



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, AUGUST 11, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA
*AMENDED AT MEETING**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council 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.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Presentation from Toll Brothers – Morris Farm Subdivision
 - A. Public Comment
9. Public Safety Report
10. Consent Agenda
 - A. Approve July 14, 2025 Regular Town Council Meeting Minutes
 - B. Authorize Staff to Execute Contracts for On-Call Engineering Services
 - * ~~C. Approve Release of Bond #GSA2400869 in the amount of \$48,771.25~~
11. Old Business
 - * ~~A. Discussion and Possible Consideration of instructing staff to begin downtown overlay amendment process.~~
 - B. Discussion and Consideration of Text Amendment 2025-06 Appendix 2B Submittal Requirements and approval of Land Use Consistency Statement.
12. New Business
 - * A. Approve Release of Bond #GSA2400869 for Belle Mar Subdivision in the amount of \$48,771.25
13. Code Enforcement Report

14. Update from Finance Officer and Tax Collector
15. Updates from Town Planner and Town Administrator
16. Transportation Report
17. Council Comments
18. Closed Session pursuant to NCGS 143-318.11(a)(3) To consult with an attorney and NCGS 143-318.11(a)(6) Personnel matters
19. Adjournment



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, AUGUST 11, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 9**

1. Call to Order

Mayor Bell called the meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Jeff Perryman and Darcey Ladner present. Councilmember Brannon Howie was absent.

Staff present: Town Administrator/Clerk Karen Dewey, Town Planner Gregory Gordos, Finance Officer Leslie Gaylord, Admin Assistant/Deputy Clerk Debbie Coram, Town Attorney Karen Wolter, Deputy Grant Wrenn

Visitors: Craig Horn, Cathy Brown, Nancy Anderson, Anne Marie Cruz, Chris Walker, Liz Holtey, Clayton Jones, Nancy Pratt, Chad Emerine, Bill Deter, Charles Bondurant Joyce Plyler, Brent Lee, Debbie Moffat, Neil Rayson, Christie Martinez, Kimberly Church, Phil Nolan, Christopher Neve, Jeff Gaskin, Marie Gaskin

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

4. Additions, Deletions and/or Adoption of the Agenda

Councilmember Perryman asked to remove item 11.A. Discussion and Possible Consideration of instructing staff to begin downtown overlay amendment process and table it to September.

Mayor Pro Tem Smith requested to move item 10.C. Approve Release of Bond #GSA2400869 in the amount of \$48,771.25 on the Consent Agenda to 12.A. under New Business

Motion: Mayor Pro Tem Smith made a motion to approve the agenda as amended.
Vote: The motion passed with a unanimous vote.

5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council 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.*

Mayor Bell read the Conflict of Interest Statement. No Councilmember had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Jeff Perryman reported that the next Western Union Municipal Alliance (WUMA) meeting would be held on Thursday, August 28th at 4:00 PM at Wesley Chapel Town Hall. He encouraged anyone interested to attend. He also mentioned that although his discussion on the downtown overlay was moved to September, his invitation remained open for residents opposed to the overlay to meet with him for discussion. He noted that he had met with several planning board members on the 22nd, which he described as a productive discussion. Councilmember Perryman also reported that he had reached out to Representative David Willis regarding bills in Raleigh concerning state proposals to remove local zoning authority from municipalities. He had not yet received a response but noted that the legislature was currently on break.

Mayor Bell shared news about a zip code bill that would give Weddington its own unique zip code. He explained that Mayor Horn had initially made him aware of this possibility around December of last year. Congressman Mark Harris had been instrumental in supporting this effort, and the bill passed the House with a two-thirds vote on July 21st. Mayor Bell explained that the bill would now move to the Senate and potentially to the President's desk. Mayor Bell detailed how having a unique zip code would benefit the town by resolving confusion about town boundaries, clarifying property taxes, preventing misdirection of state funding, and correcting driver's license information. He shared an anecdote about residents in Stratford on Providence who were confused about whether they lived in Weddington or Waxhaw. Mayor Bell played a short video of Congressman Harris speaking on the House floor in support of Weddington's zip code bill. He encouraged residents to reach out to Congressman Harris to thank him for his support and to contact Senators Thom Tillis and Ted Budd to encourage them to sponsor or co-sponsor the bill in the Senate.

Mayor Pro Tem Tom Smith reported on discussions from the last "Meet the Mayor" meeting regarding DOT paving. He had reached out to DOT the previous week but had not yet received a reply. He noted that after driving several roads, he believed DOT had applied what they term "preservation" rather than asphalt on certain streets. He explained that DOT typically repaves 5-6 town streets each year, with the type of paving depending on the condition of the streets. Smith also commended Mayor Bell for his work on the zip code bill, noting that as a Weddington resident with a Matthews address, he found the current situation confusing and believed a Weddington zip code would be very helpful.

7. Public Comments

Clayton Jones read comments on behalf of Ellen McLaughlin, who was unable to attend. The comments addressed concerns about Toll Brothers' construction practices in the Bromley subdivision, including the removal of a steel barrier between subdivisions and silt fencing during heavy rains, which resulted in red clay flowing onto streets. According to the comments, homeowners had also reported that Toll Brothers' heavy equipment was causing their homes to shake, raising concerns about structural damage. The comments urged vigilance regarding construction practices and requested a ban on commercial solicitation in Weddington, similar to ordinances in Pineville, Davidson, and Indian Trail.

Chad Emerine spoke about the bond release for Belmar subdivision, noting concerns about stormwater management. He pointed out that despite being a major subdivision with 10 lots, he could find no record of it going before the planning board and town council for approval. He described the stormwater pond as "a mud pit lake with a fountain doing muddy water coming out of it" and noted other unusual aspects, including a 30-foot buffer when 50 feet was required. He urged the council to carefully review the development before signing off on the bond release.

Joyce Plyler expressed her love for Weddington's uniqueness, peacefulness, remaining pastures, tree canopy, creeks, ponds, and large residential lots. She described the town as "an idyllic little haven" amidst chaos and destruction in the broader world. She expressed concern about irresponsible destruction of the environment and urged the council to be vigilant, particularly in their oversight of the planning board, which she felt did not always share the perspectives of homeowners. She also expressed concern about whether the town planner had enough time to respond to constituent concerns, noting that her emails had gone unanswered.

Brent Lee addressed the development topics being discussed, urging that there didn't need to be significant disparity between different viewpoints. He mentioned receiving a flyer that alluded to a potential conflict of interest on the board, which he felt was inappropriate. He argued that smart development and smart preservation could coexist, and that commercial development would not necessarily lead to higher crime. He noted that studies show increased residential development can have a higher impact on traffic than commercial development, especially during rush hours. Lee encouraged everyone to keep an open mind and recognize that it's not a "zero-sum game."

Christie Martinez identified herself as a Weddington resident of 18 years and a board member of Polivka International. She spoke in favor of responsible commercial development, arguing that the town consistently responds with "no" to commercial opportunities. She suggested that this approach lacks engagement and creates obstacles to beneficial investment. She praised Polivka's investment in the town as its international headquarters and criticized the characterization of him as a villain for wanting to create jobs and tax revenue.

Jared Polivka expressed gratitude to town staff, the planning board, and town council for their work. He raised concerns about the January council meeting where the Polivka family's application was voted down despite being approved by the planning board. He stated that after a 16-month review process and significant investment, the main reason given for rejection was that the property was not part of the downtown overlay, though it was zoned mixed-use and designated for business on the future land use map. He quoted experts who had reviewed the meeting and described the council's conduct as "arbitrary, capricious, and negligent." He argued that the council's duty is to uphold the rights of all citizens equally and follow town ordinances, not yield to the loudest voices.

8. Presentation from Toll Brothers – Morris Farm Subdivision

Margaret Puckett, Vice President of Acquisition for Toll Brothers, introduced herself and explained that she had joined the team about two months ago. She outlined their presentation on the Morris Farm property on Weddington Road, a 94-acre site surrounded by residential subdivisions. She explained that the current zoning is RCD (Residential Conditional) and the proposed zoning is also RCD conditional, but as a traditional residential development allowing 43 residential home sites.

Robert Price of Toll Brothers discussed the development plan, explaining that clearing would be limited to the road areas highlighted in red on their presentation. He detailed the stormwater management plan, showing proposed locations for two BMPs (Best Management Practices) basins - one to the east and one to the west. He explained that the development would include 8 lots on the west side of Matthews Weddington Road and 35 lots on the east side, for a total of 43 lots.

Mr. Price discussed the septic system plans, explaining that each lot would have its individual septic system. He showed areas marked in darker yellow on their plan indicating viable soils for septic systems, with each lot able to support a minimum of 5 bedrooms.

Regarding tree preservation, Mr. Price noted that while there aren't many trees on the site, they identified 5 heritage trees. After meeting with the mayor and mayor pro tem, they redesigned their plan to preserve these trees, which are indicated by green dots on their presentation.

Mr. Price presented the traffic impact study findings, which recommended egress/deceleration lanes, acceleration lanes on both sides of the road, and a center lane. He emphasized that all required traffic improvements were within the frontage of their development.

Ms. Puckett addressed feedback from their community meeting, where residents expressed a desire for architecture consistent with Weddington, unlike their previous Baxley community. She explained that they had enhanced their architectural designs to better align with Weddington's character and were committed to ensuring variety in home designs. She noted that there would be over 225 combinations possible between their 6 floor plans and various elevation options, with homes up to 6,000 square feet available.

Mr. Price discussed their commitment to landscaping, including a hundred-foot road frontage buffer on both sides of the road with large species and undulating berms. He emphasized their intention to provide "instant gratification" with substantial initial plantings rather than minimal 2-inch caliber trees. He noted that the average lot size would be 1.03 acres, and they intended to preserve existing trees where possible, only clearing for roads, home footprints, and septic systems.

A. Public Comment

Kurt Voorhies, President of the Arbor Oaks Homeowners Association, spoke about concerns regarding the connection to Bonner Drive. He explained that Arbor Oaks is a small neighborhood of 10 homes, with 9 homes on the cul-de-sac of Bonner Drive. He stated that while residents were pleased to have Toll Brothers developing the adjacent farmland, they opposed connecting their private cul-de-sac to the new 35-home development. He questioned whether the connection was truly necessary for emergency access and suggested exploring alternatives.

Chad Emerine urged the council to hold Toll Brothers to all requirements in the UDO, including the new tree ordinance, cul-de-sac length of 500 feet, and the clarified Appendix 2B. He cited past issues with Toll Brothers developments in Weddington, including problems with the lake in Bromley, sediment inspections at Enclave at Baxley, and tree removal at Luna. He questioned whether the buffer at Luna met the standard for year-round screening, noting that 75% of the trees appeared deciduous, and stated there wasn't a proper berm across the road frontage.

Jeff Gaskin, a Bonner Drive resident, echoed concerns about connecting their street to the new development. He noted that 9-10 children play in the cul-de-sac daily. He also urged Toll Brothers to build a higher berm than the one at Luna, which he described as "way too low." He suggested that emergency vehicle access could be adequately provided through the main entrance on Weddington Matthews Road rather than through Bonner Drive, which he described as narrower and less direct.

Scott Burns, another Bonner Drive resident, mentioned that he had lived in Weddington for 21 years and previously raised children in a cul-de-sac neighborhood. He expressed concern for the 17 children currently in the neighborhood and requested that the council explore options for preventing the cut-through.

In response to residents' concerns, Tom from Kimley Horn, the traffic consultant for Toll Brothers, explained that developments of a certain size (over 35 lots) typically require a second access point for emergencies. He noted that due to spacing limitations along Weddington Matthews Road, a second access point on that road wasn't feasible, but acknowledged they could look into emergency-only access if the town was open to that option.

Robert Price clarified that Toll Brothers was "definitely amenable" to removing the Bonner Drive connection, explaining that it was included based on recommendations from either LaBella or NCDOT, not at Toll Brothers' insistence. He explained that their original plan had two entrances on Weddington Matthews Road, but traffic improvement requirements made a second entrance on that road challenging due to taper requirements.

The council asked various questions about the development. Mayor Pro Tem Smith inquired about the septic systems and panel block system, to which Mr. Price confirmed they would provide complete information with their application. Mayor Bell emphasized that as part of the conditional zoning, they would require a complete tree survey to verify the heritage trees and any other significant trees. Mr. Price noted that they had already conducted a professional survey and would provide that information.

Mayor Pro Tem Smith also asked about cul-de-sac lengths, and Mr. Price confirmed they had redesigned the plan to conform to the 500-foot limit using mini traffic circles. He noted they had reduced the number of lots from the original 50 to 43 through various iterations of the plan.

Regarding the existing farm pond, Mr. Price explained it would be maintained as an aesthetic feature with an aerator. He noted the pond is approximately 3 acres and while not regulated by dam safety, they would ensure its integrity to prevent downstream issues.

Mr. Price addressed concerns about the Bromley development, explaining that they had implemented enhanced erosion control measures beyond what was required and employed a third-party inspection firm to conduct weekly inspections. He acknowledged recent heavy rain had created challenges but assured they had responded immediately to address issues. He committed to cleaning up any erosion that had affected Bromley residents.

9. Public Safety Report

Deputy Grant Wrenn presented the public safety report, comparing June and July statistics. He reported a decrease in 911 hang-ups from 71 to 61, which he attributed to people being on vacation or better phone management. Accidents decreased from 27 to 22, while alarms increased from 38 to 44, which he attributed to factors such as dog sitters not knowing alarm codes and wildlife triggering sensors. Burglaries remained consistent at 4 per month.

Deputy Wrenn noted a decrease in careless and reckless driving reports from 19 to 13, while fraud investigations increased from 1 to 4, which he viewed positively as evidence that awareness efforts were working. Preventive patrols increased significantly from 705 to 835, and radar patrols more than doubled from 17 to 39. Traffic stops increased from 112 to 184, reflecting their response to complaints.

In total, calls increased from 1,294 in June to 1,538 in July, which he attributed largely to self-initiated activities by deputies. He reminded residents to be patient with increased traffic as school would be starting soon.

In response to a question about the recently installed flock cameras, Deputy Wrenn shared a success story where the cameras had helped identify a stolen vehicle with a driver who had outstanding warrants, leading to additional charges including narcotics possession.

Mayor Bell asked about how residents should respond when seeing unsafe situations, such as an overloaded trash truck dropping debris. Deputy Wrenn advised calling in such incidents, noting that they work with the NC Department of Transportation on issues like overhanging trees. He emphasized addressing the root of problems rather than just issuing citations.

Mayor Bell noted that Sheriff Cathy had recently told him that Weddington and Marvin were considered the two safest towns in North Carolina, which he attributed to the deputies' work.

10. Consent Agenda

- A. Approve July 14, 2025 Regular Town Council Meeting Minutes**
- B. Authorize Staff to Execute Contracts for On-Call Engineering Services**
- C. ~~Approve Release of Bond #GSA2400869 in the amount of \$48,771.25~~**

Motion: Councilmember MPT made a motion to approve the Consent Agenda as amended.
Vote: The motion passed with a unanimous vote.

11. Old Business

- ~~A. Discussion and Possible Consideration of instructing staff to begin downtown overlay amendment process.~~**
- B. Discussion and Consideration of Text Amendment 2025-06 Appendix 2B Submittal Requirements and approval of Land Use Consistency Statement.**

Mr. Gordos presented the Text Amendment. He explained that this text amendment completely rewrites Appendix 2B of the Unified Development Ordinance, which outlines requirements for submitting major development applications. He noted that the revised appendix creates over 50 items labeled B1 through B50+, with particular attention to item B27 regarding septic systems.

Mr. Gordos explained that the planning board would now need to confirm that all checklist items have been met before recommending approval to the council. The specific language for septic systems now requires "identification and delineation of proposed septic systems including location of drain fields, repair areas, and associated infrastructure with improvement permits or public sewer lines if applicable." The amendment also defines delineation as "the precise marking or documentation of boundaries, work zones, and responsibilities within a construction site."

Councilmember Perryman commented that the amendment addressed everything discussed and requested and thanked the planning board for revisiting the issue after already putting considerable time into it. Mayor Pro Tem Smith thanked the subcommittee that worked on defining the needed changes and appreciated that it was promptly presented to the planning board without delay.

Mayor Bell suggested adding an asterisk to the term "delineated" where it appears in item B42 with the definition at the bottom of the page, similar to what was done with B27.

Motion: Councilmember Perryman made a motion to approve Text Amendment 2025-06 Appendix 2B Submittal Requirements as amended with the definition of delineated.

Vote: The motion passed with a unanimous vote.

Land Use Plan Consistency 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.

Motion: Mayor Pro Tem Smith made a motion to approve the Land Use Plan Consistency Statement as presented.

Vote: The motion passed with a unanimous vote.

12. New Business

A. Approve Release of Belle Mar Bond #GSA2400869 in the amount of \$48,771.25

Mr. Gordos explained that this bond release was for the Belle Mar subdivision road, which is a private road that will not be adopted by NCDOT. He noted the bond amount of approximately \$49,000 was relatively minimal for a road. He clarified that this was only for the road, not for stormwater or other infrastructure, and described it as a simple two-lane road without curb or gutter serving about a dozen homes.

Mr. Gordos explained that while the development is not fully built out, with almost half the lots not yet started, the bond holder has fulfilled their obligation by building the road. He noted that the lots have been sold to private parties who will build custom homes at their own pace. He emphasized that the bond release request had undergone thorough scrutiny by both LaBella Associates and himself, with two inspections and a detailed memorandum outlining seven reasons why the bond should be released.

Mayor Bell expressed concern about the stormwater pond described in public comments as a "mud sprinkler" and emphasized the council's desire to protect current and future homeowners. Mr. Gordos confirmed that a sinking fund was in place for future maintenance but noted that the stormwater pond was not the subject of the current bond release.

Motion: Mayor Pro Tem Smith made a motion to approve the release of Bond #GSA2400869 for Belle Mar Subdivision in the amount of \$48,771.25

Vote: The motion passed with a unanimous vote.

13. Code Enforcement Report

Ms. Dewey reported that they were working on getting a couple of properties abated, including one in foreclosure. She mentioned that cleaning up one property would cost the town \$6,000, and while they would place a lien on the property for that amount, the property is unbuildable, making recovery of the funds uncertain. She noted they were looking at alternate bids to reduce costs.

14. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the July financial statements, noting it was the first month of the fiscal year so there wasn't much activity yet. She reported that they had received the tax scroll from the county and were working on converting it from the county's format to the town's format, with tax bills expected to go out soon. She also mentioned that she would provide the quarterly update on grants for SCIF and the park at the next month's meeting.

Mayor Bell asked about the lower projected numbers for FY 2025-2026, and Gaylord explained that the tax rate had been reduced, resulting in a lower total budget than the previous year. She noted that while she hadn't personally reviewed the estimated property value increases yet, that information was available with Kim.

15. Updates from Town Planner and Town Administrator

Mr. Gordos reported that based on presentations from the previous month and the current meeting, there were two pending development proposals that would soon go to the planning board. He confirmed these would be held to the newly adopted Appendix 2B standards, which the applicants understood. Regarding bonds, he noted they were "holding feet to the fire" on other bond requests, with LaBella Associates and himself personally inspecting all projects before recommending release of funds.

Ms. Dewey reported that the Forest Lawn and Potter Road roundabout project was in the right-of-way acquisition phase.

16. Transportation Report

No report

17. Council Comments

Councilmember Darcey Ladner thanked everyone for coming out and providing their points of view, noting that the council values feedback whether at meetings, in phone calls, or through emails. She clarified that her votes have always represented and will continue to represent feedback from the community and a vision for the future guided by the land use plan.

Councilmember Jeff Perryman thanked staff for their good work and everyone who attended the meeting. He reminded everyone that school would be in session before the next meeting, which would affect traffic patterns.

Mayor Pro Tem Tom Smith thanked staff and especially Greg for his work on clarifying issues for the public. He also thanked the planning board for their hard work on the numerous text amendments adopted in recent months, which he believed had been very helpful for the town.

Mayor Bell echoed thanks to Greg, the subcommittee, and the planning board for strengthening and tightening the UDO over the past year and a half. He reiterated his request for residents to reach out to Congressman Mark Harris to thank him for supporting the zip code bill and to encourage Senators Tillis and Budd to support it in the Senate.

18. Closed Session pursuant to NCGS 143-318.11(a)(3) To consult with an attorney and NCGS 143-318.11(a)(6) Personnel matters

Motion: Mayor Pro Tem Smith made a motion to enter into Closed Session at 8:58 p.m.
Vote: The motion passed with a unanimous vote.

Mayor Bell called the August 12, 2025 Regular Town Council meeting back to order at 9:43 p.m.

19. Adjournment

Motion: Councilmember Ladner made a motion to adjourn the August 11, 2025 Regular Town Council Meeting at 9:43 p.m.
Vote: The motion passed with a unanimous vote.

Approved: September 8, 2025
Karen Dewey
Karen Dewey, Town Administrator/Clerk

Jim Bell
Jim Bell, Mayor



ORDINANCE NO. 2025-06

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

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

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

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

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

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

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

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

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

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

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

An "X" indicates that the information is required.

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

| | | | |
|--|---------------------------|-----------------------|-----------------------------|
| Street and lots of adjoining properties within 300' and names of the owners of the adjoining property | | X | B13 |
| Marshes, ponds, streams and stream beds, wetlands, steep slopes, and other natural features effecting the site. | X | X | B14 |
| Existing Structures, watercourses, railroads, bridges, culverts, and storm drains both on the land to be subdivided and adjacent parcels | | X | B15 |
| Existing topography with vertical datum NAVD88 with 1' or 2' contours | X | X | B16 |
| Existing tree locations per the UDO Tree Preservation Requirements | X | | B17 |
| Location of all easements and utilities | X | | B18 |
| Parcel description from Union County GIS | X | | B19 |
| Zoning classification of the tract to be subdivided and on adjoining properties. | X | | B20 |
| Proposed Site Improvements | Schematic Plan | Final Plan | Reference Number |
| Plans to be scale of not greater than 100' per inch and consistent between sheets. Listed in words and figures | X | X | B21 |
| A traffic impact assessment per Appendix C and as required by the Traffic Impact and Analysis Manual. | X | | B22 |
| Entrances: Schematic plans shall include a detailed entrance design for all proposed access points. This design must illustrate the alignment and dimensions of the entrance road, pavement width, median layout (if applicable), and integration with existing public rights-of-way. Additionally, the plan shall identify monument sign locations, any landscape islands, lighting, and hardscape features associated with the entrance. All entrance designs should reflect the character of the proposed development and be consistent with applicable NCDOT and Town of Weddington access requirements and ordinance standards. | X | | B23 |

| | | | |
|---|---|---|-----|
| Location and dimensions of required buffers and minimum building setback lines (berms, natural buffers, etc.) | X | X | B24 |
| Percentage of open space required and provided | X | | B25 |
| Proposed landscape plan for buffers and entrances | X | | B26 |
| <i>Identification and delineation** of proposed septic system, including locations of drain fields, repair areas, and associated infrastructure, with improvement permits or public sewer lines, if applicable.</i> | X | | B27 |
| Proposed topography with vertical datum NAVD88 with the topo map showing contours of 1' or 2' elevation contours | X | X | B28 |
| Location of all retention ponds | X | | B29 |
| Location of all swales and ditches | X | | B30 |
| Preliminary storm water lines and structure (if applicable) | X | | B31 |
| Preliminary calculations of proposed impervious surface and runoff volume to size proportionally sized BMP ponds. | X | | B32 |
| Designation of site-specific Flood Protection Elevation (FPE) in compliance with FEMA and local codes. | X | X | B33 |
| Exact location of the flood hazard, floodway, and floodway fringe areas from the town's FEMA maps | X | X | B34 |
| Preliminary drainage, stormwater management plan and wetland protection plan | X | X | B35 |
| Preliminary proposed details of stormwater structures, flumes, etc. | X | | B36 |
| Preliminary locations of all utility and other easements. | X | X | B37 |
| Compliance with setbacks from streams | X | X | B38 |
| A preliminary erosion control plan with proposed limits of disturbance. | X | | B39 |

**Delineation refers to precise marking or documentation of boundaries, work zones, and responsibilities within a construction site. It ensures clarity between project stakeholders

| | | | |
|---|-----------------------|-------------------|-------------------------|
| The future ownership (dedication of reservation for public use to government body, HOA, or tenants remaining in subdivider's ownership) of recreational and open space lands | | X | B40 |
| Proposed lot lines, lot sizes, consecutive numbered lots with building pad locations showing the smallest lot and average lot size. | X | | B41 |
| All setbacks delineated** | | X | B42 |
| The exact locations and descriptions of all monuments, markers, and control points | | X | B43 |
| A copy of notification submitted to the Facilities Director of UC Public Schools and the Chairman of the Board of Education, stating the number of lots requested in the plat application | X | X | B44 |
| A copy of permits from the Army Corps of Engineers | X | | B45 |
| A yield plan demonstrating 40,000 sq ft minimum lot size with buildable area compliance. | X | | B46 |
| A preliminary lighting plan for street lights, amenity lights, and parking lot lights (if applicable) | X | | B47 |
| Roads | Schematic Plan | Final Plat | Reference Number |
| Proposed roads with horizontal and vertical alignment | X | X | B48 |
| A preliminary proposed street layout with pavement and right-of-way widths and proposed grades | X | X | B49 |
| Existing and platted roads on adjoining properties and in the proposed subdivision | X | X | B50 |
| Amenity Areas (if applicable) | Schematic Plan | Final Plat | Reference Number |
| Club house location | X | X | B51 |
| Club house parking | X | X | B52 |

**Delineation refers to precise marking or documentation of boundaries, work zones, and responsibilities within a construction site. It ensures clarity between project stakeholders

| | | | |
|---|-------------------|---------------|---------------------|
| Pools and/or sport courts and fields | X | X | B53 |
| Walking trails and paths requiring improvement (grading, stone, fencing, etc.) | X | X | B54 |
| Heritage trees | Schematic Plan | Final Plan | Reference Number |
| Indicate Heritage trees proposed for removal and provide preservation/mitigation plans per the Weddington Tree Ordinance. | X | | B55 |
| Indicate perimeter protect area required during construction | X | | B56 |
| A tree survey in accordance with the Town of Weddington Tree Ordinance indicating Heritage trees and the limits of proposed tree protection | X | | B57 |

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

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

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

2. Major Subdivisions (more than six lots).

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

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

C. Conditional Rezoning.

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

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

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

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

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

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

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

PASSED ON FIRST AND FINAL
READING AND ADOPTED

August 11, 2025

Jim Bell
Honorable Jim Bell
Mayor

Attest:

Karen Dewcy
Karen Dewcy
Town Administrator/Clerk

