



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, APRIL 28, 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 the state government ethics act, it is the duty of every Board member to avoid conflicts of interest. Does any Board member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
4. Approval of Minutes
 - A. March 24, 2025 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 a CZ Amendment Application from Providence Land Services, Inc for an amendment to CZ-2023-02 for stormwater requirement changes.
7. New Business
 - A. Discussion and Possible Recommendation of Text Amendment 2025-4 Section D-917E. Additional Specific Requirements for Conventional Residential Development, or Major Subdivisions.
 - B. Discussion and Possible Recommendation of Text Amendment 2025-5 Section D-917C. (A) (12) Buffering Non-residential structures. The buffer requirement is 50 feet between any commercial structures and the property line. Section D-918.I (Screening and Landscaping) lists the required plantings of trees and shrubs within buffers and the standards for planting.
 - C. Discussion of Advisory Board Code of Ethics
8. Update from Town Planner and Report from the April Town Council Meeting
9. Board member Comments
10. Adjournment



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MARCH 24, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 4**

1. Call to Order

Vice Chairman Amanda Jarrell called the meeting to order at 7:02 p.m.

2. Oaths of Office

A. Scott Buzzard

B. Steve Fellmeth

Mayor Bell administered the oaths of office to Scott Buzzard and Steve Fellmeth.

3. Determination of Quorum

Quorum was determined with all members present. Amanda Jarrell, Chris Faulk, Rusty Setzer, Nancy Anderson, Bill Deter, Scott Buzzard, Steve Fellmeth.

Staff present: Planner Greg Gordos, Town Administrator/Clerk Karen Dewey, Deputy Clerk/Admin Assistant Debbie Gordos, Deputy Grant Wrenn

Visitors: Tracy Stone, Christopher Neve, Beth Johnson

4. Election of Chairman/Vice Chairman

Board member Deter nominated Board member Faulk as Chairman of the Planning Board.

Board member Setzer seconded the nomination.

The Board unanimously elected Chris Faulk as Chairman.

Board member Buzzard nominated Board member Anderson for Vice Chairman.

Board member Fellmeth nominated Board member Setzer for Vice Chairman.

Board member Anderson refused the nomination.

The Board unanimously elected Rusty Setzer as Vice Chairman.

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

Chairman Faulk read the Conflict of Interest Statement. No Board member had a conflict of interest.

6. Approval of Minutes

A. February 24, 2025 Planning Board Regular Meeting

Motion: Board member Deter made a motion to approve the February 24, 2025 Planning Board Regular Meeting Minutes.
Second: Board member Jarrell
Vote: The motion passed with a unanimous vote.

7. 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.*

8. Old Business

9. New Business

A. Discussion and Possible Consideration of an entry for Abellia subdivision under Section D. 918.J. Fences and Walls Permitted Within Yard Areas

Mr. Gordos presented the project. Board members discussed emergency vehicle access requirements and NCDOT requirements, and concerns with the vehicle turnaround. Staff clarified that Abellia is a private road, the gate is outside of the right of way and there is an ability to turn around at the end of the street.

Motion: Board member Buzzard made a motion to approve the entry for Abellia subdivision under Section D.918.j. Fences and Walls Permitted Within Yard Areas with the condition that a YELP device be installed for emergency vehicle access through the gate.
Second: Board member Deter
Vote: The motion passed with a unanimous vote.

B. Discussion and Possible Recommendation of Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping

Mr. Gordos presented the agenda item: Multiple text amendments were passed over the last few months and some unintended consequences were discovered. This amendment is to make clerical amendments

Motion: Board member Deter made a motion to forward Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping to the Town Council with a recommendation for approval.
Second: Board member Setzer
Vote: The motion passed with a unanimous vote.

10. Update from Town Planner and Report from the March Town Council Meeting

Mr. Gordos presented the update. Council approved the Classica CZ application for an RCD subdivision on Hemby Road near the water tower. Council retreat will be Thursday at Rolling Hills Country Club, Planning Board is invited to attend. The Toll Brothers subdivision is pending a Town Council vote. Planning Board made a recommendation for approval in December. Beckingham project is working with an engineering group to get information requested by the board for the CZ amendment.

11. Board member Comments

Board member Anderson: I got a few emails with citizen concerns regarding the Rea Road Extension. I wanted to address the concerns and before I do that I want to say a little bit about the history. It was a dotted line on the map back to 1991 because when they widened Rea Road, they used federal funding and in order to qualify for that, it needed a logical terminus to connect to another road. A 4-lane road cannot end at a two-lane road. That's how the original dotted line got on the map in 1991. Since that time, clearly it's gotten a lot more detail. I have personally been to at least 4 public meetings and not to mention all the CRTPO - transportation planning meetings. This Project has appeared on all regional planning documents and on the local area regional transportation plan. I feel like it has been in the public domain for a long time. All the messages received had a recurring theme. One thing I noticed was a lot started with "we the residents of Stratford and surrounding communities". Are you speaking for the HOA of Stratford? But no one signed it that way. Some of the recurring concerns were that it is not needed because it is only going to shave off 4 1/2 minutes of commute time. I don't know what the exact number is, but I do know that road will affect all intersections it crosses, starting from Providence down to Cox, Antioch, Deal, 12 Mile Creek, and out of the church and this intersection here. It will take a heavy load off 84 and Weddington Matthews Road roundabout. This intersection at 84 and Providence cannot be widened any more. About the environmental impacts, the amount of time, money, effort, and studies that NCDOT has done is astounding. As a taxpayer, a bit offended by that. Anyway, I feel like it's been thorough. About the concerns about infrastructure for Stratford, I will note that plats approved for Stratford show that road, the future roadway, and protected right of way. So, in conclusion, what I'm saying is that this is a regional road that is going to happen. We as town need to do everything we can all can to mitigate any negative impact on the neighbors. Because it will, I live off Providence Road, so I am very sensitive to that. I do think it's an extremely necessary addition to our traffic pattern. But I don't want to cause anyone harm.

Board member Buzzard: I just want to thank everybody for the opportunity to work with you all and I very much look forward to it. (Board member Anderson prompted Board member Buzzard to give his background in service to the Town). So, Nancy's predecessor actually appointed me to fulfill a partial planning board term for roughly 3 years. And when I rolled off that, after about 3 months, Nancy appointed me for another partial term for 3 years and then I was appointed for a full 4-year term. Subsequently I served 4 years on Council. I have seen a lot of what Nancy said in her comments. If the town has the opportunity to play nice with NCDOT, it makes for a better relationship when you need things like stoplights and roundabouts and interchange improvements. I'm looking forward to be a part of the group

Board member Jarrell: Chris and Rusty, congratulations. I think that you guys will do a phenomenal job. Welcome to Steve and Scott. We're excited to work with you as well.

Vice Chair Setzer: Welcome Scott and Steve and congratulations to Chris. Glad to see everybody who came out tonight, thank you for your participation. Thank you to staff.

Board member Fellmeth: I would just like to thank Council for their support in appointing me to the Planning Board. I appreciate that and I look forward to working with all you folks and Greg I appreciate you keeping it light on the first meeting. Maybe you can keep it light all the time. I would like to say that road is going to be a major impact. I don't know about the interaction the town has with NCDOT, but I would like to think that Weddington could be involved in planning the traffic signals, using mast arms instead of poles and wires and signs with the Weddington logo. I think we as a town, like Scott said, keep a good relationship with NCDOT. I understand that some of this we will have to pay for, we should come up with

some sort of standard for our intersections going into the future, especially with all the development coming. A lot we can get the builders to pay for.

Board member Deter: I'll keep this very short: as Greg said the subcommittee worked on a buildable area text amendment. We met at my house for about 3 hours with Greg there. I thought it went much better than I thought it would as far as the complexity. I'm looking forward to seeing that at the next planning board meeting. My last thing kind of relating to Rea Road extension-I'm assuming there will be sidewalks that town has to pay for. The only other question I have is they planted trees on side on Providence Road, I'm hoping to get trees in the medians. I've driven all over in Mecklenburg County and you see trees in the medians everywhere. It's something worth investigating, they maintain own roads. Congratulations to the two new board members.

Chairman Faulk: Congratulation to our two new members. I'm looking forward to having you be a part of this. Congratulations to Rusty as vice chair. We'll see how this all plays out. I'm looking forward to the retreat. I think that's going to be good for everybody and getting back in the saddle next month with some substance with our agenda items. I appreciate staff, appreciate Greg, I'm looking forward to leaning on Greg a lot, being the chair, and I'm looking forward to a new day.

12. Adjournment

<i>Motion:</i>	Board member Deter made a motion to adjourn the March 24, 2025 Regular Planning Board Meeting at 7:40 p.m.
<i>Second:</i>	Board member Setzer
<i>Vote:</i>	The motion passed with a majority vote.

Approved: _____

Provident Land Services, Inc.

DATE: February 20, 2024:
TO: Town of Weddington Planning Board & Town Council
FROM: Provident Land Services
RE: Beckingham – Request from Developer

REQUEST FROM DEVELOPER:

We are requesting a waiver of the Town of Weddington's 100-year stormwater detention requirement in order to meet the State of NC "Low Density" development standard. Currently, our site is being forced into the State's "High Density" definition which will cause us to clear approximately six acres of trees by adding enlarged stormwater management ponds and significant drainage swales and storm pipe throughout the community. The high-density designation would have several negative implications, including removing a substantial number of existing trees, adding drainage ditches on the majority of lots and increasing the size of our stormwater management ponds. We do not believe these changes will represent the high-quality community we envisioned and put forth to the Town with site placed homes and a focus on maximizing natural tree retention.

We have worked with our Civil engineering team and NCDEQ to come up with environmentally friendly stormwater retention solutions and are proposing utilizing underground rainwater harvesting systems on all lots within Beckingham. These rainwater harvesting systems will allow the homeowners to irrigate their properties. Many builders in our area already use these systems for environmentally conscious clients or to resolve drainage issues.

Our presentation will include slides of installation and operation of these systems. In making these systems a requirement for each of our 38 home sites and 4 of our common open space areas, the HOA will oversee compliance by each homeowner in our covenants and restrictions. These rainwater harvesting systems will allow us to remain a low-density community while providing an environmentally friendly solution for our homeowners to collect storm water and repurpose for their home irrigation needs.

6707 Fairview Road, Suite B, Charlotte, NC 28210

[illegible]

PROFESSIONAL SEAL

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:	
C1.0	
WKD PROJ. NO.:	
20231182.00.CL	

PRELIMINARY - DO NOT USE FOR CONSTRUCTION PLOT DATE: 2/6/2025

PLOT DATE: 2/6/2025

BECKINGHAM ESTATES
FOR
PROVIDENT LAND SERVICES, INC.
6707 FAIRVIEW ROAD, SUITE B

SITE PLAN (WITH DETENTION POND)

PROJECT NAME:

PROJ. MGR.:	
DESIGN BY:	
DRAWN BY:	
PROJ. DATE:	
DRAWING NUMBER:	

C1.0

WKD PROJ. NO.:
20231182.00.CL



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.

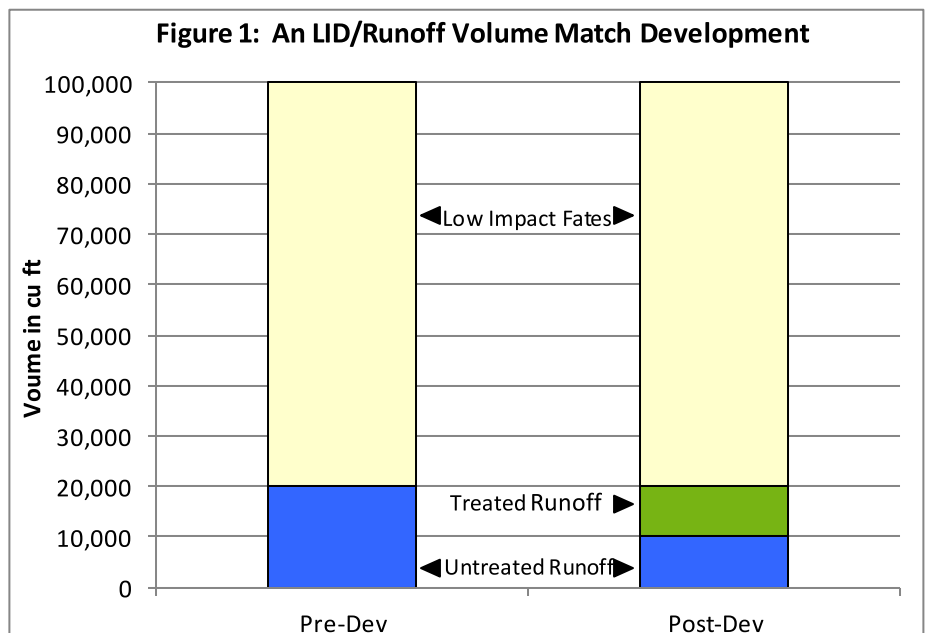
This definition was created by DENR in cooperation with a group of stakeholders that included engineering consultants, local governments, NC State University, the University of North Carolina, American Rivers and the NC Coastal Federation. These definitions and the Storm-EZ tool constitute **guidance** 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

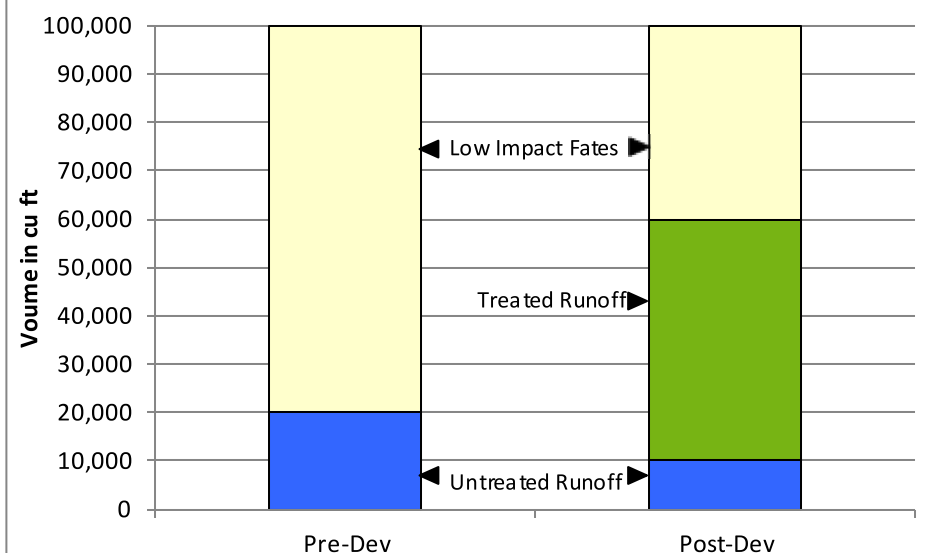
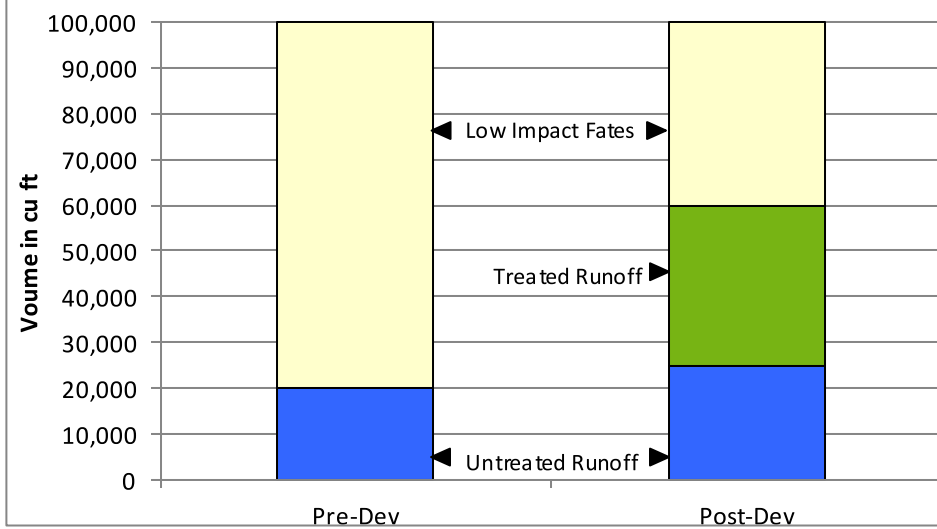


Figure 3: A Non-Compliant Development



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 90th 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 or Annette Lucas at (919) 807-6381 or 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.

Beckingham Impervious Area is at 17.5%

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



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.

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.

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 ~~strikethrough~~ 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 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.

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



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:

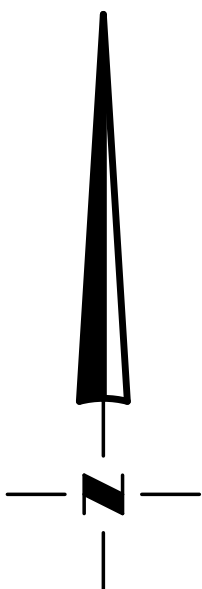
- a. A fifty (50) foot perimeter buffer shall be provided to support the overall character of the community as generally depicted on the Rezoning Plan. Grading and clearing within the fifty (50) foot buffer is permitted subject to approval by applicable regulatory agencies and contingent upon replanting, 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 13th day of November 2023



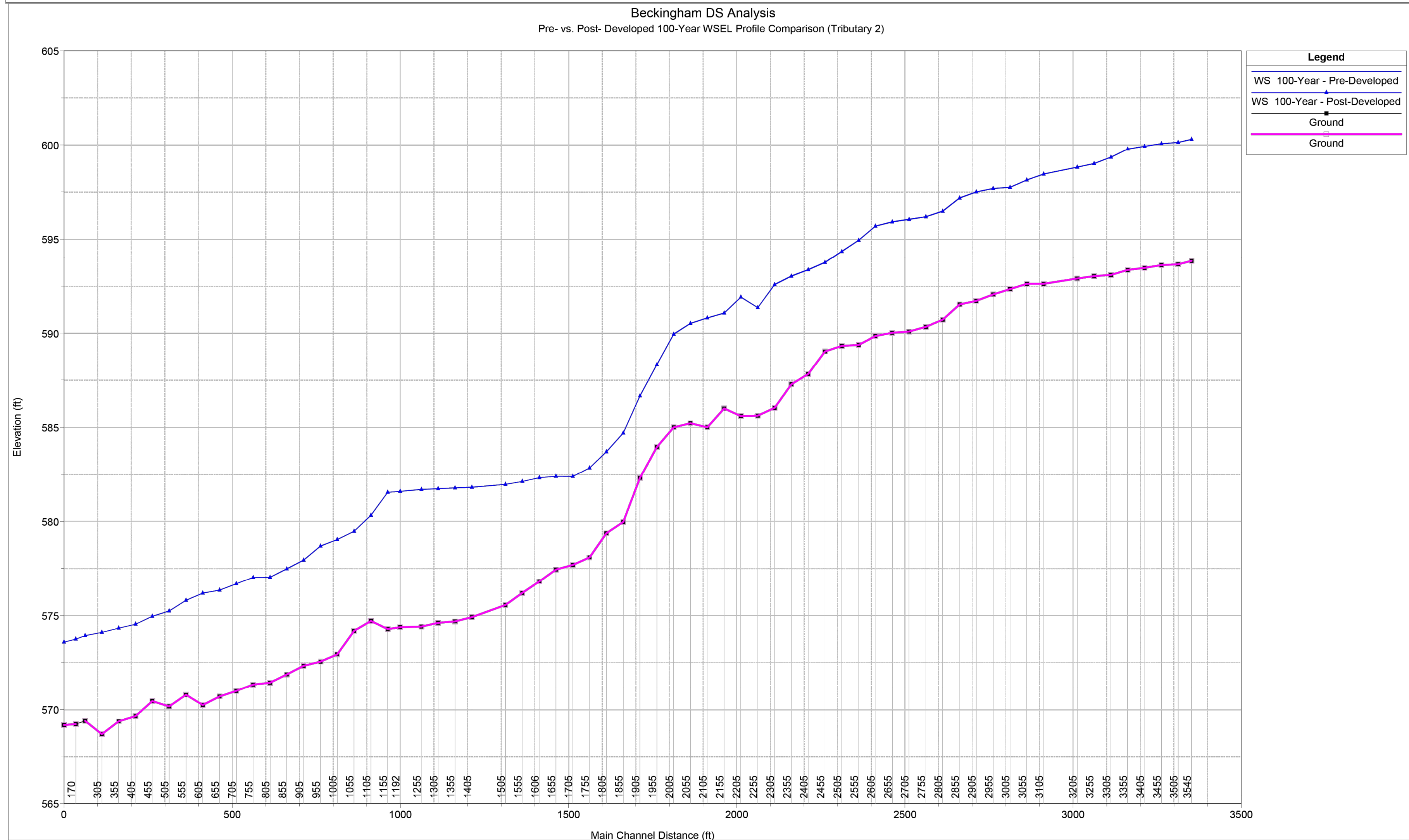
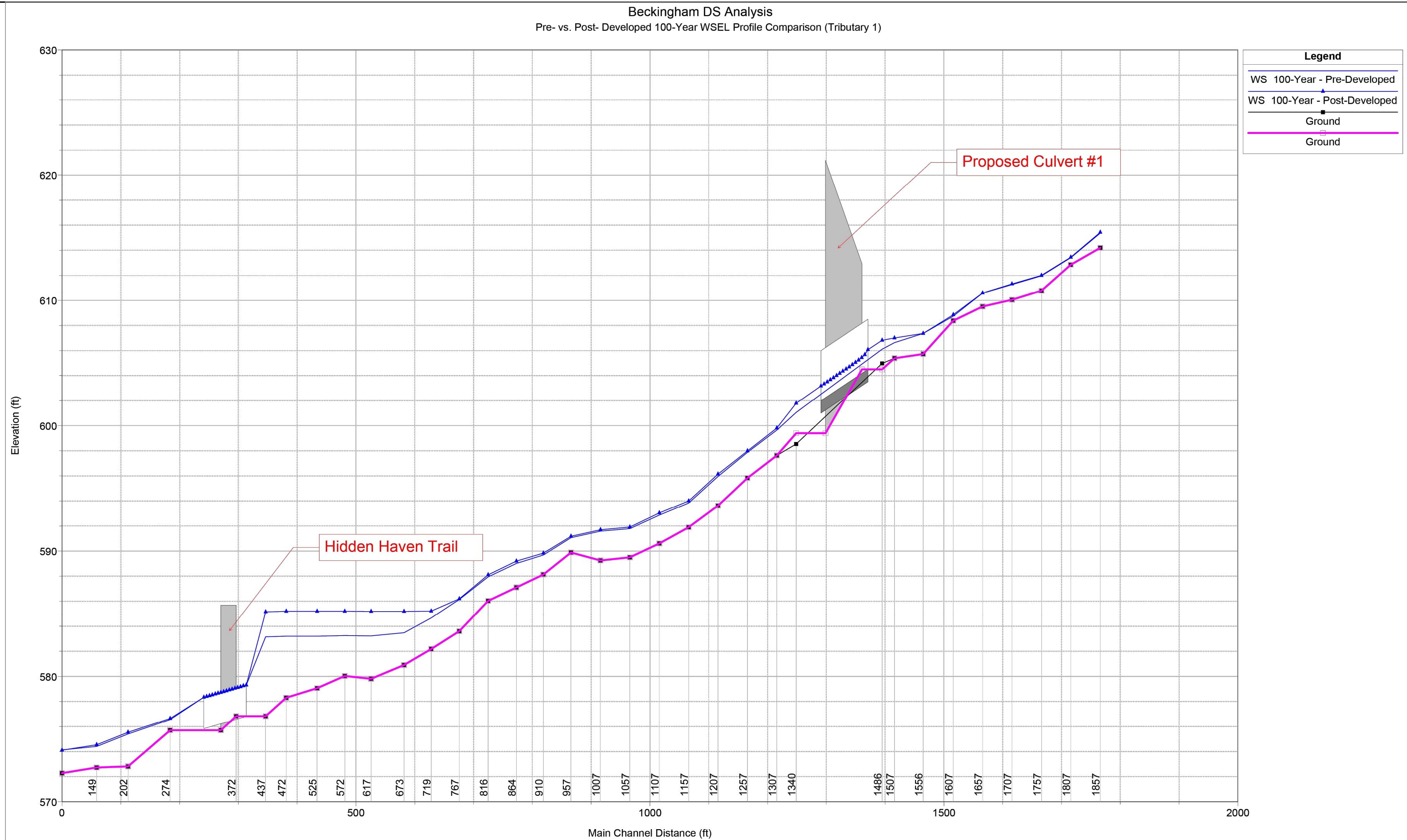
Tom Waters, Provident Land, Inc.

C-CRAS River	Profile: 100-Year (Continued)			Plan	W.S. Elev (ft)
	Reach	River Sta	Profile		
Tri2	Reach 1	255	100-Year	Post-Developed	573.94
Tri2	Reach 1	305	100-Year	Pre-Developed	574.10
Tri2	Reach 1	305	100-Year	Post-Developed	574.10
Tri2	Reach 1	355	100-Year	Pre-Developed	574.33
Tri2	Reach 1	355	100-Year	Post-Developed	574.33
Tri2	Reach 1	405	100-Year	Pre-Developed	574.54
Tri2	Reach 1	405	100-Year	Post-Developed	574.54
Tri2	Reach 1	455	100-Year	Pre-Developed	574.96
Tri2	Reach 1	455	100-Year	Post-Developed	574.95
Tri2	Reach 1	505	100-Year	Pre-Developed	575.25
Tri2	Reach 1	505	100-Year	Post-Developed	575.24
Tri2	Reach 1	555	100-Year	Pre-Developed	575.81
Tri2	Reach 1	555	100-Year	Post-Developed	575.80
Tri2	Reach 1	605	100-Year	Pre-Developed	576.19
Tri2	Reach 1	605	100-Year	Post-Developed	576.18
Tri2	Reach 1	655	100-Year	Pre-Developed	576.35
Tri2	Reach 1	655	100-Year	Post-Developed	576.34
Tri2	Reach 1	705	100-Year	Pre-Developed	576.69
Tri2	Reach 1	705	100-Year	Post-Developed	576.68
Tri2	Reach 1	755	100-Year	Pre-Developed	577.03
Tri2	Reach 1	755	100-Year	Post-Developed	577.02
Tri2	Reach 1	805	100-Year	Pre-Developed	577.04
Tri2	Reach 1	805	100-Year	Post-Developed	577.03
Tri2	Reach 1	855	100-Year	Pre-Developed	577.49
Tri2	Reach 1	855	100-Year	Post-Developed	577.48
Tri2	Reach 1	905	100-Year	Pre-Developed	577.95
Tri2	Reach 1	905	100-Year	Post-Developed	577.94
Tri2	Reach 1	955	100-Year	Pre-Developed	578.71
Tri2	Reach 1	955	100-Year	Post-Developed	578.69
Tri2	Reach 1	1005	100-Year	Pre-Developed	579.05
Tri2	Reach 1	1005	100-Year	Post-Developed	579.03
Tri2	Reach 1	1055	100-Year	Pre-Developed	579.48
Tri2	Reach 1	1055	100-Year	Post-Developed	579.48
Tri2	Reach 1	1105	100-Year	Pre-Developed	580.34
Tri2	Reach 1	1105	100-Year	Post-Developed	580.32
Tri2	Reach 1	1155	100-Year	Pre-Developed	581.55
Tri2	Reach 1	1155	100-Year	Post-Developed	581.54
Tri2	Reach 1	1192	100-Year	Pre-Developed	581.60
Tri2	Reach 1	1192	100-Year	Post-Developed	581.59



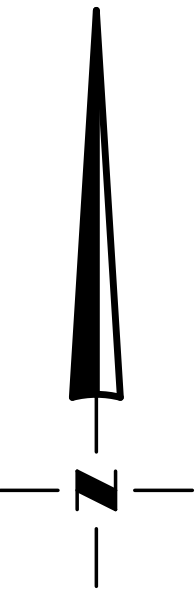
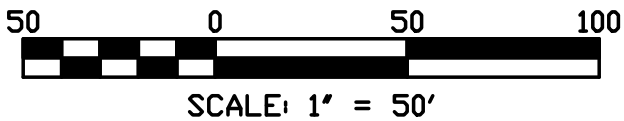
WKD PROJ. NO.:
20231182.00.CL

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HEC-RAS River	Profile: 100-Year Reach		River Sta	Profile	Plan	W.S. Elev (ft)
Trib 1_1A	Reach 1	90	100-Year	Pre-Developed		574.13
Trib 1_1A	Reach 1	90	100-Year	Post-Developed		574.11
Trib 1_1A	Reach 1	149	100-Year	Pre-Developed		574.41
Trib 1_1A	Reach 1	149	100-Year	Post-Developed		574.55
Trib 1_1A	Reach 1	202	100-Year	Pre-Developed		575.40
Trib 1_1A	Reach 1	202	100-Year	Post-Developed		575.55
Trib 1_1A	Reach 1	274	100-Year	Pre-Developed		576.57
Trib 1_1A	Reach 1	274	100-Year	Post-Developed		576.65
Trib 1_1A	Reach 1	372			Culvert	
Trib 1_1A	Reach 1	437	100-Year	Pre-Developed		583.15
Trib 1_1A	Reach 1	437	100-Year	Post-Developed		585.14
Trib 1_1A	Reach 1	472	100-Year	Pre-Developed		583.20
Trib 1_1A	Reach 1	472	100-Year	Post-Developed		585.18
Trib 1_1A	Reach 1	525	100-Year	Pre-Developed		583.20
Trib 1_1A	Reach 1	525	100-Year	Post-Developed		585.18
Trib 1_1A	Reach 1	572	100-Year	Pre-Developed		583.25
Trib 1_1A	Reach 1	572	100-Year	Post-Developed		585.19
Trib 1_1A	Reach 1	617	100-Year	Pre-Developed		583.23
Trib 1_1A	Reach 1	617	100-Year	Post-Developed		585.18
Trib 1_1A	Reach 1	673	100-Year	Pre-Developed		583.47
Trib 1_1A	Reach 1	673	100-Year	Post-Developed		585.18
Trib 1_1A	Reach 1	719	100-Year	Pre-Developed		584.66
Trib 1_1A	Reach 1	719	100-Year	Post-Developed		585.20
Trib 1_1A	Reach 1	767	100-Year	Pre-Developed		586.14
Trib 1_1A	Reach 1	767	100-Year	Post-Developed		586.18
Trib 1_1A	Reach 1	816	100-Year	Pre-Developed		587.94
Trib 1_1A	Reach 1	816	100-Year	Post-Developed		588.11
Trib 1_1A	Reach 1	864	100-Year	Pre-Developed		589.01
Trib 1_1A	Reach 1	864	100-Year	Post-Developed		589.19
Trib 1_1A	Reach 1	910	100-Year	Pre-Developed		589.68
Trib 1_1A	Reach 1	910	100-Year	Post-Developed		589.83
Trib 1_1A	Reach 1	957	100-Year	Pre-Developed		591.07
Trib 1_1A	Reach 1	957	100-Year	Post-Developed		591.18
Trib 1_1A	Reach 1	1007	100-Year	Pre-Developed		591.59

HE-RAS Profile: 100-Year (Continued)					
River	Reach	River Sta	Profile	Plan	W.S. Elev (ft)
Trib 2	Reach 1	255	100-Year	Post-Developed	573.94
Trib 2	Reach 1	305	100-Year	Pre-Developed	574.10
Trib 2	Reach 1	305	100-Year	Post-Developed	574.10
Trib 2	Reach 1	355	100-Year	Pre-Developed	574.33
Trib 2	Reach 1	355	100-Year	Post-Developed	574.33
Trib 2	Reach 1	405	100-Year	Pre-Developed	574.54
Trib 2	Reach 1	405	100-Year	Post-Developed	574.54
Trib 2	Reach 1	455	100-Year	Pre-Developed	574.96
Trib 2	Reach 1	455	100-Year	Post-Developed	574.95
Trib 2	Reach 1	505	100-Year	Pre-Developed	575.25
Trib 2	Reach 1	505	100-Year	Post-Developed	575.24
Trib 2	Reach 1	555	100-Year	Pre-Developed	575.81
Trib 2	Reach 1	555	100-Year	Post-Developed	575.80
Trib 2	Reach 1	605	100-Year	Pre-Developed	576.19
Trib 2	Reach 1	605	100-Year	Post-Developed	576.18
Trib 2	Reach 1	655	100-Year	Pre-Developed	576.35
Trib 2	Reach 1	655	100-Year	Post-Developed	576.34
Trib 2	Reach 1	705	100-Year	Pre-Developed	576.69
Trib 2	Reach 1	705	100-Year	Post-Developed	576.68
Trib 2	Reach 1	755	100-Year	Pre-Developed	577.03
Trib 2	Reach 1	755	100-Year	Post-Developed	577.02
Trib 2	Reach 1	805	100-Year	Pre-Developed	577.04
Trib 2	Reach 1	805	100-Year	Post-Developed	577.03
Trib 2	Reach 1	855	100-Year	Pre-Developed	577.49
Trib 2	Reach 1	855	100-Year	Post-Developed	577.48
Trib 2	Reach 1	905	100-Year	Pre-Developed	577.95
Trib 2	Reach 1	905	100-Year	Post-Developed	577.94
Trib 2	Reach 1	955	100-Year	Pre-Developed	578.71
Trib 2	Reach 1	955	100-Year	Post-Developed	578.69
Trib 2	Reach 1	1005	100-Year	Pre-Developed	579.05
Trib 2	Reach 1	1005	100-Year	Post-Developed	579.03
Trib 2	Reach 1	1055	100-Year	Pre-Developed	579.48
Trib 2	Reach 1	1055	100-Year	Post-Developed	579.48
Trib 2	Reach 1	1105	100-Year	Pre-Developed	580.34
Trib 2	Reach 1	1155	100-Year	Pre-Developed	581.55
Trib 2	Reach 1	1155	100-Year	Post-Developed	581.54
Trib 2	Reach 1	1192	100-Year	Pre-Developed	581.60
Trib 2	Reach 1	1192	100-Year	Post-Developed	581.59



1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28203
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(f)704-334-0078

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NC LICENSE NO.F-0374

PROFESSIONAL SEAL

[illegible]

BECKINGHAM SUBDIVISION
FOR
PROVIDENT LAND SERVICES, INC.
6701 CARMEL ROAD, SUITE 420
CHARLOTTE, NC 28210

100 YEAR WSEL PROFILES

PROJECT NAME.

DRAWING TITLE:

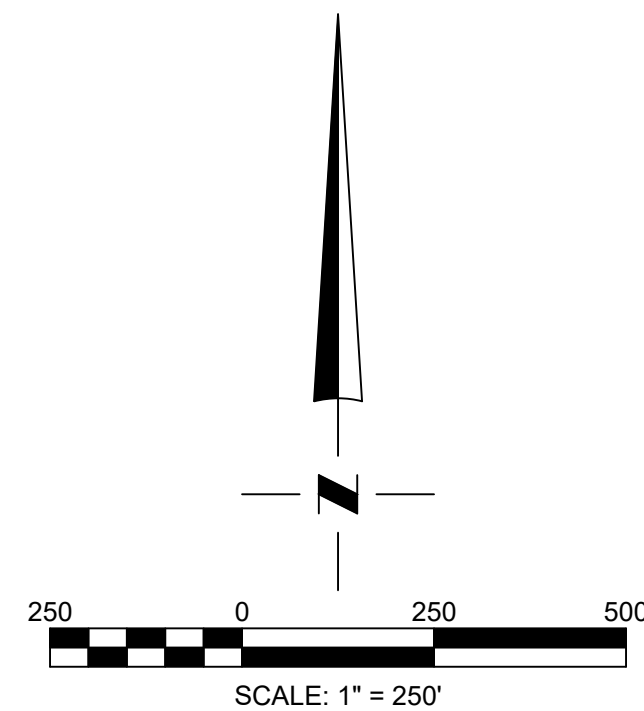
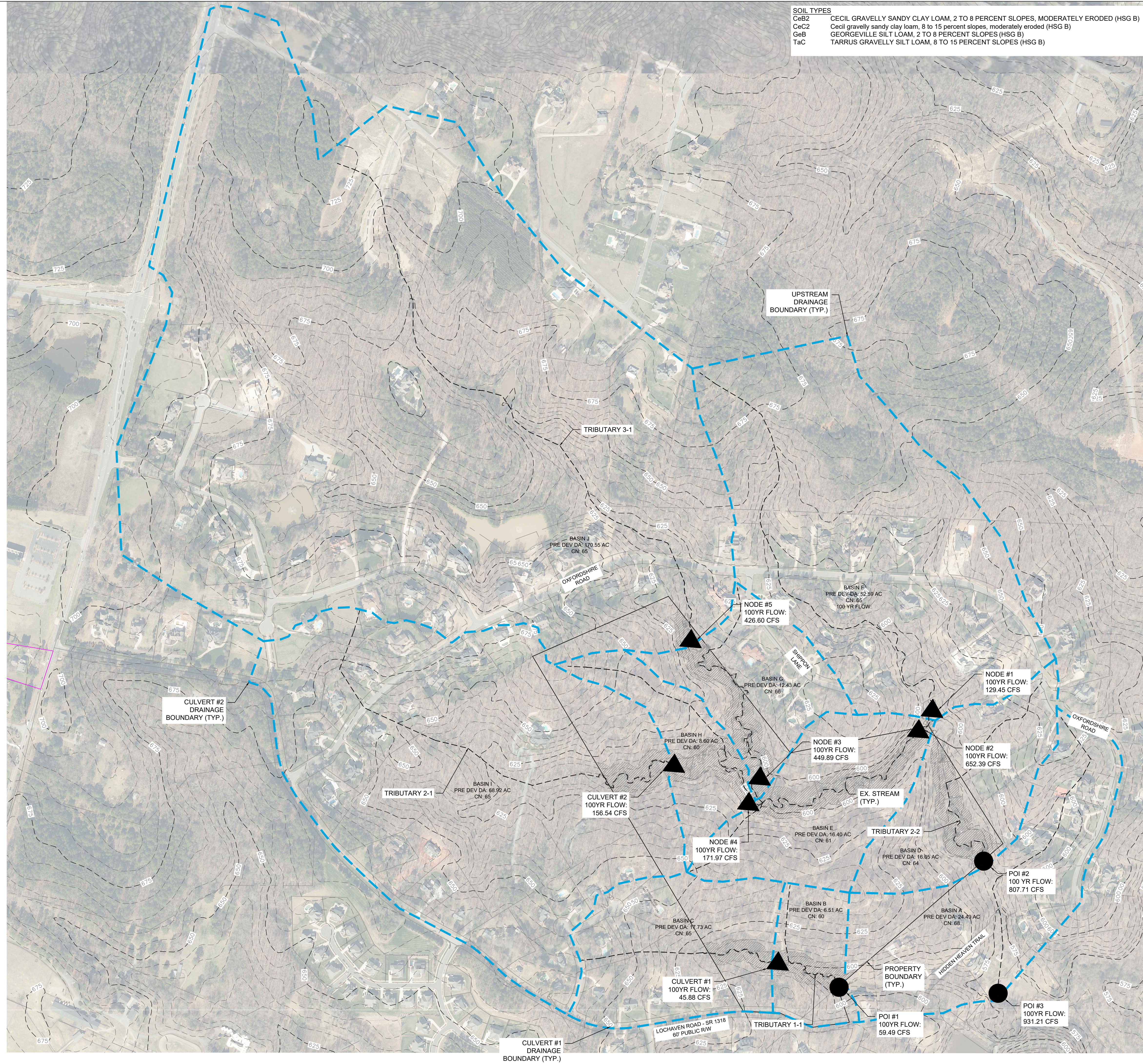
PROJ. MGR.:	KWR
DESIGN BY:	CJH
DRAWN BY:	CJH
PROJ. DATE:	JUNE 2024
DRAWING NUMBER:	

EX-2

WKD PROJ. NO.:

20231182.00.CL

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PROJECT NAME: BECKINGHAM SUBDIVISION
FOR
PROVIDENT LAND SERVICES, INC.
6701 CARMEL ROAD, SUITE 425
CHARLOTTE, NC 28210

DRAWING TITLE: OVERALL CULVERT PRE-DEVELOPMENT DRAINAGE AREA

PROJ. MGR.:	KWR
DESIGN BY:	CJH
DRAWN BY:	CJH
PROJ. DATE:	JUNE 2024
DRAWING NUMBER:	
C4.14	
WKD PROJ. NO.:	
20231182.00.CL	

SOIL TYPES

- CeB2 CECIL GRAVELLY SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES, MODERATELY ERODED (HSG B)
- CeC2 CECIL GRAVELLY SANDY CLAY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED (HSG B)
- GeB GEORGEVILLE SILT LOAM, 2 TO 8 PERCENT SLOPES (HSG B)
- TaC TARRUS GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES (HSG B)

UPSTREAM DRAINAGE BOUNDARY (TYP.)

TRIBUTARY 3-1

TRIBUTARY 2-1

TRIBUTARY 2-2

TRIBUTARY 1-1

EX. STREAM (TYP.)

PROPERTY BOUNDARY (TYP.)

LOHAVEN ROAD - SR 1318 60' PUBLIC R/W

OXFORDSHIRE ROAD

SHIPPON LANE

WINDEN HEAVEN TRAIL

CULVERT #1 DRAINAGE

CULVERT #2 DRAINAGE BOUNDARY (TYP.)

Basin A
POST DEV DA: 15.79 AC
CN: 69

Basin B
POST DEV DA: 4.88 AC
CN: 76

Basin C
POST DEV DA: 15.79 AC
CN: 69

Basin D
POST DEV DA: 15.79 AC
CN: 69

Basin E
POST DEV DA: 15.79 AC
CN: 69

Basin F
POST DEV DA: 15.79 AC
CN: 69

Basin G
POST DEV DA: 11.88 AC
CN: 70

Basin H
POST DEV DA: 3.85 AC
CN: 70

Basin I
POST DEV DA: 12.58 AC
CN: 65

Basin J
POST DEV DA: 168.83 AC
CN: 65

Basin I Bypass
POST DEV DA: 15.08 AC
CN: 70

Basin J Bypass
POST DEV DA: 15.08 AC
CN: 70

Basin K Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin L Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin M Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin N Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin O Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin P Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin Q Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin R Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin S Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin T Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin U Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin V Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin W Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin X Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin Y Bypass
POST DEV DA: 24.48 AC
CN: 69

Basin Z Bypass
POST DEV DA: 24.48 AC
CN: 69

Node #1
100YR FLOW: 129.45 CFS

Node #2
100YR FLOW: 646.17 CFS

Node #3
100YR FLOW: 453.44 CFS

Node #4
100YR FLOW: 167.57 CFS

Node #5
100YR FLOW: 429.06 CFS

Culvert #1
100YR FLOW: 51.41 CFS

Culvert #2
100YR FLOW: 160.91 CFS

POI #1
100YR FLOW: 69.74 CFS

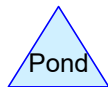
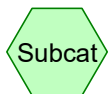
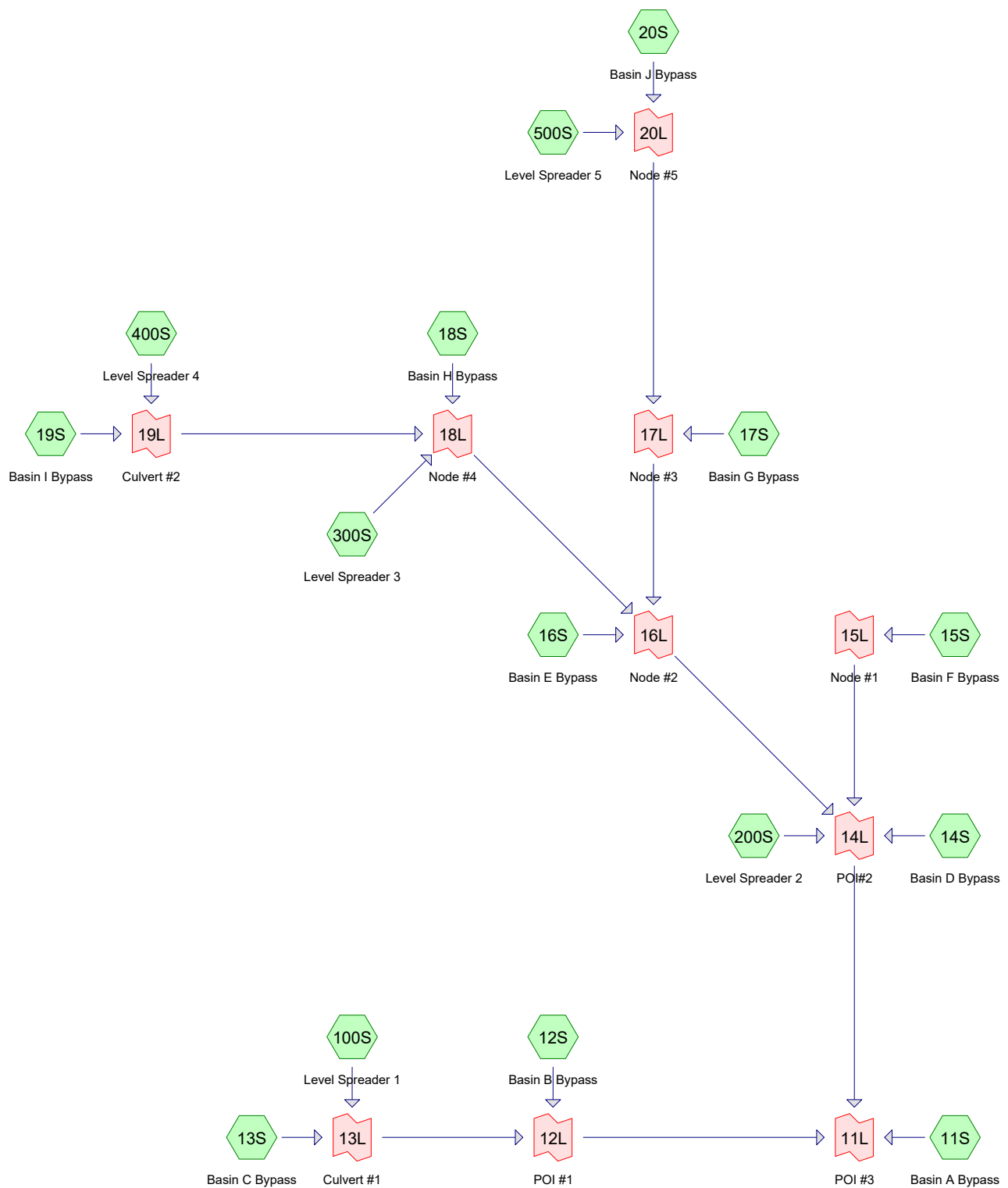
POI #2
100 YR FLOW: 803.94 CFS

POI #3
100YR FLOW: 929.69 CFS

[illegible]

PROJECT NAME:	BECKINGHAM SUBDIVISION FOR PROVIDENT LAND SERVICES, INC. 6701 CARMEL ROAD, SUITE 425 CHARLOTTE, NC 28210
DRAWING TITLE:	OVERALL CULVERT PRE-DEVELOPMENT DRAINAGE AREA

PROJ. MGR.:	KWR
DESIGN BY:	CJH
DRAWN BY:	CJH
PROJ. DATE:	JUNE 2024
DRAWING NUMBER:	
C4.14	
WKD PROJ. NO.:	
20231182.00.CL	



Routing Diagram for Beckingham Subdivision - HydroCAD Mode

Prepared by WK Dickson, Printed 4/16/2025

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Beckingham Subdivision - HydroCAD Model

Prepared by WK Dickson

Printed 4/16/2025

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	NOAA 24-hr	B	Default	24.00	1	5.16	2
2	25-Year	NOAA 24-hr	B	Default	24.00	1	6.16	2
3	100-Year	NOAA 24-hr	B	Default	24.00	1	7.79	2

Beckingham Subdivision - HydroCAD Model

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Page 3

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
13.350	70	1 acre lots, 20% imp, HSG B (100S, 200S, 300S, 400S, 500S)
1.700	98	Impervious (100S, 200S, 300S, 400S, 500S)
0.740	98	Offsite Impervious (19S)
161.160	68	Offsite 1 acre lots, 20% imp, HSG B (11S, 12S, 13S, 14S, 15S, 16S, 17S, 20S)
7.800	98	Offsite Impervious (11S, 14S, 15S, 17S, 20S)
124.740	60	Offsite Woods, Fair, HSG B (11S, 12S, 15S, 19S, 20S)
38.020	68	Offsite 1 acre lots, 20% imp, HSG B (19S)
45.930	70	Site Bypass 1 acre lots, 20% imp, HSG B (11S, 12S, 13S, 14S, 16S, 17S, 18S, 19S, 20S)
0.780	89	Site Bypass Paved roads w/open ditches, 50% imp, HSG B (12S)
394.220	67	TOTAL AREA

Beckingham Subdivision - HydroCAD Model

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Page 4

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
383.980	HSG B	11S, 12S, 13S, 14S, 15S, 16S, 17S, 18S, 19S, 20S, 100S, 200S, 300S, 400S, 500S
0.000	HSG C	
0.000	HSG D	
10.240	Other	11S, 14S, 15S, 17S, 19S, 20S, 100S, 200S, 300S, 400S, 500S
394.220		TOTAL AREA

Beckingham Subdivision - HydroCAD Model

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover
0.000	13.350	0.000	0.000	0.000	13.350	1 acre lots, 20% imp
0.000	0.000	0.000	0.000	1.700	1.700	Impervious
0.000	0.000	0.000	0.000	0.740	0.740	Offsite Impervious
0.000	161.160	0.000	0.000	0.000	161.160	Offsite 1 acre lots, 20% imp
0.000	0.000	0.000	0.000	7.800	7.800	Offsite Impervious
0.000	124.740	0.000	0.000	0.000	124.740	Offsite Woods, Fair
0.000	38.020	0.000	0.000	0.000	38.020	Offsite 1 acre lots, 20% imp
0.000	45.930	0.000	0.000	0.000	45.930	Site Bypass 1 acre lots, 20% imp
0.000	0.780	0.000	0.000	0.000	0.780	Site Bypass Paved roads w/open ditches, 50% imp
0.000	383.980	0.000	0.000	10.240	394.220	TOTAL AREA

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 10-Year Rainfall=5.16"

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Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment11S: Basin A Bypass Runoff Area=24.480 ac 21.37% Impervious Runoff Depth=2.07"
Flow Length=1,825' Tc=23.7 min CN=69 Runoff=43.49 cfs 4.232 af

Subcatchment12S: Basin B Bypass Runoff Area=4.880 ac 22.01% Impervious Runoff Depth=2.32"
Flow Length=450' Tc=9.5 min CN=72 Runoff=14.75 cfs 0.944 af

Subcatchment13S: Basin C Bypass Runoff Area=15.790 ac 20.00% Impervious Runoff Depth=2.07"
Flow Length=1,135' Tc=35.9 min CN=69 Runoff=22.38 cfs 2.730 af

Subcatchment14S: Basin D Bypass Runoff Area=13.980 ac 20.80% Impervious Runoff Depth=2.07"
Flow Length=1,490' Tc=15.5 min CN=69 Runoff=30.40 cfs 2.417 af

Subcatchment15S: Basin F Bypass Runoff Area=52.590 ac 13.31% Impervious Runoff Depth=1.76"
Flow Length=2,830' Tc=39.2 min CN=65 Runoff=58.86 cfs 7.717 af

Subcatchment16S: Basin E Bypass Runoff Area=15.050 ac 20.00% Impervious Runoff Depth=2.16"
Flow Length=1,650' Tc=15.6 min CN=70 Runoff=34.17 cfs 2.704 af

Subcatchment17S: Basin G Bypass Runoff Area=11.880 ac 23.23% Impervious Runoff Depth=2.16"
Flow Length=1,790' Tc=17.8 min CN=70 Runoff=25.34 cfs 2.134 af

Subcatchment18S: Basin H Bypass Runoff Area=3.890 ac 20.00% Impervious Runoff Depth=2.16"
Flow Length=1,100' Tc=13.7 min CN=70 Runoff=9.33 cfs 0.699 af

Subcatchment19S: Basin I Bypass Runoff Area=66.800 ac 14.27% Impervious Runoff Depth=1.84"
Flow Length=2,640' Tc=45.3 min CN=66 Runoff=72.00 cfs 10.229 af

Subcatchment20S: Basin J Bypass Runoff Area=169.830 ac 13.25% Impervious Runoff Depth=1.76"
Flow Length=3,560' Tc=38.3 min CN=65 Runoff=192.39 cfs 24.921 af

Subcatchment100S: Level Spreader 1 Runoff Area=3.730 ac 29.87% Impervious Runoff Depth=2.41"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=13.84 cfs 0.748 af

Subcatchment200S: Level Spreader 2 Runoff Area=2.120 ac 29.81% Impervious Runoff Depth=2.41"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=7.87 cfs 0.425 af

Subcatchment300S: Level Spreader 3 Runoff Area=1.300 ac 37.23% Impervious Runoff Depth=2.67"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=76 Runoff=5.33 cfs 0.289 af

Subcatchment400S: Level Spreader 4 Runoff Area=4.590 ac 27.15% Impervious Runoff Depth=2.41"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=17.03 cfs 0.921 af

Subcatchment500S: Level Spreader 5 Runoff Area=3.310 ac 27.01% Impervious Runoff Depth=2.32"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=72 Runoff=11.85 cfs 0.640 af

Link 11L: POI #3Inflow=432.03 cfs 61.749 af
Primary=432.03 cfs 61.749 af

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 10-Year Rainfall=5.16"

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Link 12L: POI #1	Inflow=34.38 cfs 4.422 af Primary=34.38 cfs 4.422 af
Link 13L: Culvert #1	Inflow=25.33 cfs 3.478 af Primary=25.33 cfs 3.478 af
Link 14L: POI#2	Inflow=370.91 cfs 53.095 af Primary=370.91 cfs 53.095 af
Link 15L: Node #1	Inflow=58.86 cfs 7.717 af Primary=58.86 cfs 7.717 af
Link 16L: Node #2	Inflow=297.81 cfs 42.536 af Primary=297.81 cfs 42.536 af
Link 17L: Node #3	Inflow=207.38 cfs 27.696 af Primary=207.38 cfs 27.696 af
Link 18L: Node #4	Inflow=78.02 cfs 12.137 af Primary=78.02 cfs 12.137 af
Link 19L: Culvert #2	Inflow=74.43 cfs 11.149 af Primary=74.43 cfs 11.149 af
Link 20L: Node #5	Inflow=194.68 cfs 25.561 af Primary=194.68 cfs 25.561 af

Total Runoff Area = 394.220 ac Runoff Volume = 61.749 af Average Runoff Depth = 1.88"
84.19% Pervious = 331.898 ac 15.81% Impervious = 62.322 ac

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 25-Year Rainfall=6.16"

Prepared by WK Dickson

Printed 4/16/2025

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Page 8

Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment11S: Basin A Bypass Runoff Area=24.480 ac 21.37% Impervious Runoff Depth=2.84"
Flow Length=1,825' Tc=23.7 min CN=69 Runoff=60.28 cfs 5.790 af

Subcatchment12S: Basin B Bypass Runoff Area=4.880 ac 22.01% Impervious Runoff Depth=3.12"
Flow Length=450' Tc=9.5 min CN=72 Runoff=19.89 cfs 1.271 af

Subcatchment13S: Basin C Bypass Runoff Area=15.790 ac 20.00% Impervious Runoff Depth=2.84"
Flow Length=1,135' Tc=35.9 min CN=69 Runoff=31.04 cfs 3.734 af

Subcatchment14S: Basin D Bypass Runoff Area=13.980 ac 20.80% Impervious Runoff Depth=2.84"
Flow Length=1,490' Tc=15.5 min CN=69 Runoff=42.02 cfs 3.306 af

Subcatchment15S: Basin F Bypass Runoff Area=52.590 ac 13.31% Impervious Runoff Depth=2.47"
Flow Length=2,830' Tc=39.2 min CN=65 Runoff=84.43 cfs 10.817 af

Subcatchment16S: Basin E Bypass Runoff Area=15.050 ac 20.00% Impervious Runoff Depth=2.93"
Flow Length=1,650' Tc=15.6 min CN=70 Runoff=46.87 cfs 3.678 af

Subcatchment17S: Basin G Bypass Runoff Area=11.880 ac 23.23% Impervious Runoff Depth=2.93"
Flow Length=1,790' Tc=17.8 min CN=70 Runoff=34.78 cfs 2.903 af

Subcatchment18S: Basin H Bypass Runoff Area=3.890 ac 20.00% Impervious Runoff Depth=2.93"
Flow Length=1,100' Tc=13.7 min CN=70 Runoff=12.79 cfs 0.951 af

Subcatchment19S: Basin I Bypass Runoff Area=66.800 ac 14.27% Impervious Runoff Depth=2.56"
Flow Length=2,640' Tc=45.3 min CN=66 Runoff=102.74 cfs 14.247 af

Subcatchment20S: Basin J Bypass Runoff Area=169.830 ac 13.25% Impervious Runoff Depth=2.47"
Flow Length=3,560' Tc=38.3 min CN=65 Runoff=276.62 cfs 34.933 af

Subcatchment100S: Level Spreader 1 Runoff Area=3.730 ac 29.87% Impervious Runoff Depth=3.22"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=18.46 cfs 1.001 af

Subcatchment200S: Level Spreader 2 Runoff Area=2.120 ac 29.81% Impervious Runoff Depth=3.22"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=10.49 cfs 0.569 af

Subcatchment300S: Level Spreader 3 Runoff Area=1.300 ac 37.23% Impervious Runoff Depth=3.52"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=76 Runoff=6.98 cfs 0.381 af

Subcatchment400S: Level Spreader 4 Runoff Area=4.590 ac 27.15% Impervious Runoff Depth=3.22"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=22.72 cfs 1.232 af

Subcatchment500S: Level Spreader 5 Runoff Area=3.310 ac 27.01% Impervious Runoff Depth=3.12"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=72 Runoff=15.91 cfs 0.862 af

Link 11L: POI #3Inflow=612.97 cfs 85.677 af
Primary=612.97 cfs 85.677 af

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 25-Year Rainfall=6.16"

Prepared by WK Dickson

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Link 12L: POI #1	Inflow=47.39 cfs 6.006 af Primary=47.39 cfs 6.006 af
Link 13L: Culvert #1	Inflow=34.89 cfs 4.736 af Primary=34.89 cfs 4.736 af
Link 14L: POI#2	Inflow=528.32 cfs 73.881 af Primary=528.32 cfs 73.881 af
Link 15L: Node #1	Inflow=84.43 cfs 10.817 af Primary=84.43 cfs 10.817 af
Link 16L: Node #2	Inflow=424.44 cfs 59.188 af Primary=424.44 cfs 59.188 af
Link 17L: Node #3	Inflow=296.73 cfs 38.698 af Primary=296.73 cfs 38.698 af
Link 18L: Node #4	Inflow=110.64 cfs 16.812 af Primary=110.64 cfs 16.812 af
Link 19L: Culvert #2	Inflow=105.87 cfs 15.480 af Primary=105.87 cfs 15.480 af
Link 20L: Node #5	Inflow=279.71 cfs 35.795 af Primary=279.71 cfs 35.795 af

Total Runoff Area = 394.220 ac Runoff Volume = 85.677 af Average Runoff Depth = 2.61"
84.19% Pervious = 331.898 ac 15.81% Impervious = 62.322 ac

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 100-Year Rainfall=7.79"

Prepared by WK Dickson

Printed 4/16/2025

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Time span=0.00-120.00 hrs, dt=0.01 hrs, 12001 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment11S: Basin A Bypass Runoff Area=24.480 ac 21.37% Impervious Runoff Depth=4.17"
Flow Length=1,825' Tc=23.7 min CN=69 Runoff=89.19 cfs 8.510 af

Subcatchment12S: Basin B Bypass Runoff Area=4.880 ac 22.01% Impervious Runoff Depth=4.51"
Flow Length=450' Tc=9.5 min CN=72 Runoff=28.58 cfs 1.834 af

Subcatchment13S: Basin C Bypass Runoff Area=15.790 ac 20.00% Impervious Runoff Depth=4.17"
Flow Length=1,135' Tc=35.9 min CN=69 Runoff=46.08 cfs 5.489 af

Subcatchment14S: Basin D Bypass Runoff Area=13.980 ac 20.80% Impervious Runoff Depth=4.17"
Flow Length=1,490' Tc=15.5 min CN=69 Runoff=62.03 cfs 4.860 af

Subcatchment15S: Basin F Bypass Runoff Area=52.590 ac 13.31% Impervious Runoff Depth=3.73"
Flow Length=2,830' Tc=39.2 min CN=65 Runoff=129.45 cfs 16.325 af

Subcatchment16S: Basin E Bypass Runoff Area=15.050 ac 20.00% Impervious Runoff Depth=4.28"
Flow Length=1,650' Tc=15.6 min CN=70 Runoff=68.63 cfs 5.373 af

Subcatchment17S: Basin G Bypass Runoff Area=11.880 ac 23.23% Impervious Runoff Depth=4.28"
Flow Length=1,790' Tc=17.8 min CN=70 Runoff=50.93 cfs 4.242 af

Subcatchment18S: Basin H Bypass Runoff Area=3.890 ac 20.00% Impervious Runoff Depth=4.28"
Flow Length=1,100' Tc=13.7 min CN=70 Runoff=18.71 cfs 1.389 af

Subcatchment19S: Basin I Bypass Runoff Area=66.800 ac 14.27% Impervious Runoff Depth=3.84"
Flow Length=2,640' Tc=45.3 min CN=66 Runoff=156.58 cfs 21.355 af

Subcatchment20S: Basin J Bypass Runoff Area=169.830 ac 13.25% Impervious Runoff Depth=3.73"
Flow Length=3,560' Tc=38.3 min CN=65 Runoff=424.80 cfs 52.720 af

Subcatchment100S: Level Spreader 1 Runoff Area=3.730 ac 29.87% Impervious Runoff Depth=4.62"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=26.23 cfs 1.437 af

Subcatchment200S: Level Spreader 2 Runoff Area=2.120 ac 29.81% Impervious Runoff Depth=4.62"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=14.91 cfs 0.817 af

Subcatchment300S: Level Spreader 3 Runoff Area=1.300 ac 37.23% Impervious Runoff Depth=4.97"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=76 Runoff=9.73 cfs 0.538 af

Subcatchment400S: Level Spreader 4 Runoff Area=4.590 ac 27.15% Impervious Runoff Depth=4.62"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=73 Runoff=32.28 cfs 1.769 af

Subcatchment500S: Level Spreader 5 Runoff Area=3.310 ac 27.01% Impervious Runoff Depth=4.51"
Flow Length=100' Slope=0.0800 '/' Tc=5.4 min CN=72 Runoff=22.77 cfs 1.244 af

Link 11L: POI #3Inflow=929.69 cfs 127.903 af
Primary=929.69 cfs 127.903 af

Beckingham Subdivision - HydroCAD Model

NOAA 24-hr B 100-Year Rainfall=7.79"

Prepared by WK Dickson

Printed 4/16/2025

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Link 12L: POI #1	Inflow=69.74 cfs 8.761 af Primary=69.74 cfs 8.761 af
Link 13L: Culvert #1	Inflow=51.41 cfs 6.927 af Primary=51.41 cfs 6.927 af
Link 14L: POI#2	Inflow=803.94 cfs 110.632 af Primary=803.94 cfs 110.632 af
Link 15L: Node #1	Inflow=129.45 cfs 16.325 af Primary=129.45 cfs 16.325 af
Link 16L: Node #2	Inflow=646.17 cfs 88.629 af Primary=646.17 cfs 88.629 af
Link 17L: Node #3	Inflow=453.44 cfs 58.206 af Primary=453.44 cfs 58.206 af
Link 18L: Node #4	Inflow=167.57 cfs 25.050 af Primary=167.57 cfs 25.050 af
Link 19L: Culvert #2	Inflow=160.91 cfs 23.124 af Primary=160.91 cfs 23.124 af
Link 20L: Node #5	Inflow=429.06 cfs 53.964 af Primary=429.06 cfs 53.964 af

Total Runoff Area = 394.220 ac Runoff Volume = 127.903 af Average Runoff Depth = 3.89"
84.19% Pervious = 331.898 ac 15.81% Impervious = 62.322 ac

[illegible]

SITE PLAN (WITH DETENTION POND)

WKD PROJ. NO.:
20231182.00.CL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



[illegible]

PROFESSIONAL SEAL

[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	

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



MEMORANDUM

TO: Planning Board
FROM: Gregory Gordos, Town Planner
DATE: April 28, 2025
SUBJECT: Discussion and Recommendation on a Text Amendment 2025-4 Section D-917E. Additional Specific Requirements for Conventional Residential Development, or Major Subdivisions., of the Town of Weddington Unified Development Ordinance

BACKGROUND:

In March of 2025 the Planning Board subcommittee consisting of three current board members (Bill Deter, Rusty Setzer, and Chris Fault) met regarding concerns about “buildable area”. In conjunction with the Town Planner the group was tasked with identifying Unified Development Ordinance deficiencies regarding where development should be prioritized versus where land is protected. These principles are roughly based on Randall Arendt’s conservation design for subdivisions. When implemented, these text amendments intend to re-organize the residential building portion of code, UDO Section D-917, into categories of:

- A. Requirements for All Residential Development (D-917A.), including for existing lots of record
- B. Additional Specific Requirements for Conservation Development (D-917B.), raising the standard
- C. Specific Requirements for Non-Residential Development (D-917C.), no change
- D. Supplemental Requirements for Certain Uses (D-917D.), no change.
- E. NEW Additional Specific Requirements for Conventional Development (D-917E.), to apply to new subdivisions proposed in the Town of Weddington

These amendments are provided to the full Planning Board for their consideration and recommendation.

PROPOSAL:

To improve the residential development standards for new development, including requiring a larger amount of dedicated open space and this preserving sensitive lands from being cleared for private lots, while clarifying requirements for all residential development for those not looking to subdivide and not impacting private property rights when owning land in floodplains or existing conditions.

If recommended for approval, Town Council may either accept, deny, or accept with revisions the proposal.

OUTLINE OF TEXT AMENDMENT:

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

Section D-917A. P. Open Space

Any major subdivision shall be required to provide that a minimum of ~~ten~~ **twenty** percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space. Minor subdivisions are exempt from open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space land. Open space may be used for the limited purposes set forth in Section D-917B..1, below. [Note, this subsection R. is not applicable to conservation residential developments which have a significantly higher open space requirement (Section D-917B, below)].

Section D-917B. L. Design Standards Specific to Conservation Lands.

1. Uses of Conservation Lands. No use or development shall be allowed on primary and required secondary conservation lands except as follows:

g. Noncommercial recreational areas, such as playing fields, playgrounds, courts and bikeways, provided such areas do not consume more than half of the minimum required **secondary** conservation land or five acres, whichever is less. Parking facilities for the same shall also be permitted, and they shall generally be gravel-surfaced, unlighted, properly drained, provide safe ingress and egress, and contain no more than ten parking spaces. Notwithstanding the above, golf courses, their parking areas, and associated structures, shall not be allowed on any required conservation lands

3. Minimum Size of Conservation Lands; Contiguity.

a. Conservation Lands shall not include parcels smaller than three acres, have a length-to-width ratio of less than 4:1, or be less than 75 feet in width, except for such lands specifically designed as neighborhood greens, playing fields or trail links. Exceptions to this requirement may be granted, on a case-by-case basis, where, due to topography, shape, size, or location of the tract, such requirements are determined by the ~~Town Council~~ **Planning Board** when reviewing the ~~preliminary plat~~ **sketch plan** to be infeasible, impractical, or serve no meaningful purpose.

Section D-917B. M. Resource Conservation Standards for Site Preparation and Cleanup.

Open Space. At a minimum, ~~ten~~ **fifteen** 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.

APPENDIX 1 DEFINITIONS

Adjusted Tract Acreage Yield means the total gross tract acreage after excluding the primary conservation areas. measuring all the trunks, and then adding the total diameter of the largest trunk to one-half the diameter of each additional trunk.

Section D-917E. Additional Specific Requirements for Conventional Residential Development, or Major Subdivisions.

A. Minimum Total Acreage. The minimum total acreage for a Conventional Residential Development, considered a Major Subdivision, is six (6) acres. Minor subdivisions are exempt from this section.

B. Minimum Open Space.

1. At a minimum, twenty percent (20%) of the gross acreage of the tract will be required to be retained as Common Open Space (COS). Not more than fifty percent (50%) of the minimum required area of open space shall be comprised of wetlands, submerged lands, steep slopes, floodways, or land under high voltage electrical transmission lines (conducting 69 kilovolts or more).
2. The minimum percentage and acreage of required open space shall be calculated by the applicant and submitted as part of the sketch plan

C. Rural Road Corridors and Scenic Viewsheds. All applications shall preserve the viewsheds along rural roads by incorporating them into Conservation Lands or otherwise providing for building setbacks and architectural designs to minimize their intrusion. Views of developable lots from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional landscaping to the greatest degree possible.

No portion of the Thoroughfare Buffer as found in Section D-917A. shall be located on private property; it must be entirely located within common open space and maintained by the homeowners association.

D. Setback Requirements.

1. Notwithstanding the provisions of this subsection, all principal dwelling units within a conventional subdivision shall be set back at least 100 feet from all external road rights-of-way (i.e., rights-of-way of roads that are external to the proposed subdivision), as depicted on the most current version of the local thoroughfare plan.
2. In addition, all principal dwelling units shall otherwise be set back a minimum of 50 feet from the external boundaries of the subdivision.
3. Garages with front-facing loading bays shall be recessed a minimum of two feet from the front facade of the house and visually designed to form a secondary building volume.

E. Lot Lines and Related Requirements.

1. Lots shall not encroach upon the designated common open space (COS) when a stream or riparian buffer is identified. Accordingly, no structure except for fencing, play equipment, and/or entrance monuments shall be located within designated open space.

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.

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 or amendment of the full Planning Board of the proposed text amendments regarding Requirements for Residential Development.

Attachments:

- Ordinance 2025-04

approved for fire flow only. The developer shall be responsible for proving to the Town that capacity is not available. A determination of what capacity is available and whether to allow the use of individual domestic wells shall lie within the sole discretion of the Town.

3. The proposed water lines must still meet all the requirements of the Union County Water and Sewer Extension Policy, including providing fire flow protection to the development and taps and meter boxes for each developable lot. If the County and Town approve these plans, then the use of wells may be approved as an interim measure until such time as water capacity becomes available. The developer will be required to provide written proof that Union County will charge the lines for fire hydrant use.
4. As a condition of approval of the proposed development, the developer or property owner shall require these lots with domestic use wells connect to the county system at such time as the county indicates water capacity is available. Individual wells may be converted to irrigation use at the property owners expense provided such conversion is in conformance with the Union County Building Code and Union County Water and Sewer Specifications. The developer and/or property owner shall be responsible for any fees and charges from the county as a condition of connection to the county water system.
5. The use of community wells for domestic needs is discouraged and will only be allowed if the water system is built to Union County Water and Sewer Specifications. The system must be capable of meeting the water needs of the community including domestic, irrigation, and fire flow requirements and an agreement exists with the county for: 1) the conditions under which the system becomes part of the county system; and 2) an arrangement is made with the county to tap into the county system for working fire hydrants according to the county specifications.

O. Buffering.

1. *Buffering Thoroughfares.*

- a. Residential developments shall be designed so that lots face toward either internal subdivision streets or toward existing state roads across Conservation Land such as "foreground meadows."
- 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.
- c. Earthen berms are not a permitted design approach as they are inherently nonrural and would inappropriately alter the rural character, even if landscaped.
- d. If the required buffer exceeds 15 percent of the total acreage of the parcel, the Administrator may reduce the required buffer to an amount equal to 15 percent, provided that sufficient evergreens are planted to create an effective visual buffer, as described above.

2. *Buffering Other Uses.* The buffer requirement is 50 feet between homes in the proposed subdivision and any nonresidential use. Section D-918.I (Screening and Landscaping) lists the required plantings of trees and shrubs within buffers and the standards for planting.

- P. **Open Space.** Any major subdivision shall be required to provide that a minimum of ~~twenty ten~~ percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space. Minor subdivisions are exempt from open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space land. Open space may be used for the limited purposes set forth in Section D-917B..1, below. [Note, this subsection R. is not applicable to conservation residential developments which have a significantly higher open space requirement (Section D-917B, below)].

Q. Tree Requirements.

1. *Tree Save and Tree Replenish Requirements.* In order to maintain or replenish the Town tree canopy in any new major residential development the following shall apply:
 - a. The tree removal is not permitted within areas that have naturally occurring trees located outside the buildable area of a lot or development. For the purpose of these provisions "buildable area" means all areas located outside of:
 - i. Required zoning district setbacks;

protect significant natural areas and features identified by the applicant's existing resources and site analysis plan, as required in subsection D-607. C.2., by incorporating them into proposed Conservation Lands.

- I. Rural Road Corridors and Scenic Viewsheds.** All applications shall preserve the viewsheds along rural roads by incorporating them into Conservation Lands or otherwise providing for building setbacks and architectural designs to minimize their intrusion. Views of developable lots from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional landscaping to the greatest degree possible.

J. Setback Requirements.

1. Notwithstanding the provisions of this subsection, all principal dwelling units within a conservation subdivision shall be set back at least 100 feet from all external road rights-of-way (i.e., rights-of-way of roads that are external to the proposed subdivision), as depicted on the most current version of the local thoroughfare plan.
2. In addition, all principal dwelling units shall otherwise be set back a minimum of 50 feet from the external boundaries of the conservation subdivision.
3. Garages with front-facing loading bays shall be recessed a minimum of two feet from the front facade of the house and visually designed to form a secondary building volume.

K. Lot Lines and Related Requirements.

1. Lots shall not encroach upon the designated Conservation Lands. Accordingly, the principal use, a single-family dwelling, shall not be located on Conservation Lands.
2. A minimum of 95 percent of building lots within the subdivision must share at least one lot line with another lot in the subdivision.

L. Design Standards Specific to the Conservation Lands. Standards to be followed regarding the design of the Conservation Lands are as follows:

1. *Uses of Conservation Lands.* No use or development shall be allowed on primary and required secondary conservation lands except as follows:
 - a. Conservation of open land in its natural state (e.g., forestlands, fields or meadows).
 - b. Agricultural uses, including raising crops or livestock, nurseries and associated buildings, excluding residences, provided that such buildings are specifically needed to support an active, viable agricultural or horticultural operation, and are architecturally compatible with the neighborhood setting. Specifically excluded, but not limited to, are commercial livestock operations involving swine, poultry and mink.
 - c. Pastureland.
 - d. Horse farms or academies.
 - e. Forestry, in keeping with established best management practices for selective harvesting and sustained yield forestry.
 - f. Neighborhood uses such as village greens, commons, picnic areas, community gardens, trails and similar low-impact, passive recreational uses.
 - g. Noncommercial recreational areas, such as playing fields, playgrounds, courts and bikeways, provided such areas do not consume more than half of the minimum required **secondary** conservation land or five acres, whichever is less. Parking facilities for the same shall also be permitted, and they shall generally be gravel-surfaced, unlighted, properly drained, provide safe ingress and egress, and contain no more than ten parking spaces. Notwithstanding the above, golf courses, their parking areas, and associated structures, shall not be allowed on any required conservation lands.
 - h. Water supply and sewage disposal systems and stormwater detention areas designed, landscaped and available for use as an integral part of the conservation area.
 - i. Easements for drainage, access, sewer or water lines or other public purposes.
 - j. Underground utility rights-of-way. Above ground utility and street rights-of-way may traverse conservation lands but street rights-of-way shall not count toward the minimum required conservation land. 50 percent of the utility rights-of-way may be counted toward the minimum required conservation land.

2. *No Structures; Limited Exceptions.* Except as otherwise permitted, Conservation Lands shall be free of all structures except historic buildings, stone walls, and structures related to Conservation Land uses. Limited exceptions may be considered as part of a conditional zoning process.
3. *Minimum Size of Conservation Lands; Contiguity.*
 - a. Conservation Lands shall not include parcels smaller than three acres, have a length-to-width ratio of less than 4:1, or be less than 75 feet in width, except for such lands specifically designed as neighborhood greens, playing fields or trail links. Exceptions to this requirement may be granted, on a case-by-case basis, where, due to topography, shape, size, or location of the tract, such requirements are determined by the **Planning Board** ~~Town Council~~ when reviewing the **sketch plan** ~~preliminary plat~~ to be infeasible, impractical, or serve no meaningful purpose.
 - b. Conservation Lands shall be undivided by streets, except where necessary for proper traffic circulation.
4. *Minimize Grading; Consistency with Existing Topography.* Conservation residential developments shall be designed to harmonize with the existing terrain, so that mass grading can be minimized, and the natural character of the underlying land will be preserved, to the maximum extent feasible. Site designers shall therefore lay out streets and house lots to conform to the existing topography as much as possible.
5. *Accessibility.* Conservation Lands shall be directly accessible to the largest practicable number of lots within the neighborhood. Non-adjoining lots shall be provided with safe and convenient pedestrian access to Conservation Land.
6. *Interconnected.* Conservation Lands shall be interconnected wherever possible to provide a continuous network of Conservation Lands within and adjoining the neighborhood.
7. *Consistency with Adjoining Conserved or Park Land.* Conservation Lands shall provide buffers to adjoining parks, preserves or other protected lands.
8. *Pedestrian Pathways.* Except as provided herein, Conservation Lands shall be provided with pedestrian pathways for use by the residents of the neighborhood. Public access shall be provided on such trails if they are linked to other publicly accessible pathway systems within the Town. Provisions shall be made for access to the Conservation Lands, as required for land management and emergency purposes. Access to Conservation Lands for agricultural or horticultural purposes may be appropriately restricted for public safety purposes and to prevent interference with agricultural or horticultural operations.
9. *Neighborhood Green Required.* To the greatest extent feasible, each conservation residential development should provide at least one neighborhood green, not less than 10,000 square feet in area, planted with shade trees at 40-foot intervals around the edge.
10. *Identification (Wood Signs of Conservation Areas).* Conservation areas shall be identified with wooden signs and accessed by trails leading from the street system. Trail heads shall be identified either with signage or with short sections of split-rail fencing.
11. *Conservation Lands.* Conservation Lands shall be made subject to such agreement with the Town and such conservation easements shall be duly recorded in the office of the County register of deeds for the purpose of permanently preserving the common open space for such uses.

M. Resource Conservation Standards for Site Preparation and Cleanup.

1. *Protection of Vegetation from Mechanical Injury.* Where earthwork, grading, or construction activities will take place in or adjacent to forestlands, or other significant vegetation or site features, the Town shall require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to the commencing of, and shall be maintained throughout, the period of construction activity.
2. *Protection of Vegetation from Excavations.*
 - a. When digging trenches for utility lines or similar uses, disturbances to the root zones of all woody vegetation shall be avoided.
 - b. If trenches must be excavated in the root zone, all disturbed roots shall be cut as cleanly as possible. The trench shall be backfilled as quickly as possible.

appropriately located, screened, and secured. Such outside storage shall be allowed only at the sole discretion of the Town Council and shall be included in calculating the floor area ratio for the site.

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

- B. **Additional Requirements.** For clarity, these supplemental requirements are in addition to other requirements of this UDO. Whenever a conflict arises between an otherwise applicable standard imposed by another provision of this UDO and this section for the non-residential development, the stricter standard shall apply. For example, development occurring within the downtown overlay district must also meet the requirements outlined in the Section D-703.

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

A. Agricultural Uses.

1. Structures housing poultry or livestock and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.
2. Agricultural uses shall have a minimum lot size of 80,000 (R-80), 60,000 (R-60), or 40,000 (R-40, R-CD) square feet; provided, however, that a minimum of five acres shall be required for any agricultural use containing one or more livestock animals having a mature adult weight of 250 pounds or greater. Notwithstanding this requirement, lots whose agricultural use consists exclusively of one horse shall be required to have a minimum of 40,000 square feet of contiguous fenced land area designed to accommodate the horse. Such lots containing two horses shall be required to have a minimum of 80,000 square feet of contiguous fenced land area designed to accommodate the two horses.

(Ord. No. 2023-04, 2023-06-12)

- B. **Horse Farm or Academy.** Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
- C. **Family Care Home.** Consistent with the authority provided in 160D-907 family care homes are prohibited from being located within a one-half mile radius of an existing family care home.

APPENDIX 1 DEFINITIONS

Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandonment means:

- (1) A use that has been discontinued for a consecutive period of 180 days;
- (2) When the premises of a particular use are devoted to another use;
- (3) When the characteristic equipment and furnishings of the nonconforming use have been removed from the premises and have not been replaced by the same or similar equipment within 30 days; or
- (4) Failure to take all positive action to resume the nonconforming use with reasonable dispatch, including the failure to advertise the property for sale or lease.

Accessory family dwelling means an incidental structure on the same lot as the single-family dwelling that is the principal use on that lot and that is generally occupied and used by different person(s) than those who generally occupy and use the property's single-family dwelling.

Accessory structure means a structure located on the same parcel of land as the principal structure and the use of which is customarily incidental to the use of the principal structure.

Accessory use means a use that exists on the same lot with the principal use and is subordinate and clearly incidental to the principal use.

Adaptive reuse refers to the process of reusing a site or building for a purpose other than that for which it was originally intended.

Adjusted Tract Acreage Yield means the total gross tract acreage after excluding the primary conservation areas.

Administrator means the person designated by the town council to administer this UDO and to undertake other duties as called for in this UDO.

Adult establishment means a use meeting the definition of "adult establishment" in G.S. 14-202.10(2), which is hereby adopted by reference. The term "adult establishment" includes adult bookstores, adult motion picture theaters, adult mini-motion picture theaters, adult live entertainment businesses, and massage businesses, as those uses are defined in G.S. 14-202.10, which is hereby adopted by reference. However, this term does not include massage businesses where all applicable employees meet the ethical and educational requirements specified by the American Massage Therapy Association or equivalent national or state standards.

Agricultural uses means the production, keeping or maintenance, for sale, lease or personal use, of plants and animals useful to man, including, but not limited to, forages and sod crops, dairy animals and dairy products, poultry and poultry products, livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals, bees and apiary products, fur animals, trees and forest products, fruits of all kinds, including grapes, nuts and berries, vegetables, nursery, floral and ornamental products, or lands devoted to a soil conservation or forestry management program. The term "agricultural use" does not include a horse farm or academy, as herein defined, or the keeping of any nondomesticated animals. As used herein, the term "nondomesticated animals" shall mean any animal not generally associated with the practice of animal husbandry and which are a threat to humans or are commonly perceived to be a threat to humans. Examples of such animals include great cats, wolves and bears.

Agritourism means an agricultural, horticultural or agribusiness operation primarily devoted to the promotion of tourism of said operation for the purpose of enjoyment, education or active involvement in the activities of the farm or operation; provided that said use produces revenues or attracts tourists.

Church/house of worship means a building or structure, or group of buildings or structures which, by design and construction are primarily intended for conducting organized religious services, whose site may include an accessory area for the internment of the dead.

Club means buildings or facilities owned or operated by a person for a social, educational or recreational purpose.

Co-location means the placement of additional antennas or antenna arrays on an existing or approved telecommunication or electrical transmission tower, the sharing of an antenna or antenna array, or otherwise sharing a common location by two or more Federal Communications Commission (FCC) licensed providers of personal wireless service. Co-location includes antennas, transmitters, receivers and related electronic equipment, cabling, wiring, equipment enclosures and other support equipment or improvements located on the tower site.

Community recreational center means a building used for recreational, social, educational and cultural activities, owned and operated by a governmental or nonprofit group or agency, except for this use when operated by homeowners' associations within subdivisions. Nonprofit means that the community recreational center is owned and operated by a federally recognized non-profit organization organized and operated exclusively for exempt purpose set forth in 26 USC 501(c)3.

Conservation easement means a right conveyed by deed or other appropriate recorded instrument which gives the grantee a nonpossessory interest in the real property of the grantor, and which perpetually and permanently restricts the use of the real property to the uses set forth in section D-917B.J.1.

Conservation land means that portion of a tract that is set aside for permanent and perpetual protection as required by this UDO.

- (1) Primary conservation land means that portion of a tract that consists of ~~viewsheds~~, floodplains, wetlands, lakes, ponds, steep slopes and hydric soils.
- (2) Secondary conservation land shall include that portion of a tract that consists of forestland, farmland, historic sites, ~~steep slopes~~, rock formations, and land adjacent to parks.

Conservation organization means a nonprofit corporation or trust, or any private corporation or business entity authorized to do business in the state, intended to exist indefinitely, and whose ongoing purpose includes the following:

- (1) The permanent and perpetual preservation of land areas for outdoor recreation by, or for the education of, the general public;
- (2) The permanent and perpetual protection of the natural habitat of fish, wildlife, or plants, or similar ecosystem; or
- (3) The permanent and perpetual preservation of open space (including farmland and forestland) where such preservation is for the scenic enjoyment of the general public, or pursuant to a clearly delineated federal, state or local governmental conservation policy, and that will yield a significant public benefit.

Construction trailer means a mobile home which is designed for neither overnight, nor year-round occupancy and is used exclusively at a construction project on a temporary basis.

Corral means the primary enclosure for confining livestock. A corral is not a structure as defined by this chapter.

Cul-de-sac means a short street having only one end open to traffic and the other end being permanently terminated and a vehicular turnaround provided.

Country club means a land area and buildings containing recreational facilities, clubhouses and usual accessory uses, open only to members and their guests for a membership fee.

Day care center means a place where daytime care is provided to six or more children, unrelated by blood or marriage to, and not the legal wards or foster children of the attendant adult.

Day care center, small group means a place where daytime care is provided to not more than five children unrelated by blood or marriage, and not the legal wards or foster children of the attendant adult within an occupied residence.



MEMORANDUM

TO: Planning Board
FROM: Gregory Gordos, Town Planner
DATE: April 28, 2025
SUBJECT: Discussion and Possible Recommendation of Text Amendment 2025-5 Section D-917C.(A)(12) Buffering Non-residential structures., of the Town of Weddington Unified Development Ordinance

BACKGROUND:

In April of 2025 the Planning Board subcommittee met regarding concerns about “stormwater” and creating a “commercial buffer”. Planning staff was unable to attend. On April 14th an email was shared detailed the resulting text amendments for the full consideration of the board.

PROPOSAL:

Stormwater, 58-543 (b) (3) will now state that minor subdivisions must meet this standard and only a single residence is exempt.

Buffer, D-917C (A) (12) is an addition and will now stipulate a 50' buffer applied to non-residential development that is adjacent to a residential development. Combined with the current D917A (O) this will create a 100' buffer.

OUTLINE OF TEXT AMENDMENT:

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

Section D-917C. A. Development Standards.

12. Buffering Non-residential structures. The buffer requirement is 50 feet between any commercial structures and the property line. Section D-918.I (Screening and Landscaping) lists the required plantings of trees and shrubs within buffers and the standards for planting.

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.

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 denial of the proposed text amendments. They are piecemeal and serve no clear public interest when the Town is 99% zoned residential.

Attachments:

- Ordinance 2025-05

Gregory Gordos

From: Bill Deter
Sent: Monday, April 14, 2025 3:05 PM
To: Gregory Gordos
Cc: Rusty Setzer; Chris Faulk
Subject: UDO PROPOSED TEXT CHANGES
Attachments: Proposed text changes 4.14.25.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good afternoon Greg,

As a follow-up to our meeting today, I have attached two proposed text changes for the UDO that relate to Stormwater and a commercial buffer. These need to be discussed with the full Planning Board.

Stormwater, 58-543 (b) (3) will now state that minor subdivisions must meet this standard and only a single residence is exempt.

Buffer, D-917C (A) (12) is an addition and will now stipulate a 50' buffer applied to non-residential development that is adjacent to a residential development. Combined with the current D917A (O) this will create a 100' buffer.

Please let us know if you have any questions.

Bill D

appropriately located, screened, and secured. Such outside storage shall be allowed only at the sole discretion of the Town Council and shall be included in calculating the floor area ratio for the site.

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

12. *Buffer.* A 50' buffer is required between a non-residential development and any adjacent residential development.

- B. Additional Requirements.** For clarity, these supplemental requirements are in addition to other requirements of this UDO. Whenever a conflict arises between an otherwise applicable standard imposed by another provision of this UDO and this section for the non-residential development, the stricter standard shall apply. For example, development occurring within the downtown overlay district must also meet the requirements outlined in the Section D-703.

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

A. Agricultural Uses.

1. Structures housing poultry or livestock and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.
2. Agricultural uses shall have a minimum lot size of 80,000 (R-80), 60,000 (R-60), or 40,000 (R-40, R-CD) square feet; provided, however, that a minimum of five acres shall be required for any agricultural use containing one or more livestock animals having a mature adult weight of 250 pounds or greater. Notwithstanding this requirement, lots whose agricultural use consists exclusively of one horse shall be required to have a minimum of 40,000 square feet of contiguous fenced land area designed to accommodate the horse. Such lots containing two horses shall be required to have a minimum of 80,000 square feet of contiguous fenced land area designed to accommodate the two horses.

(Ord. No. 2023-04, 2023-06-12)

- B. Horse Farm or Academy.** Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
- C. Family Care Home.** Consistent with the authority provided in 160D-907 family care homes are prohibited from

- (4) The town engineer, may approve other deviations from the Stormwater Manual in unique cases where hardship is demonstrated. Any deviation is also subject to approval from the town council.
- (b) All developments shall be constructed and maintained so that properties are not unreasonably burdened with stormwater runoff as a result of such developments. More specifically:
- (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.
 - (2) All developments with impervious area existing on or before November 13, 2014 shall provide detention only for any newly created impervious area.
 - (3) ~~Minor residential subdivisions~~ and individual single-family residences are exempt from requirements of this section.
 - (4) Stormwater management facilities shall not be located within 20 feet of any property lines.
 - (5) A registered North Carolina professional engineer shall certify documents demonstrating that construction of the project or subdivision will not increase the rate of runoff from the site nor cause any adverse impacts on downstream facilities or property.
 - (6) Where stormwater management facilities are proposed to be constructed, the owners, heirs, assigns or successors of the land, including any homeowners associations, will agree to perpetual maintenance of the facility and will release and hold harmless the Town of Weddington from any liability, claims, demands, attorney's fees, and costs or judgments arising from said facility. At a minimum, the facility will be inspected by a registered North Carolina professional engineer on a yearly basis and the annual inspection report submitted by the owner to the zoning administrator for purposes of compliance.
 - (7) An evaluation of any dam that is part of a stormwater management facility shall be made by the designer, in accordance with the Dam Safety Law of 1967, and submitted to the dam safety engineer for review, if required.
 - (8) No certificate of compliance or release of performance bond funds shall be issued for any development until a registered land surveyor has surveyed the as-built storm drainage and stormwater management facilities and the revised calculations have been submitted to and approved by the Town of Weddington. The revised calculations must be sealed by a registered North Carolina professional engineer. In addition, the town shall not grant final plat approval unless the town engineer has approved the plans, and the town has approved the as-built detention plans and/or a performance bond has been secured.
 - (9) A permanent drainage easement that encompasses the facility shall be shown on a recorded plat, along with an access easement from the facility to a public right-of-way. This easement will be described by metes and bounds on the plat.
 - (10) There will be a note placed on the recorded plat that clearly describes who is responsible for maintenance of the stormwater management facilities, pipes, and/or channels located within the permanent facility.
 - (11) Required drainage easements for streams shall be provided as described in zoning ordinance section 58-520, "Setbacks from streams".
 - (12) Applicants proposing new development within the downtown overlay district may propose an alternative stormwater management plan, provided the proposal includes a regional stormwater management pond that serves a development area of nine acres or more. At a minimum, the proposed plan must detain peak stormwater runoff for the 2-year, 10-year, and 25-year, 6-hour storms, and provide 0.5 feet of freeboard during the 50 and 100-year storm events. The regional stormwater pond must be approved by the town council in accordance with the conditional zoning approval process.

(Ord. No. O-2014-14, 11-10-2014; Ord. No. O-2015-08, 6-8-2015)

Sec. 58-543.1. - Requirements for stormwater management plan approval.

- (a) *Stormwater management plan required for all developments.*

CODE OF ETHICS FOR TOWN OF WEDDINGTON ADVISORY BOARD MEMBERS

A. Conflict of Interest

1. During advisory board meetings, a member shall immediately disclose any potential conflict of interest and request to be excused from voting when he or she has a conflict of interest as may be required by State law, Town Ordinance, Town Policy or Advisory Board by-laws.

2. In determining from existing facts and circumstances whether a conflict of interest exists the determining party shall consider the facts and circumstances as would an ordinary and reasonable person exercising prudence, discretion, intelligence, and due care.

B. Gifts

1. An advisory board member shall not directly or indirectly ask, accept, demand, exact, solicit, seek, assign, receive, or agree to receive any gift or honorarium for the advisory board member, or for another person, in return for being influenced in the discharge of the advisory board member's official responsibilities.

2. This section shall not apply to gifts or awards authorized by Town of Weddington Policies, Resolutions, or Ordinances.

C. Code of Ethics

Advisory board members are hereby subject to the Code Of Ethics set forth in the Weddington Code of Ordinances Article VI as set forth below:

TOWN OF WEDDINGTON CODE OF ORDINANCES ARTICLE VI. - CODE OF ETHICS

Sec. 2-179. - General principles underlying the code of ethics.

- (a) The stability and proper operation of democratic representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
- (b) Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- (c) Board members must be able to act in a manner that maintains their integrity and independence yet is responsive to the interests and needs of those they represent.
- (d) Board members must always remain aware that at various times they play different roles:
 - (1) As advocates, who strive to advance the legitimate needs of their citizens;
 - (2) As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions;

- (3) As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations.
- (e) Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.
- (f) Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

Sec. 2-181. - Official actions.

Board members should obey all laws applicable to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do. At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To declare that a board member is behaving unethically because one disagrees with that board member on a question of policy (and not because of the board member's behavior) is unfair, dishonest, irresponsible, and itself unethical.

Sec. 2-182. - Integrity and independence.

Board members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- (1) Adhering firmly to a code of sound values.
- (2) Behaving consistently and with respect toward everyone with whom they interact.
- (3) Exhibiting trustworthiness.
- (4) Living as if they are on duty as elected officials regardless of where they are or what they are doing.
- (5) Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner.
- (6) Remaining incorruptible, self-governing, and unaffected by improper influence, while at the same time being able to consider the opinions and ideas of others.
- (7) Disclosing contacts and information about issues that they receive outside of public meetings and refraining from giving, seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves.
- (8) Treating other board members and the public with respect and honoring the opinions of others even when the board members disagree with those opinions.
- (9) Not reaching conclusions on issues until all sides have been heard.
- (10) Showing respect for their offices and not behaving in ways that reflect badly on those offices.
- (11) Recognizing that they are part of a larger group and acting accordingly.

- (12) Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically authorizes it, and that the board must take official action as a body.

Sec. 2-183. - Avoiding impropriety.

- (a) Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.
- (b) If a board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the town attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

Sec. 2-184. - Performance of duties.

- (a) Board members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned. Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.
- (b) Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own.

Sec. 2-185. - Openness and transparency.

- (a) Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to board members or their employees.
- (b) In order to ensure strict compliance with the laws concerning openness, board members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Sec. 2-186. - Guidelines for ethical behavior.

The following guidelines are designed to translate current legal requirements into specific behaviors board members should avoid. While statutory provisions should be viewed as a

minimum standard, board members should always consider whether there are ethical problems with other behaviors, even if such behavior does not violate criminal or other statutes dealing with conflicts of interest or other subjects:

- (1) Avoid deriving a direct benefit from contracts in which you are involved in making or administering on behalf of the public agency; G.S. 14-234(a)(1).
- (2) Avoid attempting to influence others involved in making or administering a contract on behalf of the public agency, even if you aren't involved, if you will derive a direct benefit from the contract; G.S. 14-234 (a)(2).
- (3) Avoid soliciting or receiving any gift or reward in exchange for recommending, influencing, or attempting to influence the award of a contract by the public agency you serve; G.S. 14-234(a)(3).
- (4) Consider the ethical and practical consequences of deriving a direct benefit from a contract authorized under any exception to the statute and weigh these considerations against the potential advantage to the public agency and to yourself. Follow reporting requirements to ensure transparency; G.S. 14-234(b); G.S. 14-234(d1).
- (5) Avoid participating in deliberations about or voting on a contract in which you have a direct benefit, when the contract is undertaken as allowed under any exception to the statute; G.S. 14-234(b1); criminal penalty.
- (6) Avoid using your knowledge of contemplated action by you or your unit, or information known to you in your official capacity and not made public, to acquire a financial interest in any property, transaction, or enterprise, or to gain a financial benefit that may be affected by the information or contemplated action. Avoid intentionally aiding another to do any of these things; G.S. 14-234.1.
- (7) Avoid receiving any gift or favor from a current, past, or potential contractor; G.S. 133-32(a).
- (8) Consider the ethical and practical consequences of accepting a gift or favor under any exception to the statutory prohibition and follow reporting requirements to ensure transparency; G.S. 133-32(d).
- (9) Avoid voting on matters involving your own financial interest or official conduct; G.S. 160A-75; G.S. 153A-44. Identify and disclose these matters in advance so your board can determine whether you have a conflict allowing you to be excused by the board from voting. When in doubt, obtain an opinion from the town attorney about whether you must vote or may be excused.
- (10) Avoid voting on any zoning map or text amendment where the outcome of the vote is reasonably likely to have a direct, substantial, and readily identifiable financial impact on you; G.S. 153A-340(g); G.S. 160A-381(d).
- (11) Do not participate in or vote on any quasi-judicial matter, including matters that come before the board when the board is acting in a quasi-judicial capacity under G.S. 153A-345 or G.S. 160A-388, if participation would violate affected persons' constitutional right to an impartial decision-maker. Impermissible conflicts under this statutory standard include "having a fixed opinion prior to hearing the matter that is not susceptible to change"; "undisclosed ex parte communications [communications between a board

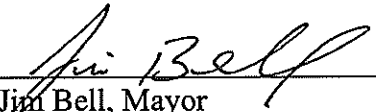
member and someone involved in the matter that occur outside the official quasi-judicial proceeding]"; "a close familial, business, or other associational relationship with an affected person"; or "a financial interest in the outcome of the matter"; G.S. 153A-345(e1); G.S. 160A-388(e1).

- (12) Fulfill your statutory obligation to vote on all matters that come before you even when there are appearances of conflict, and only refrain from voting when there is a legal basis for being or a requirement to be excused from voting; G.S. 153A-44; G.S. 160A-75.

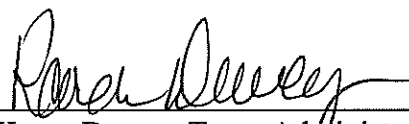
D. Enforcement

A violation of this Code of Ethics by an appointed member of a Town Advisory Board may subject a member to discipline by the Town Council up to and including removal from the advisory board.

Effective February 12, 2024.


Jim Bell, Mayor
Town of Weddington

Attest:


Karen Dewey, Town Administrator/Clerk
Town of Weddington



ACKNOWLEDGMENT

By signing this document, I acknowledge that I have received a copy of the **Code of Ethics For Town of Weddington Advisory Board Members** and that I have read and agree to comply with this Code of Ethics. I further understand that should I violate this Code of Ethics; I may be subject to discipline up to and including being removed from the Board by Town Council.

Signature of Advisory Board Member

Date

Printed Name of Advisory Board Member