



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, OCTOBER 27, 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. September 22, 2025 Planning Board Regular Meeting
 - B. October 2, 2025 Planning Board Special 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 of Workshop regarding UDO Section D-917E Additional Specific Requirements for Conventional Residential Development
7. New Business
 - A. Discussion and Possible Recommendation of a CZ Amendment Application from Arcadia Homes for an amendment to CZ 2025-03 Arya at Weddington Exhibit B. Development Standards
8. Update from Town Planner and Report from the September Town Council Meeting
9. Board member Comments
10. Adjournment



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, SEPTEMBER 22, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

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

2. Determination of Quorum

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

Staff Present: Town Planner Greg Gordos, Admin Asst. Debbie Coram

Visitors: Bill Caldwell, Wayne Helms, Cathy Weaver, Casey Whiteman, Tracy Stone, Christopher Neve

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

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

4. Approval of Minutes

A. July 28, 2025 Planning Board Regular Meeting

Motion: Board member Anderson made a motion to approve the July 28, 2025 Regular Planning Board Meeting minutes.

Second: Chairman Faulk

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.*

No Public Comments

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.

Mr. Gordos explained this amendment serves as an administrative cleanup for text amendments that had already been recommended for approval by the Planning Board. The ordinance addresses language regarding private roads, stating the town is not responsible for maintaining or inspecting gates, and regarding berms, which were previously prohibited but are now encouraged. The ordinance had gone to Town Council but had not been adopted yet due to concerns about berm language.

Mr. Gordos recommended adding a reference to Section D-917-I in the thoroughfare buffer section for clarity. Board member Deter pointed out several housekeeping items: on page 10, references to "planning board" should replace "town council," and "sketch plan" should replace "preliminary plat." He also noted a typo in the definition of "adjusted tract acreage yield" at the bottom of page 10 that appeared to be carried over from the tree ordinance regarding measuring tree trunks.

Board member Anderson asked for clarification about "playing fields" in Section D-917-B, questioning whether this meant organized sports fields or just open spaces for informal play. Mr. Gordos clarified it was intended as amenable flat space for informal use, not organized athletic fields which have separate regulations.

Board member Fellmeth noted that Town Council had changed the open space requirement from 10% to 20%, referencing Union County's 30% requirement. The board discussed the implications of this change, particularly for smaller subdivisions.

Motion: Chairman Faulk made a motion to forward the text amendment to the Council with a recommendation for approval, reaffirming the Planning Board commitment to the ordinance.

Second: Board member Deter

Vote: The motion passed with a unanimous vote.

B. Discussion regarding Section D-917E. Additional Specific Requirements for Conventional Residential Development

Mr. Gordos explained this ordinance had been recommended for approval by the Planning Board and adopted by Town Council. It was a conceptual overhaul of development regulations for new subdivisions, with Section D-917-A applying to all properties, D-917-B for conservation properties only, and the new D-917-E applying rules to conventional subdivisions. The goal was to differentiate between rules for new development versus existing homeowners' property rights.

Board member Deter expressed concern that the concept wasn't clear enough in the text, particularly regarding "adjusted tract acreage" which excludes primary conservation areas like steep slopes, floodplains, creeks, and ponds - essentially unbuildable land. He explained the intent was that for RCD developments, developers would calculate their yield plan from the adjusted gross acreage after removing these unbuildable areas.

Board member Anderson expressed confusion about how this would work, particularly regarding lots that might have some floodplain but still have buildable area. Mr. Gordos clarified that the compromise was to require new subdivisions to put all steep slopes and floodplains in common open space under HOA management, with flat buildable land reserved for lots.

After extensive discussion about the complexity and implications of these changes, Chairman Faulk suggested this topic warranted a workshop to better explain the concepts with exhibits and real-world examples. The board agreed to direct staff to schedule a workshop on this topic, with Chairman Faulk suggesting they might invite Bob Wilson from LaBella to provide practical perspective. Board member Anderson emphasized the importance of respecting individual property rights in any regulations.

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.

Mr. Gordos presented the application from Keystone Custom Builders for a 12-lot conservation subdivision on approximately 16 acres on Forest Lawn Drive. The property currently has a single-family home, and the proposal would create 12 RCD homes with 50% or more of the land preserved as conservation. Lot sizes would range from approximately 19,018 to 23,000 square feet. The project had gone through the public participation process since April, including an on-site charrette walk and two community meetings.

The site includes a stream and floodplain in the rear, is heavily wooded in back with open area in front and would connect to existing sewer. The plan includes two roads, with the second serving as a stub to undeveloped property to the south and meets cul-de-sac length requirements. Mr. Gordos noted this was the first application subject to the new Appendix 2B requirements and recommended the project include a neighborhood green as an amenity.

The applicant's engineer, Casey Whiteman from Colliers, presented the project. He showed the yield plan demonstrating 12 lots outside the floodplain, the conservation of 50% of the property, aerial views showing the wooded areas, and heritage tree locations. He clarified they would save 3 of 5 heritage trees in the front, not 3 of 4 as stated in the report. The applicant confirmed all required trees per lot would be provided.

The applicant explained the only viable area for a neighborhood green would be behind the rear lots at the highest topography, requiring more tree removal. They felt the walking trail and 50% conservation met the intent for only 12 homes.

Chairman Faulk raised numerous technical concerns about the submitted plans, including questions about the accuracy of the tree survey, grading plans showing slopes that didn't appear to meet 3:1 requirements, stormwater management concerns for water flowing toward Forest Lawn Drive, and lack of detail about the walking trail construction. He emphasized this was the first project subject to the new Appendix 2B requirements and needed to set the right precedent.

Board members debated whether the level of detail being requested was appropriate. Board member Anderson expressed concern that they were being unrealistic in asking developers for essentially final plans at this stage. Board members Deter and Buzzard supported getting more information to avoid problems later, with Board member Buzzard noting that under 2B, the Planning Board was taking on more responsibility that previously fell to Town Council.

After extensive discussion about the appropriate level of detail required, the Board decided to recess this portion of the meeting to allow the applicant to provide additional information.

- Motion:** Board member Anderson made a motion to table recommendation to a recessed meeting for up to 10 days to allow the applicant to provide additional information requested by the Board.
- Second:** Board member Buzzard
- Vote:** The motion passed with a 3-1 vote in favor: Board members Anderson, Buzzard, and Fellmeth voted in favor. Board member Deter opposed.

8. Discussion of removal of 11 "sketch plan" references from UDO and replace with "schematic plan"

Mr. Gordos explained that when Appendix 2B was adopted, the term "sketch plan" was replaced with "schematic plan" to reflect the higher level of detail required. However, there were still 11 references to "sketch plan" in the UDO. He recommended allowing staff to administratively update these references where appropriate and include them in the amendment.

Board members directed staff to administratively update these references where appropriate and include them in the text amendment.

9. Update from Town Planner

Mr. Gordos reported that at the last Town Council meeting, there was discussion about the downtown overlay and its location on the zoning map. The Town Council decided not to direct staff to amend the overlay or add a specific property at this time. No map amendments would be made at this time, though applicants could still apply for zoning changes to their properties.

10. Board Member Comments

Board members commented on the challenges of implementing Appendix 2B and the learning process for both the Board and applicants. Chairman Faulk expressed disappointment with suggestions that board members weren't qualified to review technical plans, emphasizing that maintaining high standards was important for Weddington.

11. Adjournment

- Motion:** Board member Deter made a motion to recess the September 22, 2025 Regular Planning Board Meeting to a date and time to be determined within 10 days
- Second:** Board member Fellmeth
- Vote:** The motion passed with a unanimous vote.

Note: According to North Carolina General Statutes, a motion to recess a regular meeting must include the time and place at which the meeting will be continued. The motion to recess the September 22, 2025 Regular Planning Board meeting did not include the time and place and therefore notice requirements for a recessed meeting were not met.



**TOWN OF WEDDINGTON
PLANNING BOARD SPECIAL MEETING
THURSDAY, OCTOBER 2, 2025
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 4**

1. Call to Order

Vice Chairman Rusty Setzer called the meeting to order.

Ms. Dewey clarified that the previous meeting was incorrectly recessed without stating a time, place, and location as required by general statutes, requiring a special meeting to be called.

2. Determination of Quorum

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

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

Visitors: Clayton Jones, Jim Bell, Keith Fenn, Keystone Homes Representatives

3. Conflict of Interest Statement

Chairman Setzer asked if there were any conflicts of interest with the items on the agenda. No conflicts were declared by any board members.

4. Public Comments

Clayton Jones, 5147 Panhandle Circle: Mr. Jones addressed the Keystone Custom Homes RCD application. He noted that the UDO Appendix 2B is an important document that must be complete, and he advised that the application needs to be reasonably complete before the planning board takes action and sends a recommendation to the town council. He outlined three potential outcomes if the council doesn't find the application complete: they could still take action based on the board's recommendation, they could send it back for additional work, or they could outright deny the application without considering its merits. Mr. Jones expressed that he wanted to see the project succeed for the benefit of the Helms family, who own the property, and urged the board to ensure the application was properly completed.

5. 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

Mr. Gordos provided an update on the application and explained the parliamentary procedure regarding the special meeting. He clarified that this was a special meeting to discuss only the Keystone Custom Homes application that was originally heard on September 22nd. Mr. Gordos reviewed the project details: a 16-acre parcel planned for 12 single-family home lots in a conservation-style development with 50% open space. He noted that the site is topographically challenged with floodplain and creek features on the back of the property, while the front is flat where the 100-foot thoroughfare buffer would be located. He explained that the development would include a cul-de-sac with a stub provided to adjacent undeveloped property, creating a break point that complies with town code regarding cul-de-sac length.

Mr. Gordos reported that at the previous meeting, the planning board had requested additional information from the applicant, which had been provided. This included 30 pages of detailed engineering drawings, grading plans, and other technical documents. He noted that the applicant had addressed questions regarding the stub road connection, which would have an all-weather surface turnaround rather than being fully paved.

Mr. Gordos highlighted that the application is for a conservation-style development, which requires concessions like walking trails, pedestrian connectivity, and a neighborhood green. The applicant had provided documentation showing why their preferred location for a neighborhood green was not suitable due to topography. Mr. Gordos emphasized that the application should be judged on its land use merits rather than on technicalities of completeness with Appendix 2B requirements. He noted that the applicant had done extensive engineering work to meet the town's requirements.

Board Member Bill Deter raised several questions about the application, particularly regarding tree preservation and canopy coverage. He noted that according to the tree removal and mitigation plan, 107 out of 123 heritage trees (87%) would be removed. He questioned whether the applicant had calculated whether they would meet the 30% canopy coverage requirement after development.

Keith Fenn, representing the applicant, explained that there was some confusion in the UDO regarding how buildable area and canopy coverage are defined and calculated. He stated that with the conservation of 50% of the land as forested area, plus the trees that would be preserved on the northern lots, they would exceed the 30% canopy requirement.

Mr. Gordos clarified that the percentage of canopy requirements is a concept best applied to R-40 type developments rather than conservation developments, which already set aside 50% of land with existing tree canopy. He added that the applicant had made efforts to understand and comply with the tree requirements.

Vice Chairman Setzer inquired about the sanitary sewer easement shown on the plans. He questioned whether the 20-foot limit of disturbance shown was the same as the easement width

required by Union County. Mr. Fenn confirmed they were the same and noted that trees within the easement would need to be removed for utility installation.

The Board had extensive discussion about the requirement for a neighborhood green. Board member Deter expressed his view that the UDO clearly states that a neighborhood green is required and that a walking trail, while a good amenity, does not replace this requirement. He suggested that Lot 3, which appeared to be on higher, flatter ground, might be a suitable location for a green space. Board Members Jarrell, Buzzard, and Anderson discussed that requiring a neighborhood green in this case would contradict the goal of minimizing grading and preserving trees.

Mr. Fenn countered that the language in the UDO states the green is required "to the greatest extent feasible," and explained that the topography makes it unfeasible without significant tree removal and grading. He noted that they had designed the project to comply with the intent of conservation development by preserving trees and minimizing grading, and that creating a neighborhood green would contradict those goals.

Mr. Gordos suggested that the board consider a condition requiring a more detailed landscaping plan for the 100-foot thoroughfare buffer at the front of the property, since it would be initially cleared of vegetation.

Motion: Board member Fellmeth made a motion to forward the Keystone Custom Homes application for Conditional Zoning Approval to the Town Council with a recommendation for approval, with the condition that a detailed landscaping plan is provided for the 100-foot buffer.

Second: Board member Buzzard

Vote: The motion passed with a 4-1 vote. Board members Anderson, Jarrell, Buzzard, and Fellmeth voted in favor, Board member Deter opposed.

In closing comments, several board members thanked the applicant for their patience as this was the first application being processed through the new Appendix 2B requirements. Board Member Deter expressed disappointment that a condition requiring 30% tree canopy coverage wasn't included and reiterated his position that a neighborhood green should be required. Other board members reiterated their view that the walking trail was appropriate for this development and that requiring a neighborhood green would contradict the conservation goals of preserving trees and minimizing grading.

6. Adjournment

Motion: Board member Deter made a motion to adjourn the October 2, 2025 Special Planning Board Meeting at 8:22 p.m.

Second: Board member Buzzard

Vote: The motion passed with a unanimous vote.

Approved: _____

DRAFT

D917 REQUIREMENTS FOR DEVELOPMENT

D917A Specific Requirements For All Residential Development:

P. Open Space. Any major subdivision shall be required to provide a minimum of 20% of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space. Fifty percent of any rights-of-way for existing overhead utilities may be counted toward the minimum required open space. Open space may be used for limited purposes set forth in section D917B(1). [Note, this subsection ~~R P~~ is not applicable to conservation residential developments which have significantly higher open space requirement (Section D917B)]

D917B Additional Specific Requirements For Conservation Residential Development:

B. Minimum Open Space. At a minimum, fifty percent (50%) of the ~~net acreage~~ **adjusted tract acreage yield** 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).~~

C. Priority of 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%)).~~
 - e. **b.** 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. Land adjacent to parks.

E. Primary Conservation Lands. ~~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 swells.~~
- ~~2. Disturbance to year-round wetlands, areas with seasonally highwater tables and areas of surface water concentration.~~
- ~~3. Because of their extreme limitations, stream valleys, swales, submerged land, floodplains, steep slopes greater than twenty five percent (25%) and other lowland areas may warrant designation as Primary Conservation Lands. They may also require adjoining buffer lands to be included as Primary Conservation Lands. This is to be determined by an analysis of the protection requirements as determined by the Town Council Planning Board on a case-by-case basis upon finding that designation~~

UDO NOTES FOR ACTION

- 1.) Remove B17 from Appendix 2B as it is covered in B57.
- 2.) Add text to B41 on Appendix 2B to include *neighborhood green*.
- 3.) Change the text wording on D917B-(L) (9) to: *Neighborhood Green Required: To the greatest extent possible, 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. Existing trees on the neighborhood green may count toward the shade tree planting requirement.*
- 4.) Change Appendix 2B requirement B44 to Final Plat only and not be a requirement for the Schematic Plan.
- 5.) Administrative correction to Tree Ordinance: D917A-Q(2)(b)(iv) that states 2" caliper and D917A-(6)(b) that states 2.5" caliper.
- 6.) Need a PB discussion to clarify and gain alignment on the terms *development site* and *buildable area* for Tree Save and Replenishment Requirements, D917A-(Q)(2)(b)(i,ii,iii). Development site should be the parcel. If RCD, Buildable Area should exclude the Primary Conservation land (flood planes, streams, ponds, steep slopes >25% but include the secondary conservation area and areas outside of the setbacks for the individual lots.
- 7.) D917A-G(2) Currently states *Before approval of a final plat . . .* This is now a requirement of Appendix 2B line B23. Text changes need to be made to align the two.
- 8.) D917B-B(1) refers to net acreage. Should this be replaced with the word adjusted tract acreage yield and the second sentence be deleted?
- 9.) D917B-E(3) should state "*Because of their extreme limitations, stream valleys, swales, and other lowland areas may warrant designation as Primary or Secondary Conservation Land.*
- 10.) D917E-B(1) Should the term gross acreage be replaced with adjusted tract acreage yield and the second sentence be deleted?
- 11.) D607C-3(b)(i) as part of a design charrette references D901(c)(20). This section does not exist in the UDO.
- 12.) Review proposed updates to Planning Board Rules of Procedure that were adopted 3/10/1986.
- 13.)



MEMORANDUM

TO: Planning Board
FROM: Gregory Gordos, Town Planner
DATE: October 27, 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 June of 2025 the Weddington Town Council approved the subdivision Arya at Weddington at their regularly scheduled meeting. This proposal by Arcadia Homes would construct eight homes (one home existing) on one acre or greater lots. The site plan shows two private cul-de-sac roads with a sanitary sewer line bisecting the property. The proposal was recommended by the Planning Board in February with little comment.

The site plan also has a note that states: DEVELOPMENT WILL PROVIDE A 8" WATER MAIN TO SERVE THE NINE LOTS. THE DEVELOPMENT WILL HAVE 9 DOMESTIC METERS AND 9 IRRIGATION METERS.

The project engineer contacted the Planning Department several months later asking if the project could switch from public water to private wells. As the approved Ordinance 2025-3 specifically states that they must use Union County Water, a conditional zoning amendment is required to change the project.

On September 10th Ennis Investors One, LLC applied for a Major Change, or Conditional Zoning Amendment, as allowed under UDO Section Section D-607(C)(10) Amendment Procedures for Approved Conditional Districts. The Administrator shall always have the discretion to decline to exercise the delegated authority either because the Administrator is uncertain about approval of the change pursuant to the standard or because a rezoning petition for a public hearing and Town Council consideration is deemed more appropriate under the circumstances.

Despite this rigorous requirement to go back before the public, the Planning Board, and the Town Council for their Conditional Rezoning approval, this petition simply amends the previously approved Ordinance CZ 2025-03 to add the allowance of well water under item 10. *Utilities*. If this subdivision were over ten units, or just one more home this would be required to connect to public utilities and the request would not have been supported.

N. *Connection to Public Water Lines.* 1. *If county or municipal water lines are located within one-half mile of a subdivision of ten to 39 lots, or one mile of a subdivision of 40 lots or more, where the distances are measured along the roadway to the nearest edge of the property, then the developer must connect to these lines to provide water service and fire protection for the subdivision. Extensions to the county water system shall be made in conformance with the policies and procedures set forth in the current Union County Water and Sewer Extension Policy as approved by the Board of County Commissioners and Town.*

PROPOSAL:

To revise the Development Standards of the approved Arya subdivision to allow nine wells.

OUTLINE OF TEXT AMENDMENT:

The following sections of Ordinance 2025-3 Exhibit B. DEVELOPMENT STANDARDS are proposed to be amended:

CZ 2025-04

Exhibit B

Page 3

10. Utilities

Developer will construct public sanitary sewer ~~and public water~~ lines to serve the proposed subdivision. Either public water lines or private wells may be utilized to provide water.

b. ~~All existing wells and septic~~ Septic systems will be removed or abandoned in accordance with state and county requirements.

c. Water and sewer services to remaining house on lot 9 will be converted from ~~well and septic~~ to services provided by Union County Water and Sewer

* * * * *

Staff offers the modification above for the Town Council's consideration and approval, if recommended by the Planning 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 previously approved Conditional Zoning 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 2025-03 Exhibit B
- PB Staff Report 2025 02-24 Arya
- Arya Subdivision CZ Plan

DEVELOPMENT DATA

ZONING: R-CD "CONVENTIONAL"
COUNTY: SANDY RIDGE
TOWNSHIP: 06156010, 06156010A, AND 06156010B
TAX PARCEL: 19.154 ACRES
MIN. LOT WIDTH SHOWN: 120 FT.
SETBACK: 50'
REAR YARD: 40'
SIDE YARD: 15'
SIDE STREET YARD: 25'
MIN. LOT AREA: 40,000 S.F.
NUMBER OF LOTS SHOWN: 9 LOTS (CONSTRUCTED IN ONE PHASE)
C.O.S. REQUIRED: 10% 1.915 ACRES
C.O.S. OUTSIDE FM UTILITY ESMT.: 187,800 SF OR 4.311 ACRES
C.O.S. 50% CREDIT OF FM ESMT.: (0.441 AC + 0.260 AC) X 0.50 = 0.35 AC
C.O.S. PROVIDED: 4.66 ACRES = 27.8%; GREATER THAN 10%
PERCENTAGE OF C.O.S. PROVIDED: [(4.66 AC/19.154 AC) X 100] = 24.3%
UTILITIES: PUBLIC WATER AND SEWER

ESTIMATED SEWER FLOW (DOMESTIC) 9 LOTS * 280 GPD/LOT = 2,520 GPD TO BE TREATED AT TWELVE MILE WRF
ESTIMATED WATER FLOW (DOMESTIC) 9 LOTS * 400 GPD/LOT = 3,600 GPD
IRRIGATION 200 GPD/METER * 9 LOTS = 1,800 GPD
ESTIMATE TOTAL WATER FLOW = 5,400 GPD
ESTIMATE FIRE FLOW DEMAND = 1,000 GPM

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

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

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

STORMWATER SUMMARY:

TOTAL SITE AREA: 19.154 AC.
EXISTING IMPERVIOUS TO BE REMOVED/DEMOLISHED: 20,833 SF OR 0.478 AC
EXISTING IMPERVIOUS TO REMAIN ON LOT #9: 15,513 SF OR 0.356 AC
EXISTING IMPERVIOUS GRAVEL FM ACCESS: 17,864 SF OR 0.400 AC
TOTAL EXISTING IMPERVIOUS TO REMAIN: 33,377 SF OR 0.762 AC
PROPOSED IMPERVIOUS OF ROADWAY: 43,866 SF OR 1.007 AC
PROPOSED IMPERVIOUS AREA LOTS 1-8: 15,000 SF/LOT X 8 LOTS = 120,000 SF OR 2.755 AC
PROPOSED ADDITIONAL IMPERVIOUS LOT #9: 2,487 SF OR 0.057 AC
TOTAL PROPOSED IMPERVIOUS: 166,353 SF OR 3.819 AC
TOTAL IMPERVIOUS = 33,377 SF + 166,353 SF = 199,530 SF OR 4.581 AC.
PERCENT IMPERVIOUS = 4.581 AC/19.154 AC X 100 = 23.91%

LEGEND

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

GENERAL NOTES:

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

BOUNDARY SURVEY:

BOUNDARY SHOWN BASED ON SURVEY COMPLETED BY ESP

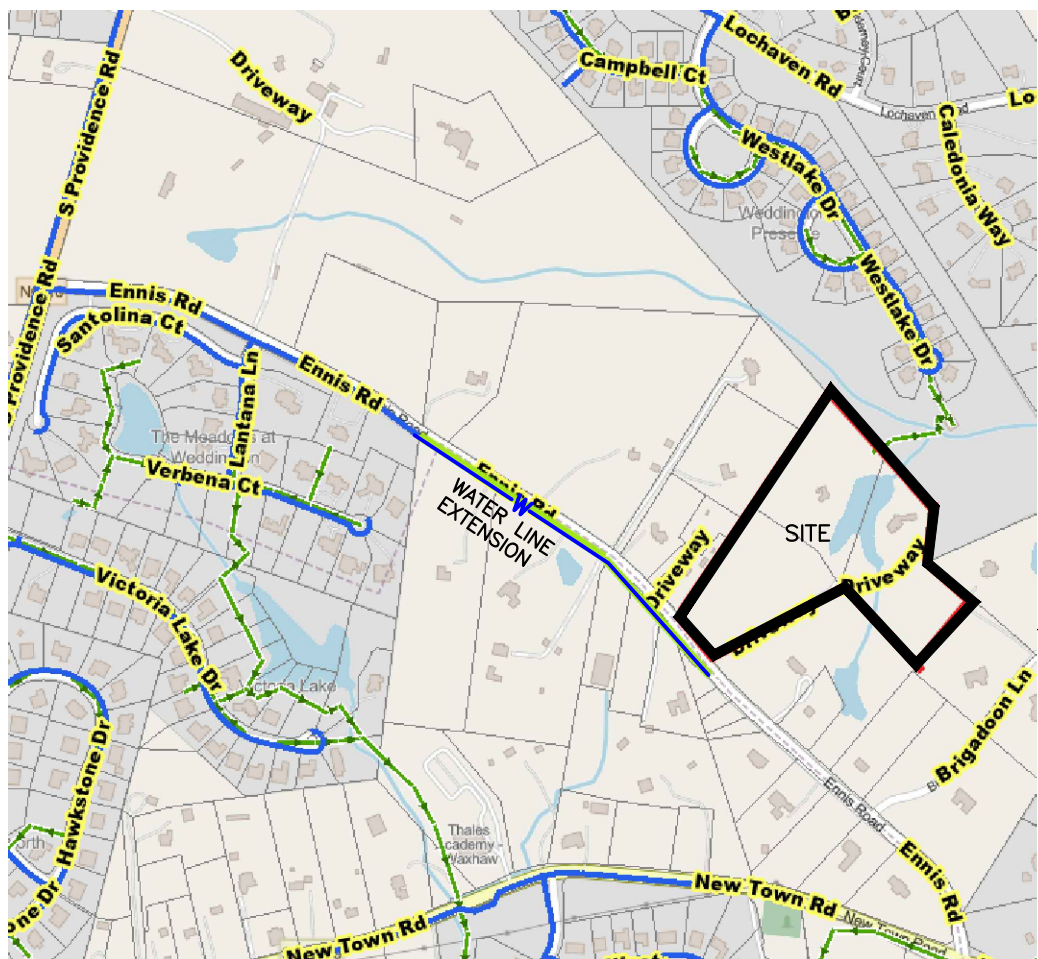
CONTACT INFORMATION:

ENGINEER: THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., SUITE 420
CHARLOTTE, NC 28217
PH: 704-527-3440
FAX: 704-527-8335
POC: A. BRENT COWAN, P.E.
EMAIL: BCOWAN@ISAACSGRP.COM

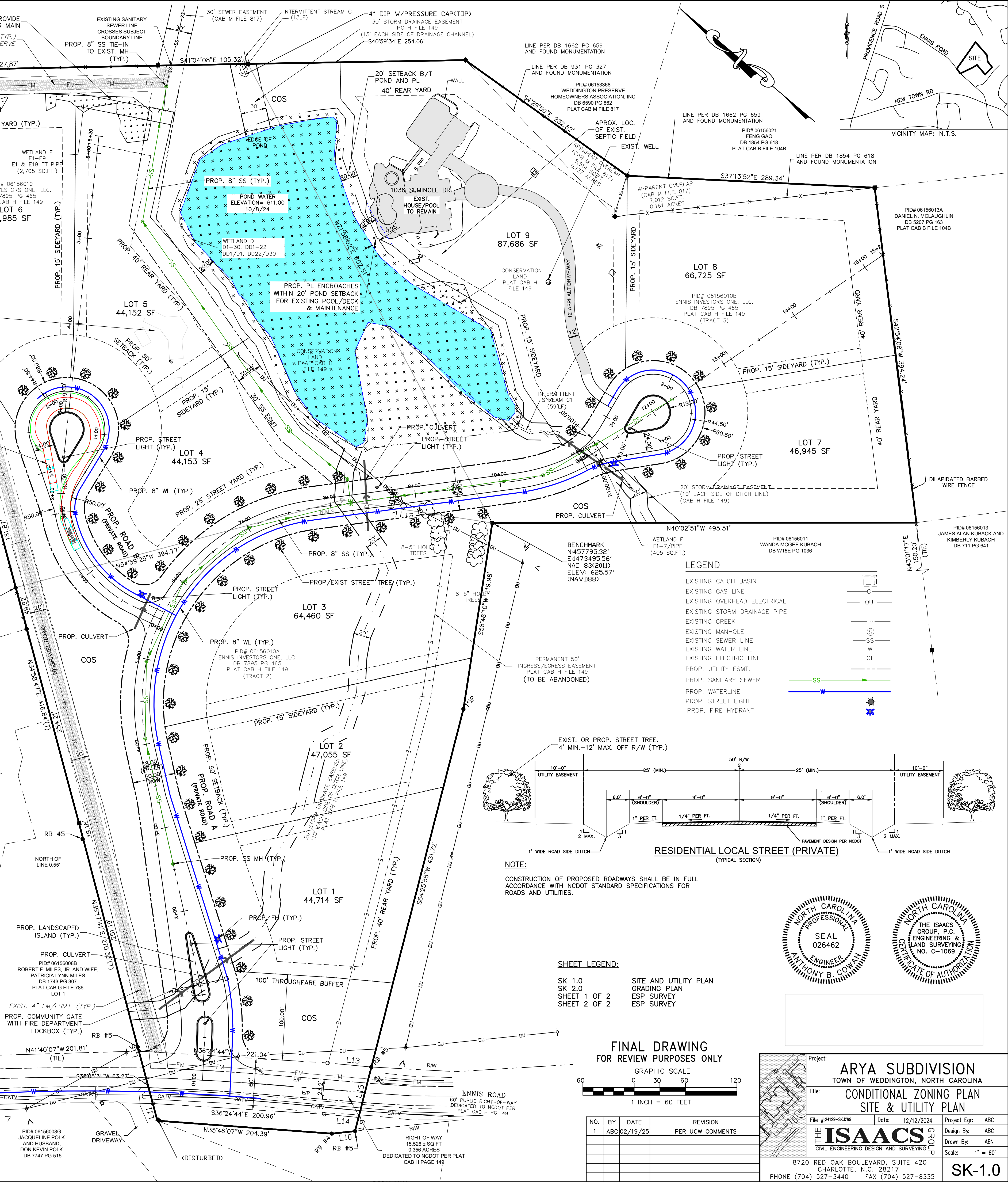
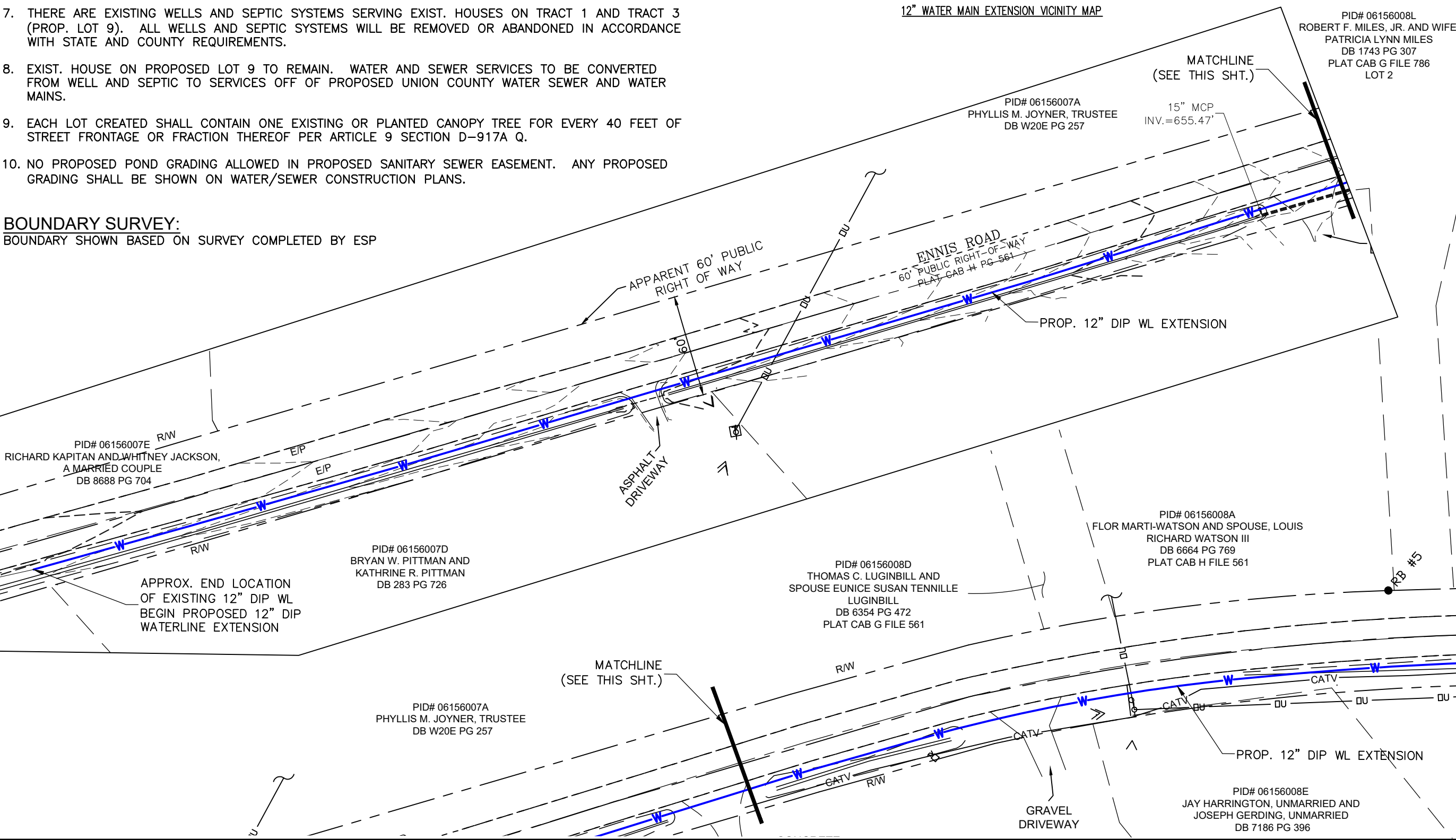
SURVEYOR: ESP ASSOCIATES, INC.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
PH: 803-802-2440
POC: DANNY MIMS
EMAIL: DMIMS@ESPASSOCIATES.COM

OWNER/DEVELOPER: ENNIS ROAD INVESTORS, LLC
1036 SEMINOLE DRIVE
MARVIN, NC 28173
PH: 704-526-7760
POC: JAY KAMDAR
EMAIL: KAMDAR.JAY@GMAIL.COM

PLANNING JURISDICTION: TOWN OF WEDDINGTON
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
PH: 704-846-2709
POC: GREGORY GORDOS
EMAIL: GGORDOS@TOWNOFWEDDINGTON.COM

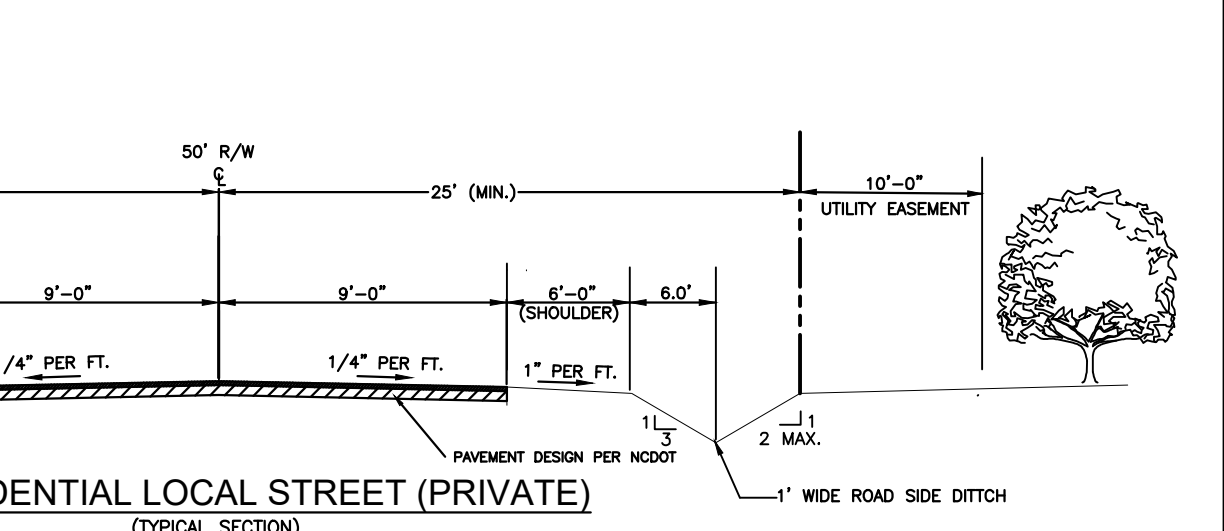


12" WATER MAIN EXTENSION VICINITY MAP



LEGEND

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



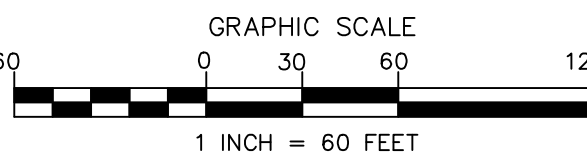
NOTE:

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

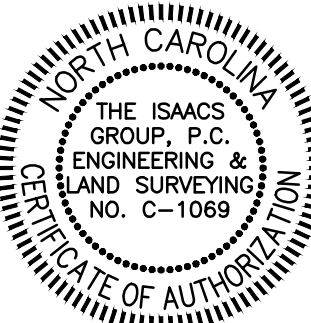
SHEET LEGEND:

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

FINAL DRAWING FOR REVIEW PURPOSES ONLY



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



Project:
ARYA SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA
Title:
CONDITIONAL ZONING PLAN
SITE & UTILITY PLAN
File #24129-SK-000 Date: 12/12/2024 Project Egr: ABC
THE ISAACS GROUP, P.C.
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

Design By: ABC
Drawn By: AEN
Scale: 1" = 60'
SK-1.0

STORMWATER SUMMARY:

TOTAL SITE AREA: 19.154 AC.

EXISTING IMPERVIOUS TO BE REMOVED/DEMOLISHED: 20,833 SF OR 0.478 AC

EXISTING IMPERVIOUS TO REMAIN ON LOT #9: 15,513 SF OR 0.356 AC

EXISTING IMPERVIOUS GRAVEL FM ACCESS: 17,664 SF OR 0.408 AC

TOTAL EXISTING IMPERVIOUS TO REMAIN: 33,177 SF OR 0.762 AC

PROPOSED IMPERVIOUS OF ROADWAY: 43,866 SF OR 1.007 AC

PROPOSED IMPERVIOUS AREA LOTS 1-8: 15,000 SF/LOT X 8 LOTS = 120,000 SF OR 2.755 AC

PROPOSED ADDITIONAL IMPERVIOUS LOT #9: 2,487 SF OR 0.057 AC

TOTAL PROPOSED IMPERVIOUS: 166,353 SF OR 3.819 AC

TOTAL IMPERVIOUS = 33,177 SF + 166,353 SF = 199,530 SF OR 4.581 AC.

PERCENT IMPERVIOUS = 4.581 AC/19.154 AC X 100 = 23.91%

STORMWATER MANAGEMENT:

- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN'S ORDINANCE
- THE PROPERTY WILL BE LOW DENSITY DEVELOPMENT (LESS THAN 24% BUA) SO NO SCMS WILL BE REQUIRED TO TREAT WATER QUALITY.
- THE TOWN'S DETENTION REQUIREMENTS WILL BE ACHIEVED BY THE EXISTING POND

LEGEND

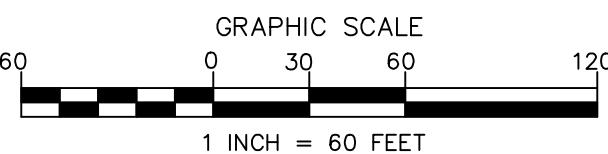
- COMMON OPEN SPACE
- EXISTING IMPERVIOUS TO BE DEMOLISHED
- EXISTING CONSERVATION EASEMENT
- EXISTING IMPERVIOUS TO REMAIN ON LOT 9
- EXISTING WETLANDS
- EXISTING POND WATER SURFACE

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

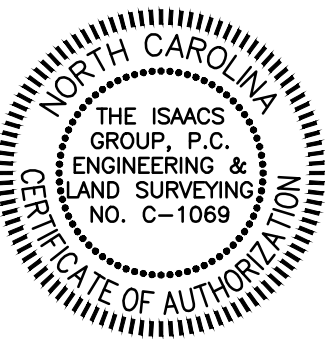
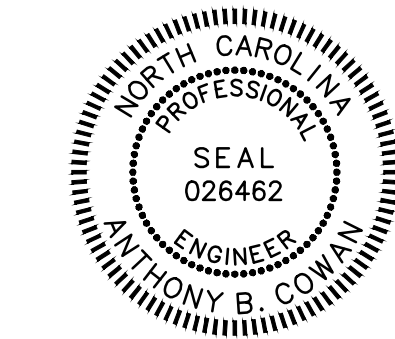
NOTE:

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

FINAL DRAWING
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION



Project: **ARYA SUBDIVISION**
TOWN OF WEDDINGTON, NORTH CAROLINA

Title: **CONDITIONAL ZONING PLAN**
GRADING PLAN

File #24129-SK-000 Date: 12/12/2024 Project Egr: ABC
Design By: ABC
Drawn By: AEN
Scale: 1" = 60'

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

SK-2.0

NOTES:

- SUBJECT TRACT PARCELS: 06156010, 06156010A, 06156010B.
- SUBJECT TRACTS DEEDS/ PLAT REFERENCES: DEED BOOK 7895, PAGE 465. & PLAT CABINET H FILE 149.
- SUBJECT ADDRESS: 645 ENNIS ROAD WAXHAW, NC 28173
- UNADJUSTED RATIO OF PRECISION: 1:120,367
- NO NCGS MONUMENT WITHIN 2,000' OF SUBJECT PROPERTY.
- DATE OF SURVEY: AUGUST 14 - OCTOBER 28, 2024.
- THE DASHED LINES ON SHEET 2 ARE SCALED FROM UNION COUNTY GIS ONLINE SYSTEM AND ARE FOR VISUAL REFERENCE ONLY. SHEET 2 AREA OF SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY AND DOES NOT DEPICT A BOUNDARY SURVEY.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY WHICH MAY OR NOT BE OF RECORD.
- TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS 19.154 ACRES.
- AREAS COMPUTED BY COORDINATE METHOD.
- SUBJECT TRACT SHOWN HEREON IS GRAPHICALLY WITHIN ZONE "X"(OTHER AREAS)-AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE OF THE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FEMA/FIRM COMMUNITY PANEL NO. 3710447500J DATED OCTOBER 16, 2006.
- HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS HORIZONTAL DATUM: NAD83(2011) NC STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM: NAVD 88.
- DISTANCES SHOWN ARE IN HORIZONTAL GROUND.
- THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY NC 811.
- APPARENT OVERLAP AS SHOWN IS FROM PLAT CAB M FILE 817. THERE ARE NO OTHER ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
- NO ZONING LETTER PROVIDED AT THE TIME OF SURVEY.
- WETLAND AND STREAM DELINEATED AND DETERMINED BY WETLANDS AND ENVIRONMENTAL PLANNING GROUP (WEPG) PROJECT TITLED "ENNIS ROAD SITE" AND DATED SEPTEMBER 20, 2024. WETLAND LINEWORK TAKEN FROM FIELD SURVEY DATA PERFORMED BY ESP ASSOCIATES, INC.

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

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



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

AREA TABLE

PID# 06156010	277,297 SQ. FT. / 6.366 ACRES
PID# 06156010A	282,621 SQ. FT. / 6.488 ACRES
PID# 06156010B	274,427 SQ. FT. / 6.300 ACRES
AREA IN R/W (ENNIS RD.)	15,526 SQ. FT. / 0.356 ACRES
TOTAL AREA	834,371 SQ. FT. / 19.154 ACRES

CERTIFICATE OF SURVEY AND ACCURACY

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

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

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

GREGORY E. JOHNSON NCPLS: L-5521

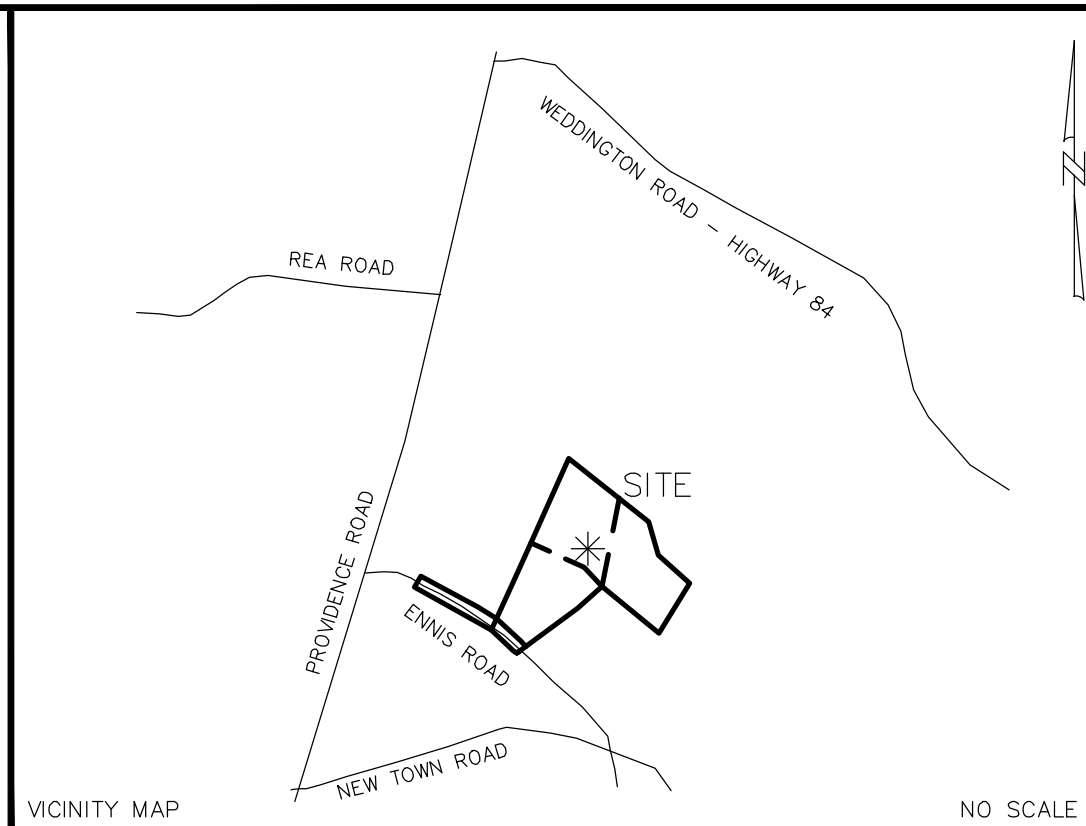
GPS NOTES

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

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

NORTH ORIENTED TO
NC GRID NAD83 (2011)

VICINITY MAP



ABBREVIATION LEGEND

CAB	- CABINET
CONC	- CONCRETE
CMP	- CORRUGATED METAL PIPE
CPP	- CORRUGATED PLASTIC PIPE
DB	- DEED BOOK
DIP	- DUCTILE IRON PIPE
E/P	- EDGE OF PAVEMENT
FEMA	- FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	- FLOOD INSURANCE RATE MAP
FND	- FOUND
GIS	- GEOGRAPHICAL INFORMATION SYSTEM
HDPE	- HIGH DENSITY POLYETHYLENE
ICV	- IRRIGATION CONTROL VALVE
ID	- IDENTIFICATION
INV	- INVERT
IP	- IRON PIN
NAD	- NORTH AMERICAN DATUM
NAVD	- NORTH AMERICAN VERTICAL DATUM
NCGS	- NORTH CAROLINA GEODETIC SURVEY
NCSPC	- NORTH CAROLINA STATE PLANE COORDINATES
NMS	- NO MONUMENT SET
PB	- PLAT BOOK
PG	- PAGE
PID	- PARCEL IDENTIFICATION
R/W	- RIGHT OF WAY
RB	- REBAR
RF	- REBAR FOUND
RCP	- REINFORCED CONCRETE PIPE
SDE	- STORM DRAINAGE EASEMENT
SDMH	- STORM DRAIN MANHOLE
SSMH	- SANITARY SEWER MANHOLE
T	- TOTAL
WV	- WATER VALVE

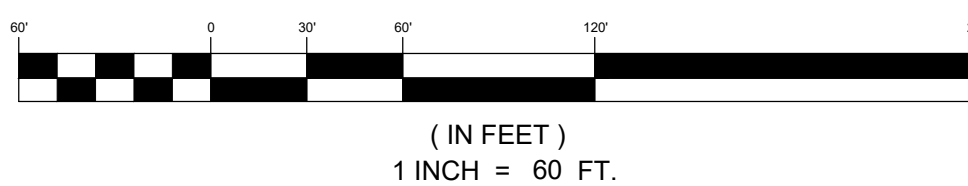
SYMBOL LEGEND

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

LINE LEGEND

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

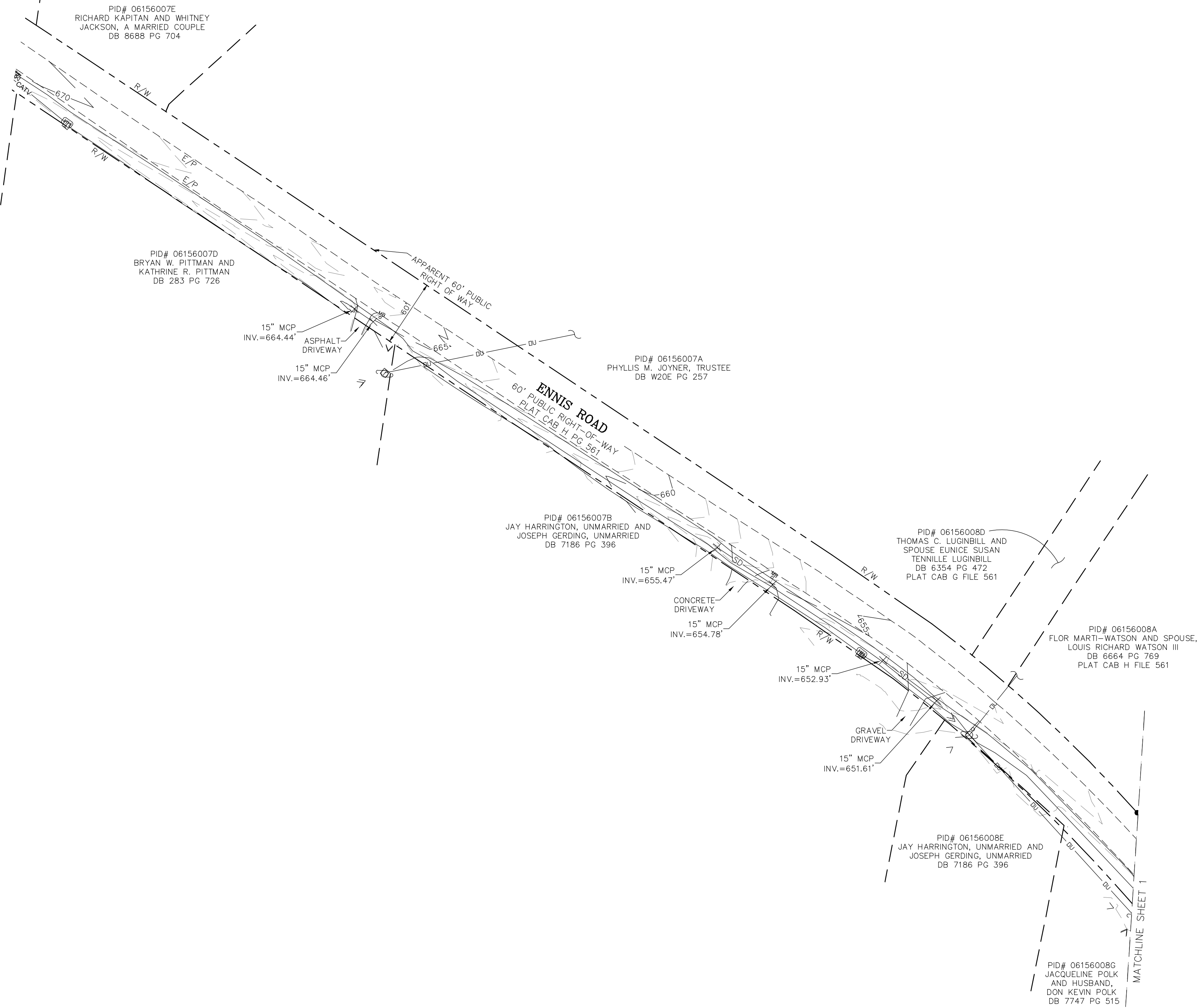
GRAPHIC SCALE



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

NOTES:

- SUBJECT TRACT PARCELS: 06156010, 06156010A, 06156010B,
- SUBJECT TRACTS DEEDS/ PLAT REFERENCES: DEED BOOK 7895, PAGE 465. & PLAT CABINET H FILE 149.
- SUBJECT ADDRESS: 645 ENNIS ROAD WAXHAW, NC 28173
- UNADJUSTED RATIO OF PRECISION: 1:120,367
- NO NCGS MONUMENT WITHIN 2,000' OF SUBJECT PROPERTY.
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- TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS 19.154 ACRES.
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- SUBJECT TRACT SHOWN HEREON IS GRAPHICALLY WITHIN ZONE "X"(OTHER AREAS)—AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE OF THE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FEMA/FIRM COMMUNITY PANEL NO. 3710447500J DATED OCTOBER 16, 2008.
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HORIZONTAL DATUM: NAD83(2011) NC STATE PLANE COORDINATE SYSTEM.
VERTICAL DATUM: NAVD 88.
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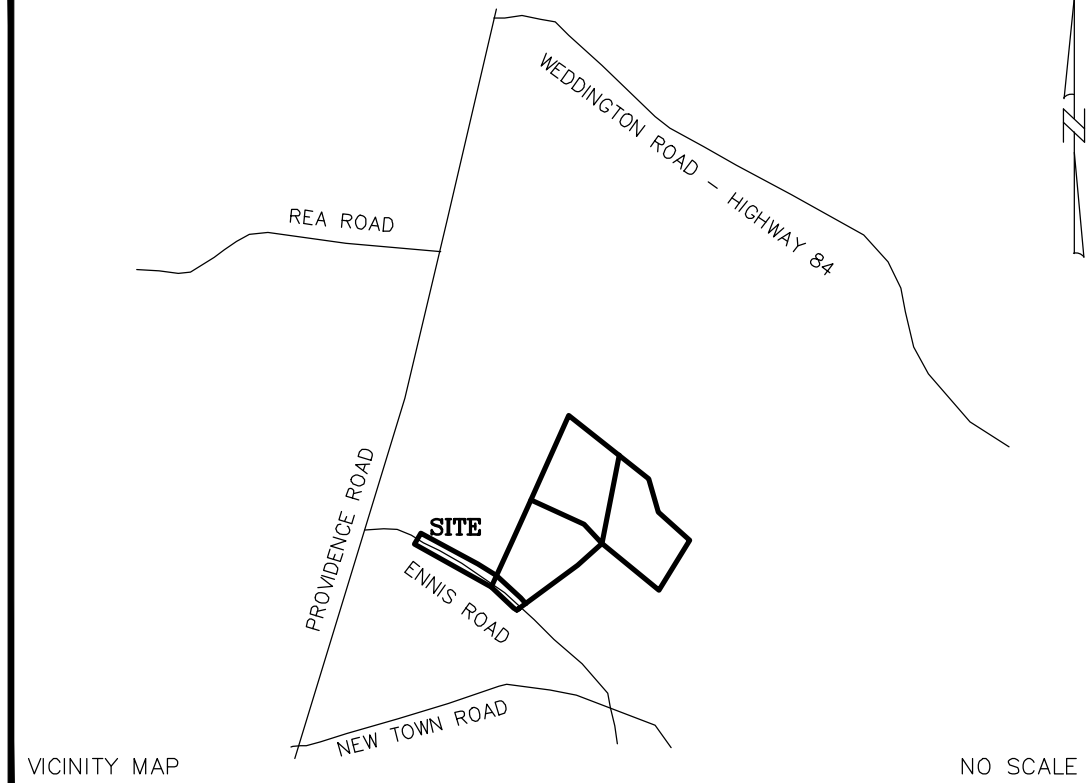
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GREGORY E. JOHNSON NCPLS: L-5521



ABBREVIATION LEGEND

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- CONC - CONCRETE
- CMP - CORRUGATED METAL PIPE
- CPP - CORRUGATED PLASTIC PIPE
- DB - DEED BOOK
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- FIRM - FLOOD INSURANCE RATE MAP
- FND - FOUND
- GIS - GEOGRAPHICAL INFORMATION SYSTEM
- HDPE - HIGH DENSITY POLYETHYLENE
- ICV - IRRIGATION CONTROL VALVE
- ID - IDENTIFICATION
- INV - INVERT
- IP - IRON PIN
- NAD - NORTH AMERICAN DATUM
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NCGS - NORTH CAROLINA GEODETIC SURVEY
- NCSPP - NORTH CAROLINA STATE PLANE COORDINATES
- NMS - NO MONUMENT SET
- PB - PLAT BOOK
- PG - PAGE
- PID - PARCEL IDENTIFICATION
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- RBF - REBAR FOUND
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- WV - WATER VALVE

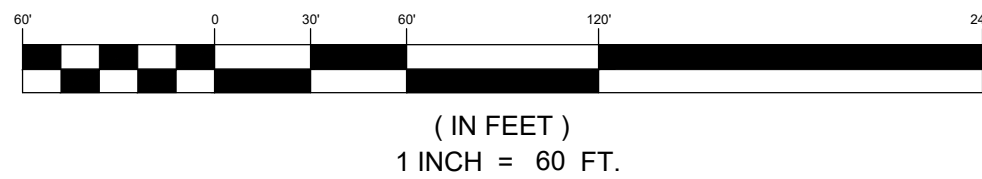
SYMBOL LEGEND

- BENCHMARK
- #5 REBAR SET (UNLESS NOTED)
- #5 REBAR FOUND (UNLESS NOTED)
- CLEAN OUT
- CONCRETE MONUMENT
- ELECTRIC BOX
- ELECTRIC METER
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- HYDRANT
- POWER POLE
- TELEPHONE PEDESTAL
- UNKNOWN DIRECTION/END
- SANITARY SEWER MANHOLE
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- MAIL BOX
- NO MONUMENT SET
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- WATER VALVE
- WELL

LINE LEGEND

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

GRAPHIC SCALE



NO.	DATE	REVISION	BY
BOUNDARY, TOPOGRAPHIC AND WETLAND SURVEY OF TAX PARCELS: 06156010, 06156010A, 06156010B. OWNER: ENNIS INVESTERS ONE, LLC			
LOCATED IN: SANDY RIDGE TOWNSHIP UNION COUNTY NORTH CAROLINA			
CLIENT:			
ENNIS INVESTORS ONE, LLC		2	
1036 SEMINOLE DR. MARVIN, NORTH CAROLINA, 28173		SHEET 2 OF 2	

STORMWATER SUMMARY:

	AREA (SF)	AREA (AC)
AREA OF PROJECT BOUNDARY	848,871	19.510
AREA OF REDUCED R/W	15,525	0.356
AREA OF OVERLAP	12,525	0.288
AREA OF EXIST. POND	62,464	1.434
TOTAL SITE AREA - (R/W + OVERLAP + POND)	759,355	17.432

EXIST. BUA SUMMARY

EXIST. BUA TO BE REMOVED	20,833	0.478
EXIST. BUA ON LOT 9 TO REMAIN	15,513	0.356
EXIST. BUA OF GRAVEL FORCE MAIN ACCESS	17,654	0.405
TOTAL BUA TO REMAIN	33,177	0.762

PROP. BUA SUMMARY

PROP. BUA FOR ROADWAY	43,866	1.007
PROP. ADJ. BUA FOR LOT 9 DRIVEWAY	600	0.014
PROP. BUA FOR LOTS 1-8	104,000	2.388
BUA PER LOT FOR LOTS 1-8	13,000	0.298
TOTAL PROP. BUA	148,466	3.408

TOTAL EXIST. + PROP. BUA

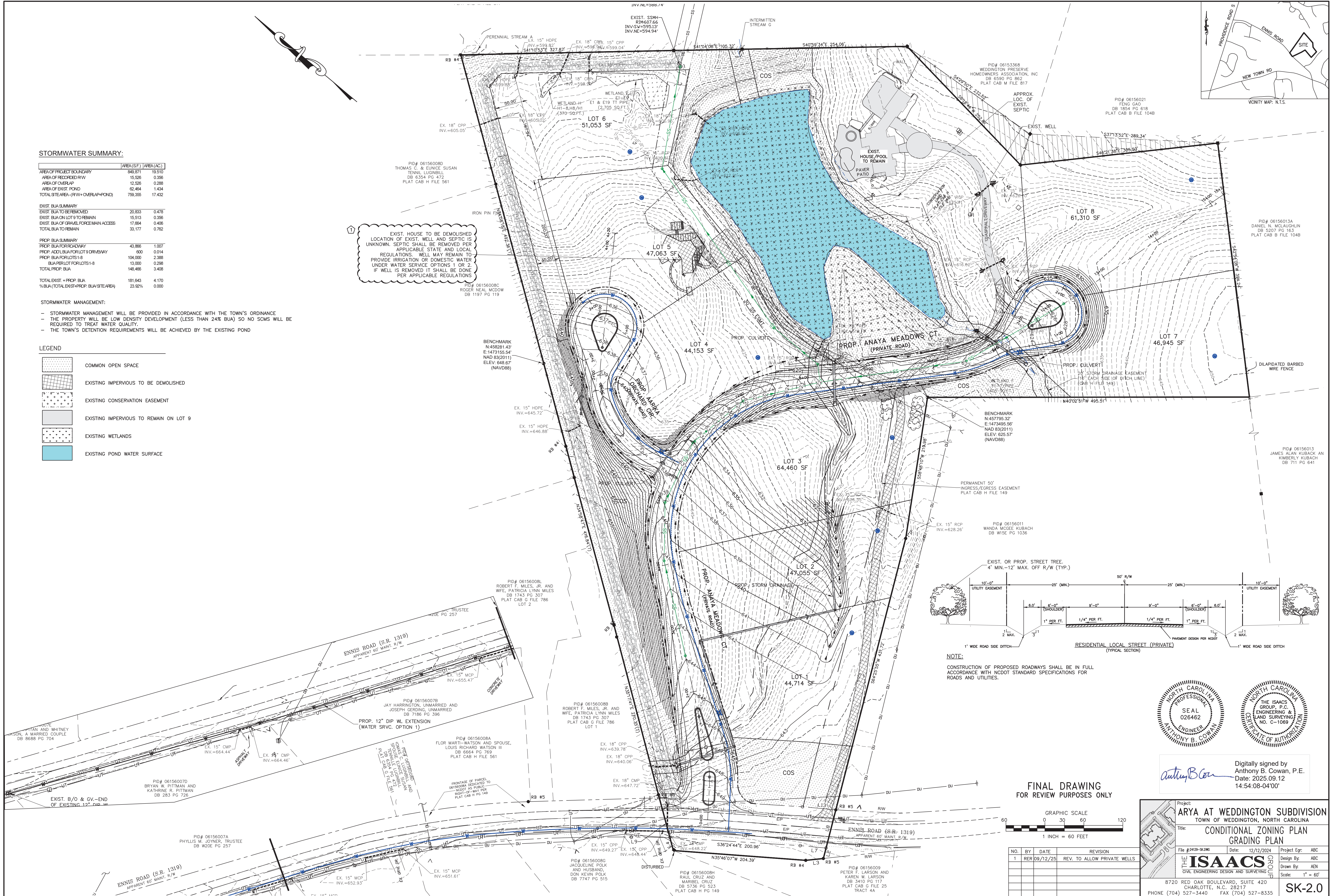
% BUA (TOTAL EXIST. + PROP. BUA / SITE AREA)	181,643	4.170
	23.92%	0.000

STORMWATER MANAGEMENT:

- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN'S ORDINANCE
- THE PROPERTY WILL BE LOW DENSITY DEVELOPMENT (LESS THAN 24% BUA) SO NO SCMS WILL BE REQUIRED TO TREAT WATER QUALITY.
- THE TOWN'S DETENTION REQUIREMENTS WILL BE ACHIEVED BY THE EXISTING POND

LEGEND

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



1. SUBJECT TRACT PARCELS: 06156010, 06156010A, 06156010B
2. SUBJECT TRACTS DEEDS/ PLAT REFERENCES: DEED BOOK 7895, PAGE 465 & PLAT CABINET H FILE 149.
3. SUBJECT ADDRESS: 645 ENNIS ROAD WAXHAH, NC 28173
4. UNADJUSTED RATIO OF PRECISION: 1:120,367
5. NO NCGS MONUMENT WITHIN 2,000' OF SUBJECT PROPERTY.
6. DATE OF SURVEY: AUGUST 14, 2024 – MAY 14, 2025.
7. THE DASHED LINES ON SHEET 2 ARE SCALED FROM UNION COUNTY GIS ONLINE SYSTEM AND ARE FOR VISUAL REFERENCE ONLY. SHEET 2 AREA OF SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY AND DOES NOT DEPICT A BOUNDARY SURVEY.
8. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY WHICH MAY OR NOT BE OF RECORD.
9. TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS 19.154 ACRES.
10. AREAS COMPUTED BY COORDINATE METHOD.
11. SUBJECT TRACT SHOWN HEREON IS GRAPHICALLY WITHIN ZONE "X"(OTHER AREAS)-AREAS OUTSIDE OF THE 0.25% ANNUAL CHANGE FLOODPLAIN- AREAS OUTSIDE OF THE FUTURE CONDITIONS 1% ANNUAL CHANGE FLOODPLAIN AS IDENTIFIED ON FEMA/FIRM COMMUNITY PANEL NO. 3710447500J DATED OCTOBER 16, 2008.
12. HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS
HORIZONTAL DATUM: NAD83(2011) NC STATE PLANE COORDINATE SYSTEM.
VERTICAL DATUM: NAVD 88.
13. DISTANCES SHOWN ARE IN HORIZONTAL GROUND.
14. THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY M 811.
15. APPARENT OVERLAP AS SHOWN IS FROM PLAT CAB M FILE 817. THERE ARE NO OTHER ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
16. SUBJECT TRACTS IS ZONED R-CD (DISTRICT, RESIDENTIAL-CONVENTIONAL) PER UNION COUNTY GIS.

ZONING AND SETBACK INFORMATION FROM TOWN OF WEDDINGTON, NC UDO SECTION D-703 SUBSECTION E AS ADOPTED APRIL 12, 2021 AND AMENDED JUNE 12, 2023:

MINIMUM LOT SIZE (SF) – 40,000
MINIMUM LOT WIDTH (FT) – 120
MINIMUM FRONT SETBACK (FT) – 50
MINIMUM SIDE SETBACK (FT) – 15
MINIMUM REAR SETBACK (FT) – 40
MAXIMUM HEIGHT (FT) – 35
MAXIMUM FLOOR AREA RATIO – N/A

17. WETLAND AND STREAM DELINEATED AND DETERMINED BY WETLANDS AND ENVIRONMENTAL PLANNING GROUP (WEPG) PROJECT TITLED "ENNIS ROAD SITE" AND DATED SEPTEMBER 20, 2024. WETLAND LINEWORK TAKEN FROM FIELD SURVEY DATA PERFORMED BY ESP ASSOCIATES, INC.
18. CONTOUR INTERVAL= 1 FT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N35°05'31"E	7.54'
L2	S64°36'21"W	16.56'
L3	N45°59'20"W	27.29'
L4	N35°05'31"E	20.80'
L5	N31°21'30"W	177.63'
L6	S34°42'07"E	51.37'
L7	S34°39'50"E	40.10'
L8	N64°16'25"E	60.74'
L9	N35°05'31"E	63.27'

WETLAND #	SQ.FT	ACRES
WETLAND D	66,035	1.516
WETLAND E	2,705	0.062
WETLAND F	405	0.009
WETLAND H	370	0.008
TOTAL	69,515	1.595

<u>AREA TABLE</u>	
PID# 06156010	277,297 SQ. FT. / 6.366 ACRES
PID# 06156010A	282,621 SQ. FT. / 6.488 ACRES
PID# 06156010B	274,427 SQ. FT. / 6.300 ACRES
AREA IN R/W (INCLUDED WITH PID #06156010A) (ENNIS RD.)	
	<u>15,526 SQ. FT. / 0.356 ACRES</u>
<u>TOTAL AREA</u>	849,871 SQ. FT. / 19.51 ACRES

I, GEORGE E. JOHNSON, CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION REFERENCE HEREIN) AND THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION IS 1:120,267; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE NORTH CAROLINA PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL, GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE 2011 TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY REQUIRED OF DETAILED TOPOGRAPHIC SURVEYS; AND THAT THE ORIGINAL DATA OBTAINED FROM THIS SURVEY WAS USED TO PREPARE THIS PLAT COMPLETED ON MAY 14, 2025; AND ALL COORDINATES ARE BASED ON NAD 83 AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

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

George E. Johnson 5-89-2025

GEORGE E. JOHNSON NCPLS: L-5521





1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: HORIZ:0.06' VERT:0.09'
3. TYPE OF GPS FIELD PROCEDURE: NCGS VRS RTK NETWORK
4. DATE OF SURVEY: AUGUST 14, 2024
5. DATUM/EPOCH: NAD 83 (2011)
6. PROJECT/PROJECT CONTROL USE: CORP MON. SEE BELOW
7. GEOID MODEL: GEOID 18
8. COMBINED GRID FACTOR: 0.99985039
9. UNITS: US SURVEY FEET

FIXED STATION UTILIZED FOR THIS PROJECT:
CORS MONUMENT
DESIGNATION: 1771 WELCOME CNTR CORP ARP
PID: 0F6318
NORTHING: 505,067.08' (NAD 83-NSRS 2011)
EASTING: 1,427,047.65'

FIXED STATION UTILIZED FOR THIS PROJECT:
CORS MONUMENT
DESIGNATION: 177 WELCOME CNTR CORS AR
PID: DF6318
NORTHING: 505,067.08' (NAD 83-NSRS 201
EASTING: 1,427,047.65'

CAB	CABINET
CNC	CONCRETE
CUP	CORRUGATED METAL PIPE
CPB	CORRUGATED PLASTIC PIPE
DBB	DEED BOOK
DIP	DUCTILE IRON PIPE
E/P	EDGE OF PAVEMENT
FEM	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FIRE INSURANCE RATE MAP
FNS	FOUND
QID	GEOGRAPHICAL INFORMATION SYSTEM
HGH	HIGH DENSITY POLYETHYLENE
ICV	IRRIGATION CONTROL VALVE
IN	IDENTIFICATION
INVT	INVERT
LF	IRON PIN
LP	LINEAR FEET
NAD	NORTH AMERICAN DATUM
NACS	NORTH AMERICAN VERTICAL DATUM
NGVO	NORTH CAROLINA GEODETIC SURVEY
NSCSP	NORTH CAROLINA STATE PLANE COORDINATES
NRMS	NO MONUMENT SET
PB	PLAT BOOK
PG	PAGE
PID	PARCEL IDENTIFICATION
R/W	RIGHT OF WAY
RB	REBAR
RFB	REBAR FOUND
RCP	REINFORCED CONCRETE PIPE
SDE	STORM DRAIN EASEMENT
SDM	STORM MAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TCE	TOTAL
W	TEMPORARY CONSTRUCTION EASEMENT
WV	WATER VALVE

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

 - TREE
 - WATER METER
 - WATER VALVE
 - WELL

- CONCRETE
- STORM DRAINAGE EASEMENT
- CONSERVATION LAND
- POND
- WETLAND AREA
- APPARENT OVERLAP
- SANITARY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE

(IN FEET)
1 INCH = 60 FT.

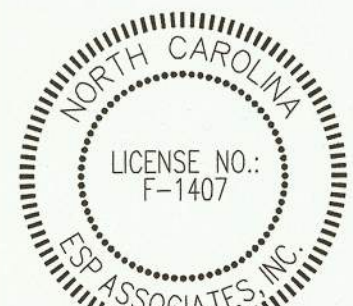
1	5/28/25	ADDED SANITARY SEWER EASEMENT AND PARTIAL POND TOPOGRAPHY	DLM
NO.	DATE	REVISION	BY

BOUNDARY, TOPOGRAPHIC AND WETLAND
SURVEY OF TAX PARCELS: 06156010,
06156010A, 06156010B.
OWNER: ENNIS INVESTERS ONE, LLC

LOCATED IN: TOWN OF WEDDINGTON
SANDY RIDGE TOWNSHIP
UNION COUNTY, NORTH CAROLINA

ENNIS INVESTORS ONE, LLC
1036 SEMINOLE DR.
MARVIN, NORTH CAROLINA, 28173

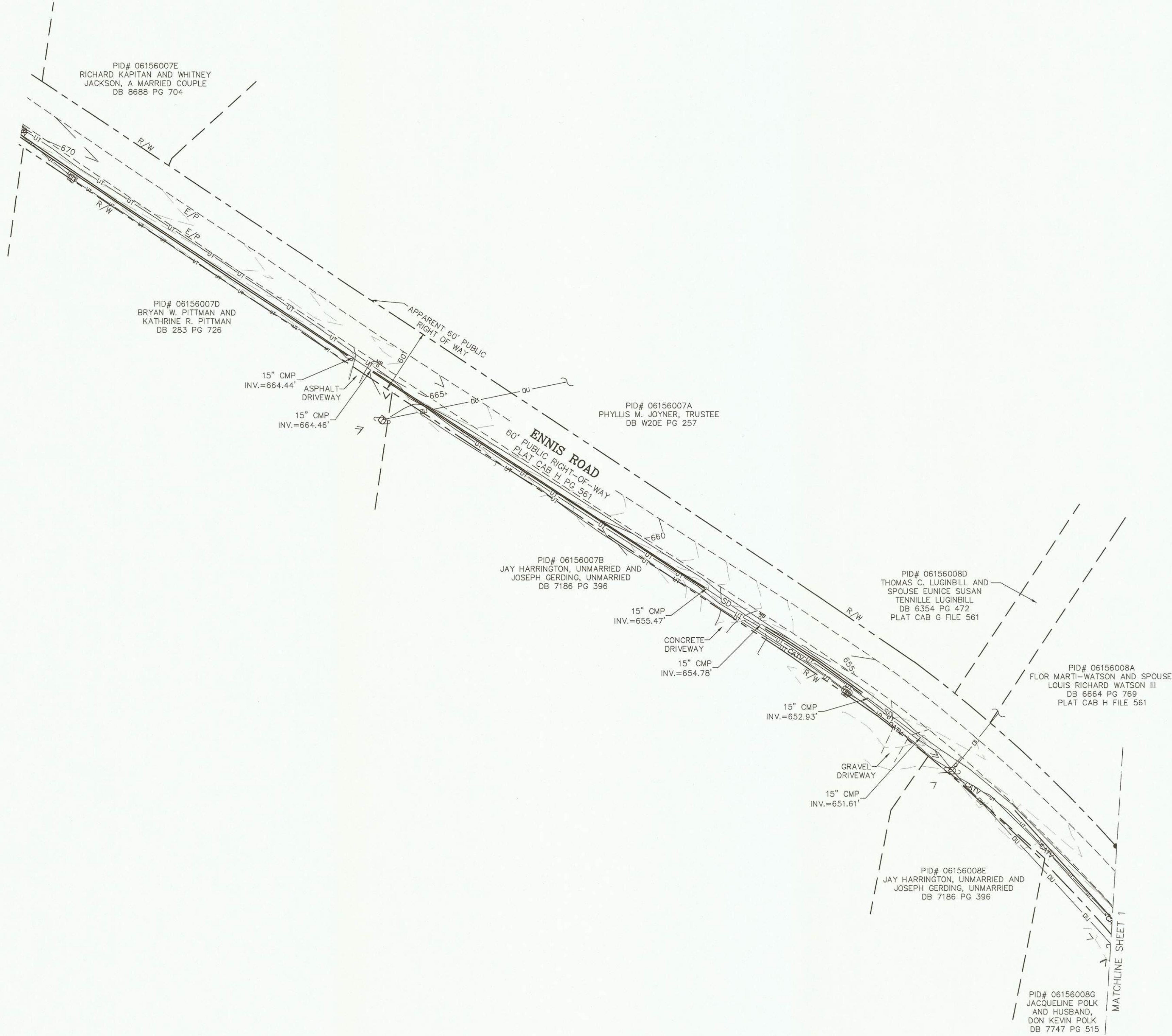
PROJECT NO	23-00880
SCALE	1"=60'
DATE	MAY 29, 2025
DRAWN BY	DLM
CHECKED BY	GEJ
DATE SURVEYED	AUG 2004-MAY 2021
DRAWING NO	23-00880 BNDY.DW
1	
SHEET 1 OF 2	



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

NOTES:

- SUBJECT TRACT PARCELS: 06156010, 06156010A, 06156010B
- SUBJECT TRACTS DEEDS/ PLAT REFERENCES: DEED BOOK 7895, PAGE 465 & PLAT CABINET H FILE 149.
- SUBJECT ADDRESS: 645 ENNIS ROAD WAXHAW, NC 28173
- UNADJUSTED RATIO OF PRECISION: 1:120,367
- NO NCGS MONUMENT WITHIN 2,000' OF SUBJECT PROPERTY.
- DATE OF SURVEY: AUGUST 14, 2024 - MAY 14, 2025.
- THE DASHED LINES ON SHEET 2 ARE SCALED FROM UNION COUNTY GIS ONLINE SYSTEM AND ARE FOR VISUAL REFERENCE ONLY. SHEET 2 AREA OF SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY AND DOES NOT DEPICT A BOUNDARY SURVEY.
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- TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS 19.154 ACRES.
- AREAS COMPUTED BY COORDINATE METHOD.
- SUBJECT TRACT SHOWN HEREON IS GRAPHICALLY WITHIN ZONE "X"(OTHER AREAS)--AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE OF THE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FEMA/FIRM COMMUNITY PANEL NO. 3710447500J DATED OCTOBER 16, 2008.
- HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS
HORIZONTAL DATUM: NAD83(2011) NC STATE PLANE COORDINATE SYSTEM.
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- THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY NC 811.
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MINIMUM SIDE SETBACK (FT) - 15
MINIMUM REAR SETBACK (FT) - 40
MAXIMUM HEIGHT (FT) - 35
MAXIMUM FLOOR AREA RATIO - N/A
- WETLAND AND STREAM DELINEATED AND DETERMINED BY WETLANDS AND ENVIRONMENTAL PLANNING GROUP (WEPG) PROJECT TITLED "ENNIS ROAD SITE" AND DATED SEPTEMBER 20, 2024. WETLAND LINEWORK TAKEN FROM FIELD SURVEY DATA PERFORMED BY ESP ASSOCIATES, INC.
- CONTOUR INTERVAL=1 FT



THIS DRAWING AND/OR THE DESIGN SHOWN ARE THE PROPERTY OF ESP ASSOCIATES, INC. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.
ESP ASSOCIATES, INC.



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CERTIFICATE OF SURVEY AND ACCURACY

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

THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY REQUIRED OF DETAILED TOPOGRAPHIC SURVEYS, AND THAT THE ORIGINAL DATA WAS OBTAINED ON AUGUST 14, 2024; THAT THE SURVEY WAS COMPLETED ON MAY 14, 2025; AND ALL COORDINATES ARE BASED ON NAD 83 AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

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

Gregory E. Johnson 5-29-2025
GREGORY E. JOHNSON NCPLS: L-5521



ABBREVIATION LEGEND

CAB	- CABINET
CONC	- CONCRETE
CMP	- CORRUGATED METAL PIPE
CPP	- CORRUGATED PLASTIC PIPE
DB	- DEED BOOK
DIP	- DUCTILE IRON PIPE
E/P	- EDGE OF PAVEMENT
FEMA	- FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	- FLOOD INSURANCE RATE MAP
FND	- FOUND
GIS	- GEOGRAPHICAL INFORMATION SYSTEM
HDPE	- HIGH DENSITY POLYETHYLENE
ICV	- IRRIGATION CONTROL VALVE
ID	- IDENTIFICATION
INV	- INVERT
IP	- IRON PIN
NAD	- NORTH AMERICAN DATUM
NAVD	- NORTH AMERICAN VERTICAL DATUM
NCGS	- NORTH CAROLINA GEODETIC SURVEY
NCSPC	- NORTH CAROLINA STATE PLANE COORDINATES
NMS	- NO MONUMENT SET
PB	- PLAT BOOK
PAGE	- PAGE
PID	- PARCEL IDENTIFICATION
R/W	- RIGHT OF WAY
RB	- REBAR
RBF	- REBAR FOUND
RCP	- REINFORCED CONCRETE PIPE
SDE	- STORM DRAINAGE EASEMENT
SDMH	- STORM DRAIN MANHOLE
SSMH	- SANITARY SEWER MANHOLE
T	- TOTAL
WV	- WATER VALVE

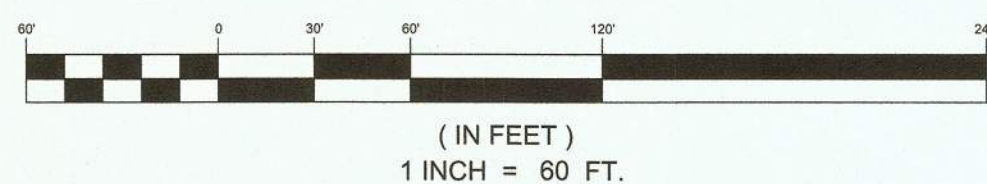
SYMBOL LEGEND

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

LINE LEGEND

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

GRAPHIC SCALE



1	5/28/25	ADDED SANITARY SEWER EASEMENT AND PARTIAL POND TOPOGRAPHY	DLM
NO.	DATE	REVISION	BY
BOUNDARY, TOPOGRAPHIC AND WETLAND SURVEY OF TAX PARCELS: 06156010, 06156010A, 06156010B. OWNER: ENNIS INVESTORS ONE, LLC			
LOCATED IN: TOWN OF WEDDINGTON SANDY RIDGE TOWNSHIP UNION COUNTY, NORTH CAROLINA			
CLIENT:			
ENNIS INVESTORS ONE, LLC 1036 SEMINOLE DR. MARVIN, NORTH CAROLINA, 28173			
PROJECT NO. 23-00880 SCALE 1"=60' DATE MAY 29, 2025 DRAWN BY DLM CHECKED BY G.E.J. DATE SURVEYED AUG 2004-MAY 2025 DRAWING NO. 23-00880 BNDY.DWG			
2			
SHEET 2 OF 2			



**CZ 2025-03-ARYA AT WEDDINGTON
EXHIBIT B.
DEVELOPMENT STANDARDS**

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to nine (9) single-family residential units.
5. Architectural Standards:
 - a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
 - b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar

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

- c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.

6. Environmental Features and Open Space:

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

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

- a. Existing pond will serve to meet detention requirements.
- b. Jurisdictional Surface Waters: an onsite determination and delineation for the presence of jurisdictional surface waters has been performed and will be provided to the town for review during the construction permitting phase.

8. Access and Transportation.

- a. Internal Roads will be private.
- b. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.
- c. Applicant shall be required to provide one ingress/egress from Ennis Road to the subdivision.

9. Streetscape, Setbacks, Buffers, and Yards:

- a. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard setback shall be provided.
- b. A minimum fifty (50) foot front yard and forty (40) foot rear yard set back shall be provided.
- c. Minimum area for each lot created will be 40,000 square feet.
- d. Each lot created shall contain one existing or planted canopy tree for every 40 feet of street frontage or fraction thereof per UDO Section D-917A(Q).

10. Utilities

- a. Developer will construct public sanitary sewer and public water lines to serve the proposed subdivision.
- b. All existing wells and septic systems will be removed or abandoned in accordance with state and county requirements.
- c. Water and sewer services to remaining house on lot 9 will be converted from well and septic to services provided by Union County Water and Sewer.

This 9th day of June 2025

Jeremy Schumacher, Arcadia Homes



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

APPLICATION INFORMATION:

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

PROPOSAL:

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

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

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

Development Standards.

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

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

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

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

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

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

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

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

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

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

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

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

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

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

Home sites are not shown on the sketch plan. However, lot lines are oriented towards the central cul-de-sac streets. Findings of compliance can be made.

UDO Section D-917(J)(1) Permanent dead-end streets shall not provide sole access to more than 16 dwelling units or 1,200 linear feet, whichever is less. (2024 standard)

The eastern cul-de-sac is measured from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. Thus it does not exceed 1200 linear feet.

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

All adjacent properties are developed as one acre or greater residential lots.

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

Unfortunately no extensions or street connections would be added and an additional cul-de-sac would be added to the network. However, only 9 homes are proposed and thus only one point of ingress-egress is required.

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

N/A. Only 9 lots proposed. Positive findings of compliance can be made.

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

The existing drive to 653 Ennis Rd. will be removed so all vehicular traffic is accessed by the two private streets and gated entryway.

UDO Section D-917(O)(1)(b) Where the side or rear yards of lots may be oriented toward existing thoroughfare roads, a buffer at least 100 feet wide of existing woodland providing adequate visual screening throughout the year is required. The buffer width may be reduced to 50 feet if plantings are installed to include year-round screening.

A 100' thoroughfare buffer is submitted. Existing vegetation must remain to provide optimal screening. Existing homes to the west of the site shall be buffered using common open space from the property line to the road.

UDO Section D-917(P)

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

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

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

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

UDO Section D-918, General Requirements.

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

UDO Appendix 5, Architectural Standards.

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

RELATION TO THE CODE OF ORDINANCES:

Appendix C, Traffic Impact Analysis.

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

LAND USE PLAN CONSISTENCY:

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

Land Use Goals:

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

Policy LU 1.1: The following Future Land Use categories, along with their intended uses, densities, and intensities, are hereby established (floor area ratio (FAR) only applies to non-residential uses): B. The Conservation Residential FLU designation applies to the areas within the Town that are six acres or greater in area and provides for a proportion of open space within residential subdivisions.

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

Transportation Goals:

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

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

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

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

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

Housing Goals:

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

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

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

Conservation Goals:

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

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

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

Infrastructure Goals:

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

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

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

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

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

RECOMMENDATION:

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

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

ATTACHMENTS:

Application
Sketch Plan
Land Use Map
Community Meeting Report



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 9, 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. Presentations
 - A. Rusty Setzer, Vice Chair Planning Board
8. Public Comments
9. Public Safety Report
10. Consent Agenda
 - A. Approve 2025-05-12 Regular Town Council Meeting Minutes
 - B. Approve FY2024-2025 Budget amendment
 - C. Authorize Staff to enter into contract for Audit services
 - ** ~~D. Authorize Staff to enter into contract for landscaping maintenance services~~
 - ** ~~E. Authorize staff to sign Active Waste Contract addendum~~
11. Old Business
 - A. Fiscal Year 2025-2026 Proposed Budget Ordinance
 - i. Public Hearing
 - ii. Discussion and Possible Consideration of FY 2025-2026 Proposed Budget Ordinance and Set the Tax Rate.
 - ** B. Discussion and Consideration to Authorize Staff to sign Active Waste Contract Addendum.

12. New Business

A. Arya Subdivision

- i. Public Hearing
- ii. Discussion and Possible Consideration
- iii. Statement of Reasonableness and Consistency

B. CZ Amendment Application from Providence Land for an amendment to CZ-2023-02 Beckingham for stormwater requirement changes.

- i. Public Hearing
- ii. Discussion and Possible Consideration
- iii. Statement of Reasonableness and Consistency

C. Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping

- i. Public Hearing
- ii. Discussion and Possible Consideration
- iii. Statement of Reasonableness and Consistency

D. Discussion and Possible Consideration of Authorizing Staff to enter into an interlocal agreement with Union County for funding Weddington Residents on the Senior Nutrition Program Waitlist.

** E. Discussion and Consideration to Authorize Staff to Enter into Contract for Landscaping Maintenance Services.

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. Adjournment



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 9, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 10**

1. Call to Order

Mayor Bell called the meeting to order at 7:02 p.m.

2. Determination of Quorum

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

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

Visitors: Jeremy Schumacher, Brent Cowan, Leslie Fisher, Caren Wingate, Jason Gentry, Kristin Dillard, Tom Waters, Clayton Jones, Mike Morse, Gayle Butler, Chris Faulk, Joseph Pietrantonio, Bill Deter, Bob Wilson, Weston Boles, Liz Holtey, Paul Mead, Sue Mead, Colleen Blanchard, Christopher Neve, Chad Emerine, Ivan Merritt, Kami Merritt, Tracy Stone, John Allen, Sara Juhl, Hendrick Ellis, Mohit Purohit

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Mayor Bell requested to move items 10.D. and 10.E. from the Consent Agenda and add them to new and old business respectively.

Motion: Councilmember Perryman 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 Councilmembers reported a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Jeff Perryman reported on the recent Western Union Municipal Alliance meeting held in Waxhaw on May 22nd. He noted that Representatives David Willis and Dean Arp were present to discuss issues in Raleigh, specifically House Bill 765 regarding local government zoning authority. Perryman encouraged people to watch the recorded livestream of the meeting on Waxhaw's webpage. He summarized that the representatives stated HB 765 is still in committee but "nothing really dies in Raleigh" and parts of it could still pass through the budget process. Perryman urged everyone to stay informed on this issue.

Mayor Bell added that it was a well-attended meeting with good presentations. He emphasized the seriousness of HB 765 and its potential impacts on Weddington and municipalities across the state, calling it one of the biggest bills in a while that could drastically change things.

Mayor Pro Tem Tom Smith reiterated the importance of contacting representatives about HB 765, saying its potential impact on zoning control is "monumental" and could "radically change Weddington forever" if passed. He urged residents to take action if they don't want that to happen.

7. Presentations

A. Rusty Setzer, Vice Chair Planning Board

Rusty Setzer, Vice Chair of the Planning Board, gave a presentation on the construction design process being considered for Weddington. He explained that upcoming recommendations for changes to the UDO would involve changing terminology from "sketch plan" to "schematic plan".

Mr. Setzer provided an overview of the construction design process, explaining the differences between conceptual design, schematic design, and later design development stages. He emphasized that schematic design provides more detailed information than a sketch plan, including elements like street layouts, utilities, lot sizes, setbacks, and stormwater management.

Mr. Setzer noted that Weddington acts as a "gatekeeper" at the schematic design stage before projects move to further development. He explained this change would give the town more comprehensive information earlier in the process. Mayor Bell thanked Mr. Setzer and the subcommittee for their work.

8. Public Comments

Sara Juhl 4132 Horseshoe: Ms. Juhl spoke regarding the Western Union Municipal Alliance meeting and impact fees. She encouraged town councils to lobby for impact fees, which are currently illegal in North Carolina, noting they could make a big difference for public schools. Ms. Juhl also expressed concerns about erosion issues from development, emphasizing the importance of tree canopy preservation. She suggested the town consider having a forester or similar role to help address creek-related issues for residents.

9. Public Safety Report

Deputy Grant Wrenn provided the monthly public safety report. He noted increases in self-initiated calls, business checks, foot patrols, and traffic stops compared to the previous month. Wrenn reported on a recent saturation patrol operation that resulted in various citations and one warrant arrest. He also discussed efforts

to investigate potentially fraudulent temporary vehicle tags. Councilmembers asked about the effectiveness of traffic enforcement on Providence Road. Wrenn indicated they have seen a significant reduction in high speeds, noting it's now difficult to get radar readings over 50 mph. He also mentioned increased focus on the Antioch Church Road area. Deputy Wrenn addressed questions about DMV-related scams, advising residents to contact law enforcement if they receive suspicious calls claiming to be from the DMV or Sheriff's Office demanding immediate payment.

10. Consent Agenda

- A. Approve 2025-05-12 Regular Town Council Meeting Minutes**
- B. Approve FY2024-2025 Budget amendment**
- C. Authorize Staff to enter into contract for Audit services**
- ~~D. Authorize Staff to enter into contract for landscaping maintenance services~~**
- ~~E. Authorize staff to sign Active Waste Contract addendum~~**

Motion: Mayor Pro Tem Smith made a motion to approve the Consent Agenda as amended.

Vote: The motion passed with a unanimous vote.

11. Old Business

- A. Fiscal Year 2025-2026 Proposed Budget Ordinance**
 - i. Public Hearing**

Mayor Bell opened the public hearing at 7:34 p.m. No residents signed up to speak.
Mayor Bell closed the public hearing at 7:35 p.m.

- ii. Discussion and Possible Consideration of FY 2025-2026 Proposed Budget Ordinance and Set the Tax Rate**

Ms. Gaylord presented the proposed FY 2025-2026 budget totaling \$3,157,000 with a 3.5 cent tax rate. She explained that the two major factors in the budget were the Union County tax revaluation, which increased the property tax base by about 150%, and changes to how solid waste fees are billed. Ms. Gaylord noted that rather than having separate tax and solid waste fee amounts, the solid waste costs would now be rolled into the overall tax rate. She explained this was primarily for administrative reasons, as it was difficult to accurately track which properties should be billed for trash collection and which properties are default on their trash fees. Ms. Gaylord clarified that while the new tax rate of 3.5 cents appears higher than the current 2.5 cents, it is revenue neutral when accounting for the included solid waste costs. She also noted that the budget includes funding for a new part-time permit tech/planning assistant position.

Mayor Bell emphasized that this was not a tax increase, but rather a consolidation of existing fees into the tax rate. Council members discussed the benefits of this approach for both the town and residents.

Motion: Councilmember Perryman made a motion to approve the FY 2025-2026 Proposed Budget Ordinance and set the tax rate at 3.5 cents.

Vote: The motion passed with a unanimous vote.

- B. Active Waste Discussion contract amendment**

The Council discussed an addendum to the contract with Active Waste Control. It was clarified that the addendum includes a 6% increase in costs and extends the contract for 3 years. The Council noted that this increase was reasonable given that there had been no increases in the previous two years despite rising costs. Council discussed clarification of services in the contract and directed staff to amend the exhibit before signing the contract

Motion: Councilmember Perryman made a motion to authorize staff to sign the Active Waste Contract Addendum with Exhibit 1 amended as discussed.

Vote: The motion passed with a unanimous vote.

12. New Business

A. Arya Subdivision

i. Public Hearing

ii. Discussion and Possible Consideration

Mayor Bell opened the public hearing Town Planner Gregory Gordos presented an overview of the Arya at Weddington subdivision proposal. He explained that it would be a conventional subdivision with 9 total lots (8 new) on 62 acres, featuring private roads and gated access. Gordos noted that utilities would be provided by Union County.

Jeremy Schumacher from Arcadia Homes, representing the developer, provided additional details about the project. He described plans for custom-built homes ranging from 5,500 to 8,500 square feet, with anticipated price points between \$3 million and \$6 million. Schumacher emphasized their commitment to tree preservation and environmentally friendly development practices.

The Council asked questions about stormwater management, the existing pond on the property, and plans for upgrading the dam to meet current standards. Weston Boles, the project engineer, explained their approach to stormwater management using level spreaders and other low-impact development techniques.

Bob Wilson, representing LaBella Associates, reviewed the stormwater calculations and confirmed that the proposed plan would have minimal downstream impacts.

Motion: Councilmember Perryman made a motion to approve CZ 2025-03 Arya Subdivision with the condition that stormwater calculations are reviewed by town staff.

Ms. Dewey read the Development Standards into the record:

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these

codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.

3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to nine (9) single-family residential units.
5. Architectural Standards:
 - a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
 - b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements
 - c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
6. Environmental Features and Open Space:
 - a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.
 - b.
7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.
 - a. Existing pond will serve to meet detention requirements.
 - b. Jurisdictional Surface Waters: an onsite determination and delineation for the presence of jurisdictional surface waters has been performed and will be provided to the town for review during the construction permitting phase.
8. Access and Transportation.
 - a. Internal Roads will be private.
 - b. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.
 - c. Applicant shall be required to provide one ingress/egress from Ennis Road to the subdivision.
9. Streetscape, Setbacks, Buffers, and Yards:
 - a. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard setback shall be provided.
 - b. A minimum fifty (50) foot front yard and forty (40) foot rear yard setback shall be provided.
 - c. Minimum area for each lot created will be 40,000 square feet.
 - d. Each lot created shall contain one existing or planted canopy tree for every 40 feet of street frontage or fraction thereof per UDO Section D-917A(Q).

10. Utilities

- a. Developer will construct public sanitary sewer and public water lines to serve the proposed subdivision.
- b. All existing wells and septic systems will be removed or abandoned in accordance with state and county requirements.
- c. Water and sewer services to remaining house on lot 9 will be converted from well and septic to services provided by Union County Water and Sewer.

Vote: The motion passed with a unanimous vote.

iii. Statement of Reasonableness and Consistency

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.

Motion: Mayor Pro Tem Smith made a motion to approve the Land Use Statement of Reasonableness and Consistency as provided by staff:

Vote: The motion passed with a unanimous vote.

B. CZ Amendment Application from Providence Land for an amendment to CZ-2023-02 Beckingham for stormwater requirement changes.

Mr. Gordos presented the staff report: At its meeting of November 13, 2023 the Weddington Town Council, as a part of a public hearing for a major subdivision, approved conditional zoning case CZ 2023-02. This allowed for a 38-lot residential project known as Beckingham to complete legislative approvals and progress to the construction document (CD) and Final Plat stages prior to land disturbance. On February 7, 2025 the developer of the project, Mr. Tom Waters, met with Town staff as well as two members of Town Council to express concern about one requirement of the Unified Development Ordinance. He stated that the 100-year stormwater requirement would negatively impact the site conditions which the State of North Carolina considers to be "Low Impact Development". Stormwater requirements are referenced throughout the UDO but are most applicable in Appendix 8. All nonresidential development and all major residential development creating more than 20,000 square feet of new impervious area shall provide stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates. Stormwater volume control shall also be provided for the 1-year, 24-hour storm. Design of facilities shall be consistent with the Stormwater Manual except as stated herein. No zoning permit or final plat approval shall be issued until a satisfactory final stormwater management plan has been reviewed and approved by the town upon determination that the plan is consistent with the requirements of this division. Therefore, the approved development proposal now includes a change to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development is no longer governed by this Plan and all applicable requirements of the UDO if compliance with the Final stormwater management plan requirements cannot or will not be met. Specifically, the applicant is requesting to waive code requirements as found in Sec. 58-543.(b)(1). As a conditional zoning case, only the Town Council has the ability to waive a code requirement previously contained in their 2023 approval. To amend CZ 2023-02 to explicitly waive the requirements of

“stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates.” The applicant has not requested a replacement number, rather that requirements match what the State of North Carolina considers Low Impact Development (LID). Please see appendices for the definition of LID and Runoff Volume Match per NCDENR and NCDEQ. To help achieve stated objective of greater tree coverage, the overall project density has also been reduced.

Tom Waters from Providence Land presented the proposed changes to the Beckingham subdivision's stormwater management plan. He explained that they were seeking to use a low-impact development approach that would preserve more trees and natural areas compared to the originally approved plan with detention ponds.

Council members asked detailed questions about the stormwater calculations, impact on neighboring properties, and long-term maintenance of the proposed systems. Bob Wilson, the town's engineering consultant, provided his assessment of the plans and confirmed that the proposed methods were appropriate for the site conditions. After extensive discussion, the council considered the planning board's recommendations and the additional information provided by the developer.

i. Public Hearing

Mayor Bell opened the public hearing at 8:47 p.m.

Ivan Merritt, a resident, spoke in opposition to the amendment. He argued that the originally approved plan with detention ponds should be maintained and that the town should uphold its stormwater ordinance requirements.

Joseph Pietrantonio, an adjacent property owner, expressed support for the amendment. He stated that he preferred not having retention ponds near his property and was satisfied with the developer's explanations of the stormwater management plan.

Chad Emerine, a downstream resident, expressed concerns about the proposed impervious surface calculations and enforcement of stormwater management requirements. He requested that the council table the decision until more detailed information could be provided.

Mohit Purohit, the owner of the property most affected by the stormwater changes, spoke in support of the amendment. He explained that he had worked with the developer to address his concerns and appreciated the innovative approach to stormwater management.

Mayor Bell closed the public hearing at 8:58 p.m.

ii. Discussion and Possible Consideration

Motion: Mayor Pro Tem Smith made a motion to approve a CZ Amendment from Providence Land as an amendment to CZ 2023-02 for the Beckingham neighborhood for the stormwater standards.

Ms. Dewey read the Amended Development Standards for Stormwater Management into the record:

7. *Stormwater Management.* *Applicant will meet the North Carolina Low Impact Development stormwater requirements and runoff volume match per NCDENR and NCDEQ.*
 - a. *Developer will notify neighboring property owners of the changes in flows and water surface elevations that affect their property*

- b. *Developer's Engineer will evaluate the 30-inch RCP at Hidden Haven Trail*
- c. *Developer and property owner of culvert on parcel #06153053 will come to a legal agreement for maintenance of the culvert.*

Vote: The motion passed with a unanimous vote

iii. Statement of Reasonableness and 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: Councilmember Perryman made a motion to approve the statement of reasonableness and consistency relating to Providence Land CZ 2023-02 Amendment as presented above by staff.

Vote: The motion passed with a unanimous vote.

C. Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping

Mr. Gordos presented the proposed text amendment. He explained that the changes would remove administrative requirements for private road gates that are outside the town's jurisdiction and clarify that berms are permitted landscaping features for both commercial and residential developments.

Mayor Bell suggested consolidating all berm-related regulations into one section of the UDO for clarity. After discussion, the council decided to table this item to allow staff to incorporate these suggestions into a more comprehensive text amendment.

Motion: Mayor Pro Tem Smith made a motion to table Text Amendment 2025-04 Section 917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping.

Vote: The motion passed with a unanimous vote.

D. Discussion and Possible Consideration of Authorizing Staff to enter into an interlocal agreement with Union County for funding Weddington Residents on the Senior Nutrition Program Waitlist.

Ms. Dewey explained that Union County had approached the town about funding for Weddington residents currently on the waiting list for the senior nutrition program. She reported that there are currently 10 Weddington residents awaiting service, with estimated costs of \$7.65 per day for frozen meals and \$5.60 per day for warm meals. Councilmember Perryman provided additional context from a recent presentation on the program, emphasizing its importance in helping seniors remain in their homes. He noted that other nearby

municipalities like Wesley Chapel and Marvin have already agreed to participate. Council members discussed the potential annual cost, which was estimated to be between \$14,000 and \$19,000. They also clarified that this may be an annual commitment subject to review each budget year.

Motion: Councilmember Perryman made a motion authorizing staff to enter into an interlocal agreement with Union County for funding Weddington Residents on the Senior Nutrition Program Waitlist.

Vote: The motion passed with a unanimous vote.

E. Landscaping

The council discussed the submitted proposals for landscaping maintenance services. Mayor Bell expressed concerns about the quality of current landscaping work and emphasized the need for improvement.

Motion: Mayor Pro Tem Smith made a motion to authorize staff to enter into contract for landscaping in amount not to exceed \$7500 per month after consultation with mayor.

Vote: The motion passed with a unanimous vote.

13. Code Enforcement Report

Ms. Dewey provided a brief update on code enforcement activities, noting that they are working on closing some cases and dealing with resident concerns. She also mentioned plans to renew the contract with their code enforcement provider, switching to an hourly payment structure.

14. Update from Finance Officer and Tax Collector

Ms. Gaylord reported that we are in the last month of the fiscal year and have approved a new auditor for the upcoming year. She noted that the new auditor's fees were lower than anticipated, potentially freeing up funds for other uses.

15. Updates from Town Planner and Town Administrator

Mr. Gordos mentioned upcoming community meetings, a variance hearing for the Board of Adjustment and public hearings related to development proposals. Ms. Dewey reported that she is awaiting a response from NCDOT regarding speed limit changes and is working on getting engineering started for mast arm poles.

16. Transportation Report

Mayor Bell announced plans for a community meeting with NCDOT in the fall to discuss the widening of Highway 16 and the Rea Road extension. He also reported that the Brookhaven HOA has approved plans for a stoplight at Antioch and Forest Lawn and should be moving forward in the coming months.

17. Council Comments

Council members thanked staff for their work on the budget and other town matters. Councilmember Perryman mentioned his plans to begin work on a downtown overlay project and engage with the community on this topic in the coming months.

18. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the June 9, 2025 Regular Town Council meeting at 9:48 p.m.

Vote: The motion passed with a unanimous vote.

Approved: July 14, 2025
Karen Dewey
Karen Dewey, Town Administrator/Clerk

Jim Bell
Jim Bell, Mayor



**TOWN OF WEDDINGTON, NORTH CAROLINA
2025-2026 GENERAL FUND BUDGET ORDINANCE
O-2025-04**

BE IT ORDAINED By The Town Council of Weddington, North Carolina, In Session Assembled:

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of Weddington Government and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026, according to the following summary and schedules:

SUMMARY

<u>FUND</u>	<u>ESTIMATED REVENUES</u>	<u>TOTAL APPROPRIATION</u>
General	\$3,157,000	\$3,157,000

Section 2. That for said fiscal year there is hereby appropriated out of the General Fund the following:

<u>GENERAL FUND</u>	<u>AMOUNT</u>
Administrative	\$ 656,065
Planning & Zoning	593,790
General Government	<u>1,907,145</u>
TOTAL APPROPRIATIONS – GENERAL FUND	<u>\$3,157,000</u>

Section 3. It is estimated that the following General Fund Revenues and Fund Balance Appropriations will be available during the fiscal year beginning July 1, 2025 and ending June 30, 2026 to meet the foregoing General Fund appropriations:

<u>REVENUE SOURCE</u>	<u>AMOUNT</u>
Ad Valorem Taxes	\$1,716,000
State-Collected Revenues	1,168,000

Zoning and Subdivision Revenues	20,500
Investment Revenues	250,000
Other Revenues	<u>2,500</u>

TOTAL REVENUE GENERAL FUND	<u>\$3,157,000</u>
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FUND BALANCE APPROPRIATIONS	\$ <u>0</u>
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Section 4. There is hereby levied for the fiscal year ending June 30, 2026 the following rate of taxes on each (\$100) assessed valuation of taxable property as listed as of January 1, 2025 for the purpose of raising the revenues from current year's property tax as set forth in the foregoing estimates of Revenues, and in order to finance foregoing appropriations:

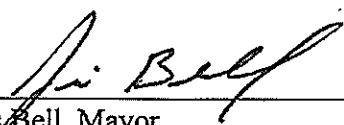
GENERAL FUND	<u>\$0.035</u>
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Section 5. The Finance Officer is hereby authorized to transfer appropriations within a fund contained herein under the following conditions:


- a. She may transfer amounts between object of expenditure within a department without limitation.
- b. She may transfer amounts between departments of the same fund with an official report on such transfers to the Town Council.
- c. She may make expenditures and/or transfers from appropriations as necessary.

Section 6. All capital items, (items exceeding \$10,000), are to be approved in accord with the adopted budget. The Finance Officer will maintain a list of approved capital outlay items.

Adopted this 9th day of June, 2025.



James Bell, Mayor

Attest:


Karen Dewey, Town Administrator/Clerk

