



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JULY 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. May 27, 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 Text Amendment 2025-05 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.
 - B. Review and Recommendation of Text Amendment Appendix 2B Submittal Requirements
7. New Business
 - A. Discussion of Designation of Environmentally Sensitive Areas
 - B. Discussion of Overhead Utility Wires
8. Update from Town Planner and Report from the June Town Council Meeting
9. Board member Comments
10. Adjournment



**TOWN OF WEDDINGTON
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MONDAY, MAY 27, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

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

2. Determination of Quorum

Quorum was determined with Chairman Chris Faulk, Vice Chair Rusty Setzer, Board members Amanda Jarrell, Rusty Setzer, Bill Deter, Scott Buzzard, and Steve Fellmeth present. Board member Nancy Anderson was absent.

Staff Present: Town Planner Gregory Gordos, Town Administrator/Clerk Karen Dewey

Visitors: Chad Emerine, Chuck Simmons, Christopher Neve

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

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

4. Approval of Minutes

A. April 28, 2025 Planning Board Regular Meeting

Board member Deter corrected a misspelling in the posted minutes.

<i>Motion:</i>	Board member Deter made a motion to approve the April 28, 2025 Planning Board Regular Meeting Minutes.
<i>Second:</i>	Board member Buzzard
<i>Vote:</i>	The motion passed with a unanimous vote.

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

Chad Emerine of 953 Eagle Road thanked the planning board members for volunteering their time. He expressed support for updating the header columns in Appendix 2B and some of the requirements, stating it would help both the town and developers.

Mr. Emerine had concerns about changing the wording in line 51 (now line 27). He argued that it should remain as "Union County Environmental Health approval of the proposed lots for septic tanks and wells"

and add an equivalent NOI letter reviewed by the county. He explained that soil can vary greatly in Union County, and the only way to truly validate septic field locations and sizes is through perk testing. He stated that county and state officials agree the town has the right to ask for this approval. Mr. Emerine contended that if developers are doing perk tests to validate areas, it's a simple next step to submit paperwork to the county for Weddington to validate. He noted they require similar due diligence for stormwater, floodplains, stream buffers, and tree surveys. He referenced Randall Arndt's book, which recommends testing and validation for septic systems in the design and approval process. Mr. Emerine warned that relaxing this requirement could allow developers to supply basic core samples that don't confirm perk tests, potentially leading to later lot changes impacting tree save areas and stormwater plans. He noted the current UDO would not require these changes to come back before the board. Mr. Emerine suggested adding two items: 1) A preliminary landscape plan for entrances and key items like buffer areas, which he said the Council often requests. 2) A view shed analysis, as required for RCD in Appendix 2A, to inventory current open views from road frontage, open spaces, and water bodies looking into the property.

6. Old Business

A. Discussion and Possible Recommendation of Text Amendment 2025-4 Section D-917E. Additional Specific Requirements for Conventional Residential Development, or Major Subdivisions. And all associated edits.

Planner Gregory Gordos explained that this text amendment restructures section D-917 A through E of the UDO, with E being a newly created format. He noted the purpose was to address buildable versus non-buildable land, as analyzed by the subcommittee. Mr. Gordos stated the amendment would clarify requirements for new residential development, differentiating between existing property owners, new developments, and RCD-type developments. He explained they didn't want to affect every property owner in Weddington, just new subdivisions. Mr. Gordos noted the main change was requiring a tree inventory at the time of Planning Board review. He recommended staff approval of the section as written, with one major caveat - that open space sections would remain at 10% rather than changing to 20% as originally proposed. He explained they wanted to analyze open space changes further.

Chairman Faulk summarized that they were changing references to 20% open space back to 10%, and that the board felt comfortable moving forward based on their workshop discussion.

Board member Deter sought clarification on whether the definition of "adjusted yield" was incorporated. Mr. Gordos confirmed it was included as a new definition.

There was discussion about removing extra language after "conservation areas" in the definition. The board also clarified that all open space references would stay the same as originally written, to be looked at more thoroughly later.

Board member Jarrell asked for clarification on setbacks. Mr. Gordos explained setbacks typically refer to primary structures like houses, while accessory structures have their own setbacks.

Motion: Board member Deter made a motion to recommend approval of Text Amendment 2025-04 Section D-917E, Additional Specific Requirements for Conventional Residential Development or Major Subdivisions.

There was brief discussion to clarify that the motion included all associated edits throughout sections A, B, C, D and E. Board member Buzzard requested a clarification that all open space percentages would remain unchanged, including the new 10% reference in section D-917E (B).

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

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.

Mr. Gordos recommended not moving forward with this minor change that only applies to commercial uses, of which Weddington has very few. He suggested focusing on core issues instead.

Motion: Board member Deter made a motion to table Text Amendment 2025-05 Section D-917C (A) (12) Buffering Non-Residential Structures
Second: Vice Chair Setzer
Vote: The motion passed with a unanimous vote.

7. New Business

A. Discussion and Possible Recommendation of Text Amendment 2025-6 Appendix 2B Submittal Requirements

Mr. Gordos explained this was an amendment to Appendix 2B of the Unified Development Ordinance, modifying key terms and language while restructuring it into thematic categories. He noted it changes from a 3-column to a 2-column matrix. Mr. Gordos stated the amendment aims to clarify expectations for new development applications, strengthen requirements, and provide more detail on what's expected in plans. He highlighted that it increases upfront requirements, including requiring a full tree inventory at the Planning Board review stage.

Board Vice Chairman Rusty Setzer gave a presentation on the design process to provide context. He explained the progression from conceptual design to schematic design, noting that zoning and planning board jurisdiction typically starts at the schematic level. Setzer emphasized they are strengthening what's required in schematic design and initial applications to better understand and work on areas within their authority.

The board had an extensive discussion on septic system requirements. They debated the level of detail to require upfront versus what falls under other jurisdictions like the county health department. There were concerns about placing too much burden on applicants before zoning approval while also wanting to ensure adequate information for decision-making. The board agreed to modify the language regarding septic systems. They decided to combine two existing rows into one that reads: "Identification and delineation of proposed septic system, including locations of drain fields, repair areas, and associated infrastructure, if applicable."

The board also discussed adding requirements related to stormwater maintenance plans and escrow accounts but decided to address those at the final plat stage rather than schematic plan.

Mr. Gordos clarified that while staff would still review applications first, this amendment gives the planning board more authority in determining application completeness. He emphasized the importance of the board clearly stating on record when they agree an application is complete.

Motion: Board member Deter made a motion to recommend approval of Text Amendment 2025-06 with changes suggested by the Board.
Second: Board member Buzzard
Vote: The motion passed with a unanimous vote.

8. Update from Town Planner and Report from the May Town Council Meeting

Mr. Gordos gave an update: the Weddington Crossing subdivision application was denied by the Town Council, partly based on land use issues and lack of clarity in Appendix 2B. He noted this precipitated the Planning Board's action on revising Appendix 2B. Mr. Gordos thanked the board members for their support and volunteer work in helping put together the text amendments. He expressed appreciation for their service to the town.

9. Board member Comments

Board members expressed appreciation for each other's work, particularly Vice Chairman Setzer's leadership on revising Appendix 2B. They thanked Mr. Gordos and town staff for their efforts. Several members noted the importance of resident participation and input in the process. Chairman Faulk noted that board member Anderson was absent, recovering from a family situation, and expressed thoughts and prayers for her family.

10. Adjournment

Motion: Board member Deter made a motion to adjourn the May 27, 2025 Regular Planning Board meeting at 8:21 p.m.
Second: Board member Buzzard
Vote: The motion passed with a unanimous vote.

Approved: _____



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.*



MEMORANDUM

TO: Planning Board
FROM: Gregory Gordos, Town Planner
DATE: May 27, 2025
SUBJECT: Discussion and Recommendation on a Text Amendment 2025-6 APPENDIX 2B., of the Town of Weddington Unified Development Ordinance

BACKGROUND:

On May 9th the Planning Board subcommittee consisting of three current board members (Bill Deter, Rusty Setzer, and Chris Fault) met regarding the application requirements of Appendix 2B. as found within the Town of Weddington Unified Development Ordinance. Town staff was not present for this meeting. Numerous drafts and emails were shared between members until a Zoom call that took place on Thursday, May 15th. Lastly, a full Planning Board workshop took place at Weddington Town Hall on Tuesday, May 20th that lasted several hours. Consensus was made on the Appendix concept but no vote took place.

The subcommittee stated that on May 9th that this expedient review was intended to allow the proposed text changes to be on the June 9th Town council meeting. On May 12th the Town Council stated on-record that one of the reasons for opposing a conditional zoning application was Appendix 2B. of the UDO.

This completely revised Appendix is now provided to the Planning Board for their recommendation/vote. Because nearly every row was rearranged, the old Appendix must be deleted and a new matrix inserted.

PROPOSAL:

To improve the public, applicant, Planning Board, and Town Council understanding of the requirements as found within Appendix 2B. of the UDO when considering conditional zoning cases in the legislative process. Application materials expected by this Board shall be clear, concise, and understood at the time of application to eliminate confusion and disagreement at the time of the Public Hearing and invalidate the argument that an incomplete application has come before appointed and elected leadership.

This Appendix as amended would eliminate one column (PRELIMINARY PLAT) which is staff reviewed and revise the first column (SKETCH PLAN) and replace it with the more stringent SCHEMATIC PLAN. Should an item be deficient in the Schematic Plan column, the Planning Board must address its absence in either denying the request, tabling the request to request the information, or add conditions.

OUTLINE OF TEXT AMENDMENT:

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

APPENDIX 2B.

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

An "X" indicates that the information is required.

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

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

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

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

Establishment of flood protection elevation (FPE)		X	X
Drainage, stormwater management plan and wetland protection plan	X	X	X
A lighting plan		X	

Information	Schematic Plan	Final Plat
Title block containing the subdivision name	X	X
Location (including township, county and state)	X	X
Developer Name and contact information	X	X
Civil engineer and contact information	X	X
Consulting engineers and contact information (if applicable)	X	X
Table of Contents	X	X
Vicinity Map with North arrow showing the relationship between the proposed subdivision and surrounding area	X	X
The registration numbers and seals of the professional engineers and land surveyors	X	X
Existing Conditions	Schematic Plan	Final Plat
Acreage of the total tract(s) to be subdivided	X	
The name and location of any property/building within the proposed subdivision or within any contiguous property listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the County or town	X	X
Vicinity map with North arrow showing the relationship between the proposed subdivision and surrounding area.	X	X
Exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings with adjacent parcel numbers and owner names	X	X

Street and lots of adjoining properties within 300' and names of the owners of the adjoining property		X
Marshes, ponds, streams and stream beds, wetlands, steep slopes, and other natural features effecting the site.	X	X
Existing Structures, watercourses, railroads, bridges, culverts, and storm drains both on the land to be subdivided and adjacent parcels		X
Existing topography with vertical datum NAVD88 with 1' or 2' contours	X	X
Existing tree locations per the UDO Tree Preservation Requirements	X	
Location of all easements and utilities	X	
Parcel description from Union County GIS	X	
Zoning classification of the tract to be subdivided and on adjoining properties.	X	
Proposed Site Improvements	Schematic Plan	Final Plat
Plans to be scale of not greater than 100' per inch and consistent between sheets. Listed in words and figures	X	X
A traffic impact assessment per Appendix C and as required by the Traffic Impact and Analysis Manual.	X	
Entrances: Schematic plans shall include a detailed entrance design for all proposed access points. This design must illustrate the alignment and dimensions of the entrance road, pavement width, median layout (if applicable), and integration with existing public rights-of-way. Additionally, the plan shall identify monument sign locations, any landscape islands, lighting, and hardscape features associated with the entrance. All entrance designs should reflect the character of the proposed development and be consistent with applicable NCDOT and Town of Weddington access requirements and ordinance standards.	X	
Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.)	X	X
Percentage of open space required and provided	X	
Proposed landscape plan for buffers and entrances	X	

Septic locations of drain fields and repair fields (if applicable)	X	
Septic tank suitability data furnished by the appropriate health department or agency	X	
Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours	X	X
Location of all retention ponds	X	
Location of all swales and ditches	X	
Preliminary storm water lines and structure (if applicable)	X	
Preliminary calculations of proposed impervious surface and runoff volume to see proportionally sized BMP ponds.	X	
Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes.	X	X
Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps	X	X
Preliminary drainage, stormwater management plan and wetland protection plan	X	X
Preliminary proposed details of stormwater structures, flumes, etc.	X	
Preliminary locations of all utility and other easements.	X	X
Compliance with setbacks from streams	X	X
A preliminary erosion control plan with proposed limits of disturbance.	X	
The future ownership (dedication of reservation for public use to government body, HOA, or tenants remaining in subdivider's ownership) of recreational and open space lands		X
Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size.	X	
All setbacks delineated		X
The exact locations and descriptions of all monuments, markers, and control points		X

A copy of notification submitted to the Facilities Director of UC Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application	X	X
A copy of permits from the Army Corps of Engineers	X	
A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance.	X	
A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable)	X	
Roads	Schematic Plan	Final Plat
Proposed roads with horizontal and vertical alignment	X	X
A preliminary proposed street layout with pavement and right-of-way widths and proposed grades	X	X
Existing and platted roads on adjoining properties and in the proposed subdivision	X	X
Amenity Areas (if applicable)	Schematic Plan	Final Plat
Club house location	X	X
Club house parking	X	X
Pools and/or sport courts and fields	X	X
Walking trails and paths requiring improvement (grading, stone, fencing, etc.)	X	X
Heritage Trees	Schematic Plan	Final Plat
Indicate Heritage trees proposed for removal and provide preservation/mitigation plans per the Weddington Tree Ordinance.	X	
Indicate perimeter protect area required during construction	X	
A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection	X	

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

A. Conditional Rezoning.

1. *Preapplication Meeting (required for conservation residential development only).* Any person contemplating a conditional rezoning is strongly encouraged to have a preapplication meeting with the Administrator in order that questions may be answered, and that the applicant may gain a better understanding of the requirements of this UDO. A preapplication meeting is required for conservation residential developments.
2. *Existing Resource/Site Analysis Plan and Yield Plan (conservation residential development only).* The following information shall be submitted for all proposed conservation residential developments:
 - a. Existing resources and site analysis plan, which shall be prepared to provide the developer and the Town with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site (for tracts of 100 acres or less) or 1,000 feet of the site (for tracts over 100 acres).
 - b. A yield plan designed to be density neutral (i.e., allow for the same number of lots as could be platted under applicable subdivision requirements as a conventional subdivision, with a minimum lot size of 40,000 square feet). Yield plans must show all proposed lots, streets, rights-of-way, and other pertinent features that would be required for a ~~sketch~~ **schematic** plan for major conventional subdivisions as identified in Appendix 2. Although the yield plan must be drawn to scale, it need not be based on a field survey. However, the yield plan must be a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, considering the presence of wetlands, floodplains, steep slopes, existing easements or encumbrances and, if unsewered, the suitability of soils for subsurface sewage disposal.

Section D-803. Review Process, Filing, and Recording of Subdivision Plats.

A. Review Process. The procedures and standards to be followed in granting or denying approval of a subdivision plat prior to its registration are as follows:

2. *Major Subdivisions (more than six lots).*
 - a. Conditional Zoning Site Plan (no separate “preliminary plat” needed). ~~Because proposed development that requires a Major Subdivision review will be reviewed through the Conditional Zoning process, a “preliminary plat” is not required. In other words, t~~The Conditional Zoning Site Plan serves the same function as a preliminary plat as the **Schematic Plan**. See Section D-607(C) regarding the conditional zoning process and Appendix 2 for applicable submittal requirements. The applicant for all major subdivisions must submit, with an application for the Conditional Zoning, a maintenance agreement that obligates either the property owner of the open space and conservation land, or other specified party as provided above, to implement the maintenance plan.

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

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

B. Minimum Open Space.

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

Staff offers the replacement text above for the Planning Board's consideration and recommendation.

For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~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 tabling the proposed text amendment until the next scheduled Planning Board hearing. This amendment, as proposed, dramatically changes the requirements for new development applications to the Town of Weddington. It should not be ushed through without greater feedback from those affected.

Attachments:

- Subcommittee Draft (Appendix2B_Revisions.docx)

#	INFORMATION	SCHEMA PLAN	PRELIM PLAT	FINAL PLAT	NOTES Current appendix 2B row number
	COVER PAGE:		THIS COLUMN TO BE DELETED		
1	Title block containing the subdivision name	X	X	X	was row 1
2	Project address and/or parcel numbers	X	X	X	was row 2
3	Developer name and contact information	X	X	X	was row 7
4	Civil engineer and contact information	X	X	X	was row 7
5	Consulting engineers and contact information (if applicable)	X	X	X	was row 7
6	Table of Contents	X	X	X	new
7	Vicinity map with North arrow showing the relationship between the proposed subdivision and surrounding area	X	X	X	combined row 5 & 6
8	Registration numbers and seals of engineers and surveyors	X	X	X	was row 8
	EXISTING CONDITIONS:				
9	Acreage of the total tract(s) to be subdivided	X	X		was row 45
10	The name and location of any property/building within the proposed subdivision or within any contiguous property listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the County or town	X	X	X	was row 53
11	Vicinity map with North arrow showing the relationship between the proposed subdivision and surrounding area.	X	X	X	was row 6
12	Exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings with adjacent parcel numbers and owner names	X	X	X	combined Row 9 & 10
13	Street and lots of adjoining properties within 300' and names of the owners of the adjoining property	X	X	X	combined Rows 11 & 12

14	Marshes, ponds, streams and stream beds, wetlands, steep slopes, and other natural features effecting the site.	X	X	X	was row 22
15	Existing Structures, watercourses, railroads, bridges, culverts, and storm drains both on the land to be subdivided and adjacent parcels	X	X	X	was row 18
16	Existing topography with vertical datum NAVD88 with 1' or 2' contours	X	X	X	new
17	Existing tree locations per the UDO Tree Preservation Requirements	X	X		new
18	Location of all Easements and utilities	X	X		
19	Parcel description from Union County GIS	X	X		new
20	Zoning classification of the tract to be subdivided and on adjoining properties.	X	X		was row 16
21	PROPOSED SITE IMPROVEMENT PLANS (plans to be scale of not greater than 100' per inch and consistent between sheets. Listed in words and figures)	X	X	X	was row 4
22	A traffic impact assessment per Appendix C and as required by the <i>Traffic Impact and Analysis Manual</i> .	X	X		was row 52
23	Entrances	X	X		new
24	Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.)	X	X	X	combined Rows 14, 15, & 38
25	Percentage of open space required and provided	X	X		was row 20
26	Proposed landscape plan for buffers and entrances	X	X		was row 37
27	Septic locations of drain fields and repair fields (if applicable)	X	X		was row 51
28	Septic tank suitability data furnished by the appropriate health department or agency	X	X		Was row 24
29	Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours	X	X	X	new

30	Indicate if the site is to be balanced, import, or export. THIS ROW TO BE DELETED				new
31	Location of all retention ponds	X			new
32	Location of all swales and ditches	X			new
33	Preliminary storm water lines and structure (if applicable)	X			new
34	Preliminary calculations of proposed impervious surface and runoff volume to see proportionally sized BMP ponds.	X			new
35	Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes.	X	X	X	was row63
36	Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps	X	X	X	was row 23
37	Preliminary drainage, stormwater management plan and wetland protection plan	X	X	X	was row 64
38	Preliminary proposed details of stormwater structures, flumes, etc.	X			new
39	Preliminary locations of all utility and other easements.	X	X	X	combined Rows 36 & 61
40	Compliance with setbacks from streams	X	X	X	
41	A preliminary erosion control plan with proposed limits of disturbance.	X	X		new
	The future ownership (dedication of reservation for public use to government body, HOA, or tenants remaining in subdivider's ownership) of recreational and open space lands			X	Is row 44
42	Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size.	X	X		combined Rows 19, 21, 47 & 48
43	All setbacks delineated			X	
44	The exact locations and descriptions of all monuments, markers, and control points			X	was row 54
45	A copy of any proposed deed restrictions or similar covenants. The developer shall submit to the Town		X	X	was row 56

	evidence that an HOA has been created whose responsibilities will include perpetual maintenance of any streets that for any reason are not accepted by NCDOT. Such evidence shall include filed copies of the Articles of Incorporations, Declarations and HOA bylaws. THIS ROW TO BE DELETED				
46	A copy of notification submitted to the Facilities Director of UC Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application	X	X	X	was row 58
47	A copy of permits from the Army Corps of Engineers	X	X		was row 60
48	A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance.	X	X		was row 26
49	A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable)	X	X		was row 65
	ROADS:				
50	Proposed roads with horizontal and vertical alignment	X	X	X	was row 27
51	A preliminary proposed street layout with pavement and right-of-way widths and proposed grades	X	X	X	combined rows 25, 29, 30 & 31
52	Existing and platted roads on adjoining properties and in the proposed subdivision	X	X	X	was row 28
53	Design engineering for all corner and curves. THIS ROW TO BE DELETED		X	X	was row 32
54	Typical road cross-section. THIS ROW TO BE DELETED	X	X	X	was row 33
55	Road names. THIS ROW TO BE DELETED		X	X	was row 34
56	A driveway permit for any road proposed to intersect with a State maintained road as required by NCDOT. THIS ROAD TO BE DELETED		X	X	was row 35
57	Linear feet of roads and streets. THIS ROAD TO BE DELETED	X	X		was row 50

58	A copy of the approved roadway plan submitted to the appropriate office of NCDOT for any major subdivision. THIS ROW TO BE DELETED		X		was row 59
	AMENITY AREAS (if applicable)				
59	Club house location	X	X	X	new
60	Club house parking	X	X	X	new
61	Pools and/or sport courts and fields	X	X	X	new
62	Walking trails and paths requiring improvement (grading, stone, fencing, etc.)	X	X	X	new
	HERITAGE TREES				
63	Indicate Heritage trees proposed for removal and provide preservation/mitigation plans per the Weddington Tree Ordinance.	X	X		new
64	Indicate perimeter protect area required during construction	X	X		was row 49
65	A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection	X	X		was row 66

The following rows from the current Appendix 2B are not listed above but need to be reviewed for current applicability and inclusion in the table

#	INFORMATION	SKETCH PLAN	PRELIM PLAT	FINAL PLAT	NOTES
	The names of any adjoining subdivisions of record or proposed or under review. THIS ROW TO BE DELETED		X	X	Is row 13
	The location and dimensions of all pedestrian or bicycle paths THIS ROW TO BE DELETED	X	X	X	Is row 39
	The location and dimensions of all school sites, both existing and proposed THIS ROW TO BE DELETED	X	X	X	Is row 40
	The location and dimensions of all parks and recreations areas with specific type indicated THIS ROW TO BE DELETED	X	X	X	Is row 41
	The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated THIS ROW TO BE DELETED	X	X		Is row 43

	Acreage in parks and recreational areas and other nonresidential uses. THIS ROW TO BE DELETED	X	X		Is row 46

May 17, 2025, 2:45pm



ORDINANCE NO. 2025-06

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING APPENDIX 2B., TO MODIFY THE REQUIREMENTS FOR A RESIDENTIAL CONDITIONAL ZONING APPLICATION; CERTIFYING CONSISTENCY WITH THE TOWN'S LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Weddington adopted the Unified Development Ordinance on April 12, 2021 to comply with North Carolina General Statute 160D and to improve the organization of existing ordinances; and

WHEREAS, the adopted Unified Development Ordinance took effect on April 12, 2021; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

WHEREAS, the Town Council has requested clarification on what constitutes a complete application according to the Unified Development Ordinance and APPENDIX 2. SUBMITTAL REQUIREMENTS; and

WHEREAS, the Planning Board as led by the Planning Board subcommittee has replaced APPENDIX 2B. of the Unified Development Ordinance with a new submittal checklist; and

WHEREAS, the term Sketch Plan has been replaced with Schematic Plan to imply a greater standard of application materials moving forward for review to the Planning Board specifically.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1. That Unified Development Ordinance, Appendix 2, Submittal Requirements, be amended to read as follows:

Appendix 2B. Information to be contained in or depicted on a site plan (*schematic plan*) preliminary and final plats.

An "X" indicates that the information is required.

Information	Schematic Plan	Final Plat	Reference Number
Title block containing the subdivision name	X	X	B1
Location (including township, county and state)	X	X	B2
Developer Name and contact information	X	X	B3
Civil engineer and contact information	X	X	B4
Consulting engineers and contact information (if applicable)	X	X	B5
Table of Contents	X	X	B6
Vicinity Map with North arrow showing the relationship between the proposed subdivision and surrounding area	X	X	B7
The registration numbers and seals of the professional engineers and land surveyors	X	X	B8
Existing Conditions	Schematic Plan	Final Plat	Reference Number
Acreage of the total tract(s) to be subdivided	X		B9
The name and location of any property/building within the proposed subdivision or within any contiguous property listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the County or town	X	X	B10
Vicinity map with North arrow showing the relationship between the proposed subdivision and surrounding area.	X	X	B11
Exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings with adjacent parcel numbers and owner names	X	X	B12

Street and lots of adjoining properties within 300' and names of the owners of the adjoining property		X	B13
Marshes, ponds, streams and stream beds, wetlands, steep slopes, and other natural features effecting the site.	X	X	B14
Existing Structures, watercourses, railroads, bridges, culverts, and storm drains both on the land to be subdivided and adjacent parcels		X	B15
Existing topography with vertical datum NAVD88 with 1' or 2' contours	X	X	B16
Existing tree locations per the UDO Tree Preservation Requirements	X		B17
Location of all easements and utilities	X		B18
Parcel description from Union County GIS	X		B19
Zoning classification of the tract to be subdivided and on adjoining properties.	X		B20
Proposed Site Improvements	Schematic Plan	Final Plat	Reference Number
Plans to be scale of not greater than 100' per inch and consistent between sheets. Listed in words and figures	X	X	B21
A traffic impact assessment per Appendix C and as required by the Traffic Impact and Analysis Manual.	X		B22
Entrances: Schematic plans shall include a detailed entrance design for all proposed access points. This design must illustrate the alignment and dimensions of the entrance road, pavement width, median layout (if applicable), and integration with existing public rights-of-way. Additionally, the plan shall identify monument sign locations, any landscape islands, lighting, and hardscape features associated with the entrance. All entrance designs should reflect the character of the proposed development and be consistent with applicable NCDOT and Town of Weddington access requirements and ordinance standards.	X		B33

Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.)	X	X	B34
Percentage of open space required and provided	X		B35
Proposed landscape plan for buffers and entrances	X		B36
<i>Identification and delineation of proposed septic system, including locations of drain fields, repair areas, and associated infrastructure, if applicable</i>	X		B37
Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours	X	X	B38
Location of all retention ponds	X		B39
Location of all swales and ditches	X		B40
Preliminary storm water lines and structure (if applicable)	X		B41
Preliminary calculations of proposed impervious surface and runoff volume to see proportionally sized BMP ponds.	X		B42
Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes.	X	X	B43
Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps	X	X	B44
Preliminary drainage, stormwater management plan and wetland protection plan	X	X	B45
Preliminary proposed details of stormwater structures, flumes, etc.	X		B46
Preliminary locations of all utility and other easements.	X	X	B47
Compliance with setbacks from streams	X	X	B48
A preliminary erosion control plan with proposed limits of disturbance.	X		B49

The future ownership (dedication of reservation for public use to government body, HOA, or tenants remaining in subdivider's ownership) of recreational and open space lands		X	B50
Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size.	X		B51
All setbacks delineated		X	B52
The exact locations and descriptions of all monuments, markers, and control points		X	B53
A copy of notification submitted to the Facilities Director of UC Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application	X	X	B54
A copy of permits from the Army Corps of Engineers	X		B55
A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance.	X		B56
A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable)	X		B57
Roads	Schematic Plan	Final Plat	Reference Number
Proposed roads with horizontal and vertical alignment	X	X	B58
A preliminary proposed street layout with pavement and right-of-way widths and proposed grades	X	X	B59
Existing and platted roads on adjoining properties and in the proposed subdivision	X	X	B60
Amenity Areas (if applicable)	Schematic Plan	Final Plat	Reference Number
Club house location	X	X	B61
Club house parking	X	X	B62

Pools and/or sport courts and fields	X	X	B63
Walking trails and paths requiring improvement (grading, stone, fencing, etc.)	X	X	B64
Heritage Trees	Schematic Plan	Final Plat	Reference Number
Indicate Heritage trees proposed for removal and provide preservation/mitigation plans per the Weddington Tree Ordinance.	X		B65
Indicate perimeter protect area required during construction	X		B66
A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection	X		B67

* * * * *

Section 2. That Unified Development Ordinance, Article 8, Subdivision Regulation, D-917E. Additional Specific Requirements for Conventional Residential Development, be amended to read as follows:

Section D-803. Review Process, Filing, and Recording of Subdivision Plats.

A. Review Process. The procedures and standards to be followed in granting or denying approval of a subdivision plat prior to its registration are as follows:

2. Major Subdivisions (more than six lots).

a. Conditional Zoning Site Plan (no separate “preliminary plat” needed). ~~Because proposed development that requires a Major Subdivision review will be reviewed through the Conditional Zoning process, a “preliminary plat” is not required. In other words, the~~ Conditional Zoning Site Plan serves the same function as a preliminary plat as the Schematic Plan. See Section D-607(C) regarding the conditional zoning process and Appendix 2 for applicable submittal requirements. The applicant for all major subdivisions must submit, with an application for the Conditional Zoning, a maintenance agreement that obligates either the property owner of the open space and conservation land, or other specified party as provided above, to implement the maintenance plan.

* * * * *

Section 3. That Unified Development Ordinance, Article 6, Development Regulation, D-607C. Conditional Zoning, be amended to read as follows:

C. *Conditional Rezoning.*

2. *Existing Resource/Site Analysis Plan and Yield Plan (conservation residential development only). The following information shall be submitted for all proposed conservation residential developments:*

*b. A yield plan designed to be density neutral (i.e., allow for the same number of lots as could be platted under applicable subdivision requirements as a conventional subdivision, with a minimum lot size of 40,000 square feet). Yield plans must show all proposed lots, streets, rights-of-way, and other pertinent features that would be required for a ~~sketch~~ *schematic* plan for major conventional subdivisions as identified in Appendix 2. Although the yield plan must be drawn to scale, it need not be based on a field survey. However, the yield plan must be a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, considering the presence of wetlands, floodplains, steep slopes, existing easements or encumbrances and, if unsewered, the suitability of soils for subsurface sewage disposal.*

* * * * *

Section 4. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2025-06) are hereby adopted to read as set forth in this Ordinance.

Section 5. The Town of Weddington does hereby certify that the amendments contained herein, as well as the provisions of this Ordinance, are consistent with and in conformance with the Town's Land Use Plan.

Section 6. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 7. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.

Section 8. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL
READING AND ADOPTED

Honorable Jim Bell
Mayor

Attest:

Karen Dewey
Town Administrator/Clerk