



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
TUESDAY, MAY 26, 2026 – 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. April 27, 2026 Regular Planning Board Meeting
5. Public Comments: *Individuals are allowed 3 minutes to speak and must only comment on current agenda items. A maximum of 30 minutes is allocated to the Public Comment Period. The time limit may be extended at the discretion of the Chairman.*
6. Old Business
 - A. Discussion and Possible Recommendation of an application by Toll Brothers requesting Conditional Zoning Approval for the development of a 39-lot Conventional subdivision located on Weddington-Matthews Road (Parcel Number 06120011)
7. New Business
8. Update from May Town Council Meeting
9. Board member Comments
10. Adjournment



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, APRIL 27, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 5**

1. Call to Order

Chairman Chris Faulk called the April 27, 2026 Regular Planning Board meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with all members present: Chairman Chris Faulk, Vice Chair Rusty Setzer, Board members Amanda Jarrell, Bill Deter, Scott Buzzard, Steve Fellmeth, and Taylor Gordon.

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

Visitors: Chad Emerine, Tom Smith, Lisa Gaffney, 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. March 23, 2026 Regular Planning Board Meeting

Motion: Board member Deter made a motion to approve the March 23, 2026 Regular Planning Board Meeting minutes.
Second: Board member Jarrell
Vote: The motion passed with a unanimous vote.

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

Chad Emerine, Eagle Road, addressed the Board regarding the Grandview subdivision application (Agenda Item 7A) and the proposed chicken coop text amendment (Agenda Item 7C). Mr. Emerine raised concerns about the completeness of the Grandview submission, specifically citing: the absence of detailed stormwater calculations to verify proper sizing of stormwater control measures (SCMs); the absence of a tree survey; an incomplete sewer capacity review, noting that Union County Public Works indicated the sketch plan did not pass due to incomplete modeling; and the submission of only a school confirmation email rather than a full school impact report as intended by the Appendix 2B requirement. Citing a prior precedent in which the Board tabled the Beechwood application pending sewer review and conditional approval, Mr. Emerine requested that the Board table the Grandview application until all outstanding items were resolved. Regarding the chicken coop text amendment, Mr. Emerine noted that the current UDO does not appear to contain a six-hen limit as referenced at a prior council meeting, and that any amendment should include clear limits on the number of hens, a prohibition on roosters, residential-appropriate setbacks, and coop size restrictions. He requested that the Board table that item pending additional research.

6. Old Business

No old business to discuss.

7. New Business

A. Discussion and Possible Recommendation of an application by Signature Properties of the Carolinas LLC. requesting Conditional Zoning Approval for the development of a 37-lot Conventional subdivision located at the intersection of Providence Road and Rea Road.

Mr. Gordos presented the application for a 37-lot conventional subdivision, referred to as the Grandview project, on approximately 77 acres at the intersection of Providence Road and Rea Road. He noted this is the most prominent undeveloped site in the town, with multiple previous proposals, none of which came to fruition. Key features of the current proposal include a single primary access point on Providence Road, an emergency-only composite stone access on Rea Road, a private road network, a neighborhood green at the entrance, and open space comprising approximately 32% of the property, exceeding the current 20% requirement. All lots exceed the one-acre minimum.

Mr. Gordos identified two primary concerns from staff review: (1) a storm drain easement (SDE) that had been shown encroaching within the 100-foot thoroughfare buffer, which the applicant had since revised; and (2) the absence of certain supplemental materials, including a landscape plan and updated stormwater calculations from the original submission. Mr. Gordos noted that the applicant's engineer submitted revised plans and a letter from the Town Engineer, Bob Wilson of LaBella Associates, on the day of the meeting. The letter, received at 6:03 PM, stated that the updated schematic plan addressed LaBella's stormwater concerns and that LaBella had no objection to conditional zoning approval.

Board members raised concerns that the revised plan set, the landscape plan, and the LaBella letter had not been included in the advance packet and were received too late for adequate prior review. Specific outstanding items identified by board members included the absence of a complete tree

survey meeting UDO Section D917Q standards (requiring trees six inches or greater in caliper to be identified), and the lack of building envelope depictions on individual lots. The applicant, Mr. Graham, addressed the Board, stating that the team had submitted the application three weeks prior and received no staff feedback until the Thursday before the meeting. He maintained that the application was substantively complete and urged the Board not to table the item. Mr. Chris Isaacs of Isaac Group confirmed that stormwater sizing calculations had been developed and reviewed by LaBella through multiple rounds of comment and response.

Mr. Gordos clarified for the record that the LaBella letter was not a codified requirement at the time of submission and that certain missing items, such as the landscape rendering, were staff recommendations rather than UDO mandates. He further noted that an application containing errors is not necessarily an incomplete application under applicable North Carolina case law, and that conditions of approval are a standard planning board tool. He expressed frustration that board members had been directed not to use conditions and stated his disagreement with that guidance.

Motion: Vice Chair Setzer made a motion to table the application until a complete packet is submitted with time for the Planning Board to review.

Boardmember Deter made an amendment to the motion that if the applicant can provide all the items of concern, a special meeting be called to review the application before the next council meeting. There was no second. The amendment failed.

Second: Board member Fellmeth

Vote: The motion passed with a 4-2 vote. Setzer, Fellmeth, Jarrell, and Gordon in favor, and Board members Buzzard and Deter opposed.

B. Discussion and Possible Recommendation of Text Amendment 2026-3 Appendix 2B. re: Town Engineer review of (zoning) Schematic Plans

Mr. Gordos presented the proposed text amendment, which would require the Town Engineer (LaBella Associates) to review all future zoning schematic plan applications and provide a written recommendation confirming that the plans meet the intent of the UDO with respect to stormwater management and SCM facilities. The requirement would function similarly to the existing Traffic Impact Analysis (TIA) requirement.

Vice Chair Setzer requested the removal of the phrase "on a preliminary basis" from the amendment language, arguing that LaBella's review at the schematic plan stage should be treated as a definitive review for purposes of the planning board's and town council's consideration, not a preliminary one. General discussion followed regarding the nature of minor field adjustments during construction, with consensus that such minor changes would not require a return to the planning board, but that significant deviations would. Board Member Deter suggested that the new requirement be renumbered and repositioned within Appendix 2B to appear adjacent to other stormwater-related checklist items (near existing items B-35 through B-39) rather than at the end as B-58, for logical consistency. Mr. Gordos indicated that the repositioning could be completed administratively.

Motion: Vice Chair Setzer made a motion to approve Text Amendment 2026-3 Appendix 2B as submitted, with the amendment renumbered and

repositioned within the stormwater section of the checklist as directed by staff,

Second: Board member Deter.

Vote: The motion passed with a unanimous vote.

C. Discussion and Possible Recommendation of Text Amendment 2026-4 Section D-917D (A) Agricultural Uses (chicken coops)

Mr. Gordos presented the proposed text amendment, which would reduce the side and rear setback for chicken coops from 150 feet to 60 feet aligning the setback with the existing UDO standard for horse barns, in response to a complaint that the existing 150-foot setback effectively prohibits the use on most residential lots in the town.

Board members and Councilmember Tom Smith discussed the need for a more comprehensive approach, including provisions for a maximum number of hens, a prohibition on roosters, and possibly coop size restrictions proportional to lot size. It was noted that comparable ordinances in neighboring municipalities include such standards, and that many Weddington residents currently keep backyard chickens. The Board expressed interest in researching existing ordinances to develop a more complete and enforceable set of standards before taking action.

Agenda was amended by consensus of the board members: *Item 7D — Discussion and Possible Recommendation of Text Amendment to Section D-917A(Q) (Tree Requirements / Buildable Envelope)*

Mr. Gordos presented a text amendment to Section D-917A, Subsection Q (Tree Requirements), proposing a change in terminology from "buildable area" to "buildable envelope." The amendment was developed following discussion at the March 2026 meeting by a subcommittee consisting of Chairman Faulk, Board member Deter, and Vice Chair Setzer. The intent is to clarify that tree removal by right is permitted within the building envelope, defined as the area within required setbacks where a structure may be placed, while trees outside that envelope, particularly in rear yards, should be preserved absent specific exceptions such as utility easements, drainage easements, or septic drain fields.

Motion: Board member Deter made a motion to approve the amendment with the inclusion of a graphic previously prepared by staff depicting the building envelope concept to accompany the text amendment to the Town Council.

Second: Board member Grove

Vote: The motion passed with a unanimous vote.

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

Mr. Gordos reported that the April Town Council meeting lasted approximately five hours. The Morris Farm subdivision application by Toll Brothers did not proceed to a public hearing and was remanded back to the Planning Board. The remand was attributed to multiple factors: notification timing, a request by the Planning Board Chairman due to unresolved stormwater concerns, and a

request by the applicant. Outstanding stormwater conditions identified by the Planning Board had not yet been satisfied by the applicant; accordingly, the item was not on the April Planning Board agenda. Staff expressed confidence that the matter would be ready to return in May.

Mr. Gordos further noted the existence of a Town Council resolution limiting planning board agendas to one development application per meeting, and suggested the Board consider requesting that the Council suspend or waive that resolution so that both the Grandview and Morris Farm applications could be heard at the May meeting. After discussion, the Board considered a proposal to hold a special called meeting at 6:30 PM immediately preceding the regular May Planning Board meeting at 7:00 PM, which would provide a vehicle for hearing both applications without running afoul of the resolution.

- Motion:*** Vice Chair Setzer made a motion to schedule a special called Planning Board meeting at 6:30 PM on Tuesday, May 26, 2026, to consider one of the two returning development applications, followed by the regular Planning Board meeting at 7:00 PM.
- Second:*** Board member Buzzard.
- Vote:*** The motion passed with a unanimous vote.

Additionally, Town Planner Gordos reported that at the April Town Council meeting, the Council appointed Taylor and Rusty as alternates to the Board of Adjustment.

9. Board Member Comments

Board members expressed appreciation for staff's efforts and for the engagement of residents in attendance. It was also noted that Food Truck Friday is starting that Friday.

10. Adjournment

- Motion:*** Board member Deter made a motion to adjourn the April 27, 2026 Regular Planning Board Meeting at 8:24 p.m.
- Second:*** Board member Jarrell
- Vote:*** The motion passed with a unanimous vote.

Approved: _____



TO: Planning Board
FROM: Town Staff
DATE: May 26, 2026
SUBJECT: Application by Toll Brothers requesting Conditional Zoning approval for a 39-lot Conventional subdivision located on Weddington-Matthews Rd.

APPLICATION INFORMATION:

SUBMITTAL DATE: June 4, 2025
BUILDER/DEVELOPER: Toll Brothers
ENGINEER/APPLICANT: Kimley Horn
PROPERTY LOCATION: 5017 Weddington-Matthews Road
PARCEL ID#: 06120011
ACREAGE: +/- 94 acres
EXISTING LAND USE: Agriculture
EXISTING ZONING: R-CD, Conservation District

PROPOSAL:

The applicant, Toll Brothers, is proposing the development of a new residential subdivision of 39 homes on approximately one acre lots. It is located on Weddington-Matthews Road, two miles north of Town Hall. Amanda Drive is north of the site while Hemby Road/Beulah Church road is the largest arterial road to the south. Bonner Oaks, Willow Oaks, and Providence Woods (west of Weddington Matthews Road) are directly adjacent to the farm site, with Providence Woods having an existing woodland buffer whereas Willow Oaks has less Willow Oaks Trail having less screening if the existing farmpond is removed. Road access is provided with one entrance to the east and one entrance to the west of Weddington-Matthews. Connectivity to Bonner Drive is also provided via ROAD D and as recommended in the TIA but may be subject to conditional approval based on feedback from adjacent residents and fire/safety considerations.

The unique horizontal dimensions of the site, combined with strict cul-de-sac design requirements not to exceed 500 feet of cul-de-sac length, led to multiple revisions which reduced lot count from 46 to 39.

Development Standards.

The development proposal does not include changes to the Development Standards already set forth in the Unified Development Ordinance (UDO) unless the required public road connection to Bonner Drive is waived by the Council. As accepted by the applicant the development shall be governed by the Schematic 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 in-person Community Meeting on June 18th at the Weddington Raquet and Swim Club and a presentation to the Town Council on August 11, 2025. A TIA and concept plan was submitted first and approved on April 23rd, while the final Schematic Plan and associated documents were submitted for application completeness January 5th, 2026.

The Town Council is tentatively scheduled to hold a public hearing regarding this application on Monday, January 26, 2026, at 7:00 pm. 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.	40,023 – 85,468 sq. ft.
Minimum Lot Width		120'	120' (min)
Minimum Setbacks	Front	50'	50'
	Side	15'	15'
	Rear	40'	40'
Maximum Height		35'	35'
Maximum Floor Area Ratio		N/A	N/A

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

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

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

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

The lots proposed with the subdivision are generally consistent with this provision. Several irregular or panhandle lots east of Weddington Matthews Road have been removed. Positive findings of compliance can be made.

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

Proposed lots farthest east (Lot 12, 13) south of Vintage Creek, requiring crossing a stream and steep slopes, has been removed in the Schematic Plan. The second on-site stream retains a 100' buffer and the pond shall be removed.

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

All lots within the subdivision shall abut proposed private gated roads which shall be built to public NCDOT standards.

UDO Section D-917A(J)(1) Cul-de-sacs shall not exceed 500 feet. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac.

Three cul-de-sac roads are proposed and near but do not exceed 500 feet. ROAD C and ROAD F intersect at a 90 degree angle and other roads contain stub-out/turnarounds rather than utilizing cul-de-sacs. After several revisions, staff requests the Board confirm compliance with the spirit of Section D-917A(J)(1) as definitive findings of compliance would result in additional dead end streets and public roads leading to no destination e.g. ROAD C to 4851 Weddington Matthews Road to the north.

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

A public connection, ROAD D, out is provided to property to the north (Bonner Drive). ROAD F does not connect to adjacent property to the east; however, this is owned by the Vintage Creek HOA and can't be developed.

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

Bonner Drive would be extended as ROAD D. The majority of traffic would be entering or existing Weddington-Matthews Road. Adjacent property owners have expressed concerns of creating a “cut-through”. Findings of compliance can be made but can be waived by the discretion of Council.

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.

As the subdivision consists of 39 lots, there will be two main points of ingress/egress along the primary thoroughfare as well as secondary access to Bonner Drive. Findings of compliance can be made. Public comments questioned if two more entrances could be added to Weddington-Matthews but this is not recommended by NCDOT or in the Traffic Impact Analysis.

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

All lots will be accessed via internal streets. The existing farm at 5017 Weddington-Matthews Road is not including in the 94 acre proposal.

Section D-917A(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 development includes a 100’ roadside buffer both east and west on Weddington Matthews Road. As this property is currently used for agriculture rather than forested land, this one hundred feet must be supplemented with extensive new trees and shrubs in accordance with Section D-918.I (Screening and Landscaping). As staff has frequently recommended, a landscape plan or rendering should be provided by the applicant of what this would look like prior to final development approval.

UDO Section D-917(P) Any major subdivision shall be required to provide that a minimum of twenty percent of the gross area of the subdivision, exclusive of any required minimum buffers along thoroughfares, consists of common open space.

Positive findings of compliance can be made as the site well exceeds the requirement. Common open space along the thoroughfare (100’), the site perimeter (50’), 11 acres to the west, 3.75 acres to the center, and 24.20 all account for COS. Streams and overhead utilities are present but account for far less than Primary Open Space threshold. See Section D-917E.(B)(1).

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

UDO Section D-917D, establishes supplemental requirements for certain uses; however, no uses other than conventional residential apply to this case. 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.

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 met the threshold of requiring a TIA to be completed and approved by the Town. This document was reviewed and found satisfactory by LaBella Engineering on April 23th, 2025 after one revision sent to the Town. Note: this review was conducted prior to the final lot count of 39 units and does maintain connection to Bonner Dr.

LAND USE PLAN CONSISTENCY:

NOTE: On June 3rd 2024 the Weddington Town Council adopted the new Comprehensive Land Use Plan, which established new goals and policies from those previously used by the Planning Board. Since then, numerous text amendments have been made to better match the plan (

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): Agriculture: This category is intended to accommodate very low-density residential development to retain rural character and agricultural activity. Maximum density: 1 dwelling unit per 1.5 acres.

The subject property is identified as *Agriculture* (in green) in the 2024 Future Land Use Map (Map 4). This is the least dense density allowance. At 0.4 dwelling units per acre, this meets the intended low density residential development standards having only 1 dwelling unit per every two acres.

Policy: LU 1.4: Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods.

Lots are equivalent in size, 40,000 sq. ft or greater, to those zoned R-40 in Providence Woods and Willow Oaks. All are convention subdivision designs despite the (vacant land) zoning of R-CD. The thoroughfare buffer requirements, tree ordinance, and road design standards (cul-de-sacs) all exceed standards for developments prior to 2025.

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.

Weddington Matthews Road Road (NC-84) is a significant north-south thoroughfare in Weddington and up to Stallings. The 100' thoroughfare buffer requirement shall be upheld without exception and a full landscape plan is recommended as the roadway is devoid of trees.

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 shown on the exhibit TYPICAL SECTION RESIDENTIAL LOCAL STREET on Sheet C-301 of the schematic plan and would be located on one side of the internal streets. Should the requirement for Bonner Drive connection be waved, this connection should still provide pedestrian access as well as emergency access to adjacent neighborhoods.

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.*

Positive findings of compliance can be made.

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. and minimize the visual impact of development from surrounding properties and roadways.*

Over one-third of the 94 acres will be preserved as open space, including sensitive lands such as the existing pond, several streams, and areas with significant existing tree coverage. In reviews with Planning Board members and staff areas of concern such as the far eastern and western portions of the site were removed from private ownership and placed into COS.

Goal: *Limit development activities on environmentally sensitive land.*

Policy: ***C 3.3:** Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property, as well as preserving the natural areas and habitats.*

The existing pond (to be removed) and eastern stream drain south towards to the Oliver Creek and Weddington Creek watersheds. The current Schematic Plan no longer crosses these streams and land disturbance is limited 100' to centerline as well as Town sediment control standards. Per the developer, grading shall be performed in separate phases: one for road infrastructure and stormwater ponds, the other for house pads. Mass-clearing is not permitted and would not adhere to the new tree protection standards of Section D-917(A)(Q).

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.*

Water to be provided by Union County Water. Wastewater shall be private, served by individual septic systems and repair fields for each of the 39 homes. a2 permits are issued and provided in your submittal packet for your review and consideration. A soil scientist hired by Toll Brothers applied for and received approval for these permits which are roughly equivalent to Improvement Permits (public) as specified in Appendix 2B, item B27. By providing these approvals the applicant is requesting verification from this Board that they have adequately identified and delineated their proposed septic system as required by this Appendix 2B.

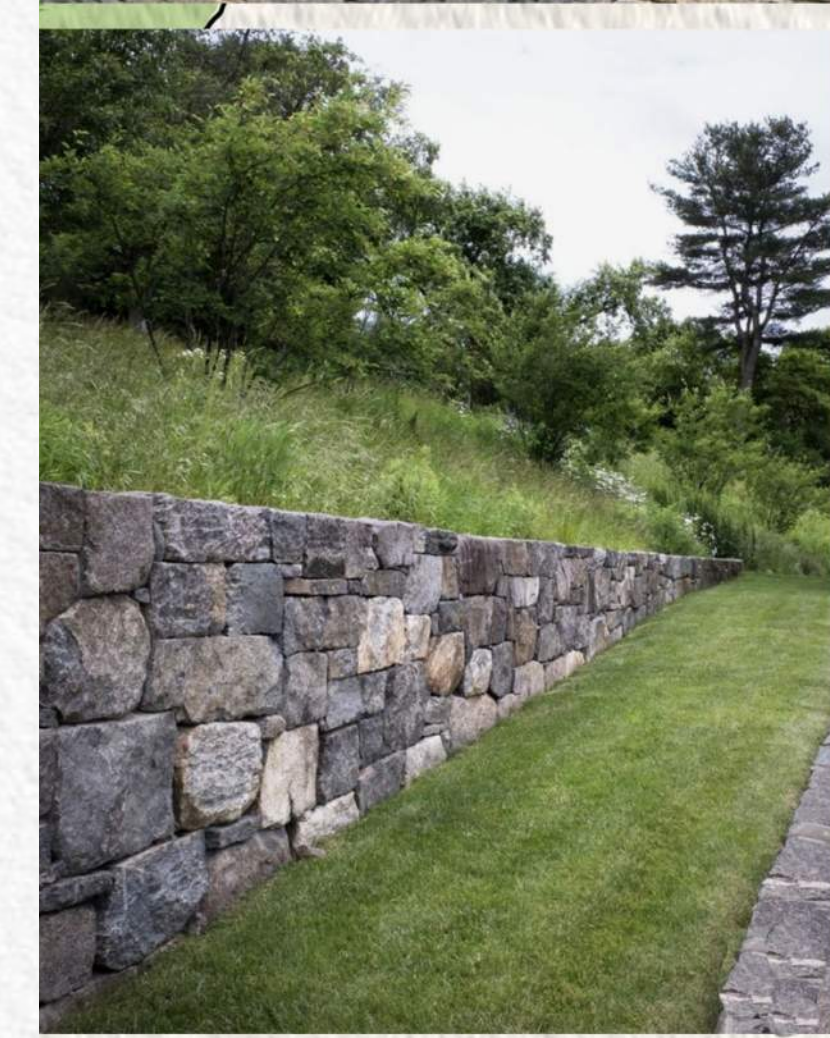
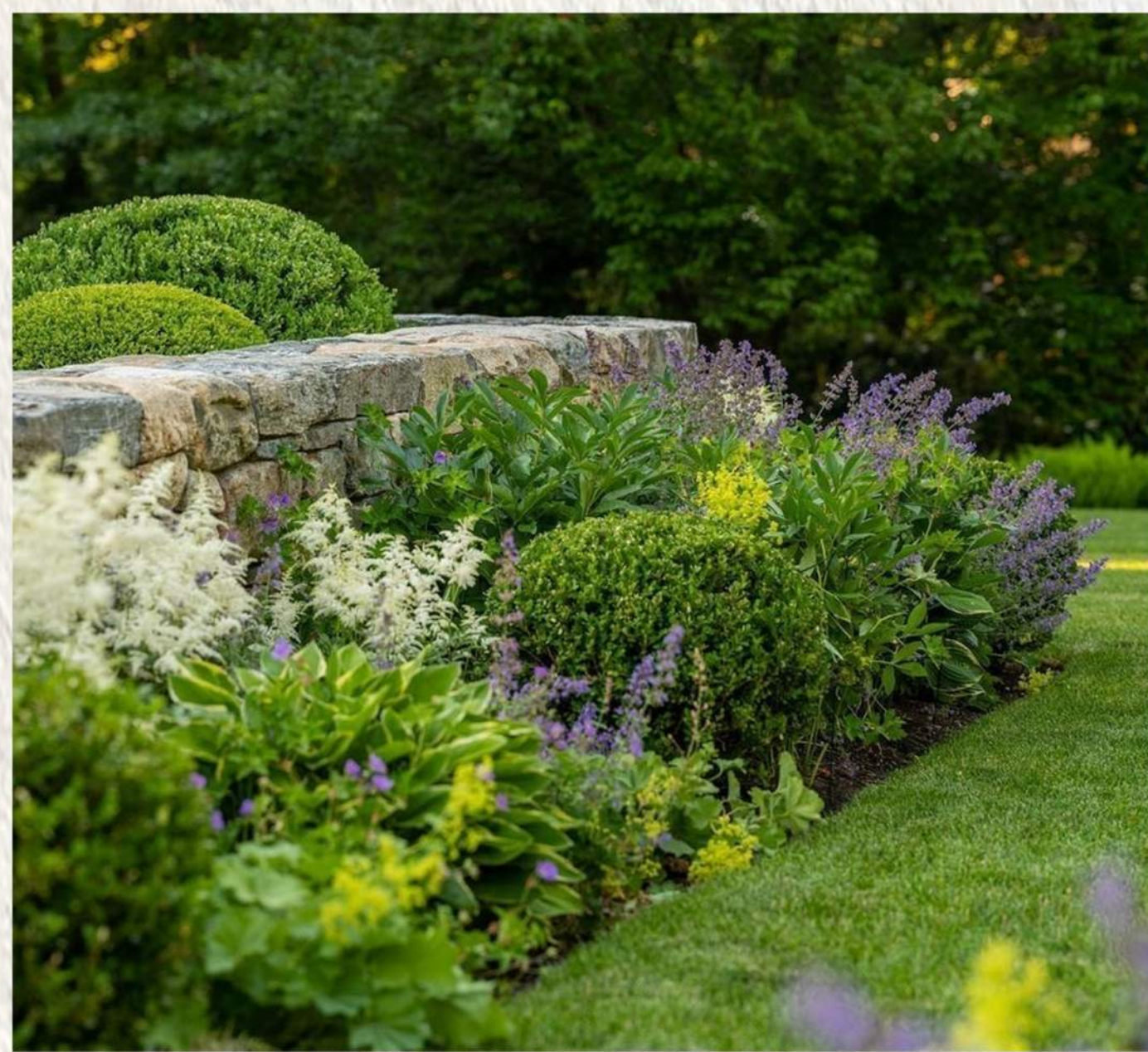
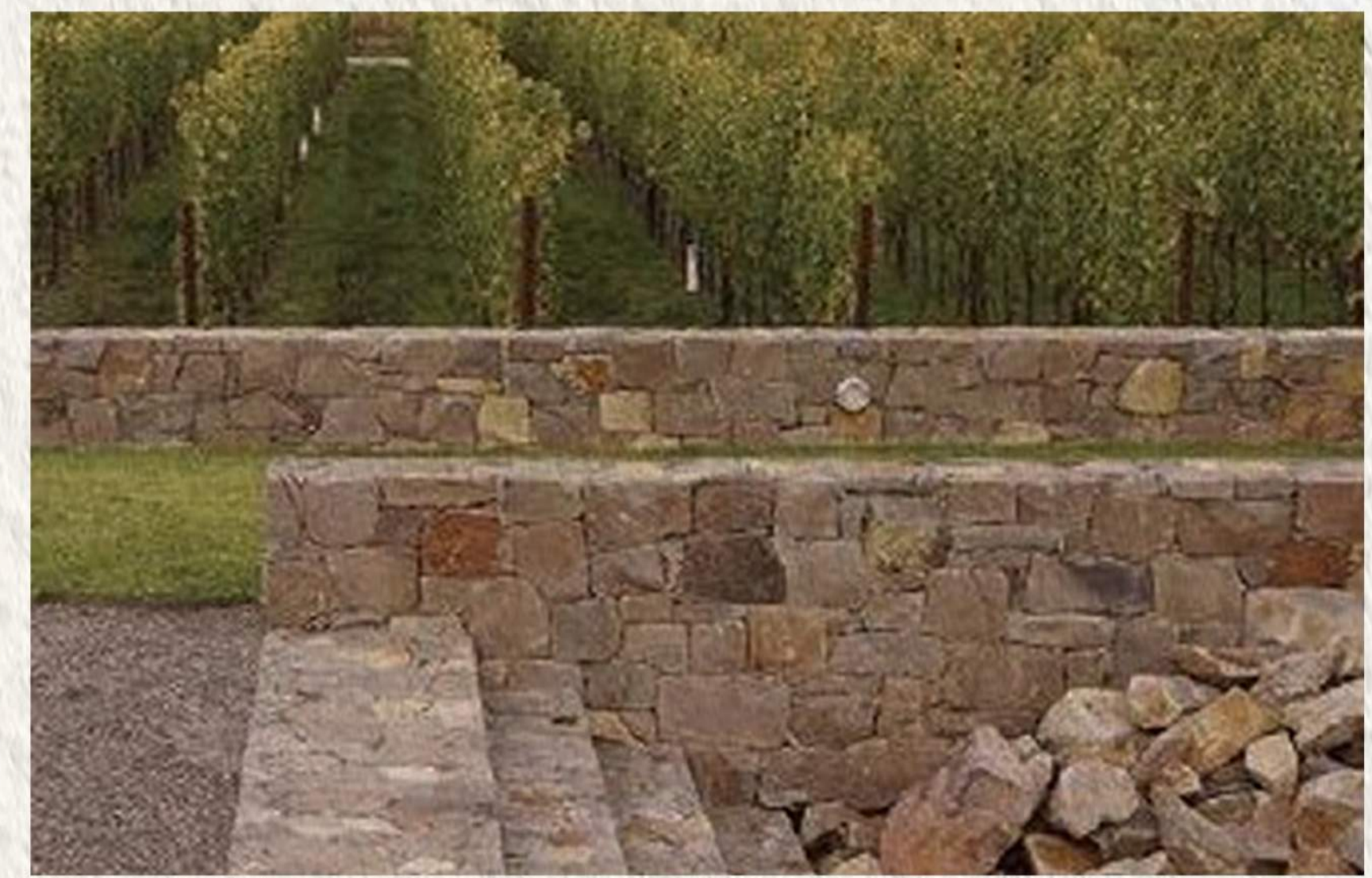
Based upon the above, staff provides the following Land Use Plan Consistency Statement for consideration:

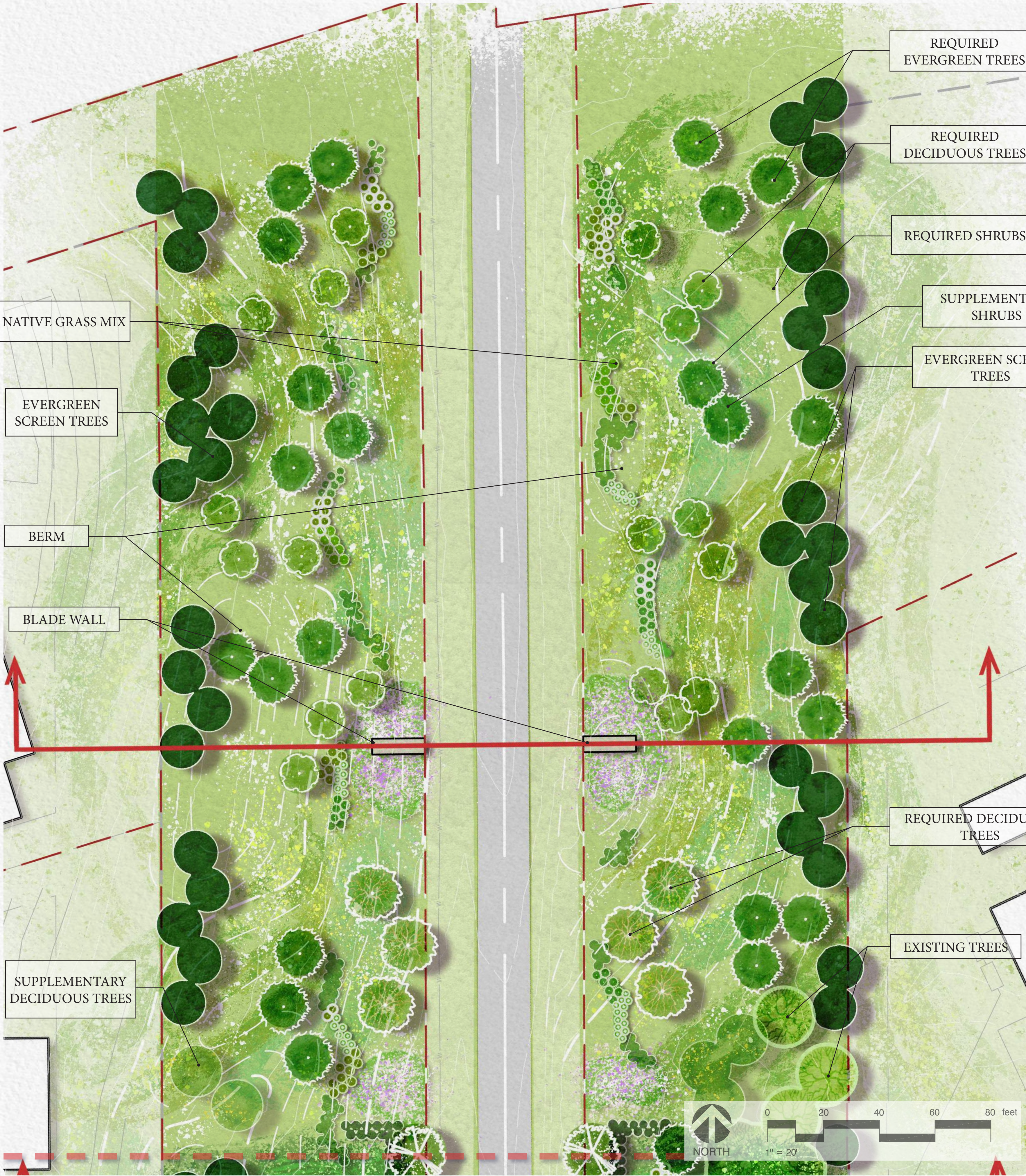
While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there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

The site plan as submitted meets all requirements for cul-de-sac length, lot size, thoroughfare buffer, open space requirements, and maximum density. Compliance with Section D-917A.(J). Cul-de-sacs., due to the odd intersections and turnaround portions of several roads, should be specified on records prior to a vote. A decision on whether it is in the public interest to connect to Bonner Drive shall be at your discretion – it meets UDO standards as submitted and staff recommends it to remain for connectivity land use goals.

RECOMMENDATION:

It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 39-Lot Conventional Subdivision located on Weddington Matthews Road, known as Morris Farm, be recommended for **approval**.





TOTAL LINEAR DISTANCE SHOWN IN PLAN A: 400'

TREE CODE REQUIREMENTS AND FULFILLMENT

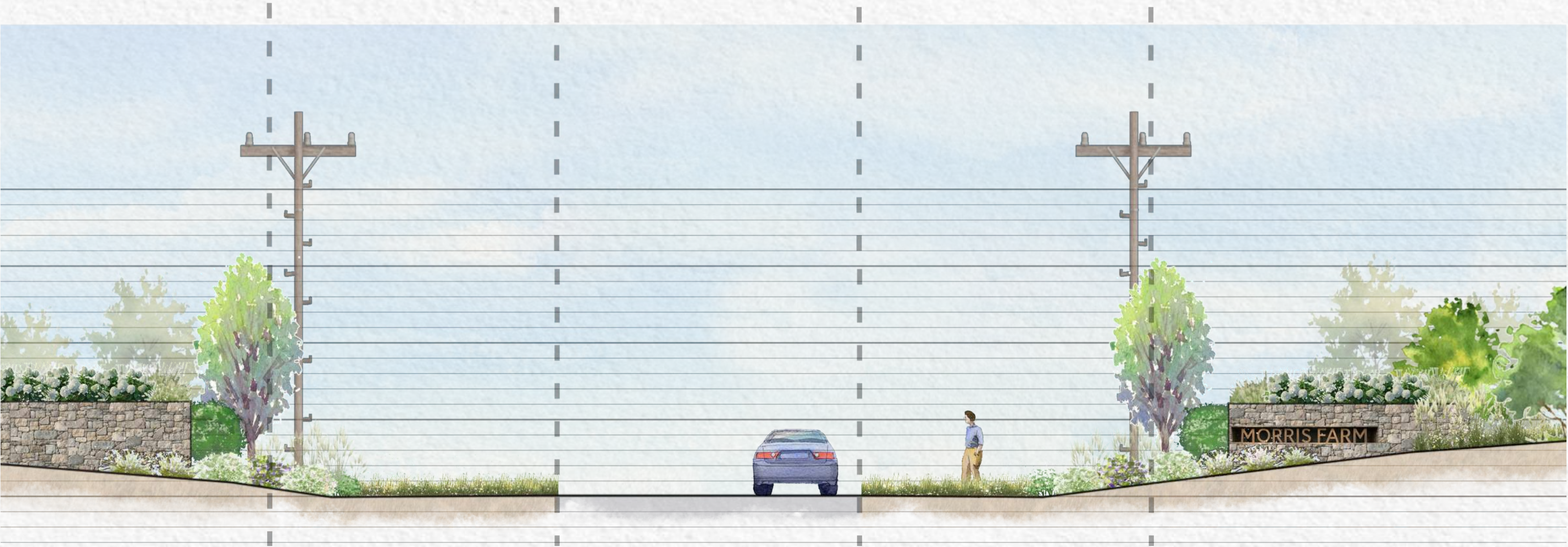
TREES REQUIRED PER 100 LINEAR FEET OF BUFFER (PER SIDE):	6 TREES (3 DECIDUOUS, 3 EVERGREEN)
TOTAL TREES REQUIRED IN PLAN A:	48 TREES (24 DECIDUOUS, 24 EVERGREEN)
TOTAL DECIDUOUS TREES PROVIDED:	# TREES
TOTAL EVERGREEN TREES PROVIDED:	# TREES
TOTAL TREES PROVIDED OVERALL:	# TREES

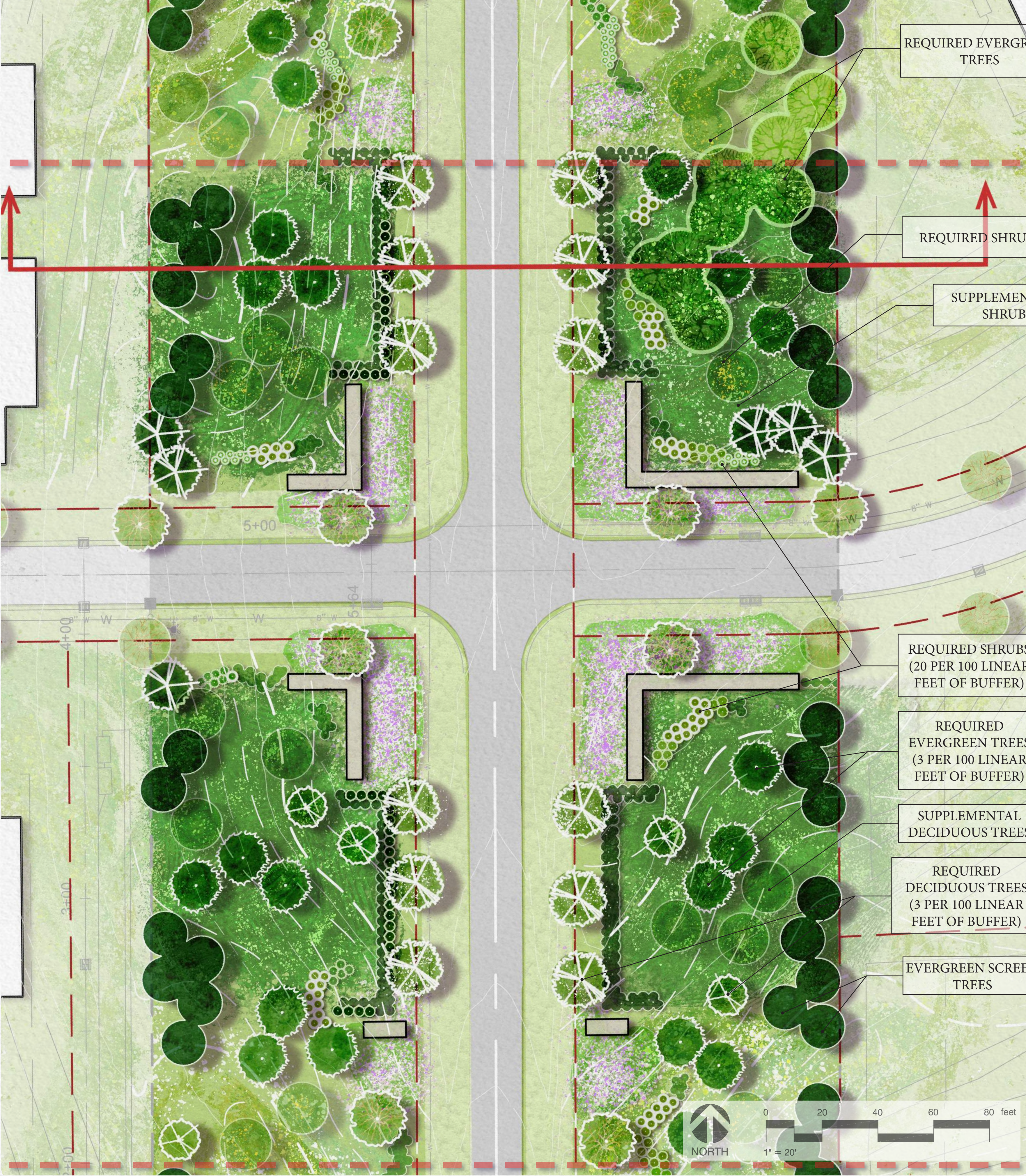
SHRUB CODE REQUIREMENTS AND FULFILLMENT

SHRUBS REQUIRED PER 100 LINEAR FEET OF BUFFER (PER SIDE):	20 SHRUBS
TOTAL SHRUBS REQUIRED IN PLAN A:	160 SHRUBS
TOTAL SHRUBS PROVIDED	# SHRUBS

ACCEPTABLE SPECIES SELECTIONS

REQUIRED DECIDUOUS TREES	OAK, ELM, MAPLE
REQUIRED EVERGREEN	MAGNOLIA, ARBORVITAE, CEDAR
SUPPLEMENTAL TREES	FLOWERING MAGNOLIA, FLOWERING DOGWOOD, HORNBEAM
REQUIRED SHRUBS	HOLLY, DISTYLUM, LIGUSTRUM
SUPPLEMENTAL SHRUBS	LIMELIGHT HYDRANGEA, MOUNTAIN LAUREL, AMERICAN BEAUTYBERRY
BUFFER LAWN SOD	ZOYSIA GRASS
FILLER/GROUNDCOVER	MEADOW MIX OF NATIVE GRASSES RANGING FROM 12"-36" IN HEIGHT







TOTAL LINEAR DISTANCE SHOWN IN PLAN C: #'

TREE CODE REQUIREMENTS AND FULFILLMENT

TREES REQUIRED PER 100 LINEAR FEET OF BUFFER (PER SIDE):	6 TREES (3 DECIDUOUS, 3 EVERGREEN)
TOTAL TREES REQUIRED IN PLAN A:	# TREES (# DECIDUOUS, # EVERGREEN)
TOTAL DECIDUOUS TREES PROVIDED:	# TREES
TOTAL EVERGREEN TREES PROVIDED:	# TREES
TOTAL TREES PROVIDED OVERALL:	# TREES

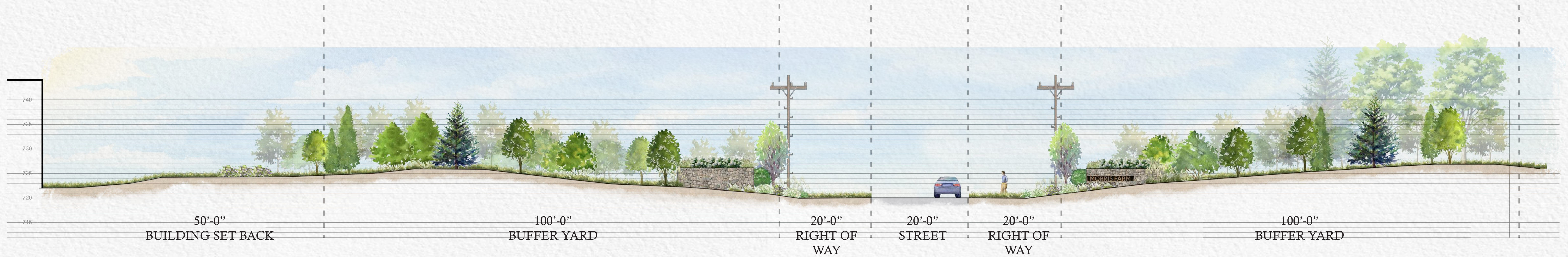
SHRUB CODE REQUIREMENTS AND FULFILLMENT

SHRUBS REQUIRED PER 100 LINEAR FEET OF BUFFER (PER SIDE):	20 SHRUBS
TOTAL SHRUBS REQUIRED IN PLAN A:	# SHRUBS
TOTAL SHRUBS PROVIDED	# SHRUBS

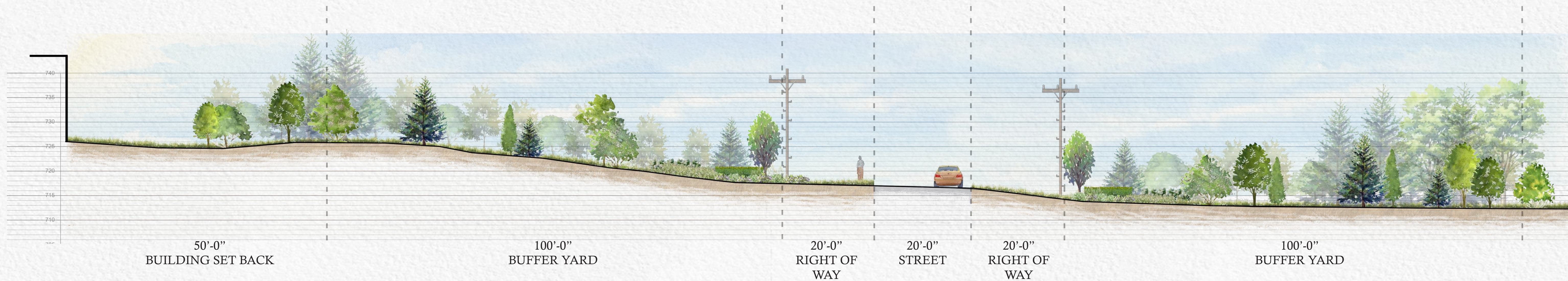
ACCEPTABLE SPECIES SELECTIONS

REQUIRED DECIDUOUS TREES	OAK, ELM, MAPLE
REQUIRED EVERGREEN	MAGNOLIA, ARBORVITAE, CEDAR
SUPPLEMENTAL TREES	FLOWERING MAGNOLIA, FLOWERING DOGWOOD, HORNBEAM
REQUIRED SHRUBS	HOLLY, DISTYLUM, LIGUSTRUM
SUPPLEMENTAL SHRUBS	LIMELIGHT HYDRANGEA, MOUNTAIN LAUREL, AMERICAN BEAUTYBERRY
BUFFER LAWN SOD	ZOYSIA GRASS
FILLER/GROUND COVER	MEADOW MIX OF NATIVE GRASSES RANGING FROM 12"-36" IN HEIGHT

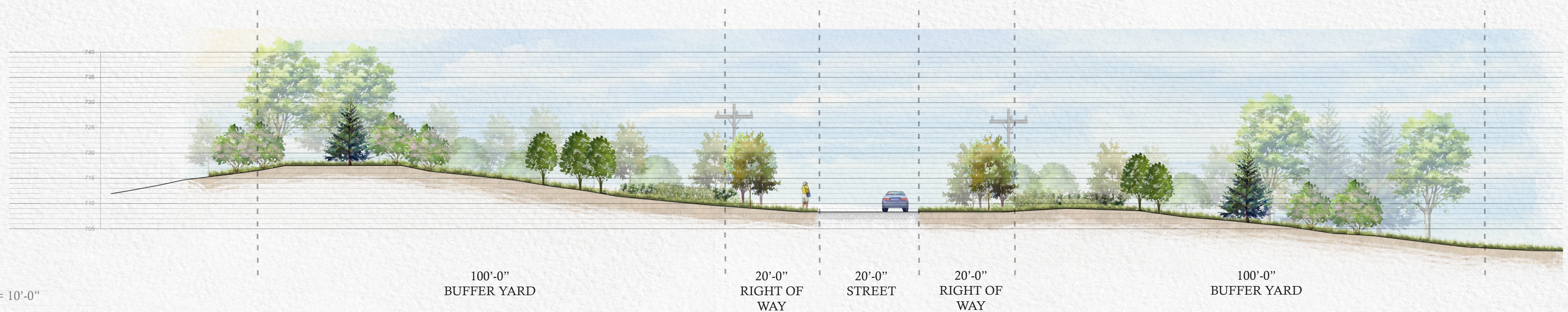




SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"

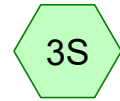




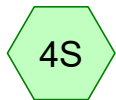
PRE DA-1



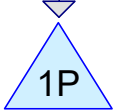
PRE DA-2



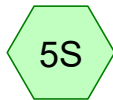
PRE DA-3



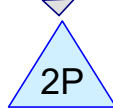
POST DA-1



WET POND 1



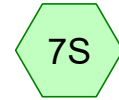
POST DA-2 DETAINED



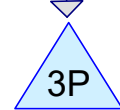
WET POND 2



POST DA-2 UNDETAINED



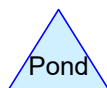
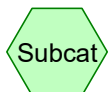
POST DA-3



WET POND 3



POST DA-2



Routing Diagram for Morris Hydrocad

Prepared by Kimley-Horn & Associates, Printed 5/21/2026
HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: PRE DA-1

Runoff = 19.62 cfs @ 12.08 hrs, Volume= 1.293 af, Depth= 3.24"

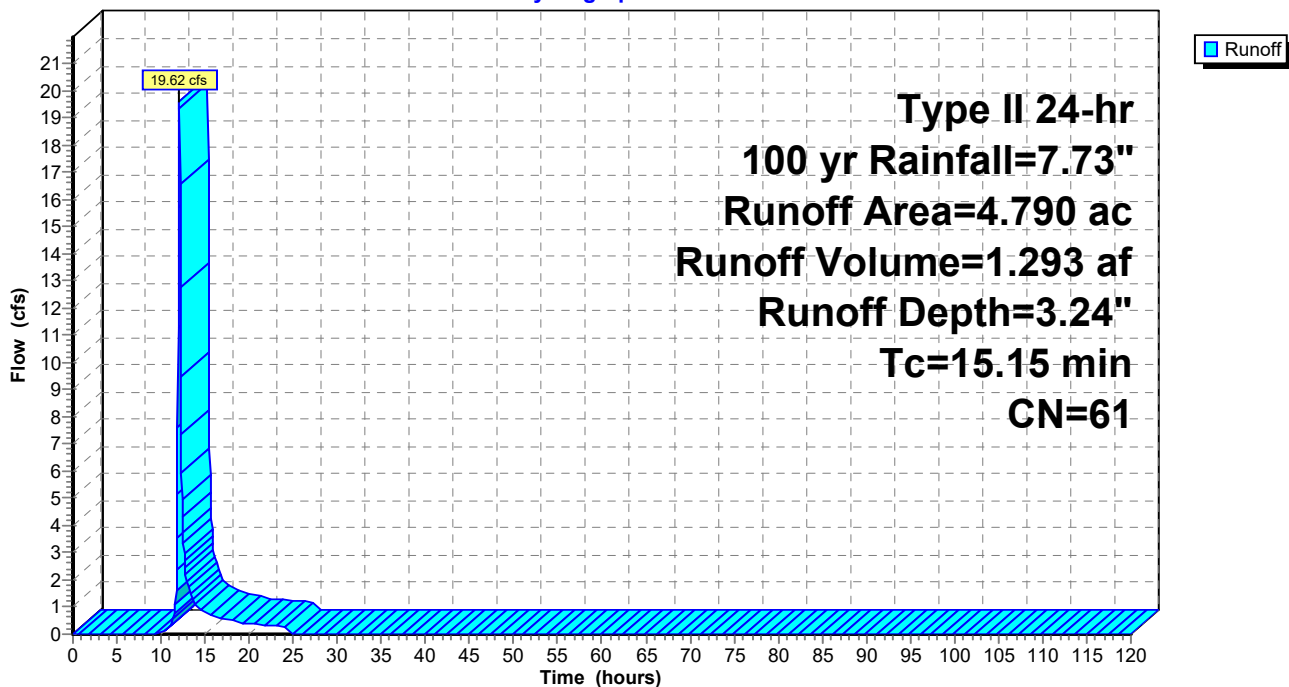
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 4.790	61	
4.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.15					Direct Entry, TR-55

Subcatchment 1S: PRE DA-1

Hydrograph



Summary for Subcatchment 4S: POST DA-1

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 53.84 cfs @ 11.96 hrs, Volume= 2.504 af, Depth= 4.12"
Routed to Pond 1P : WET POND 1

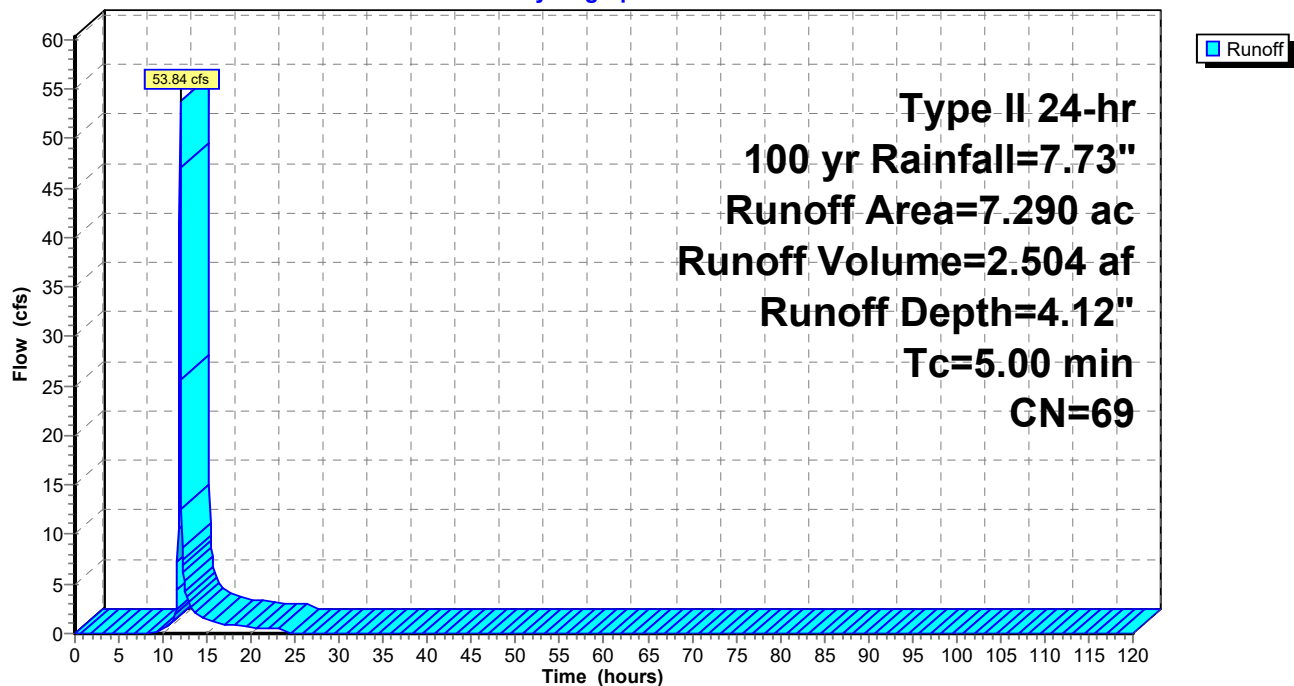
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, $dt=0.05$ hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 7.290	69	
7.290		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.00					Direct Entry, TR-55

Subcatchment 4S: POST DA-1

Hydrograph



Summary for Pond 1P: WET POND 1

Inflow Area = 7.290 ac, 0.00% Impervious, Inflow Depth = 4.12" for 100 yr event
 Inflow = 53.84 cfs @ 11.96 hrs, Volume= 2.504 af
 Outflow = 17.14 cfs @ 12.09 hrs, Volume= 2.186 af, Atten= 68%, Lag= 8.1 min
 Primary = 17.14 cfs @ 12.09 hrs, Volume= 2.186 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 715.22' @ 12.09 hrs Surf.Area= 17,987 sf Storage= 48,974 cf

Plug-Flow detention time= 1,050.8 min calculated for 2.186 af (87% of inflow)
 Center-of-Mass det. time= 989.4 min (1,813.7 - 824.4)

Volume	Invert	Avail.Storage	Storage Description
#1	712.00'	83,823 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
712.00	12,497	0	0
713.00	14,136	13,317	13,317
714.00	15,832	14,984	28,301
715.00	17,584	16,708	45,009
716.00	19,393	18,489	63,497
717.00	21,258	20,326	83,823

Device	Routing	Invert	Outlet Devices
#1	Primary	707.00'	24.0" Round OUTFALL L= 250.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 707.00' / 705.00' S= 0.0080 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	712.00'	1.5" Vert. WQV Orifice C= 0.600 Limited to weir flow at low heads
#3	Device 1	714.75'	48.0" x 48.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	715.25'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=16.86 cfs @ 12.09 hrs HW=715.22' (Free Discharge)

↑ **1=OUTFALL** (Passes 16.86 cfs of 34.79 cfs potential flow)

↑ **2=WQV Orifice** (Orifice Controls 0.10 cfs @ 8.55 fps)

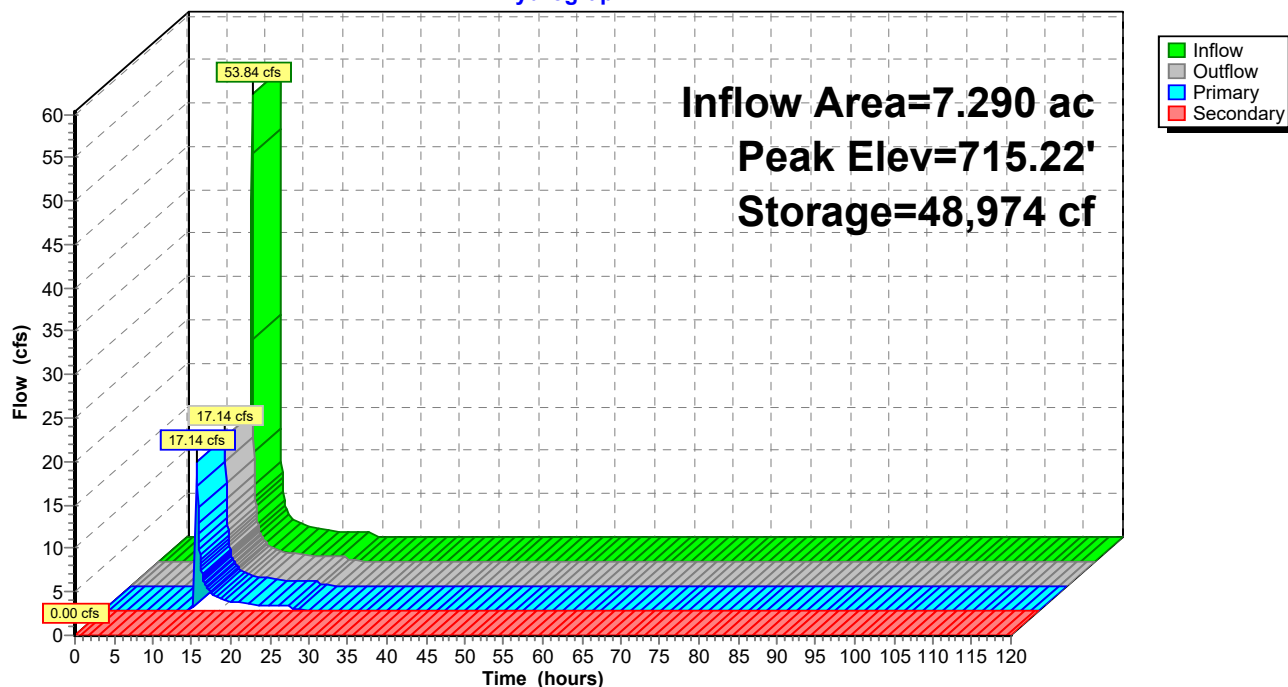
↑ **3=RISER** (Weir Controls 16.75 cfs @ 2.24 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=712.00' (Free Discharge)

↑ **4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 1P: WET POND 1

Hydrograph



Summary for Subcatchment 2S: PRE DA-2

Runoff = 119.79 cfs @ 12.10 hrs, Volume= 8.272 af, Depth= 3.46"

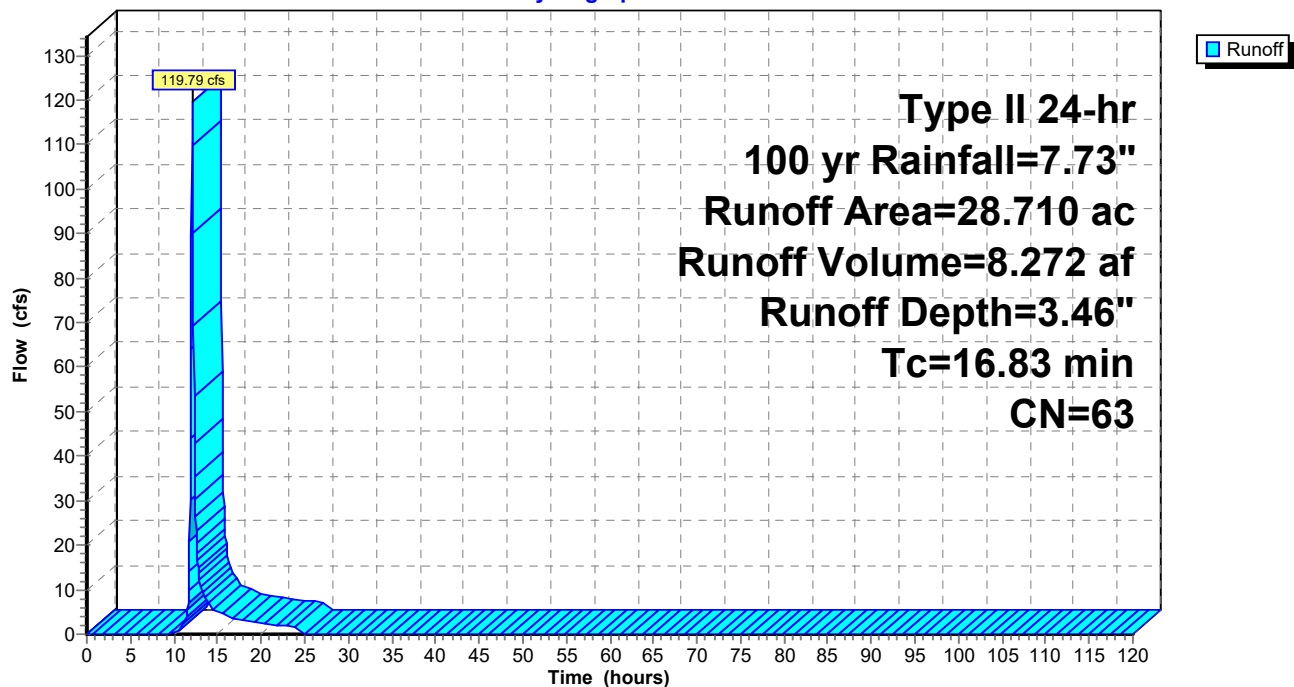
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 28.710	63	
28.710		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.83					Direct Entry, TR-55

Subcatchment 2S: PRE DA-2

Hydrograph



Summary for Subcatchment 5S: POST DA-2 DETAINED

Runoff = 156.24 cfs @ 12.00 hrs, Volume= 8.122 af, Depth= 4.12"
Routed to Pond 2P : WET POND 2

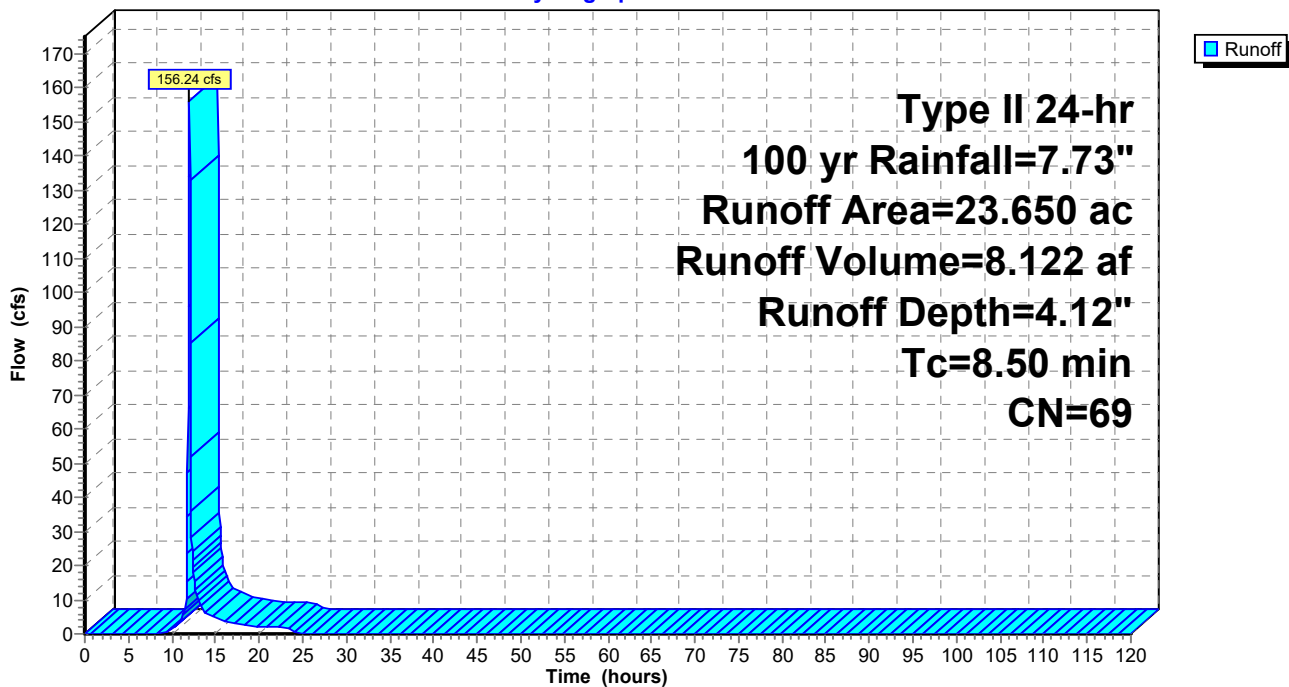
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 23.650	69	
23.650		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.50					Direct Entry, TR-55

Subcatchment 5S: POST DA-2 DETAINED

Hydrograph



Summary for Subcatchment 6S: POST DA-2 UNDETAINED

Runoff = 17.84 cfs @ 11.98 hrs, Volume= 0.871 af, Depth= 3.90"
 Routed to Link 10L : POST DA-2

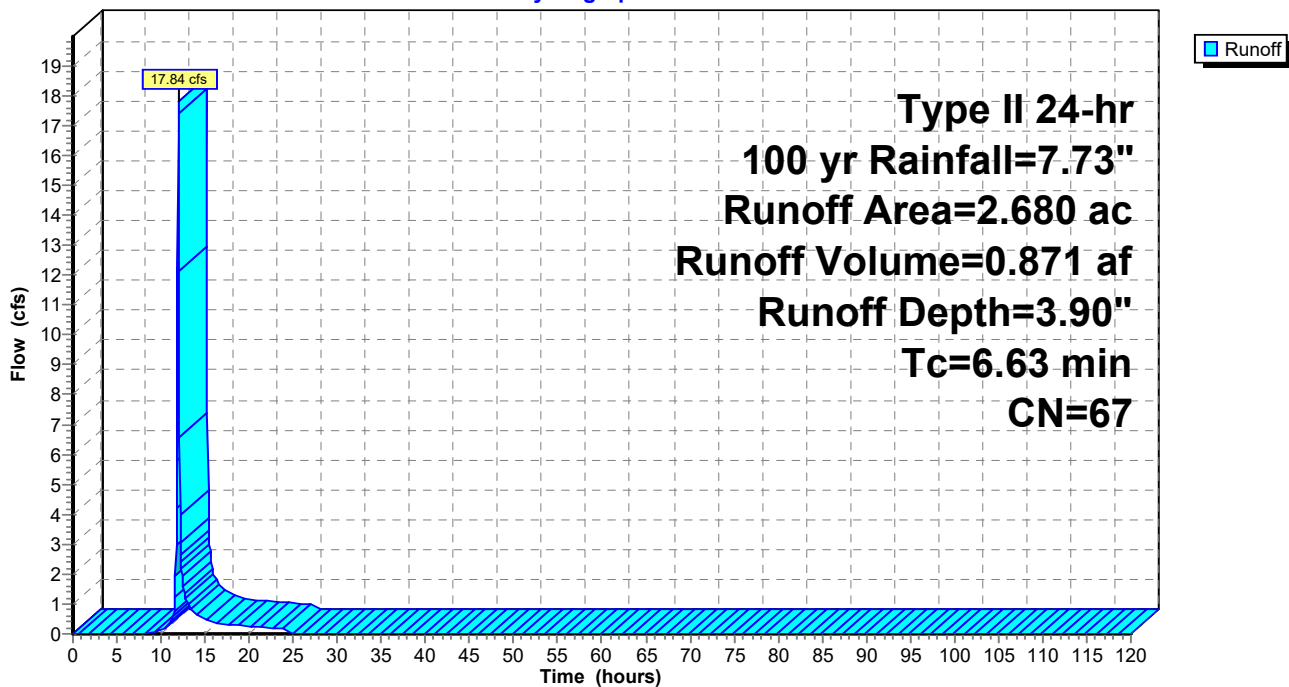
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 2.680	67	
2.680		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.63					Direct Entry, TR-55

Subcatchment 6S: POST DA-2 UNDETAINED

Hydrograph



Summary for Pond 2P: WET POND 2

Inflow Area = 23.650 ac, 0.00% Impervious, Inflow Depth = 4.12" for 100 yr event
 Inflow = 156.24 cfs @ 12.00 hrs, Volume= 8.122 af
 Outflow = 106.39 cfs @ 12.08 hrs, Volume= 7.684 af, Atten= 32%, Lag= 5.1 min
 Primary = 106.39 cfs @ 12.08 hrs, Volume= 7.684 af
 Routed to Link 10L : POST DA-2
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Link 10L : POST DA-2

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 699.88' @ 12.08 hrs Surf.Area= 29,973 sf Storage= 119,381 cf

Plug-Flow detention time= 659.5 min calculated for 7.684 af (95% of inflow)
 Center-of-Mass det. time= 629.3 min (1,456.9 - 827.6)

Volume	Invert	Avail.Storage	Storage Description
#1	695.00'	170,862 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
695.00	18,941	0	0
701.50	33,632	170,862	170,862

Device	Routing	Invert	Outlet Devices
#1	Primary	693.50'	48.0" Round Culvert L= 55.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 693.50' / 692.99' S= 0.0093 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#2	Device 1	695.00'	2.2" Vert. ORIFICE C= 0.600 Limited to weir flow at low heads
#3	Device 1	698.50'	60.0" x 60.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	700.00'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=103.92 cfs @ 12.08 hrs HW=699.86' (Free Discharge)

↑ **1=Culvert** (Passes 103.92 cfs of 140.79 cfs potential flow)

↑ **2=ORIFICE** (Orifice Controls 0.28 cfs @ 10.51 fps)

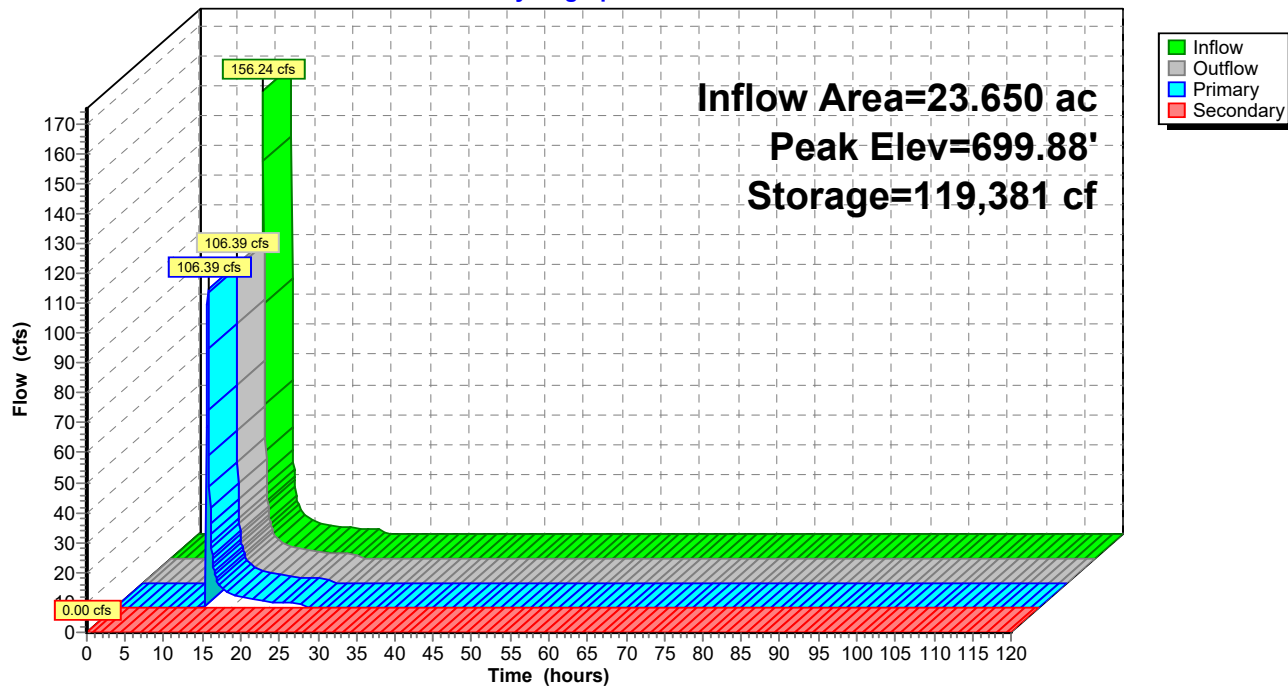
↑ **3=RISER** (Weir Controls 103.64 cfs @ 3.81 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=695.00' (Free Discharge)

↑ **4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 2P: WET POND 2

Hydrograph



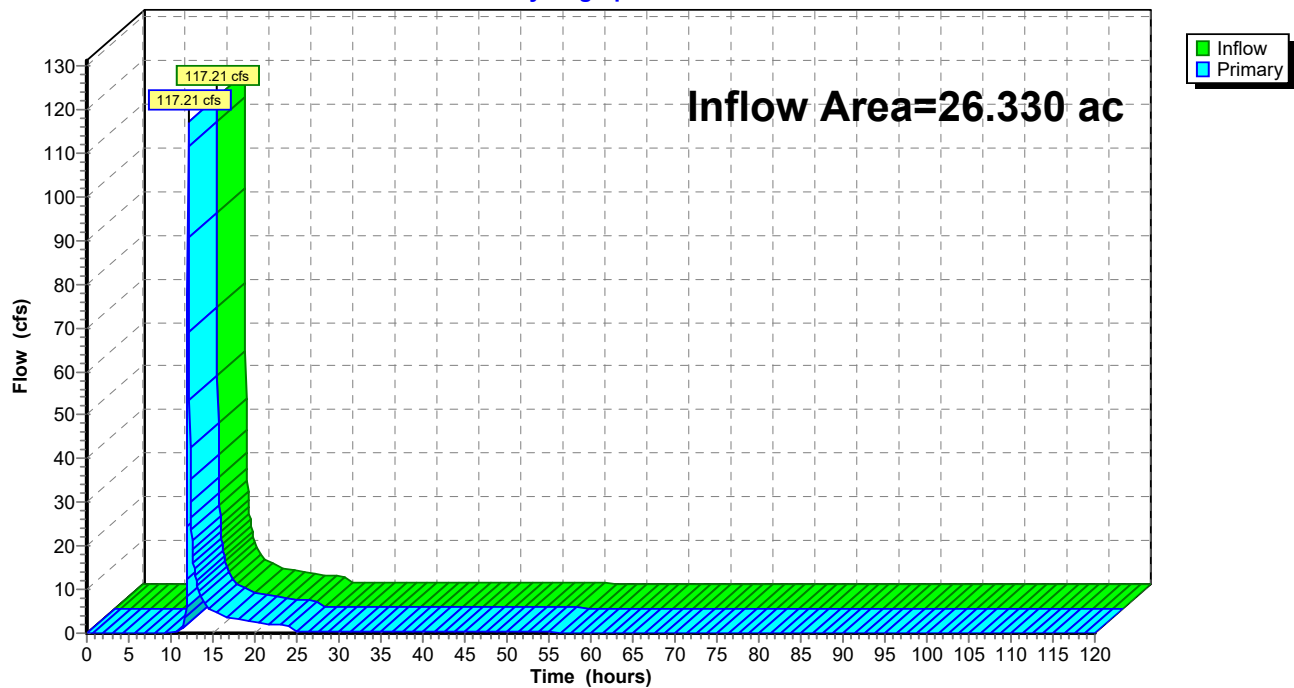
Summary for Link 10L: POST DA-2

Inflow Area = 26.330 ac, 0.00% Impervious, Inflow Depth > 3.90" for 100 yr event
 Inflow = 117.21 cfs @ 12.07 hrs, Volume= 8.555 af
 Primary = 117.21 cfs @ 12.07 hrs, Volume= 8.555 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 10L: POST DA-2

Hydrograph



Summary for Subcatchment 3S: PRE DA-3

Runoff = 81.88 cfs @ 12.06 hrs, Volume= 5.087 af, Depth= 3.24"

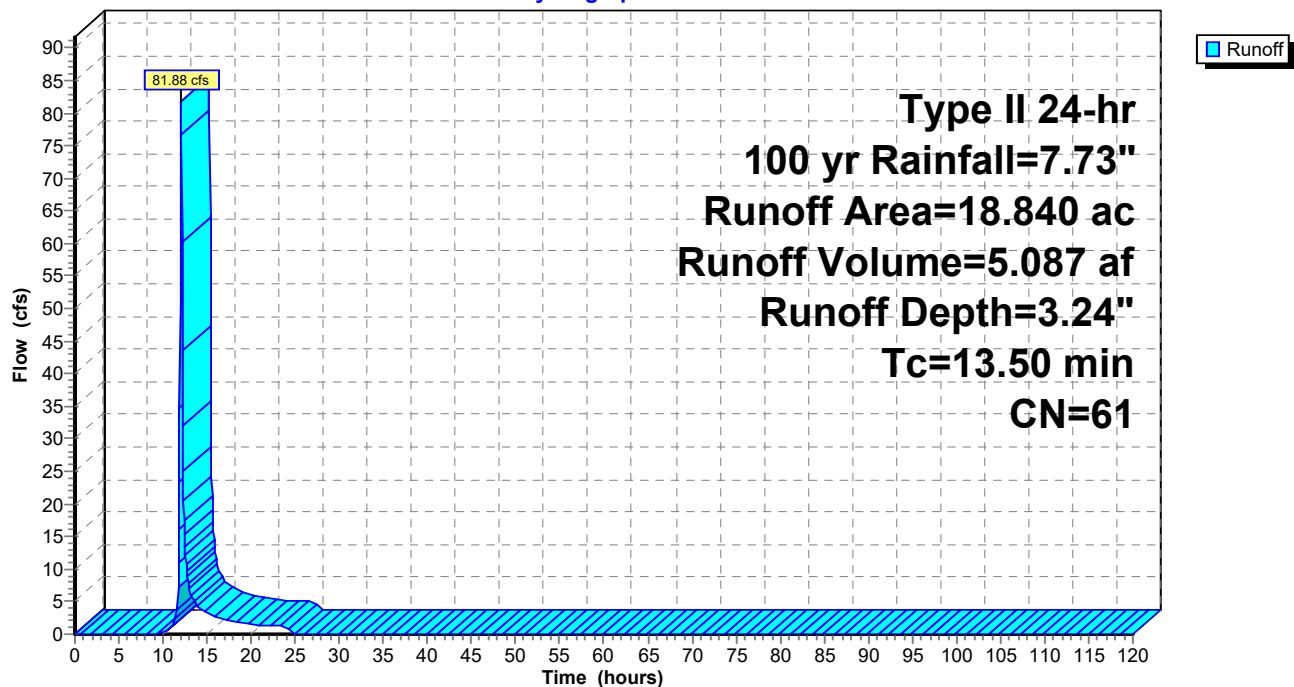
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 18.840	61	
18.840		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.50					Direct Entry, TR-55

Subcatchment 3S: PRE DA-3

Hydrograph



Summary for Subcatchment 7S: POST DA-3

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 138.26 cfs @ 11.96 hrs, Volume= 6.429 af, Depth= 4.12"
Routed to Pond 3P : WET POND 3

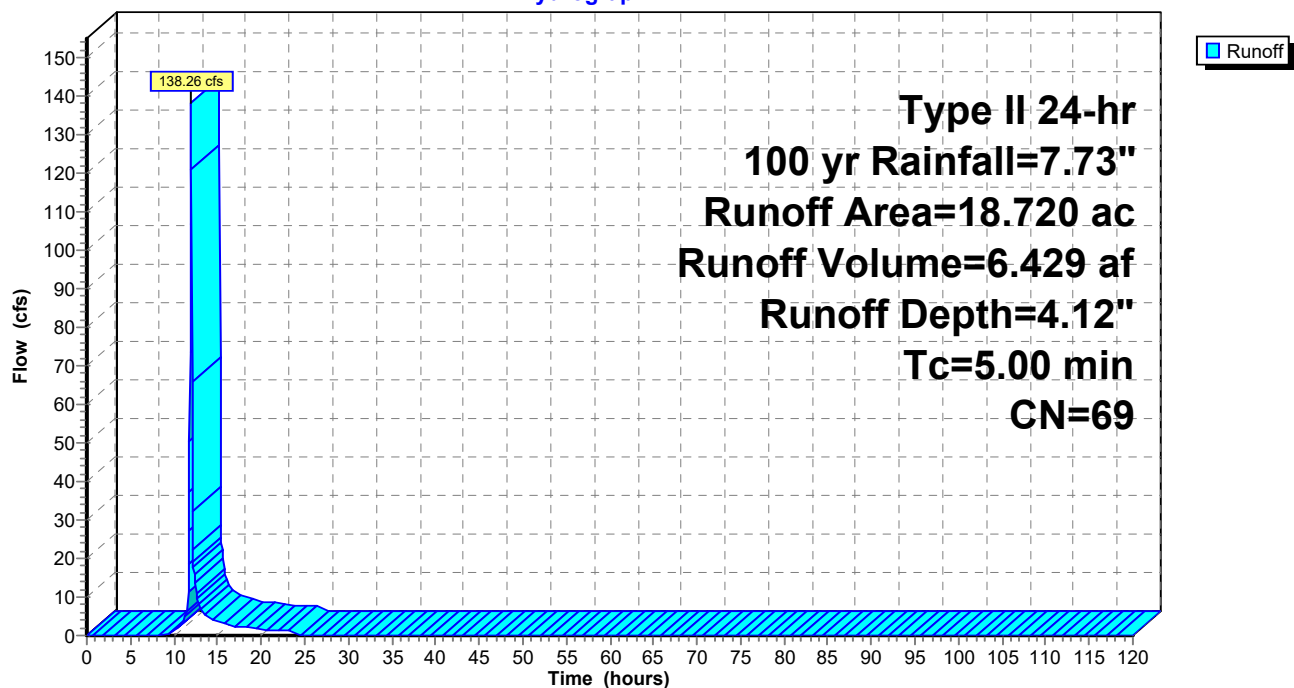
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, $dt=0.05$ hrs
Type II 24-hr 100 yr Rainfall=7.73"

Area (ac)	CN	Description
* 18.720	69	
18.720		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.00					Direct Entry, TR-55

Subcatchment 7S: POST DA-3

Hydrograph



Summary for Pond 3P: WET POND 3

Inflow Area = 18.720 ac, 0.00% Impervious, Inflow Depth = 4.12" for 100 yr event
 Inflow = 138.26 cfs @ 11.96 hrs, Volume= 6.429 af
 Outflow = 80.71 cfs @ 12.05 hrs, Volume= 5.927 af, Atten= 42%, Lag= 5.5 min
 Primary = 80.71 cfs @ 12.05 hrs, Volume= 5.927 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 690.40' @ 12.05 hrs Surf.Area= 22,059 sf Storage= 110,410 cf

Plug-Flow detention time= 895.6 min calculated for 5.924 af (92% of inflow)
 Center-of-Mass det. time= 855.9 min (1,680.3 - 824.4)

Volume	Invert	Avail.Storage	Storage Description
#1	684.00'	123,967 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
684.00	12,456	0	0
691.00	22,963	123,967	123,967

Device	Routing	Invert	Outlet Devices
#1	Primary	680.00'	42.0" Round Culvert L= 62.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 680.00' / 679.51' S= 0.0079 ' / Cc= 0.900 n= 0.013, Flow Area= 9.62 sf
#2	Device 1	684.00'	2.0" Vert. ORIFICE C= 0.600 Limited to weir flow at low heads
#3	Device 1	689.25'	60.0" x 60.0" Horiz. RISER C= 0.600 Limited to weir flow at low heads
#4	Secondary	690.50'	20.0' long x 10.0' breadth EMERGENCY SPILLWAY Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=80.50 cfs @ 12.05 hrs HW=690.40' (Free Discharge)

↑ **1=Culvert** (Passes 80.50 cfs of 167.65 cfs potential flow)

↑ **2=ORIFICE** (Orifice Controls 0.26 cfs @ 12.10 fps)

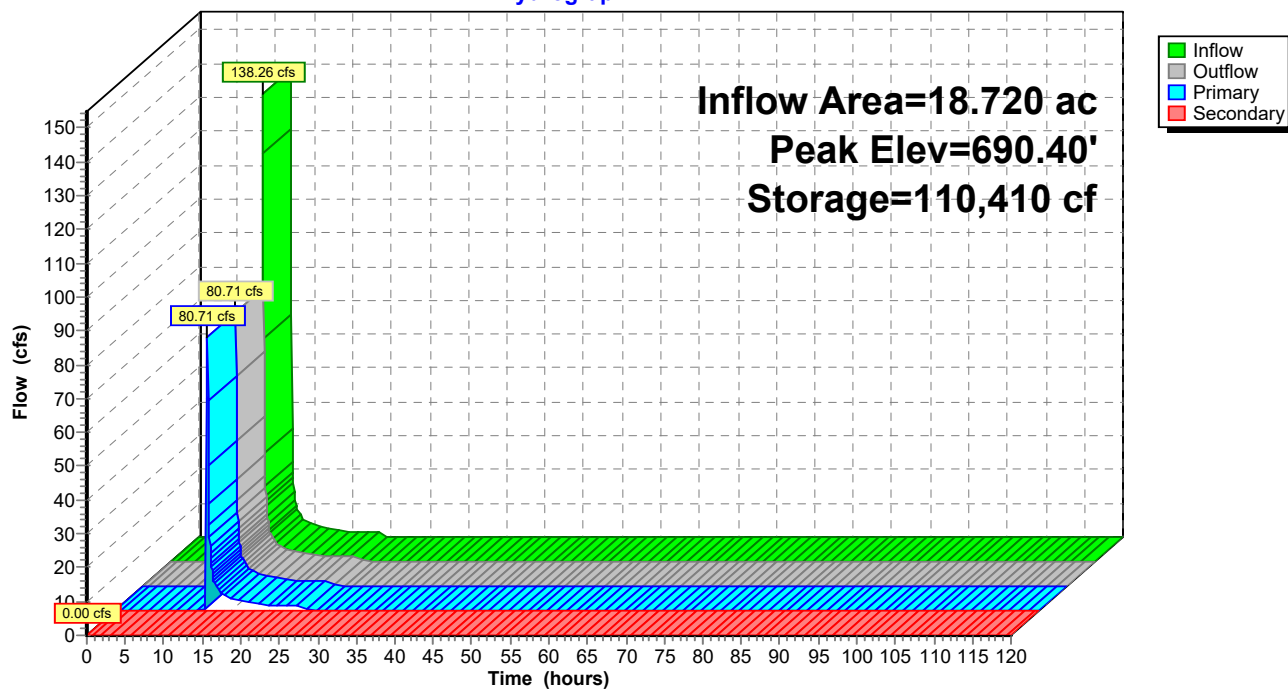
↑ **3=RISER** (Weir Controls 80.24 cfs @ 3.50 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=684.00' (Free Discharge)

↑ **4=EMERGENCY SPILLWAY** (Controls 0.00 cfs)

Pond 3P: WET POND 3

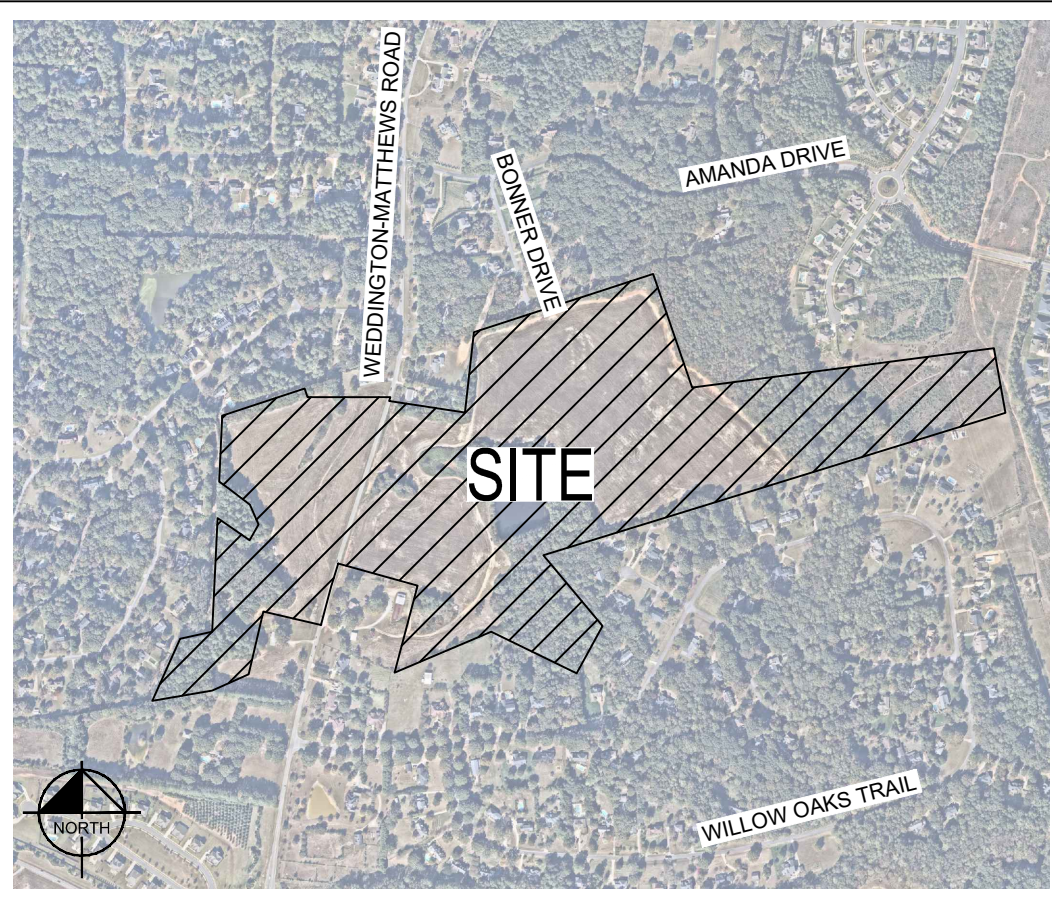
Hydrograph



APPENDIX 2B 30% SET for **MORRIS FARM**

5017 WEDDINGTON-MATTHEWS ROAD

TOWN OF WEDDINGTON, UNION COUNTY, NORTH CAROLINA



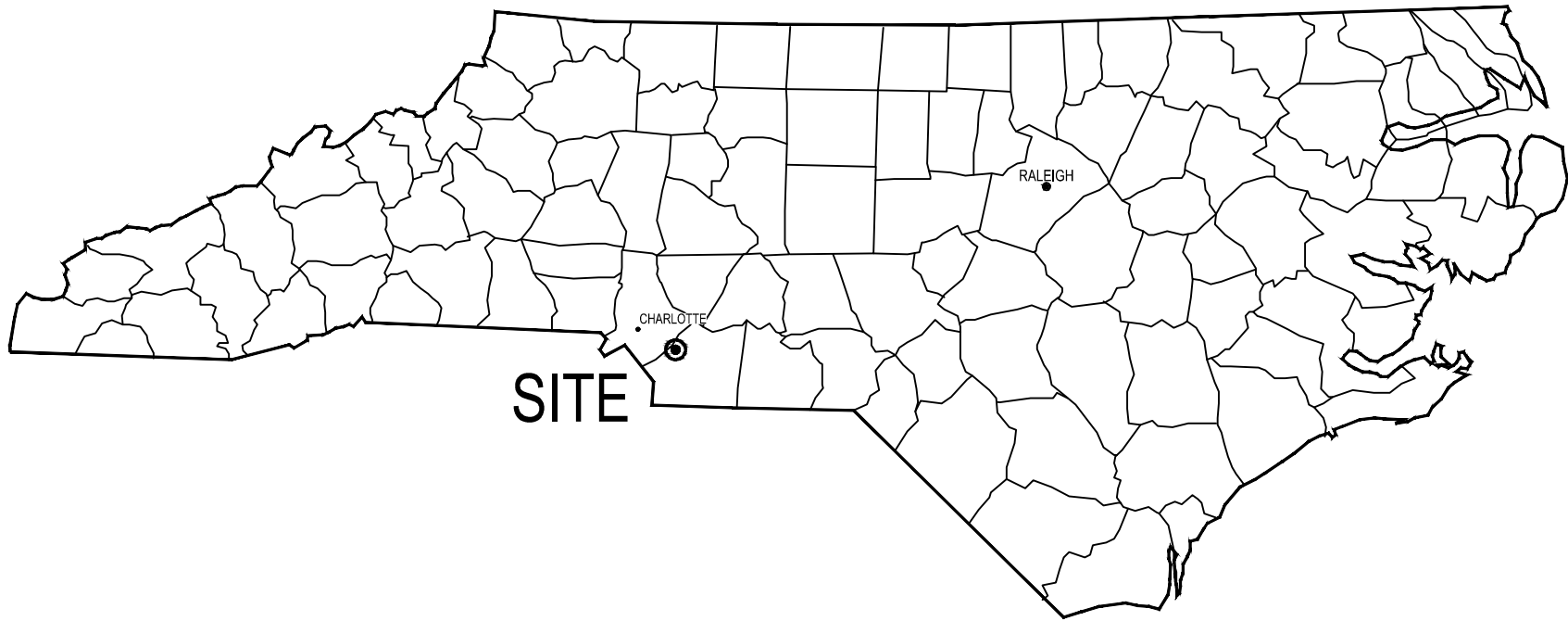
SHEET INDEX		
Sheet No.	Sheet Title	REV. No.
C-001	COVER SHEET	
C-002	EXISTING CONDITIONS PLAN	
C-200	OVERALL EROSION CONTROL PLAN - PHASE 1	
C-201	EROSION CONTROL PLAN - PHASE 1	
C-202	EROSION CONTROL PLAN - PHASE 1	
C-300	OVERALL SITE PLAN	
C-301	SITE PLAN	
C-302	SITE PLAN	
C-400	OVERALL GRADING PLAN	
C-401	GRADING PLAN	
C-402	GRADING PLAN	
C-403	PRE-DEVELOPMENT DRAINAGE MAP	
C-404	POST-DEVELOPMENT DRAINAGE MAP	
C-405	STORM DETAILS	
C-500	ROAD G WEST PLAN AND PROFILE	
C-501	ROAD A WEST PLAN AND PROFILE	
C-502	ROAD B PLAN AND PROFILE	
C-503	ROAD A EAST PLAN AND PROFILE	
C-504	ROAD A EAST PLAN AND PROFILE	
C-505	ROAD C PLAN AND PROFILE	
C-506	ROAD D PLAN AND PROFILE	
C-507	ROAD E PLAN AND PROFILE	
C-508	ROAD F PLAN AND PROFILE	
C-700	OVERALL LANDSCAPE PLAN	
C-701	LANDSCAPE PLAN	
C-702	LANDSCAPE PLAN	

KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

NOTICE TO CONTRACTOR:

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS AS PROVIDED IN THE:

TOWN OF WEDDINGTON ROADWAY MANUAL
TOWN OF WEDDINGTON UNIFIED DEVELOPMENT ORDINANCE
TOWN OF WEDDINGTON STORM WATER DESIGN MANUAL
NCDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES
OR THE MORE RESTRICTIVE OF ANY STANDARDS THAT CONFLICT.



PROJECT OWNER AND CONSULTANT INFORMATION

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CONTACT: AUSTIN POPE, P.E.

SURVEYOR:

ESE CONSULTANTS
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PHONE (215) 914-2050

SEPTIC:

PIEDMONT ENVIRONMENTAL ASSOCIATES, P.A.
216 SOUTH SWING ROAD
GREENSBORO, NORTH CAROLINA 27409
PHONE (336) 215-88220

CONTACT: JIM BEESON

PROGRESS SET

GEOMETRIC CONTROL
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88
DRAWING UNITS: U.S. SURVEY FEET



Know what's below.
Call before you dig.

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.

WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-001

Kimley»»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2000 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102



KH PROJECT	DATE	SCALE	AS SHOWN
012826085	05/21/2026	DESIGNED BY	TTF
		DRAWN BY	TTF
		CHECKED BY	AME



- NOTES TO CONTRACTOR
1. REFER TO GENERAL NOTES SHEET FOR EROSION CONTROL NOTES.

2. CATAWBA - RIVER BASIN IS THE RECEIVING WATER BODY OF STORMWATER DISCHARGE FROM THIS SITE.

3. ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH AN APPROVED EROSION CONTROL PLAN, A SITE REGULATED UNDER THE MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.

4. STOCKPILES SHOULD NOT BE LOCATED WITHIN 50 FEET OF ANY STORM DRAIN, BASIN, OR STREAM UNLESS NO ALTERNATIVE IS FEASIBLE.

5. EFFECTIVE OCTOBER 1, 2010, PERSONS RESPONSIBLE FOR LAND DISTURBING ACTIVITIES MUST INSPECT THE SEDIMENT AND EROSION CONTROL MEASURES ON A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. SELF INSPECTION REPORTS ARE REQUIRED. A SAMPLE SELF-INSPECTION REPORT, AS WELL AS DETAILS OF THE SELF-INSPECTION PROGRAM, CAN BE FOUND ON THE LAND QUALITY WEB SITE.

OUTFALLS	DISTURBED AREA
OUTFALL 1: DRAINS TO OLIVER CREEK SOUTH OF SITE. OUTFALL 2: DRAINS TO WEST FORK TWELVE-MILE CREEK OUTFALL 3: DRAINS TO WEST FORK TWELVE-MILE CREEK	TOTAL - ± 18.00 ACRES

- SOIL TYPES LEGEND:
- ApB - APPLING SANDY LOAM, 2 TO 8 PERCENT SLOPES

ApC - APPLING SANDY LOAM, 8 TO 15 PERCENT SLOPES

CbB2 - CECIL GRAVELLY SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES, MODERATELY ERODED

CbC2 - CECIL GRAVELLY SANDY CLAY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED

CoA - COLFAX SANDY LOAM, 0 TO 3 PERCENT SLOPES

W - WATER

- CONSTRUCTION SEQUENCE
- THE FOLLOWING CONSTRUCTION SEQUENCE IS FURNISHED AS A GENERAL GUIDE FOR PREPARATION OF A SEQUENCE OF CONSTRUCTION EVENTS. ADDITIONS, DELETIONS, AND MODIFICATIONS SHOULD BE MADE AS APPROPRIATE, WITH APPROVAL FROM THE ENGINEER AND EROSION CONTROL INSPECTOR.
- PHASE 1:
1. A PRE-CONSTRUCTION MEETING WITH THE EROSION CONTROL INSPECTOR SHALL BE SCHEDULED PRIOR TO ANY LAND DISTURBING ACTIVITY.

2. STAKEFLAG THE LIMITS OF DISTURBANCE (LOD). THE LOD IS TO REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.

3. INSTALL SWPPP SIGN AND STABILIZED CONSTRUCTION EXIT.

4. INSTALL PERIMETER CONTROL BMPs, COIR MATS, SILT FENCES, AND INLET PROTECTION AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA TO INSTALL THE PERIMETER CONTROL BMPs.

5. PREPARE TEMPORARY PARKING, STORAGE, AND STOCKPILE AREAS.

6. INSTALL BYPASS DITCHES WITH ASSOCIATED COIR WATTLE CHECK DAMS FOR THE IMMEDIATE GROUND COVER. STABILIZE SIDE SLOPES AND FLOW LINE. CONTINUOUSLY REFRESH CHECK DAMS AS SEDIMENT BUILDS. SIMULTANEOUSLY INSTALL CLEAN WATER BYPASS STORM PIPES WITH INLET PROTECTION.

7. CONSTRUCT AND STABILIZE SEDIMENT BASINS PER THE DETAILS, INSTALL SKIMMERS, RIP-RAP APRONS, BAFFLES AND TEMPORARY OUTFALL CONTROL STRUCTURES AND PIPES PER SEDIMENT BASIN DETAILS. IMMEDIATELY STABILIZE SIDE SLOPES WITH NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKET AND TEMPORARY SEED SIDE SLOPES AND EMBANKMENTS.

8. INSTALL TEMPORARY DIVERSION DITCHES WITH ASSOCIATED COIR WATTLE CHECK DAMS. STABILIZE SIDE SLOPES AND FLOW LINE OF THE TEMPORARY DIVERSIONS WITH EROSION CONTROL BLANKET PER THE DETAIL, AND AS SPECIFIED IN THE DIVERSION DITCH CALCULATIONS. CONTINUOUSLY REFRESH CHECK DAMS AS SEDIMENT BUILDS.

9. NO EROSION CONTROL MEASURES ARE TO BE REMOVED UNTIL INSPECTION, OR AT THE TIME OF DISCRETION OF THE INSPECTOR.

GRAPHIC SCALE IN FEET
0 100 200 400
1" = 200'

NORTH

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PRELIMINARY
NOT FOR
CONSTRUCTION

SEAL
036273
J. M. POPE
CIVIL ENGINEER
NORTH CAROLINA

PHASE 1

CONTROL PLAN -
OVERALL EROSION

012826085
KH PROJECT
DATE
05/21/2026
SCALE
AS SHOWN
DESIGNED BY
TTP
DRAWN BY
TTP
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AMP

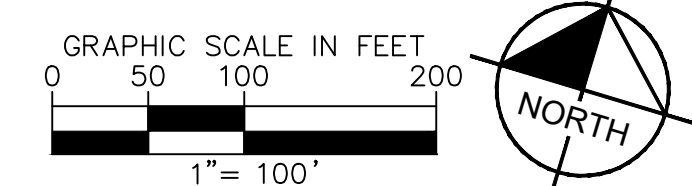
MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.

NORTH CAROLINA
WEDDINGTON

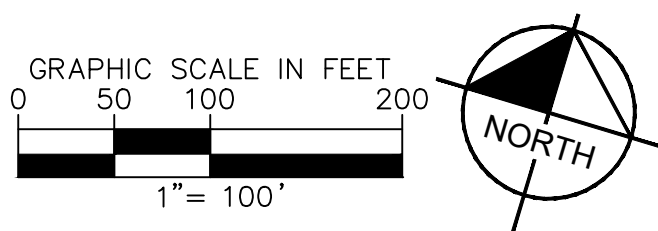
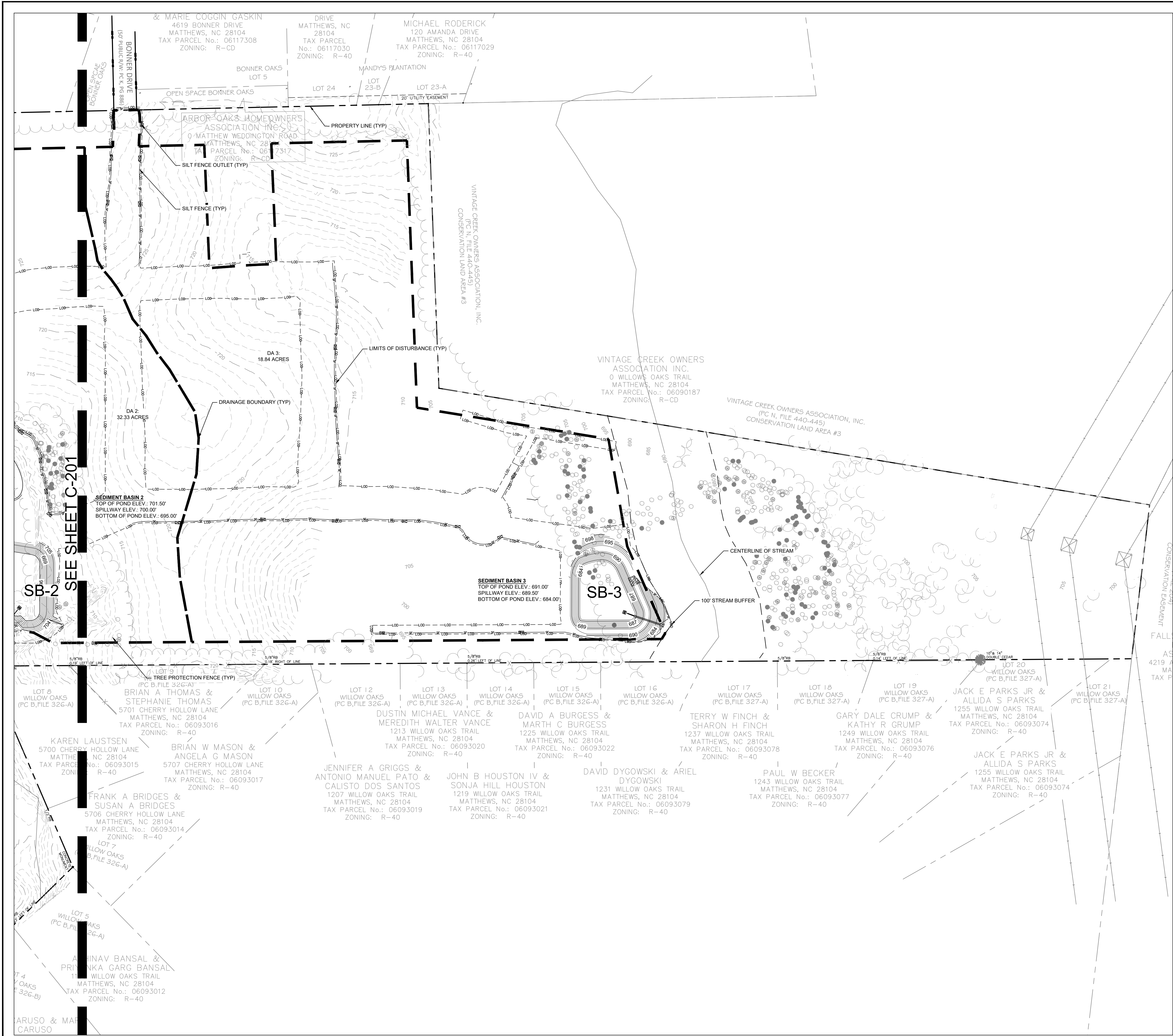
SHEET NUMBER
C-200

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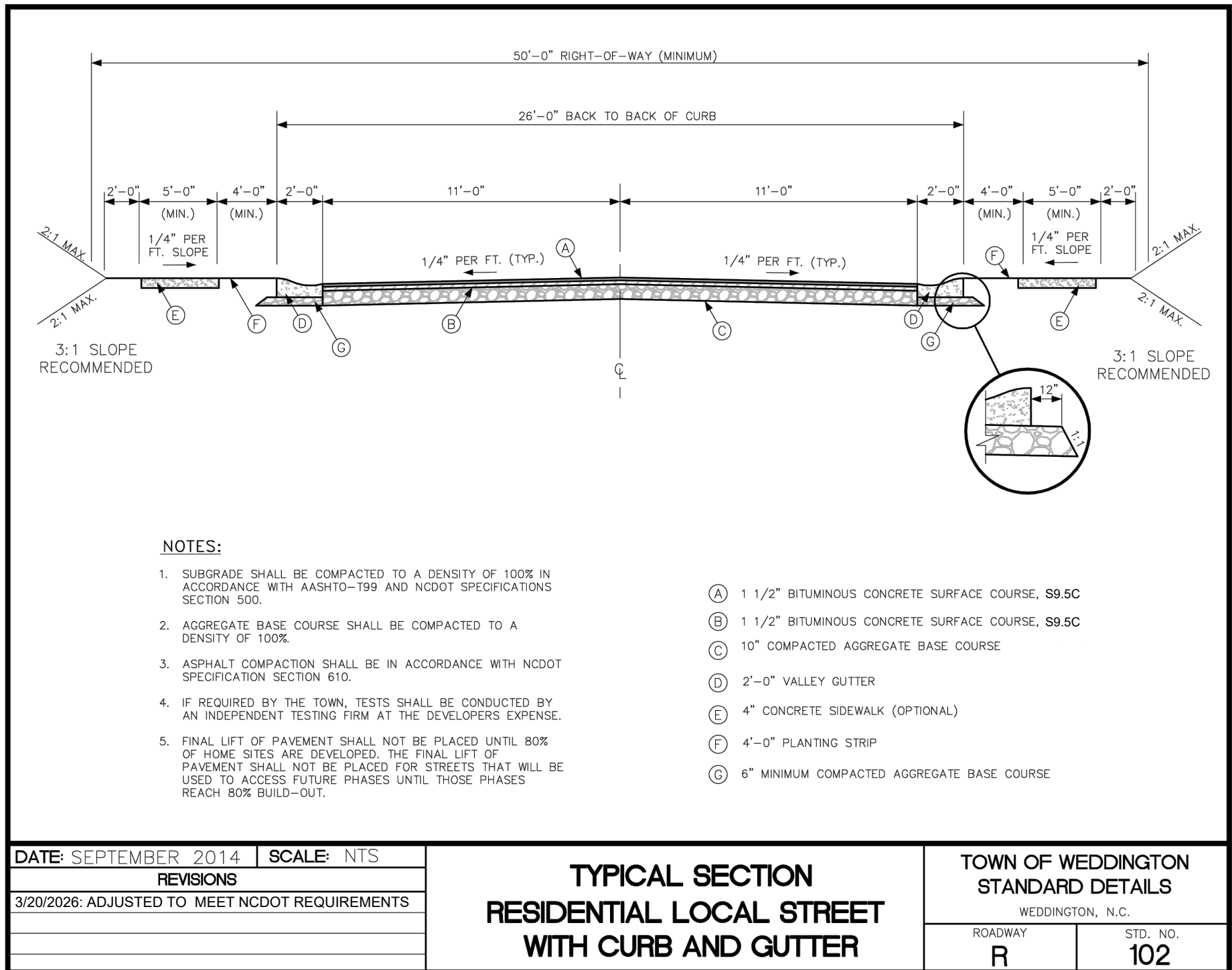
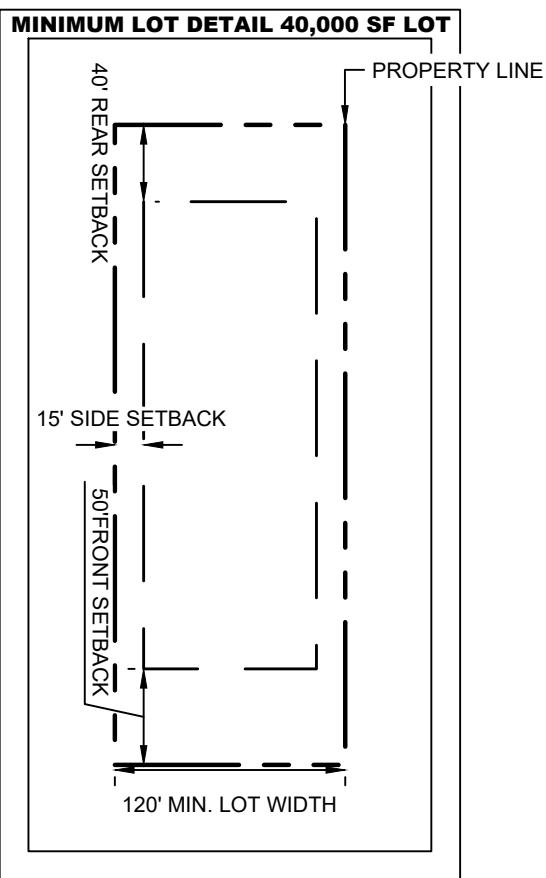
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KH PROJECT 012826085		DATE 05/21/2026		SCALE AS SHOWN		DESIGNED BY TTP		DRAWN BY TTP		CHECKED BY AMP	
EROSION CONTROL PLAN - PHASE 1											
MORRIS FARM PREPARED FOR TOLL BROTHERS, INC. NORTH CAROLINA WEDDINGTON											
SHEET NUMBER C-202											
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REVISIONS											
BY											
DATE											



SITE DATA TABLE	
OWNER INFORMATION:	
TAX PARCEL ID:	06120011
NAME:	MORRIS R S FAMILY LIMITED PARTNERSHIP
ADDRESS:	5017 WEDDINGTON MATTHEWS ROAD WEDDINGTON, NC 28104
DEVELOPER INFORMATION:	
NAME:	TOLL BROTHERS, INC.
ADDRESS:	9130 KINGS PARADE BOULEVARD CHARLOTTE, NC 28273
CONTACT:	ANDREW LOFTIN (828) 446-0104
SITE DATA:	
SITE AREA EXCLUDING ROW:	90.80 ± ACRES
TOTAL SITE AREA:	92.26 ± ACRES
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
ZONING DISTRICT:	R-CD (TOWN OF WEDDINGTON)
ZONING DATA:	
FEMA FLOOD PANEL:	3710447700L, 3710448700J
WATERSHED CLASSIFICATION:	WEST FORK TWELVEMILE CREEK
LOT INFORMATION	
TOTAL ACREAGE:	92.26 ± ACRES
LOT ACREAGE:	41.60 ± ACRES
TOTAL UNITS:	39
PROPOSED DENSITY:	0.42 DUA
MINIMUM LOT SIZE REQUIRED:	40,000 SF (120' MIN WIDTH)
MINIMUM LOT SIZE PROPOSED:	40,025 SF
AVERAGE LOT SIZE:	46,456 SF
MAX. BUILDING HEIGHT:	35'
REQUIRED SETBACKS:	FRONT: 15' SIDE: 15' REAR: 40'
BUILT UPON AREA:	
TOTAL BUILT UPON AREA:	10.86± ACRES (11.77%)
PAVING:	4.89± ACRES
DRIVEWAYS:	1.44± ACRES
ROADS:	3.89± ACRES
POOLS:	0.64± ACRES
COMMON OPEN SPACE:	
REQUIRED OPEN SPACE:	18.45 ± ACRES (20% OF SITE)
PROVIDED OPEN SPACE:	42.20 ± ACRES (45.74% OF SITE)
PRIMARY OPEN SPACE:	12.27 ± ACRES (28.07% OF PROVIDED OPEN SPACE)
SECONDARY OPEN SPACE:	29.93 ± ACRES (70.93% OF PROVIDED OPEN SPACE)
TREE SAVE CANOPY:	
BUILDABLE AREA:	61.64 ± ACRES
EXISTING TREE CANOPY:	12.76 ± ACRES
REQUIRED TREE SAVE:	2.55 ± ACRES
PROVIDED TREE SAVE:	6.79 ± ACRES
BUFFER YARDS	
50' PERIMETER BUFFER	
80' PERIMETER BUFFER ALONG ARBOR OAKS SUBDIVISION	
100' THOROUGHFARE BUFFER (CAN BE REDUCED TO 50' WITH PLANTED EVERGREEN MATERIAL)	

FOOTNOTE:
* INDICATES WETLANDS, SUBMERGED LANDS, STEEP SLOPES, FLOODWAYS, OR LAND UNDER HIGH VOLTAGE ELECTRICAL TRANSMISSIONS LINES
** INDICATES FORESTLAND, FARMLAND, HISTORIC SITES, STEEP SLOPES, ROCK FORMATIONS, AND LAND ADJACENT TO PARKS

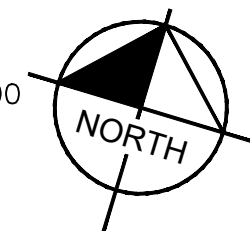
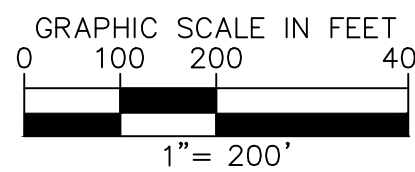


- NOTES:
- SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-199 AND NCDOT SPECIFICATIONS SECTION 500
 - AGGREGATE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100%
 - ASPHALT COMPACTION SHALL BE IN ACCORDANCE WITH NCDOT SPECIFICATION SECTION 810
 - IF REQUIRED BY THE TOWN, TESTS SHALL BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPER'S EXPENSE
 - FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED UNTIL BOX OF HOME SITES ARE DEVELOPED. THE FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED FOR STREETS THAT WILL BE USED TO ACCESS FUTURE PHASES UNTIL THOSE PHASES ARE READY FOR BUILD-OUT.

DATE: SEPTEMBER 2014	SCALE: NTS
REVISIONS	
3/20/2026: ADJUSTED TO MEET NCDOT REQUIREMENTS	

TYPICAL SECTION
RESIDENTIAL LOCAL STREET
WITH CURB AND GUTTER

TOWN OF WEDDINGTON STANDARD DETAILS	
WEDDINGTON, N.C.	
ROADWAY	STD. NO.
R	102



BY

DATE

REVISIONS

No.

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PROJECT

012826085

DATE

05/21/2026

SCALE

AS SHOWN

DESIGNED BY

TTP

DRAWN BY

TTP

CHECKED BY

AMP

MORRIS FARM

PREPARED FOR

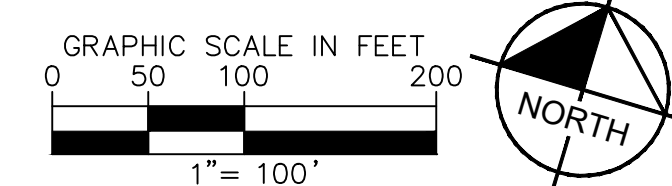
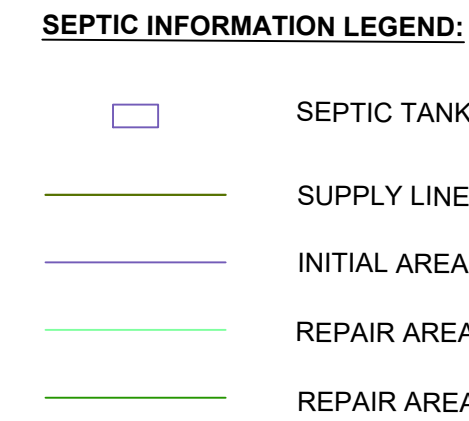
TOLL BROTHERS, INC.

NORTH CAROLINA

WEDDINGTON

SHEET NUMBER

C-300



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DATE 05/21/2026
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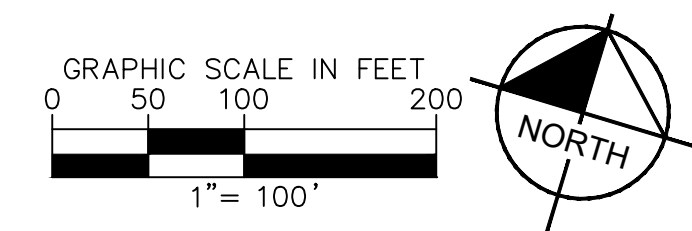
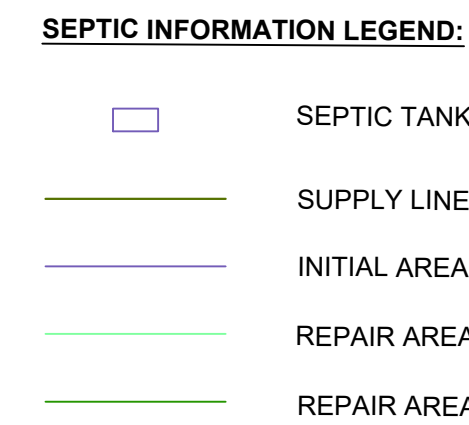
SITE PLAN

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.

WEDDINGTON
NORTH CAROLINA

SHEET NUMBER
C-301



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SITE PLAN

MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.
 DINGTON NORTH CAROL

SHEET NUMBER
C-302

KH PROJECT 012826085	DATE 05/21/2026	SCALE AS SHOWN	DESIGNED BY TTP	DRAWN BY TTP	CHECKED BY AMP
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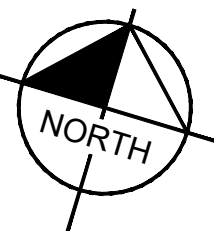
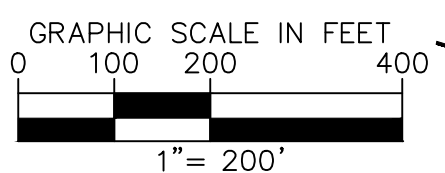
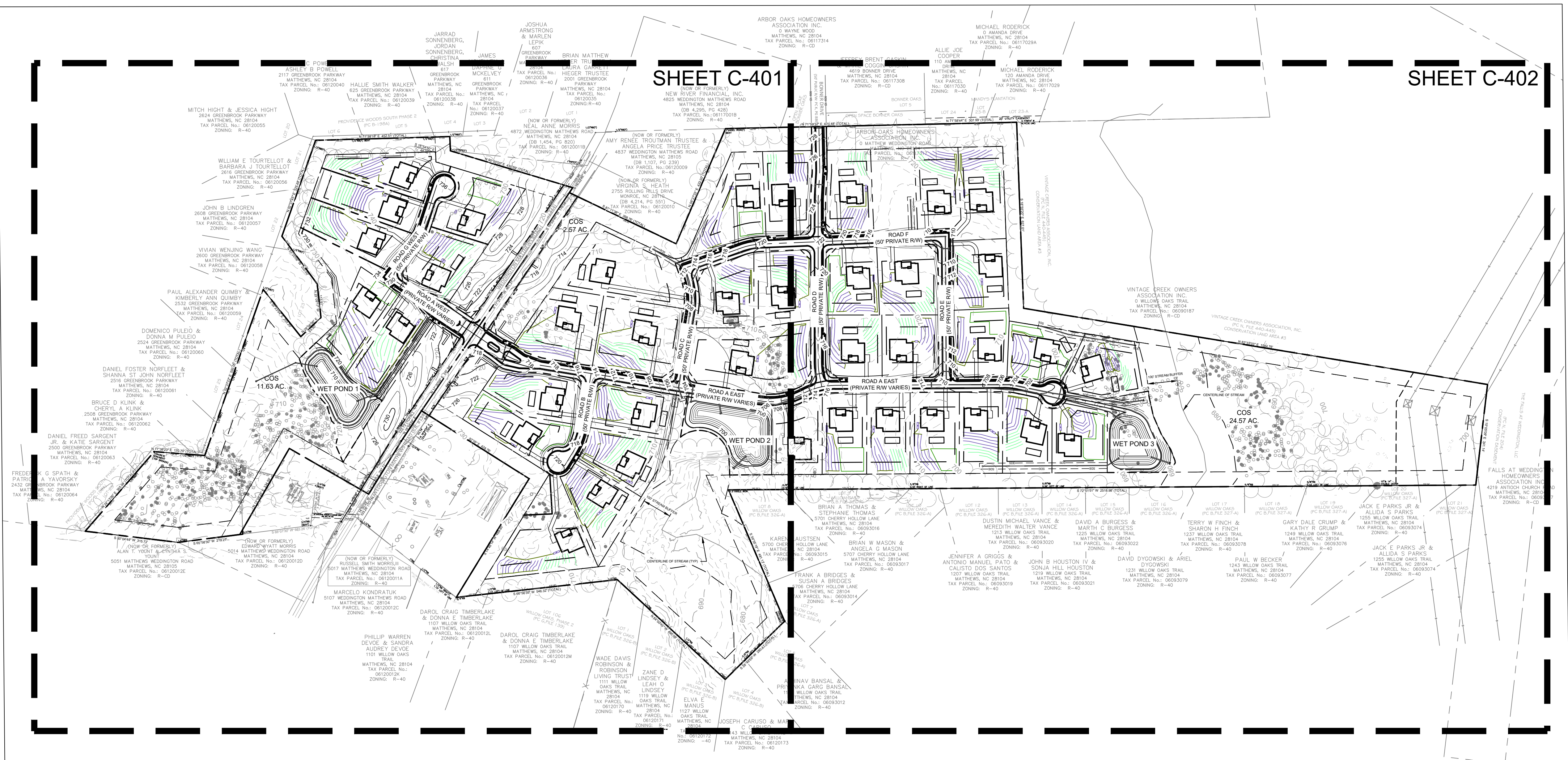
OVERALL GRADING PLAN

MORRIS FARM
PREPARED FOR
TTOLL BROTHERS, INC.
DINGTON NORTH CAROL

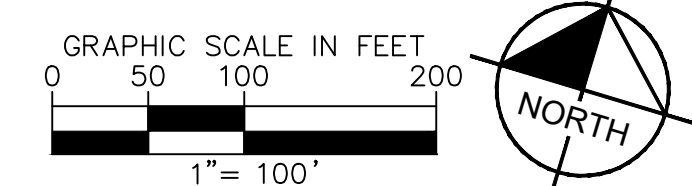
SHEET NUMBER
C-400

GRADING GENERAL NOTES

1. SEE GENERAL NOTES SHEET FOR OVERALL PAVING, GRADING, AND DRAINAGE NOTES.
2. CONTRACTOR SHALL REVIEW, UNDERSTAND, AND IMPLEMENT ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO DISBURSURE.
3. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
4. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
5. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
6. INLET PROTECTION - CONTRACTOR SHALL PROVIDE CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED INLETS UNTIL CONTRIBUTING DRAINAGE ARES ARE STABILIZED.
7. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES
8. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
9. ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC
10. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY PARKS, SCRAPED, GOUGED TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.
11. PROPOSED PRIVATE RETAINING WALLS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
12. GLOBAL STABILITY AND STRUCTURAL DESIGN OF RETAINING WALLS PROVIDED BY OTHERS.
13. THE END ELEVATION CALLS FOR RETAINING WALLS TYPICALLY 0.5' ABOVE ELEVATION. TOP OF WALL ELEVATIONS ARE DEFINED 0.5' ABOVE GROUND.
14. ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 3:1 MAX, UNLESS OTHERWISE NOTED.
15. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
16. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.
17. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON-SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
18. ALL WALL PLANS MUST BE SUBMITTED TO THE CHIEF BUILDING INSPECTOR FOR REVIEW, APPROVAL AND PERMITTING. WALL PLANS ARE NOT APPROVED AT TIME OF SITE PLAN APPROVAL OR LAND DISTURBANCE ACTIVITY PERMIT ISSUANCE. WALL PLANS ARE REVIEWED, APPROVED, AND INSPECTED, BY THE BUILDING INSPECTIONS DIVISION.



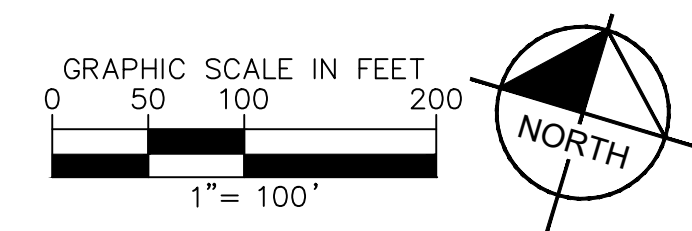
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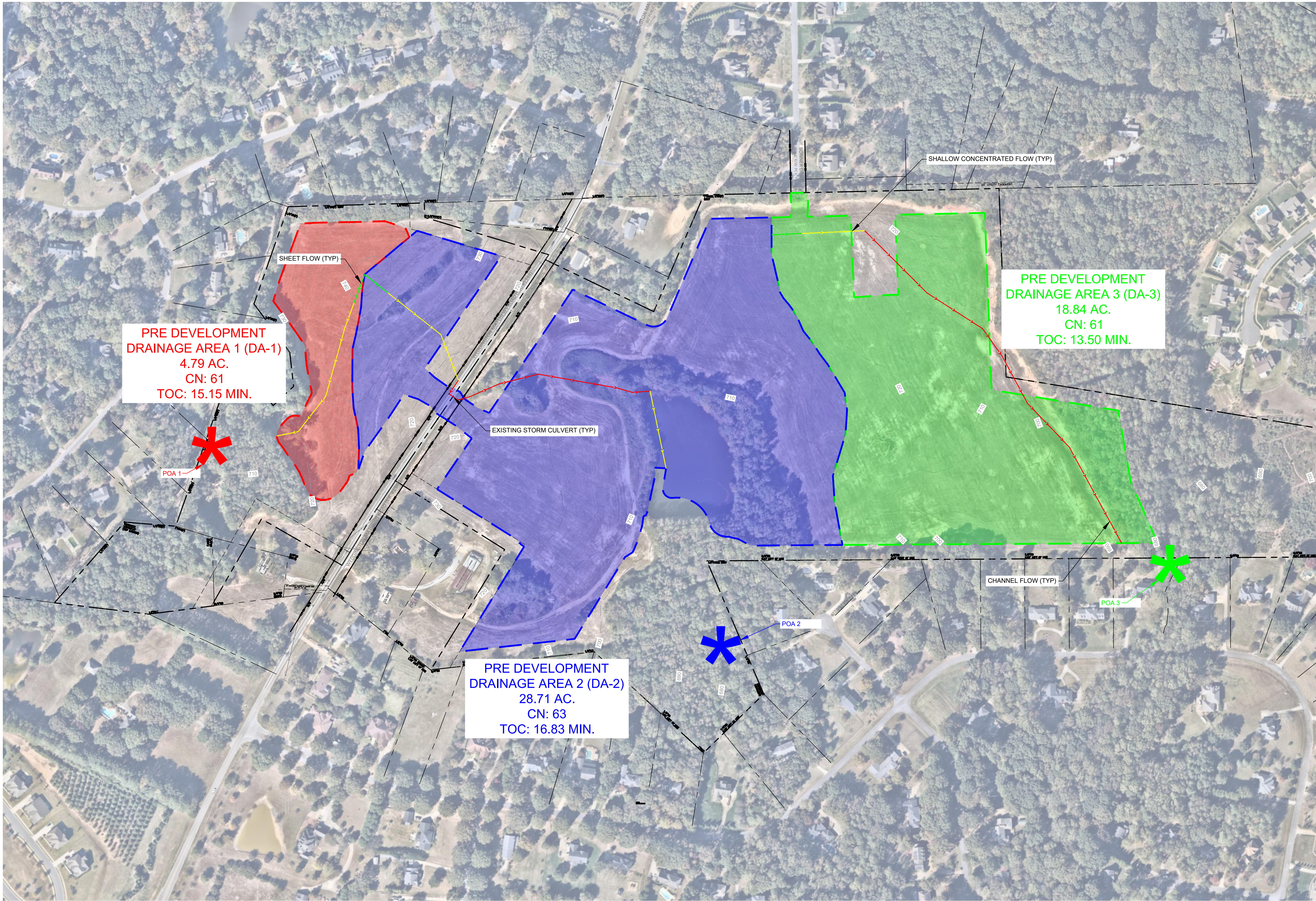
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TOLL BROTHERS, INC.

SHEET NUMBER
C-401

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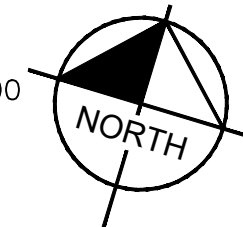
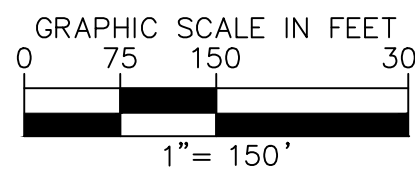
MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.
WEDDINGTON
NORTH CAROLINA



PRE DEVELOPMENT
DRAINAGE AREA 1 (DA-1)
4.79 AC.
CN: 61
TOC: 15.15 MIN.

PRE DEVELOPMENT
DRAINAGE AREA 2 (DA-2)
28.71 AC.
CN: 63
TOC: 16.83 MIN.

PRE DEVELOPMENT
DRAINAGE AREA 3 (DA-3)
18.84 AC.
CN: 61
TOC: 13.50 MIN.



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**PRE-DEVELOPMENT
DRAINAGE MAP**

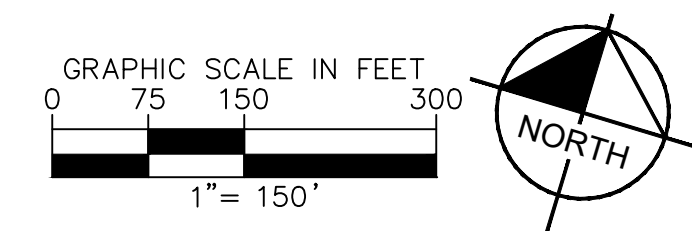
MORRIS FARM

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TOLL BROTHERS, INC.

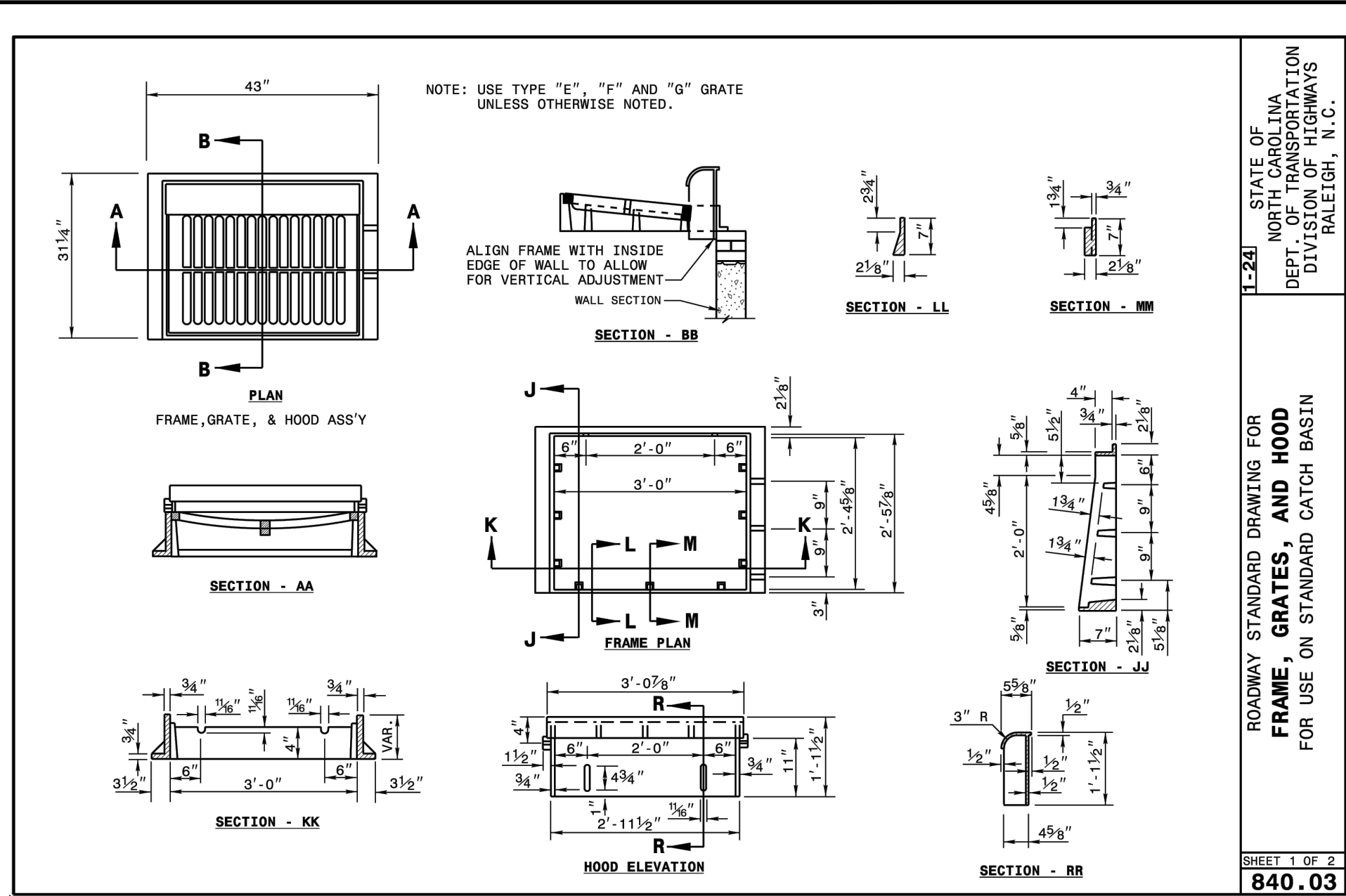
NORTH CAROLINA
WEDDINGTON

SHEET NUMBER
C-403

No.	REVISIONS	DATE	BY



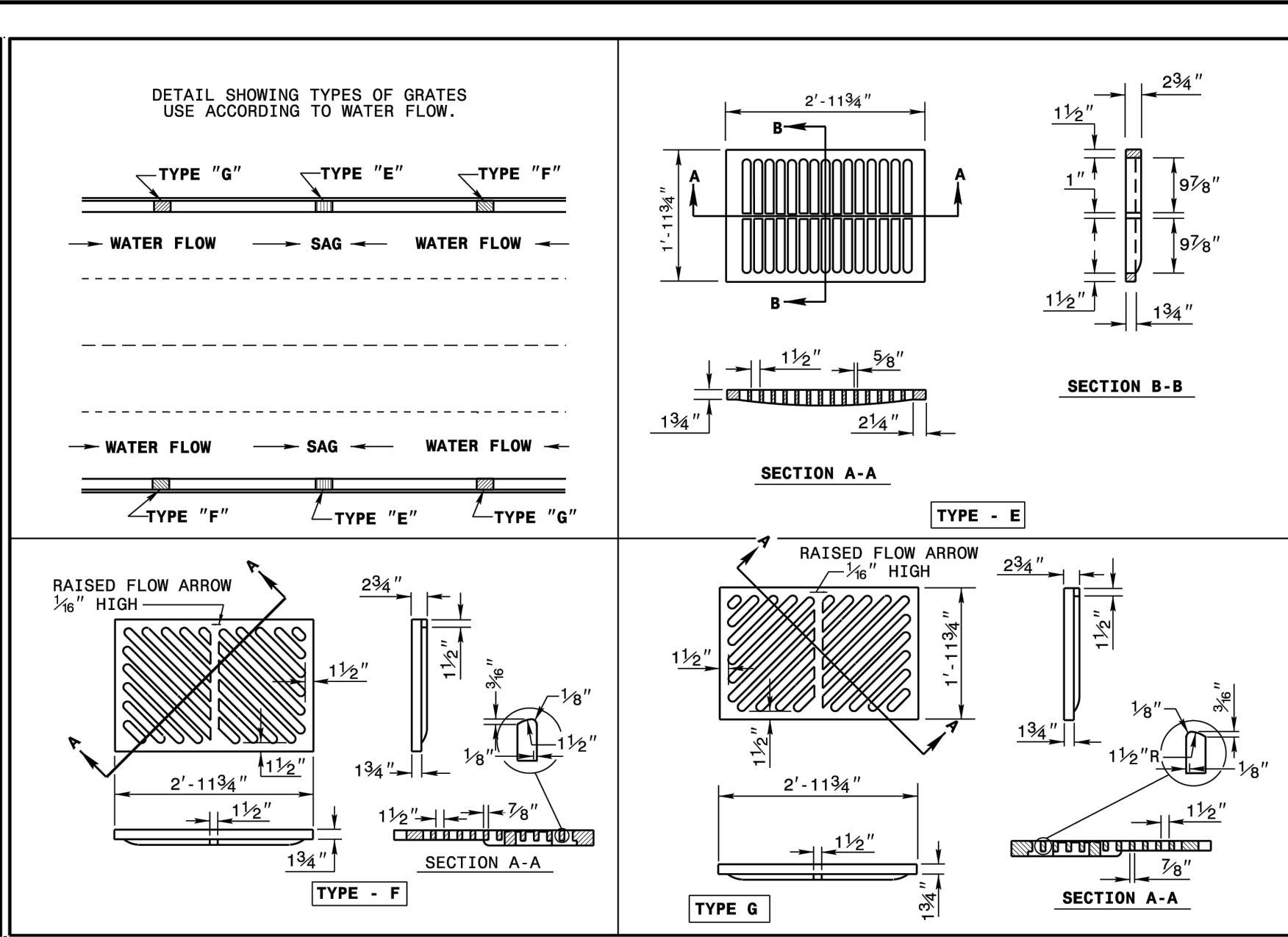
SHEET NUMBER	MORRIS FARM PREPARED FOR TOLL BROTHERS, INC. WEDDINGTON NORTH CAROLINA	POST-DEVELOPMENT DRAINAGE MAP	KH PROJECT 012826085 DATE 05/21/2026 SCALE AS SHOWN DESIGNED BY TTP DRAWN BY CHECKED BY AMP	PRELIMINARY NOT FOR CONSTRUCTION	Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-335-5131 WWW.KIMLEY-HORN.COM NC LICENSE #0102	△ △ △ △ △ △ No.	REVISIONS	DATE	BY
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DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

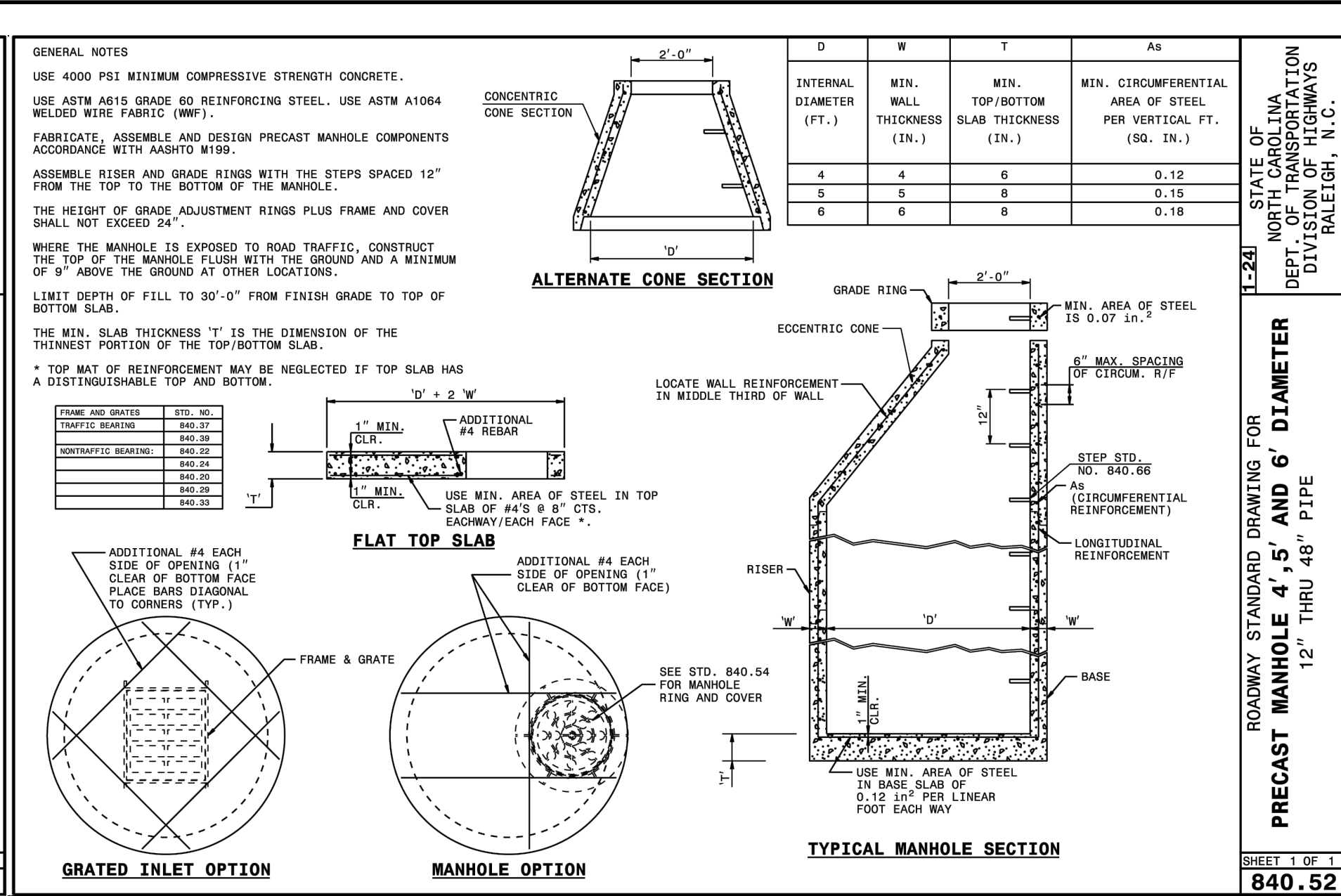
SHEET 1 OF 2
840.03



STATE OF NORTH CAROLINA
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ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

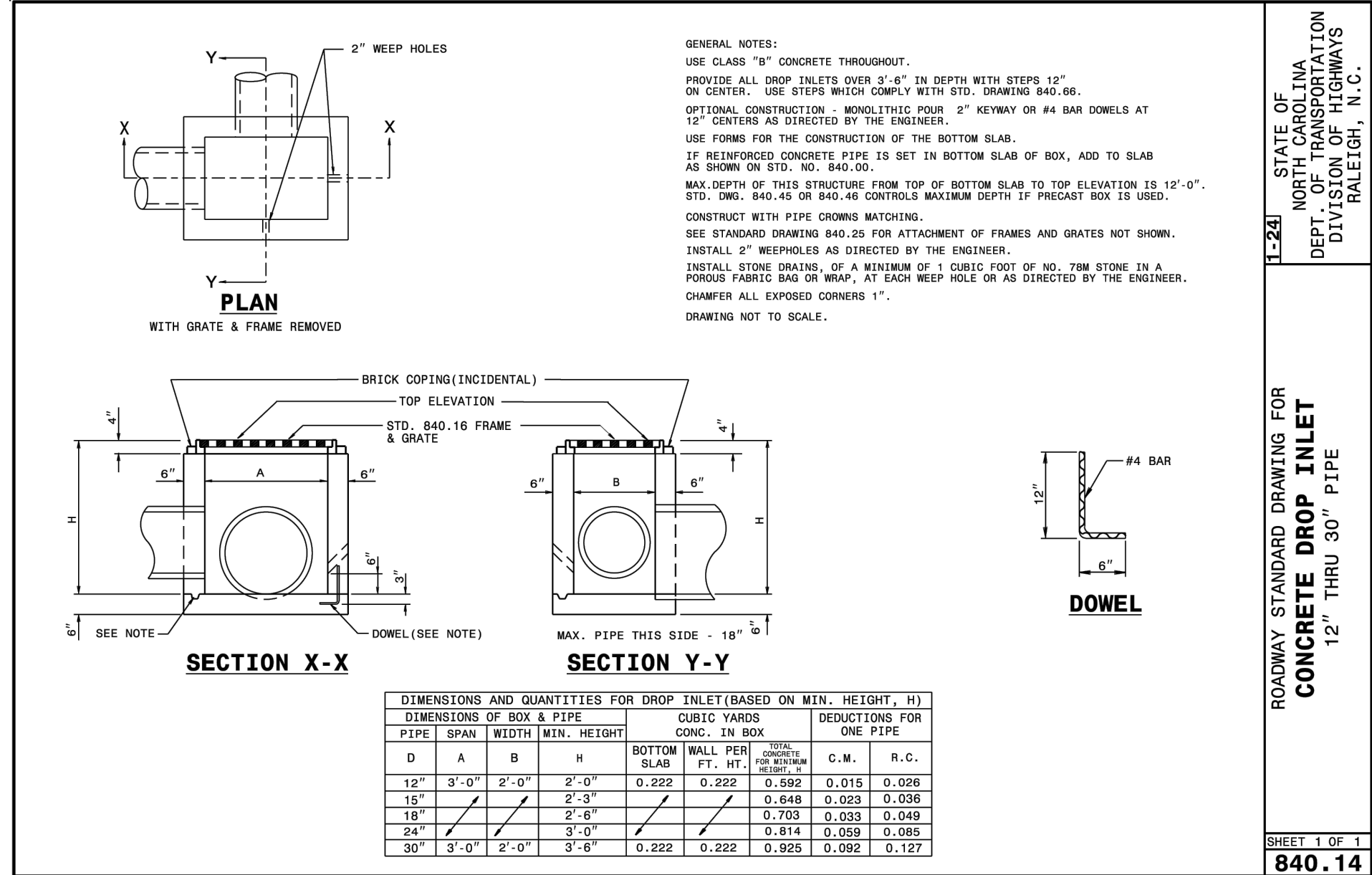
SHEET 2 OF 2
840.03



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
PRECAST MANHOLE 4', 5' AND 6' DIAMETER
12" THRU 48" PIPE

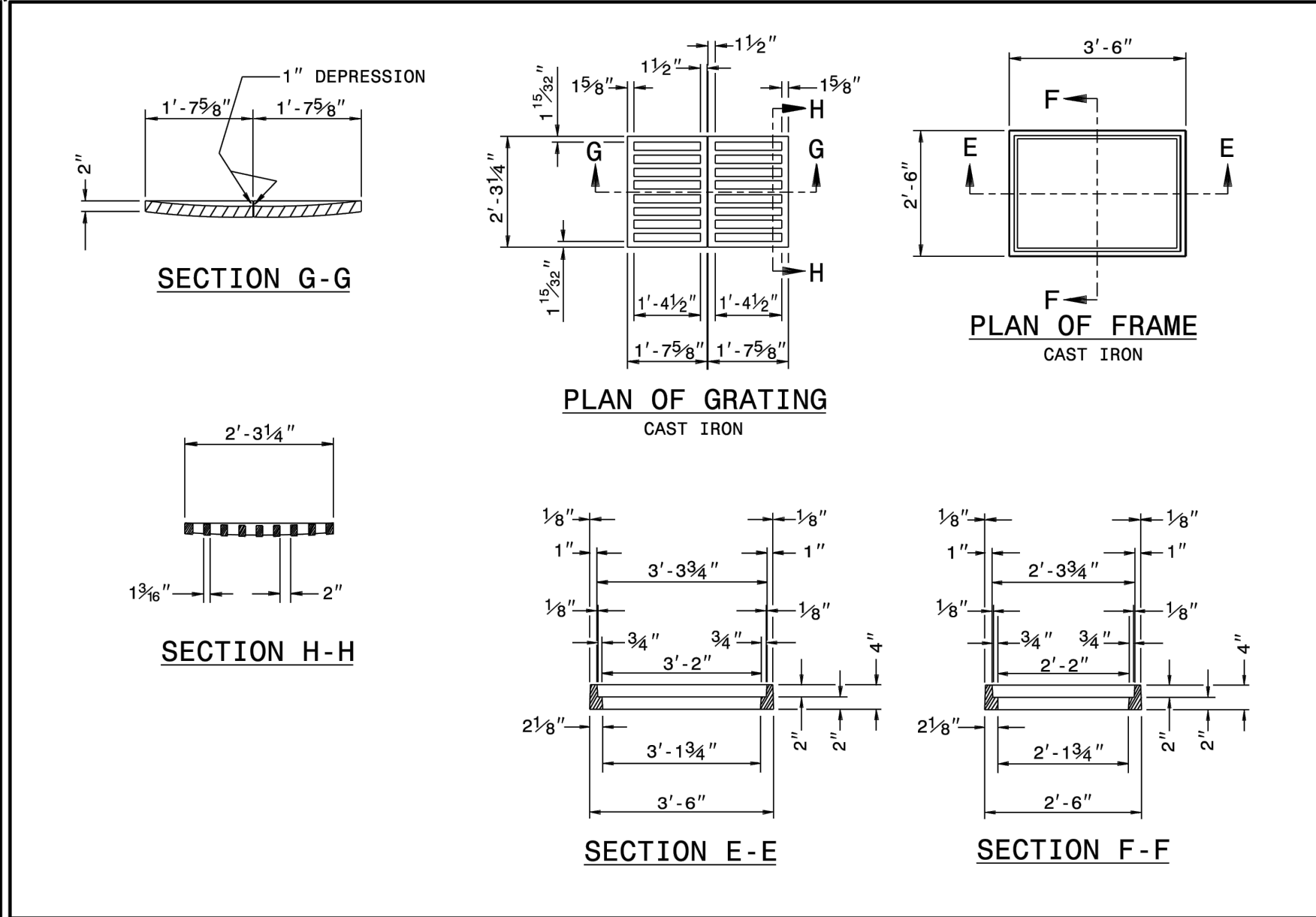
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840.52



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DIVISION OF HIGHWAYS
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ROADWAY STANDARD DRAWING FOR
CONCRETE DROP INLET
12 THRU 30" PIPE

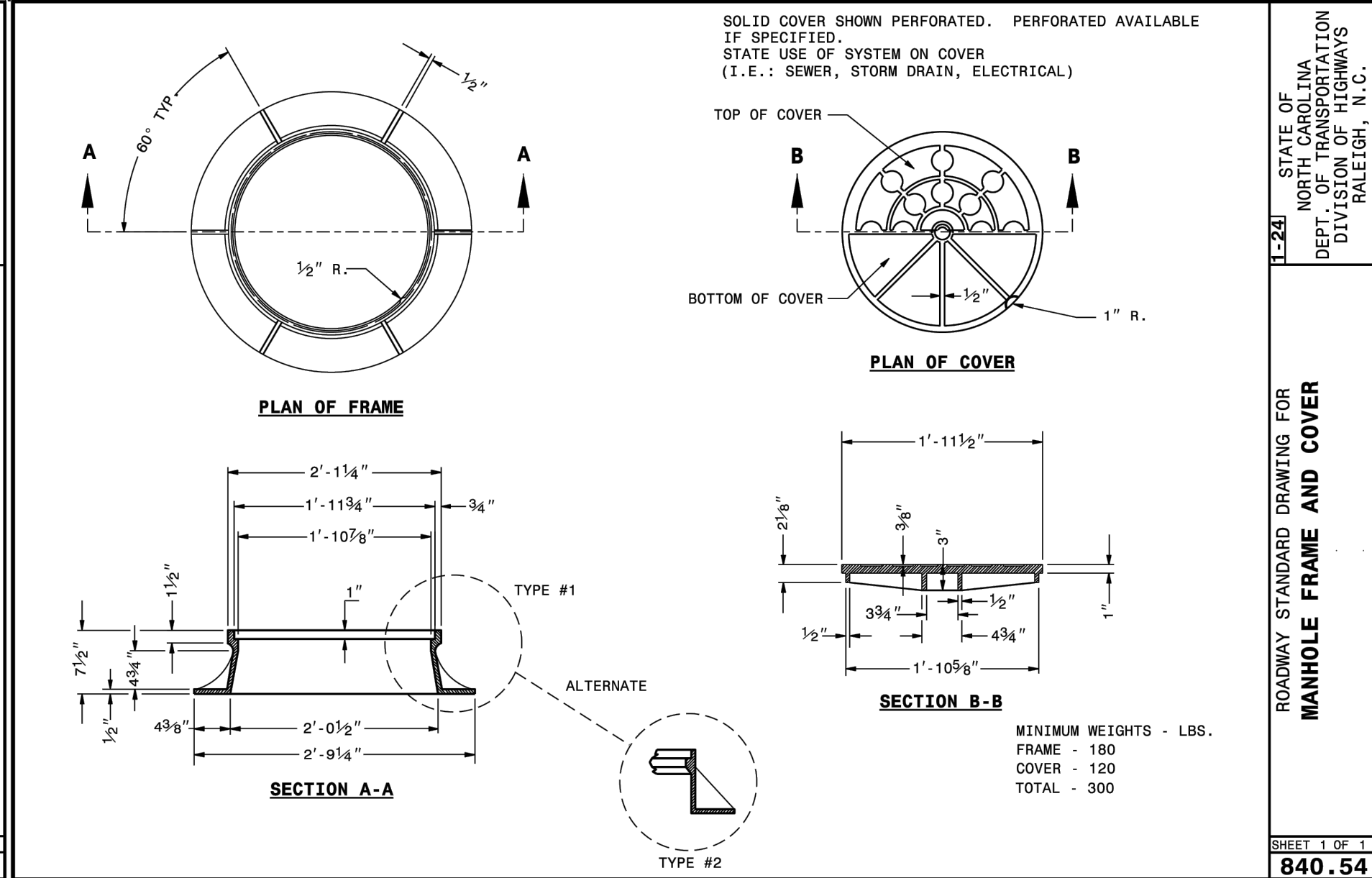
SHEET 1 OF 1
840.14



STATE OF NORTH CAROLINA
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DIVISION OF HIGHWAYS
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ROADWAY STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15

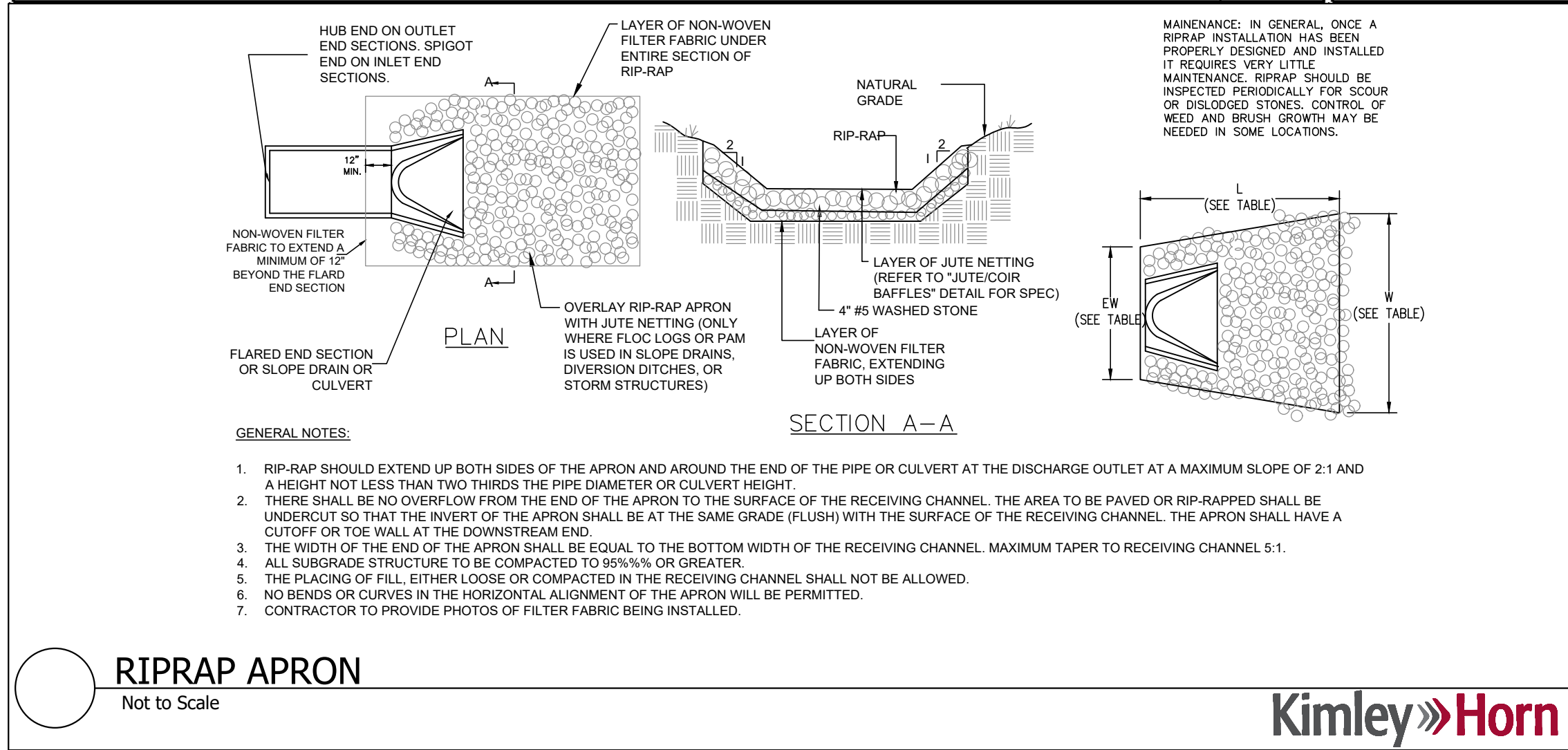
SHEET 1 OF 1
840.16



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ROADWAY STANDARD DRAWING FOR
MANHOLE FRAME AND COVER

SHEET 1 OF 1
840.54



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**PRELIMINARY
NOT FOR
CONSTRUCTION**

JOHN W. POPP
AUSTIN M. POPP

KH PROJECT 012826085	SCALE AS SHOWN	DATE 05/21/2026	DESIGNED BY TTP	DRAWN BY TTP	CHECKED BY AMP
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MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.

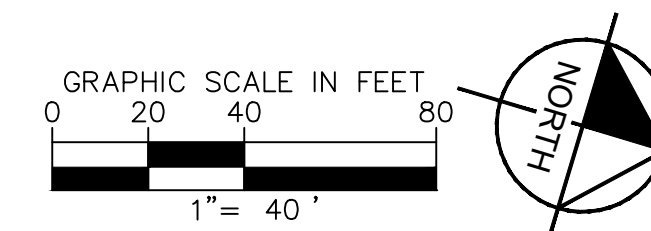
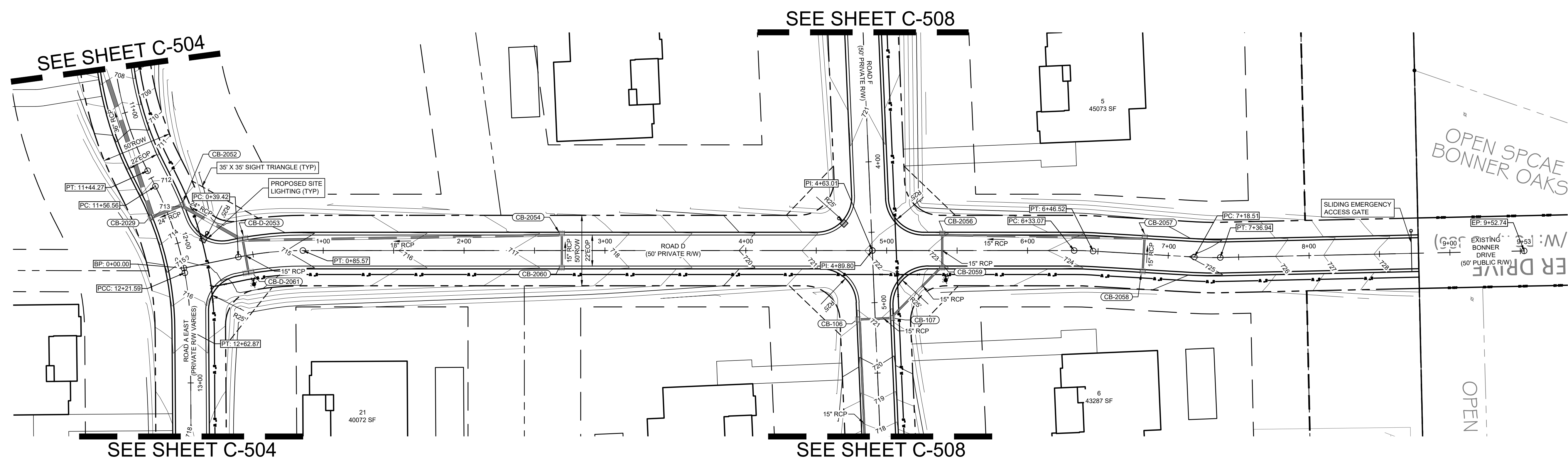
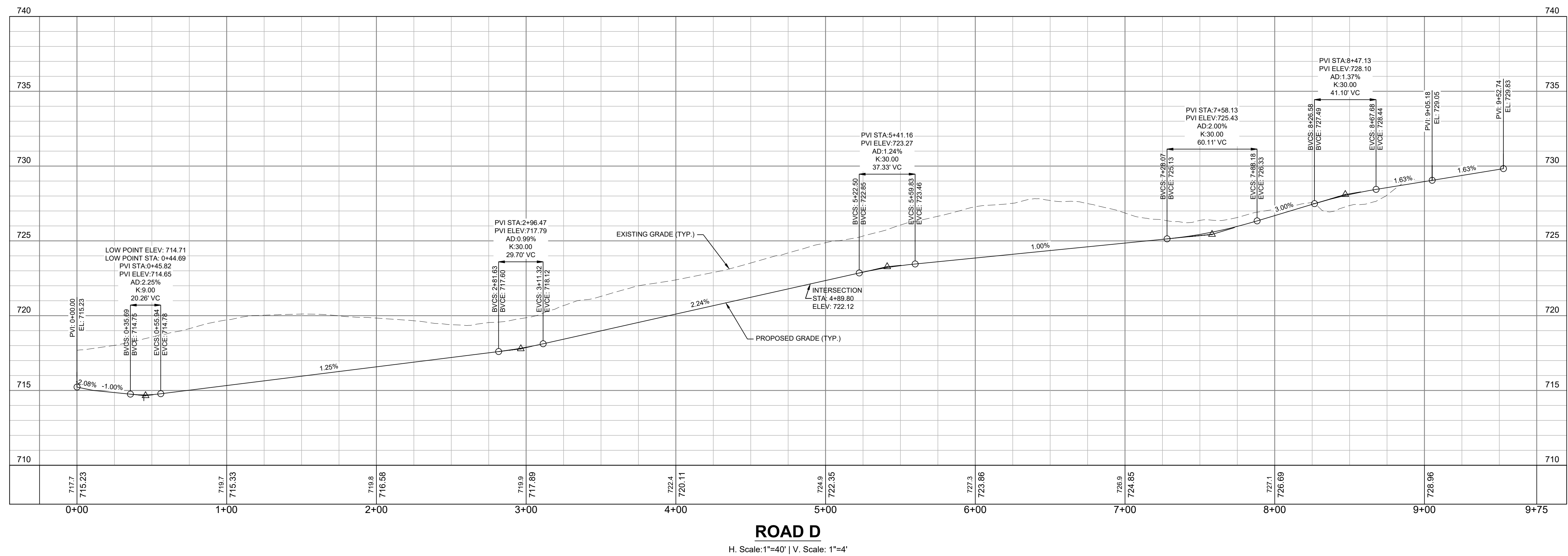
NORTH CAROLINA
WEDDINGTON

STORM DETAILS

SHEET NUMBER
C-405



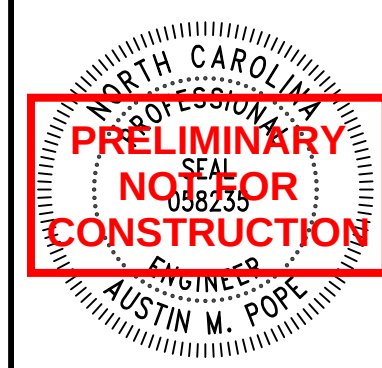
Know what's below.
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[illegible]

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KH PROJECT 012826085	DATE 05/21/2026	SCALE	AS SHOWN
DESIGNED BY	TTP		
DRAWN BY	TTP		
CHECKED BY	AMP		

ROAD D PLAN AND PROFILE

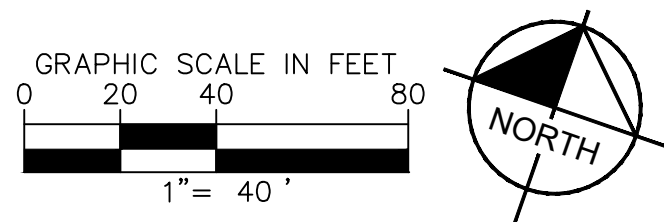
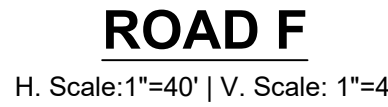
MORRIS FARM

PREPARED FOR

TOLL BROTHERS, INC.

WEDDINGTON NORTH CAROLINA

SHEET NUMBER
C-506



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[illegible]

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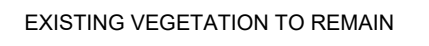


KH PROJECT 012826085	DATE 05/21/2026
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	AMP

ROAD F PLAN AND PROFILE

MORRIS FARM
PREPARED FOR
TOLL BROTHERS, INC.
DINGTON NORTH CAROLINA

SHEET NUMBER
C-508

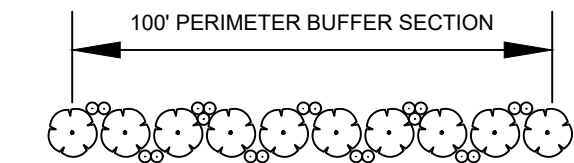
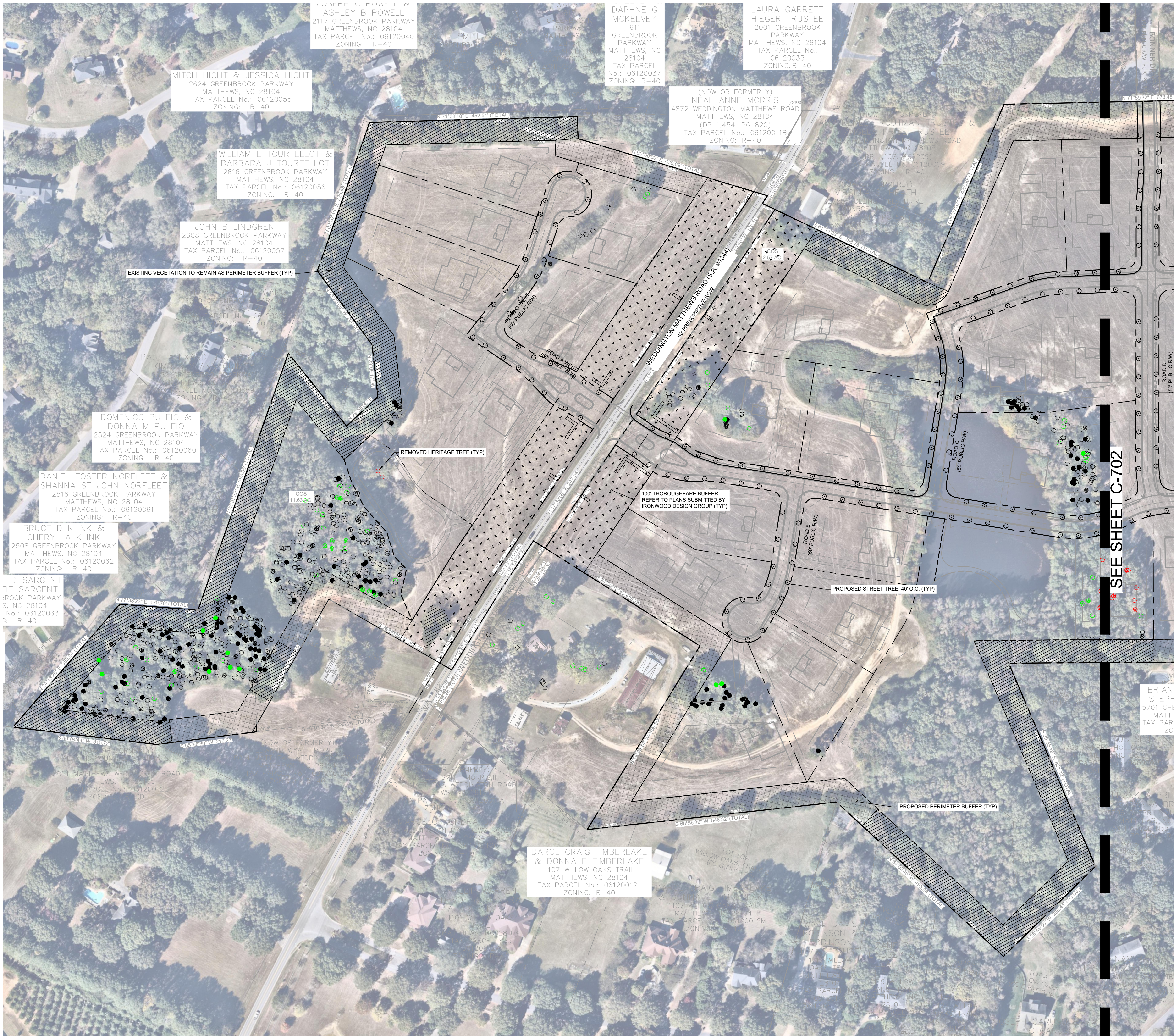


LEGEND	
	HERITAGE TREE TO REMAIN
	HERITAGE TREE TO BE REMOVED



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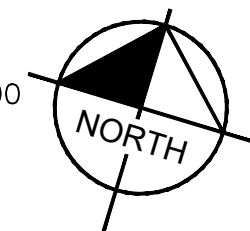
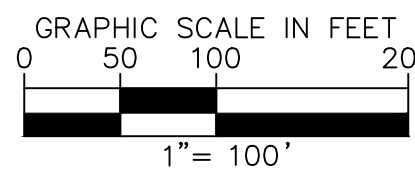
SHEET NUMBER C-700	PREPARED FOR MORRIS FARM TOLL BROTHERS, INC. WEDDINGTON NORTH CAROLINA
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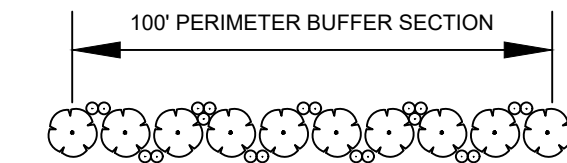
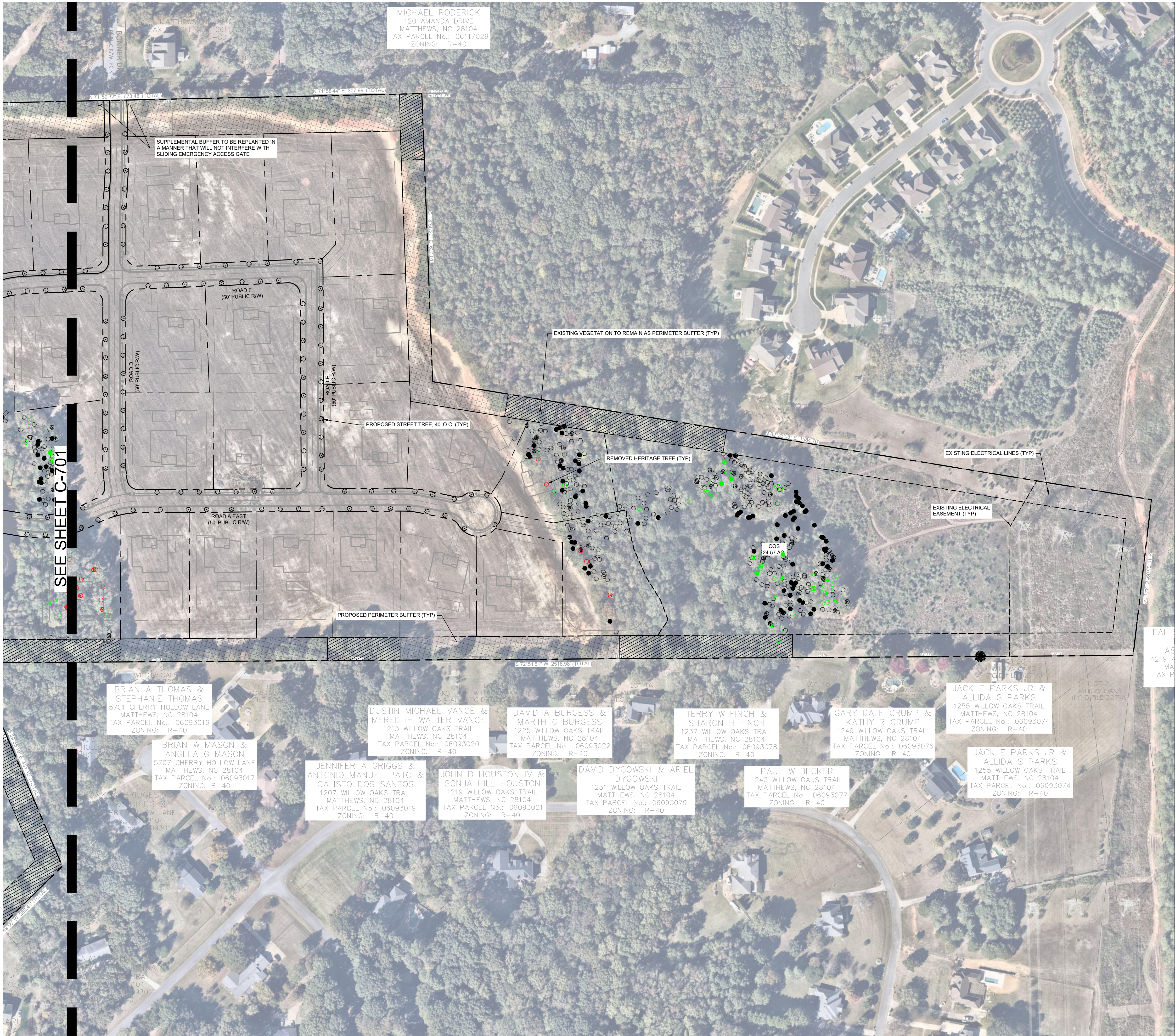
SUPPLEMENTAL BUFFER PLANTINGS REQUIRED
REQUIREMENTS PER 100':
9 TREES
20 SHRUBS

EXISTING VEGETATION TO REMAIN

LEGEND	
	HERITAGE TREE TO REMAIN
	HERITAGE TREE TO BE REMOVED



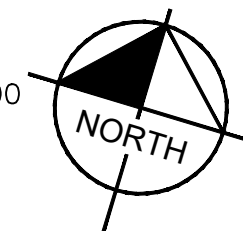
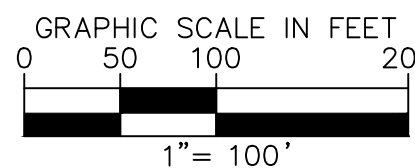
KH PROJECT 012826085		DATE 05/21/2026		SCALE AS SHOWN		DESIGNED BY TTP		DRAWN BY TTP		CHECKED BY AMP		REVISIONS		DATE		BY															
LANDSCAPE PLAN																															
MORRIS FARM PREPARED FOR TOLL BROTHERS, INC. NORTH CAROLINA WEDDINGTON																															
SHEET NUMBER C-701																															



SUPPLEMENTAL BUFFER PLANTINGS REQUIRED
REQUIREMENTS PER 100':
9 TREES
20 SHRUBS

EXISTING VEGETATION TO REMAIN

LEGEND	
●	HERITAGE TREE TO REMAIN
○	HERITAGE TREE TO BE REMOVED



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KH PROJECT	DATE	SCALE	AS SHOWN	TTP	TTP	AMP
012826085	05/21/2026					

LANDSCAPE PLAN

MORRIS FARM

PREPARED FOR
TOLL BROTHERS, INC.

NORTH CAROLINA
WEDDINGTON

SHEET NUMBER
C-702

From: [Robert Price](#)
To: [Karen Dewey](#)
Cc: [Andrew Loftin](#); [Pope, Austin](#); [Pouch, Tate](#)
Subject: FW: Morris Farms
Date: Thursday, May 21, 2026 4:57:09 PM

Karen, apologies for the late delivery. The below is the email received from UCPS as their school impact letter. It is still our intent to send an updated package; however, the updates do not represent any significant changes and if sharing current package with the below is necessary by tonight, please proceed in doing so. Otherwise, I will continue to advise our team that an updated package has to be sent to you by no later than 10:00 tomorrow. Thanks

Robert Price
Vice President, LD
Toll Brothers
9130 Kings Parade Boulevard, Charlotte, NC 28273
Cell: [\(980\) 722-6715](#)



From: Sara Hymel <Sara.Hymel@ucps.k12.nc.us>
Sent: Thursday, May 21, 2026 3:55 PM
To: George Walsh <gwalsh@tollbrothers.com>; Robert Price <rprice1@tollbrothers.com>
Cc: Colon Moore <William.Moore@ucps.k12.nc.us>; Danny McManus Jr <Danny.McManusJr@ucps.k12.nc.us>; Sarah May <Sarah.May@ucps.k12.nc.us>; Kathy Heintel <Kathy.Heintel@ucps.k12.nc.us>; Todd Price <Todd.Price@ucps.k12.nc.us>; Matt Helms <Matt.Helms@ucps.k12.nc.us>; JimmyH BentionSR <JimmyH.BentionSR@ucps.k12.nc.us>; Marcus Leake <marcus.leake@ucps.k12.nc.us>; Tom Childers <TOM.CHILDERS@ucps.k12.nc.us>; Kevin Beals <kevin.beals@ucps.k12.nc.us>; Brian Joyner <brian.joyner@ucps.k12.nc.us>; Amanda Benton <mandy.benton@ucps.k12.nc.us>; Ashley Siddons <Ashley.Siddons@ucps.k12.nc.us>; Mary Gonzalez <Mary.Gonzalez@ucps.k12.nc.us>
Subject: RIS Morris Family Farm - Town of Weddington 05.21.2026

Good Afternoon,

Thank you for the opportunity to provide feedback associated with the proposed residential community, Morris Family Farms, located on or about parcel address 3101 Antioch Church Road (06120011). This subdivision contains 39 single family homes (site map date: 04/30/20026). Based on the information provided, the parcel is currently assigned to the below:

	School Name:	2025-2026	Building	Building
--	--------------	-----------	----------	----------

		20th day ADM	Capacity	Utilization
Elementary:	Antioch Elementary	757	796	105%
Middle:	Weddington Middle	1311	1216	108%
High:	Weddington High	1902	1794	106%

Utilizing information collected on the demography report(s) and internal monitoring, the organization is currently tracking 447 vacant designed land (VDL) units within the Weddington cluster.

198 units are currently assigned to Antioch Elementary School:

Subdivision	Units	Elem	Middle	High
Patrick Place	148	Antioch	Weddington	Weddington
Weddington Grove	5	Antioch	Weddington	Weddington
Windsor Farms	27	Antioch	Weddington	Weddington
Luna Estates	18	Antioch	Weddington	Weddington

Within the Weddington MS/HS attendance zone, the table below is representative of the remaining 249 units:

Subdivisions	Units	Elem	Middle	High
Atherton Phase V	18	Weddington	Weddington	Weddington
Arya (formerly Ennis Road)	13	Rea View	Weddington	Weddington
Beckingham	38	Rea View	Weddington	Weddington
Belle Mar	10	Rea View	Weddington	Weddington
Cardinal Row	9	Weddington	Weddington	Weddington
Empire Communities	34	Rea View	Weddington	Weddington
Keystone Deal Road (Elysian)	12	Weddington	Weddington	Weddington
Grandview	37	Rea View	Weddington	Weddington
601 Weddington Matthews Rd	3	Weddington	Weddington	Weddington
Brentwood Residential (Billy Howey)	12	Wesley Chapel	Weddington	Weddington
Riley Estates	4	Weddington	Weddington	Weddington
Vara Oaks	39	Wesley Chapel	Weddington	Weddington
Willow Oak	20	Wesley Chapel	Weddington	Weddington

Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and restroom facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff.

The above referenced assigned schools should be considered the home schools. However, upon identification and need, UCPS administration will conduct periodic evaluations to determine the current and projected capacities of each school site. If the identified schools require realignment, UCPS administration could recommend a realignment of the subdivision to the Union County Board of Education.

Sincerely,

Sara Hymel
Director of Planning and Construction

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

www.ucps.k12.nc.us

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From: [Wilson, Robert](#)
To: [Pope, Austin](#); [Chris Faulk](#)
Cc: [Robert Price](#); [Gregory Gordos](#); [Karen Dewey](#); [Jim Bell](#); [Andrew Loftin](#)
Subject: RE: [Ext] RE: [Ext] Morris Farm - Stormwater
Date: Monday, May 11, 2026 8:27:22 AM
Attachments: [image001.jpg](#)

Austin,

The updated Schematic Plan for Morris Farms addressed our concerns regarding the stormwater design. We have no further comments on the Schematic Plan and no objection for approval of the Conditional Zoning for the project. Please let me know if you have any questions or concerns.

Bob Wilson

LaBella Associates | Sr. Civil Engineer/Civil Office Leader

+1 (704) 941-2139 direct

From: Pope, Austin

Sent: Thursday, May 7, 2026 4:24 PM

To: Wilson, Robert ; Chris Faulk

Cc: Robert Price ; Gregory Gordos ; Karen Dewey ; Jim Bell ; Andrew Loftin

Subject: [Ext] RE: [Ext] Morris Farm - Stormwater

Bob,

Thanks for all your time thus far assisting us with the Morris Farm project. To my understanding, Weddington is requiring a letter from you stating that you approve our Schedule 2B submittal before the Planning Board meeting. I believe in our last meeting with this group it was determined that we had met the requirements and didn't have any further comments to be addressed before moving on to construction documents. Please let us know when you will be able to provide us with this letter or if I am misinterpreting anything.

Appreciate you!

Austin Pope, PE (NC)

Kimley-Horn | 532 Patterson Avenue, Suite 160, Mooresville, NC 28115

Direct: 980-346-6746 | Main: 704-333-5131

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From: Chris Faulk <cfaulk@townofweddington.com>

Sent: Tuesday, April 21, 2026 10:30 AM

To: Andrew Loftin <ALoftin@tollbrothers.com>; Wilson, Robert <rwilson@labellapc.com>

Cc: Robert Price <rprice1@tollbrothers.com>; Pope, Austin <Austin.Pope@kimley-

horn.com>; Gregory Gordos <ggordos@townofweddington.com>; Karen Dewey <kdewey@townofweddington.com>; Jim Bell <jbell@townofweddington.com>

Subject: RE: [Ext] Morris Farm - Stormwater

You don't often get email from cfaulk@townofweddington.com. [Learn why this is important](#)

Attached for your reference. I know we discussed most of these issues during the zoom but wanted to send the original. Thanks

Christopher D. Faulk, PLS

Chairman, Planning Board

Phone: 704-846-2709

Cell: 980-721-2353

cfaulk@townofweddington.com

1924 Weddington Road

Weddington, NC 28104

www.townofweddington.com

Rural Living Redefined

From: Andrew Loftin <ALoftin@tollbrothers.com>

Sent: Tuesday, April 21, 2026 10:13 AM

To: Chris Faulk <cfaulk@townofweddington.com>; Wilson, Robert <rwilson@labellapc.com>

Cc: Robert Price <rprice1@tollbrothers.com>; Pope, Austin <austin.pope@kimley-horn.com>;

Gregory Gordos <ggordos@townofweddington.com>

Subject: RE: [Ext] Morris Farm - Stormwater

Chris/Bob,

Appreciate your time on Friday to talk through the plans.

After speaking with Austin, sounds like Bob had sent over the items we discussed.

Chris, can you send over any items that you may have come across during your review?

Thank you,

Andrew Loftin

Sr. Land Entitlement Manager

Toll Brothers

9130 Kings Parade Boulevard, Charlotte, NC 28273

Cell: [\(828\) 446-0104](tel:(828)446-0104)



-----Original Appointment-----

From: Andrew Loftin

Sent: Wednesday, April 15, 2026 8:11 AM

To: Andrew Loftin; Chris Faulk; Wilson, Robert

Cc: Robert Price; Pope, Austin; Gregory Gordos

Subject: [Ext] Morris Farm - Stormwater

When: Friday, April 17, 2026 1:00 PM-2:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: [https://tollbrothers.zoom.us/j/83878645281?](https://tollbrothers.zoom.us/j/83878645281?pwd=S4jCI4TTQRTk7Sf72zljwFrdeuGKad.1&from=addon)

[pwd=S4jCI4TTQRTk7Sf72zljwFrdeuGKad.1&from=addon](https://tollbrothers.zoom.us/j/83878645281?pwd=S4jCI4TTQRTk7Sf72zljwFrdeuGKad.1&from=addon)

Andrew Loftin is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

[https://tollbrothers.zoom.us/j/83878645281?](https://tollbrothers.zoom.us/j/83878645281?pwd=S4jCI4TTQRTk7Sf72zljwFrdeuGKad.1&from=addon)

[pwd=S4jCI4TTQRTk7Sf72zljwFrdeuGKad.1&from=addon](https://tollbrothers.zoom.us/j/83878645281?pwd=S4jCI4TTQRTk7Sf72zljwFrdeuGKad.1&from=addon)

Meeting agenda

[https://docs.zoom.us/agenda/doc/d525a70b-bc0c-42c1-a54d-a572f81399cf?](https://docs.zoom.us/agenda/doc/d525a70b-bc0c-42c1-a54d-a572f81399cf?from=addon)

[from=addon](https://docs.zoom.us/agenda/doc/d525a70b-bc0c-42c1-a54d-a572f81399cf?from=addon)

Meeting ID: 838 7864 5281

Passcode: 3682779

One tap mobile

+13126266799,,83878645281#,,,,*3682779# US (Chicago)

+16465588656,,83878645281#,,,,*3682779# US (New York)

From: Chris Faulk <cfaulk@townofweddington.com>

Sent: Wednesday, April 15, 2026 7:18 AM

To: Wilson, Robert <rwilson@labellapc.com>; Andrew Loftin <ALoftin@tollbrothers.com>

Cc: Robert Price <rprice1@tollbrothers.com>; Pope, Austin <austin.pope@kimley-horn.com>;

Gregory Gordos <ggordos@townofweddington.com>

Subject: RE: [Ext] Morris Farm - Stormwater

Sorry for my delayed response. Friday at 11am or after 1pm would work best for me. Thanks

Christopher D. Faulk, PLS

Chairman, Planning Board

Phone: 704-846-2709

Cell: 980-721-2353

cfaulk@townofweddington.com

1924 Weddington Road

Weddington, NC 28104

www.townofweddington.com

Rural Living Redefined

From: Wilson, Robert <rwilson@labellapc.com>

Sent: Tuesday, April 14, 2026 6:48 PM

To: Andrew Loftin <ALoftin@tollbrothers.com>; Chris Faulk <cfaulk@townofweddington.com>

Cc: Robert Price <rprice1@tollbrothers.com>; Pope, Austin <austin.pope@kimley-horn.com>; Gregory Gordos <ggordos@townofweddington.com>

Subject: RE: [Ext] Morris Farm - Stormwater

Andrew,

This week, I am available as listed below:

- Wednesday after 1 PM
- Thursday before 10 AM or after 2 PM
- Friday 11 AM or after 1 PM

If none of these times work, we can look at next week. Please let me know what works best for you and others.

Bob Wilson

LaBella Associates | Sr. Civil Engineer/Civil Office Leader

[+1 \(704\) 941-2139](tel:+17049412139) direct

From: Andrew Loftin <ALoftin@tollbrothers.com>

Sent: Tuesday, April 14, 2026 4:56 PM

To: Chris Faulk <cfaulk@townofweddington.com>; Wilson, Robert <rwilson@labellapc.com>

Cc: Robert Price <rprice1@tollbrothers.com>; Pope, Austin <austin.pope@kimley-horn.com>; Gregory Gordos <ggordos@townofweddington.com>

Subject: [Ext] Morris Farm - Stormwater

Chris/Bob,

Would like to schedule a meeting this week to talk through the changes that have been made to the Morris Farm project, and make sure we are all on the same page moving forward.

I've included the link to the submittal below.

Please let us know your availability and we will work around your schedules.

<https://kimley-horn.securevdr.com/d-s2ac05e6a2883490eb14d9a6646b426db>

Thank you,

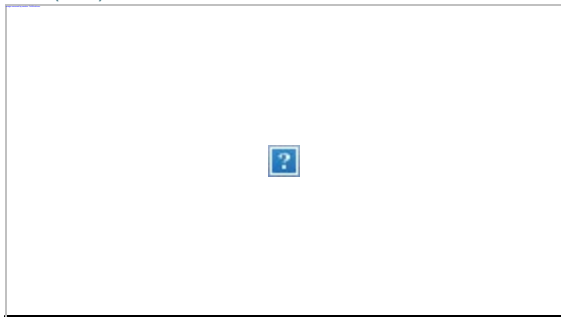
Andrew Loftin

Sr. Land Entitlement Manager

Toll Brothers

9130 Kings Parade Boulevard, Charlotte, NC28273

Cell: [\(828\) 446-0104](tel:(828)446-0104)



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• 83878645281@zoomcrc.com

Passcode: 3682779

Join instructions

<https://tollbrothers.zoom.us/join/83878645281?signature=cTbSrPtvDt1BRiojHnTmg9NYtIDl9-cBvkJ4OilvyAw>

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