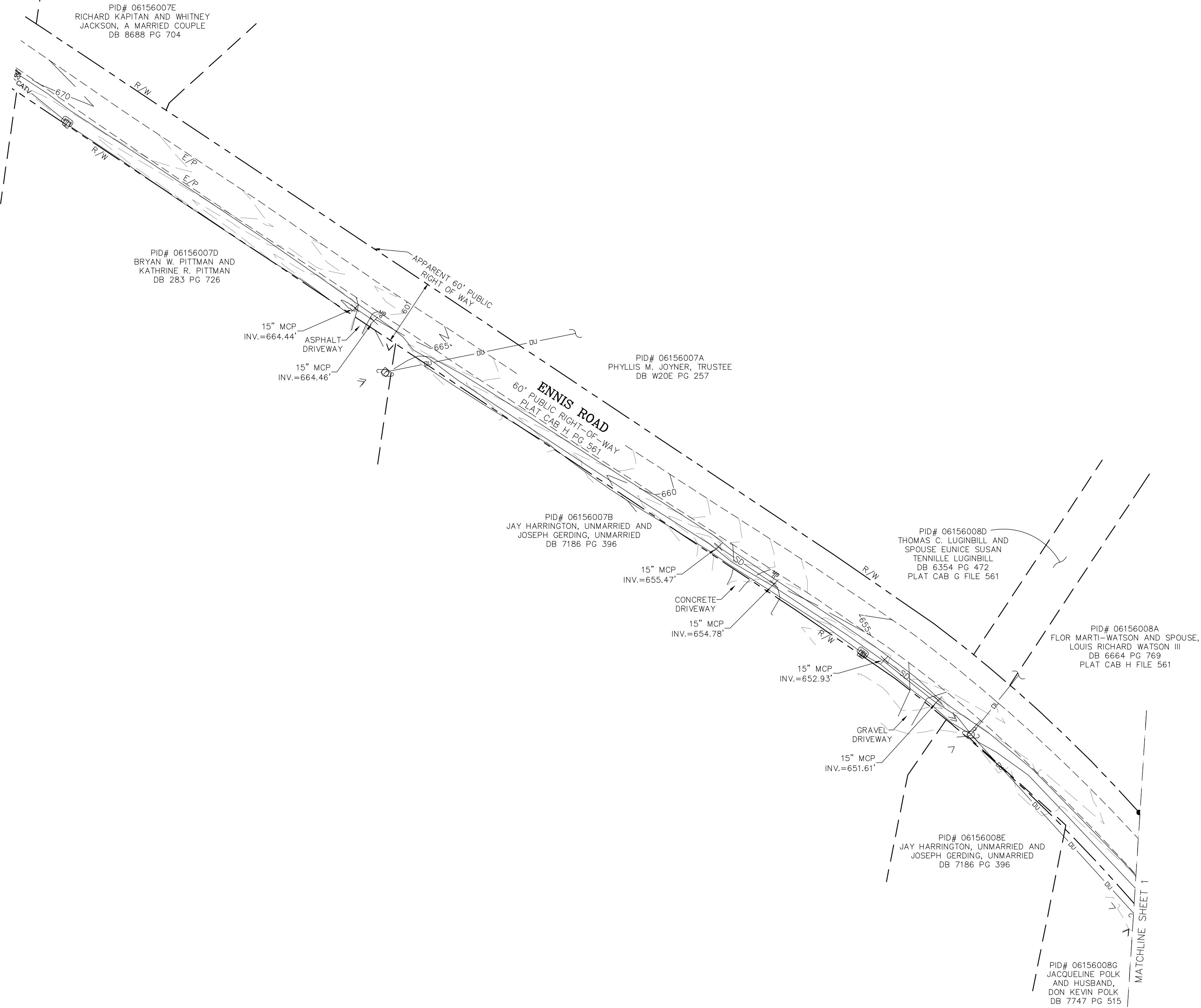
## GRAPHIC SCALE



1	2/17/25	ADDED SANITARY SEWR EASEMENT	DLM
NO.	DATE	REVISION	BY
BOUNDARY, TOPOGRAPHIC AND WETLAND SURVEY OF TAX PARCELS: 06156010, 06156010A, 06156010B. OWNER: ENNIS INVESTERS ONE, LLC			
LOCATED IN: SANDY RIDGE TOWNSHIP UNION COUNTY NORTH CAROLINA			
ENNIS INVESTORS ONE, LLC 1036 SEMINOLE DR. MARVIN, NORTH CAROLINA, 28173			
PROJECT NO. 23-00880 SCALE 1"=60' DATE SURVEYED FEBRUARY 19, 2025 DRAWN BY DLM CHECKED BY GEJ DATE SURVEYED AUG 14-OCT 28, 2024 DRAWING NO. 23-00880 BNDY.DWG CLIENT:			
1			
SHEET 1 OF 2			

NOTES:

- SUBJECT TRACT PARCELS: 06156010, 06156010A, 06156010B,
- SUBJECT TRACTS DEEDS/ PLAT REFERENCES: DEED BOOK 7895, PAGE 465. & PLAT CABINET H FILE 149.
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- HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS  
HORIZONTAL DATUM: NAD83(2011) NC STATE PLANE COORDINATE SYSTEM.  
VERTICAL DATUM: NAVD 88.
- DISTANCES SHOWN ARE IN HORIZONTAL GROUND.
- THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY NC 811.
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CERTIFICATE OF SURVEY AND ACCURACY

I, GREGORY E. JOHNSON, CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 7895, PAGE 465), THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION IS 1:120,367; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600);

THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY REQUIRED OF DETAILED TOPOGRAPHIC SURVEYS, AND THAT THE ORIGINAL DATA WAS OBTAINED ON AUGUST 14, 2024; THAT THE SURVEY WAS COMPLETED ON OCTOBER 28, 2024; AND ALL COORDINATES ARE BASED ON NAD 83 AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

WITNESS MY ORIGINAL SIGNATURE, SEAL THIS 7 DAY OF NOVEMBER, 2024.

GREGORY E. JOHNSON NCPLS: L-5521



ABBREVIATION LEGEND

- |       |  |
|-------|--|
| CAB   | - CABINET                                |
| CONC  | - CONCRETE                               |
| CMP   | - CORRUGATED METAL PIPE                  |
| CPP   | - CORRUGATED PLASTIC PIPE                |
| DB    | - DEED BOOK                              |
| DIP   | - DUCTILE IRON PIPE                      |
| E/P   | - EDGE OF PAVEMENT                       |
| FEMA  | - FEDERAL EMERGENCY MANAGEMENT AGENCY    |
| FIRM  | - FLOOD INSURANCE RATE MAP               |
| FND   | - FOUND                                  |
| GIS   | - GEOGRAPHICAL INFORMATION SYSTEM        |
| HDPE  | - HIGH DENSITY POLYETHYLENE              |
| ICV   | - IRRIGATION CONTROL VALVE               |
| ID    | - IDENTIFICATION                         |
| INV   | - INVERT                                 |
| IP    | - IRON PIN                               |
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| NMS   | - NO MONUMENT SET                        |
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| PID   | - PARCEL IDENTIFICATION                  |
| R/W   | - RIGHT OF WAY                           |
| RB    | - REBAR                                  |
| RBF   | - REBAR FOUND                            |
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| T     | - TOTAL                                  |
| WV    | - WATER VALVE                            |

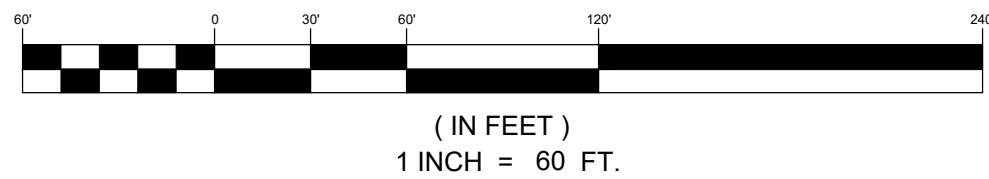
SYMBOL LEGEND

- |  |                                 |
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|  | - BENCHMARK                     |
|  | - #5 REBAR SET (UNLESS NOTED)   |
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|  | - ELECTRIC METER                |
|  | - GUY                           |
|  | - HAND HOLE                     |
|  | - HYDRANT                       |
|  | - POWER POLE                    |
|  | - TELEPHONE PEDESTAL            |
|  | - UNKNOWN DIRECTION/END         |
|  | - SANITARY SEWER MANHOLE        |
|  | - SIGN                          |
|  | - AIR CONDITIONING UNIT         |
|  | - LIGHT POLE                    |
|  | - MAIL BOX                      |
|  | - NO MONUMENT SET               |
|  | - TELEPHONE PEDESTAL            |
|  | - TREE                          |
|  | - WATER METER                   |
|  | - WATER VALVE                   |
|  | - WELL                          |

LINE LEGEND

- |  |                           |
|--|---------------------------|
|  | - PROPERTY LINE           |
|  | - ADJOINING PROPERTY LINE |
|  | - UNDERGROUND TELEPHONE   |
|  | - FENCE LINE              |
|  | - SANITARY SEWER LINE     |
|  | - STORM DRAIN LINE        |
|  | - OVERHEAD UTILITY LINE   |
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GRAPHIC SCALE



NO.	DATE	REVISION	BY
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ENNIS INVESTORS ONE, LLC 1036 SEMINOLE DR. MARVIN, NORTH CAROLINA, 28173			
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2			
SHEET 2 OF 2			



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: Caren Wingate  
Mailing Address: 1030 Edgehill Rd S, Suite 101 Charlotte, NC 28207  
Phone Number: 704-641-2154 Email: cwingate@wingadgroup.com

PROPERTY OWNER INFORMATION *(if different from applicant)*

Name: Ennis Investors One LLC  
Mailing Address: 1036 Seminole Dr Marvin, NC 28173  
Phone Number: 704-526-7760 Email: cwingate@wingadgroup.com

SUBJECT PROPERTY INFORMATION

Location: Ennis Rd  
Parcel Number: 06-156-010, 06-156-010A, 06-156-010B  
Existing Zoning: Residential  
Use of Property: Residential



## APPLICATION SUBMITTAL INFORMATION

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

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

### Planning Board Review

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



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

#### **Public Hearing Required**

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

#### **Action by Town Council**

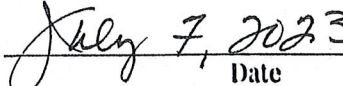
Conditional Zoning District decisions are a legislative process and shall consider applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application and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

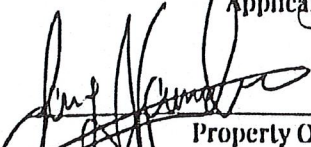
- a. Approve the application as submitted.
- b. Deny approval of the application.
- c. Approve application with modifications that are agreed to by the applicant.
- d. Submit the application to the Planning Board for further study. The Planning Board shall have up to 31 days from the date of such submission 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.

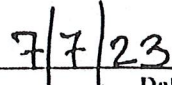
### **CERTIFICATION**

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.

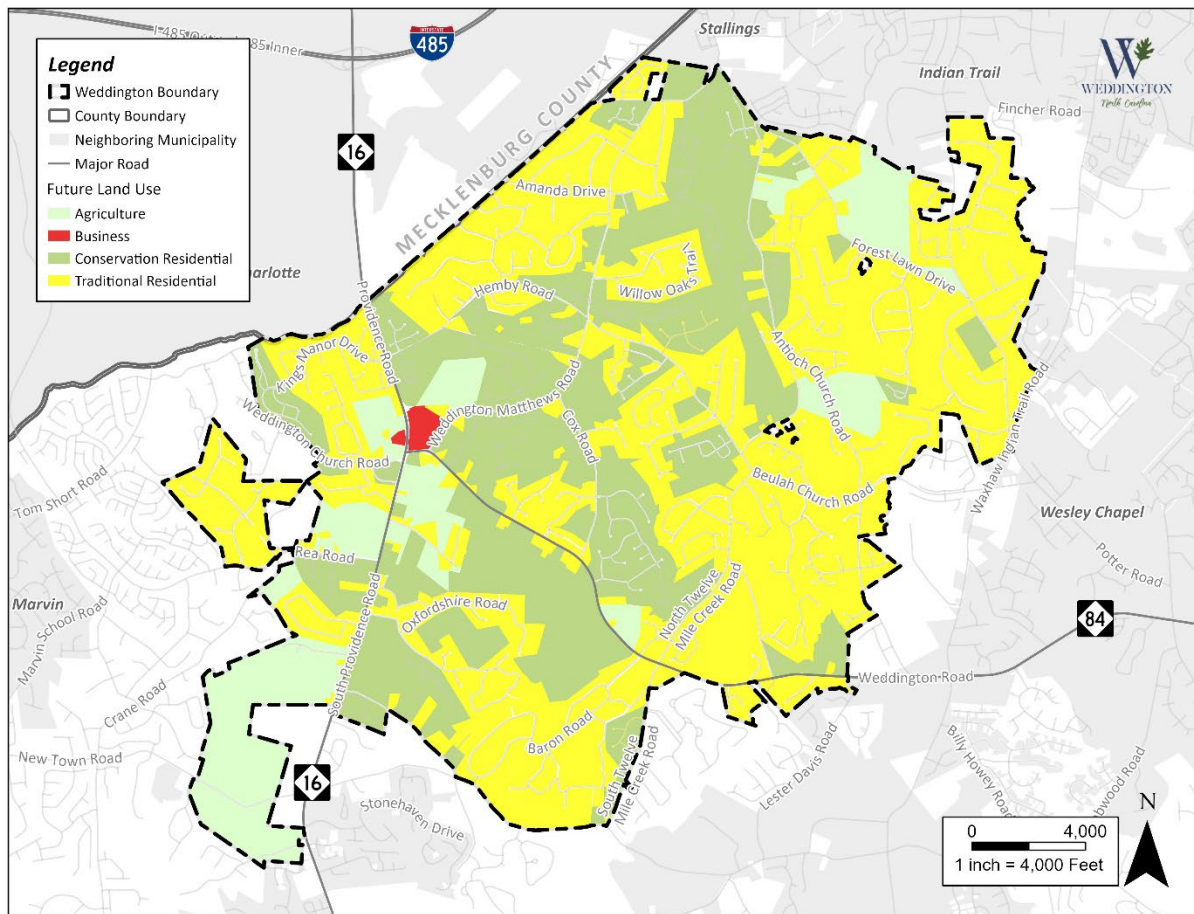
  
Applicant

  
Date

  
Property Owner

  
Date

**Map 4 Future Land Use Map**





NOTICE OF COMMUNITY MEETING  
Weddington Town Hall  
Tuesday, February 13, 2024  
6:30 pm

In accordance with Unified Development Ordinance (UDO) Section D607(C) (5), notice is hereby given that a Community Meeting will be held by Wingate Advisory Group for Ennis Investors LLC at 6:30 pm on February 13th at Weddington Town Hall, 1924 Weddington Road.

This meeting is planned for the purpose of collecting public input on a conditional zoning application for a small luxury neighborhood up to 9 lots on Ennis Rd.

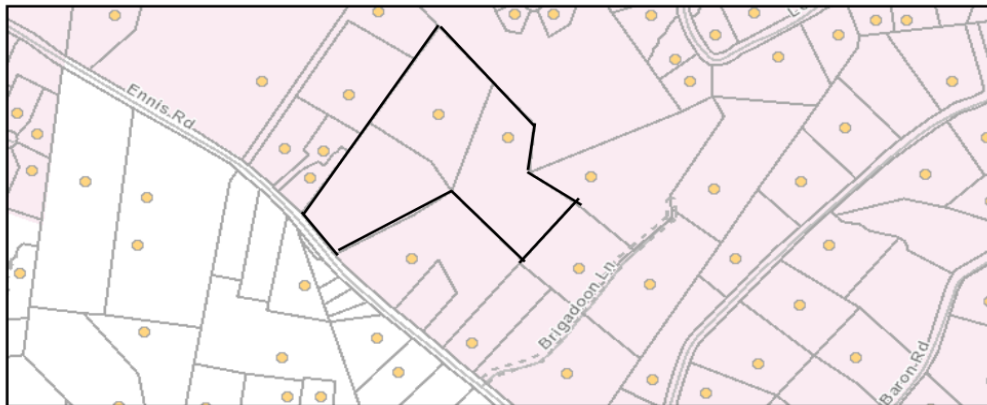
For any questions, please contact Caren Wingate at 704-641-2154.

A draft concept plan can be found on the Town website under the project name Ennis Road Subdivision <https://www.townofweddington.com/development-projects-and-subdivisions>

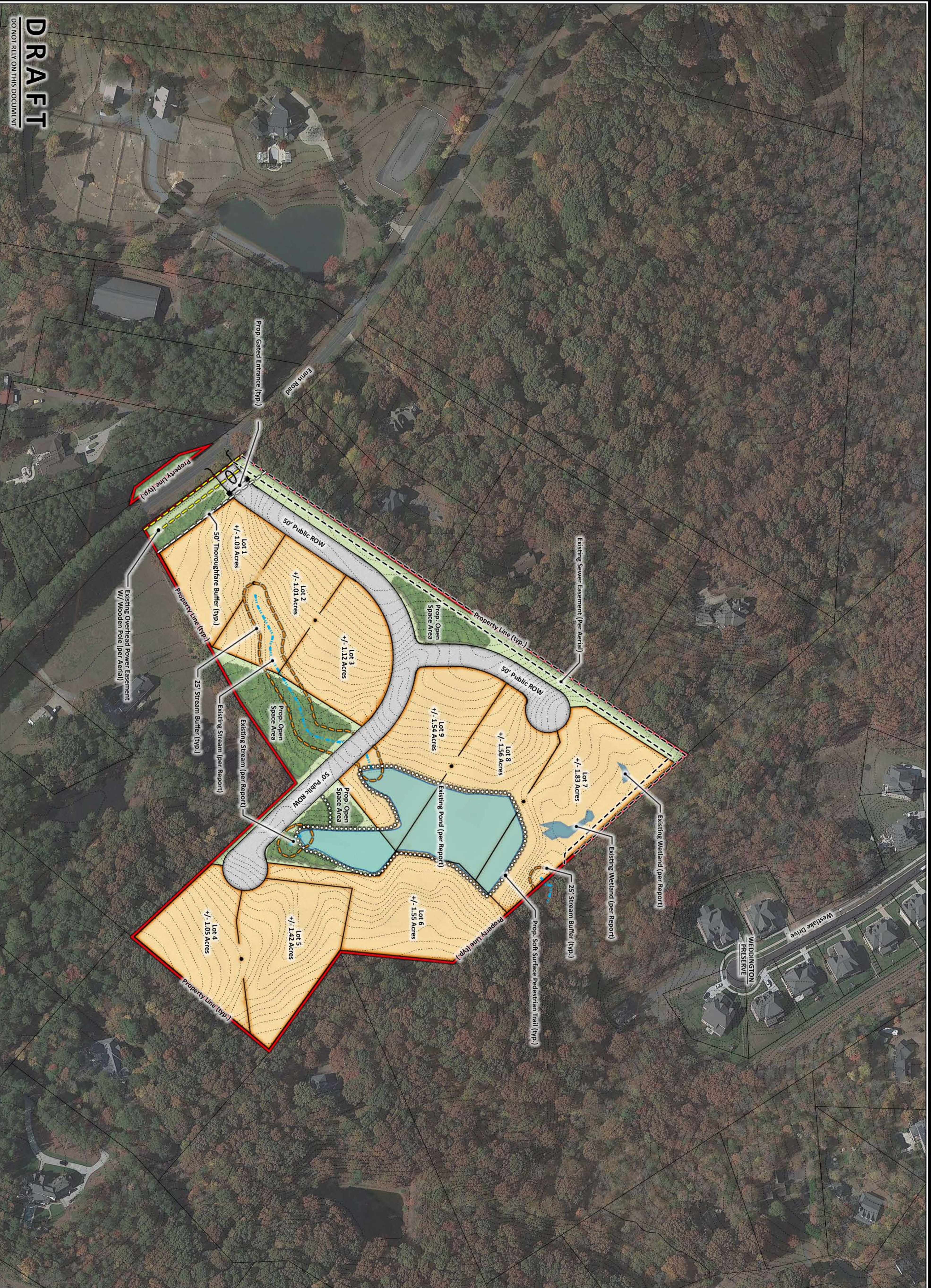
Weddington, NC / Union County

Parcel Identification Numbers

06-156-010	6.37 acres
06-156-010 A	6.39 acres
06-156-010 B	6.31 acres







DRAFT

DO NOT RELY ON THIS DOCUMENT

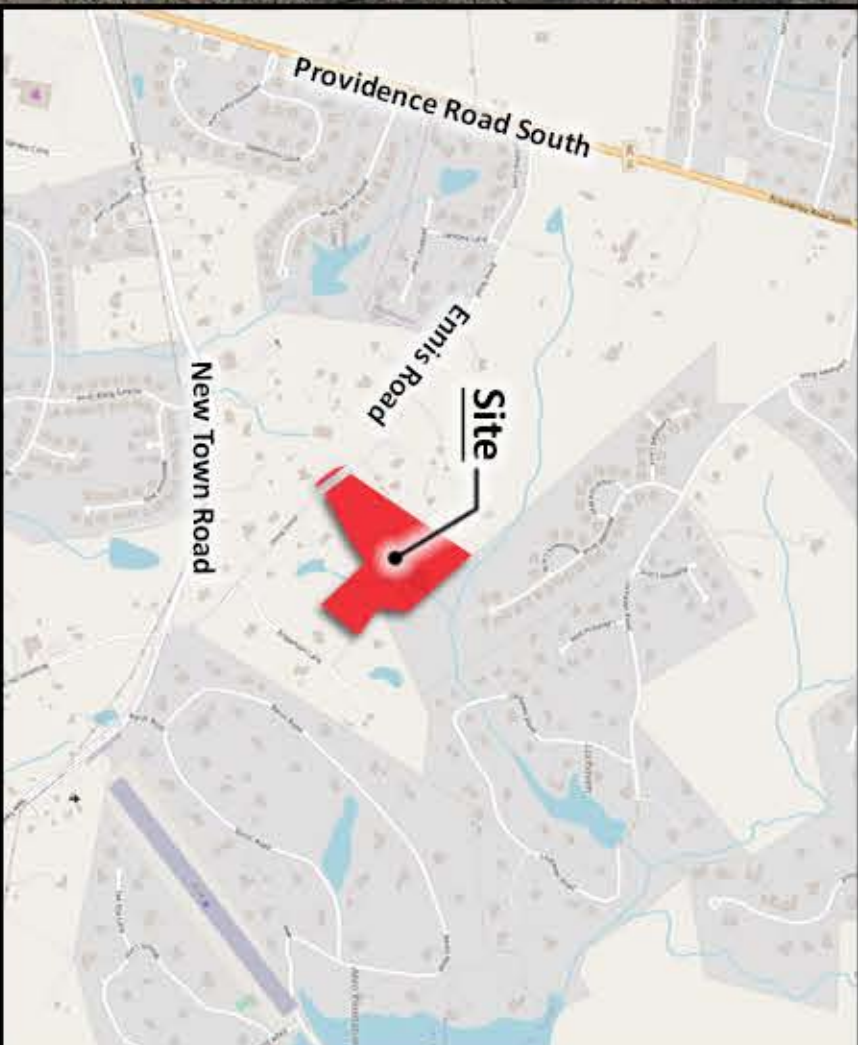
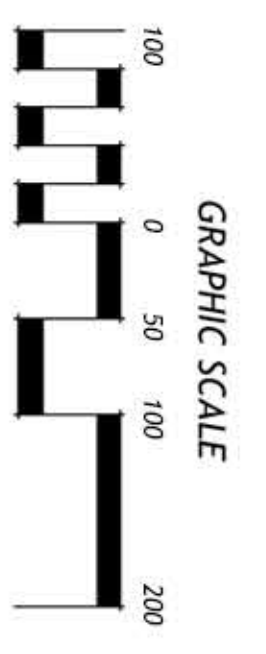


# Ennis Road Site

## Preliminary Concept Plan B

ESP Job #23-00880

December 7, 2023



### Vicinity Map

Not To Scale



#### Site Data:

Tax Parcels:	06156010, 06156010A, 06156010B
Total Acreage:	+/- 19.17 Acres (per GIS)
Location:	Town Of Weddington, NC
Zoning:	R-CD
Existing:	R-CD
Proposed:	R-CD
Total Potential Lots:	+/- 9 Lots (1 Acre)
Potential Density:	+/- 0.47 DU/AC
Open Space:	+/- 1.92 Acres (10%) Min.
Required:	+/- 1.92 Acres (10%)
Proposed:	+/- 1.92 Acres (10%)
Watershed:	Catawba

#### General Notes

1. Base information provided by Union County GIS data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Data - Do not rely on this document.

#### Floodplain Information

Floodplain information obtained from FEMA FIRI Panel 37104475001 effective date of study 10/16/2008.

#### Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by "Preliminary Map" by Wetlands and Environmental Planning Group dated 10/20/2022 & Union County GIS data. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approve on-site with acceptable levels of accuracy. Unit loss may occur.

#### Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for adequate sight distance.
3. The Town of Weddington UDO and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

#### Open Space/Tree Save

Open Space and Tree Save areas are conceptual and preliminary. The exact location of allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

#### Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary and still need to be verified. The location of potential stormwater areas is based on preliminary information and finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit counts subject to change based on final design of stormwater areas.

#### Public Information

ESP Associates is not responsible for plan deficiencies created by incorrect information or for providing information derived from public sources such as GIS, Planning and Zoning departments.



## Community Meeting

2/13

Please Sign in

Phyllis Joyner 605 Ennis Road Wapahwa NC 28173

Bob Schlosser Cotton Creek Dr

Chad Emami 953 Eagle Rd

Melissa Emami " "

ROGER ADAMS 100 WESTLAKE DR.

Bill Deter

ROD WILKINSON 3832 TWELVE MILE CREEK RD -

FOM SMITH