



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, SEPTEMBER 22, 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. July 28, 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 to Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping-Berm Language
 - B. Discussion regarding Section D-917E. Additional Specific Requirements for Conventional Residential Development
7. New Business
 - A. Discussion and Possible Recommendation of an application by Keystone Custom Homes requesting Conditional Zoning Approval for the development of a 12-lot Conservation subdivision located at 3009 Forest Lawn Drive.
 - B. Discussion of removal of 11 “sketch plan” references from UDO and replace with “schematic plan”
8. Update from Town Planner and Report from the September Town Council Meeting
9. Board member Comments
10. Adjournment



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MONDAY, JULY 28, 2025 – 7:00 P.M.
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MINUTES
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1. Call to Order

Chairman Chris Faulk called the meeting to order at 7:02 p.m.

2. Determination of Quorum

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

Staff present: Town Planner Gregory Gordos, Town Administrator/Clerk Karen Dewey, Admin Assistant/Deputy Clerk Debbie Coram

Visitors: Jim Bell, Chad Emerine, Clayton Jones, Tracy Stone, Jared Polivka

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. May 27, 2025 Planning Board Regular Meeting

Motion: Board member Deter made a motion to approve the May 27, 2025 Regular Planning Board Meeting minutes.
Second: Board member Buzzard
Vote: The motion passed with a unanimous vote.

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

Chad Emerine, 953 Eagle Road, spoke regarding item 6B on the agenda concerning Appendix 2B Submittal Requirements. He requested that the Board amend line B37 on septic requirements to keep the old verbiage of requiring septic locations, with some new wording. Mr. Emerine proposed using the current UDO row 51 language plus the notice of intent form if they use the EOP process. He argued that both serve the same purpose and that the county reviews and records both options. Mr. Emerine stated that this verbiage has

been in place and should not be changed, citing conversations with Union County and state officials in wastewater. He emphasized the importance of submitting proof rather than accepting developers' word, comparing it to requiring transcripts for college admissions. Mr. Emerine also noted that this requirement has been in the UDO for years and was commonly submitted along with stormwater calculations in the past.

Board member Anderson requested to move her board comments early as she may have to leave early. The Board agreed.

Board member Anderson addressed the board, expressing confusion about when it is appropriate to speak out during meetings and when it is not. She sought clarification to ensure appropriateness in her comments, noting the importance of setting the record straight. She addressed rumors and speculation surrounding Hunter Farms and its conservation status, emphasizing that the status cannot be reversed as it is a matter of public record with deed restrictions prohibiting development. She clarified that the property, maintained by a land trust under an easement, is subject to annual audits to ensure compliance. Board member Anderson reassured the community that no commercial or residential development is possible, reflecting the farm's historical significance to the town's heritage. She concluded her comments with the statement that Perry South is not named for Councilmember Jeff Perryman.

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.

Mr. Gordos explained that at a previous meeting, the Board had agreed they were not supportive of this proposal and had effectively tabled it indefinitely. He recommended that staff table this item again.

Motion: Board member Buzzard made a motion to table Discussion and Possible Recommendation of Text Amendment 2025-05 Section D-917C (A)(12) Buffering Non-residential Structures.

Second: Board member Jarrell

Vote: The motion passed with a unanimous vote.

B. Review and Recommendation of Text Amendment 2025-06 Appendix 2B Submittal Requirements

Mr. Gordos provided an overview of the comprehensive review of Appendix 2B, which covers submittal requirements for subdivisions. He explained that the intention was to clarify the materials required for schematic or sketch plans in development proposals. Mr. Gordos noted that while the town may not have authority over specific septic field types, it is within their purview to ensure proper servicing and appropriate authorizations. He mentioned that the previous Appendix 2B was somewhat ambiguous, leading to discrepancies between staff, council, and the planning board about criteria and project completeness. The revised appendix aimed to ensure all current members were on the same page and to put the onus on the planning board to ensure all items on the checklist have been met before moving forward to the town council.

Mr. Gordos presented the original language and the board's previously recommended language for the identification and delineation of proposed septic systems. He explained that based on feedback from the town council, they settled on requiring information that has already been interpreted and approved by another agency, rather than leaving it to the town's interpretation. He presented the subcommittee's revised language, which includes "with approved improvement permits or public sewer lines if applicable" and defines what delineation means in this context. He emphasized that this change requires applicants to provide information that has been recognized and reviewed by an appropriate agency, typically the county or state. Board member Deter noted that a landscape plan for entrances, which was mentioned in a previous council meeting, is already included in the appendix as item B26. After discussion, the board agreed to recommend the revised language for item B27 (previously B37) in the Appendix 2B.

Motion: Board member Setzer made a motion to approve Text Amendment 2025-06 Appendix 2B Submittal Requirements
Second: Board member Anderson
Vote: The motion passed with a unanimous vote.

7. New Business

A. Discussion of Designation of Environmentally Sensitive Areas

Board member Deter introduced the topic, explaining that it stemmed from a discussion at the last council meeting about actions the town takes to protect environmentally sensitive areas. The Board discussed the complexity of defining and identifying such areas, with Board member Setzer expressing concern about potentially overreaching or impeding progress. Mr. Gordos explained that this discussion was council-directed and related to goals in the comprehensive plan. He noted that while the planning board is not qualified to designate sensitive areas, Staff has considered this goal when selecting engineering firms for town projects. Mr. Gordos mentioned that a thorough analysis could be costly, potentially running into hundreds of thousands of dollars. The Board agreed that further information and direction from the town council would be needed before proceeding with any specific actions on this topic.

B. Discussion of Overhead Utility Wires

Board member Fellmeth introduced the topic, expressing concern about abandoned poles and wires in town, particularly along major roads like Providence Road. He suggested exploring ways for the town to be involved in addressing this issue, acknowledging the complexities of working with utility companies and the Department of Transportation (DOT). The board discussed the challenges of removing or relocating utility poles, including jurisdictional issues, costs, and the need for cooperation between multiple entities. They also considered the impact of overhead wires on tree preservation efforts and aesthetics in new developments. Chairman Faulk and Mr. Gordos provided insights on the process of pole removal and the town's ability to influence utility placement in new developments. The board agreed that further investigation and communication with utility companies and the DOT would be beneficial. No action was taken, but Board member Fellmeth was encouraged to continue researching the issue and communicating with relevant agencies.

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

Mr. Gordos reported that the town council was supportive of the revamp of Appendix 2B, with the exception of the one item discussed earlier in the meeting. He also mentioned a presentation by Keystone Custom Homes for a conservation-type subdivision, noting that they were advised to adhere as closely as possible to the new Appendix 2B requirements, even though it's not yet official. Mr. Gordos informed the board that the town is increasing fees for developers and is still seeking to hire an assistant planner, with plans to advertise the position more widely.

9. Board member Comments

Board members expressed appreciation for the productive meeting and the hard work of staff and fellow board members. Mr. Gordos commended the current board members for their exceptional dedication and extra work on text amendments

10. Adjournment

Motion: Board member Deter made a motion to adjourn at 7:56 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: March 24, 2025
SUBJECT: Discussion and Possible Recommendation of Text Amendment 2025-04
Section D917A.G. Private Roads and Gatehouses and Section D918.I.
Screening and Landscaping

BACKGROUND:

In January of 2025 the Weddington Planning Board, as a part of a discussions regarding changes to the Unified Development Ordinance (“UDO”), recommended several text amendments to the Weddington Town Council. These text changes ranged from a comprehensive update to the Tree Protection portion of the UDO to a one sentence clarification on the jurisdiction of the North Carolina Department of Transportation and the town’s up-to-date adoption of their street design standards. All text amendments were adopted by the Town Council as recommended at their February 10, 2025 public hearings as Text Amendment 2025-01, 2025-02, and 2025-03.

In late February 2025 a Planning Board member contacted staff about the possible omission of changes agreed upon by consensus (but not within the text of the ordinance) during these Planning Board discussions.

For instance, it was agreed upon that *berms* should be reinstated in UDO Section D-917 A.O. Buffering (Text Amendment 2024-05), but *berms* are also referenced in another portion of the code, Section D-918-I. Screening and Landscaping. It is understood that the intent was to change the code in all relevant areas.

Text Amendment 2025-02 addressed cul-de-sacs and the gating of these roads, but gate maintenance is also mentioned in Section D917A.G. Private Roads and Gatehouses and this text was intended to be removed.

PROPOSAL:

To clerically amend Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping to reflect the previous consensus of this Planning Board and to clarify all intended text changes. Staff feels that these changes reflect the Board’s intention in previous discussions, but because they are found in UDO Sections not previously mentioned in the previous ordinances, we humbly ask to review this exact amendment for accuracy.

OUTLINE OF TEXT AMENDMENT:

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

Section D-917A.

G: Private Roads and Gatehouses

3. *Neighborhoods which have an entrance gate are subject to the following regulations:*

a. *The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate.*

~~b. *An annual inspection and test of the gate system shall be performed, and the results submitted to Town hall during the renewal window prescribed in the Town of Weddington Annual Enforcement Manual.*~~

~~c. *Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested.*~~

~~d. *Any homeowners' association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to Town Hall.*~~

~~e.b.~~ *The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences, or berms located at the external periphery of the development, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association.*

Section D-918.

I: Screening and Landscaping

7. *Berms may be used as screening ~~(for non-residential uses only)~~, provided such berms are at least six feet in height with a maximum slope of 4:1, as measured from the exterior property line. Berms shall be stabilized to prevent erosion and landscaped. If a berm is constructed, shrubs are required but the number may be reduced by 25 percent. However, constructing a berm does not modify the number of trees required.*

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 of the proposed text amendment.

Attachments:

- Ordinance 2025-04



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



TO: Planning Board
FROM: Gregory Gordos, AICP, Town Planner
DATE: September 22, 2025
SUBJECT: Application by Keystone Custom Builders. requesting Conditional Zoning approval for the development of a 12-lot conservation subdivision located at 3309 Forest Lawn Drive.

APPLICATION INFORMATION:

SUBMITTAL DATE: August 1, 2025
APPLICANT/ENGINEER: Casey Whiteman, Colliers Engineering & Design
PROPERTY LOCATION: 3309 FOREST LAWN DR
PARCEL ID#: 07150015
ACREAGE: +/- 16.66 acres
EXISTING LAND USE: Single-family residential
EXISTING ZONING: Residential-Conservation District (R-CD)

PROPOSAL:

The applicant is proposing the development of a 12-lot conservation (>50% open space) subdivision on a single parcel currently owned by the Helms family. The subdivision contains a single entrance on Forest Lawn Drive with a 100' buffer (per UDO) along the thoroughfare. Open space is primarily found at the rear of the property near steep slopes and floodplain for Twelvemile Creek. Other vacant lands along the creek are found to the east and south; Greylyn Drive is to the north and private road Walden Lane is across the street. Forest Lawn Drive, along with property along Weddington Road, remain some of the last undeveloped and contiguous tracts of land within Weddington.

Development Standards.

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO, including at applicant consent the new Appendix 2B. of the code.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

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

As required by UDO Section D-607(C)(5), the applicant held their required design charette outdoors on the property on April 29th, 2025 and a Community Meeting at Town Hall on June 19th, 2025. A public presentation was made to the Weddington Town Council at their regularly scheduled meeting on July 14th.

As a Conditional Zoning (CZ) application with over six residential units, approval is solely under the responsibility of the Town Council, with staff and the Planning Board serving as advisory. The Conditional Zoning process allows the developer and the town to ask for conditions which could include special exceptions to rules or additional improvements. The town and the developer must agree on a condition for it to become a part of an approval.

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

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

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

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

Lot and Building Standards		Standard	Proposed
Minimum Lot Size		18,000 sq. ft. (avg. 20,000)	18,960 – 23,877 sq. ft.
Minimum Lot Width		120'	120' (min)
Minimum Setbacks	Front	50'	50'
	Side	15'	15'
	Rear	40'	40'
Maximum Height		35'	35'
Maximum Floor Area Ratio		N/A	N/A

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

UDO Section D-917A, establishes numerous rules for how residential development is intended to occur within the Town. These rules include, but are not limited to, the location of house sites, easements, the requirement of lots to abut public roads, street design and layout, cul-de-sacs, open space, buffering, and tree requirements. While not all these rules are appropriate to be included at this stage of the development process, there are many that must be considered.

UDO Section D-917A(A) Side lot lines shall be substantially at right angles or radial to street lines, and double frontage lots are to be avoided wherever possible.

The majority of lots are rectangular facing “Public Road A” and a stub-out “Public Road B” with two wedge-shaped lots on the cul-de-sac. Positive findings of compliance can be made.

UDO Section D-917A(D)(2) No proposed residential building lot that is partially subject to flooding as defined herein shall be approved unless there is established on the lot plan a contour line representing an elevation no lower than two feet above the base flood line as defined in Appendix 7. Floodplain Regulations.

While floodplain is found on the site, all proposed lots lie outside of it.

UDO Section D-917A(F)(1) All subdivision lots shall abut public roads.

All lots abut a proposed public road to be maintained by NCDOT and exit onto Forest Lawn. As such, positive findings of compliance can be made.

UDO Section D-917A(J)(1) Cul-de-sacs shall not exceed 500 feet.

One proposed road (A) is intersected by another public road, whereafter only four homes are accessed off the cul-de-sac. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. By creating connectivity to an adjacent, vacant parcel, the two roads comply with this requirement.

UDO Section D-917A(J)(2) When cul-de-sacs end in the vicinity of an adjacent undeveloped property capable of being developed in the future, a right-of-way or easement shall be shown on the final plan to enable the street to be extended when the adjoining property is developed.

A street extension is proposed onto adjacent property Parcel No. 07150017. Positive findings of compliance can be made. The turnaround as submitted will need to be shown as a full road extension on the Final Plat.

UDO Section D-917A(K)(2) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended. Street connections shall be designed so as to minimize the number of new cul-de-sacs and to facilitate easy access to and from homes in different part of the tract (and on adjoining parcels).

Unfortunately an additional cul-de-sac would be added to the network. However, only 12 homes are proposed and thus only one point of ingress-egress is required.

UDO Section D-917A(K)(5) Two points of ingress and egress onto an adjoining public road from subdivision containing more than 15 lots is required.

N/A. Only 12 lots proposed. Positive findings of compliance can be made.

UDO Section D-917A(K)(6) Developable lots shall be accessed from interior streets, rather than from roads bordering the tract.

All lots are accessed from the new interior streets rather than Forest Lawn.

UDO Section D-917A(O)(1) 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 development proposal includes the provision of a 100-foot thoroughfare buffer. Sheet C-601 details the 39 buffer trees provided. Species are not specified as year-round and no existing trees would remain. See also Sheet C-100 Existing Conditions Plan.

UDO Section D-917A(Q)(2) 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 of trees greater than or equal to 8-inches DBH is not permitted within areas that have naturally occurring trees located outside the buildable area of a lot or development.

Please see limits of disturbance (LOD) as indicated on the Grading Plan and areas designated as Conservation Area as provided on the Layout Plan.

UDO Section D-917A(Q)(3) All buildings, building additions, and other structures (including but not limited to driveways) shall be located upon a lot or parcel of land in such a way as to minimize damage to or removal of Heritage trees.

Heritage Trees to be preserved are shown within the Planting Plan, with at least eight trees within the buildable area to be preserved. The four largest heritage trees visible from Forest Lawn Drive would be removed, however.

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

UDO Section D-917B(B)(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).

This UDO Section was amended in 2025 to change the minimum required area of Conservation Lands and consider ZERO PERCENT (0%) of steep slopes and floodways. Positive findings of compliance cannot be made when applying this new standard given the existing FEMA AE zone.

Steep slopes and forestlands are the Highest Priority (Tier A) for Conservation Lands and should not be penalized.

UDO Section D-917B(E)(3) Because of their extreme limitations, stream valleys, swales and other lowland areas may warrant designation as Conservation Lands. They may also require adjoining buffer lands to be included as Conservation Lands, to be determined by an analysis of the protection requirements of such areas as determined by the Town Council on a case by-case basis upon finding that designation of such areas as Conservation Land would have significant and positive long-term environmental impact on the Conservation Lands.

Staff argues that the inclusion of floodplain as Conservation Land ensures permanent protection of the watershed and adjacent properties.

UDO Section D-917B(J)(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.*

Positive findings of compliance can be made.

UDO Section D-917B(L) *Design Standards Specific to the Conservation Lands*

Conservation Lands on the provided plans includes the thoroughfare buffer, which is currently unforested. After several revisions Pedestrian Pathways were added to the Planting Plan but not the overall Schematic Plan. 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. No neighborhood green was provided.

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

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

UDO Section D-918, General Requirements.

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

UDO Appendix 5, Architectural Standards.

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

RELATION TO THE CODE OF ORDINANCES:

Appendix C, Traffic Impact Analysis.

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

LAND USE PLAN CONSISTENCY:

On June 3rd 2024 the Weddington Town Council adopted the new Comprehensive Land Use Plan, which established new goals and policies from those previously used by the Planning Board.

Land Use Goals:

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

Policy LU 1.1: The following Future Land Use categories, along with their intended uses, densities, and intensities, are hereby established (floor area ratio (FAR) only applies to non-residential uses): a. Agriculture: This category is intended to accommodate very low density residential development to retain rural character and agricultural activity. Maximum density: 1 dwelling unit per 1.5 acres.

The subject property is identified as *Traditional Residential* in the 2024 Future Land Use Map (Map 4). Traditional Residential allows for low density residential developments and applies to areas where most of the lots and parcels are less than six acres in area. Primarily, parcels with this designation have one dwelling unit per acre. 12 lots are proposed over 17 acres: a density of less than one unit per acre for this proposal.

Transportation Goals:

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

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

Forest Lawn Drive is a connector road between the municipalities of Stallings and Wesley Chapen, with the property in-between in Weddington largely forested. Adequate visual screening throughout the year is a key consideration in this conditional zoning case. Staff recommends a planting plan specific to the thoroughfare buffer to ensure adequate design.

Policy: T 1.3: Encourage roads be designed and constructed to provide a high level of safety and comfort for all users (pedestrians, bicyclists and motorists), in a manner consistent with the character of the neighborhood through which the road travels.

Sidewalks are NOT provided on Forest Lawn Drive or in the subdivision itself.

Housing Goals:

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

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

Low-density housing is proposed under 1 unit/ac (12 units on 16 acres).

Conservation Goals:

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

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

Common open space in the development is limited to Conservation Lands and buffers around the perimeter of the property. Open space is not a useable amenity but tree screening.

Infrastructure Goals:

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

Policy: I 1.1: Require water, wastewater, and drainage system improvements to be constructed concurrent with new development and that they provide adequate capacity to meet demands from existing and new users.

One stormwater pond is proposed for stormwater runoff, which must be designed to meet 100-year stormwater events per the Town of Weddington UDO. Union County Water serves the site and most importantly, public sewer shall be provided via an existing line on Twelvemile Creek.

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

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

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 12-lot conservation subdivision (unnamed), generally located on Forest Drive, be recommended for approval, only if a consensus is reached regarding adherence to UDO Appendix 2B. as adopted.

ATTACHMENTS:

Application
Layout Plan
Existing Conditions Plan
Grading and Drainage Plan
Utilities Plan
Planting Plan
Zoning Map
Community Meeting Report

PROJECT CONSULTANTS

ENGINEER:
COLLIERS ENGINEERING & DESIGN, INC.
5275 PARKWAY PLAZA BOULEVARD, SUITE 100
CHARLOTTE, NC 28217
CONTACT: CASEY WHITEMAN, PE
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(877) 627-3772 MAIN

SURVEYOR:
DEKTA LAND SERVICES
CONTACT: MICHAEL GREEN, JR
EMAIL: CHANDLER@DEKTA.LANDSERVICES.NET
(704) 847-4700

DEVELOPER:
KEYSTONE HOMES
CONTACT: KEITH FENN, PE
EMAIL: KFENN@KEYSTONECUSTOMEHOME.COM
(980) 269-6609
2030 AIRPORT FLEX DRIVE, SUITE R
CHARLOTTE, NC 28208

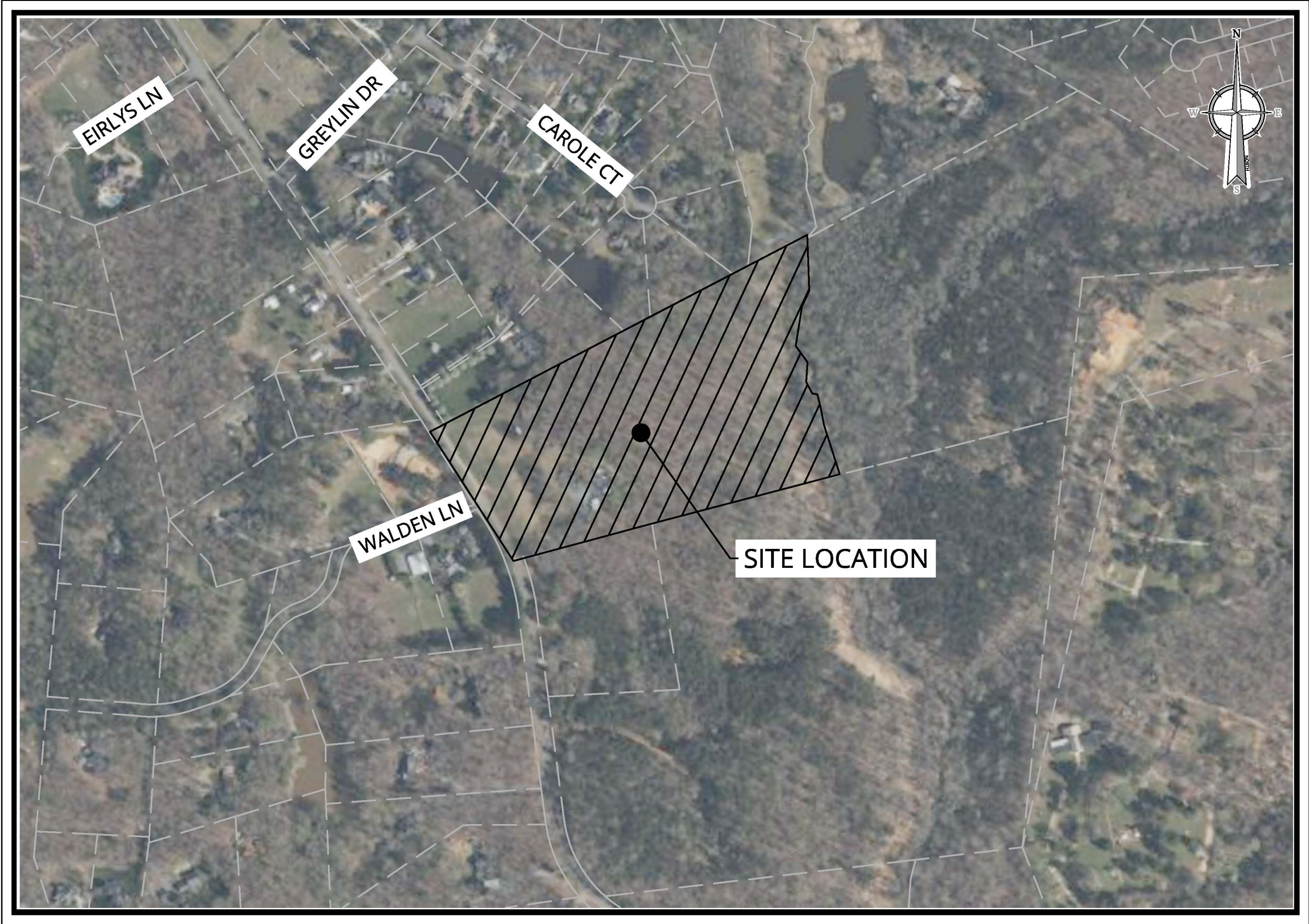
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WATER AND SEWER:
UNION COUNTY WATER
(704) 296-4210

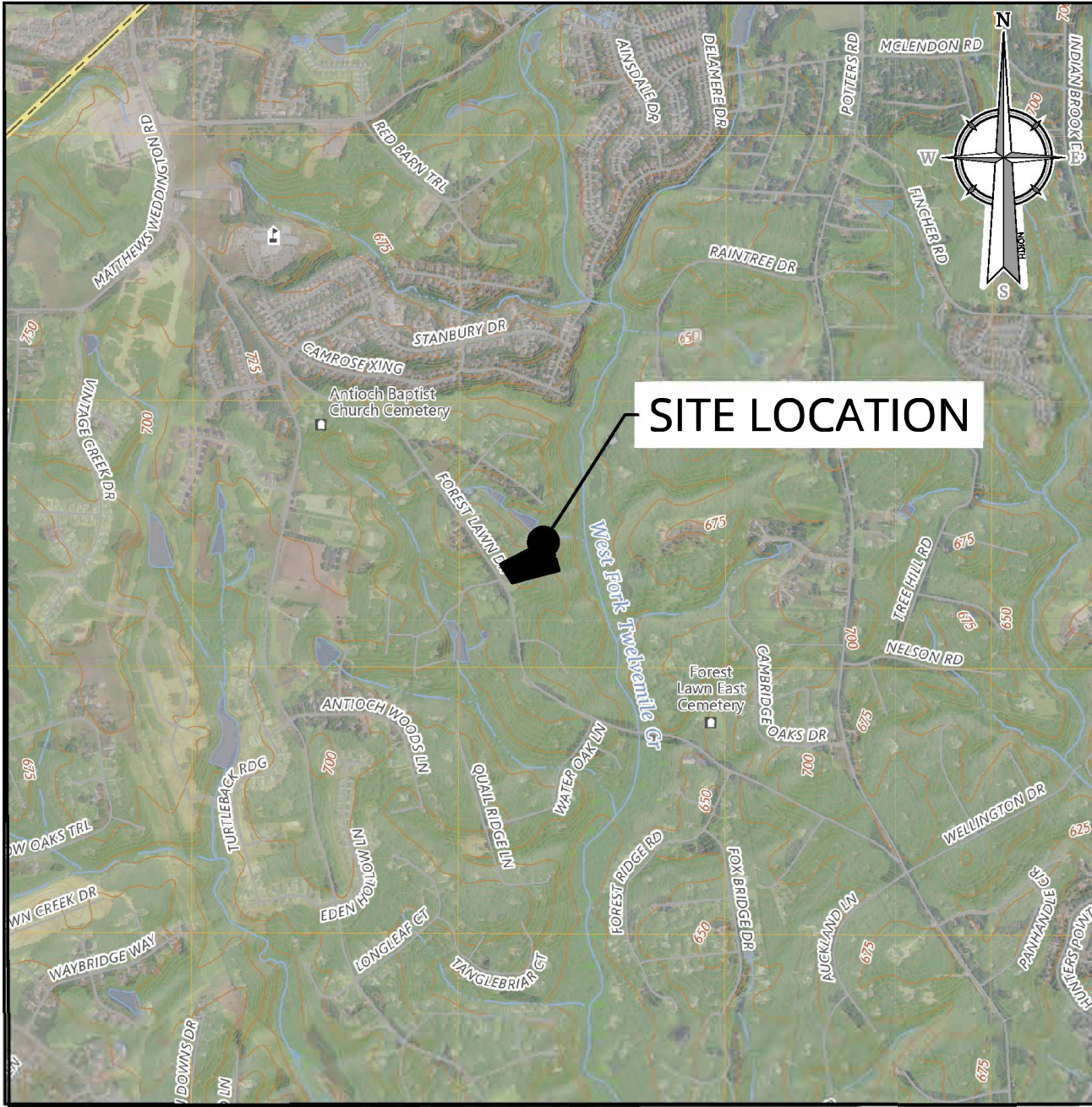
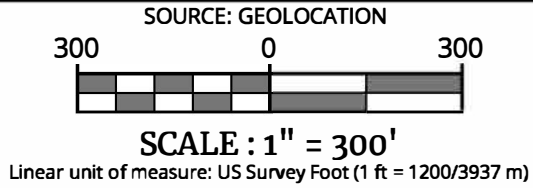
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DEVELOPMENT SITE PLANS
FOR
KEYSTONE HOMES
3009 FOREST LAWN DRIVE
TOWN OF WEDDINGTON
UNION COUNTY, NORTH CAROLINA

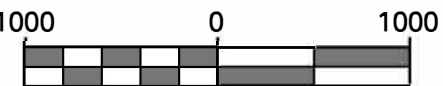


SITE LOCATION MAP



USGS MAP

U.S.G.S 7.5 MIN. TOPOGRAPHIC QUADRANGLE,
NORTH CAROLINA



SCALE : 1" = 1000'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

INDEX OF SHEETS

SHT. No.	DESCRIPTION
C-000	COVER SHEET
C-100	EXISTING CONDITIONS & DEMOLITION PLAN
C-200	SITE LAYOUT PLAN
C-300	GRADING & DRAINAGE PLAN
C-303	ROAD ELEVATIONS HORIZONTAL
C-400	UTILITIES PLAN
C-500	SOIL EROSION & SEDIMENT CONTROL PLAN
C-601	PLANTING PLAN

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Casey R. Whiteman
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N.C. #: C-4746

CONDITIONAL ZONING
PLAN
FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

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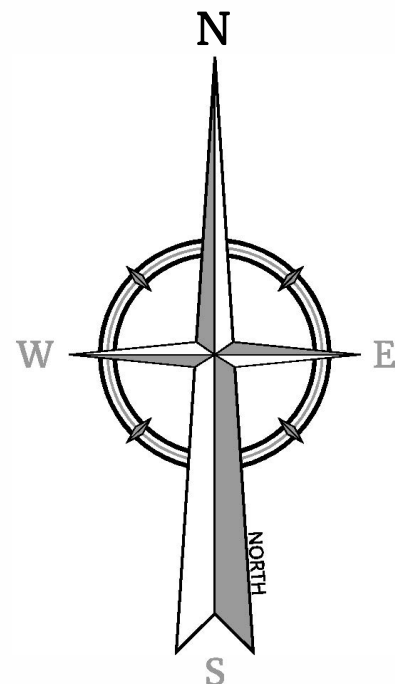
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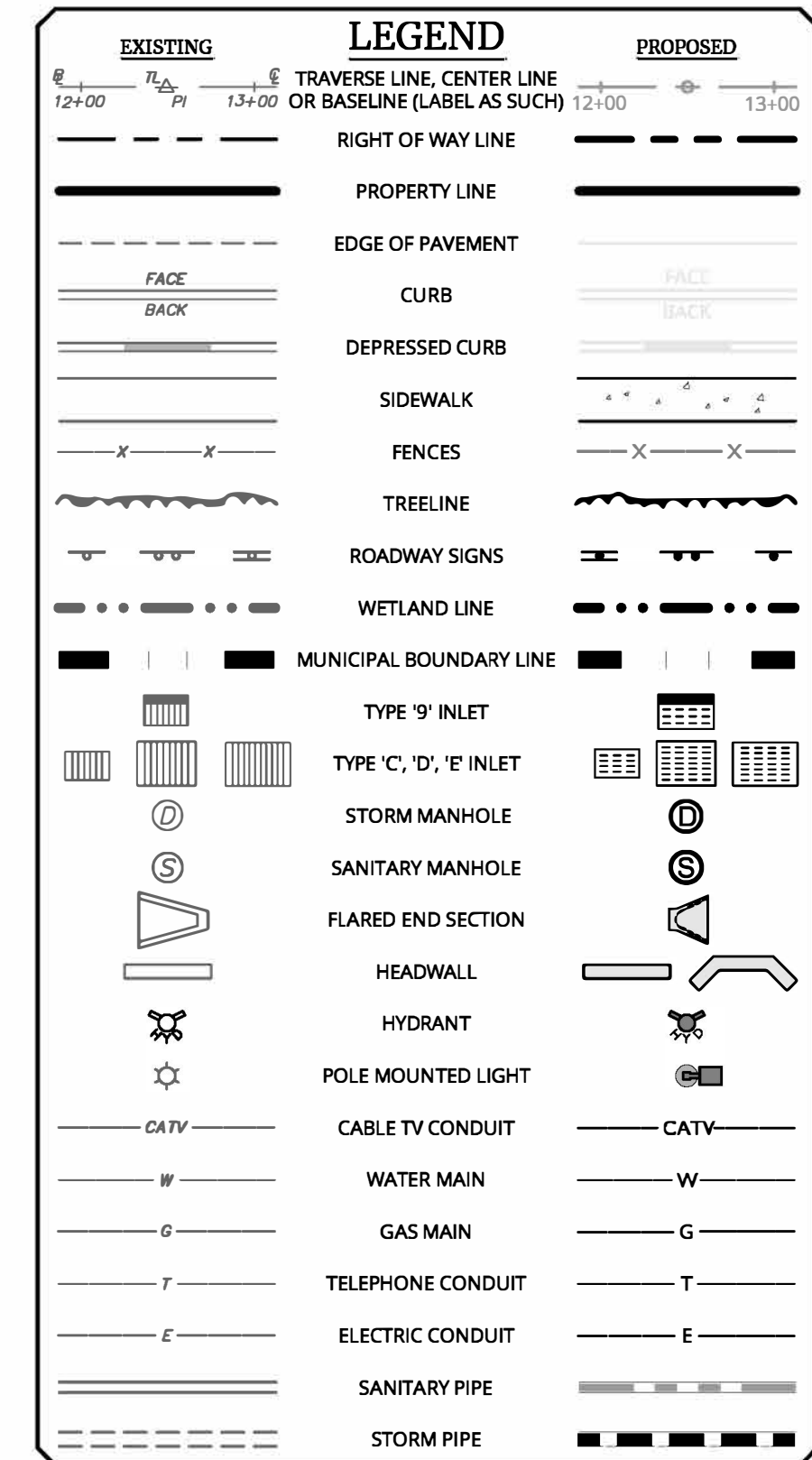
C-100



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- ## NOTES
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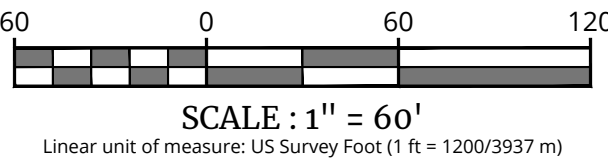




KEYSTONE CUSTOM HOMES, WEDDINGTON		
SITE DATA		
	REQUIRED /EXISTING	PROPOSED
SITE ADDRESS	3009 FOREST LAWN DR. MATTHEWS, NC, 28104	
PARCEL (PIN)	07150015	
ZONING	RESIDENTIAL CONSERVATION DISTRICT (R-CD)	
PROPOSED USE	SINGLE FAMILY CONSERVATION DEVELOPMENT	
GROSS SITE AREA	16.54 AC	
TOTAL # OF LOTS	12	
MIN LOT SIZE	18,000 SF	
AVERAGE LOT SIZE	20,402 SF	
MIN LOT WIDTH	100 FT	
MAXIMUM BUILDING HEIGHT	35 FT	
CUL DE SAC ROAD A	156 FT	
CONSERVATION SPACE	MIN. 8.27 AC (50 %)	8.53 AC (51.6%)
MINIMUM FRONT SETBACK	40 FT	40 FT
REAR SETBACK	40 FT	40 FT
MINIMUM SIDE YARD	15 FT	15 FT

- NOTES**
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 - CONTRACTOR SHALL CONTRACT NC 811 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL UTILITY COMPANIES AND COMPLY TO THE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
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EXISTING		LEGEND		PROPOSED	
	TRAVERSE LINE, CENTER LINE				
	RIGHT OF WAY LINE				
	PROPERTY LINE				
	EDGE OF PAVEMENT				
	CURB				
	DEPRESSED CURB				
	SIDEWALK				
	FENCES				
	TREELINE				
	ROADWAY SIGNS				
	WETLAND LINE				
	MUNICIPAL BOUNDARY LINE				
	STALL COUNT				
	ADA ACCESSIBLE STALL				
	DEPRESSED CURB AND ADA RAMP				
	FLOODWAY LIMITS				



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CONDITIONAL ZONING PLAN
FOR
KEYSTONE CUSTOM HOMES WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
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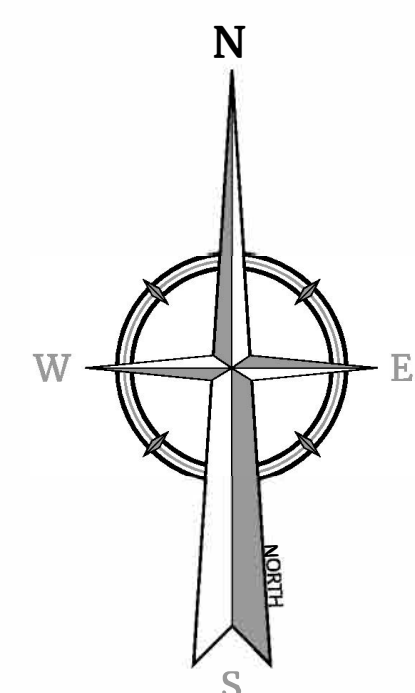
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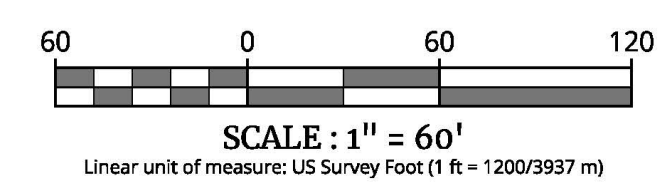
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EXISTING		LEGEND		PROPOSED	
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	RIGHT OF WAY LINE				
	PROPERTY LINE				
	EDGE OF PAVEMENT				
	CURB				
	DEPRESSED CURB				
	SIDEWALK				
	FENCES				
	TREELINE				
	ROADWAY SIGNS				
	WETLAND LINE				
	MUNICIPAL BOUNDARY LINE				
	TYPE '9' INLET				
	TYPE 'C', 'D', 'E' INLET				
	STORM MANHOLE				
	SANITARY MANHOLE				
	FLARED END SECTION				
	HEADWALL				
	HYDRANT				
	POLE MOUNTED LIGHT				
	CONTOURS				
	SPOT ELEVATION				
	DIRECTION OF OVERLAND FLOW				
	TOP OF CURB ELEVATION				
	BOTTOM OF CURB ELEVATION				
	TOP OF DEPRESSED CURB ELEVATION				



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N.C. # C-4746

CONDITIONAL ZONING PLAN

FOR
KEYSTONE CUSTOM HOMES WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON UNION COUNTY NORTH CAROLINA

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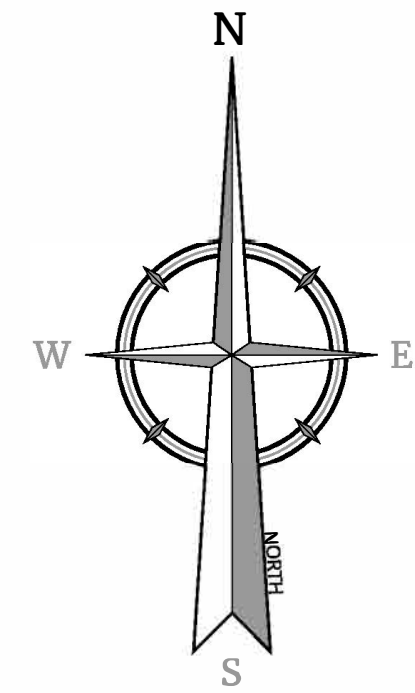
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SHEET NUMBER:
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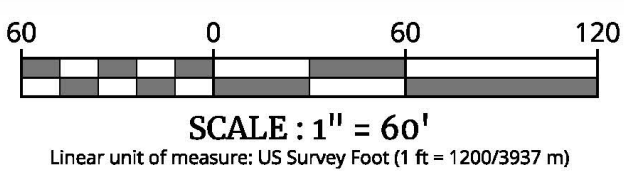
KEYSTONE CUSTOM HOMES, WEDDINGTON	
SITE DATA	
SITE ADDRESS	3009 FOREST LAWN DR, MATTHEWS, NC, 28104
PARCEL (PIN)	07150015
SF WATER DEMAND (GDP) = 12 X 400	4,800
IRRIGATION DEMAND (GDP) = 12 X 300	2,400
IRRIGATION COMMON OPEN SPACE (GDP) = 1" PER WEEK / 7 DAYS	90
TOTAL ESTIMATED DEMAND	7,290
SEWER DEMAND (GPD) = 12X280 GPD	3,360
DOMESTIC METER	12
WASTE WATER QUALITY	DOMESTIC
WWTP	TWELVE MILE CREEK

NOTE: METERS TO BE INSTALLED INDIVIDUALLY

NOTES

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- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

EXISTING	LEGEND	PROPOSED
12+00	TRAVERSE LINE, CENTER LINE	12+00
13+00	OR BASELINE (LABEL AS SUCH)	13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE	CURB	FACE
BACK	DEPRESSED CURB	BACK
	SIDEWALK	
X-X	FENCES	X-X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	TYPE '9' INLET	
	TYPE 'C', 'D', 'E' INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	STORM PIPE	



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Casey R. Whiteman

NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. # C-4746

UTILITIES SKETCH PLAN

FOR

KEYSTONE CUSTOM HOMES WEDDINGTON

PIN 07150015

3009 FOREST LAWN DRIVE

WEDDINGTON UNION COUNTY NORTH CAROLINA

Charlotte

5275 Parkway Plaza Boulevard, Suite 100
Charlotte, NC 28217
Phone: 980.245.3161
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SCALE: AS SHOWN

DATE: 04/07/2025

DRAWN BY: NWB

CHECKED BY: MDV

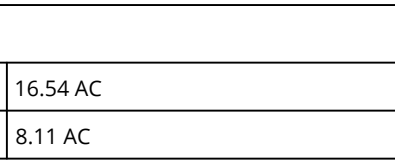
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SHEET TITLE: UTILITIES PLAN

SHEET NUMBER: C-400

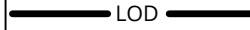






NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

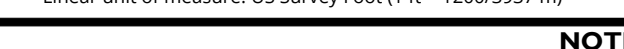


FILL SLOPE NOTES
ALL FILL SLOPES WILL HAVE SILT FENCE AT THE TOE OF THE SLOPE

OWNER'S MAINTENANCE
MAINTENANCE OF ALL EROSION CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE OWNER.

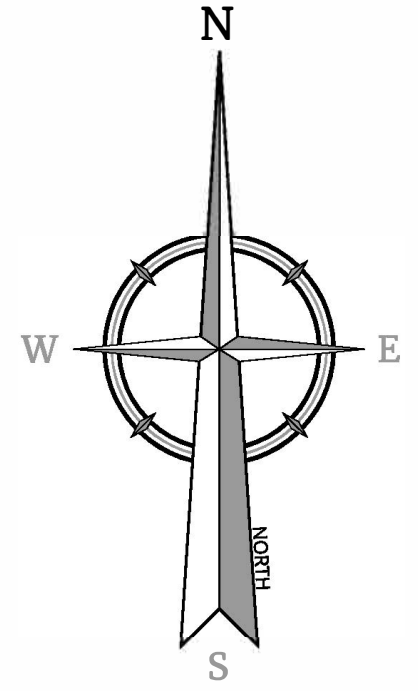
- ## **EROSION CONTROL NOTES**
1. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
 2. ANY GRADINGS BEYOND THE DENULDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE TOWN'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
 3. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE TOWN'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
 4. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 5. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE TOWN OF WEDDINGTON ENGINEERING DIVISION.
- ## **NOTES**

EROSION LEGEND	
	LIMITS OF DISTURBANCE
	SILT FENCE
	TEMPORARY INLET PROTECTION
	DUST CONTROL
	TEMPORARY GRAVEL CONST. ENTRANCE/ EXIT
	TEMPORARY SEEDING
	PERMANENT SEEDING



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

[illegible]



NOTES

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- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SITE TO BE FULLY PERMANENTLY STABILIZED, WITH NO AREAS LEFT AS BARE SOILS.
- HERITAGE TREES SHOWN ON THIS PLAN ARE POTENTIAL TREES FOR PRESERVATION

TREE PLANTING PLAN:

BUFFER TREES REQUIRED = 39 TREES
BUFFER TREES PROVIDED = 39 TREES
LOT TREES REQUIRED = 48 TREES
LOT TREES PROVIDED = 48 TREES
STREET TREES REQUIRED = 24 TREES
STREET TREES PROVIDED = 24 TREES

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Surveying, CT P.C.

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV

DATE

DRAWN BY

DESCRIPTION

Casey R. Whiteman

NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. # C-4746

CONDITIONAL ZONING PLAN

FOR
KEYSTONE CUSTOM HOMES WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

Colliers

Engineering & Design,
Architecture, Landscape Architecture,
Surveying, CT P.C.

CHARLOTTE
5275 Parkway Plaza Boulevard,
Suite 100
Charlotte, NC 28217
Phone: 980.245.3161

COLLIERS ENGINEERING & DESIGN,
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, CT P.C. DOING BUSINESS AS MASER CONSULTANTS

SCALE: AS SHOWN

DATE: 08/07/25

DRAWN BY: NWB

CHECKED BY: CW

PROJECT NUMBER: 25003536A

DRAWING NAME: C-LAND2(COPY)

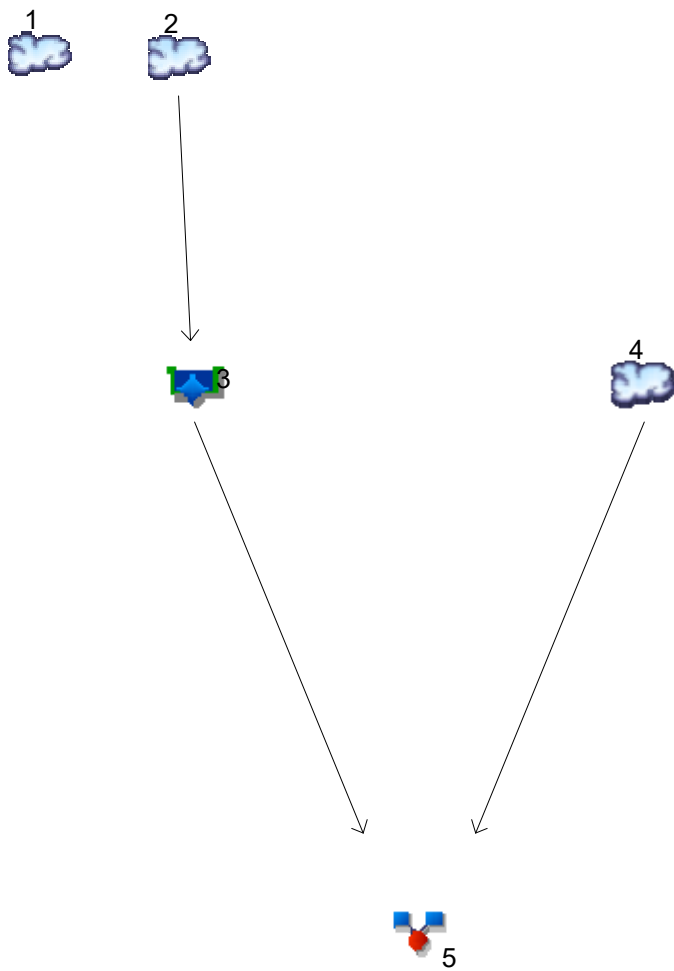
SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
C-601

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025



Legend

Hyd.	Origin	Description
1	SCS Runoff	Existing DA
2	SCS Runoff	Proposed DA
3	Reservoir	Wet Pond
4	SCS Runoff	Bypass
5	Combine	<no description>

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.912	2	722	13,400	-----	-----	-----	Existing DA
2	SCS Runoff	10.31	2	718	20,642	-----	-----	-----	Proposed DA
3	Reservoir	0.390	2	838	19,866	2	630.81	11,768	Wet Pond
4	SCS Runoff	0.686	2	718	1,972	-----	-----	-----	Bypass
5	Combine	0.732	2	718	21,838	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw					Return Period: 1 Year			Monday, 08 / 18 / 2025	

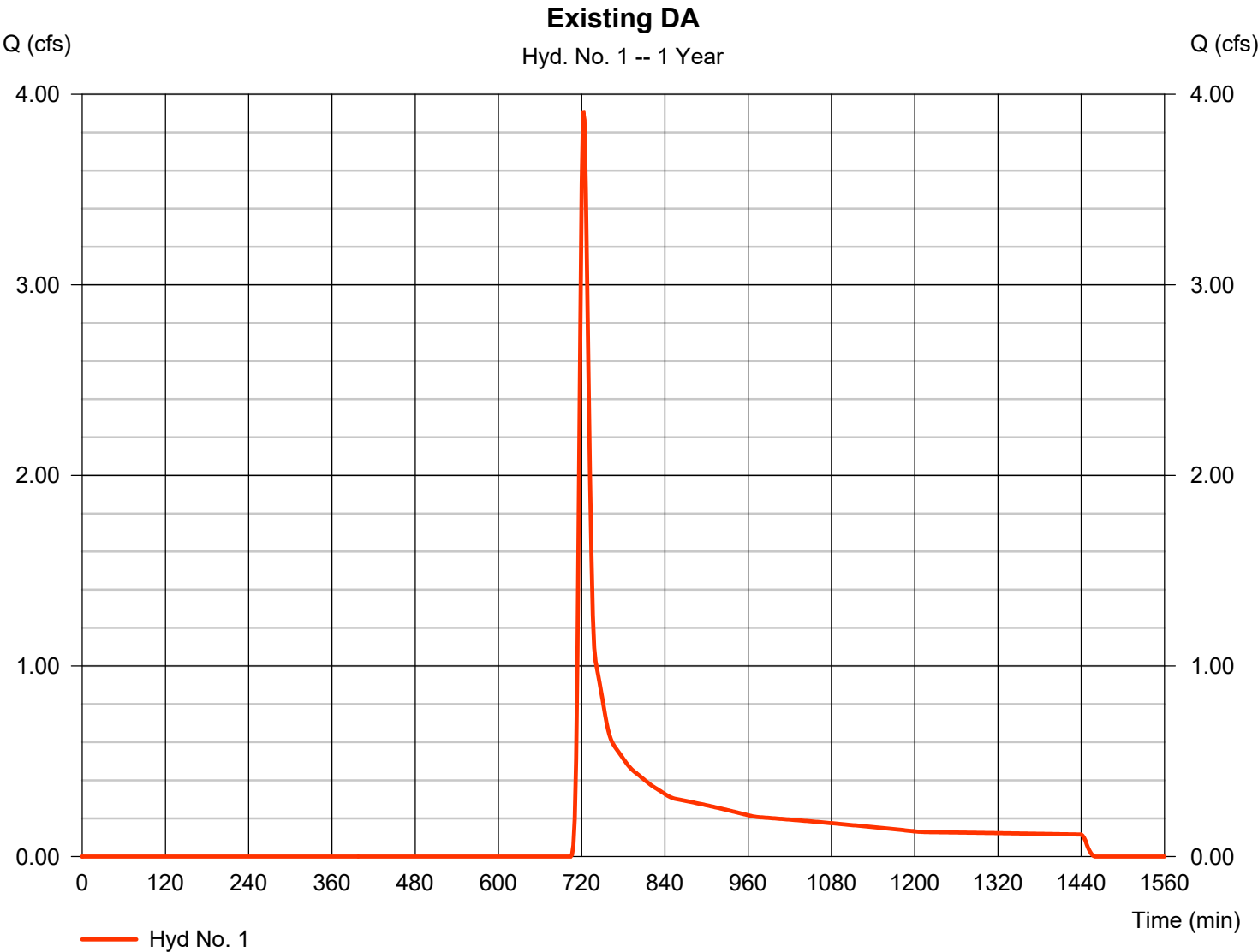
Hydrograph Report

Hyd. No. 1

Existing DA

Hydrograph type	= SCS Runoff	Peak discharge	= 3.912 cfs
Storm frequency	= 1 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 13,400 cuft
Drainage area	= 8.070 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.90 min
Total precip.	= 2.86 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.930 x 69) + (5.630 x 60) + (0.510 x 98)] / 8.070



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No. 1

Existing DA

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>			
Sheet Flow							
Manning's n-value	= 0.150	0.400	0.011				
Flow length (ft)	= 30.9	69.2	0.0				
Two-year 24-hr precip. (in)	= 3.53	3.53	0.00				
Land slope (%)	= 3.95	7.25	0.00				
Travel Time (min)	= 2.77	+	9.09	+	0.00	=	11.87
Shallow Concentrated Flow							
Flow length (ft)	= 137.00	129.00	75.00				
Watercourse slope (%)	= 10.27	13.19	7.98				
Surface description	= Unpaved	Unpaved	Paved				
Average velocity (ft/s)	=5.17	5.86	5.74				
Travel Time (min)	= 0.44	+	0.37	+	0.22	=	1.03
Channel Flow							
X sectional flow area (sqft)	= 0.00	0.00	0.00				
Wetted perimeter (ft)	= 0.00	0.00	0.00				
Channel slope (%)	= 0.00	0.00	0.00				
Manning's n-value	= 0.015	0.015	0.015				
Velocity (ft/s)	=0.00	0.00	0.00				
Flow length (ft)	(0)0.0	0.0	0.0				
Travel Time (min)	= 0.00	+	0.00	+	0.00	=	0.00
Total Travel Time, Tc				12.90 min			

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	7.439	2	722	21,928	-----	-----	-----	Existing DA
2	SCS Runoff	14.73	2	718	29,496	-----	-----	-----	Proposed DA
3	Reservoir	0.978	2	768	28,701	2	631.09	14,476	Wet Pond
4	SCS Runoff	1.518	2	718	3,465	-----	-----	-----	Bypass
5	Combine	1.577	2	718	32,166	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw					Return Period: 2 Year			Monday, 08 / 18 / 2025	

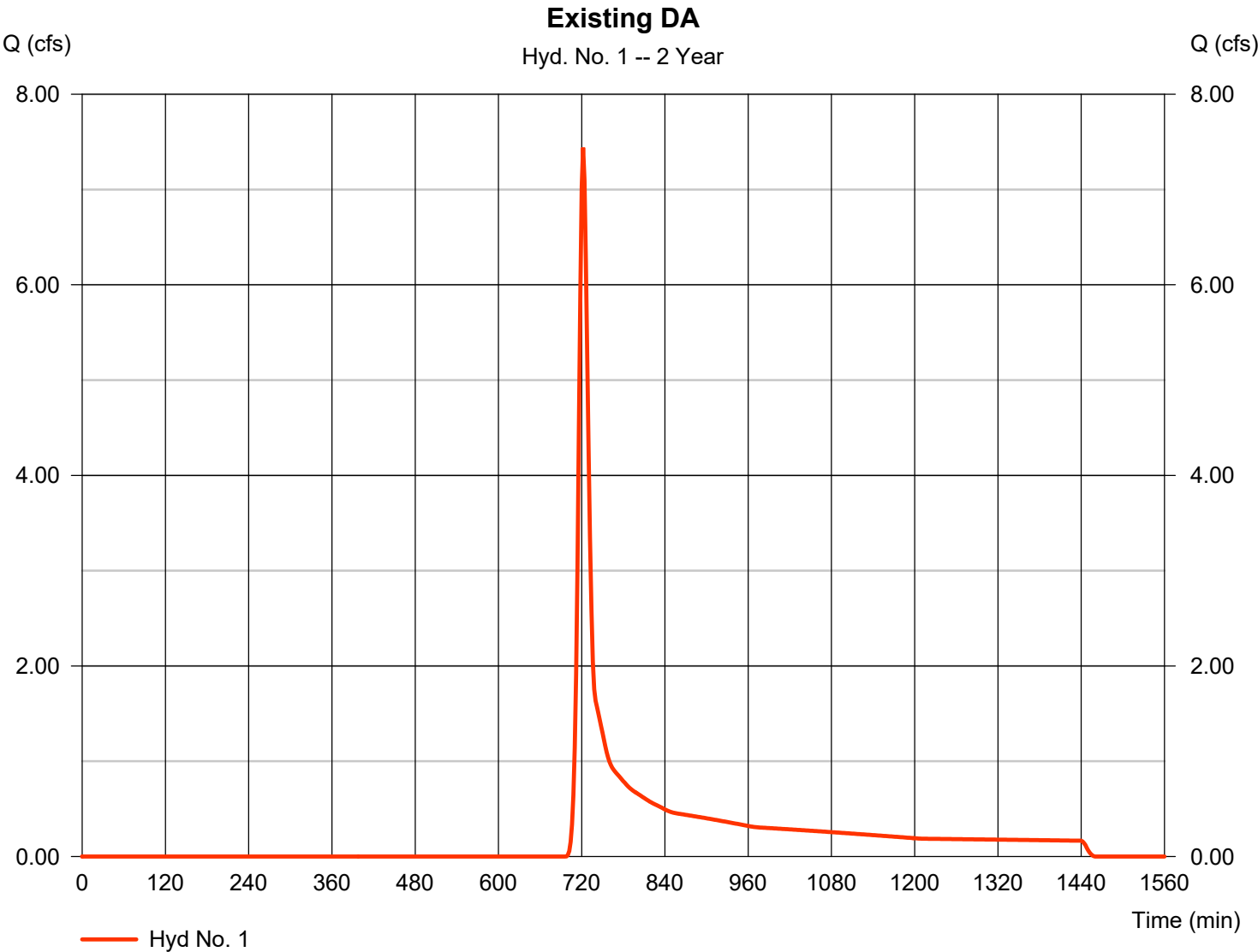
Hydrograph Report

Hyd. No. 1

Existing DA

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.439 cfs
Storm frequency	=	2 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	21,928 cuft
Drainage area	=	8.070 ac	Curve number	=	65*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	12.90 min
Total precip.	=	3.45 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.930 x 69) + (5.630 x 60) + (0.510 x 98)] / 8.070



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	19.05	2	722	50,758	-----	-----	-----	Existing DA
2	SCS Runoff	27.80	2	716	56,231	-----	-----	-----	Proposed DA
3	Reservoir	5.669	2	726	55,410	2	632.16	26,036	Wet Pond
4	SCS Runoff	4.332	2	718	8,771	-----	-----	-----	Bypass
5	Combine	6.760	2	724	64,181	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw					Return Period: 10 Year			Monday, 08 / 18 / 2025	

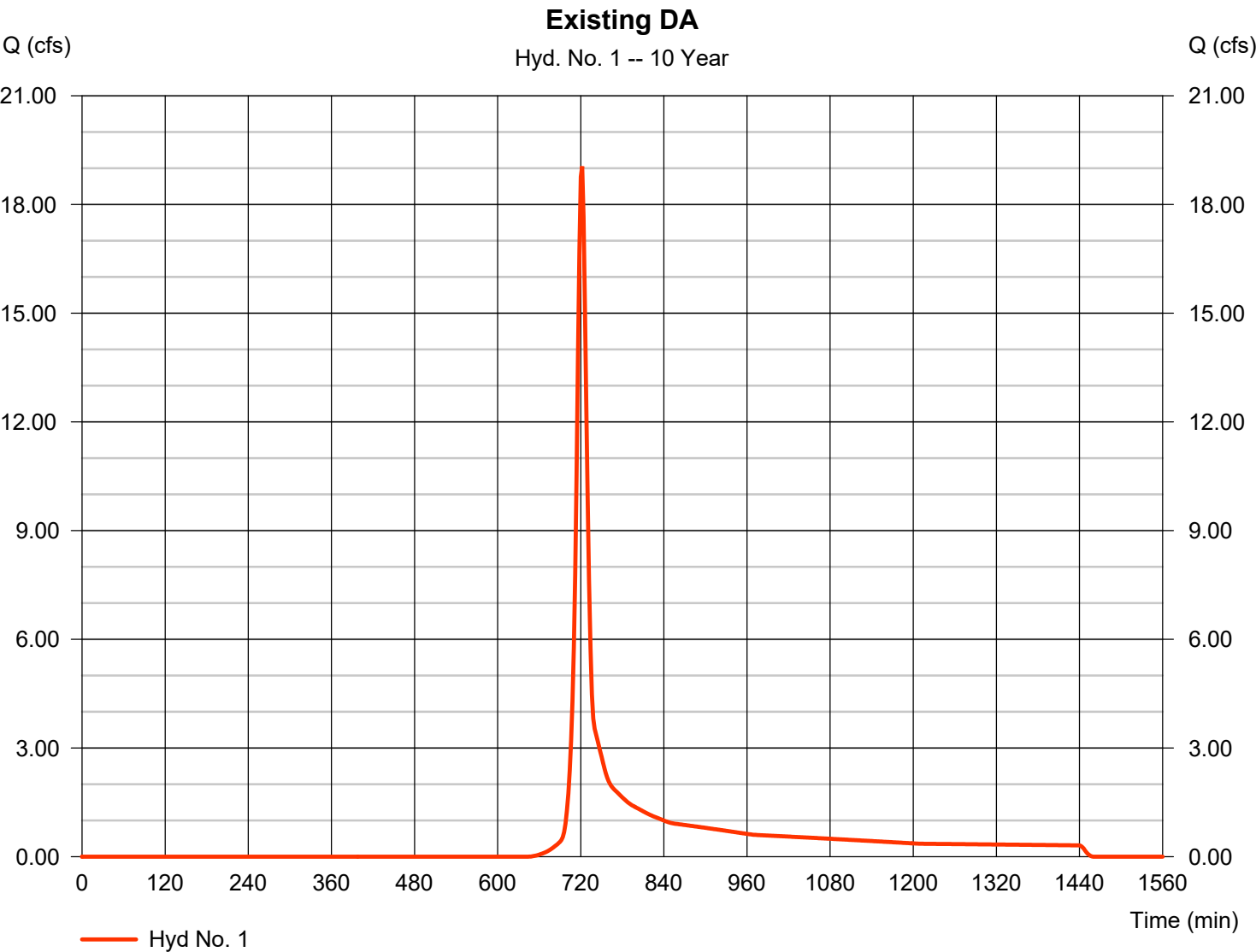
Hydrograph Report

Hyd. No. 1

Existing DA

Hydrograph type	=	SCS Runoff	Peak discharge	=	19.05 cfs
Storm frequency	=	10 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	50,758 cuft
Drainage area	=	8.070 ac	Curve number	=	65*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	12.90 min
Total precip.	=	5.04 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.930 x 69) + (5.630 x 60) + (0.510 x 98)] / 8.070



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	26.87	2	722	70,593	-----	-----	-----	Existing DA
2	SCS Runoff	36.02	2	716	73,274	-----	-----	-----	Proposed DA
3	Reservoir	20.92	2	722	72,441	2	632.50	29,938	Wet Pond
4	SCS Runoff	6.263	2	718	12,542	-----	-----	-----	Bypass
5	Combine	24.43	2	720	84,984	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw					Return Period: 25 Year			Monday, 08 / 18 / 2025	

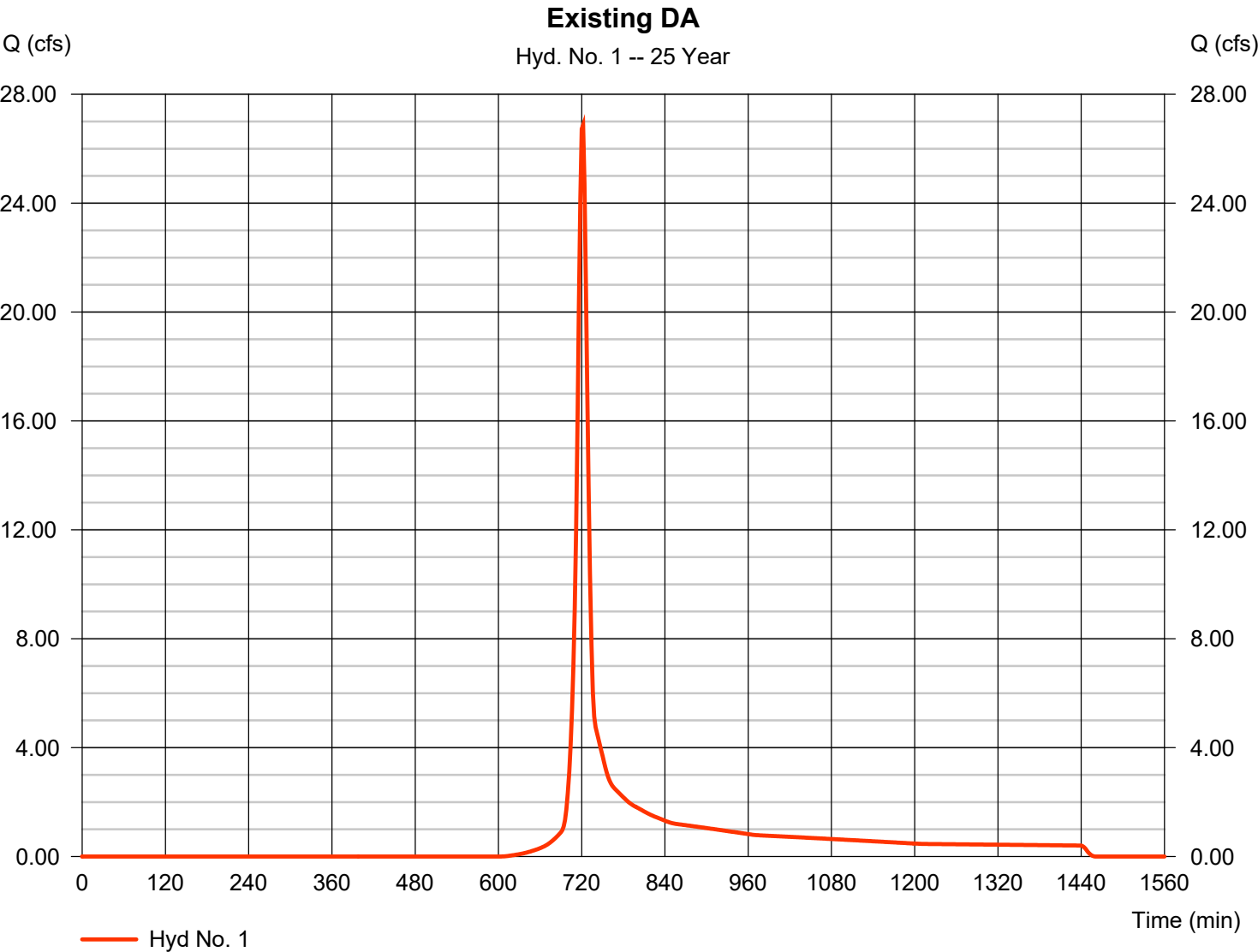
Hydrograph Report

Hyd. No. 1

Existing DA

Hydrograph type	=	SCS Runoff	Peak discharge	=	26.87 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	70,593 cuft
Drainage area	=	8.070 ac	Curve number	=	65*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	12.90 min
Total precip.	=	5.98 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.930 x 69) + (5.630 x 60) + (0.510 x 98)] / 8.070



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	33.52	2	720	87,696	-----	-----	-----	Existing DA
2	SCS Runoff	42.76	2	716	87,482	-----	-----	-----	Proposed DA
3	Reservoir	32.57	2	720	86,644	2	632.69	32,135	Wet Pond
4	SCS Runoff	7.921	2	718	15,840	-----	-----	-----	Bypass
5	Combine	39.04	2	720	102,484	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw					Return Period: 50 Year			Monday, 08 / 18 / 2025	

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

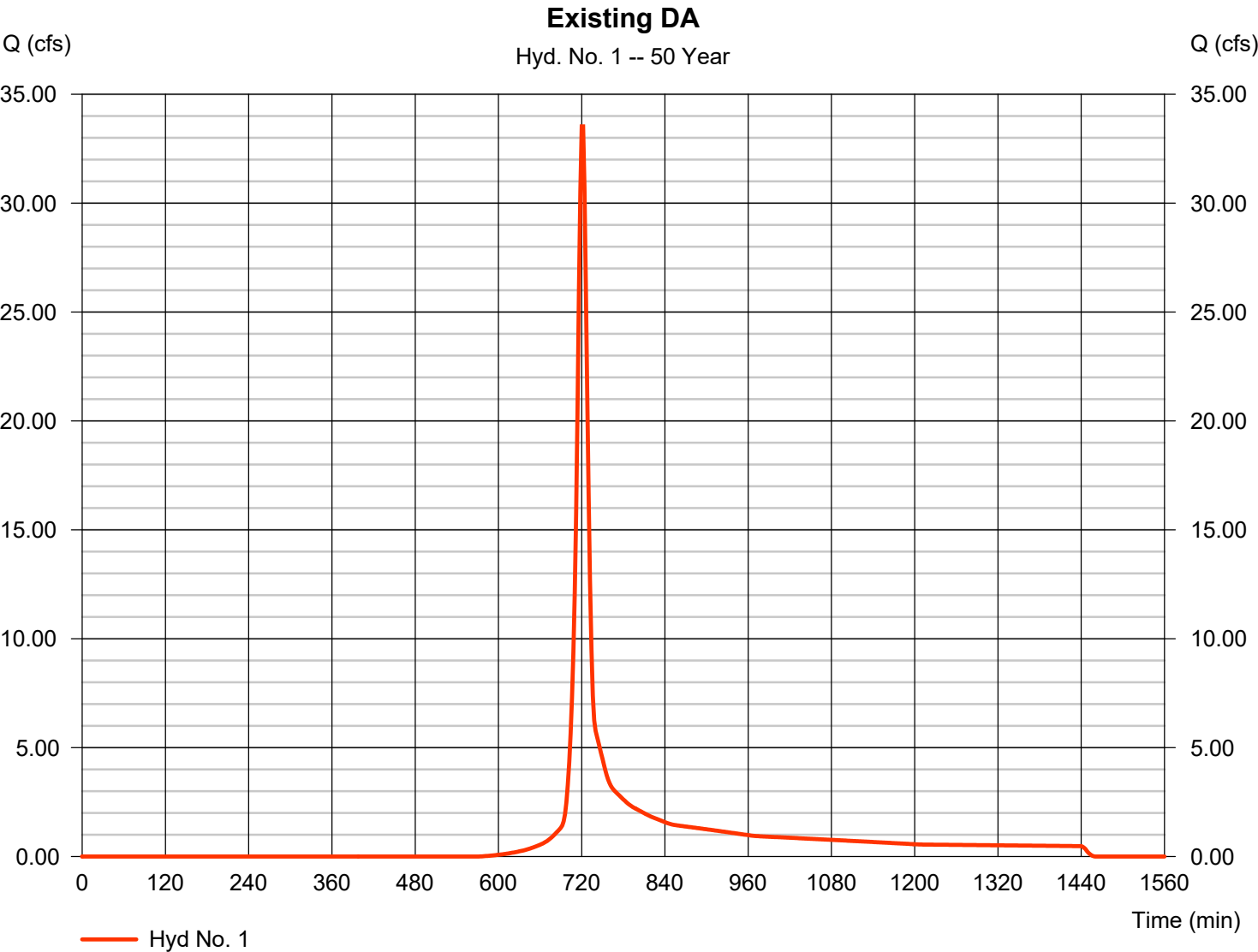
Monday, 08 / 18 / 2025

Hyd. No. 1

Existing DA

Hydrograph type	=	SCS Runoff	Peak discharge	=	33.52 cfs
Storm frequency	=	50 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	87,696 cuft
Drainage area	=	8.070 ac	Curve number	=	65*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	12.90 min
Total precip.	=	6.74 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.930 x 69) + (5.630 x 60) + (0.510 x 98)] / 8.070



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	40.66	2	720	105,791	-----	-----	-----	Existing DA
2	SCS Runoff	49.65	2	716	102,172	-----	-----	-----	Proposed DA
3	Reservoir	41.98	2	720	101,329	2	632.82	33,712	Wet Pond
4	SCS Runoff	9.667	2	718	19,364	-----	-----	-----	Bypass
5	Combine	49.89	2	718	120,692	3, 4	-----	-----	<no description>
Keystone Wet Pond Hydrographs.gpw					Return Period: 100 Year			Monday, 08 / 18 / 2025	

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

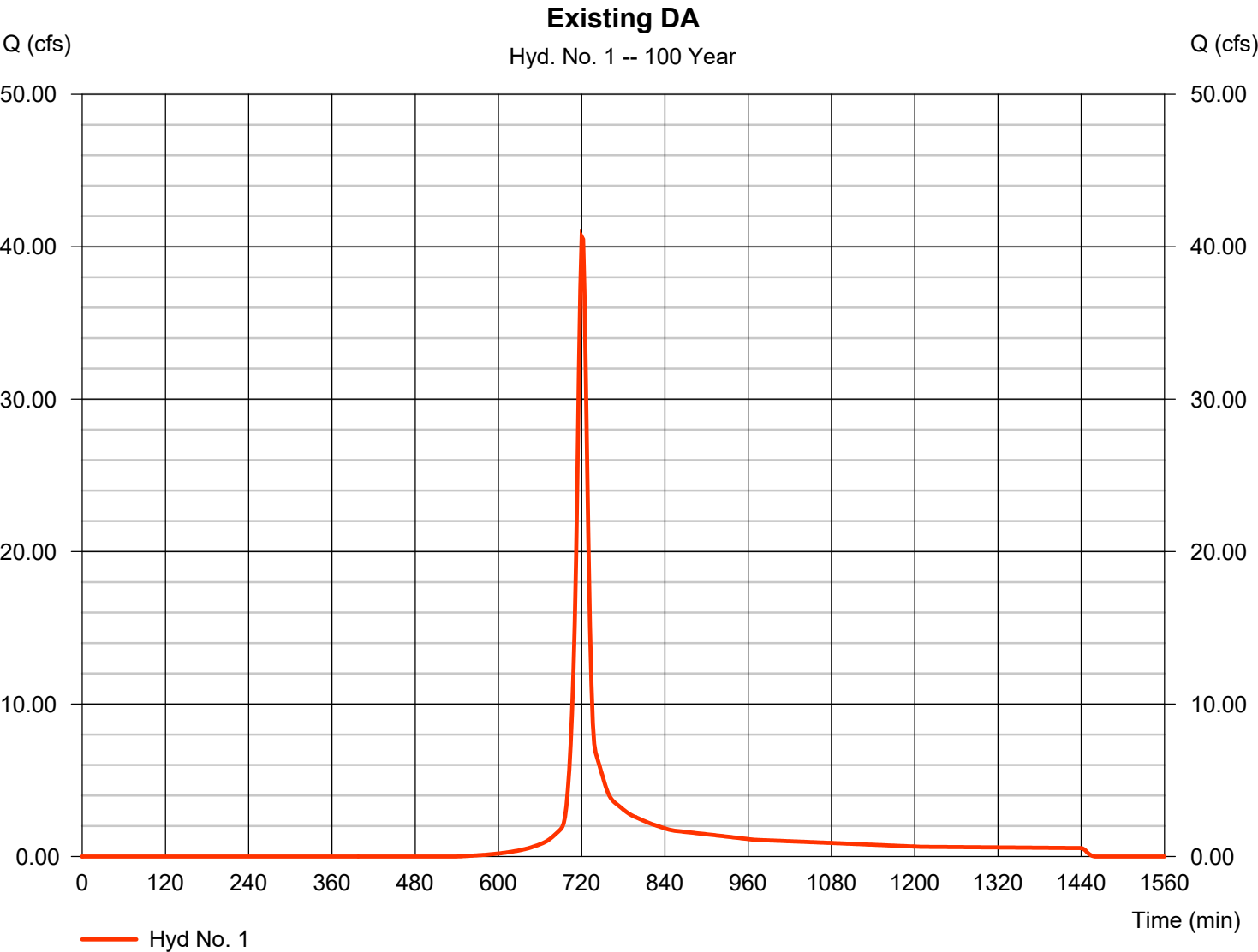
Monday, 08 / 18 / 2025

Hyd. No. 1

Existing DA

Hydrograph type	=	SCS Runoff	Peak discharge	=	40.66 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	105,791 cuft
Drainage area	=	8.070 ac	Curve number	=	65*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	12.90 min
Total precip.	=	7.51 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.930 x 69) + (5.630 x 60) + (0.510 x 98)] / 8.070



COMPOSITE CURVE NUMBERS (CN)

Project Area Soil Types =

CcB2 - Cecil Sandy Clay Loam
CuD2 - Cullen Clay Loam
EnD - Enon Sandy Loam

Input

Calculated

Pre-Construction Conditions:

Pre-Drainage Area #1

Cover Type/Condition	Soil Classification	CN	Area (SF)	Area (AC)
Brush - Fair Condition	B	56	0	0.00
Grass - Fair Condition	B	69	84,231	1.93
Woods - Fair Condition	B	60	0	0.00
Woods - Fair Condition	B	60	245,281	5.63
Impervious	B	98	22,247	0.51
TOTAL:		64.6	351,759	8.08

*NCDEQ Table 4: HSGs for NC Soil Types - Urban Areas Runoff Curve Numbers for SCS Method

NCDEQ Stormwater Design Manual Revised 3-15-2017

Post-Construction Conditions:

Post-Drainage Area #1

Cover Type/Condition	Soil Classification	CN	Area (SF)	Area (AC)
Brush - Fair Condition	B	56	0	0.00
Woods - Fair Condition	B	60	0	0.00
Meadow	B	58	0	0.00
Grass - Good Condition	B	61	157,409	3.61
Impervious	B	98	113,705	2.61
TOTAL:		76.5	271,113	6.22

Water Quality Calculations

Input
Calculated

Drainage Area	6.22	ac
Impervious Area	2.61	ac
Impervious %	42%	
Estimated Avg. Depth	3.00	ft
SA/DA Ratio	1.74	%
SA Required	0.11	ac
SA Required	4,706	sf

SA/DA Ratio			
% Impervious Cover	Permanent Pool Average Depth (ft)		
	2.50	3.00	3.50
40%	FALSE	1.51	1.38
42%	0.00	1.74	1.60
50%	FALSE	1.79	1.65

*C-3 Table 1 (Piedmont and Mountain Region)
(NCDEQ BMP Design Manual revised 11-23-2020)

Main Pool Calculations

* Average Depth calculations are based on Equation 3 of Wet Pond MDC 2 of the NCDEQ Stormwater Design Manual

Main Pool Provided Depth	3.50	ft
Calc Avg. Depth	3.07	ft (PROCEED)
SA Provided	7,815	sf (PROCEED)
SA Provided	0.18	ac

D _{MAX}	0.50	ft
Perimeter _{PP}	337.87	ft
Width _{SUBMERG}	3.00	ft
V _{SHELF}	253.40	cf

Volume Calculation (Average End Method)

Stage (ft)	Elevation (ft)	Area (sf)	Inc. Vol. (cf)	Acc Vol. (cf)	
	626.00				Bottom of Sediment Removal
0.00	626.00	3,255	0	0	Top of Sediment Removal
1.00	627.00	3,795	3,525	3,525	
2.00	628.00	4,360	4,078	7,603	
3.00	629.00	4,950	4,655	12,258	
3.50	629.50	7,815	3,191	15,449	PERMANENT POOL

Temporary Pool Calculations

$$R_v = 0.05 + 0.9 * I_A$$

SIMPLE METHOD PER NCDEQ BMP MANUAL SECTION 3.3.1

$$WQ_v = 3630 * R_D * R_v * A$$

R_v = Runoff coefficient [storm runoff (in)/storm rainfall (in)], unitless

I_A = Impervious fraction [impervious portion of drainage area (ac)/drainage area (ac)], unitless

$**V$ = Volume of runoff that must be controlled for the design storm (ft^3)

R_D = Design storm rainfall depth (in) (*Typically, 1.0" or 1.5"*)

A = Watershed area (ac)

R_v	0.43	(Design Storm = 1 inch)
WQv required	9,657	cfs
WQv provided	9,680	cfs (PROCEED)

Temp. Pool Provided Depth 4.50 ft

Volume Calculation (Average End Method)

Stage (ft)	Elevation (ft)	Area (sf)	Inc. Vol. (cf)	Acc Vol. (cf)	
0.00	629.50	7,815	0	0	Permanent Pool
0.50	630.00	8,857	4,168	4,168	Top of Shelf
1.50	631.00	9,955	9,406	13,574	
2.50	632.00	11,110	10,533	24,107	
3.50	633.00	12,322	11,716	35,823	
4.50	634.00	13,590	12,956	48,779	Top of Berm

Assumed Stage Interval for Treatment of WQv

630.00

Interpolate 0.10 area between even stages at WQv stage

Volume Calculation (Average End Method)

Stage (ft)	Elevation (ft)	Area (sf)	Inc. Vol. (cf)	Acc Vol. (cf)
0.00	630.00	8,857	4,168	4,168
0.10	630.10	8,967	891	5,059
0.20	630.20	9,077	902	5,961
0.30	630.30	9,186	913	6,875
0.40	630.40	9,296	924	7,799
0.50	630.50	9,406	935	8,734
0.60	630.60	9,516	946	9,680
0.70	630.70	9,626	957	10,637
0.80	630.80	9,735	968	11,605
0.90	630.90	9,845	979	12,584
1.00	631.00	9,955	990	13,574

Calc WQV Elevation 630.60

Water Quality Orifice Size Calculation

Treatment Vol	9,680	CF	9,680	(NCDEQ required time frame)
Draw Down Time	2	DAYS	5	
Draw Down Time	172,800	sec	432,000	
Flow (Q)	0.056	CFS	0.022	
Cd	0.6		0.6	
H/3	0.367	ft	0.367	Min orifice diameter
Area of orifice	0.019	sf	0.008	
Max orifice diameter	1.88	in	1.19	
Orifice Size Used (Dia.)	1.50	in	PROCEED	
Draw Down Time	3.08	DAYS	PROCEED	

Forebay Volume Calculation

Forbay Provided Depth ft

Volume Calculation (Average End Method)

Stage (ft)	Elevation (ft)	Area (sf)	Inc. Vol. (cf)	Acc Vol. (cf)	
	626.00				Bottom of Sediment Removal
0.00	626.00	577	0	0	Top of Sediment Removal
1.00	627.00	782	680	680	
2.00	628.00	1,011	897	1,576	
3.00	629.00	1,265	1,138	2,714	

15% Permanent Pool Volume	2,317	Proceed
20% Permanent Pool Volume	3,090	
Forebay Volume Provided	2,714	
	18%	

From: Sara Hymel <Sara.Hymel@ucps.k12.nc.us>
Sent: Monday, August 18, 2025 4:15 PM
To: Keith Fenn; Jimmy Bention
Cc: Gregory Gordos; Casey Whiteman
Subject: Re: Letter of Notification of Development in Weddington

This Message originated outside your organization.

Received.

Thank you,

Sara

Sara Hymel
Director of Planning and Construction

Union County Public Schools
201 Venus Street Monroe, NC 28112
Telephone: 704-296-3160 - D (internal ext. 6766)
Cell Phone: 980-722-5762
Email: sara.hymel@ucps.k12.nc.us

www.ucps.k12.nc.us

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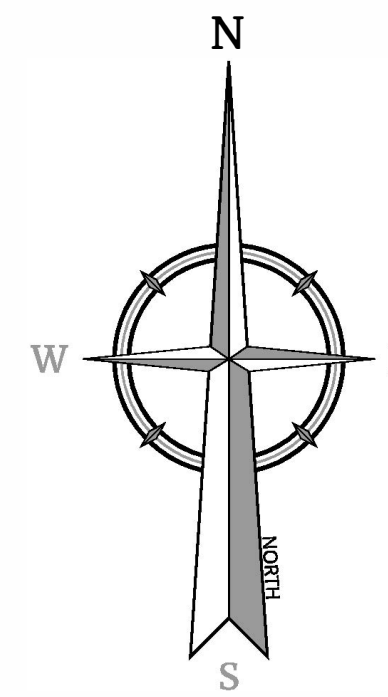
From: Keith Fenn <kfenn@keystonecustomhome.com>
Sent: Monday, August 18, 2025 3:47 PM
To: Sara Hymel <Sara.Hymel@ucps.k12.nc.us>; Jimmy Bention <Jimmy.Bention@ucps.k12.nc.us>
Cc: Gregory Gordos <ggordos@townofweddington.com>; Casey Whiteman <casey.whiteman@collierseng.com>
Subject: Letter of Notification of Development in Weddington

**WARNING: This email originated outside of our organization.
DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.**

Please find attached a notification letter as required and requested by Town of Weddington.

Keith Fenn, PE
Carolinas Director of Land Entitlement and Development | Keystone Custom Homes

CELL [980-269-6609](tel:980-269-6609)
EMAIL kfenn@keystonecustomhome.com
WEBSITE KeystoneCustomHome.com



Engineering
& Design,
Architecture, Landscape Architecture,
Surveying, CT P.C.

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Doing Business as  **MASER**
CONSULTING



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

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PRELIMINARY
FOR REVIEW
ONLY

Casey R. Whiteman
NORTH CAROLINA PROFESSIONAL ENGINEER
LICENSE NUMBER: 059701
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.C. #: C-4746

CONDITIONAL ZONING PLAN

FOR
KEYSTONE CUSTOM
HOMES
WEDDINGTON

PIN 07150015
3009 FOREST LAWN DRIVE

WEDDINGTON
UNION COUNTY
NORTH CAROLINA

Colliers

Engineering & Design,
Architecture, Landscape Architecture,
Surveying, CT P.C.

SCALE: AS SHOWN	DATE: 06/02/25	DRAWN BY: NWB	CHECKED BY: CW
PROJECT NUMBER: 25003536A		DRAWING NAME: DRAFT3	

SHEET TITLE:

LAYOUT PLAN

SHEET NUMBER: C-200

EXISTING	LEGEND	PROPOSED
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	
	FLOODWAY LIMITS	



SCALE : 1" = 60'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

MEETING SIGN IN SHEET

Second Community Meeting

Location: Weddington Town Hall, 1924 Weddington Road

Date: Thursday, June 19, 2025 at 5:30 p.m.

Applicant: Keystone Custom Homes

Project Location: 3009 Forest Lawn (parcel number 07150015).

Keystone


Name	Address	Phone	Email
Clayton Jones	5147 Panhandle C.r.	704-821-2756	
Cathy Weaver	2824 Blythe Rd Wayh	704-292-9248	
Wayne Helms	3009 Forest Lawn Dr	704-806-2989	
Jerry Smith	1517 Cox Rd	704-309-4372	
Chad Emerine	953 Eagle Rd	704-989-6879	
Brice Deter	Wynbridge Way	515-326-5584	

Note: Also in attendance
Keith Fenn, Keystone Homes
Alan Banks, Keystone Homes
Casey Whiteman, Colliers Engineering and Design
Greg Gordos, Town of Weddington



Keystone - 3009 Forest Lawn

From Casey Whiteman <Casey.Whiteman@collierseng.com>
Date Fri 2025-06-20 4:48 PM
To Gregory Gordos <ggordos@townofweddington.com>
Cc Alan Banks <abanks@keystonecustomhome.com>; Keith Fenn <kfenn@keystonecustomhome.com>

 1 attachment (1 MB)
0026_001.pdf;

Greg,

Attached is the sign-in sheet for last night's community meeting. We noted three topics of discussion listed below:

1. Question was raised on the Yield Plan – Clarified that the Yield Plan does include 12 Lots and Greg, Town Planner, acknowledged receipt of it.
2. Location of Heritage Trees was brought up – Discussed that we are saving as many as possible but not all, but that we will have this displayed and shared with/for Council to review.
3. Discussed that the Stormwater Basin was general on this plan submitted and that Town Council may request more detailed layout. Will provide the actual grading of pond for Council and verify calcs were considered in design per Weddington/State specs.

Please let us know if you need anything else or if you have any questions about the meeting.

Casey Whiteman, PE

Geographical Discipline Leader | Civil Site

casey.whiteman@collierseng.com

Cell: 480 298 7229 | Main: 980 245 3161

5275 Parkway Plaza Blvd, Ste 100, Charlotte, NC 28217



colliersengineering.com | [affiliated authorized entities](#)

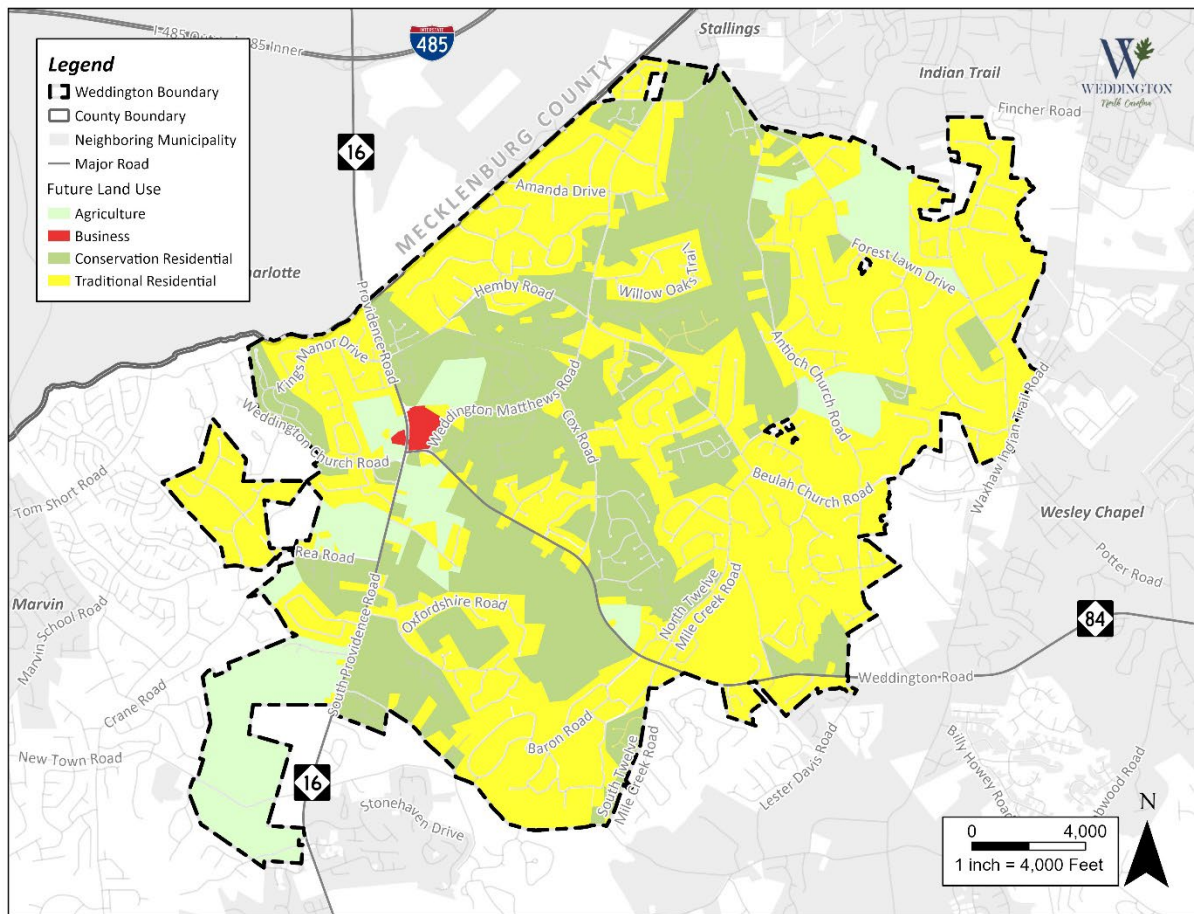


Engineering
& Design



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Map 4 Future Land Use Map



- 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 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. (O-2025-06)
3. *On Site Visit and Charette Process (Conservation Residential Development Only).*
- a. On-Site Visit/Charrette. After preparing the existing resources and site analysis map and prior to the submission of the site plan, the Applicant shall schedule time to walk the property with the Administrator, Planning Board members, and adjacent property owners. The purpose of this visit is to familiarize staff and Planning Board members with the property's special features, and to provide them an informal opportunity to offer guidance to the applicant regarding the tentative location of secondary conservation areas, potential house locations and street alignments. A notice giving the date, time and purpose of the meeting shall be sent by the Town to adjacent property owners at least ten days prior to the site walk. The Applicant shall distribute copies of the existing resources and site analysis plan at the on-site meeting. Applicants, their site designers, and the landowner shall participate to show the Town the property's special features. Comments made by town officials or staff and consultants shall be interpreted as being only suggestive and advisory. It shall be understood by all parties that no formal recommendations can be offered, and no official decisions can be made during this on-site visit. It is a work session of the Planning Board and is duly noticed in the standard manner for all public meetings.
 - b. Design Charrette. Immediately following the site visit the applicant shall sit down with the Administrator and on-site visit attendees to review the findings and begin the four-step process below. Sketch plans shall be prepared as "overlay sheets" to be lain on top of the existing resources and site analysis plan, both prepared at the same scale, to facilitate cross-comparison.
 - i. Step One: Designation of Conservation Lands. During the first step, all potential conservation areas, both primary and secondary, shall be identified, using the existing features/site analysis map. Primary conservation areas shall consist of those features described in section D-901(c)(20). Secondary conservation areas shall comprise at least half of the remaining land and shall include the most sensitive and noteworthy natural, scenic, and cultural resources as described in section D-901(c)(20). Guidance as to which parts of the remaining land to classify secondary conservation areas shall be based upon discussions at the on-site meeting plus the design standards and specific conservation standards in section D-901(c)(20). An overall goal is to minimize fragmentation of the conservation lands and to maximize connectivity among its parts, and with conservation lands on adjoining properties.
 - ii. Step Two: House Site Location. During the second step, potential house sites are tentatively located. Generally, house sites should be located no closer than 100 feet from primary conservation areas. Such sites may be situated 50 feet from secondary conservation areas to permit the enjoyment of scenic views without negatively impacting primary conservation areas.
 - iii. Step Three: Street Alignment and Trail Networks. The third step consists of aligning proposed streets to provide vehicular access to each house in the most reasonable and economical manner, and in laying out a network of informal trails connecting neighborhood areas with open space features within the conservation lands. When lots and access streets are laid out, they shall be located in such a way that avoids or at least minimizes impacts on both primary and secondary conservation areas.
 - iv. Step Four: Drawing in the Lot Lines. The fourth step consists of drawing in lot lines around potential house sites. Each lot must contain a buildable area of sufficient size to accommodate a single-family detached dwelling and customary accessory uses, including, but not limited to, storage buildings and garages, patios and decks, lawns, and driveways. Individual wells and septic systems, where these are to be provided, may be located within the undivided conservation lands if sufficient space is not available on the lots.
4. *Application, Including Site Plan.* See Appendix 2 for requirements.
5. *Community Meeting.*

- a. The applicant shall submit an application with a sketch plat showing the proposed easement lots for approval to proceed further as specified in this section.
- b. All access easements shall be at least 45 feet in width and shall meet or exceed the state department of transportation minimum standards for subdivision road width where possible. The travel surface of said easement shall be at least 16 feet in width. The travel surface need not be paved. The easement shall be maintained at all times in a condition that is passable for service and emergency vehicles.
- c. The creation of easement lots shall follow the procedures of a minor subdivision as outlined in Article 8. In addition, a statement shall be placed on the subdivision plat acknowledging that said lots were being created upon a privately maintained and recorded easement, and a statement indicating the parties responsible for maintaining the easement.
- d. Creation of such easement lots and access easements shall not impair future extension of an adequate system of public streets to serve such lots.
- e. Easement lots shall not be further subdivided unless the newly created lots abut a public road. Any additional subdivision of easement lots shall be a major subdivision and shall be reviewed using the major subdivision plat approval process.
- f. If public road access becomes available to easement lots, all affected lot owners shall have the easement terminated of record.

G. Private Roads and Gatehouses. New residential neighborhoods may be developed with private roads and gatehouses are permitted in accordance with the following standards:

1. With the exception of the placement of the gate and/or guardhouse in a private street, any private road shall be built to state standards and shall meet all applicable minimum right-of-way, pavement, and construction standards for public roads as established by the state department of transportation.
 - a. A certified engineer shall verify that all private roads within residential neighborhood conform to all required state department of transportation standards for roadway and storm drainage design.
 - b. The NCDOT Built-To Standards Checklist (available at Town Hall upon request) will be required to be submitted to the Town zoning staff for review and approval.
 - c. The Town reserves the right to have streets inspected during the construction phase to ensure that they are being built in accordance with all applicable state DOT standards.
 - d. The developer shall bear all costs borne by the Town in association with such inspections.
2. Before the approval of a final plat, the developer shall submit to the Town the design and layout of any gatehouse, external fence, and walls. Berms shall be located outside any public street right-of-way and shall be designed to blend in, to the greatest degree feasible, with the proposed development and shall be attractive to motorists and pedestrians from adjoining public streets.
3. Neighborhoods which have an entrance gate are subject to the following regulations:
 - a. The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate.
 - b. An annual inspection and test of the gate system shall be performed, and the results submitted to Town hall during the renewal window prescribed in the Town of Weddington Annual Enforcement Manual.
 - c. Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested.
 - d. Any homeowners' association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year-round maintenance and to submit a copy of the service agreement to Town Hall.
 - e. The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences, or berms located at the external periphery of the development, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association.

- b. Failure to install and maintain tree protective devices shall be a civil penalty of five hundred dollars (\$500.00) per tree per day beginning with the date the citation is issued and ending when the site is in compliance.
 - c. Failure to install required landscape material or to replace dead landscape material shall be a civil penalty of five hundred dollars (\$500.00) per day beginning with the date the citation is issued and ending when the site is in compliance.
 - d. Removal of a tree 8-inches DBH or greater without permission from the administrator will result in a civil penalty of one thousand dollars (\$1,000.00) per tree.
 - e. Removal of a Heritage tree without permission from the Administrator shall be a civil penalty of eight hundred dollars (\$800.00) per inch for each tree.
 - f. The maximum civil penalty for each tree shall not exceed fifty thousand dollars (\$50,000).
12. In accordance with N.C.G.S. 160D-921, the town administrator may deny a building permit or refuse to approve a site or subdivision plan for either a period of up to:
- a. Three years after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees that were protected under local government regulations governing development from the tract of land for which the permit or approval is sought.
 - b. Five years after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees that were protected under local government regulations governing development from the tract of land for which the permit or approval is sought and the harvest was a willful violation of the local government regulations.

(O-2025-01)

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 plan.

C. Priority for Conservation Lands. In delineating conservation areas, the applicant shall use the following tier system as a guide, with those lands included in tier A having the highest priority for preservation; provided, however, that in certain portions of the Town, the priorities defined may be altered by the Town in order to maximize achievement of the goals and objectives of maintaining open space through conservation residential development projects:

- 1. Tier A, Highest Priority.
 - a. Forestlands.
 - b. Steep slopes (greater than twenty five percent (25%)).
 - c. Viewsheds from thoroughfares.

2. Tier B, Medium Priority.
 - a. Farmlands, meadows, pastures, and grasslands.
 - b. Historic sites.
3. Tier C, Lowest Priority.
 - a. Moderate steep slopes (fifteen to twenty five percent (15% to 25%).
 - b. Rock formations.
 - c. Lands adjacent to parks.

D. Consistency with Town Plans. Conservation Lands shall be located in a manner that is consistent with the Town's land use plan and any Conservation Land audit, which identifies an interconnected network of Conservation Lands.

E. Stream Valleys, Swales, Springs, and Other Lowland Areas. Stream valleys, swales, springs and other lowland areas are resources that warrant restrictive land use controls because of flooding hazards to human life and property, their groundwater recharge functions, their importance to water quality and the health of aquatic communities, and their wildlife habitats. They are generally poorly suited for on-site subsurface sewage disposal systems. Accordingly, the following activities shall be minimized in such areas:

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

F. Forestlands.

1. Forestlands often occur in association with stream valleys and wet areas, poor and erodible agricultural soils, and moderate to steep slopes. Forestlands serve many functions, including soil stabilizers, particularly on moderate to steep slopes, a means of ameliorating harsh microclimatic conditions in both summer and winter, a source of wood products, natural wildlife habitats, and visual buffers.
2. Because of their resource values, all forestlands on any tract proposed for a conservation subdivision shall be evaluated to determine the extent to which they should be designated partly or entirely as Conservation Lands. Evaluation criteria include: configuration and size, present conditions, site potential (i.e., the site's capabilities to support forestlands, based upon its topographic, soil and hydrologic characteristics), ecological functions (i.e., in protecting steep slopes, erodible soils, maintaining stream quality and providing for wildlife habitats), relationship to forestlands on adjoining properties and the potential for maintaining continuous forestland areas.
3. The evaluation of the tract's forestlands shall be undertaken consistent with the Town's land audit. This evaluation shall be submitted as a report and made a part of the application for a sketch plan. At a minimum, that report shall include one or more maps indicating boundaries and conditions of forestland areas.
4. In designing a conservation residential development, the applicant shall be guided by the following standards:
 - a. Proposed site improvements shall be located, designed and constructed to minimize the loss or degradation of forestland areas.
 - b. Disturbance or removal of forestlands occupying environmentally sensitive areas shall be undertaken on a limited, selective, as needed basis. In particular, areas to be designed around and conserved, whenever possible, include the following: areas with a high diversity of tree species and tree ages; areas without invasive species; and individual trees of significant diameter. Because different tree species have different growth characteristics, certain species become significant at different diameters. For example, fast-growing species such as conifers become significant at 15 inches dbh. Relatively fast-growing hardwoods such as sweet gum and sycamore become significant at 12 inches dbh. Other hardwoods such as oaks and maples become significant at 12 inches dbh. Understory trees such as dogwood, redbud, waterbeechn, and holly become significant at eight inches dbh.

1. *Single-Family and Two-Family Dwellings.* All Zoning Permit submittals for single-family and two-family dwellings, as well as any additions thereto, shall consist of the following items:
 - a. A completed application, as provided by the Town.
 - b. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
 - c. A plot plan, prepared by a licensed surveyor or engineer, depicting the following:
 - North arrow, scale, location map and date prepared;
 - All adjacent rights-of-way with indication of centerline and width, and paved width;
 - Dimensions of existing lot lines, streets, drives, building lines, setbacks, structural overhangs, and building separations;
 - Identification and description of watercourses, wetlands, tree masses, and other environmentally sensitive areas;
 - Location, footprint and size of all existing and proposed buildings; and
 - Location of all existing and proposed water lines, sanitary sewer lines, septic fields, and any proposed utility easements.
 - d. Architectural details including the following:
 - Floor plans of the proposed structure (only where the dwelling includes an elevator shaft, or an accessory dwelling is associated with the proposal); and
 - Building elevation drawings depicting proposed height and building materials.
 - e. *Exception.* If the proposed dwelling is to be located on a lot of ten acres or greater and is not to be located closer than 200 feet from any property line, then a plot plan sketch document may be provided in-lieu of a plot plan prepared by a licensed surveyor or engineer.
2. *Principal Uses Other Than Single-Family and Two-Family Dwellings.* All Zoning Permit submittals for a principal use other than single-family and two-family dwellings, as well as any additions thereto, shall consist of the following items:
 - a. A completed application, as provided by the Town.
 - b. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
 - c. A survey of the subject parcel as prepared by a licensed surveyor.
 - d. Civil plans, prepared by a licensed engineer, consisting of the following:
 - Cover sheet with site data table;
 - Demolition plan, if applicable;
 - Site plan;
 - Paving, grading and drainage plan;
 - Utility plan;
 - Lighting plan; and
 - Landscape plan.
 - e. Architectural details including the following:
 - A floor plan of the proposed structure; and
 - Building elevations drawings depicting proposed height and building materials.
 - f. Traffic Impact Analysis (TIA), if applicable, prepared consistent with the most recent version of the Town's TIA Procedures Manual.
3. *Accessory Buildings, Decks, and Patios on Residential Property.*
 - a. All Zoning Permit submittals for an accessory building, deck or patio that is less than or equal to 200 square feet on residential property shall be accompanied by the following items:
 1. A completed application, as provided by the Town.
 2. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
 3. A plot plan sketch depicting the following:
 - Lot boundary;

- Location and square footage of all existing principal and accessory structures;
 - Location, square footage, and dimensions of proposed structures; and
 - Distance of the proposed structure from the front, side, and rear lot lines.
4. Building elevations drawings depicting proposed height and building materials, or manufacturers specification sheet/details.
- b. All Zoning Permit submittals for an accessory building, deck or patio that is greater than 200 square feet on residential property shall be accompanied by the following items:
1. A completed application, as provided by the Town.
 2. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
 3. A plot plan, prepared by a licensed surveyor or engineer, depicting the following:
 - North arrow, scale, location map and date prepared;
 - All adjacent rights-of-way with indication of centerline and width, and paved width;
 - Dimensions of existing lot lines, streets, drives, building lines, setbacks, structural overhangs, and building separations;
 - Identification and description of watercourses, wetlands, tree masses, and other environmentally sensitive areas;
 - Location, footprint and size of all existing and proposed buildings; and
 - Location of all existing and proposed water lines, sanitary sewer lines, septic fields, and any proposed utility easements.
 4. Architectural details including the following:
 - A floor plan of the proposed structure; and
 - Building elevation drawings depicting proposed height and building materials.
 5. Exception. If the proposed accessory structure is to be located on a lot of ten acres or greater and is not to be located closer than 200 feet from any property line, then a plot plan sketch document may be provided in-lieu of a plot plan prepared by a licensed surveyor or engineer.
- c. All Zoning Permit submittals for buildings for agricultural purposes shall be accompanied by the following items:
1. A completed application, as provided by the Town.
 2. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
 3. A plot plan sketch depicting the following:
 - Lot boundary;
 - Location and square footage of all existing principal and accessory structures;
 - Location, square footage, and dimensions of proposed structures; and
 - Distance of the proposed structure from the front, side, and rear lot lines.
 4. Building elevations drawings depicting proposed height and building materials, or manufacturers specification sheet/details.
4. *Upfits.* All Zoning Permit submittals for an upfit of an existing residential or non-residential building, as well as any associated accessory structures or decks, shall be accompanied by the following items:
- a. A completed application, as provided by the Town.
 - b. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
 - c. A floor plan depicting the existing and proposed improvements.

(Ord. No. 2022-03, 2022 10-10; Ord. No. 2023-01, 2023 02-13)

CERTIFICATE OF COMPLIANCE.

- Application provided by the Town. Initiated by the owner of the property or authorized agent.
- Fee

- A physical survey certified* as accurate by a surveyor or engineer registered with the state including:
 - the lot boundary;
 - dimensions of the proposed structure;
 - setbacks; and
 - the distance the structure is from the front, sides and rear lot lines of the lot labeled on the plan.

*for residential properties, that if the tract that the residence is constructed on contains ten acres or more, then the person applying for the certificate of compliance shall be allowed to present a noncertified sketch in lieu thereof, provided that the residence is not to be located closer than 200 feet from any of the boundaries of the tract. If the proposed residence is to be located closer than 200 feet from any of the boundaries of the tract, then the applicant shall submit a certified survey of the improvements with respect to those boundaries only. The sketch submitted shall in all other respects comply to the requirements set forth above.

SIGN PERMIT

- Application provided by the Town.
- Fee.
- Elevation showing the linear feet of the facade from side to side, existing signs and square feet and the proposed sign and square feet.
- Site plan (for free standing signs).

TEMPORARY STRUCTURES INCLUDING MOBILE HOMES, CONSTRUCTION TRAILERS, AND SUBDIVISION SALES OFFICES

- Application provided by the Town.
- Fee
- Site plan depicting the following:
 - Size of temporary structures including dimensions
 - Location of structure including all setbacks & buffers
 - Parking for temporary use

TEMPORARY USES INCLUDING EVENTS

- A site plan showing parking and the layout of event area, temporary structures and sign locations
- Narrative including:
 - Nature of use
 - Duration of use
 - Hours of operation
 - Lighting
 - Projected attendance
 - Waste/trash disposal
- Other Submittal Requirements (if applicable):
 - Proof of adequate insurance to cover the event
 - Review from Union County Sheriff's Department regarding traffic and crowd control
 - Union County mass gathering permit
 - Department of Revenue weekend Temp Sales and Use ID# for retail sales

- (1) No conditional use, vested rights, rezoning, or zoning application for nonresidential uses or preliminary subdivision plat for residential or nonresidential uses will be considered as complete unless it includes a stormwater management plan detailing in concept how runoff resulting from the development will be controlled or managed. Preliminary informational meetings with the town zoning administrator or the planning board may be allowed without a complete stormwater management concept plan.
 - (2) 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.
 - (3) All costs for the town's engineering review of the stormwater management concept plans and final plans shall be borne by the owner/developer.
- (b) *Stormwater management concept plan requirements.* A stormwater management concept plan shall be required with all permit applications and will include sufficient information to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site on water resources, and the effectiveness and acceptability of the measures proposed for managing stormwater generated at the project site. The information provided shall meet the design requirements of the Stormwater Manual. The following items are required to be submitted for review of the stormwater management concept plan:
- (1) Existing conditions and proposed site layout sketch plans which illustrate at a minimum: existing and proposed topography; perennial and intermittent streams; mapping of predominant soils from soil surveys; boundaries of existing predominant vegetation and proposed limits of clearing and grading; proposed open space area; and location of existing and proposed roads, buildings, parking areas and other impervious surfaces.
 - (2) A written or graphic inventory of the natural resources at the site and surrounding area as it exists prior to the commencement of the project and a description of the watershed and its relation to the project site. This description should include a discussion of soil conditions, forest cover, topography, wetlands, and other native vegetative areas on the site, as well as the location and boundaries of other natural feature protection and conservation areas such as lakes, ponds, floodplains, stream buffers, and other setbacks. Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.
 - (3) A written or graphic concept plan of the proposed post-construction stormwater management system including: preliminary selection and location of proposed structural stormwater controls; low impact design elements; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; location of proposed open space areas; location of all floodplain/floodway limits; relationship of the site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings.
 - (4) Preliminary selection and rationale for any structural stormwater management practices along with sufficient engineering analysis to show that the proposed stormwater management measures are capable of controlling runoff from the site in compliance with the Town of Weddington Stormwater Management Ordinance and the specifications of the Stormwater Manual.
 - (5) A note acknowledging responsibility for the operation and maintenance of any stormwater management facility, and that such obligation shall be disclosed to future owners.
- (c) *Final stormwater management plan requirements.* After review of the stormwater management concept plan and modifications to that plan as deemed necessary by the town, a final stormwater management plan shall be submitted for approval. The final stormwater management plan shall detail how post-construction runoff will be controlled, managed and maintained in perpetuity, and how the proposed project will meet the requirements of this division. All such plans shall conform to the design requirements of the Stormwater Manual and shall be prepared by a North Carolina licensed professional engineer. The plan submittal shall include all of the information required in the submittal checklist established by the zoning administrator.
- (d) *Performance bond/ security.*
- (1) The Town of Weddington may, at its discretion, require the submittal of a performance security or bond prior to issuance of a permit in order to insure that the stormwater management facilities are installed by the permit holder as required by the approved stormwater management plan. The amount of the installation performance security shall be the total estimated construction cost of the stormwater management practices approved under