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**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, DECEMBER 8, 2014 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
AGENDA**

Prayer – Mayor Bill Deter

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum

**PUBLIC ADDRESS TO THE COUNCIL**

*Any individual or group who wishes to address the Council may do so at this time. Each speaker will have three (3) minutes to make their remarks and shall obey reasonable standards of courtesy in their remarks. Typically, this is a time for the Mayor and Council to hear from the public and not respond. If questions are raised, a member of the Town Council or Staff may contact the individual after the meeting to help address issues raised. If the item you wish to speak about is a Public Hearing item, address your concerns during that time and not under the Public Comment period.*

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

*Consent Agenda. The Council may designate a part of the agenda as the "Consent Agenda." Items placed on the consent agenda are judged to be non-controversial and routine. Any member of the Council may remove an item from the consent agenda and place it on the regular agenda while the agenda is being discussed and revised prior to its adoption at the beginning of the meeting. All items on the consent agenda shall be voted on and adopted by a single motion, with the minutes reflecting the motion and vote on each item.*

6. Consent Agenda
  - A. Consideration of 2015 Holiday Schedule
  - B. Consideration of 2015 Meeting Schedule
  - C. Consideration of 2014 Revised Union County Emergency Operations Plan (EOP)

**PUBLIC HEARINGS**

*The Public must sign up before the beginning of the meeting to speak on an item under Public Hearings. The Mayor will recognize speakers in the order in which their names appear on the sign-up sheet. The Council sets the rules for the Public Hearing. The rules may include, but are not limited to, rules fixing the maximum time allotted to each speaker; providing for the designation of spokespersons for groups of persons supporting or opposing the same positions; providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the Town Hall; and for providing for the maintenance of order and decorum in the conduct of the hearing.*



Each speaker must address the Council from the lectern and begin their remarks by giving their name and address. Each speaker will have three (3) minutes to make remarks. A speaker may not yield any of his or her time to another speaker. Speakers must be courteous in their language and presentation. Personal attacks on the Council or members of the public will not be tolerated.

The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and shall rule on objections from other members of the Council on discourteous behavior. A majority vote of the Council may overrule the Mayor's ruling on standards of courtesy. Speakers may leave written comments and/or supporting documents, if any, with the Town Clerk to the Council.

## 7. Public Hearings and Consideration of Public Hearings

- A. Public Hearing - Review of Proposed Text Amendments to Section 46-45 – Revising the Duration of Financial Guarantees (Performance Bonds)
- B. Consideration of Ordinance – Text Amendments to Section 46-45 – Revising the Duration of Financial Guarantees (Performance Bonds)
- C. Public Hearing - Review of Proposed Text Amendments to Section 46-49 – Revising the Duration of Financial Guarantees (Maintenance Bonds)
- D. Consideration of Ordinance - Text Amendments to Section 46-49 – Revising the Duration of Financial Guarantees (Maintenance Bonds)
- E. Public Hearing - Review of Proposed Text Amendments to Section 46-75 and 46-76 – Updating Street Design Requirements to Match NCDOT Standards and Town of Weddington Road Standards
- F. Consideration of Ordinance - Text Amendments to Section 46-75 and 46-76 – Updating Street Design Requirements to Match NCDOT Standards and Town of Weddington Road Standards
- G. Public Hearing - Review of Proposed Weddington Roadway Standards
- H. Consideration of Weddington Roadway Standards
- I. Public Hearing - Review of Proposed Construction Plan Guidelines
- J. Consideration of Construction Plan Guidelines
- K. Public Hearing - Review of Proposed Text Amendments to Section 58-52, 58-53, 58-54 and 58-58 – Updating List of Permitted Conditional Uses in Residential Zoning Districts
- L. Consideration of Ordinance - Text Amendments to Section 58-52, 58-53, 58-54 and 58-58 – Updating List of Permitted Conditional Uses in Residential Zoning Districts
- M. Public Hearing - Review of Proposed Text Amendments to Section 58-271 – Implementing a “Statement of Readiness” on Any Development Requiring Conditional Zoning
- N. Consideration of Ordinance - Text Amendments to Section 58-271 – Implementing a “Statement of Readiness” on Any Development Requiring Conditional Zoning
- O. Public Hearing – Review of Proposed Text Amendments to Section 46-43 – Ensuring That Only One Septic Drain Field and Repair Area can be Located on Each Lot
- P. Consideration of Ordinance - Text Amendments to Section 46-43 – Ensuring That Only One Septic Drain Field and Repair Area can be Located on Each Lot
- Q. Public Hearing - Review of Preliminary Plat for Weddington Preserve
- R. Consideration of Preliminary Plat for Weddington Preserve
- S. Public Hearing - Review of Preliminary Plat for Falls at Weddington
- T. Consideration of Preliminary Plat for Falls at Weddington

## 8. Old Business

- A. Review and Consideration of Town’s Participation in Local Cost Sharing for Sidewalks for the Proposed Rea Road Extension (NCDOT STIP No. U-3467)

## 9. New Business

- A. Consideration of Amendment to Providence VFD Fire Suppression Agreement

- B. Consideration of Quotes/Proposals for Bathroom Work to be Completed at Providence VFD
- C. Consideration of Quotes/Proposals for Landscaping Work to be Completed at Providence VFD
- D. Review and Consideration of the Construction Documents for Threshold Church
- E. Review and Consideration of the Final Plat for the Vintage Creek Subdivision
- F. Review and Consideration of the Construction Documents (Lighting Plan and Landscaping Plan) for the Vintage Creek Subdivision
- G. Consideration of Appointments to the Planning Board
- H. Consideration of Appointments to the Public Safety Advisory Committee
- I. Consideration of New Town Banner Quotes

10. Update from Town Planner

11. Public Safety Report

12. Update from Finance Officer and Tax Collector

13. Transportation Report

14. Council Comments

15. Adjournment

# **TOWN OF WEDDINGTON**

## **HOLIDAY SCHEDULE YEAR 2015**

New Year's Day	Thursday, January 1
Birthday of Martin Luther King, Jr.	Monday, January 19
Good Friday	Friday, April 3
Memorial Day	Monday, May 25
Independence Day	Friday, July 3
Labor Day	Monday, September 7
Veteran's Day	Wednesday, November 11
Thanksgiving	Thursday, November 26 and Friday, November 27
Christmas	Thursday, December 24 and Friday, December 25

# TOWN OF WEDDINGTON

## SCHEDULE OF TOWN COUNCIL MEETINGS - 2015

(2<sup>ND</sup> MONDAY OF EVERY MONTH)

DATE	TIME	LOCATION
January 12, 2015	7:00 p.m.	Town Hall Council Chambers
February 9, 2015	7:00 p.m.	Town Hall Council Chambers
March 9, 2015	7:00 p.m.	Town Hall Council Chambers
April 13, 2015	7:00 p.m.	Town Hall Council Chambers
May 11, 2015	7:00 p.m.	Town Hall Council Chambers
June 8, 2015	7:00 p.m.	Town Hall Council Chambers
July 13, 2015	7:00 p.m.	Town Hall Council Chambers
August 10, 2015	7:00 p.m.	Town Hall Council Chambers
September 14, 2015	7:00 p.m.	Town Hall Council Chambers
October 12, 2015	7:00 p.m.	Town Hall Council Chambers
November 9, 2015	7:00 p.m.	Town Hall Council Chambers
December 14, 2015	7:00 p.m.	Town Hall Council Chambers

## SCHEDULE OF PLANNING BOARD MEETINGS - 2015

(4<sup>TH</sup> MONDAY OF EVERY MONTH)

DATE	TIME	LOCATION
January 26, 2015	7:00 p.m.	Town Hall Council Chambers
February 23, 2015	7:00 p.m.	Town Hall Council Chambers
March 23, 2015	7:00 p.m.	Town Hall Council Chambers
April 27, 2015	7:00 p.m.	Town Hall Council Chambers
May 18, 2015 (Moved up one week - Memorial Day)	7:00 p.m.	Town Hall Council Chambers
June 22, 2015	7:00 p.m.	Town Hall Council Chambers
July 27, 2015	7:00 p.m.	Town Hall Council Chambers
August 24, 2015	7:00 p.m.	Town Hall Council Chambers
September 28, 2015	7:00 p.m.	Town Hall Council Chambers
October 26, 2015	7:00 p.m.	Town Hall Council Chambers
November 23, 2015	7:00 p.m.	Town Hall Council Chambers
December 28, 2015	7:00 p.m.	Town Hall Council Chambers

## SCHEDULE OF HISTORIC PRESERVATION COMMISSION MEETINGS - 2015

\*(4<sup>TH</sup> MONDAY OF THE FIRST MONTH OF EVERY QUARTER AFTER THE REGULARLY SCHEDULED PLANNING BOARD MEETING AT 7:00 P.M.)

DATE	TIME	LOCATION
January 26, 2015	*as stated above	Town Hall Council Chambers
April 27, 2015	*as stated above	Town Hall Council Chambers
July 27, 2015	*as stated above	Town Hall Council Chambers
October 26, 2015	*as stated above	Town Hall Council Chambers



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## UNION COUNTY EMERGENCY MANAGEMENT

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500 North Main Street • Monroe, NC 28112 • Phone (704) 283-3575 • Fax (704) 283-3716

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October 29, 2014

Hello Union County's Town Clerks',

**Reference:** 2014 Union County Emergency Operations Plan (EOP)

Accompanying this letter shall be an electronic copy of the 2014 revised Union County Emergency Operations Plan (EOP), annexes and checklists. The EOP, annexes and checklists were last revised and adopted in 2005. During the last few years, the State of N.C. (2012) revised portions of the Emergency Management Act 166A and also Union County government underwent an organizational transition in 2013. Thus, the current EOP changes reflect these updates.

By way of this letter Union County Emergency Management is requesting your governing body to adopt the revised 2014 EOP, annexes and checklists, prior to **February 2015**. Upon the EOP, annexes and checklists being placed on your governing body's agenda, kindly notify my office at **(704) 283-3575** in order for a representative from Union County Emergency Management (UCEM) to attend the official meeting, if you would like.

The EOP annexes and checklist is a large document file which required it to be compressed into a "zip-file" for electronic submittal to you. Thus, the EOP file is labeled "EOP-UNION.txt". **Upon receipt you must change the "EOP-UNION.txt" file to "EOP-UNION.zip" in order to open the EOP file.** (See screen-shot attachment for details)

The Emergency Operations **Basic** Plan should be located at the bottom of the 42 item list.

As always, if you have any questions do not hesitate to contact me at 704-283-3575 or Neal Speer @ 704-296-4296.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Donald B. Moye", is written over the typed name.

Donald B. Moye'  
U.C. Emer. Mgmt. Coord.  
704-283-3575

Cc: Curtis Teague, U.C. Exec. Dir. Emer. Serv.

## **Sec. 46-45. Final major subdivision plat submission and review.**

(a) *Preparation of final plat and installation of improvements.* Upon approval of the preliminary plat by the town council, the subdivider may proceed with the preparation of the final plat and the installation of or arrangement for required improvements in accordance with the approved preliminary plat and the requirements of this chapter. Prior to initiation of the construction of utility and street improvements, plans shall have all necessary approvals from state agencies and appropriate county. Prior to approval of a final plat, the subdivider shall have installed the improvements specified in this chapter or guaranteed their installation as provided herein. No final plat will be accepted for review by the town council unless accompanied by written notice by the subdivision administrator acknowledging compliance with the improvement and guarantee standards of this chapter. If the street improvements are completed prior to preparation of the final plat, subsection 46-49(b) shall be complied with before submission of the final plat to the town council for approval. The final plat shall constitute only that portion of the preliminary plat which the subdivider proposes to record and develop at that time; such portion shall conform to all requirements of this chapter.

(b) *Improvement and guarantee standards.*

(1) *Optional agreement.* In lieu of requiring the completion, installation and, if applicable, dedication of all improvements prior to final plat approval, the town may enter into an agreement with the subdivider whereby the subdivider shall guarantee completion of all required improvements as specified on the approved preliminary plat for that portion of the subdivision to be shown on the final plat within two years from the date of final plat approval, unless otherwise specified in the written agreement. Once said agreement is signed by both parties and the security required herein is provided, the final plat may be approved by the town council; provided, however, that all other requirements of this article are met. To secure this agreement, the subdivider shall provide either one or a combination of the following guarantees in an amount equal to 1.5 times the costs, as estimated by the subdivider and approved by the town planner or engineer, of installing all required improvements on the approved preliminary plat for that portion of the subdivision to be shown on the final plat. The amount shall be subject to the approval of the town council or the planning board; provided, however, that the planning board shall have no authority to approve bonds in excess of \$1,000,000.00.

a. *Surety performance bond.* The subdivider shall obtain a performance bond from a surety bonding company satisfactory to the town council or planning board, as applicable. A surety bonding company must at minimum be: (1) registered to do business with the North Carolina Secretary of State; (2) licensed to issue surety bonds in the State of North Carolina by the North

Carolina Department of Insurance; (3) rated at least "B+" by a reputable bond rating agency; and (4) possess a minimum of \$50,000,000.00 in assets. The town council or planning board may, within its sole discretion, insist upon alternative standards based upon the particular project, the estimated cost of completion of the improvements, and/or other factors indicating higher standards are warranted. The bond(s) must contain the following provisions: (1) the bond(s) shall remain in effect until such time as all improvements are installed and approved by the town council or planning board; (2) the surety bonding company, within 15 days of the town providing notice of default, shall take over and complete all improvements or pay the town in cash the estimated costs of installing the improvements as determined by the town's planner or engineer; and (3) the town shall be able to draw upon the bond(s) in the event that the subdivider defaults upon its agreement with the town in accordance with subsection (2) of this section. Any charges associated with cost calculation or verification shall be borne entirely by the subdivider.

b. *Letter(s) of credit.* The subdivider shall obtain an irrevocable letter(s) of credit issued by a commercial bank satisfactory to the town council or planning board. The commercial bank issuing the letter of credit must be: (1) organized under the laws of the United States of America or any state of the United States, or the District of Columbia; (2) authorized to do business in the State of North Carolina; (3) subject to regulation by the State of North Carolina or federal banking regulatory authorities; and (4) possess combined capital stock, surplus and undivided profits aggregating at least \$100,000,000.00. The town council or planning board may, within its sole discretion, insist upon alternative standards based upon the particular project, the estimated cost of completion of the improvements, and/or other factors indicating higher standards are warranted. The letter(s) of credit must contain the following provisions: (1) the letter(s) of credit shall be evergreen and shall not be subject to expiration until such time as all improvements are installed and approved by the town council or planning board, and shall require the issuing commercial bank to give at least 60 days' notice of its intent to terminate the letter(s) of credit, upon which the town can draw upon the letter(s) of credit; (2) the town shall be able to draw upon the letter(s) of credit at any time on or before its expiration; (3) the commercial bank shall, upon written notification by the town council or planning board stating that the subdivider is in default, immediately pay to the town the full amount, or any lesser amount if requested by the town council or planning board, of the letter(s) of credit; (4) the town shall be able to draw upon the letter(s) of credit in the event that the subdivider defaults upon its agreement with the town in accordance with subsection (2) of this section; and (5) the letter(s) of credit

shall allow for presentment and collection at a location within a 30-mile radius of the town.

c. *Cash or equivalent surety.* The subdivider shall deposit cash, or other instrument readily convertible into cash at face value, such as a certificate of deposit or treasury-issued security, either with the town or in escrow with a financial institution designated as an official depository of the town. The use of any instrument other than cash shall be subject to the approval of the town council or planning board.

If cash or other instrument is deposited in escrow with a financial institution as provided above, then the subdivider shall file with the town council or planning board an agreement between the financial institution and the subdivider guaranteeing the following:

1. That said escrow account shall be held in trust for the town until released by the town council or planning board and may not be used or pledged by the subdivider in any other matter during the term of the escrow;
2. That the financial institution shall, upon written notification by the town council or planning board stating that the subdivider is in default, immediately pay to the town all funds in said account, excluding any interest earned; and
3. That the duration of said escrow account(s) shall be until such time as all improvements are installed and approved by the town council or planning board, or until the subdivider provides the town with an acceptable, alternative guarantee for the completion of installing all remaining required improvements on the approved preliminary plat for that portion of the subdivision to be shown on the final plat. Any charges associated with cost calculation or verification shall be borne entirely by the subdivider.

(2) Duration of Financial Guarantees. The duration of a financial guarantee shall be of a responsible period to allow for completion and acceptance of improvements. In no case shall the duration of the financial guarantee for improvements exceed twenty four (24) months, unless otherwise specified in the written agreement as described in subsection 46-45 (b)(1). All Subdivisions whose public improvements are not completed and accepted at least thirty (30) days prior to the expiration of the financial guarantee shall be considered to be in default, unless said guarantee is extended with



the consent of the Town Council to a future date not to exceed six months, or to a date determined by Council.

(23) *Default.* Upon default by the subdivider, the town council or planning board, as applicable, may require the surety, the letter of credit issuer or the financial institution holding the escrow account to pay all or a portion of the bond, letter of credit or escrow account to the town. Upon payment, the town shall expend said funds to complete all or any portion of the required improvements as it deems necessary. For purposes of this section, default shall constitute any of the following: (1) failure on the part of the subdivider to complete, within the time period specified in the agreement in subsection (b)(1)c.1. of this section, the required improvements as specified on the approved preliminary plat for that portion of the subdivision to be shown on the final plat; (2) failure on the part of the subdivider to install any improvement in accordance with the specifications or the regulations in the town's ordinances; or (3) transfer of ownership of any portion of the property or lots located within the subdivision to another person or entity under no legal obligation to install the required improvements (e.g., foreclosure). If one of the above events occurs, nothing herein shall prevent the town from declaring default prior to the expiration of the time period specified in subsection (b)(1)c.1. of this section.

(34) *Release of guarantee surety.* In its sole discretion, the town council or planning board may release a portion of any security posted as the improvements are completed and recommended for approval by the town planner, so long as the town maintains the posted security in an amount equal to at least 1.5 times the estimated costs of installation of the remaining improvements. However, notwithstanding the above, nothing shall require the town council or planning board to release any portion of security posted until such time as all improvements are installed and approved by the town council or planning board. Within 30 days after receiving the town planner's recommendation, the town council or planning board shall approve or not approve said improvements. Once all required improvements on the preliminary plat for that portion of the subdivision to be shown on the final plat have been installed and approved, then all security posted for said improvements shall be released by the town council or planning board.

**AN ORDINANCE TO AMEND SECTION 46-45  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2014-15**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT  
SECTION 46-45 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Sec. 46-45. Final major subdivision plat submission and review.**

(a) *Preparation of final plat and installation of improvements.* Upon approval of the preliminary plat by the town council, the subdivider may proceed with the preparation of the final plat and the installation of or arrangement for required improvements in accordance with the approved preliminary plat and the requirements of this chapter. Prior to initiation of the construction of utility and street improvements, plans shall have all necessary approvals from state agencies and appropriate county. Prior to approval of a final plat, the subdivider shall have installed the improvements specified in this chapter or guaranteed their installation as provided herein. No final plat will be accepted for review by the town council unless accompanied by written notice by the subdivision administrator acknowledging compliance with the improvement and guarantee standards of this chapter. If the street improvements are completed prior to preparation of the final plat, subsection 46-49(b) shall be complied with before submission of the final plat to the town council for approval. The final plat shall constitute only that portion of the preliminary plat which the subdivider proposes to record and develop at that time; such portion shall conform to all requirements of this chapter.

(b) *Improvement and guarantee standards.*

(1)*Optional agreement.* In lieu of requiring the completion, installation and, if applicable, dedication of all improvements prior to final plat approval, the town may enter into an agreement with the subdivider whereby the subdivider shall guarantee completion of all required improvements as specified on the approved preliminary plat for that portion of the subdivision to be shown on the final plat within two years from the date of final plat approval, unless otherwise specified in the written agreement. Once said agreement is signed by both parties and the security required herein is provided, the final plat may be approved by the town council; provided, however, that all other requirements of this article are met. To secure this agreement, the subdivider shall provide either one or a combination of the following guarantees in an amount equal to 1.5 times the costs, as estimated by the subdivider and approved by the town planner or engineer, of installing all required improvements on the approved preliminary plat for that portion of the subdivision to be shown on the final plat. The amount shall be subject to the approval of the town

council or the planning board; provided, however, that the planning board shall have no authority to approve bonds in excess of \$1,000,000.00.

a. *Surety performance bond.* The subdivider shall obtain a performance bond from a surety bonding company satisfactory to the town council or planning board, as applicable. A surety bonding company must at minimum be: (1) registered to do business with the North Carolina Secretary of State; (2) licensed to issue surety bonds in the State of North Carolina by the North Carolina Department of Insurance; (3) rated at least "B+" by a reputable bond rating agency; and (4) possess a minimum of \$50,000,000.00 in assets. The town council or planning board may, within its sole discretion, insist upon alternative standards based upon the particular project, the estimated cost of completion of the improvements, and/or other factors indicating higher standards are warranted. The bond(s) must contain the following provisions: (1) the bond(s) shall remain in effect until such time as all improvements are installed and approved by the town council or planning board; (2) the surety bonding company, within 15 days of the town providing notice of default, shall take over and complete all improvements or pay the town in cash the estimated costs of installing the improvements as determined by the town's planner or engineer; and (3) the town shall be able to draw upon the bond(s) in the event that the subdivider defaults upon its agreement with the town in accordance with subsection (2) of this section. Any charges associated with cost calculation or verification shall be borne entirely by the subdivider.

b. *Letter(s) of credit.* The subdivider shall obtain an irrevocable letter(s) of credit issued by a commercial bank satisfactory to the town council or planning board. The commercial bank issuing the letter of credit must be: (1) organized under the laws of the United States of America or any state of the United States, or the District of Columbia; (2) authorized to do business in the State of North Carolina; (3) subject to regulation by the State of North Carolina or federal banking regulatory authorities; and (4) possess combined capital stock, surplus and undivided profits aggregating at least \$100,000,000.00. The town council or planning board may, within its sole discretion, insist upon alternative standards based upon the particular project, the estimated cost of completion of the improvements, and/or other factors indicating higher standards are warranted. The letter(s) of credit must contain the following provisions: (1) the letter(s) of credit shall be evergreen and shall not be subject to expiration until such time as all improvements are installed and approved by the town council or planning board, and shall require the issuing commercial bank to give at least 60 days' notice of its intent to terminate the letter(s) of credit, upon which the town can draw upon the letter(s) of credit; (2) the town shall be able to draw upon the letter(s) of credit at any time on or before its expiration; (3) the commercial bank shall, upon written notification by the town council or planning board stating that the subdivider is in default, immediately pay to the town the full amount, or any lesser amount if requested by the town council or planning board, of the letter(s) of credit; (4) the town shall be able to draw upon the letter(s) of credit in the event that the subdivider defaults upon its agreement with the town in accordance with subsection (2) of this section; and (5) the letter(s) of credit shall allow for presentment and collection at a location within a 30-mile radius of the town.

c. *Cash or equivalent surety.* The subdivider shall deposit cash, or other instrument readily convertible into cash at face value, such as a certificate of deposit or treasury-issued security, either with the town or in escrow with a financial institution designated as an official depository of the town. The use of any instrument other than cash shall be subject to the approval of the town council or planning board.

If cash or other instrument is deposited in escrow with a financial institution as provided above, then the subdivider shall file with the town council or planning board an agreement between the financial institution and the subdivider guaranteeing the following:

1. That said escrow account shall be held in trust for the town until released by the town council or planning board and may not be used or pledged by the subdivider in any other matter during the term of the escrow;
2. That the financial institution shall, upon written notification by the town council or planning board stating that the subdivider is in default, immediately pay to the town all funds in said account, excluding any interest earned; and
3. That the duration of said escrow account(s) shall be until such time as all improvements are installed and approved by the town council or planning board, or until the subdivider provides the town with an acceptable, alternative guarantee for the completion of installing all remaining required improvements on the approved preliminary plat for that portion of the subdivision to be shown on the final plat. Any charges associated with cost calculation or verification shall be borne entirely by the subdivider.

**(2) Duration of Financial Guarantees. The duration of a financial guarantee shall be of a responsible period to allow for completion and acceptance of improvements. In no case shall the duration of the financial guarantee for improvements exceed twenty four (24) months, unless otherwise specified in the written agreement as described in subsection 46-45 (b)(1). All Subdivisions whose public improvements are not completed and accepted at least thirty (30) days prior to the expiration of the financial guarantee shall be considered to be in default, unless said guarantee is extended with the consent of the Town Council to a future date not to exceed six months, or to a date determined by Council.**

(3)*Default.* Upon default by the subdivider, the town council or planning board, as applicable, may require the surety, the letter of credit issuer or the financial institution holding the escrow account to pay all or a portion of the bond, letter of credit or escrow account to the town. Upon payment, the town shall expend said funds to complete all or any portion of the required improvements as it deems necessary. For purposes of this

section, default shall constitute any of the following: (1) failure on the part of the subdivider to complete, within the time period specified in the agreement in subsection (b)(1)c.1. of this section, the required improvements as specified on the approved preliminary plat for that portion of the subdivision to be shown on the final plat; (2) failure on the part of the subdivider to install any improvement in accordance with the specifications or the regulations in the town's ordinances; or (3) transfer of ownership of any portion of the property or lots located within the subdivision to another person or entity under no legal obligation to install the required improvements (e.g., foreclosure). If one of the above events occurs, nothing herein shall prevent the town from declaring default prior to the expiration of the time period specified in subsection (b)(1)c.1. of this section.

(4)*Release of guarantee surety.* In its sole discretion, the town council or planning board may release a portion of any security posted as the improvements are completed and recommended for approval by the town planner, so long as the town maintains the posted security in an amount equal to at least 1.5 times the estimated costs of installation of the remaining improvements. However, notwithstanding the above, nothing shall require the town council or planning board to release any portion of security posted until such time as all improvements are installed and approved by the town council or planning board. Within 30 days after receiving the town planner's recommendation, the town council or planning board shall approve or not approve said improvements. Once all required improvements on the preliminary plat for that portion of the subdivision to be shown on the final plat have been installed and approved, then all security posted for said improvements shall be released by the town council or planning board.

Adopted this 8<sup>th</sup> day of December, 2014.

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Bill Deter, Mayor

Attest:

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Amy S. McCollum, Town Clerk

## Sec. 46-49. Maintenance of dedicated areas until acceptance.

- (a) Subject to subsection (c) of this section, all facilities and improvements with respect to which the owner makes an offer of dedication to public use shall be maintained by the owner until such offer of dedication is accepted by the appropriate public authority.
- (b) The owner of any development containing streets intended for public dedication shall post a performance bond or other sufficient surety to guarantee that such streets will be properly maintained until the offer of dedication is accepted by the state department of transportation or by formal acceptance by resolution of the town. The owner of any planned residential development (PRD) also shall post a performance bond or other sufficient surety to guarantee that any private streets in the PRD will be properly maintained until a homeowners' association has assumed full responsibility for maintaining such streets in accordance with [section 58-23](#). In either case, the amount of the security shall constitute 15 percent of the cost of the improvements (road base and pavement). The owner shall provide information sufficient for the town subdivision administrator to determine the actual cost of improvements. If the surety/bond described in this subsection is not provided, the town may not issue zoning permits to any properties on the said streets.
- (c) The town council may relieve the owner of the requirements of this section if it determines that a property owners' association has been established for the development, and that this association has [requested-accepted](#) responsibility for the subject improvements, and is capable of performing the obligations set forth in subsection (a) of this section. The council may require the property owners association post the bond referred to in subsection (b) of this section.
- (d) The bond/surety referred to in subsection (b) of this section shall be posted with the town prior to the release of any guarantee surety referred to in subsection [46-45](#)(b)(3).
- (e) [The duration of the financial guarantee referred to in subsection \(b\) of this section shall be of a responsible period no less than twelve \(12\) months to allow for acceptance of improvements by the state department of transportation or by a homeowners' association. In no case shall the duration of the financial guarantee for maintenance exceed twenty four \(24\) months. All Subdivisions whose streets are not accepted at least thirty \(30\) days prior to the expiration of the financial guarantee shall be required to extend or replace the financial guarantee for an additional twenty four \(24\) months, or to a date determined by Town Council.. Whenever a surety bond or letter of credit has been submitted, t](#)  
The subdivision administrator shall notify the owner/property owners association at least 90 days prior to the time said guarantee is about to expire. If the owner/property owners' association does not extend or replace said guarantee within 60 days of said notification, the subdivision administrator shall through the town attorney's office, and after notifying the town clerk's office, begin proceedings for calling upon the guarantee.

**AN ORDINANCE TO AMEND SECTION 46-49  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2014-16**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT  
SECTION 46-49 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Sec. 46-49. Maintenance of dedicated areas until acceptance.**

- (a) Subject to subsection (c) of this section, all facilities and improvements with respect to which the owner makes an offer of dedication to public use shall be maintained by the owner until such offer of dedication is accepted by the appropriate public authority.
- (b) The owner of any development containing streets intended for public dedication shall post a performance bond or other sufficient surety to guarantee that such streets will be properly maintained until the offer of dedication is accepted by the state department of transportation or by formal acceptance by resolution of the town. The owner of any planned residential development (PRD) also shall post a performance bond or other sufficient surety to guarantee that any private streets in the PRD will be properly maintained until a homeowners' association has assumed full responsibility for maintaining such streets in accordance with section 58-23. In either case, the amount of the security shall constitute 15 percent of the cost of the improvements (road base and pavement). The owner shall provide information sufficient for the town subdivision administrator to determine the actual cost of improvements. If the surety/bond described in this subsection is not provided, the town may not issue zoning permits to any properties on the said streets.
- (c) The town council may relieve the owner of the requirements of this section if it determines that a property owners' association has been established for the development, and that this association has ~~requested~~**accepted** responsibility for the subject improvements, and is capable of performing the obligations set forth in subsection (a) of this section. The council may require the property owners association post the bond referred to in subsection (b) of this section.
- (d) The bond/surety referred to in subsection (b) of this section shall be posted with the town prior to the release of any guarantee surety referred to in subsection ~~46-45~~(b)(3).
- (e) **The duration of the financial guarantee referred to in subsection (b) of this section shall be of a responsible period no less than twelve (12) months to allow for acceptance of improvements by the state department of transportation or by a homeowners' association. In no case shall the duration of the financial guarantee for maintenance exceed twenty four (24) months. All Subdivisions whose streets are not accepted at least thirty (30) days prior to the expiration of the financial guarantee shall be required to extend or replace the financial guarantee for an additional twenty four (24) months, or to a date determined by Town Council.** ~~Whenever a surety bond or letter of credit has been submitted, the~~**The subdivision administrator shall notify the owner/property owners association**

at least 90 days prior to the time said guarantee is about to expire. If the owner/property owners' association does not extend or replace said guarantee within 60 days of said notification, the subdivision administrator shall through the town attorney's office, and after notifying the town clerk's office, begin proceedings for calling upon the guarantee.

Adopted this 8<sup>th</sup> day of December, 2014.

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Bill Deter, Mayor

Attest:

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Amy S. McCollum, Town Clerk



## **Sec. 46-72. General adherence to article provisions.**

Each subdivision shall contain the improvements specified in this article, which shall be installed in accordance with the requirements of this chapter and paid for by the subdivider. Land shall be dedicated and reserved in each subdivision as specified in this article. Each subdivision shall adhere to the minimum standards of design established by this article.

*(Ord. No. 04-09-13, 401, 9-13-2004)*

## **Sec. 46-73. Suitability of land.**

(a)

Land which has been determined by the town council on the basis of engineering or other expert surveys to pose an ascertainable danger to life or property by reason of its unsuitability for the use proposed shall not be platted for that purpose, unless and until the subdivider has taken the necessary measures to correct said conditions and to eliminate said dangers.

(b)

Areas that have been used for disposal of solid waste shall not be subdivided unless tests by a structural engineer and a soils expert determine that the land is suitable for the proposed development.

(c)

All subdivision proposals shall be consistent with the need to minimize flood damage.

(d)

All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems, if available, located and constructed to minimize flood damage.

*(Ord. No. 04-09-13, § 402, 9-13-2004)*

## **Sec. 46-74. Subdivision and street naming.**

The name of the subdivision and the names of the streets within the subdivision shall not duplicate or closely approximate the name of an existing subdivision or any existing streets within the county.

*(Ord. No. 04-09-13, § 403, 9-13-2004)*

## **Sec. 46-75. Subdivision design.**

(a)

*Blocks.*

(1)

The lengths, widths, and shapes of blocks shall be determined with due regard to provision of adequate building sites suitable to the special needs of the type of use contemplated, zoning requirements, needs for vehicular and pedestrian circulation, control and safety of street traffic, limitations and opportunities of topography, and convenient access to water areas.

(2)

Blocks shall not be less than 400 feet or more than 1,500 feet in length. Where a longer block will reduce the number of railroad grade crossings, major stream crossings, or where blocks will result in less traffic through residential subdivisions from adjoining business areas, the town council may authorize block lengths in excess of 1,500 feet.

(3)

Blocks shall have sufficient width to allow two rows of lots of minimum depth except where single row lots are required to separate residential development from through vehicular traffic or another type of use, in nonresidential subdivisions, or where abutting a water area.

(b)

*Lot dimensions.*

(1)

All lots in new subdivisions shall conform to the zoning requirements of the district in which the subdivision is located. Conformance to zoning requirements means, among other things, that the smallest lot in the subdivision must meet all area and dimensional requirements of [chapter 58](#)

(2)

Orientation of residential lot lines.

a.

Side lot lines shall be substantially at right angles or radial to street lines.

b.

Double frontage lots shall be avoided wherever possible.

(3)

Panhandle lots and other irregular shaped lots may be approved in cases where such lots would not be contrary to the purpose of this chapter, heighten the desirability of the subdivision, and, where necessary, enable a lot to be served by water and/or a waste disposal system. All panhandle lots shall have a minimum road frontage width of 35 feet thereby providing an access strip to the lot. The length of said strip shall not exceed 200 feet. Said strip shall not be used to determine lot area or width or setback lines.

(4)

All minimum lot dimensions may be increased in order to meet any applicable requirements of the appropriate county health department.

(5)

Lots within floodplains shall not be approved for recordation unless the following provisions are met:

a.

*Lots wholly subject to flooding.* No proposed residential building lot that is wholly subject to flooding, as defined herein, shall be approved.

b.

*Lots partially subject to flooding.*

1.

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 section 58-229. All buildings or structures designed or intended for residential purposes shall be located on such a lot such that the lowest useable and functional part of the structure shall not be below the elevation of the base flood line, plus two feet.

2.

For the purpose of this subsection, the term "useable and functional part of structure" shall be defined as being inclusive of living areas, basements, sunken dens, basement, utility rooms, crawl spaces, attached carports, garages and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits, and wiring, but shall not include water lines or sanitary sewer traps, piping and cleanouts; provided that openings for same serving the structure are above the base flood line.

3.

Where only a portion of the proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 5,000 square feet. The useable lot area shall be determined by deducting from the total lot area, the area of all yard setbacks required by the applicable zoning regulations and any remaining area of the lot lying within the area of the base

flood (100-year flood) as shown on the Flood Boundary and Floodway Map described in section 58-229.

(c)

*Easements.* Easements shall be provided as follows:

(1)

*Utility easements.* A utility easement of not less than five feet in width shall be provided to the side and rear of each lot and in other locations where deemed necessary. This requirement may be waived by the subdivision administrator if the subdivider can certify on the final record plat where accommodations for such utilities are to be located. Lots in minor subdivisions are exempt from this requirement upon certification that they may be serviced by existing utilities along the public rights-of-way. Wider easement widths may be required if determined necessary by the utility company involved.

(2)

*Drainage easements.* Where a subdivision is traversed by a stream or drainageway, an easement shall be provided conforming with the lines of such a stream and shall be of sufficient width as will be adequate for the purpose [and in accordance with section 58-520](#). Other drainage easements may be required for the proper drainage of all lots.

(3)

*Access easements.* Private and recorded easements created according to subsection [46-76\(a\)](#) that provide access from an easement lot to a public road.

(Ord. No. 04-09-13, § 404, 9-13-2004; Ord. No. O-2004-21, 9-13-2004)

## **Sec. 46-76. Road standards and buffering along thoroughfares.**

**... (subsections a-d not included because they have been revised through recent text amendments)...**

(e)

*Access to adjacent properties.* Where it is deemed desirable by the town council, proposed streets shall be extended by dedication to the boundary of such property and a temporary turnaround provided.

(f)

*Street design and standards.* Minimum street right-of-way and pavement widths, as well as other engineering design standards shall be in accordance with the minimum design criteria for subdivision roads as established from time to time, by the division of highways, state department of transportation publication entitled "Subdivision

Roads: Minimum Construction Standards", [except where modified by the Town of Weddington Roadway Standards](#),-

(g)

*Culs-de-sac.*

(1)

Permanent dead-end streets shall not exceed 600 feet in length in conventional subdivisions unless necessitated by topography or property accessibility and if the town council grants a modification per [section 46-15](#). In conservation subdivisions, culs-de-sac may be greater than 600 feet in length in order to prevent the degradation and development of primary and secondary lands within the subdivision, thereby conserving the integrity of the conservation subdivision by preserving open space in an unaltered state. Cul-de-sac in conservation subdivisions shall not inhibit emergency vehicular access. The planning board shall review the sketch plan and existing resource and site analysis plan for a conservation subdivision that proposes culs-de-sac greater than 600 feet in length. 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. The distance from the edge of pavement on the vehicular turnaround to the right-of-way line shall not be less than the distance from the edge of pavement to right-of-way line on the street approaching the turnaround. ~~Culs-de-sac must be terminated with a circular right-of-way not less than 90 feet in diameter for curb and gutter section with not less than 37 feet of pavement from center to face of curb, and not less than 100 feet in diameter for shoulder section with not less than 40 feet of pavement from center to outer edge of pavement.~~ Cul-de-sac [pavement and right-of-way diameters shall be in accordance with NCDOT design standards.](#) ~~d~~ Designs other than the "bulb" end design with a circular right-of-way will be subject to the approval of the Division Engineer of the Division of Highways, North Carolina Department of Transportation and the town council after review on an individual basis. Cul-de-sac in conventional subdivisions shall not be allowed where connection with an existing street is possible.

(2)

In certain cases where connectivity is either not possible or not recommended, the town may require the installation of one or more emergency access gates. The homeowner's association is responsible for the maintenance, testing and repairs of all functions of emergency access gates. An annual inspection and test of the gate shall be performed and the results submitted to town hall. Any homeowner's association that is found to be in violation shall be required to maintain a service agreement with a

qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to town hall.

(h)

*Improvements within the town limits.*

(1)

Approval of the final plat shall be subject to the subdivider having installed the improvements hereinafter designated or having guaranteed, to the satisfaction of the town council, the installation of said improvements.

(2)

The following requirements shall apply to all streets within the corporate town limits of the town, or if annexation of the subdivision to the town is desired or required by the subdivider:

a.

*Grading.* All streets shall be graded to their full right-of-way width. Finished grade, cross-section and profile shall be in accordance with the Town of Weddington Standards and approved by the state department of transportation standards, as established herein.

b.

*Paving.* Road base and paving shall be installed in accordance with the Town of Weddington Standards and the state department of transportation standards, as established herein.

(i)

*Street signs.* Appropriate street name signs which meet the standards of town/county specifications shall be placed at all street intersections at the subdivider's expense.

(j)

*Street layout.*

(1)

*Conformity to existing maps or plans.* Streets shall be designed and located in proper relation to existing and proposed streets, to the topography, to such natural features as streams and tree growth, to public convenience and safety, and to the proposed use of land to be served by such streets.

(2)

*Continuation of adjoining streets.* The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended.

(3)

*Large tracts or parcels.* Where land is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

(4)

*Through traffic discouraged on residential collector and local streets.*

Residential collector and local streets shall be laid out in such a way that their use by through traffic will be discouraged. Streets shall be designed or walkways offered for dedication to assure convenient access to parks, playgrounds, schools, or other places of public assembly.

(5)

*Permits for connection to state roads.* An approved permit is required for connection to any existing state system road. This permit is required prior to any construction on the street or road. The application is available at both the Charlotte and Monroe Offices of the Division of Highways.

(6)

*Reservation of future right-of-way.* Whenever a tract of land to be subdivided includes any part of a major or minor thoroughfare shown on the Mecklenburg-Union Thoroughfare Plan adopted by the town, and whenever such right-of-way has been further defined by acceptable locational procedures sufficient to identify properties to be affected, a right-of-way for the major or minor thoroughfare must be platted in the location and to the width specified in the plan. The subdivider is responsible for the reservation of the right-of-way. All measurements involving minimum lot standards under this chapter will be made at the edge of the full/future right-of-way.

(k)

*Utilities.* All utility lines (electric, water, sewer, telephone, gas, etc.,) shall be located underground in all subdivisions.

(Ord. No. 04-09-13, § 405, 9-13-2004; Ord. No. O-2005-07, 10-10-2005; Ord. No. O-2006-02, 2-13-2006; Ord. No. O-2006-18, 11-19-2006; Ord. No. O-2007-10, 10-8-2007; Ord. No. O-2010-14, 9-13-2010; Ord. No. O-2011-12, 9-12-2011)

#### **Sec. 46-77. Placement of monuments.**

Unless otherwise specified by this chapter, the Standards of Practice for Land Surveying, as adopted by the state board of registration for professional engineers and land surveyors, under the provisions of 21 N.C. Admin. Code 56, shall apply when conducting surveys for subdivisions, to determine the accuracy for surveys and placement of monuments, control corners, markers, and property corner ties, to determine the location, design and material of monuments, markers, control corners, and property corner ties, and to determine other standards and procedures governing the practice of land surveying for subdivisions.

(Ord. No. 04-09-13, § 406, 9-13-2004)

#### **Sec. 46-78. Connection to public water lines.**

- (a)

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 of Weddington.
- (b)

There may be times when the county cannot issue new water permits due to lack of available capacity. If a developer is denied permits for this reason, the town may allow the use of individual domestic wells to serve a proposed development provided that the developer still installs water lines to county specifications as initially approved for fire flow only. The developer shall be responsible for proving to the town that capacity is not available. A determination of what capacity is available and whether to allow the use of individual domestic wells shall lie within the sole discretion of the town.
- (c)

The proposed water lines must still meet all the requirements of the Union County Water and Sewer Extension Policy, including providing fire flow protection to the development and taps and meter boxes for each developable lot. If the county and town approve these plans then the use of wells may be approved as an interim measure until such time as water capacity becomes available. The developer will be required to provide written proof that Union County will charge the lines for fire hydrant use.
- (d)

As a condition of approval of the proposed development, the developer or property owner shall require these lots with domestic use wells connect to the county system at such time as the county indicates water capacity is available. Individual wells may be converted to irrigation use at the property owners expense provided such conversion is in conformance with the Union County Building Code and Union County Water and Sewer Specifications. The developer and/or property owner shall be responsible for any fees and charges from the county as a condition of connection to the county water system.
- (e)

The use of community wells for domestic needs is discouraged and will only be allowed if the water system is built to Union County Water and Sewer Specifications. The system must be capable of meeting the water needs of the community including domestic, irrigation and fire flow requirements and an agreement exists with the



county for: 1) the conditions under which the system becomes part of the county system; and 2) an arrangement is made with the county to tap into the county system for working fire hydrants according to the county specifications.

*(Ord. No. O-2010-14, 9-13-2010; Ord. No. O-2012-02, 1-9-2012)*

**AN ORDINANCE TO AMEND SECTIONS 46-75 AND 46-76  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2014-17**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT  
SECTIONS 46-75 AND 46-76 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**46-72. General adherence to article provisions.**

Each subdivision shall contain the improvements specified in this article, which shall be installed in accordance with the requirements of this chapter and paid for by the subdivider. Land shall be dedicated and reserved in each subdivision as specified in this article. Each subdivision shall adhere to the minimum standards of design established by this article.

**Sec. 46-73. Suitability of land.**

- (a) Land which has been determined by the town council on the basis of engineering or other expert surveys to pose an ascertainable danger to life or property by reason of its unsuitability for the use proposed shall not be platted for that purpose, unless and until the subdivider has taken the necessary measures to correct said conditions and to eliminate said dangers.
- (b) Areas that have been used for disposal of solid waste shall not be subdivided unless tests by a structural engineer and a soils expert determine that the land is suitable for the proposed development.
- (c) All subdivision proposals shall be consistent with the need to minimize flood damage.
- (d) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems, if available, located and constructed to minimize flood damage.

**Sec. 46-74. Subdivision and street naming.**

The name of the subdivision and the names of the streets within the subdivision shall not duplicate or closely approximate the name of an existing subdivision or any existing streets within the county.

**Sec. 46-75. Subdivision design.**

- (a) *Blocks.*

- (1) The lengths, widths, and shapes of blocks shall be determined with due regard to provision of adequate building sites suitable to the special needs of the type of use contemplated, zoning requirements, needs for vehicular and pedestrian circulation, control and safety of street traffic, limitations and opportunities of topography, and convenient access to water areas.
  - (2) Blocks shall not be less than 400 feet or more than 1,500 feet in length. Where a longer block will reduce the number of railroad grade crossings, major stream crossings, or where blocks will result in less traffic through residential subdivisions from adjoining business areas, the town council may authorize block lengths in excess of 1,500 feet.
  - (3) Blocks shall have sufficient width to allow two rows of lots of minimum depth except where single row lots are required to separate residential development from through vehicular traffic or another type of use, in nonresidential subdivisions, or where abutting a water area.
- (b) *Lot dimensions.*
- (1) All lots in new subdivisions shall conform to the zoning requirements of the district in which the subdivision is located. Conformance to zoning requirements means, among other things, that the smallest lot in the subdivision must meet all area and dimensional requirements of chapter 58
  - (2) Orientation of residential lot lines.
    - a. Side lot lines shall be substantially at right angles or radial to street lines.
    - b. Double frontage lots shall be avoided wherever possible.
  - (3) Panhandle lots and other irregular shaped lots may be approved in cases where such lots would not be contrary to the purpose of this chapter, heighten the desirability of the subdivision, and, where necessary, enable a lot to be served by water and/or a waste disposal system. All panhandle lots shall have a minimum road frontage width of 35 feet thereby providing an access strip to the lot. The length of said strip shall not exceed 200 feet. Said strip shall not be used to determine lot area or width or setback lines.
  - (4) All minimum lot dimensions may be increased in order to meet any applicable requirements of the appropriate county health department.
  - (5) Lots within floodplains shall not be approved for recordation unless the following provisions are met:
    - a. *Lots wholly subject to flooding.* No proposed residential building lot that is wholly subject to flooding, as defined herein, shall be approved.
    - b. *Lots partially subject to flooding.*
      1. 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 section 58-229. All buildings or structures designed or

intended for residential purposes shall be located on such a lot such that the lowest useable and functional part of the structure shall not be below the elevation of the base flood line, plus two feet.

2. For the purpose of this subsection, the term "useable and functional part of structure" shall be defined as being inclusive of living areas, basements, sunken dens, basement, utility rooms, crawl spaces, attached carports, garages and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits, and wiring, but shall not include water lines or sanitary sewer traps, piping and cleanouts; provided that openings for same serving the structure are above the base flood line.
3. Where only a portion of the proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 5,000 square feet. The useable lot area shall be determined by deducting from the total lot area, the area of all yard setbacks required by the applicable zoning regulations and any remaining area of the lot lying within the area of the base flood (100-year flood) as shown on the Flood Boundary and Floodway Map described in section 58-229.

(c) *Easements.* Easements shall be provided as follows:

- (1) *Utility easements.* A utility easement of not less than five feet in width shall be provided to the side and rear of each lot and in other locations where deemed necessary. This requirement may be waived by the subdivision administrator if the subdivider can certify on the final record plat where accommodations for such utilities are to be located. Lots in minor subdivisions are exempt from this requirement upon certification that they may be serviced by existing utilities along the public rights-of-way. Wider easement widths may be required if determined necessary by the utility company involved.
- (2) *Drainage easements.* Where a subdivision is traversed by a stream or drainageway, an easement shall be provided conforming with the lines of such a stream and shall be of sufficient width as will be adequate for the purpose **and in accordance with section 58-520.** Other drainage easements may be required for the proper drainage of all lots.
- (3) *Access easements.* Private and recorded easements created according to subsection 46-76(a) that provide access from an easement lot to a public road.

**Sec. 46-76. Road standards and buffering along thoroughfares.**

**... (subsections a-d not included because they have been recently amended)...**

- (e) *Access to adjacent properties.* Where it is deemed desirable by the town council, proposed streets shall be extended by dedication to the boundary of such property and a temporary turnaround provided.
- (f) *Street design and standards.* Minimum street right-of-way and pavement widths, as well as other engineering design standards shall be in accordance with the minimum design criteria for subdivision roads as established from time to time, by the division of highways, state department of transportation publication entitled "Subdivision Roads: Minimum Construction Standards", **except where modified by the Town of Weddington Roadway Standards.**
- (g) *Culs-de-sac.*

- (1) Permanent dead-end streets shall not exceed 600 feet in length in conventional subdivisions unless necessitated by topography or property accessibility and if the town council grants a modification per section 46-15. In conservation subdivisions, culs-de-sac may be greater than 600 feet in length in order to prevent the degradation and development of primary and secondary lands within the subdivision, thereby conserving the integrity of the conservation subdivision by preserving open space in an unaltered state. Cul-de-sac in conservation subdivisions shall not inhibit emergency vehicular access. The planning board shall review the sketch plan and existing resource and site analysis plan for a conservation subdivision that proposes culs-de-sac greater than 600 feet in length. 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. The distance from the edge of pavement on the vehicular turnaround to the right-of-way line shall not be less than the distance from the edge of pavement to right-of-way line on the street approaching the turnaround. ~~Culs-de-sac must be terminated with a circular right-of-way not less than 90 feet in diameter for curb and gutter section with not less than 37 feet of pavement from center to face of curb, and not less than 100 feet in diameter for shoulder section with not less than 40 feet of pavement from center to outer edge of pavement.~~ Cul-de-sac **pavement and right-of-way diameters shall be in accordance with NCDOT design standards.** ~~Designs~~ Designs other than the "bulb" end design with a circular right-of-way will be subject to the approval of the Division Engineer of the Division of Highways, North Carolina Department of Transportation and the town council after review on an individual basis. Cul-de-sac in conventional subdivisions shall not be allowed where connection with an existing street is possible.
- (2) In certain cases where connectivity is either not possible or not recommended, the town may require the installation of one or more emergency access gates. The homeowner's association is responsible for the maintenance, testing and repairs of all functions of emergency access gates. An annual inspection and test of the gate shall be performed and the results submitted to town hall. Any homeowner's association that is found to be in violation shall be required to maintain a service

agreement with a qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to town hall.

(h) *Improvements within the town limits.*

- (1) Approval of the final plat shall be subject to the subdivider having installed the improvements hereinafter designated or having guaranteed, to the satisfaction of the town council, the installation of said improvements.
- (2) The following requirements shall apply to all streets within the corporate town limits of the town, or if annexation of the subdivision to the town is desired or required by the subdivider:

- a. *Grading.* All streets shall be graded to their full right-of-way width. Finished grade, cross-section and profile shall be **in accordance with the Town of Weddington Standards and** ~~approved by the state~~ department of transportation standards, as established herein.
- b. *Paving.* Road base and paving shall be installed in accordance with the **Town of Weddington Standards and the** state department of transportation standards, as established herein.

(i) *Street signs.* Appropriate street name signs which meet the standards of town/county specifications shall be placed at all street intersections at the subdivider's expense.

(j) *Street layout.*

- (1) *Conformity to existing maps or plans.* Streets shall be designed and located in proper relation to existing and proposed streets, to the topography, to such natural features as streams and tree growth, to public convenience and safety, and to the proposed use of land to be served by such streets.
- (2) *Continuation of adjoining streets.* The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended.
- (3) *Large tracts or parcels.* Where land is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.
- (4) *Through traffic discouraged on residential collector and local streets.* Residential collector and local streets shall be laid out in such a way that their use by through traffic will be discouraged. Streets shall be designed or walkways offered for dedication to assure convenient access to parks, playgrounds, schools, or other places of public assembly.
- (5) *Permits for connection to state roads.* An approved permit is required for connection to any existing state system road. This permit is required prior to any construction on the street or road. The application is available at both the Charlotte and Monroe Offices of the Division of Highways.
- (6) *Reservation of future right-of-way.* Whenever a tract of land to be subdivided includes any part of a major or minor thoroughfare shown on the Mecklenburg-Union Thoroughfare Plan adopted by the town, and whenever such right-of-way

has been further defined by acceptable locational procedures sufficient to identify properties to be affected, a right-of-way for the major or minor thoroughfare must be platted in the location and to the width specified in the plan. The subdivider is responsible for the reservation of the right-of-way. All measurements involving minimum lot standards under this chapter will be made at the edge of the full/future right-of-way.

- (k) *Utilities.* All utility lines (electric, water, sewer, telephone, gas, etc.) shall be located underground in all subdivisions.

**Sec. 46-77. Placement of monuments.**

Unless otherwise specified by this chapter, the Standards of Practice for Land Surveying, as adopted by the state board of registration for professional engineers and land surveyors, under the provisions of 21 N.C. Admin. Code 56, shall apply when conducting surveys for subdivisions, to determine the accuracy for surveys and placement of monuments, control corners, markers, and property corner ties, to determine the location, design and material of monuments, markers, control corners, and property corner ties, and to determine other standards and procedures governing the practice of land surveying for subdivisions.

**Sec. 46-78. Connection to public water lines.**

- (a) 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 of Weddington.
- (b) There may be times when the county cannot issue new water permits due to lack of available capacity. If a developer is denied permits for this reason, the town may allow the use of individual domestic wells to serve a proposed development provided that the developer still installs water lines to county specifications as initially approved for fire flow only. The developer shall be responsible for proving to the town that capacity is not available. A determination of what capacity is available and whether to allow the use of individual domestic wells shall lie within the sole discretion of the town.
- (c) The proposed water lines must still meet all the requirements of the Union County Water and Sewer Extension Policy, including providing fire flow protection to the development and taps and meter boxes for each developable lot. If the county and town approve these plans then the use of wells may be approved as an interim measure until such time as water capacity becomes available. The developer will be required to provide written proof that Union County will charge the lines for fire hydrant use.
- (d) As a condition of approval of the proposed development, the developer or property owner shall require these lots with domestic use wells connect to the county system at such time

as the county indicates water capacity is available. Individual wells may be converted to irrigation use at the property owners expense provided such conversion is in conformance with the Union County Building Code and Union County Water and Sewer Specifications. The developer and/or property owner shall be responsible for any fees and charges from the county as a condition of connection to the county water system.

- (e) The use of community wells for domestic needs is discouraged and will only be allowed if the water system is built to Union County Water and Sewer Specifications. The system must be capable of meeting the water needs of the community including domestic, irrigation and fire flow requirements and an agreement exists with the county for: 1) the conditions under which the system becomes part of the county system; and 2) an arrangement is made with the county to tap into the county system for working fire hydrants according to the county specifications.

Adopted this 8<sup>th</sup> day of December, 2014.

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Bill Deter, Mayor

Attest:

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Amy S. McCollum, Town Clerk



# **TOWN OF WEDDINGTON ROADWAY STANDARDS**



**TOWN OF WEDDINGTON  
NORTH CAROLINA**

**SEPTEMBER 2014**

## TABLE OF CONTENTS

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Streets and Storm Drainage Design Standards .....	1
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**Streets and Storm Drainage Design Standards**

1. Minimum street right-of-way and pavement widths, as well as other engineering design standards shall be in accordance with the minimum design criteria for subdivision roads as established by the NCDOT publication "Subdivision Roads Minimum Construction Standards", latest revision, except where modified herein or by the Town of Weddington Standard Details for Roadways.
2. A North Carolina Professional Engineer must stamp all roadway construction plans and revisions submitted for Town review. A P.L.S. may certify As-Built drawings verifying that the construction was completed according to plans.
3. Street Classifications
  - a. **Thoroughfare Streets** provide for movement of high volumes of traffic throughout the Town. In general, thoroughfare streets consist of numbered state roads and other major streets as described in the NCDOT, Union County, or Town of Weddington Thoroughfare plan. Design criteria for thoroughfare streets shall be determined by the NCDOT, and construction plans shall be reviewed and approved by the NCDOT District Engineer.
  - b. **Commercial Streets** provide direct access to commercial property and may be served by either thoroughfare or collector streets. Design shall be on a case by case basis.
  - c. **Residential Collector Streets** connect the residential and commercial streets to thoroughfare streets, and may supplement the thoroughfare system by providing a limited amount of through traffic. Collector streets are required when serving more than 100 residential units, when connecting adjoining residential areas, or as determined necessary by the Town. Design criteria for residential collector streets are found in the NCDOT Subdivision Roads Minimum Construction Standards.
  - d. **Residential Local Streets** provide a dual service of lot access and traffic movement between local residential streets and collector streets. Design criteria for residential local streets are found in the NCDOT Subdivision Roads Minimum Construction Standards.
  - e. **Private Streets** Private streets shall be designed to NCDOT public street standards or as otherwise directed by the Town.
4. Site triangles 35' x 35' shall be preserved for all intersections. Additional sight triangles of 10' x 70' shall be provided for access onto thoroughfare, commercial, and NCDOT streets. Site triangles shall be shown on preliminary and final plats, and shall be shown on the overall site drawings.
5. All drainage systems shall be designed according to the criteria found in the NCDOT publication "Guidelines for Hydraulic Design", latest edition.

### **Street and Storm Drainage Construction Standards**

1. Street construction materials and construction standards shall meet N. C. Department of Transportation Standard Specifications for Roads and Structures, and Roadway Standard Drawings as revised January 2012 (and as subsequently amended), except where Town standards are more stringent, or as directed by the Town.

### **General Notes**

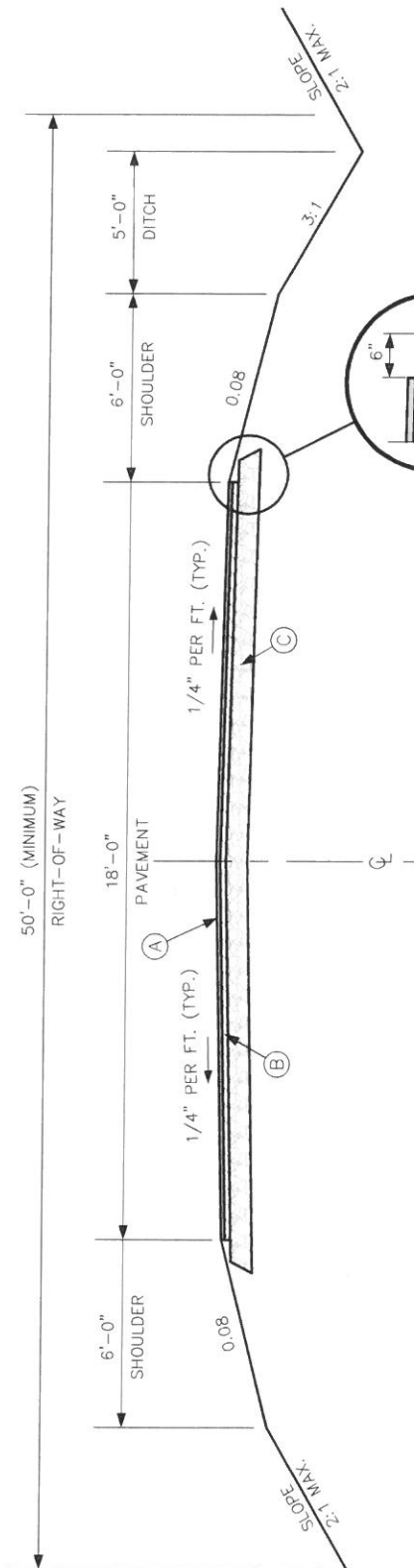
The following general notes shall appear at least once on all construction plans.

1. Street construction materials and construction standards shall meet N. C. Department of Transportation Standard Specifications for Roads and Structures, and Roadway Standard Drawings as revised January 2012 (and as subsequently amended), except where Town of Weddington standards are more stringent.
2. All erosion control devices shall be constructed and maintained in accordance with the most current NCDENR and Union County standards. Erosion control measures shall be removed at project completion when deemed no longer necessary by the Engineer. All graded areas not under pavement and within the right-of-way or easements shall be prepared, fertilized and limed, seeded, and mulched immediately upon completion of construction.
3. All drainage structures and pipe shall conform to NCDOT standards and specifications.
4. If required by the Town, compaction tests shall be made by an independent testing lab at owner's expense.
5. Proof rolling of street subgrade and aggregate base material shall be performed by the contractor in the presence of the owner's engineer using an over loaded (on-site) triaxle dump with 22-25 tons of stone, third axle lifted. If rain occurs before placing stone on subgrade that has been proofrolled, or if rain occurs prior to placing asphalt on stone base that has been proofrolled, the subgrade and stone base must be proofrolled again. The engineer shall provide written verification to the Town that the subgrade and aggregate base material meet the density requirements as specified. Failure to provide engineer's verification of the subgrade and stone base course compaction could result in delay of final acceptance of the development by the Town.
6. The final lift of asphalt pavement shall not be placed until after 80% 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 reach 80% build-out.

7. For roads that are to be privately maintained, a representative of the Town must be present for all proofrolling and asphalt paving operations.
8. Prior to final acceptance, the developer shall be responsible for correcting all problems associated with the project, including those items not necessarily covered by the plans, to insure the satisfactory completion of the total project.

# **Town of Weddington Roadway Standard Details – September 2014**

<b>ROADWAY STANDARD DETAIL INDEX</b>	
R-100	Typical Section - Residential Local Street with Shoulder and Ditch
R-101	Typical Section – Residential Collector Street with Shoulder and Ditch
R-102	Typical Section - Residential Local Street with Curb and Gutter
R-103	Typical Section - Residential Collector Street with Curb and Gutter
R-104	Typical Section – 2'-0" Valley Gutter (Rolled Type)



# NOTES:

1. SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-199 AND NCDOT SPECIFICATIONS SECTION 500.
2. AGGREGATE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100%.
3. ASPHALT COMPACTION SHALL BE IN ACCORDANCE WITH NCDOT SECTION 610.
4. IF REQUIRED BY THE TOWN, TESTS SHALL BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPERS EXPENSE.
5. FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED UNTIL AFTER 80% 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 REACH 80% BUILD-OUT.

- (A) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, S9.5B  
 (B) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, S9.5B  
 (C) 10" COMPACTED AGGREGATE BASE COURSE OR 5" BITUMINOUS CONCRETE BASE COURSE, B25.0C

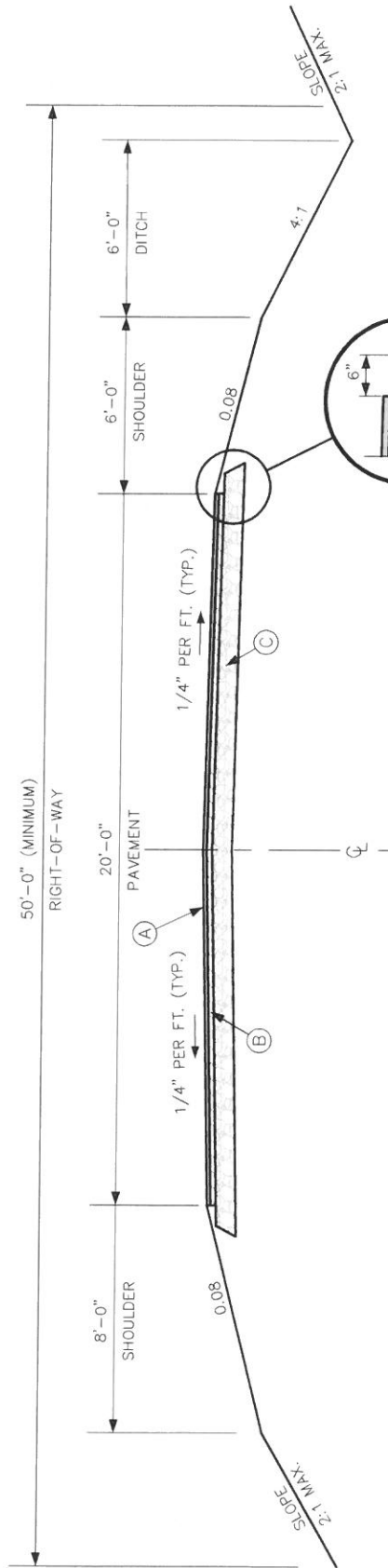
DATE: SEPTEMBER 2014 SCALE: NTS

REVISIONS

## TYPICAL SECTION RESIDENTIAL LOCAL STREET WITH SHOULDER AND DITCH

TOWN OF WEDDINGTON  
 STANDARD DETAILS  
 WEDDINGTON, N.C.

ROADWAY  
 R  
 STD. NO.  
 100



#### NOTES:

1. SURGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-199 AND NCDOT SPECIFICATIONS SECTION 500.
2. AGGREGATE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100%.
3. ASPHALT COMPACTION SHALL BE IN ACCORDANCE WITH NCDOT SECTION 610.
4. IF REQUIRED BY THE TOWN, TESTS SHALL BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPERS EXPENSE.
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 (C) 10" COMPACTED AGGREGATE BASE COURSE OR 5" BITUMINOUS CONCRETE BASE COURSE, \$25.0C

DATE: SEPTEMBER 2014 | SCALE: NTS

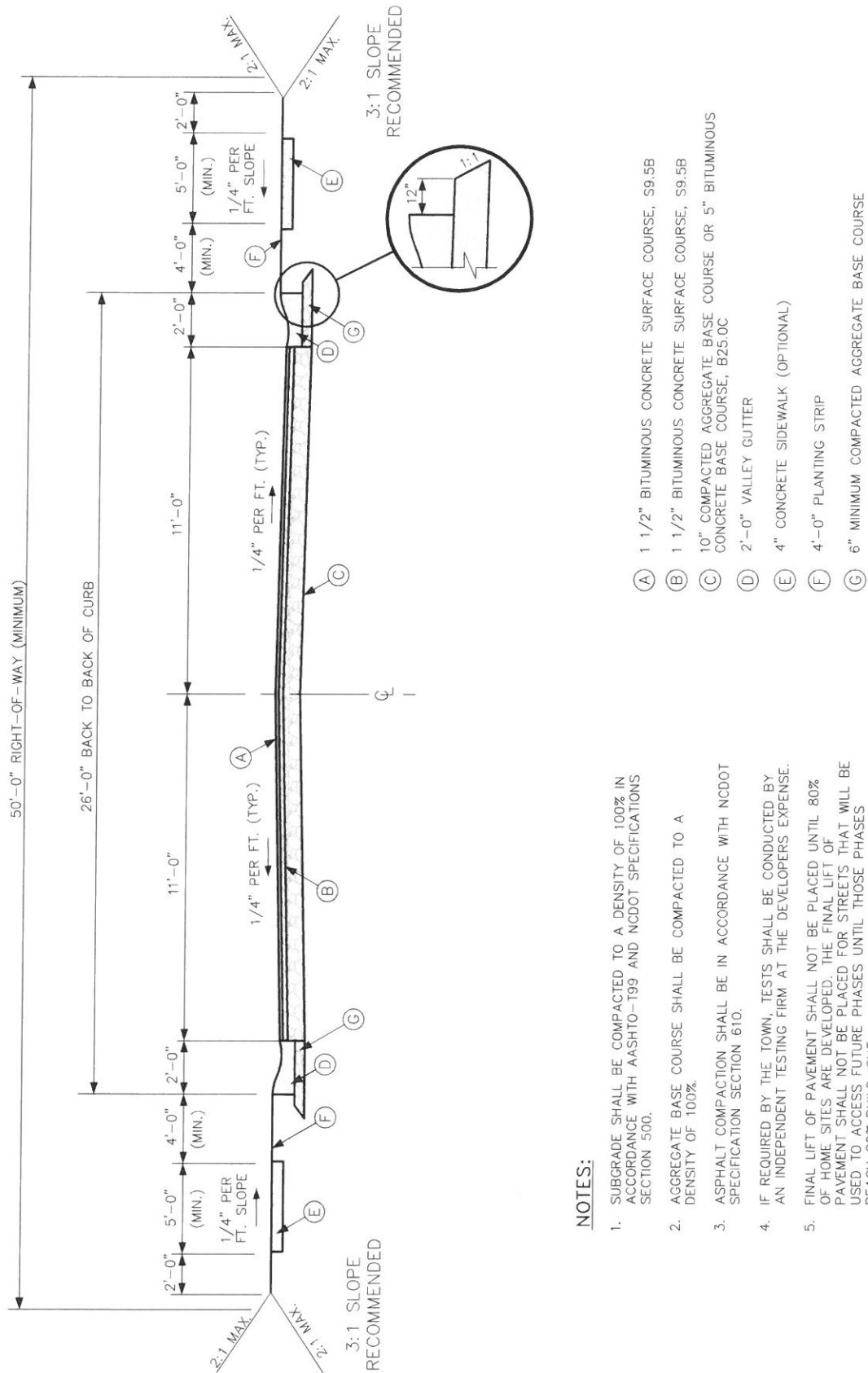
REVISIONS

## TYPICAL SECTION RESIDENTIAL COLLECTOR STREET WITH SHOULDER AND DITCH

TOWN OF WEDDINGTON  
STANDARD DETAILS  
WEDDINGTON, N.C.

ROADWAY  
R  
STD. NO.  
101





#### NOTES:

- SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99 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 610.
  - IF REQUIRED BY THE TOWN, TESTS SHALL BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPERS EXPENSE.
  - FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED UNTIL 80% 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 REACH 80% BUILD-OUT.
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 (B) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, S9.5B  
 (C) 10" COMPACTED AGGREGATE BASE COURSE OR 5" BITUMINOUS CONCRETE BASE COURSE, B25.0C  
 (D) 2'-0" VALLEY GUTTER  
 (E) 4" CONCRETE SIDEWALK (OPTIONAL)  
 (F) 4'-0" PLANTING STRIP  
 (G) 6" MINIMUM COMPACTED AGGREGATE BASE COURSE

DATE: SEPTEMBER 2014 SCALE: NTS

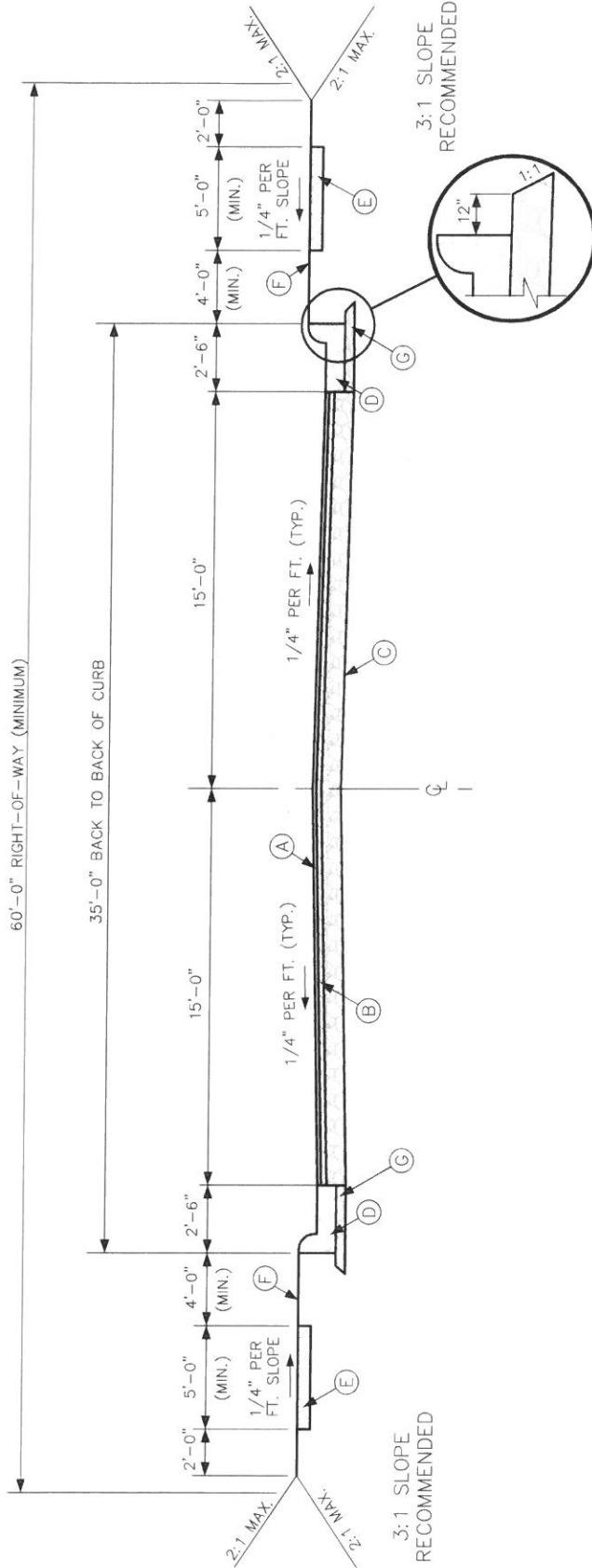
REVISIONS

## TYPICAL SECTION RESIDENTIAL LOCAL STREET WITH CURB AND GUTTER

TOWN OF WEDDINGTON  
STANDARD DETAILS  
WEDDINGTON, N.C.

ROADWAY  
R

STD. NO.  
102



#### NOTES:

- SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99 AND NCDOT SPECIFICATIONS SECTION 500.
  - AGGREGATE BASE COURSE SHALL BE COMPACTED TO A DENSITY OF 100%.
  - ASPHALT COMPACTION SHALL BE IN ACCORDANCE WITH NCDOT SECTION 610.
  - IF REQUIRED BY THE TOWN, TESTS SHALL BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPERS EXPENSE.
  - FINAL LIFT OF PAVEMENT SHALL NOT BE PLACED UNTIL AFTER 80% 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 REACH 80% BUILD-OUT.
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  - (B) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, S9.5B
  - (C) 10" COMPACTED AGGREGATE BASE COURSE OR 5" BITUMINOUS CONCRETE BASE COURSE, B25.0C
  - (D) 2'-6" CONCRETE CURB & GUTTER, NCDOT STD. DETAIL 846.01
  - (E) 4" CONCRETE SIDEWALK (OPTIONAL)
  - (F) 4'-0" PLANTING STRIP
  - (G) 6" COMPACTED AGGREGATE BASE COURSE

DATE: SEPTEMBER 2014 SCALE: NTS

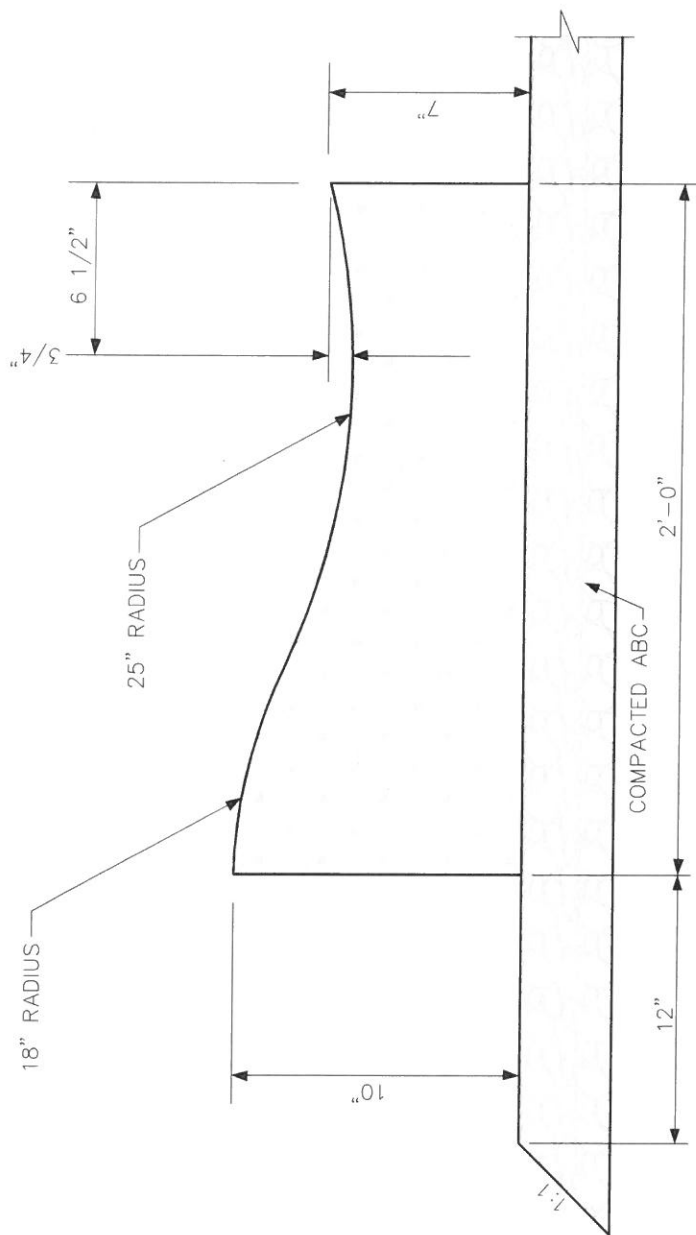
#### REVISIONS

### TYPICAL SECTION RESIDENTIAL COLLECTOR STREET WITH CURB AND GUTTER

TOWN OF WEDDINGTON  
STANDARD DETAILS  
WEDDINGTON, N.C.

ROADWAY  
**R**

STD. NO.  
**103**



**NOTES:**

1. CONTRACTION JOINTS SHALL BE PROVIDED AT 10' INTERVALS (15' FOR MACHINE INSTALLED CURB). JOINTS SHALL BE SAWCUT OF A MINIMUM OF 2" DEEP.
2. PROVIDE 1/2" EXPANSION JOINTS AT 90' INTERVALS AND AT ALL STRUCTURES.
3. 6" COMPACTED ABC IS REQUIRED UNDER ALL CURB AND GUTTER.

DATE: SEPTEMBER 2014 | SCALE: NTS

REVISIONS

**2'-0" VALLEY GUTTER  
(ROLLED TYPE)**

**TOWN OF WEDDINGTON  
STANDARD DETAILS**  
WEDDINGTON, N.C.

ROADWAY **R** STD. NO. **104**

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor Deter; Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** December 8<sup>th</sup>, 2014

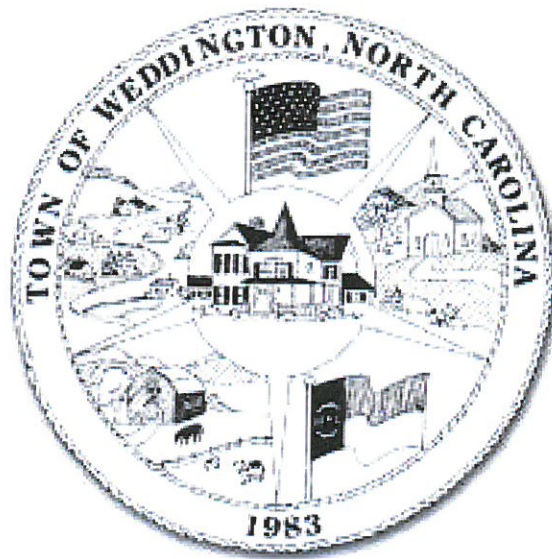
**SUBJECT:** Revised Construction Plan Guidelines

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On November 10<sup>th</sup>, the Council expressed concerns regarding the appendix in the Construction Plan Guidelines, and asked that Anthony Fox and the Planning Board review the document again before the public hearing (December 8<sup>th</sup>). Anthony Fox reviewed the document, and recommended that the example of a draft declaration of covenants in the appendix be removed and replaced with a statement describing the need for a Declaration of Covenants. This change is highlighted within the document. The Planning Board recommended approval of the revised document on November 24<sup>th</sup> (unanimous).

# TOWN OF WEDDINGTON CONSTRUCTION PLAN GUIDELINES



TOWN OF WEDDINGTON  
NORTH CAROLINA

~~SEPTEMBER 2014~~ November 2014

## CONSTRUCTION PLAN GUIDELINES

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Construction Plan Submittal Checklist.....	1
As-built Plans .....	4
As-Built Drawing Plan Submittal Checklist .....	4
APPENDIX .....	5



## CONSTRUCTION PLAN GUIDELINES

### Plan Review

Four (4) sets of plans are required for all construction plan reviews. After the initial review, the Town will return to the Engineer of Record comments to be incorporated into the designs or addressed by the Engineer. The Engineer must respond to all comments, or provide written justification as to why the specific comment was not addressed. Two (2) sets of plans are required for all subsequent plan reviews. Plans that do not address the review comments will be returned to the Engineer and not reviewed by the Town. Plan re-submittals will be required until the Town determines that all comments have been satisfactorily addressed.

Upon final approval, the Town will issue a Construction Plan approval letter. The Engineer shall submit three (3) copies of the approved, signed plans to the Town prior to construction. All Contractors, Subcontractors, or other field personnel must complete construction from the approved plans. The Town will not authorize construction projects prior to final plan approval.

### Construction Plan Submittal Checklist

The applicant shall review the checklist below to ensure that the submitted plans are in accordance with these standards. All sheets required for the project construction, including any off-site improvements, shall be included in the review submittal. Construction plans for water and sewer installation shall be submitted to Union County Public Works for review, with copy of the plans submitted to the Town for informational purposes only.

- \_\_\_\_\_ 1. Sheets shall be 36" x 24" plan and profile paper. Roadway grading and storm drainage design shall be shown on the same plan sheet.
- \_\_\_\_\_ 2. Scale on plan and profile sheets shall be 1" = 40'; scale on profile view shall be 1" = 40' horizontally and 1" = 4' vertically using a grid showing 1' intervals.
- \_\_\_\_\_ 3. Plans must be tied to the State Plane Coordinate System for all horizontal data and NAVD 88 for all vertical data. No assumed elevations may be used.
- \_\_\_\_\_ 4. All elevations shall be given in relation to mean sea level; elevations in profile view shall be labeled in 5' or 10' intervals on the heavy lines (Ex: 780, 790).
- \_\_\_\_\_ 5. Cover sheet shall include name, telephone number and address of owner, developer or responsible person. Cover sheet shall include name of firm preparing the plans, address, license number, and phone number. Cover sheet shall have a sheet index and a location map with scale a minimum of 1"=100'.
- \_\_\_\_\_ 6. Benchmark elevations and locations shall be shown on plan view.
- \_\_\_\_\_ 7. Plan view shall have a north arrow on each drawing.
- \_\_\_\_\_ 8. Each drawing shall have the following information in the title block: Street or project title, limits, horizontal and vertical scales, original date, revisions date, drawing number, checked by and drawn by. Recommended placement is lower right-hand corner.
- \_\_\_\_\_ 9. The Engineer's seal shall be stamped in the general area of the title block and dated.
- \_\_\_\_\_ 10. The street typical sections and General Notes provided in the Weddington Roadway Standards shall be on the cover sheet or the first sheet of plan and profiles.
- \_\_\_\_\_ 11. Site plan view shall show all property lines. Existing property lines shall be clearly labeled. Right-of-way lines shall be dimensioned and clearly labeled. All existing and proposed easements shall be shown and dimensioned.

## CONSTRUCTION PLAN GUIDELINES

- \_\_\_\_ 12. Existing centerline profile shall be shown for a minimum of 300 feet from the end of proposed streets, regardless if on-site or offsite.
- \_\_\_\_ 13. All tax pin numbers, lot numbers, existing driveways and parking lots shall be shown on plan view. Houses, building numbers and property owners shall be shown on existing property. Existing and proposed buildings shall be shown as necessary, especially when utility lines run close to these structures.
- \_\_\_\_ 14. Plan view shall show all street names. State road numbers shall be shown if applicable. Plan view should indicate whether existing streets are asphalt, concrete, gravel or dirt. Approved street names, street widths (dimensioned back of curb to back of curb) and right-of-way width shall be labeled in plan view.
- \_\_\_\_ 15. Plan and profile sheets shall show proposed and existing curb and gutter, storm sewers, drainage structures, driveway pipes, water mains, fire hydrants, sanitary sewer mains, etc. All available elevations shall be shown on the profile view. Direction of flow shall be shown on plan view for all sanitary and storm sewers. Drainage structure numbers shall be labeled in plan and profile view.
- \_\_\_\_ 16. Label all proposed and existing storm drainage on plan view AND profile view with size and pipe material. Label all pipe slopes and invert elevations in the profile.
- \_\_\_\_ 17. Stations beginning 0+00 shall be labeled every 100' on plan view and profile view. Stations shall be labeled on plan view along surveyed road centerline.
- \_\_\_\_ 18. Match lines between sheets shall be shown (Ex: See Sheet 3 of 10).
- \_\_\_\_ 19. A 100-year flood plain elevation shall be shown on all plans and profiles where applicable. Overall site plan shall show base flood protection elevation on affected lots and limits of base flood. Flood lines as shown on the FIRM shall be field located.
- \_\_\_\_ 20. Riprap type and dimensions shall be shown on plan view.
- \_\_\_\_ 21. Complete street curve data shall be shown on plans. This information shall include, but is not limited to: intersection radii, vertical curve length, PVI, PVC and PVT station and elevation, low point/high point station and elevation, horizontal curve length, tangent, centerline radius, and delta.
- \_\_\_\_ 22. Detail drawing shall be shown on plan for Cul-de-sac if applicable.
- \_\_\_\_ 23. Include Curb and Gutter detail (Standard or Valley Curb), and detail for transition from valley to standard curb, if applicable.
- \_\_\_\_ 24. Supporting calculations shall be included with all plan submittals unless previously approved. Any plan revisions will require re-submittal of supporting calculations. Supporting calculations shall include but are not limited to drainage area delineation maps, pipe sizing, culvert headwater depths, inlet capacity and spread; hydrologic and hydraulic analysis, stage-discharge or outlet rating curves and inflow and outflow hydrographs for storage facilities, analysis of potential downstream impact/effects of the project, and other supporting calculations as required.
- \_\_\_\_ 25. For existing ponds, provide calculations showing that the existing ponds can safely pass the 50 year storm event with a minimum of 0.50 feet of freeboard at the dam. Calculations should assume full build-out of the drainage basin, and include the post-developed area that drains to the pond.
- \_\_\_\_ 26. For existing or proposed ponds, provide information on the plans regarding top of dam, outlet pipe, and spillway elevations and dimensions for the existing ponds.
- \_\_\_\_ 27. Show and label drainage easement along the stream as required by Zoning Ordinance Section 58-520 "Setbacks from Streams", including professional engineer's certification statement when drainage areas are greater than 50 acres.



## CONSTRUCTION PLAN GUIDELINES

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- \_\_\_\_ 28. Provide flood protection elevations for lots adjacent to streams as required Section 58-520.
- \_\_\_\_ 29. Provide construction specifications for stormwater management facilities.
- \_\_\_\_ 30. Provide structural details of proposed pond outlet structures, embankments, spillways, channels, etc.
- \_\_\_\_ 31. Submit plans to the following review agencies, and provide documentation of permits and approval from each:
  - NCDOT for driveway connection and internal road review (if DOT is to accept maintenance of streets)
  - NCDEMLR Erosion Control
  - NCDEMLR Post Construction Storm Water permit
  - Army Corps of Engineers Wetlands permit, or written verification that there is no disturbance to wetlands
  - NC Dam Safety for dam classification evaluation (if applicable)
- \_\_\_\_ 32. Evidence of acquisition of all necessary legal agreements (e.g., easements, inspection and maintenance agreements, covenants, land trusts)
- \_\_\_\_ 33. Execution of an Operation and Maintenance Agreement with Maintenance Plan for each proposed stormwater control structure. ~~See Appendix for example Maintenance Agreement.~~
- \_\_\_\_ 34. All plans for review shall be submitted with a cover letter stating the project name and the reason for the submittal. For re-submittals, cover letters shall state that all comments have been addressed, or shall list specific comments not addressed with an explanation as to why the comment was not addressed.

## CONSTRUCTION PLAN GUIDELINES

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### **As-built Plans**

As-built plans shall be submitted prior to final acceptance of any construction project and release of the owner's performance bond. Digital files (on CD) of the final, as-built construction drawings shall be submitted with all as-built plans. Digital files shall contain all water, sanitary sewer, storm drainage, and street design information as shown on the as-built plans.

### **As-Built Drawing Plan Submittal Checklist**

"As-Built" drawings should meet the items listed for detailed design drawings as well as:

- \_\_\_\_\_ 1. Remove or strike through "Proposed" from all manholes, pipes, etc.
- \_\_\_\_\_ 2. Distances should scale within five (5) feet along with corrected stations shown on plan & profile view.
- \_\_\_\_\_ 3. All installed pipe sizes, pipe materials, and pipe locations shall be indicated.
- \_\_\_\_\_ 4. "As-Built" grades, inverts, and locations of all storm drainage structures (storm lines, catch basins, yard inlets, pond volumes and contours, riser elevations, dam and spillway elevations, etc.) shall be shown in plan and/or profile view.
- \_\_\_\_\_ 5. Digital files shall be submitted for all infrastructure installed.
- \_\_\_\_\_ 6. As-Built drawings for water and sewer utilities shall be submitted to Union County Public Works as required.
- \_\_\_\_\_ 7. Submit storm drainage calculations using as-built survey data demonstrating that all systems meet NCDOT and Town standards.

### **Declaration of Covenants Required**

The developer shall submit Declaration of Covenants for the maintenance of Water Quality and/or Water Quality Control Structures to the Town of Weddington. The Declaration of Covenants shall be in a form satisfactory to the Town Attorney and shall be sufficient for recordation with the Union County Register of Deeds.

# APPENDIX

**DECLARATION OF COVENANTS**  
**For Maintenance of Water Quality and/or Water Quantity Control Structures**  
**Town of Weddington**

~~THIS DECLARATION OF COVENANTS, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ hereinafter referred to as the "Developer" to and for the benefit of the Town of Weddington, hereinafter referred to as the "Town" and its successors and assigns.~~

**WITNESSETH:**

~~WHEREAS, the Town is authorized to ensure that properties are not unreasonably burdened with stormwater runoff from development or redevelopment activities within its jurisdiction as set forth in the Town Storm Water Management Ordinance; and~~

~~WHEREAS, the Developer is the owner of a certain tract or parcel of land more particularly described as: \_\_\_\_\_ (Project Name) being all or part of the land which it acquired by deed dated \_\_\_\_\_ from \_\_\_\_\_ grantors, and recorded with the Union County Register of Deeds Office, in Book \_\_\_\_\_ at Page \_\_\_\_\_ such property being hereinafter referred to as the "the property;" and~~

~~WHEREAS, the Developer desires to construct certain improvements on its property regulated by the Town Storm Water Management Ordinance; and~~

~~WHEREAS, in order to construct certain improvements on its property, the Developer desires to build and maintain at its expense, water quality and/or quantity control structures (collectively, the Water Control Structures) more particularly described and shown on plans titled \_\_\_\_\_ (Project Name); and~~

~~WHEREAS, the Town or its designee have reviewed and approved the plans associated with the Storm Water Management Plan subject to the execution of this agreement.~~

~~— NOW THEREFORE, in consideration of the benefits received by the Developer as a result of approval by the Town or its designee of these plans, the Developer, with full authority to execute deeds, mortgages, other covenants, and all rights, title and interest in the property described above, does hereby covenant with the Town of Weddington as follows:~~

- ~~1. The Developer shall develop and attach to this "DECLARATION OF COVENANTS" for recording at the Union County Register of Deeds Office a "MAINTENANCE PLAN" that has been reviewed and approved by the Town or its designee. This Maintenance Plan shall describe the specific maintenance practices to be performed for the above~~



~~referenced Water Control Structures and include a schedule for implementation of these practices. The Plan shall indicate that the Water Control Structures shall be inspected by a qualified professional on a regular basis to ensure that they are operating properly. The Plan shall specify the name, mailing address and phone number of the party responsible for the fulfillment of the Maintenance Plan and describe the mechanism by which the funding for the performance of this maintenance shall be secured.~~

- ~~2. The Developer shall perpetually operate, maintain, and repair, at its sole expense, the above-referenced Water Control Structures in strict accordance with the attached Maintenance Plan approved by the Town or its designee.~~
- ~~3. The Developer shall, at its sole expense, make such changes or modifications to the Water Control Structures as may, at the discretion of the Town or its designee, be determined necessary to ensure that the facilities and systems are properly maintained and continue to operate as designed and approved.~~
- ~~4. The Town, its agents, employees and contractors shall have the perpetual right of entry to inspect, monitor, maintain, repair and reconstruct the Water Control Structures.~~
- ~~5. The Developer agrees that should it fail to correct any defects in the above described Water Control Structures within thirty (30) days from the issuance of written notice, or shall fail to operate, maintain, and repair the structures in accordance with the attached Maintenance Plan and with all applicable laws, regulations and rules or, in the event of an emergency as determined by the Town or its designee in its reasonable discretion, the Town or its designee is authorized to enter the property to make all repairs, and to perform all maintenance, construction and reconstruction as the Town or its designee deems necessary. The Town or its designee shall then recover from the Developer any and all costs the Town expends to maintain or repair the Water Control Structures or to correct any operational deficiencies. Failure to pay the Town or its designee all of its expended costs, after forty five days written notice, shall constitute a breach of this agreement and interest will accrue on the amounts due at the rate of eight percent (8%) per annum. The Town shall have a lien against the property for such costs (plus interest, collection costs, and reasonable attorneys fees related thereto) in the nature of a mechanic's and materialman's lien. The Town or its designee shall thereafter be entitled to bring an action against the Developer to pay, or foreclose upon the lien hereby authorized by this agreement against the property, or both.~~
- ~~6. The Developer shall not obligate the Town to maintain or repair any of the Water Control Structures, and the Town shall not be liable to any person for the condition or operation of any of the Water Control Structures.~~
- ~~7. The Developer shall not in any way diminish, limit, or restrict the right of the Town to enforce any of its ordinances as authorized by law.~~
- ~~8. The Developer shall indemnify, save harmless and defend the Town and its Mayor, Councilmembers, employees, agents, contractors, and designees (collectively, the "Town~~



Parties") from and against any and all claims, demands, suits, liabilities, losses, damages and payments including attorney fees claimed or made by persons not parties to this Declaration against the Town or the Town Parties that are alleged or proven to result or arise from the Developer's construction, operation, or maintenance of the Water Control Structures.

9. ~~The covenants contained herein shall run with the land and the Developer further agrees that whenever the property shall be held, sold and conveyed, it shall be subject to the covenants, stipulations, agreements and provisions of this Declaration, which shall apply to, bind and be obligatory upon the Developer hereto, its heirs, successors and assigns and shall bind all present and subsequent Developers of the property served by the Water Control Structures. Upon the sale and conveyance by the Developer of the Property (or any portion thereof) of its entire interest therein (including, without limitation, all developer and declarant rights with respect to this agreement and the development of the Property and all of Developer's obligations under this agreement), such Developer shall automatically be deemed to be released of all future obligations thereafter arising under this Declaration; and as to any future Developer or Owner of the Property, or any portion thereof, such future Developer shall automatically be subject and bound by the terms and provisions of this Declaration upon its acquisition of fee simple title to the Property (or portion thereof) in the same manner as the Developer of the Property as of the date hereof is presently bound under this Declaration.~~
10. ~~The provisions of this Declaration shall be severable and if any phrase, clause, sentence or provisions is declared unconstitutional, or the applicability thereof to the Developer is held invalid, the remainder of this Declaration shall not be affected thereby.~~
11. ~~In the event that the Town or its designee shall determine at its sole discretion at future time that the Water Control Structures are no longer required, then the Town or its designee shall at the request of the Developer execute a release of this Declaration of Covenants which the Developer shall record at its expenses.~~

~~IN WITNESS WHEREOF, the Developer has executed this Declaration of Covenants as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.~~

~~FOR THE DEVELOPER(S)~~

\_\_\_\_\_  
\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
\_\_\_\_\_  
(Printed Name and Title)

STATE OF \_\_\_\_\_:

COUNTY OF \_\_\_\_\_:

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, a  
Notary Public in and for the State and County aforesaid, personally appeared  
\_\_\_\_\_, who acknowledged himself to  
be \_\_\_\_\_, of \_\_\_\_\_, and he as  
such authorized to do so, executed the foregoing instrument for the purposes therein contained  
by signing his name as \_\_\_\_\_ for said  
\_\_\_\_\_.

WITNESS my hand and Notarial Seal

My commission expires \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

Seen and approved:

\_\_\_\_\_  
\_\_\_\_\_  
(Weddington Zoning Administrator)

## Water Control Structure Maintenance Plan

\_\_\_\_\_(Project Name)

Town of Weddington

Date: \_\_\_\_\_, 20\_\_

[This document must be recorded as an Addendum to the Operation & Maintenance Agreement]

- I. General Information** [Complete this table with each Water Control Structure that is planned within the development. Use the same naming system used on the approved plans, ie. Birkdale Phase I Bioretention 1]

BMP ID Name	Street with Block Number	Parcel Tax ID

- II. Site Location Map** (attached) [Attach a small site plan map coinciding with the table above to show the general location of each facility within the development.]

- III. Maintenance Annual Budget** [Provide a simple annual budget for maintenance and inspection and list the source of funding, ie. Developer, trust, HOA, etc. Edit chart below as necessary]

Budget for Maintenance / Inspections		
Expenses	Estimated Costs	Source
[Other]		
Total	\$	



**IV. Escrow Account Activity**

Provide documentation of maintenance escrow account activity. This may be provided in the form of a bank statement which includes the current balance, deposits and withdraws for the previous 12 months.

**V. Maintenance Inspection Reports**

Annual maintenance inspection reports shall be submitted to the Town Administrator. The first report shall be submitted one year following the final approval date of the Water Control Structure and each year thereafter on or before the approval anniversary date. Annual maintenance inspection reports shall be sealed by a registered North Carolina professional engineer or landscape architect. All maintenance activities and inspection reports shall be kept on file by the Developer or subsequent Home Owners Association and made available to the Town if so requested. These inspections shall be discontinued only if the Water Control Structures are accepted for maintenance by the applicable jurisdiction.

**VI. Routine Maintenance Tasks and Schedule**

Provide documentation of specific maintenance tasks and frequency for each type of Water Control Structure.

Maintenance / Inspection Schedule	
Expenses	

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# **TOWN OF W E D D I N G T O N**

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## **MEMORANDUM**

**TO:** Mayor Deter; Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** December 8<sup>th</sup>, 2014

**SUBJECT:** **Conditional Uses in Residential Zoning Districts**

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The packet includes text amendments to four sections regulating residential zoning districts (58-52; 58-53; 58-54; 58-58). The revisions update the list of conditional uses for all four sections and were unanimously recommended by the Planning Board. Upon further review, staff noticed that Sections 58-54 and 58-58 reference a 50 foot buffer requirement, which was recently changed to a 100 foot buffer requirement (Section 46-76). In addition to approving all of the changes already included in the packet, staff recommends that Council consider changing the language so it reads “100-foot buffers along thoroughfares” or “required buffers along thoroughfares” within Sections 58-54 and 58-58.

## Sec. 58-52. R-80 single-family district.

The R-80 single-family district is established for areas of very low density residential development which is compatible with the land development plan's concept of retaining the rural character of the community. Densities need to be low due to the suitability of land, lack of public water and sewer, and the compatibility of surrounding development.

(1) *Permitted uses.*

- a. Single-family dwellings.
- b. Mobile homes, classes A and B.
- c. Agricultural uses. Structures housing poultry or livestock and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.
- d. Horse farm or academy. Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
- e. Family care home for up to six clients, provided that such home is not located within a one-half mile radius from an existing family care home.
- f. Essential services, classes I and IV.
- g. Customary home occupations in accordance with section 58-7
- h. Day care centers, small group.

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271

- a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
- b. Public and private schools serving all grades, including preschool facilities.
- c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
- d. Country clubs, ~~fraternal, social and other civic organizations.~~
- e. Emergency governmental service facilities, including police, fire and rescue.
- f. Cemeteries.
- g. Essential services, classes II and III.

~~h. Clubs.~~

~~i. Community centers.~~

~~j. Public parks and recreational facilities.~~

~~h.~~ Private airstrips, provided that:

1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;

4. The airstrip shall have been approved by the appropriate state and federal agencies.

~~i.~~ Telecommunication towers.

~~Mj.~~ Public Libraries.

~~n.k~~ Planned residential developments, subject to the requirements of section 58-23

~~el.~~ Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.

~~p.m.~~ Government or town facility.

~~q.n.~~ Land application of biosolids.

~~r.o.~~ Agritourism.

### Sec. 58-53. R-60 single-family district.

The R-60 single-family district is established to provide for areas of very low density residential development which is compatible with the land development plan's concept of retaining the rural character of the community. Densities need to be low due to the suitability of the land, lack of public water and sewer, and the compatibility of surrounding development.

- (1) *Permitted uses.* Permitted uses within the R-60 district shall be the same as those permitted in the R-80 district.
- (2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271
  - a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
  - b. Public and private schools serving all grades, including preschool facilities.
  - c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
  - d. Country clubs, ~~fraternal, social and other civic organizations.~~
  - e. Emergency governmental service facilities, including police, fire and rescue.
  - f. Cemeteries.
  - g. Essential services, classes II and III.
  - ~~h. Clubs.~~
  - ~~i. Community centers.~~
  - ~~j. Public parks and recreational facilities.~~
  - ~~k. Private airstrips, provided that:~~
    1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
    2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
    3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
    4. The airstrip shall have been approved by the appropriate state and federal agencies.
  - ~~l. Telecommunication towers.~~
  - ~~m. Public Libraries.~~
  - ~~n. Planned residential developments, subject to the requirements of section 58-23~~
  - ~~o. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.~~
  - ~~p. Government or town facility.~~
  - ~~q. Land application of biosolids.~~
  - ~~r. Agritourism.~~

## Sec. 58-54. R-40 single-family district.

The R-40 single-family district is established to provide for residential development at low densities consistent with suitability of the land and the rural character of the town.

(1) *Permitted uses.* Permitted uses within the R-40 district shall be as follows:

- a. All permitted uses in the R-60 zoning district.
- b. Open space. Any subdivision that is six acres or more in aggregate shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required minimum 50-foot buffers along thoroughfares, consists of common open space.

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271

- a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
- b. Public and private schools serving all grades, including preschool facilities.
- c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
- d. Country clubs, ~~fraternal, social and other civic organizations.~~
- e. Emergency governmental service facilities, including police, fire and rescue.
- f. Cemeteries.
- g. Essential services, classes II and III.

~~h. Clubs.~~

~~i. Community centers.~~

~~j. Public parks and recreational facilities.~~

~~k. Private airstrips, provided that:~~

1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
4. The airstrip shall have been approved by the appropriate state and federal agencies.

~~l. Telecommunication towers.~~

~~m. Public Libraries.~~

~~n. Planned residential developments, subject to the requirements of section 58-23~~

~~o. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.~~

~~p. Government or town facility.~~

~~q. Land application of biosolids.~~

~~r. Agritourism.~~

## **Sec. 58-58. R-CD residential conservation district**

The R-CD residential conservation district is established to allow uses that are similar in nature to other residential (R) districts in the town. The R-CD district provides a means of protecting conservation lands, especially those areas that contain primary and secondary conservation lands. Following are the regulations for conservation subdivisions and other land uses in the R-CD district:

(1) *Permitted uses.*

- a. Single-family dwellings.
- b. Agricultural uses. Structures housing poultry or livestock (other than horses) and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.
- c. Horse farm and academy. Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
- d. Family care home for up to six clients, provided such home is not located within a one-half-mile radius from an existing family care home.
- e. Essential services, classes I and IV.
- f. Customary home occupations in accordance with section 58-7
- g. Day care centers, small group.
- h. Habitat preserve or other similar conservation use.
- i. Conventional subdivisions, provided that a minimum of ten percent of the gross area, exclusive of any required minimum 50-foot buffers along thoroughfares, of the subdivision consists of common open space. The ten percent open space requirement shall not apply in conventional subdivisions where each of the resultant lots has an area that equals or exceeds five acres. Any further subdivision of the tract into lots less than five acres in size shall require ten percent open space. Any such open space areas as herein provided, shall consist of principally viewsheds from the road, where applicable. Where a viewshed is not appropriate, open space shall consist of primary and/or secondary conservation lands, to the extent that they are found on the tract in question and shall be subject to the provisions of subsections (3)g—i and (4)h. of this section.

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271; provided, however, that no such uses shall be allowed within a conservation subdivision. The council shall address review criteria for each use which is contained in section 58-271. The council shall address any additional review criteria for these land uses as may be contained in section 58-88

- a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
- b. Public and private schools serving all grades, including preschool facilities.
- c. Golf courses (except on conservation lands), parks, playgrounds and community recreational centers (both public and private).
- d. Country clubs, ~~fraternal, social and other civic organizations.~~
- e. Emergency governmental service facilities, including police, fire and rescue.
- f. Cemeteries.
- g. Essential services, classes II and III.

~~h. Clubs.~~

~~i. Community centers.~~

~~h.~~ Telecommunication towers.

~~m.i.~~ Public Libraries.

~~o.j.~~ Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.

~~p.k.~~ Government or town facility.

~~q.l.~~ Land application of biosolids.

~~r.m.~~ Conservation subdivisions.

~~s.n.~~ Agritourism.



**AN ORDINANCE TO AMEND SECTIONS 58-52, 58-53, 58-54 AND 58-58  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2014-20**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 58-52, 58-53, 58-54 AND 58-58 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**Sec. 58-52. R-80 single-family district.**

The R-80 single-family district is established for areas of very low density residential development which is compatible with the land development plan's concept of retaining the rural character of the community. Densities need to be low due to the suitability of land, lack of public water and sewer, and the compatibility of surrounding development.

- (1) *Permitted uses.*
  - a. Single-family dwellings.
  - b. Mobile homes, classes A and B.
  - c. Agricultural uses. Structures housing poultry or livestock and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.
  - d. Horse farm or academy. Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
  - e. Family care home for up to six clients, provided that such home is not located within a one-half mile radius from an existing family care home.
  - f. Essential services, classes I and IV.
  - g. Customary home occupations in accordance with section 58-7
  - h. Day care centers, small group.
- (2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271
  - a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
  - b. Public and private schools serving all grades, including preschool facilities.

- c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
- d. Country clubs, ~~fraternal, social and other civic organizations.~~
- e. Emergency governmental service facilities, including police, fire and rescue.
- f. Cemeteries.
- g. Essential services, classes II and III.
- ~~h. Clubs.~~
- ~~i. Community centers.~~
- ~~j. Public parks and recreational facilities.~~
- kh.** Private airstrips, provided that:
  - 1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
  - 2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
  - 3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
  - 4. The airstrip shall have been approved by the appropriate state and federal agencies.
- il.** Telecommunication towers.
- mj.** **Public** Libraries.
- Nk.** Planned residential developments, subject to the requirements of section 58-23
- ol.** Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- pm.** Government or town facility.
- qn.** Land application of biosolids.
- ro.** Agritourism.

### **Sec. 58-53. R-60 single-family district.**

The R-60 single-family district is established to provide for areas of very low density residential development which is compatible with the land development plan's concept of retaining the rural character of the community. Densities need to be low due to the suitability of the land, lack of public water and sewer, and the compatibility of surrounding development.

- (1) *Permitted uses.* Permitted uses within the R-60 district shall be the same as those permitted in the R-80 district.
- (2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271
  - a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~

- b. Public and private schools serving all grades, including preschool facilities.
- c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
- d. Country clubs, ~~fraternal, social and other civic organizations.~~
- e. Emergency governmental service facilities, including police, fire and rescue.
- f. Cemeteries.
- g. Essential services, classes II and III.
- ~~h. Clubs.~~
- ~~i. Community centers.~~
- ~~j. Public parks and recreational facilities.~~
- ~~kh.~~ Private airstrips, provided that:
  - 1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
  - 2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
  - 3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
  - 4. The airstrip shall have been approved by the appropriate state and federal agencies.
- ~~il.~~ Telecommunication towers.
- ~~mj.~~ **Public** Libraries.
- ~~nk.~~ Planned residential developments, subject to the requirements of section 58-23
- ~~ol.~~ Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- ~~pm.~~ Government or town facility.
- ~~qn.~~ Land application of biosolids.
- ~~ro.~~ Agritourism.

**Below is section 58-52. Identical changes will also be applicable to the conditional uses section of the following Sections:**

**58-53 – R-60 single-family district**

**58-54 – R-40 single-family district**

**58-58 – R-CD residential conservation district (one minor difference for this section. For Golf courses, it also includes statement, “except on conservation lands”.**

**Sec. 58-54. R-40 single-family district.**

The R-40 single-family district is established to provide for residential development at low densities consistent with suitability of the land and the rural character of the town.

(1) *Permitted uses.* Permitted uses within the R-40 district shall be as follows:

- a. All permitted uses in the R-60 zoning district.
- b. Open space. Any subdivision that is six acres or more in aggregate shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required minimum 50-foot buffers along thoroughfares, consists of common open space.

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271

- a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
- b. Public and private schools serving all grades, including preschool facilities.
- c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
- d. Country clubs, ~~fraternal, social and other civic organizations.~~
- e. Emergency governmental service facilities, including police, fire and rescue.
- f. Cemeteries.
- g. Essential services, classes II and III.
- ~~h. Clubs.~~
- ~~i. Community centers.~~
- ~~j. Public parks and recreational facilities.~~
- ~~kh.~~ Private airstrips, provided that:
  1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
  2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
  3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
  4. The airstrip shall have been approved by the appropriate state and federal agencies.
- ~~il.~~ Telecommunication towers.
- ~~mj.~~ **Public** Libraries.
- ~~Nk.~~ Planned residential developments, subject to the requirements of section 58-23
- ~~ol.~~ Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- ~~pm.~~ Government or town facility.

- ~~en.~~ Land application of biosolids.
- ~~fo.~~ Agritourism.

#### **Sec. 58-58. R-CD residential conservation district**

The R-CD residential conservation district is established to allow uses that are similar in nature to other residential (R) districts in the town. The R-CD district provides a means of protecting conservation lands, especially those areas that contain primary and secondary conservation lands. Following are the regulations for conservation subdivisions and other land uses in the R-CD district:

- (1) *Permitted uses.*
  - a. Single-family dwellings.
  - b. Agricultural uses. Structures housing poultry or livestock (other than horses) and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.
  - c. Horse farm and academy. Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
  - d. Family care home for up to six clients, provided such home is not located within a one-half-mile radius from an existing family care home.
  - e. Essential services, classes I and IV.
  - f. Customary home occupations in accordance with section 58-7
  - g. Day care centers, small group.
  - h. Habitat preserve or other similar conservation use.
  - i. Conventional subdivisions, provided that a minimum of ten percent of the gross area, exclusive of any required minimum 50-foot buffers along thoroughfares, of the subdivision consists of common open space. The ten percent open space requirement shall not apply in conventional subdivisions where each of the resultant lots has an area that equals or exceeds five acres. Any further subdivision of the tract into lots less than five acres in size shall require ten percent open space. Any such open space areas as herein provided, shall consist of principally viewsheds from the road, where applicable. Where a viewshed is not appropriate, open space shall consist of primary and/or secondary conservation lands, to the extent that they are found on the tract in question and shall be subject to the provisions of subsections (3)g—i and (4)h. of this section.
- (2) *Conditional uses.* The following uses may be permitted by the town council in accordance with section 58-271; provided, however, that no such uses shall be allowed within a conservation subdivision. The council shall address review criteria for each use which is contained in section 58-271. The council shall address any additional review criteria for these land uses as may be contained in section 58-88
  - a. Churches, synagogues and other places of worship, ~~and their customary related uses.~~
  - b. Public and private schools serving all grades, including preschool facilities.

- c. Golf courses (except on conservation lands), parks, playgrounds and community recreational centers (both public and private).
- d. Country clubs, ~~fraternal, social and other civic organizations.~~
- e. Emergency governmental service facilities, including police, fire and rescue.
- f. Cemeteries.
- g. Essential services, classes II and III.
- ~~h. Clubs.~~
- ~~i. Community centers.~~
- h. Telecommunication towers.
- mi. Public Libraries.
- ej. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- pk. Government or town facility.
- ql. Land application of biosolids.
- om. Conservation subdivisions.
- rn. Agritourism.

Adopted this 8<sup>th</sup> day of December, 2014.

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Bill Deter, Mayor

Attest:

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Amy S. McCollum, Town Clerk

Sec. 58-271. - Conditional zoning district amendment procedure.

(a) *Application.*

- (1) Petitioning for a conditional zoning district and can be initiated only by the owner of the property or by his authorized agent or the Town of Weddington. All applications must include a site plan, drawn to scale, and supporting text, all of which will, if approved, become a part of the amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in the state, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations and conditions that, in addition to all predetermined requirements of this chapter, will govern the development and use of the property. The applicant shall, at a minimum, include as part of the application each of the items listed below:
  - a. A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
  - b. The names, addresses and the tax parcel numbers of the owners of all adjoining properties.
  - c. All existing easements, reservations, and rights-of-way on the property to be rezoned.
  - d. Proposed principal uses. For residential uses this shall include the number of units and an outline of the areas where the structures will be located. For nonresidential uses, designation of the areas within the development where particular types of uses will occur, with reference made to the list of uses found in subsection 58-60(1).
  - e. Traffic impact analysis/study for the proposed service area, as determined by the town engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all parking facilities along with typical street cross-sections).
  - f. Lot sizes for residential and nonresidential uses and proposed outparcels, as applicable.
  - g. Detailed information on the number, height, size and location of structures.
  - h. All proposed setbacks, buffers, screening and landscaping required by this chapter or otherwise proposed by the applicant.
  - i. All existing and proposed points of access to public streets from the development.
  - j. A detailed description of all proposed phasing of development for the project.
  - k. Number, location, type and size of all signs proposed to be erected by the developer at entrances to the site. Additionally, a general description of other proposed signs including number, location, type and size of all commercial signs. Actual approval of signs shall be a part of the design review provided for in subsection (h)(8) of this section.
  - l. Exterior treatments of all principal structures including proposed materials and general architectural design.
  - m. Delineation of areas within the regulatory floodplain as shown on official flood hazard boundary maps for county.
  - n. Existing and proposed topography at five-foot contour intervals or less.
  - o. Scale and physical relationship of buildings relative to abutting properties. This may be accomplished by providing existing and proposed topographic elevation cross-sections of the site showing proposed structures relative to existing adjacent properties.
  - p. Lighting plan and proof of conformity to the article IV of chapter 14

- (2) Said site plan, including all additional information shown on it, shall constitute part of the application for rezoning to a conditional zoning district. The zoning administrator, on a case-by-case basis and at his sole discretion, may specify how many copies of the application the applicant must submit in order to have enough copies for review. No application shall be deemed complete unless accompanied by a fee in accordance with the most recently adopted fee schedule adopted by the town council. Furthermore, the applicant acknowledges that he/she will reimburse the town for all engineering and consulting services associated with the review of the conditional zoning request prior to any zoning permits being issued by the town for such project.
  - (3) It is further acknowledged that the town reserves the right to approve a rezoning to a B-1(CD), B-2(CD) or MX conditional district simultaneously with the approval of a sketch plan for a major subdivision, providing that all applicable provisions of this section and article II, chapter 46 are followed. Furthermore, an application to rezone property to a conditional zoning district will also require the applicant to submit all construction plans for infrastructure improvements, individual buildings, and signs as provided in subsection (h)(8) of this section.
- (b) *Additional requirements.* When reviewing an application to rezone property to a conditional zoning district, the planning board and/or town council may request additional information in addition to that required in subsection (a) of this section, as they deem necessary.
  - (c) *Public involvement meeting.* Once the requisite copies of the application have been submitted to the town and the requisite fees have been paid, a public involvement meeting (PIM) shall be scheduled and held. Such meetings shall occur prior to any recommendation by the planning staff and approval by the town council. The PIM is designed to provide an opportunity for community involvement in accordance with the following requirements:
    - (1) The applicant shall provide an agenda, schedule, location and list of participants such as landscape architects, engineers, etc., to answer questions from citizens and service providers for the project in cooperation with the planning staff.
    - (2) The PIM shall be a minimum of four hours. Two hours shall be scheduled during normal business hours to allow service providers (such as the state department of transportation, utilities, or the state department of environment and natural resources) to participate as needed and to allow citizens to appear at a convenient time throughout the period. It is strongly recommended that this portion of the PIM take place at the proposed development site. In addition, a two-hour evening period shall be scheduled at the town hall or other nearby location agreed upon by the applicant and planning staff.
  - (3) Notice of public involvement meetings shall, at a minimum, be given as follows:
    - a. A public notice shall be sent by the town to a newspaper having general circulation in the town not less than ten days or more than 25 days prior to the date of the PIM.
    - b. A notice shall be sent by first class mail by the town to the owners of all properties that lie within 1,300 feet of the exterior boundaries of the proposed development. The applicant shall furnish the town with mailing labels that depict the names and addresses of all such owners. Such notice shall be mailed to said property owners not less than ten days prior to the date of the PIM. The notification shall contain information regarding the PIM time and location, as well as a general description of the proposal.
    - c. A PIM notification sign shall be posted by the town in a conspicuous place at the property not less than ten days prior to the PIM. The sign shall indicate the date, time and location of the PIM.
    - d. The applicant shall reimburse the town for all expenses incurred to provide the notifications required by this subsection.
  - (4) Town staff will keep notes of citizen comments received during the PIM. In addition, all service provider comments shall be recorded by the town, including, but not limited to, all correspondence, reports and oral comments by service providers. After town review, this



information will be available at the town hall and at subsequent meetings concerning the project. When practical, comments, ideas and suggestions presented during the PIM should be incorporated by the developer into the proposed development.

- (5) Following the PIM, the applicant shall have the opportunity to make changes to the application to take into account information and comments received. One or more revised copies of the application shall be submitted to the zoning administrator for review. No additional fee shall be required to be paid for making such changes provided the zoning administrator receives the revised application within 30 days following the PIM. If a revised application is not received during said 30-day period, or if the applicant otherwise notifies the zoning administrator in writing that no revised application will be submitted, the zoning administrator shall review the original application.
- (d) *Zoning administrator approval.* The zoning administrator shall have up to 30 days following any revision of the application (or up to 60 days following the PIM, if no revision is submitted) to make comments. If the administrator forwards no comments to the applicant by the end of said period, the application shall be submitted to the planning board for their review without any further comment. If the zoning administrator provides the applicant with comments on the application, the applicant shall have ten days after receiving the comments to inform the zoning administrator whether the application will be further revised. If the applicant informs the zoning administrator that the application will not be further revised, the zoning administrator shall submit the application to the planning board for their review at the next regularly scheduled meeting. If the applicant informs the zoning administrator that the application will be further revised, the zoning administrator shall not submit the current application to the planning board. Once the applicant submits a revised application, it shall be subject to review in accordance with this section.
- (e) *Planning board review.* The applicant shall submit at least ten copies of the application to the zoning administrator for transmittal to the planning board and other appropriate agencies. The zoning administrator shall present any properly completed application to the planning board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and ready for submission to the planning board in accordance with subsection 58-271(c)(4) of this section. The planning board may, by majority vote, shorten or waive the 15-day time period provided in this section for receipt of a completed application. The planning board shall have 30 days from the date that the application is presented to it to review the application and to take action. If such period expires without action taken by the planning board, the application shall then be transferred to the town council without a planning board recommendation.
  - (1) A planning board member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.
  - (2) Upon making a recommendation, the planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and with any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the town council that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the town council.
- (f) *Action by town council.* Conditional zoning district decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional zoning district decisions shall take into account applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. Prior to making a decision on rezoning a piece of property to a conditional zoning district, the town council shall hold a public hearing. Notice of such public hearing shall be given as prescribed in subsection 58-270(g).
  - (1) A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application for a rezoning to a conditional district.

- (2) Once the public hearing has been held, the town council shall take action on the application. The town council shall have the authority to:
  - a. Approve the application as submitted;
  - b. Deny approval of the application;
  - c. Approve the application with modifications that are agreed to by the applicant; or
  - d. Submit the application to the planning board for further study. The application may be resubmitted to the planning board with any modifications that are agreed to by the applicant. The planning board shall have up to 30 days from the date of such submission to make a report to the town council. Once the planning board issues its report, or if no report is issued within that time period, the town council can take action on the application in accordance with this subsection.
- (3) In the town council's sole discretion, it may hold additional public hearings on an application at any time before it takes a final vote to approve or deny that application.
- (4) A town council member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial and readily identifiable financial impact on the member.
- (g) *Conditions to approval of application.* In approving an application for the reclassification of a piece of property to a conditional zoning district, the planning board may recommend, and the town council may request that reasonable and appropriate conditions be attached to approval of the application. Any such conditions may relate to the relationship of the proposed use to the surrounding property, to proposed support facilities (e.g., parking areas, pedestrian circulation systems), to screening and landscaping, to the timing of development, to street and right-of-way improvements, to water and sewer improvements, to provision of open space, or to any other matters that the planning board or town council may find appropriate or the applicant may propose. Such conditions to approval may include dedication of right-of-way or easements for streets and/or utilities to serve the development. The applicant shall have a reasonable opportunity to consider and respond to any such proposed conditions prior to final action by the town council.
- (h) *Review of plans and construction documents.*
  - (1) If the town council approves the application, the applicant's plans and construction documents will be subject to review in accordance with this section.
  - (2) Where the DRB exists when the applicant submits any plans for review under this section, the DRB will review the plans in accordance with the following procedures. If no DRB exists when the applicant submits a set of plans for review, the functions of the DRB will be performed by the town planning board.
    - a. *Review of building schematics, landscape plans and signs.*
      1. The applicant shall submit to the planning staff for review and comment detailed plans and schematic designs for all buildings on the site, landscaping on the site and signs on the site. The planning staff may provide such submitted plans to town consultants or to other third parties to assist the town's review. The applicant shall reimburse the town for all costs and expenses that the town incurs in reviewing plans under this section.
      2. The applicant need not submit plans for all buildings, landscaping and signs simultaneously, and may instead submit multiple sets of plans, each of which shall be separately and independently reviewed. Notwithstanding this provision, the DRB or the town council need not review plans submitted to it if, in its sole discretion, it determines that it cannot effectively review those plans without simultaneously reviewing plans for other buildings, landscaping and/or signs.

3. If the zoning administrator determines that a set of plans submitted by the applicant is complete and contains all information necessary to determine if those plans satisfy the standards specified in this subsection, the zoning administrator shall forward those plans to the DRB.
  4. The DRB shall have 60 days from the date a set of plans is submitted to it to recommend to the town council whether it should approve those plans. The DRB's recommendation will be based solely upon its determination of whether the plans and schematic designs satisfy the standards specified in this section and meet the requirements of the town's architectural design standards (see chapter 14, article V). If the DRB recommends that any plans not be approved, it shall state the reasons for that recommendation in writing and shall inform the applicant that it may withdraw those plans.
  5. A set of plans shall be submitted to the town council at its next regularly scheduled meeting that occurs at least 15 days after the DRB issues its recommendation on those plans. The applicant may withdraw any plans before they are submitted to the council, and the council will not review any plans that are withdrawn. If the DRB makes no recommendation to the council within 60 days after a set of plans are submitted to it, the plans shall be submitted to the town council for review without a DRB recommendation.
  6. The town will approve any plans submitted to it unless those plans either violate any requirements of this chapter, including any requirements applicable to the particular conditional zoning district at issue, violate any requirements, standards or conditions contained in the applicant's rezoning application, violate any requirements, standards, or conditions that are imposed under subsection (f) of this section, or will cause the development not to be in harmony with its surrounding area (collectively, the provisions of this subsection constitute the standards referenced in this section).
  7. After reviewing plans submitted to it, the town council shall have the authority to:
    - i. Approve the plans;
    - ii. Deny approval of the plans;
    - iii. Approve the plans with any modifications that are agreed to by the applicant; or
    - iv. Submit the plans to the DRB for further study. The plans may be resubmitted to the DRB with any modifications that are agreed to by the town council and the applicant. The DRB shall have 30 days from the date plans are resubmitted to it to make another recommendation to the town council on whether those plans should be approved. If the DRB makes no recommendation to the council within that time frame, the plans shall be resubmitted to the town council for its review.
  8. No building may be constructed unless plans for that building have been approved by the town council in accordance with the process described in this subsection. No landscaping may begin unless plans for that landscaping have been approved by the town council in accordance with the above process. No signs may be erected unless the plans for those signs have been approved by the town council in accordance with the process described in this subsection.
- b. *Review of other construction documents.*
1. Other than schematic designs and plans for buildings, landscaping and signs, all other plans, designs and other documents concerning any other construction or development activities will be reviewed in accordance with this subsection. Documents subject to review under this subsection will be referred to generically as construction documents. Construction documents include, by example only and without limitation, plans for all road improvements, stormwater detention,

preconstruction and postconstruction best management practices and grading, soil and erosion control.

2. The applicant shall submit all construction documents to the town's zoning administrator for review. The applicant shall reimburse the town for all costs and expenses the town incurs in reviewing construction documents. The zoning administrator will approve all construction documents unless they violate the standards of this section. No construction or development contemplated by any construction document may be begun unless and until the zoning administrator has approved that construction document in accordance with this subsection.

- c. *Post approval review.* After any and all plans and construction documents for an improvement have been approved, the town staff or other town representatives will periodically inspect that improvement during the construction process and may halt any construction or development that violates the standards. Following completion of the project, the applicant shall request a final inspection. If all improvements and all other development satisfies the standards, the town will issue a certificate of zoning compliance.

(i) *Changes to an approved conditional zoning district.*

- (1) Except as provided in this section, a request to change the site plan or the conditions governing an approved conditional zoning district shall be processed in accordance with this section as a new application to rezone property to a conditional zoning district.
- (2) The zoning administrator shall have the delegated authority to approve an administrative amendment to an approved conditional zoning district site plan or to the governing conditions without the requested change having to be approved as a new application in accordance with this section. Such administrative amendments shall include only those changes that do not significantly alter the site plan or its conditions and do not significantly impact abutting properties.
- (3) No administrative amendment may increase the amount of allowed nonresidential development by more than ten percent of the approved square footage or 1,000 square feet, whichever is less. No administrative amendment may increase the amount of residential development by more than ten percent of the approved square footage, if a maximum square footage for residential development was imposed, or may increase the maximum number of allowed dwelling units by more than five.
- (4) Any request for an administrative amendment shall be in writing, signed by the property owner, and it shall detail the requested change. The applicant must provide any additional information requested by the zoning administrator. Accompanying the written request must be the applicable fee for administrative review, if any, that is required by the current town fee schedule. Any decision by the zoning administrator to approve or deny a request for an administrative amendment must be in writing and must state the grounds for approval or denial. The zoning administrator shall always have the discretion to decline to exercise the authority delegated by this section because the zoning administrator is uncertain if the requested change would qualify as an administrative amendment or because the zoning administrator determines that a public hearing and town council consideration is appropriate under the circumstances. If the zoning administrator declines to exercise the authority delegated by this section, the applicant can only apply for a rezoning in accordance with this section.

(Ord. No. O-2006-20, § 12.2, 11-13-2006; Ord. No. O-2009-08, 7-13-2009; Ord. No. O-2010-09, 6-14-2010)

(j) *Statement of Readiness*

The petitioner shall submit a statement indicating readiness to proceed with the proposed development by filing with the town council no later than (10) days of the approval of the conditional zoning district, a statement signed by the owner or owners of the proposed development that the

actual construction shall begin within one year from the date the conditional zoning district was approved~~is granted~~, and that the construction shall be completed~~it will be prosecuted to completion~~ within 18 months from the approval~~granting~~ of the conditional zoning district. In the event the planning board and the town council find that the intent of this section has not been met or that construction has not begun and has not been completed within 18 months, the town may initiate proceedings~~may be instituted for the rezoning of the property area~~ in accordance with Article IX of this chapter. Notwithstanding the above, nothing shall~~it is not the intent of this section to prohibit a~~ reasonable extension of the 18-month limit by the town council.

**[NOTE:** the initial text was proposed by the Planning Board, and the track changes reflect the revisions from Anthony Fox].

**AN ORDINANCE TO AMEND SECTION 58-271  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2014-21**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT  
SECTION 58-271 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

Sec. 58-271. - Conditional zoning district amendment procedure.

*(a) Application.*

- (1) Petitioning for a conditional zoning district and can be initiated only by the owner of the property or by his authorized agent or the Town of Weddington. All applications must include a site plan, drawn to scale, and supporting text, all of which will, if approved, become a part of the amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in the state, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations and conditions that, in addition to all predetermined requirements of this chapter, will govern the development and use of the property. The applicant shall, at a minimum, include as part of the application each of the items listed below:
  - a. A boundary survey showing the total acreage, present zoning classifications, date, and north arrow.
  - b. The names, addresses and the tax parcel numbers of the owners of all adjoining properties.
  - c. All existing easements, reservations, and rights-of-way on the property to be rezoned.
  - d. Proposed principal uses. For residential uses this shall include the number of units and an outline of the areas where the structures will be located. For nonresidential uses, designation of the areas within the development where particular types of uses will occur, with reference made to the list of uses found in subsection 58-60(1).
  - e. Traffic impact analysis/study for the proposed service area, as determined by the town engineer, shall be required. In addition, traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets including typical parking space dimensions and locations (for all parking facilities along with typical street cross-sections).
  - f. Lot sizes for residential and nonresidential uses and proposed outparcels, as applicable.
  - g. Detailed information on the number, height, size and location of structures.
  - h. All proposed setbacks, buffers, screening and landscaping required by this chapter or otherwise proposed by the applicant.
  - i. All existing and proposed points of access to public streets from the development.
  - j. A detailed description of all proposed phasing of development for the project.

- k. Number, location, type and size of all signs proposed to be erected by the developer at entrances to the site. Additionally, a general description of other proposed signs including number, location, type and size of all commercial signs. Actual approval of signs shall be a part of the design review provided for in subsection (h)(8) of this section.
  - l. Exterior treatments of all principal structures including proposed materials and general architectural design.
  - m. Delineation of areas within the regulatory floodplain as shown on official flood hazard boundary maps for county.
  - n. Existing and proposed topography at five-foot contour intervals or less.
  - o. Scale and physical relationship of buildings relative to abutting properties. This may be accomplished by providing existing and proposed topographic elevation cross-sections of the site showing proposed structures relative to existing adjacent properties.
  - p. Lighting plan and proof of conformity to the article IV of chapter 14
- (2) Said site plan, including all additional information shown on it, shall constitute part of the application for rezoning to a conditional zoning district. The zoning administrator, on a case-by-case basis and at his sole discretion, may specify how many copies of the application the applicant must submit in order to have enough copies for review. No application shall be deemed complete unless accompanied by a fee in accordance with the most recently adopted fee schedule adopted by the town council. Furthermore, the applicant acknowledges that he/she will reimburse the town for all engineering and consulting services associated with the review of the conditional zoning request prior to any zoning permits being issued by the town for such project.
- (3) It is further acknowledged that the town reserves the right to approve a rezoning to a B-1(CD), B-2(CD) or MX conditional district simultaneously with the approval of a sketch plan for a major subdivision, providing that all applicable provisions of this section and article II, chapter 46 are followed. Furthermore, an application to rezone property to a conditional zoning district will also require the applicant to submit all construction plans for infrastructure improvements, individual buildings, and signs as provided in subsection (h)(8) of this section.
- (b) *Additional requirements.* When reviewing an application to rezone property to a conditional zoning district, the planning board and/or town council may request additional information in addition to that required in subsection (a) of this section, as they deem necessary.
- (c) *Public involvement meeting.* Once the requisite copies of the application have been submitted to the town and the requisite fees have been paid, a public involvement meeting (PIM) shall be scheduled and held. Such meetings shall occur prior to any recommendation by the planning staff and approval by the town council. The PIM is designed to provide an opportunity for community involvement in accordance with the following requirements:
- (1) The applicant shall provide an agenda, schedule, location and list of participants such as landscape architects, engineers, etc., to answer questions from citizens and service providers for the project in cooperation with the planning staff.
  - (2) The PIM shall be a minimum of four hours. Two hours shall be scheduled during normal business hours to allow service providers (such as the state department of transportation, utilities, or the state department of environment and natural resources) to participate as needed and to allow citizens to appear at a convenient time throughout the period. It is strongly recommended that this portion of the PIM take place at the proposed development site. In addition, a two-hour evening period shall be scheduled at the town hall or other nearby location agreed upon by the applicant and planning staff.

- (3) Notice of public involvement meetings shall, at a minimum, be given as follows:
- a. A public notice shall be sent by the town to a newspaper having general circulation in the town not less than ten days or more than 25 days prior to the date of the PIM.
  - b. A notice shall be sent by first class mail by the town to the owners of all properties that lie within 1,300 feet of the exterior boundaries of the proposed development. The applicant shall furnish the town with mailing labels that depict the names and addresses of all such owners. Such notice shall be mailed to said property owners not less than ten days prior to the date of the PIM. The notification shall contain information regarding the PIM time and location, as well as a general description of the proposal.
  - c. A PIM notification sign shall be posted by the town in a conspicuous place at the property not less than ten days prior to the PIM. The sign shall indicate the date, time and location of the PIM.
  - d. The applicant shall reimburse the town for all expenses incurred to provide the notifications required by this subsection.
- (4) Town staff will keep notes of citizen comments received during the PIM. In addition, all service provider comments shall be recorded by the town, including, but not limited to, all correspondence, reports and oral comments by service providers. After town review, this information will be available at the town hall and at subsequent meetings concerning the project. When practical, comments, ideas and suggestions presented during the PIM should be incorporated by the developer into the proposed development.
- (5) Following the PIM, the applicant shall have the opportunity to make changes to the application to take into account information and comments received. One or more revised copies of the application shall be submitted to the zoning administrator for review. No additional fee shall be required to be paid for making such changes provided the zoning administrator receives the revised application within 30 days following the PIM. If a revised application is not received during said 30-day period, or if the applicant otherwise notifies the zoning administrator in writing that no revised application will be submitted, the zoning administrator shall review the original application.
- (d) *Zoning administrator approval.* The zoning administrator shall have up to 30 days following any revision of the application (or up to 60 days following the PIM, if no revision is submitted) to make comments. If the administrator forwards no comments to the applicant by the end of said period, the application shall be submitted to the planning board for their review without any further comment. If the zoning administrator provides the applicant with comments on the application, the applicant shall have ten days after receiving the comments to inform the zoning administrator whether the application will be further revised. If the applicant informs the zoning administrator that the application will not be further revised, the zoning administrator shall submit the application to the planning board for their review at the next regularly scheduled meeting. If the applicant informs the zoning administrator that the application will be further revised, the zoning administrator shall not submit the current application to the planning board. Once the applicant submits a revised application, it shall be subject to review in accordance with this section.
- (e) *Planning board review.* The applicant shall submit at least ten copies of the application to the zoning administrator for transmittal to the planning board and other appropriate agencies. The zoning administrator shall present any properly completed application to the planning board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and ready for submission to the planning board in accordance with subsection 58-271(c)(4) of this section. The planning board may, by majority vote, shorten or waive the 15-day time period provided in this section for receipt of a completed application. The planning board shall have 30 days



from the date that the application is presented to it to review the application and to take action. If such period expires without action taken by the planning board, the application shall then be transferred to the town council without a planning board recommendation.

- (1) A planning board member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.
  - (2) Upon making a recommendation, the planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and with any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the town council that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the town council.
- (f) *Action by town council.* Conditional zoning district decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional zoning district decisions shall take into account applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances. Prior to making a decision on rezoning a piece of property to a conditional zoning district, the town council shall hold a public hearing. Notice of such public hearing shall be given as prescribed in subsection 58-270(g).
- (1) A statement analyzing the reasonableness of the proposed rezoning shall be prepared for each application for a rezoning to a conditional district.
  - (2) Once the public hearing has been held, the town council shall take action on the application. The town council shall have the authority to:
    - a. Approve the application as submitted;
    - b. Deny approval of the application;
    - c. Approve the application with modifications that are agreed to by the applicant; or
    - d. Submit the application to the planning board for further study. The application may be resubmitted to the planning board with any modifications that are agreed to by the applicant. The planning board shall have up to 30 days from the date of such submission to make a report to the town council. Once the planning board issues its report, or if no report is issued within that time period, the town council can take action on the application in accordance with this subsection.
  - (3) In the town council's sole discretion, it may hold additional public hearings on an application at any time before it takes a final vote to approve or deny that application.
  - (4) A town council member shall not vote on any conditional zoning amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial and readily identifiable financial impact on the member.
- (g) *Conditions to approval of application.* In approving an application for the reclassification of a piece of property to a conditional zoning district, the planning board may recommend, and the town council may request that reasonable and appropriate conditions be attached to approval of the application. Any such conditions may relate to the relationship of the proposed use to the surrounding property, to proposed support facilities (e.g., parking areas, pedestrian circulation systems), to screening and landscaping, to the timing of development, to street and right-of-way improvements, to water and sewer improvements, to provision of open space, or to any other matters

that the planning board or town council may find appropriate or the applicant may propose. Such conditions to approval may include dedication of right-of-way or easements for streets and/or utilities to serve the development. The applicant shall have a reasonable opportunity to consider and respond to any such proposed conditions prior to final action by the town council.

(h) *Review of plans and construction documents.*

- (1) If the town council approves the application, the applicant's plans and construction documents will be subject to review in accordance with this section.
- (2) Where the DRB exists when the applicant submits any plans for review under this section, the DRB will review the plans in accordance with the following procedures. If no DRB exists when the applicant submits a set of plans for review, the functions of the DRB will be performed by the town planning board.

a. *Review of building schematics, landscape plans and signs.*

1. The applicant shall submit to the planning staff for review and comment detailed plans and schematic designs for all buildings on the site, landscaping on the site and signs on the site. The planning staff may provide such submitted plans to town consultants or to other third parties to assist the town's review. The applicant shall reimburse the town for all costs and expenses that the town incurs in reviewing plans under this section.
2. The applicant need not submit plans for all buildings, landscaping and signs simultaneously, and may instead submit multiple sets of plans, each of which shall be separately and independently reviewed. Notwithstanding this provision, the DRB or the town council need not review plans submitted to it if, in its sole discretion, it determines that it cannot effectively review those plans without simultaneously reviewing plans for other buildings, landscaping and/or signs.
3. If the zoning administrator determines that a set of plans submitted by the applicant is complete and contains all information necessary to determine if those plans satisfy the standards specified in this subsection, the zoning administrator shall forward those plans to the DRB.
4. The DRB shall have 60 days from the date a set of plans is submitted to it to recommend to the town council whether it should approve those plans. The DRB's recommendation will be based solely upon its determination of whether the plans and schematic designs satisfy the standards specified in this section and meet the requirements of the town's architectural design standards (see chapter 14, article V). If the DRB recommends that any plans not be approved, it shall state the reasons for that recommendation in writing and shall inform the applicant that it may withdraw those plans.
5. A set of plans shall be submitted to the town council at its next regularly scheduled meeting that occurs at least 15 days after the DRB issues its recommendation on those plans. The applicant may withdraw any plans before they are submitted to the council, and the council will not review any plans that are withdrawn. If the DRB makes no recommendation to the council within 60 days after a set of plans are submitted to it, the plans shall be submitted to the town council for review without a DRB recommendation.
6. The town will approve any plans submitted to it unless those plans either violate any requirements of this chapter, including any requirements applicable to the particular conditional zoning district at issue, violate any requirements, standards or conditions

contained in the applicant's rezoning application, violate any requirements, standards, or conditions that are imposed under subsection (f) of this section, or will cause the development not to be in harmony with its surrounding area (collectively, the provisions of this subsection constitute the standards referenced in this section).

7. After reviewing plans submitted to it, the town council shall have the authority to:
  - i. Approve the plans;
  - ii. Deny approval of the plans;
  - iii. Approve the plans with any modifications that are agreed to by the applicant; or
  - iv. Submit the plans to the DRB for further study. The plans may be resubmitted to the DRB with any modifications that are agreed to by the town council and the applicant. The DRB shall have 30 days from the date plans are resubmitted to it to make another recommendation to the town council on whether those plans should be approved. If the DRB makes no recommendation to the council within that time frame, the plans shall be resubmitted to the town council for its review.
8. No building may be constructed unless plans for that building have been approved by the town council in accordance with the process described in this subsection. No landscaping may begin unless plans for that landscaping have been approved by the town council in accordance with the above process. No signs may be erected unless the plans for those signs have been approved by the town council in accordance with the process described in this subsection.

b. *Review of other construction documents.*

1. Other than schematic designs and plans for buildings, landscaping and signs, all other plans, designs and other documents concerning any other construction or development activities will be reviewed in accordance with this subsection. Documents subject to review under this subsection will be referred to generically as construction documents. Construction documents include, by example only and without limitation, plans for all road improvements, stormwater detention, preconstruction and postconstruction best management practices and grading, soil and erosion control.
2. The applicant shall submit all construction documents to the town's zoning administrator for review. The applicant shall reimburse the town for all costs and expenses the town incurs in reviewing construction documents. The zoning administrator will approve all construction documents unless they violate the standards of this section. No construction or development contemplated by any construction document may be begun unless and until the zoning administrator has approved that construction document in accordance with this subsection.

- c. *Post approval review.* After any and all plans and construction documents for an improvement have been approved, the town staff or other town representatives will periodically inspect that improvement during the construction process and may halt any construction or development that violates the standards. Following completion of the project, the applicant shall request a final inspection. If all improvements and all other development satisfies the standards, the town will issue a certificate of zoning compliance.

(i) *Changes to an approved conditional zoning district.*

- (1) Except as provided in this section, a request to change the site plan or the conditions governing an approved conditional zoning district shall be processed in accordance with this section as a new application to rezone property to a conditional zoning district.

- (2) The zoning administrator shall have the delegated authority to approve an administrative amendment to an approved conditional zoning district site plan or to the governing conditions without the requested change having to be approved as a new application in accordance with this section. Such administrative amendments shall include only those changes that do not significantly alter the site plan or its conditions and do not significantly impact abutting properties.
- (3) No administrative amendment may increase the amount of allowed nonresidential development by more than ten percent of the approved square footage or 1,000 square feet, whichever is less. No administrative amendment may increase the amount of residential development by more than ten percent of the approved square footage, if a maximum square footage for residential development was imposed, or may increase the maximum number of allowed dwelling units by more than five.
- (4) Any request for an administrative amendment shall be in writing, signed by the property owner, and it shall detail the requested change. The applicant must provide any additional information requested by the zoning administrator. Accompanying the written request must be the applicable fee for administrative review, if any, that is required by the current town fee schedule. Any decision by the zoning administrator to approve or deny a request for an administrative amendment must be in writing and must state the grounds for approval or denial. The zoning administrator shall always have the discretion to decline to exercise the authority delegated by this section because the zoning administrator is uncertain if the requested change would qualify as an administrative amendment or because the zoning administrator determines that a public hearing and town council consideration is appropriate under the circumstances. If the zoning administrator declines to exercise the authority delegated by this section, the applicant can only apply for a rezoning in accordance with this section.

**(j) Statement of Readiness**

**The petitioner shall submit a statement indicating readiness to proceed with the proposed development by filing with the town council no later than (10) days of the approval of the conditional zoning district, a statement signed by the owner or owners of the proposed development that the actual construction shall begin within one year from the date the conditional zoning district was approved, and that the construction shall be completed within 18 months from the approval of the conditional zoning district. In the event the planning board and the town council find that the intent of this section has not been met or that construction has not begun and has not been completed within 18 months, the town may initiate the rezoning of the property in accordance with Article IX of this chapter. Notwithstanding the above, nothing shall prohibit a reasonable extension of the 18-month limit by the town council.**

Adopted this 8<sup>th</sup> day of December, 2014.

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Bill Deter, Mayor

Attest:

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Amy S. McCollum, Town Clerk

#### **Sec. 46-43. Major subdivision preliminary plat submission and review.**

- (a) *Applicability.* These requirements shall pertain to major conventional subdivisions only. The submission procedure and content requirements for preliminary plats for conservation subdivisions is outlined in section 46-44
- (b) *Submission procedure.*
  - (1) Following receipt of recommendations by the subdivision administrator, the subdivider shall submit a preliminary plat which shall first be submitted to the subdivision administrator. The number of lots on the preliminary plat may not exceed by five percent the number of lots on the sketch plan. Should they exceed five percent, a new sketch plan shall be filed with the subdivision administrator.
  - (2) At least 14 copies of the preliminary plat shall be submitted to the subdivision administrator. The subdivider shall also submit a fee in accordance with a fee schedule adopted by the town council. No application shall be complete or processed by the subdivision administrator unless accompanied by said fee. In addition, the town shall be reimbursed by the subdivider for all costs associated with the town's engineering and/or consulting services with respect to review of the preliminary plat prior to preliminary plat approval. One copy of the preliminary plat shall be on reproducible mylar material.
  - (3) The preliminary plat shall be of a size suitable for recording with the appropriate county register of deeds and shall be at a scale of not less than one inch equals 200 feet. The preliminary plat shall be prepared by a registered land surveyor currently licensed and registered by the state board for professional engineers and land surveyors. Maps may be placed on more than one sheet with appropriate match lines.
  - (4) Preliminary plats shall meet the specifications in section 46-46
  - (5) With subdivisions where individual septic tanks are the proposed method for wastewater treatment, the preliminary plat shall be accompanied by a report of site suitability for individual wells and septic tanks and soil suitability for septic tank drainfields. The report shall contain all of the information required in section 46-42(d) with respect to soil suitability for septic tank drainfields including findings of any subsequent borings made. The report shall contain a written finding stating that each lot contains, separate from an adequate building site (meeting all setbacks required by the town), a septic tank drainfield, drainfield repair area, and well site all meeting state regulations. **The septic tank drainfield and drainfield repair area must be located either on the same lot as the principal residence for which it is designed, or on a lot designated as a non-buildable septic lot, or in common open space, or within conservation land. Where a non-buildable lot is used, the lot shall contain at least one vacant septic tank field in the result of a septic tank failure. The septic lot will be clearly noted as non-buildable until all septic drainfields and drainfield repair areas are no longer in use, such as when the homes have connected to a public water sewer system.** The report shall contain a map of the subdivision showing the following:
    - a. All streets and property lines;
    - b. Proposed building area for each lot;
    - c. Septic tank drainfield;
    - d. Site and drainfield repair area for each lot; and
    - e. Proposed well site for each lot.
  - (6) The report shall be prepared by a qualified soil scientist and the qualifications of the soil scientist shall be documented in the report. The report shall include the description of soils in accordance with N.C. Admin Code, title 10, chapter 10, subchapter 10A, and the U. S. Department of Agriculture Handbook Number 18, Soil Survey Manual.

- (7) The report shall include a description of soil color, using the Munsell Soil Color Charts, published by Munsell Color, Macbeth Division of Kollmorgen Corporation.
- (8) The report shall draw conclusions as to the suitability of septic systems as derived from the testing, color and type of soil for each sample of soil taken.
- (9) Approval of the proposed lots for septic tanks by the county health department shall be acceptable in lieu of the soils test requirement.
- (10) The subdivision administrator shall review the preliminary plat to ensure it is complete and will notify the subdivider if it is incomplete in any respect. If the subdivision administrator notifies the subdivider that the preliminary plat is incomplete, the subdivider must complete the preliminary plat before any further review will occur.

**AN ORDINANCE TO AMEND SECTION 46-43  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2014-22**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT  
SECTION 46-43 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

Sec. 46-43. Major subdivision preliminary plat submission and review.

- (a) *Applicability.* These requirements shall pertain to major conventional subdivisions only. The submission procedure and content requirements for preliminary plats for conservation subdivisions is outlined in section 46-44
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all meeting state regulations. **The septic tank drainfield and drainfield repair area must be located either on the same lot as the principal residence for which it is designed, or on a lot designated as a non-buildable septic lot, or in common open space, or within conservation land. Where a non-buildable lot is used, the lot shall contain at least one vacant septic tank field in the result of a septic tank failure. The septic lot will be clearly noted as non-buildable until all septic drainfields and drainfield repair areas are no longer in use, such as when the homes have connected to a public water sewer system.** The report shall contain a map of the subdivision showing the following:

- a. All streets and property lines;
  - b. Proposed building area for each lot;
  - c. Septic tank drainfield;
  - d. Site and drainfield repair area for each lot; and
  - e. Proposed well site for each lot.
- (6) The report shall be prepared by a qualified soil scientist and the qualifications of the soil scientist shall be documented in the report. The report shall include the description of soils in accordance with N.C. Admin Code, title 10, chapter 10, subchapter 10A, and the U. S. Department of Agriculture Handbook Number 18, Soil Survey Manual.
  - (7) The report shall include a description of soil color, using the Munsell Soil Color Charts, published by Munsell Color, Macbeth Division of Kollmorgen Corporation.
  - (8) The report shall draw conclusions as to the suitability of septic systems as derived from the testing, color and type of soil for each sample of soil taken.
  - (9) Approval of the proposed lots for septic tanks by the county health department shall be acceptable in lieu of the soils test requirement.
  - (10) The subdivision administrator shall review the preliminary plat to ensure it is complete and will notify the subdivider if it is incomplete in any respect. If the subdivision administrator notifies the subdivider that the preliminary plat is incomplete, the subdivider must complete the preliminary plat before any further review will occur.

Adopted this 8<sup>th</sup> day of December, 2014.

---

Bill Deter, Mayor

Attest:

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Amy S. McCollum, Town Clerk



## LOCATED IN

## Sheet Index:

**Proposed Road Names & Lengths:**

**Note:** Measurements taken from centerline of the street beginning at the intersecting street centerline to the next intersecting street centerline OR the center point of a cul-de-sac.

**Approximate Provided Conservation Land Area Type:**

Note: Conservation Areas & Common Open Space Areas to be maintained by the community Home Owner's Association.

### Street Centerline and Curve Tables:

Note: See Sheets 3-4 for street centerlines

STREET CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	325.00'	581.15'	404.61'	506.78'	S 19°14'24" E	102°27'16"
C2	200.00'	134.47'	69.88'	131.95'	S 51°12'41" E	38°31'23"
C3	500.00'	27.43'	13.72'	27.43'	S 33°31'17" E	3°08'36"
C4	500.00'	74.16'	37.15'	74.09'	S 30°50'36" E	8°29'53"
C5	150.00'	128.33'	38.39'	124.45'	N 64°53'31" W	49°01'03"
C6	250.00'	72.23'	36.37'	71.98'	N 32°06'23" W	16°33'14"
C7	150.00'	556.14'	515.83'	288.07'	S 54°15'13" E	212°25'42"
C8	150.00'	478.61'	610.21'	239.91'	S 31°56'59" E	182°46'59"

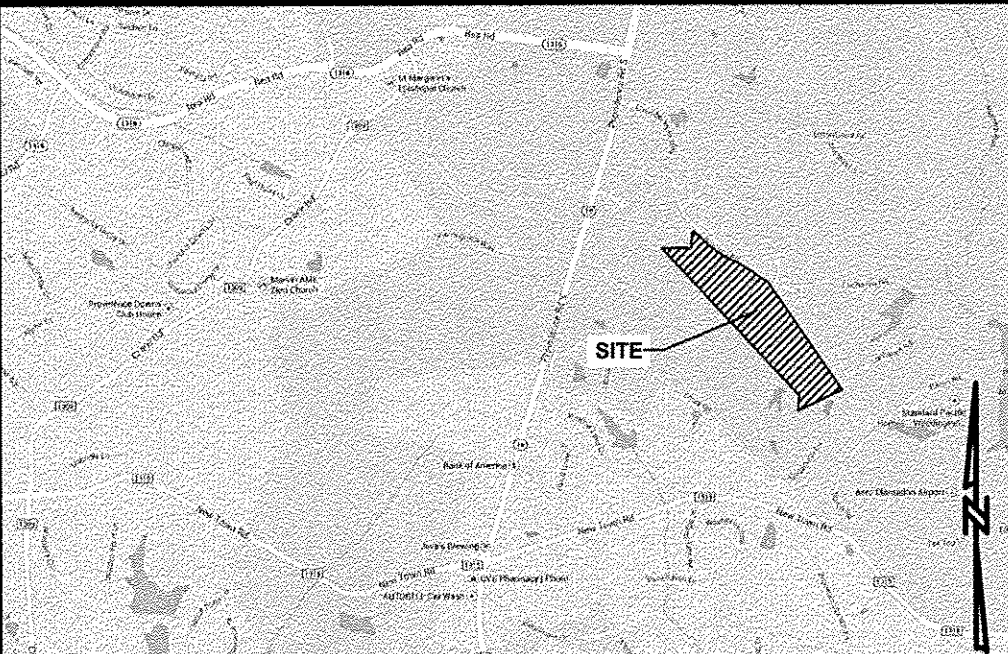
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GRAPHIC SCALE

( IN FEET )  
inch ~~is~~ 200 ft



**Know what's below.  
Call before you dig.**



VICINITY MAP

NTS

**Development Data:**

Tax Parcel ID: 06153025

Location: Town of Weddington,  
Sandy Ridge Township  
Union County, NC


Zoning: R-CD Conservation

Proposed Use: Single-Family Residential

**Site Areas:**


Total Parcel Area: 58.063 Acres

Prop. Area to be Dedicated to  
Lochaven Rd Right of Way: +/- 1.04 Acres

**Net Site Area: +/- 57.02 Acres** 

Prop. Area in Right of Way: +/- 4.82 Acres (8.5%)


Prop. Area in Lots: +/- 19.09 Acres (33.5%)

**Common Open Space:** +/- 3.58 Acres (6.3%) 

Pocket Park #1: +/- 0.91 Acres

Pocket Park #2: +/- 0.58 Acres

Easements: +/- 2.09 Acres

**Required Conservation Land:** +/- 28.51 Acres (50%) 

**Provided Conservation Land:** +/- 31.63 Acres (55.5%)

Area #1: +/- 5.65 Acres

Area #2: +/- 25.98 Acres

**Total Proposed Lots: 48 Lots (100'x145', Typical)**  
(Smallest Lot: 13,680.70 sq. 0.31 Acres)

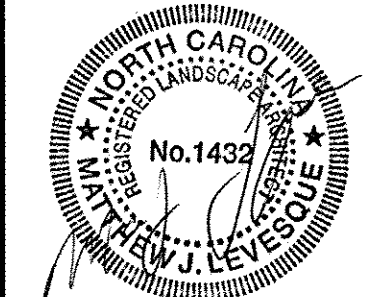
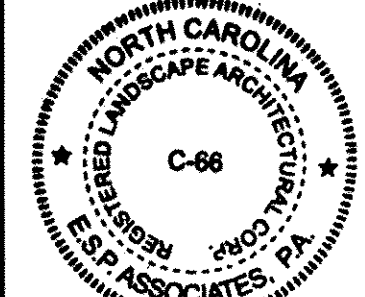
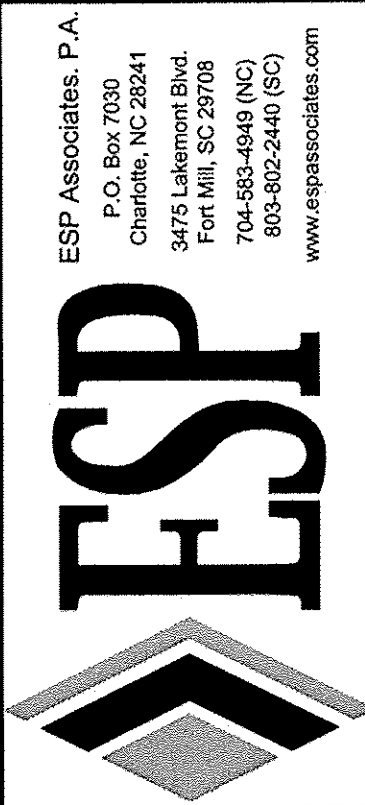
**Proposed Density: 0.84 DU/AC**

**R-CD Minimum Lot Standards:**

Minimum Lot Width:	80' at build to line
Minimum Lot Area:	12,000 sf
Minimum Street Frontage:	30'
Setbacks:	
Front Setback:	20'
Side Setback:	5'
Rear Setback:	30'
Side/Corner Setback:	15'
Minimum Building Separation:	30' between principle structures

## General Notes

1. See Sheets 1-2 for detailed lot dimensions.
2. See Sheets 3-8 for preliminary road grade and profile information.
3. See document titled "Preliminary Delineation of Conservation Lands: Sheet 2 of 2" for soil information.
4. Boundary information obtained from survey prepared by ESP Associates, P.A. titled "ALTA/ACSM Land Title Survey of Tax Parcel #06153035 Being 58.063 Acres Total" dated October 29, 2013. Topographic information obtained from survey prepared by ESP Associates, P.A. titled "Topographic Survey of Proposed Lochaven Road Subdivision Tax Parcel #06153035" dated March 28, 2014.
5. Wetland information obtained from survey by ESP Associates, P.A. titled "Topographic Survey of Proposed Lochaven Road Subdivision Tax Parcel #06153035" dated March 28, 2014.
6. There is no existing FEMA floodplain on site per FEMA panel data obtained from Union County GIS and cross referenced at <http://floodmaps.nc.gov>.
7. Utility & sidewalk easement dedicated to Union County Public Works located on lots to be offset from R.O.W.
8. All lots will be served by Union County public water and public sanitary sewer.
9. No principal building shall be constructed inside any designated easement as shown on this site plan (i.e. drainage easement, sanitary sewer, R.O.W., sight triangle, etc.).
10. Utilities shall be located exclusively within the road rights-of-way unless otherwise shown herein.
11. All proposed lots shall be accessed from the proposed roads.
12. All newly created roads are proposed for acceptance into the North Carolina Department of Transportation roadway system.
13. Signage & entry monuments to be located, designed, and permitted during construction document phase.
14. The proposed 100' landscape area is measured from the property line. This 100' landscape area, framed along parcel numbers: 06153111, 06153112, 06153113, 06153114, 06153115 and portion of 06153040, is to be replanted outside of utility easements where disturbed by grading. Remaining areas shall remain natural where feasible.
15. Fire hydrants to be located within a 10' x 10' easement that will be dedicated to Union County Public Works.
16. 35' x 35' @ 10' x 70' sight triangles to be located at each intersection (typ.).
17. Conservation Areas & Common Open Space Areas to be maintained by the community Home Owner's Association.
18. Street tree locations, spacing, species, and size shall conform to standards set forth by the Town of Weddington. Street trees locations to be determined during the construction document phase.
19. Landscape plan to be provided at construction document phase.
20. Grading is preliminary and subject to revision during the construction document process. Approximate location of retaining wall depicted on Preliminary Plan subject to change and shall be designed by others.
21. Proposed locations of water and sewer lines shown on Preliminary Plan are preliminary and have not been designed. Design and details of water and sewer systems shall be provided during construction document phase.
22. ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.
23. A copy of the driveway permit for access to Lochaven Road to be provided during construction document phase.
24. A copy of the Approved Road Way plan submitted to NCDOT will be provided during the construction document phase.



NO.	DATE	REVISION	BY
1	10/15/14	REVISED PER STAFF REVIEW COMMENT'S DATED 9/17/14.	MM
2	11/25/14	REVISED PER STAFF REVIEW COMMENT'S DATED 11/20/2014	MM

PRELIMINARY PLAT - OVERALL

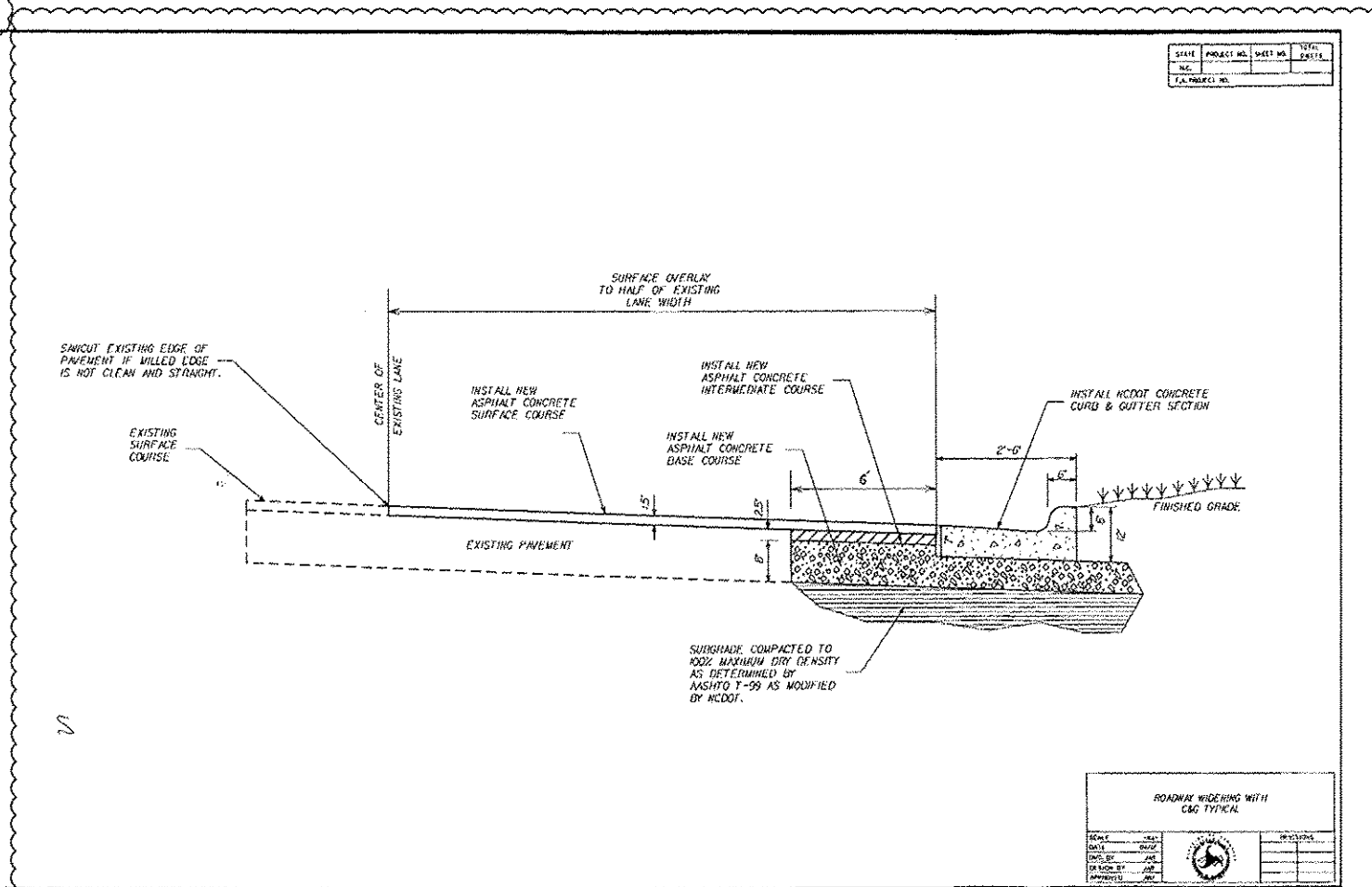
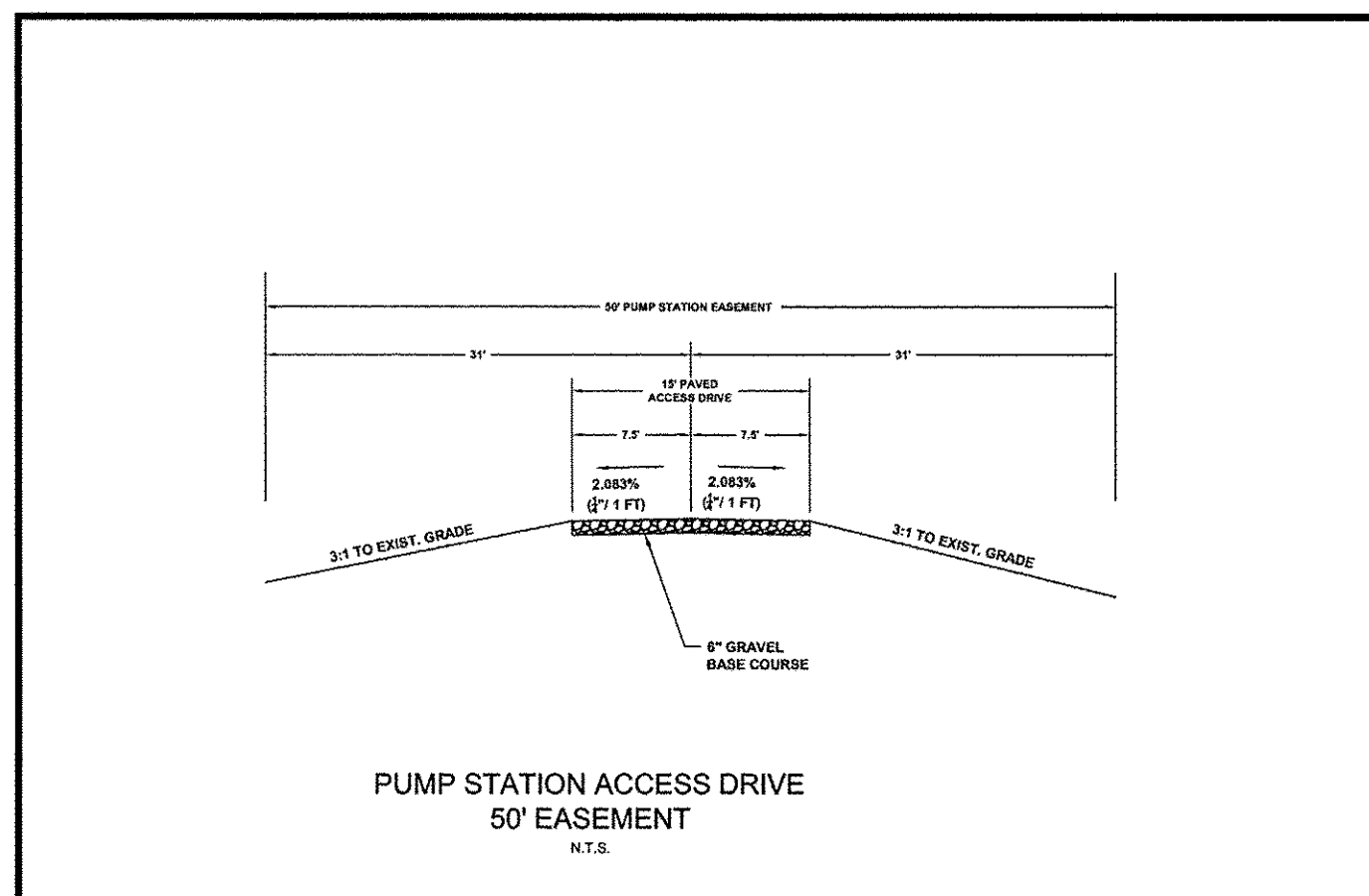
**WEDDINGTON PRESERVE**

PHILITE GROUP

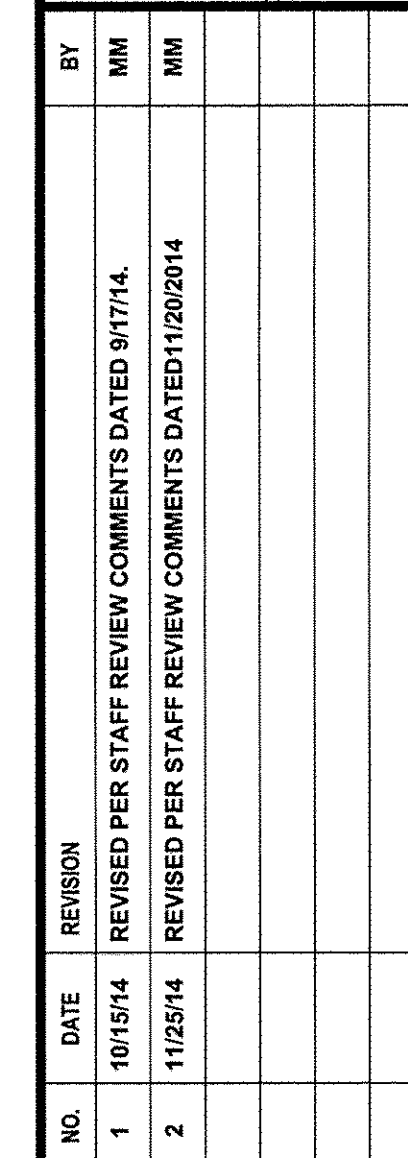
PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	AC
PROJECT NUMBER:	BS27.100
ORIGINAL DATE:	8/22/14
SHEET:	

## OVERALL





( IN FEET )  
1 inch = 100 ft.

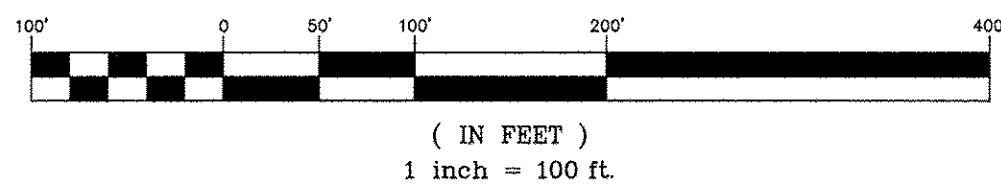


PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	AC
PROJECT NUMBER:	BS27.100
ORIGINAL DATE:	8/22/14
SHEET:	
1	





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NORTH ORIENTED TO  
NAD 83 / 2011

SEE MATCHLINE - SHEET 1

SEE MATCHLINE - SHEET 1

MISTY MEADOWS LLC  
(DB 1841 PG 680)  
TRACT 1  
CAB A FILE 58  
TAX ID# 06153028  
ZONED R-CD

RICHARD N. JOYNER & PHYLLIS M. JOYNER  
CO-TRUSTEES UNDER THE RICHARD AND PHYLLIS  
JOYNER LIVING TRUST  
(DB 1213 PG 114)  
TAX ID# 06156007A  
ZONED R-CD

VIRGINIA P. KOKENES  
(DB 2711 PG 780)  
TRACT 2  
CAB H FILE 961  
TAX ID# 061560080  
ZONED R-40

RONALD DOUGLAS HUNT & WIFE SARAH  
LOUISE HUNT  
(DB 1662 PG 659)  
TAX ID# 06156010  
ZONED R-40

RONALD DOUGLAS HUNT & WIFE SARAH  
LOUISE HUNT  
(DB 1662 PG 659)  
TAX ID# 06156010B  
ZONED R-40

KRISTAN MILLS & SHERRILL  
MCGREGG  
(DB 1246 PG 65)  
TAX ID# 06153112  
ZONED R-40

ROGH & INGA R. BORMEYER  
(DB 1118 PG 271)  
TAX ID# 06153115  
ZONED R-40

STEPHEN M. & MARY JANE  
JANSEN  
(DB 846 PG 738)  
TAX ID# 06153114  
ZONED R-40

DAVID A. BROWN CO. TRUSTEES  
(DB 606 PG 425)  
TAX ID# 06153115  
ZONED R-40

PAULA D. POOLE  
TAX ID# 06153040  
ZONED R-40

ROGER STROM  
TAX ID# 06153039  
ZONED R-40

J. RAYMOND &  
SYLVIA M. ANDERSON  
(DB 809 PG 387)  
TAX ID# 06153038  
ZONED R-40

E. GREGG & MARY LEE HAYES  
(DB 297 PG 46)  
TAX ID# 06153037  
ZONED R-40

FENG GAO  
(DB 1854 PG 818)  
TRACT 2  
CAB B FILE 104 B  
ZONED R-40

PROP. 50' STREAM  
BUFFER (TYP.)  
EXISTING STREAM (TYP.)

LANDSCAPE PLAN TO BE PROVIDED AT  
CONSTRUCTION DOCUMENT PHASE  
100' LANDSCAPE AREA  
MEASURED FROM PROPERTY LINE

△ DRAINAGE EASEMENT  
(TYP.)

△ DRAINAGE EASEMENT  
(TYP.)

PROP. 50' STREAM  
BUFFER (TYP.)  
EXISTING STREAM (TYP.)

PROP. FORCE  
MAIN PIPE  
PROP. PUMP STATION  
WITH 15' ACCESS DRIVE

PROP. SANITARY SEWER  
MANHOLE (TYP.)  
PROP. 11' UTILITY & SIDEWALK  
ESMT. (TYP. ALL CUL-DE-SACS)

PROP. STORM DRAIN  
PIPE (TYP.)

PROP. WATER  
LINE (TYP.)

PROP. 2' VALLEY CURB  
AND GUTTER (TYP.)

PROP. 8' UTILITY &  
SIDEWALK ESMT. (TYP.)

35' X 35' SIGHT TRIANGLE (TYP.)  
10' X 70' SIGHT TRIANGLE (TYP.)

PROP. 5' CONCRETE  
SIDEWALK (TYP.)

PROP. 7' PLANTING  
STRIP (TYP.)

BACK OF CURB  
30' RADIUS (TYP.)

10' X 10'  
HYDRANT  
ESMT. (TYP.)

HYDRANT (TYP.)

DICK A. ROBLEES  
(DB 5582 PG 518)  
TAX ID# 06153111  
ZONED R-40

DICK A. ROBLEES  
(DB 5582 PG 518)  
TAX ID# 06153111  
ZONED R-40

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NORTH CAROLINA  
REGISTERED LANDSCAPE ARCHITECT  
C-66  
ESP ASSOCIATES, P.A.

NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
No. 1432  
J. J. Z. S. M.

NO.	DATE	REVISION	BY
1	10/15/14	REVISED PER STAFF REVIEW COMMENTS DATED 9/17/14.	MM
2	11/25/14	REVISED PER STAFF REVIEW COMMENTS DATED 11/20/2014	MM

PRELIMINARY PLAT - 100 SCALE

WEDDINGTON PRESERVE

PULTE GROUP TOWN OF WEDDINGTON (SANDY RIDGE TWP), UNION COUNTY, NC

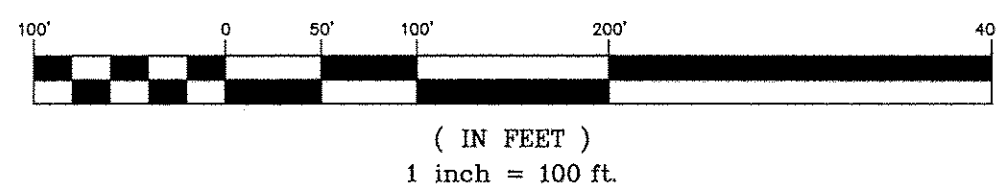
PROJECT INFORMATION

PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	AC
PROJECT NUMBER:	BS27.100
ORIGINAL DATE:	8/22/14
SHEET:	2





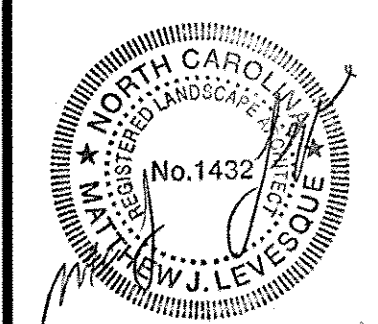
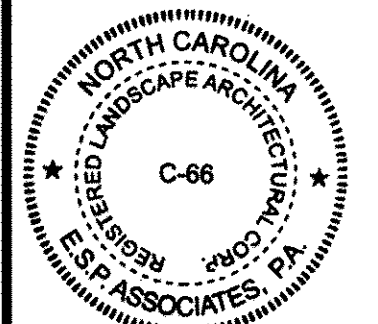
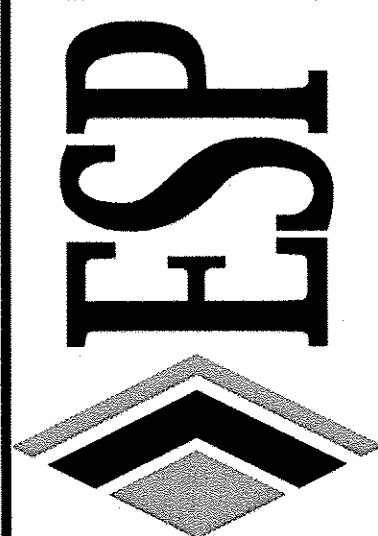
C:\Users\acornway\appdata\local\temp\Asp\Jalish\_429268527\Plan\Plan.dwg, 3, acornway



SEE MATCHLINE - SHEET 4

SEE MATCHLINE - SHEET 4

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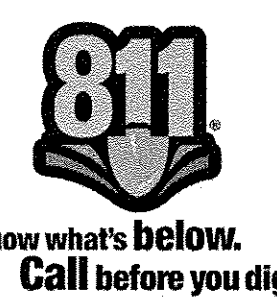


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2	11/25/14	REVISED PER STAFF REVIEW COMMENTS DATED 11/20/2014	MM

PRELIMINARY PLAT - GRADING PLAN	TOWN OF WEDDINGTON (SANDY RIDGE TWP), UNION COUNTY, NC
WEDDINGTON PRESERVE	PULTE GROUP

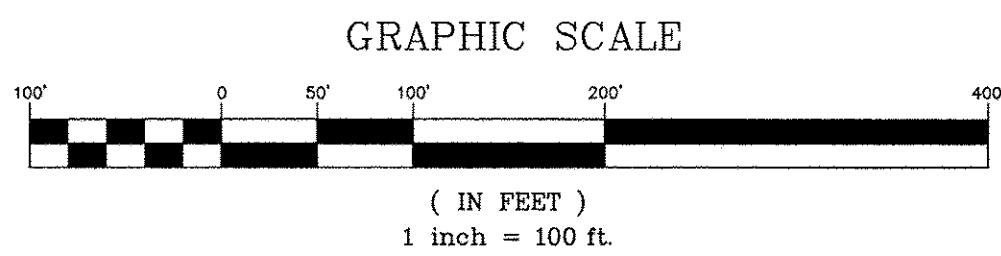
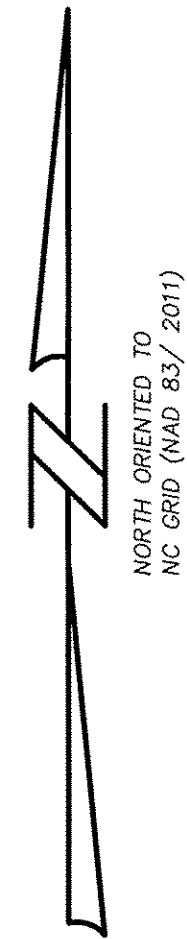
PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	AC
PROJECT NUMBER:	BS27.100
ORIGINAL DATE:	8/22/14
SHEET:	

3





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PRELIMINARY PLAT - GRADING PLAN

WEDDINGTON PRESERVE

PULTE GROUP TOWN OF WEDDINGTON (SANDY RIDGE TWP), UNION COUNTY, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	AC
PROJECT NUMBER:	BS27.100
ORIGINAL DATE:	8/22/14
SHEET:	

4



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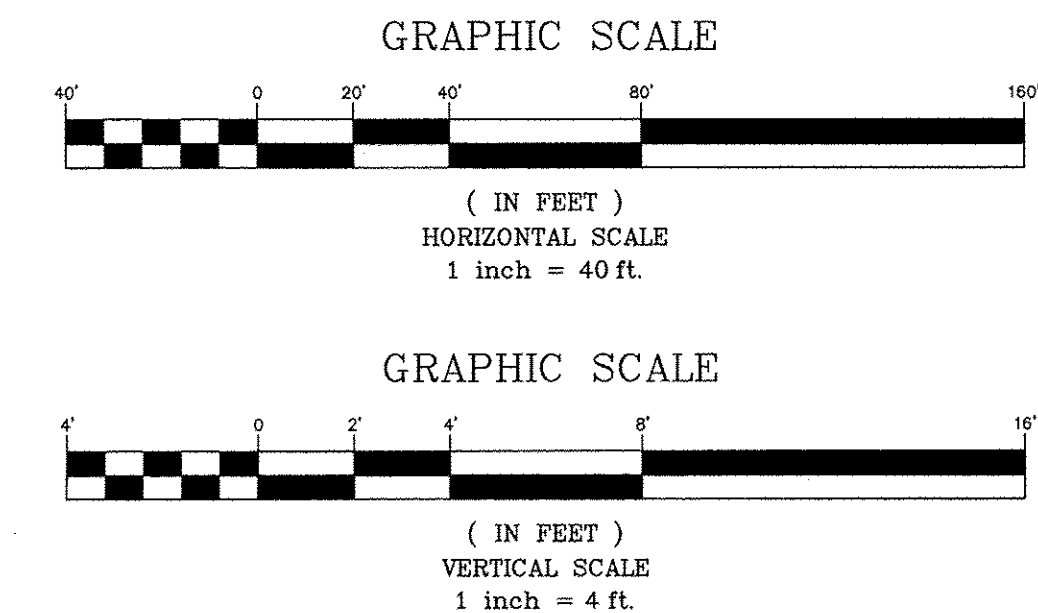
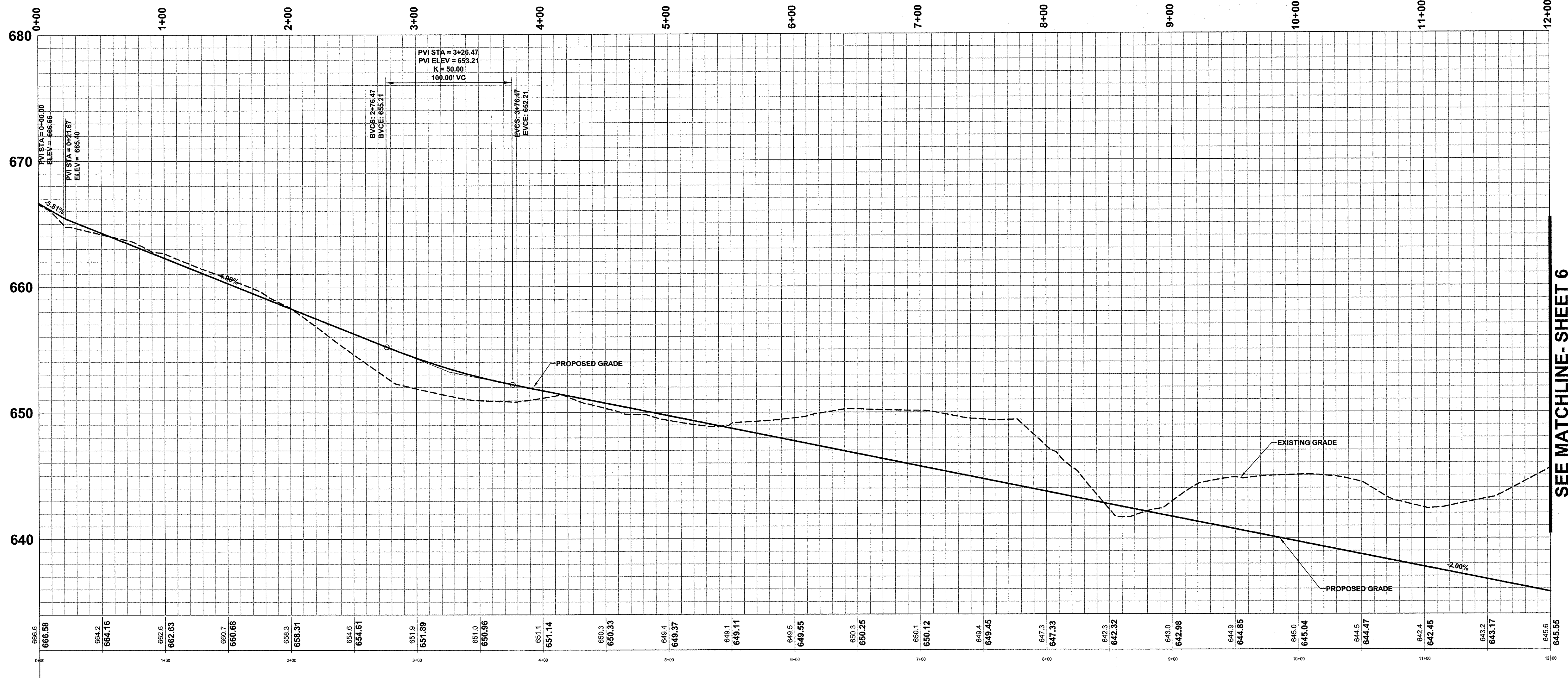
NORTH CAROLINA  
REGISTERED LANDSCAPE ARCHITECT  
No. 1432  
J. LEVINSKY

11-25-14

NO.	DATE	REVISION	BY
1	10/15/14	REVISED PER STAFF REVIEW COMMENTS DATED 9/17/14.	MM
2	11/25/14	REVISED PER STAFF REVIEW COMMENTS DATED 11/20/2014	MM



U:\2013 Projects\818521 - Weddington Preserve - Plat (P)\Submittal Working Drawings\Primary Plat 3rd Submittal\BS27 - ROAD PROFILES.dwg, 5, 1/2/2014



SEE MATCHLINE- SHEET 6

PROJECT INFORMATION			
PROJECT MANAGER:	ML		
DESIGNED BY:	MM		
DRAWN BY:	AC		
PROJECT NUMBER:	BS27.100		
ORIGINAL DATE:	8/22/14		
SHEET:	5		

PRELIMINARY PLAT - ROAD PROFILES	
WEDDINGTON PRESERVE	
PULTE GROUP	TOWN OF WEDDINGTON (SANDY RIDGE TWP), UNION COUNTY, NC

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NORTH CAROLINA  
REGISTERED LANDSCAPE ARCHITECT  
C-66  
ESP ASSOCIATES, P.A.

NORTH CAROLINA  
REGISTERED LANDSCAPE ARCHITECT  
No. 1439  
J. LEWIS  
11-25-14





PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	AC
PROJECT NUMBER:	BS27.100
ORIGINAL DATE:	8/22/14
SHEET:	

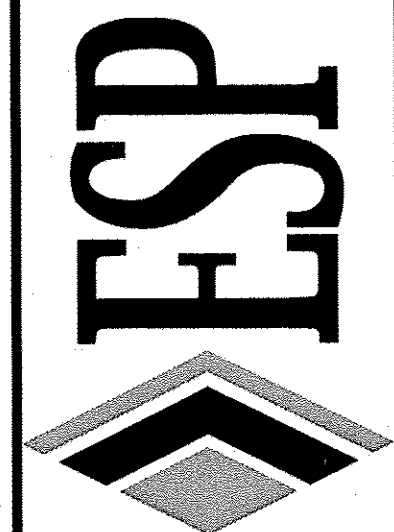
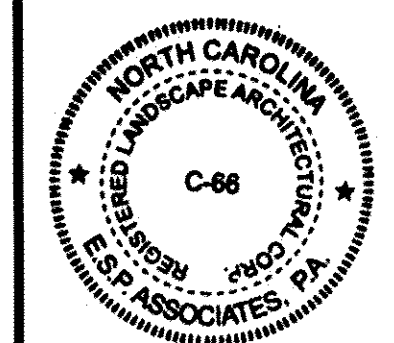
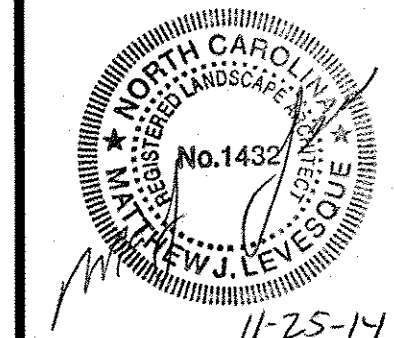
6

# PRELIMINARY PLAT - ROAD PROFILES

**WEDDINGTON PRESERVE**

**PULTE GROUP**  
**TOWN OF WEDDINGTON (SANDY RIDGE TWP), UNION COUNTY, NC**

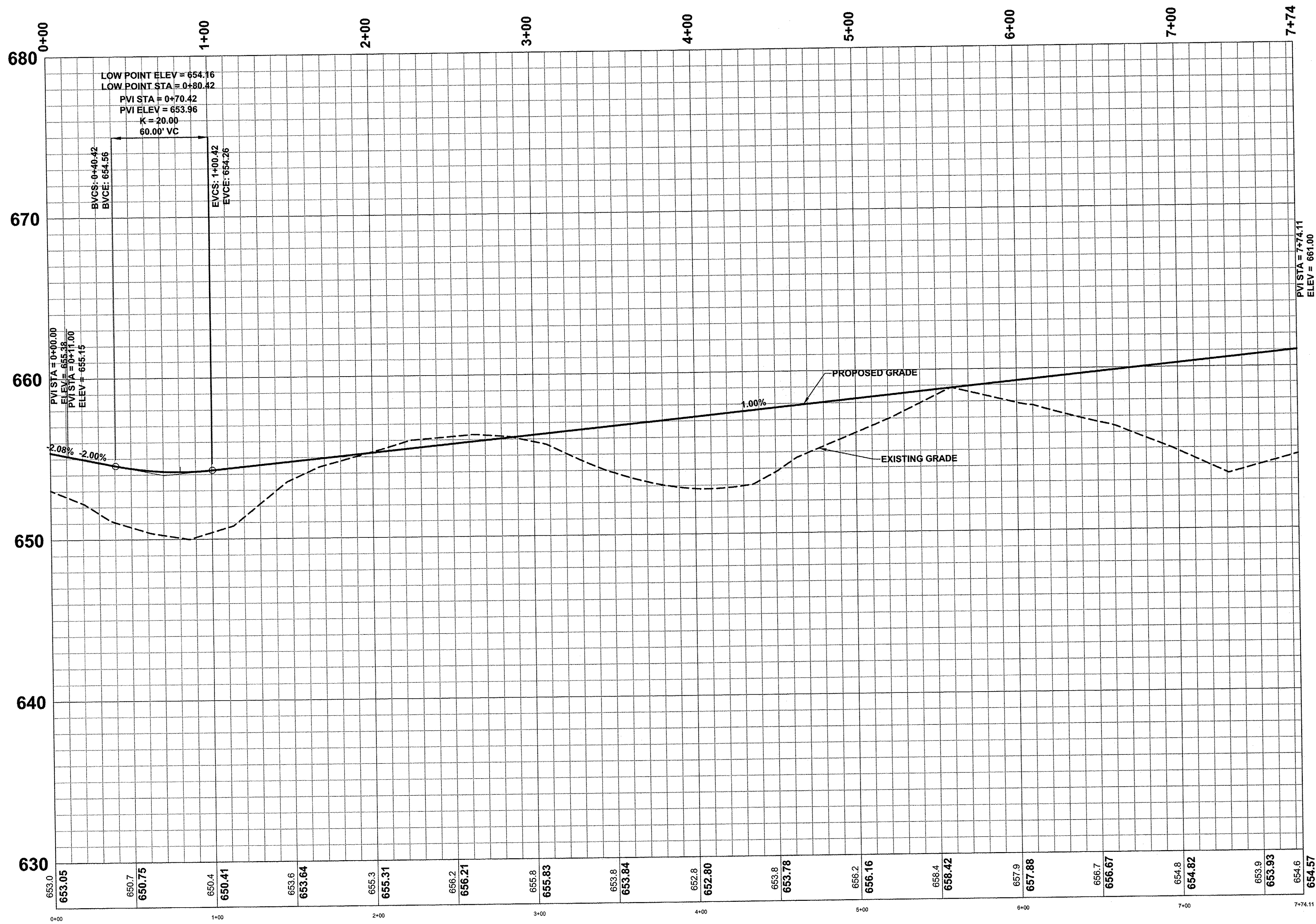
NO.	DATE	REVISION	BY
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2	11/23/14	REVISED PER STAFF REVIEW COMMENTS DATED 11/20/14.	MM



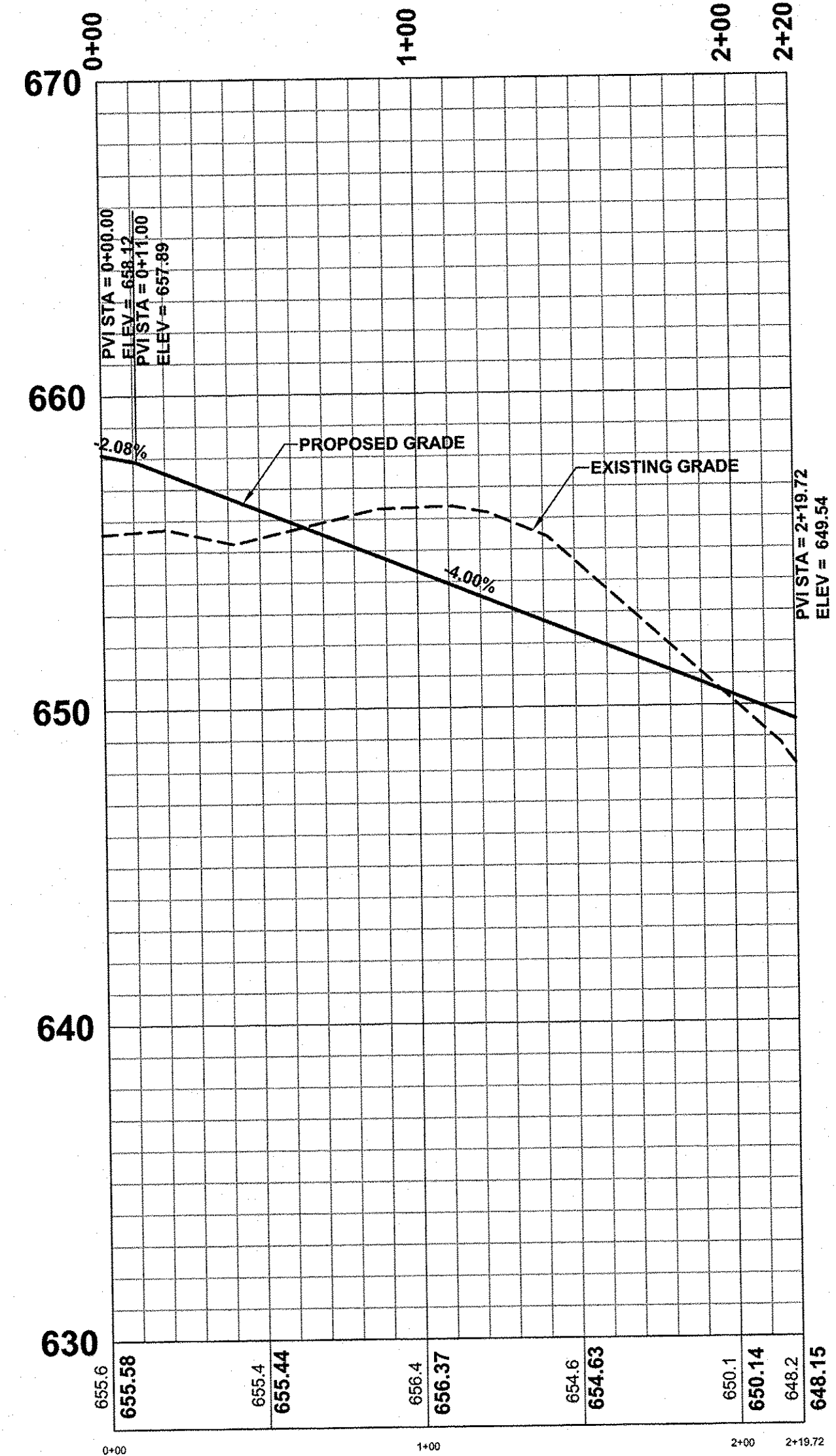
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704-583-4949 (NC)  
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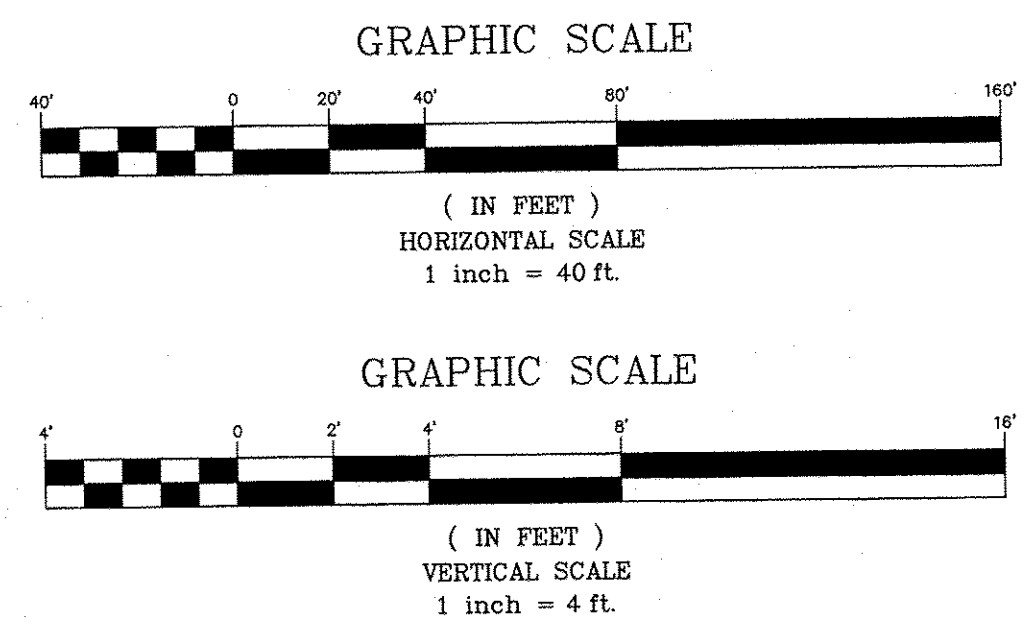
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CAMPBELL COURT- STA.0+00 TO STA. 7+74.11

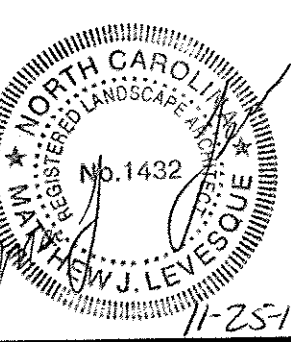


WATSON WAY- STA.0+00 TO STA. 2+19.72



Know what's below.  
Call before you dig.

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2	11/25/14	REVISED PER STAFF REVIEW COMMENTS DATED 11/20/14.	MM

PRELIMINARY PLAT - ROAD PROFILES

WEDDINGTON PRESERVE

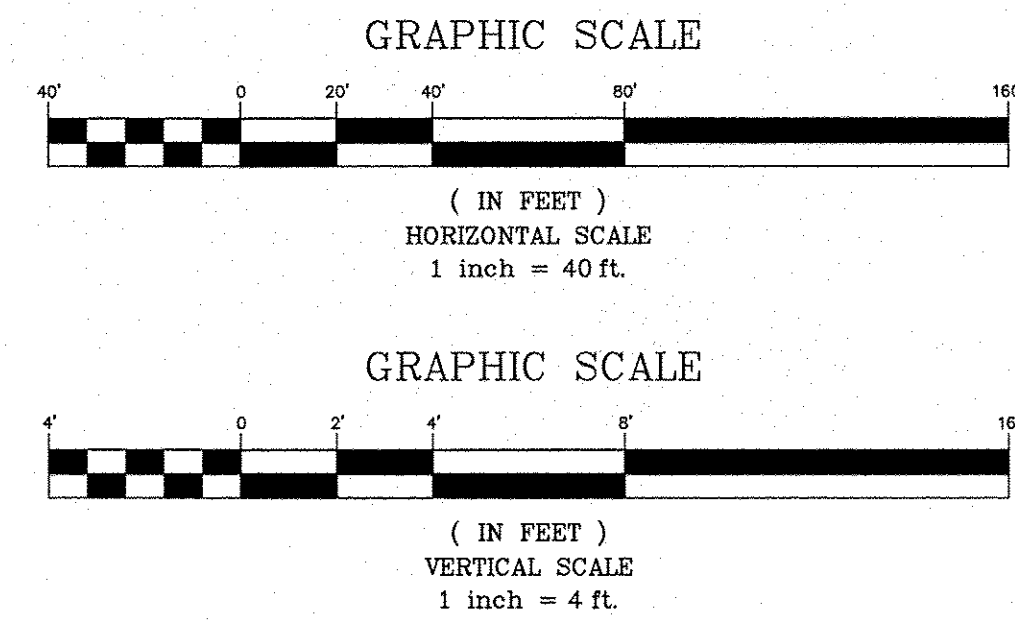
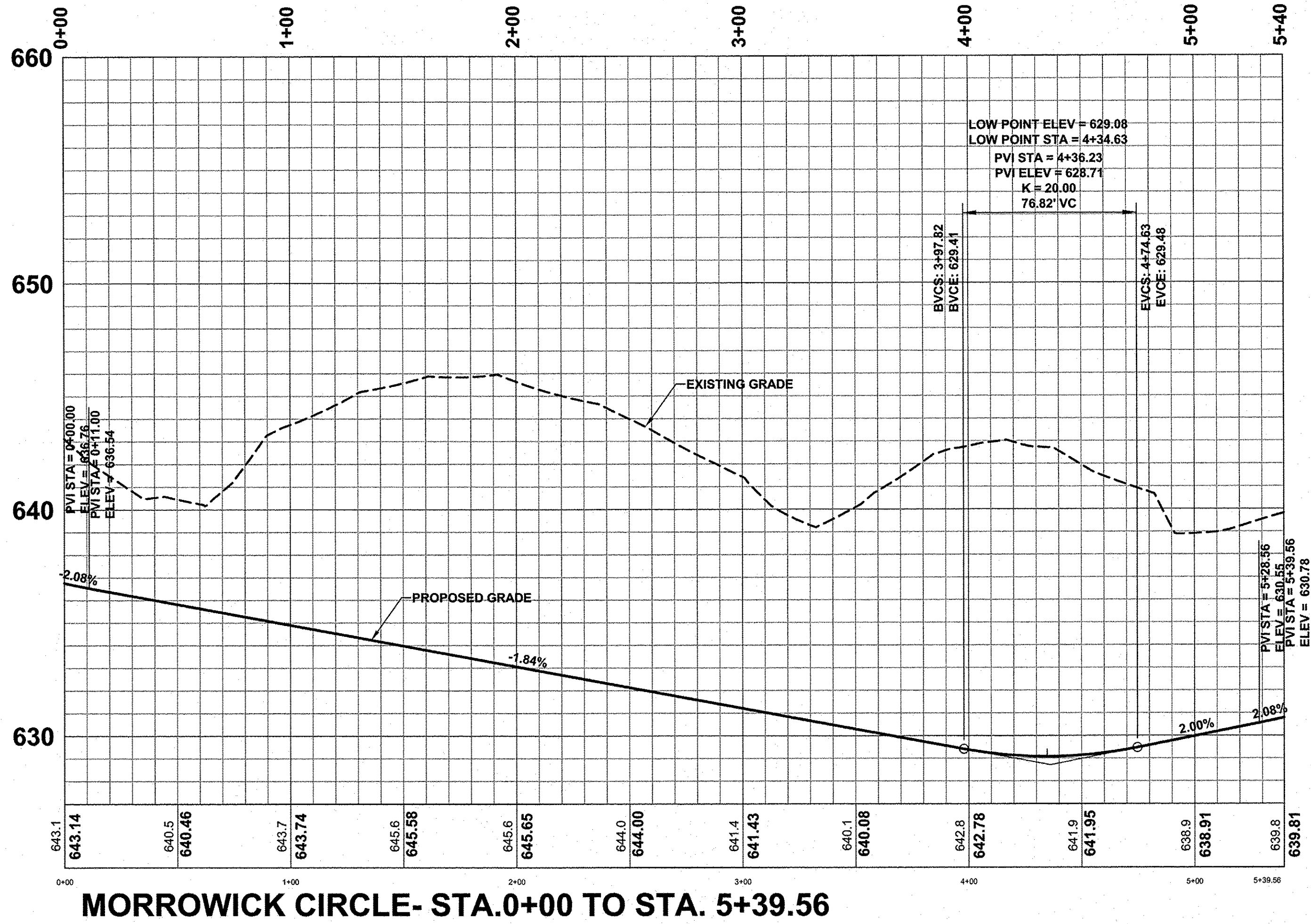
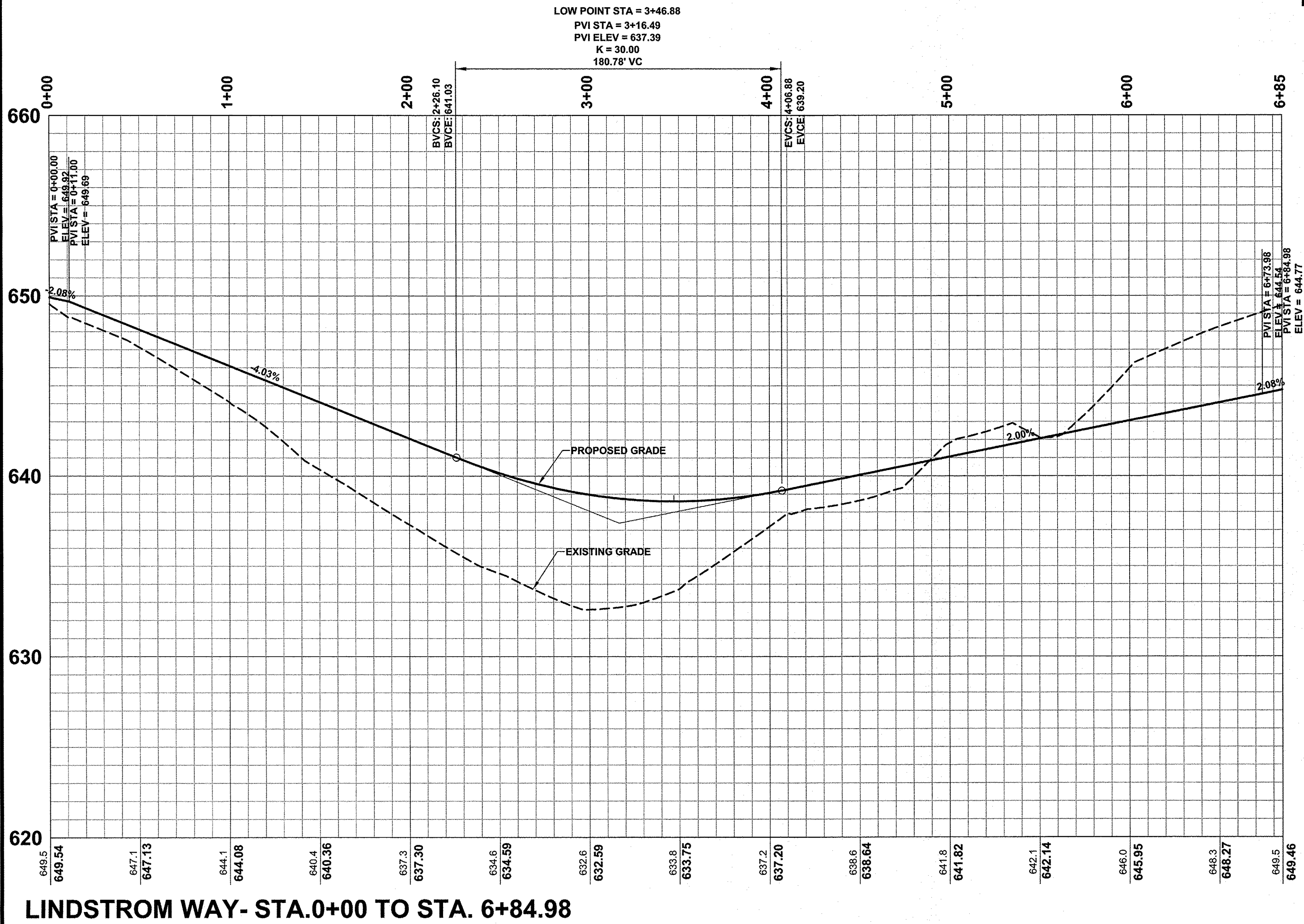
PULTE GROUP TOWN OF WEDDINGTON (SANDY RIDGE TWP), UNION COUNTY, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	AC
PROJECT NUMBER:	B327.100
ORIGINAL DATE:	8/22/14
SHEET:	

7



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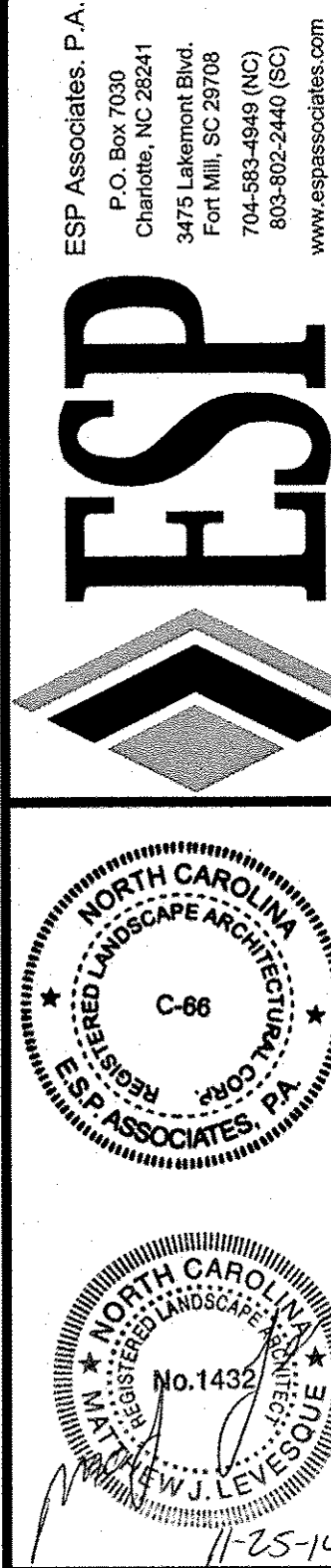
PRELIMINARY PLAT - ROAD PROFILES

WEDDINGTON PRESERVE

PULTE GROUP TOWN OF WEDDINGTON (SANDY RIDGE TWP), UNION COUNTY, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	AC
PROJECT NUMBER:	BS27-100
ORIGINAL DATE:	8/22/14
SHEET:	

8



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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor Deter; Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** December 8<sup>th</sup>, 2014

**SUBJECT:** Weddington Preserve RCD Preliminary Plat

---

Pulte Homes submits a subdivision Preliminary Plat application for a 48 lot Residential Conservation Subdivision on 58.06 acres located on Lochaven Road.

### **Application Information:**

Date of Application: August 22<sup>nd</sup>, 2014  
Applicant/Developer Name: Pulte Home Corporation  
Owner Name: Hopewell Farms Limited Partnership  
Parcel ID#: 06-153-025  
Property Location: Lochaven Road  
Existing Zoning: RCD  
Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)  
Existing Land Use: Residential Conservation  
Proposed Land Use: Residential Conservation  
Existing Use: Vacant Land  
Parcel Size: 58.06 acres

### **Project Information:**

Weddington Preserve Subdivision is a proposed 48 lot subdivision on 58.06 acres. The subdivision is located on and accessed by Lochaven Road and is being developed by Pulte Homes as an RCD conservation subdivision.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots and 10% open space. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site is 0.84 dwelling units per acre.

### **Conservation Land Summary:**

*Section 58-58 (4) of the Weddington Zoning Ordinance* requires that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR's.

- 31.63 acres (55.5%) of the 57.02 acres will remain conservation land.

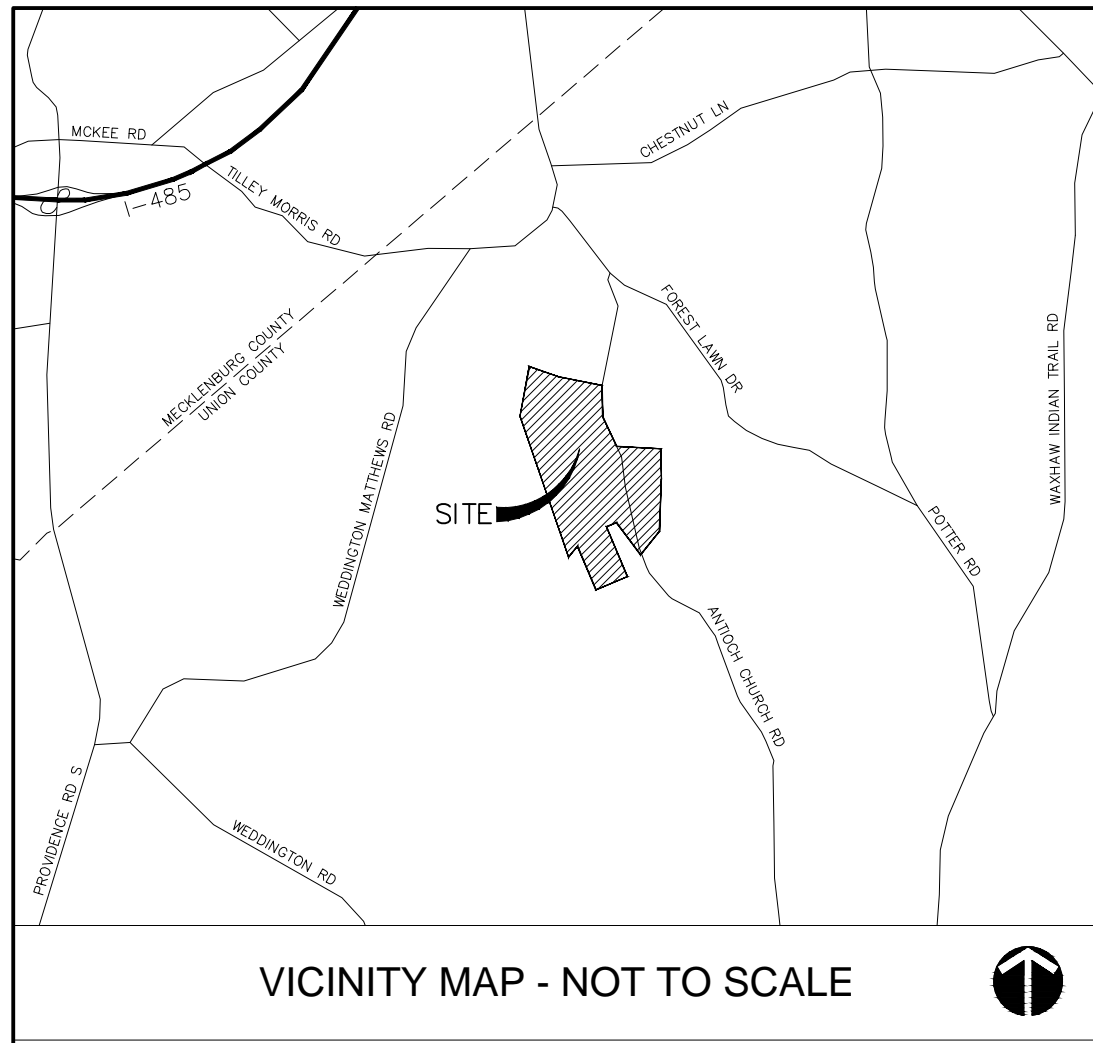
### **Additional Information:**

- Public Involvement Meetings (PIM) were held on Wednesday, November 20<sup>th</sup>, 2013 on-site and Wednesday, December 14<sup>th</sup>, 2013 at Town Hall. Property owners within 1,300 feet of the property were notified of the PIM's.
- Weddington Preserve is to be served by Union County Public Water and Sewer.
- In order to address concerns from nearby property owners, the applicant has provided a 100 foot buffer along Lochaven Road. The applicant will also dedicate 1.04 acres of right-of-way to NCDOT along Lochaven Road.
- The applicant has proposed a right turn lane into the property for the access point located on Lochaven Road.
- The Department of Transportation has required a left turn lane from Providence Road onto Lochaven Road.
- The applicant provided USI with pre and post calculations for stormwater runoff, and revised their stormwater management plan in response to USI's revisions. USI has concluded that the stormwater management plan is acceptable.
- When reviewing the preliminary plat on October 27<sup>th</sup>, the Planning Board found that Penwick Court contained only three driveway cuts. DOT will only take over culs-de-sacs when there are at least four driveway cuts. The revised plat shows Lindstrom Way as a circle connecting to Westlake Drive at two points to resolve the issue.

### **Recommended Conditions of Approval:**

1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
4. Declaration of Conservation Easement and Restrictions shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
5. Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
6. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;





VICINITY MAP - NOT TO SCALE

DEVELOPMENT SUMMARY

PID #: 06093007 & 06093008A  
COMBINED PARCEL SIZE: 234.4910 ACRES  
EXISTING ZONING: PID: 06093007 (232.5040 AC.)  
R-CD (WEDDINGTON)  
RESIDENTIAL CONSERVATION DISTRICT  
PID: 06093008A (1.9870 AC.)  
R-40 (WEDDINGTON)  
SINGLE-FAMILY DISTRICT

LAND OWNER: METROLINA PROPERTIES ET AL  
1341 E MOREHEAD ST  
CHARLOTTE, NC 28204

DEVELOPER: FALLS AT WEDDINGTON, LLC  
811 CORAL RIDGE DR  
CORAL SPRINGS, FL 33071

EXISTING USE: VACANT  
PROPOSED USE: CONSERVATION SUBDIVISION

SUPPLEMENTAL REGULATIONS:  
MINIMUM LOT SIZE: 12,000 SF  
MAXIMUM LOT SIZE: NONE  
MINIMUM LOT WIDTH: 80 FEET @ BUILDING LINE  
FRONT YARD SETBACK: 20 FEET  
SIDE YARD SETBACK: 5 FEET  
(30 FOOT AGGREGATE)  
REAR YARD SETBACK: 30 FEET  
BUILDING HEIGHT: 35 FEET MAXIMUM

MAXIMUM LOT YIELD:  
CONVENTIONAL SUBDIVISION: 185 LOTS  
PROPOSED LOTS: 185 LOTS

ACREAGE OF SMALLEST LOT: 12,600 SF/0.289 ACRES

PROPOSED ROADS

CROFTON GREENWAY (INCLUDES TRAFFIC CIRCLE)  
TURTLEBACK RIDGE  
LIBERTY GROVE ROAD  
EDEN HOLLOW LANE  
CASCADE FALLS TRAIL  
AMANDA DRIVE  
BATSON CREEK LANE  
RAINBOW FALLS LANE  
WALKER FALLS WAY  
PUBLIC ACCESS ROAD

586 LF  
3,453 LF  
330 LF  
3,061 LF  
587 LF  
3,036 LF  
2,037 LF  
348 LF  
222 LF  
300 LF

UTILITIES:

CONNECTIONS TO UNION COUNTY PUBLIC WATER AND SEWER TO BE PROVIDED.

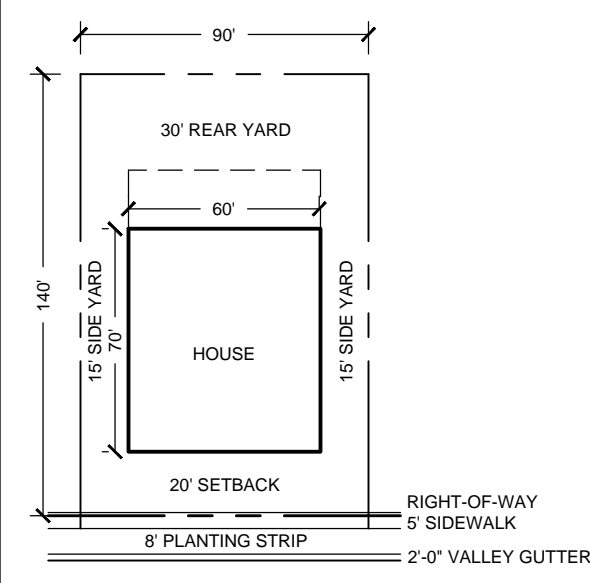
BUFFER WIDTH REQUIREMENTS:  
CONSERVATION DISTRICT = 100 FOOT BUFFER WIDTH  
9 TREES AND 20 SHRUBS PER 100 LINEAR FEET

THE EXISTING THOROUGHFARE BUFFER CONSISTS OF A HEAVILY VEGETATED MATURE FOREST, AND SHALL REMAIN UNDISTURBED TO SATISFY ALL VEGETATIVE REQUIREMENTS.

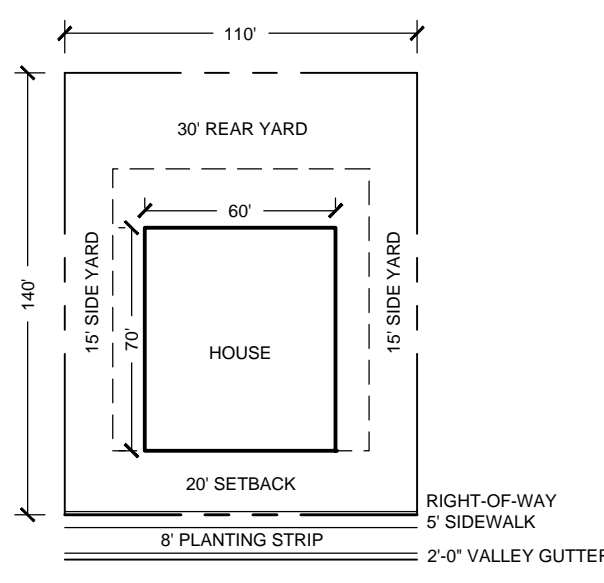
BUFFERING ALONG THOROUGHFARES:  
WHERE SIDE AND REAR LOT LINES ABUT ALONG A MAJOR OR MINOR THOROUGHFARE AS DESIGNATED ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION (MUMPO) THOROUGHFARE PLAN AS ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A NATURAL BUFFER BETWEEN THE LOT LINES PARALLELING THE THOROUGHFARE AND THE THOROUGHFARE ROAD RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC VIEW FROM THE THOROUGHFARE. THE BUFFER SHALL CONSIST OF A NATURAL PLANTING OR A BERM WITH NATURAL PLANTING. ANY WALLS, FENCES OR OTHER CONSTRUCTED DEVICES SHALL BE ALLOWED WITHIN THE BUFFER AREA, AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.

TYPICAL LOT PLAN

90' LOTS



110' LOTS



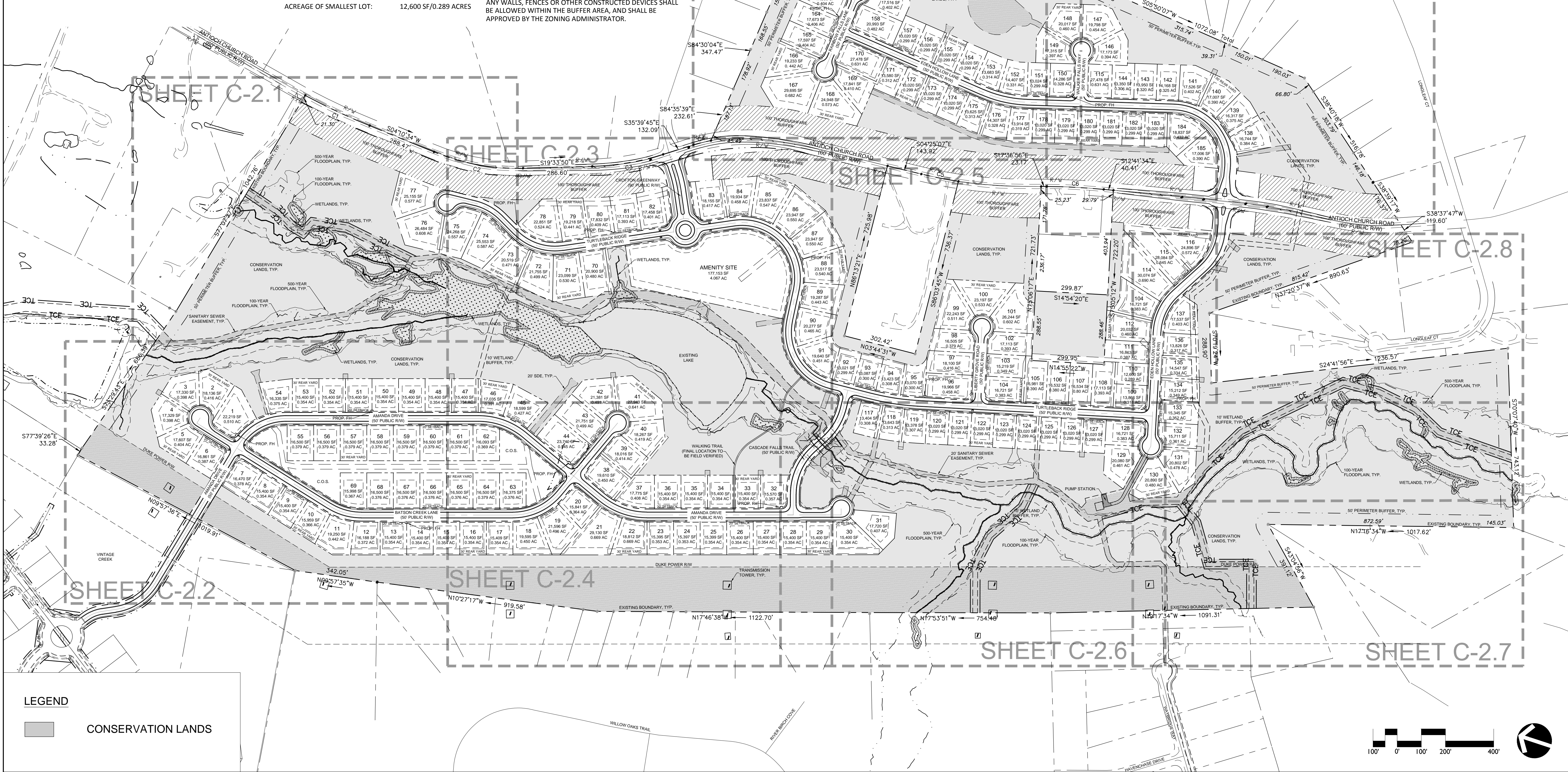
GENERAL NOTES:  
1. ALL DRAINAGE STRUCTURES AND PIPE SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS.  
2. IF REQUIRED BY THE TOWN, COMPACTION TESTS SHALL BE MADE BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE.  
3. PROOF ROLLING OF STREET SUBGRADE AND AGGREGATE BASE MATERIAL SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER'S ENGINEER USING AN OVER-LOADED (ON-SITE) TRIAXLE DUMP WITH 22-25 TONS OF STONE, THIRD AXLE LIFTED. IF RAIN OCCURS BEFORE PLACING STONE ON SUBGRADE THAT HAS BEEN PROOFROLLED, THE SUBGRADE AND STONE BASE MUST BE PROOFROLLED AGAIN. THE ENGINEER SHALL PROVIDE WRITTEN VERIFICATION TO THE TOWN THAT THE SUBGRADE AND AGGREGATE BASE MATERIAL MEET THE DENSITY REQUIREMENTS AS SPECIFIED. FAILURE TO PROVIDE ENGINEER'S VERIFICATION OF THE SUBGRADE AND STONE BASE COURSE COMPACTION COULD RESULT IN DELAY OF FINAL ACCEPTANCE OF THE DEVELOPMENT BY THE TOWN.  
4. THE FINAL LIFT OF ASPHALT PAVEMENT SHALL NOT BE PLACED UNTIL AFTER 80% 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 REACH 80% BUILD-OUT.  
5. FOR ROADS THAT ARE TO BE PRIVATELY MAINTAINED, A REPRESENTATIVE OF THE TOWN MUST BE PRESENT FOR ALL PROOFROLLING AND ASPHALT PAVING OPERATIONS.  
6. PRIOR TO FINAL ACCEPTANCE, THE DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTING ALL PROBLEMS ASSOCIATED WITH THE PROJECT, INCLUDING THOSE ITEMS NOT NECESSARILY COVERED BY THE PLANS, TO INSURE THE SATISFACTORY COMPLETION OF THE TOTAL PROJECT.  
7. STREET CONSTRUCTION MATERIALS AND CONSTRUCTION STANDARDS SHALL MEET N.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, AND ROADWAY STANDARD DRAWINGS AS REVISED JANUARY 2012 (AND AS SUBSEQUENTLY AMENDED), EXCEPT WHERE TOWN OF WEDDINGTON STANDARDS ARE MORE STRINGENT.

CONSERVATION LAND CALCULATIONS

ANTIOCH CHURCH ROAD WEST	SQUARE FEET	ACRES
SQUARE FEET	8,484,575	194.78
UNDISTURBED OPEN SPACE SF	3,626,866	83.26
UTILITY EASEMENTS SF	1,116,828	25.64
FIFTY PERCENT	558,414	12.82
REQUIRED CONSERVATION LANDS (50%)	4,242,288	97.39
CONSERVATION LANDS PROVIDED	4,743,694	108.90
PERCENTAGE	55.9%	55.9%

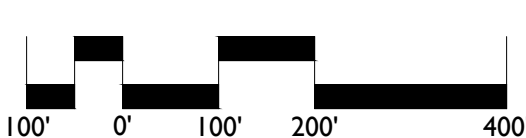
ANTIOCH CHURCH ROAD EAST	SQUARE FEET	ACRES
SQUARE FEET	1,960,788	45.01
UNDISTURBED OPEN SPACE SF	689,232	15.82
UTILITY EASEMENTS SF	69,048	1.59
FIFTY PERCENT	34,524	0.79
REQUIRED CONSERVATION LANDS (50%)	980,394	22.51
CONSERVATION LANDS PROVIDED	758,280	17.41
PERCENTAGE	38.7%	38.7%

COMBINED CALCULATIONS	SQUARE FEET	ACRES
REQUIRED CONSERVATION LANDS (50%)	5,222,682	119.90
CONSERVATION LANDS PROVIDED	5,501,974	126.31
PERCENTAGE	52.7%	52.7%



LEGEND

CONSERVATION LANDS



THE FALLS AT WEDDINGTON  
SINGLE FAMILY SUBDIVISION

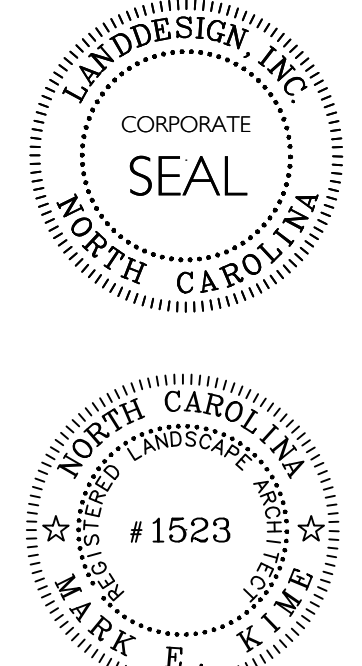
FALLS AT WEDDINGTON LLC, TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP, UNION COUNTY, NC

OVERALL SITE PLAN

REVISIONS:  
DATE: AUGUST 29, 2014  
DESIGNED BY: MEK  
DRAWN BY: PKK  
CHECKED BY: MEK  
SCALE: 1"=200'  
PROJECT #: 1014217

SHEET #:

C-2.0



LandDesign  
223 N Graham Street Charlotte, NC 28202  
V. 704.333.0325 F. 704.333.3746  
www.LandDesign.com  
NC Eng. Firm License: C-6658

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor Deter; Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** December 8<sup>th</sup>, 2014

**SUBJECT:** **The Falls At Weddington RCD Conservation Subdivision Conditional Zoning Preliminary Plat**

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Falls at Weddington, LLC, submits a subdivision preliminary plat application for a 185 lot Residential Conservation Subdivision on 234.49 acres located off of Antioch Church Rd.

### **Application Information:**

Date of Application: April 25, 2014  
Applicant/Developer Name: Falls at Weddington, LLC  
Parcel ID#: 06093007; 06093008A  
Property Location: Antioch Church Rd.  
Existing Zoning: RCD  
Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)  
Existing Land Use: Residential Conservation  
Proposed Land Use: Residential Conservation (CZ)  
Existing Use: Vacant Land  
Parcel Size: 234.49

### **Project Information:**

The Falls at Weddington Subdivision is a proposed 185 lot subdivision on 234.49 acres. The subdivision is located on Antioch Church Rd. and is being developed by Falls at Weddington, LLC, as an RCD conservation subdivision.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42* of the *Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site density is 0.79 dwelling units per acre.



### **Conservation Land Summary:**

*Section 58-58 (4) of the Weddington Zoning Ordinance* stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR's.

- During the Sketch Plan phase, the Planning Board asked the applicant to show the percentage of conservation land on both the east and west sides of Antioch Church Road. The applicant provided that information in the preliminary plat. The west side contains 55.9% conservation land and the east side contains 38.7%. The total amount will remain 52.7% conservation lands.
- Easements, necessary for utilities, lowered the total conservation land percentage from the 59.9% shown on the Sketch Plan.

### **Additional Information:**

- Public Involvement Meetings (PIM) were held at Town Hall on Wednesday June 18<sup>th</sup>, 2014, and on-site on Thursday, June 19<sup>th</sup>, 2014. Property owners within 1,300 feet of the property were notified of the PIM's.
- The layout shifted slightly from that shown on the Sketch Plan because the applicant provided a larger buffer against the existing subdivision, Antioch Woods, and relocated the southern access point on Antioch Church Road to provide better sightlines. Both of these points were discussed at the Planning Board meeting on June 23<sup>rd</sup>, 2014.
- The Falls at Weddington is to be served by Union County Public Water and Sewer.
- The acreage of the smallest lot is 12,600 square feet.
- The applicant will create 2 access points along Antioch Church Road, and create a third access point by extending Amanda Drive from the Vintage Creek subdivision.
- The Falls at Weddington subdivision will contain public roads to be taken over by NCDOT.
- The applicant provided USI with pre and post calculations for stormwater runoff, and USI has determined that the stormwater management plan is acceptable.

### ***EXISTING DAM:***

- The existing dam in its current state does not meet our ordinance (Section 58-545). The applicant has looked at several options to improve the dam, but will likely need approval from the Federal Emergency Management Agency (FEMA) for any improvements made to the dam. The applicant has also conducted a dam breach analysis of the existing dam and found that a dam breach will not impact downstream properties. This analysis was submitted to the Dam Safety Engineer with the Department of Environmental and Natural Resources (DENR) for review, and the Dam Safety Engineer's review will confirm or deny those findings. If no change is made to the dam, then the applicant will need to apply for a variance to Section 58-545. The dam breach analysis should be considered in a decision by the Board of Adjustment to grant or deny the variance request.

**Recommended Conditions of Approval:**

1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
4. Declaration of Conservation Easement and Restrictions shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
5. Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;
6. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council;

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor Deter; Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** December 8<sup>th</sup>, 2014

**SUBJECT:** Local Cost Sharing for Sidewalks (Rea Road Extension)

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On November 10<sup>th</sup>, the Council discussed two emails that were sent to Town Staff regarding Weddington's interest in participating in local cost sharing for sidewalks along the proposed Rea Rd. extension. Weddington's participation would amount to 20% of the cost (\$123,000 - \$128,000) which includes \$6000 to pay for two short sections along the south side of NC 84 that are actually in unincorporated Union County. Wesley Chapel has agreed to pay for their portion of the sidewalks, which also includes small sections located in unincorporated Union County.

Town Staff communicated further with Bobby Norburn and found that Union County was not asked to pay for the sections within their jurisdiction. He explained that it's standard practice for DOT to ask municipalities to pay for sidewalks adjacent to their limits because it's likely that the sidewalk will eventually be included within their limits. Mr. Norburn also forwarded an email to Town Staff that he had originally sent to Wesley Chapel, explaining the potential timeline going forward. Finally, Staff communicated with Scott Cole from DOT, and his response email is included within the packet.



**From:** Bobby Norburn [<mailto:bnorburn@mulkeyinc.com>]

**Sent:** Thursday, November 06, 2014 11:43 AM

**To:** Julian Burton

**Subject:** FW: Proposed Rea Road Extension (NCDOT STIP No. U-3467) - Inquiry into the Town of Weddington's Interest in Participating in Local Cost Sharing for Sidewalks

Hello Mr. Burton,

I wanted to follow-up with you to see if you have had a chance to consider and/or discuss with other community officials my October 15, 2014 e-mail (see below) inquiring about the Town of Weddington's possible interest in participating in local cost sharing for sidewalks through the Town on the proposed Rea Road Extension Project (NCDOT STIP No. U-3467), as well as to see if you have any questions.

I also wanted to let you know that since my initial e-mail, we have taken a closer look at the estimated length of sidewalk for each alternative that was included in the previous preliminary cost share estimate for the Town and prepared the attached updated preliminary cost estimate table. We based the updated sidewalk lengths in the attached table on the current preliminary design rather than on the estimated sidewalk lengths from GIS mapping that we used previously. The table shows the preliminary design sidewalk lengths by alternative on both the north and south sides of the proposed project. It also shows the length of the sidewalks for each alternative both within the Town and within adjacent unincorporated areas (i.e., a portion of the south side of existing NC 84 that would be widened is not within the Town limits between Twelve Mile Creek Road and just west of Lester Davis Road). As shown in the table, although approximately 1,760 feet of sidewalk for all of the alternatives are not within the Town's corporate limits, NCDOT generally asks local municipalities to contribute funds for short sections of sidewalk that are outside of their jurisdiction.

You will see that the updated analysis based on the current preliminary design lead to a slight increase in the length of sidewalk within and adjacent to the Town (between 7.0 and 7.2 miles now depending on the alternative chosen, whereas the previous estimated length was between 6.7 and 6.9 miles). This also lead to a corresponding slight increase in the Town's estimated costs for a local match (the previous cost range was between approximately \$123,000 and \$128,000 depending on the alternative chosen, whereas the new range is approximately \$128,000 to \$133,000).

Please note that the attached sidewalk cost share estimate is based on the current preliminary design and may change based on the final design for the proposed project. However, it is not expected that the Town's cost share for the proposed sidewalks would change substantially.

Please let me know if you have any questions about this updated information, or any issues discussed in my previous e-mail. Once again, NCDOT looks forward to seeing sidewalks included in the proposed Rea Road Extension project if the Town so desires.

Thanks again for your assistance.

**BOBBY NORBURN, EI**

Senior Planner

919.858.1869 direct

**From:** Bobby Norburn  
**Sent:** Wednesday, October 15, 2014 1:41 PM  
**To:** [jburton@townofweddington.com](mailto:jburton@townofweddington.com)  
**Cc:** Edwards, Marshall ([medwards@ncdot.gov](mailto:medwards@ncdot.gov)); Liz Kovasckitz  
**Subject:** Proposed Rea Road Extension (NCDOT STIP No. U-3467) - Inquiry into the Town of Weddington's Interest in Participating in Local Cost Sharing for Sidewalks

Hello Mr. Burton,

I work for Mulkey Engineers & Consultants, and we have been retained by the North Carolina Department of Transportation (NCDOT) to assist with the preparation of an Environmental Assessment (EA) and preliminary design plans for the proposed Rea Road Extension (NCDOT STIP No. U-3467) from NC 16 in Weddington to Waxhaw-Indian Trail Road in Wesley Chapel. The EA is currently scheduled to be completed in March 2015. The purpose of this correspondence is to coordinate with respect to the Town of Weddington's interest in participating in cost sharing for the inclusion of sidewalks along the proposed project through the Town.

The current proposed typical section for the project is a four-lane, median divided facility, with wide outside lanes (14-foot) for bicycles and five-foot-wide sidewalks on both sides. With respect to inclusion of sidewalks in the proposed project, NCDOT is committed to improving conditions for bicycling and walking, and recognizes non-motorized modes of transportation as critical elements of the State's transportation system. However, because sidewalk construction adds to the cost of the project, NCDOT has developed a cost sharing approach with local jurisdictions to fund sidewalk construction that demonstrates both the Department's and the local jurisdiction's commitment to pedestrian transportation. As documented in NCDOT's *Policy and Procedure Manual*, Chapter 28, Part 1 – Sidewalks (revised April 16, 2001), the local matching share is a sliding scale based on population, as shown in the table below.

Municipal Population	Participation	
	NCDOT	Local
> 100,000	50%	50%
50,000 to 100,000	60%	40%
10,000 to 50,000	70%	30%
< 10,000	80%	20%

Based on the current preliminary design and depending on the alternative selected, the total length of the sidewalks along the proposed project (including both sides of the road) through the Town of Weddington would be approximately 6.7 to 6.9 miles. With a 20 percent local match, the Town's cost would be approximately \$123,000 to \$128,000, depending on the project alternative selected. Please note that these amounts include two short sections of the proposed sidewalk (totaling approximately 1,641 feet) along the south side of the portion of existing NC 84 that would be widened with all of the proposed alternatives that actually fall within unincorporated Union County. The Town's cost for this portion of the sidewalk would be approximately \$6,000.

As documented in NCDOT's *Policy and Procedure Manual*, the local jurisdiction must notify NCDOT in writing of its desire for the Department to incorporate pedestrian facilities into project planning and design. Notification indicates the local jurisdiction's commitment to participate in the cost of the

facility, as well as being responsible for all maintenance and liability. Specific responsibilities for each party will be defined in a cost-sharing and maintenance agreement between NCDOT and the Town. Execution of the agreement is required prior to contract let, therefore, written notification must be received by the Project Final Field Inspection (FFI) date. I will be happy to provide you the specific contact information for your notification if the Town is interested in participating in cost sharing for sidewalks. Please note NCDOT's policy states that requests received after the project FFI date will be incorporated into the proposed project, if feasible, and only if the requesting party commits by agreement to pay 100 percent of the cost of the sidewalks.

As stated above, NCDOT is committed to improving conditions for bicycling and walking throughout the State's transportation system, and the Department supports the inclusion of bicycle and pedestrian facilities on the proposed Rea Road Extension project. In developing the bicycle and pedestrian facilities included in the current preliminary design, we reviewed the current transportation, land use, and parks and recreation plans for the Town of Weddington, the Village of Wesley Chapel, Union County, and the Charlotte Regional Transportation Planning Organization (CRTPO) to determine the status of local planning efforts related to the inclusion of bicycle and pedestrian facilities on the proposed project. This review indicated that planning documents for both Union County and CRTPO include proposed bicycle and pedestrian facilities along the proposed project. The *Union County 2006 Parks and Recreation Comprehensive Master Plan Update* includes a multi-use path along both the new location and widen existing NC 84 portions of the proposed project. The County's Comprehensive Plan Update, which is currently under development, also includes this multi-use path. The CRTPO Regional Comprehensive Transportation Plan, which is in the process of being finalized, includes both on-road bicycle improvements and a multi-use path along the project corridor.

Based on the results of this review, NCDOT's Division of Bicycle and Pedestrian Transportation contacted representatives from Union County and CRTPO to discuss the proposed bicycle and pedestrian facilities included in the current preliminary design. Union County representatives indicated that, although a multi-use path is included in the local planning documents, they recognize local funding may not be available to construct a multi-use path. Based on this, they believe the proposed sidewalks and wide outside lanes for bicycles currently included in the proposed Rea Road Extension preliminary design meet the intent of the County's desire to serve bicyclists and pedestrians along the proposed project corridor.

NCDOT is planning to hold a second public meeting early next year to receive public input on the proposed project. However, we do not want to include sidewalks in materials presented to the public until we know whether the Town of Weddington and the Village of Wesley Chapel want them along the proposed Rea Road Extension and are willing to participate in local cost sharing. Based on this, please respond as to the Town's interest in local cost sharing by December 19, 2014. This will give us time to further update the information to be presented at the next public meeting, if needed.

If you have any questions or would like additional information, please feel free to contact me at the number below, or Marshall Edwards (NCDOT's Project Manager) at (919) 707-6019. NCDOT looks forward to seeing sidewalks included in the proposed Rea Road Extension project if the Town so desires.

Thank you for your assistance.

Bobby Norburn

**BOBBY NORBURN, EI**

Senior Planner  
919.858.1869 direct

**MULKEY ENGINEERS & CONSULTANTS**

6750 Tryon Road | Cary, NC 27518 | 919.836.4800  
Connect with us: [Mulkey](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

**From:** Bobby Norburn  
**Sent:** Tuesday, November 18, 2014 11:37 AM  
**To:** Planning and Zoning Administrator  
**Cc:** Cheryl Bennett; Edwards, Marshall ([medwards@ncdot.gov](mailto:medwards@ncdot.gov))  
**Subject:** FW: Sidewalks on NC 84

Hello Bill,

I received your voicemail message related to the Village council approving the local match for sidewalks on NC 84 – that is great news!

With respect to when the Village would have to come up with the local match, NCDOT's policy is the municipal agreement for sidewalk cost-sharing and maintenance between NCDOT and the Village must be signed prior to construction contract let. No money would be required from the Village until then, so this would not be until after FY 2020 for the section in Wesley Chapel based on the current STIP project schedule/phasing for the project. However, NCDOT is in the process of completing its strategic project reprioritization process and the STIP schedule/phasing for the Rea Road Extension project are expected to change. The new STIP schedule should be known after the first of the year, so please check back then.

My e-mail below from a couple of weeks ago also gives further information on the process and timing for completing the municipal agreement, as well as the current STIP schedule and phasing for the Rea Road Extension.

Please let me know if you have any additional questions. Thanks

**BOBBY NORBURN, EI**  
Senior Planner  
919.858.1869 direct

**From:** Cole, Scott [mailto:scole@ncdot.gov]

**Sent:** Wednesday, November 12, 2014 10:11 AM

**To:** Edwards, Marshall; Julian Burton

**Cc:** Bobby Norburn; Basham, Stuart L; Mitchell, Louis L; Boland, Timothy M; Hearne, Ritchie

**Subject:** RE: Proposed Rea Road Extension (NCDOT STIP No. U-3467) - Inquiry into the Town of Weddington's Interest in Participating in Local Cost Sharing for Sidewalks

Marshall,

Per our current policy, based on a tiered structure relative to population, we require a Town match for sidewalk construction costs. This does not include costs for sidewalk design, right of way, and utility relocation costs, for which the Department bears 100% of the costs.

Utilizing the tiered structure, based on the Town's population, the Town was responsible for 10% of the construction cost of the sidewalk on U-2510A, the Providence Road widening project. This amounted to a total estimated cost of \$26,851.01. With the execution of the Municipal Agreement on 2/23/12, we required payment of one half of this cost, or \$13,425.51. At the completion of the project, we invoiced the Town and received the other half of the estimated cost, or \$13,425.50 on 12/17/12.

Our records show that we made a commitment, as evidenced by the Municipal Agreement executed by both the Department and the Town. Our records further show that we honored that agreement as committed. If the Town is in agreement to participate in the sidewalk for the subject project, a similar Municipal Agreement will eventually be drafted to follow a similar process.

Thank you for the opportunity to clear the air on this matter.

J. Scott Cole, PE

Deputy Division Ten Engineer

Phone: (704) 983-4400

**NORTH CAROLINA**

**UNION COUNTY**

**AMENDMENT TO FIRE SUPPRESSION AGREEMENT**

**THIS AMENDMENT**, made and entered into this 8<sup>th</sup> day of December, 2014, between the Town of Weddington, a duly incorporated municipality under the laws of the State of North Carolina (hereinafter referred to as "Town"), and the Providence Volunteer Fire Department, Inc., a duly organized rural fire department under the laws of the State of North Carolina (hereinafter referred to as "Department"), shall modify as indicated that agreement among the parties dated October 14, 2013, hereinafter referred to as the "Agreement."

Section 3 of the Agreement shall be modified as follows:

**3. — COMPENSATION.** ~~During the first fiscal year of this Agreement, T~~the Town shall compensate the Department in the amount of ~~\$48,318.75~~<sup>144,956.25</sup> ~~to be paid on or before the 15<sup>th</sup> day in quarterly in July, October, January and March per month to be paid on or before the 15<sup>th</sup> day of the each month~~ for the services provided under this Agreement. This new payment arrangement will begin January 2015. For each following fiscal year of this Agreement, the Town shall compensate the Department an amount to be established during the Town's annual budget process. The Department agrees to submit its budget request to the Town in April of the preceding fiscal year. The Town shall notify the Department of its recommended funding of the Department at least 30 days before the Town's public hearing on the budget. The Department's actual budgeted amount shall be set in the Town's annual budget adopted on or before June 30<sup>th</sup>.

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All funds remitted by the Town to the Department shall be used exclusively for the provision of services under this Agreement. The Department shall be solely responsible for paying its expenses. The Department shall follow standard budgeting procedures and shall ensure that appropriate checks and balances exist in the maintenance of Department funds. The compensation is subject to adjustment on an annual basis during the Town's and the Department's normal budgeting cycle.

Annually, at the expense of the Town, the Department shall have a financial audit conducted of its revenues and expenditures for the previous fiscal year and shall provide the Town with a certified copy of the financial audit. The annual financial audit shall be performed by a certified public accountant.

Except as herein amended, the terms and provisions of the Agreement shall remain in full force and effect.

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**10. — IN WITNESS WHEREOF** ~~Each party has caused this Amendment Agreement to be executed by its duly authorized officials as of the day and year afore agreed upon.~~

Attest:

By:

\_\_\_\_\_  
Town of Clerk

\_\_\_\_\_  
Mayor

Attest:

By:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President of the Board of the  
Department

*Seal*

This instrument has been preaudited in the manner  
required by the Local Government Budget and  
Fiscal Control Act.

\_\_\_\_\_  
Finance Officer



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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor Deter, Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** December 8<sup>th</sup>, 2014

**SUBJECT:** Construction Documents for Threshold Church

---

Threshold Church received Council approval on September 8<sup>th</sup> for their conditional zoning (CZ) request for Threshold Church located off of Antioch Church Rd. The submitted plan was Phase 1 of a multiphase plan, and included parking and a new driveway. During the conditional zoning approval, the Council also reviewed and approved the landscaping plan as an addendum to the Conditional Zoning application.

Threshold Church has submitted an application for approval of the remaining construction documents (landscaping plan already approved), to begin construction of the driveway and parking lot.

### Attachments

1. Construction Documents
2. Freestanding Sign Design

### Application Information

Date of Application: 9/22/2014

Applicant Name: Threshold Church

Owner Name: David Dillworth

Parcel ID#: 06-090-011C

Property Location: 3501 Antioch Church Rd.

Existing Zoning: RCD

Proposed Zoning: RCD (CZ)

Existing Use: Single Family Residential

Proposed Use(s): Daily ministry activities for 10-15 people, gravel parking for 75 cars, and quarterly church events (outdoor for 150 people).

Parcel Size: 9.8 acres

### **General Information**

- The required Public Involvement Meetings for this project were held on July 23<sup>rd</sup> and July 24<sup>th</sup>, 2014. The meeting on July 23<sup>rd</sup> was held at Town Hall from 5:00-7:00 pm. The meeting on July 24<sup>th</sup> was held on-site from 9:00-11:00 AM.
- The *Weddington Zoning Ordinance* requires that all CZ Applications go through the Construction Document process per *Section 58-271*.

### **Proposed Uses on Site Plan:**

- I. Gravel Driveway
  - a. Altered from the original driveway
- II. Parking Lot
  - a. 75 gravel parking spaces

### **Development Standards (for a Church in the RCD zoning district):**

- Minimum Lot Area-3 acres
- Front Setback-75 feet
- Rear Setback-40 feet
- Side Setbacks-50 feet
- Maximum Building Height - 35 feet except as permitted in *Section 58-15*

### **Access and Parking:**

- The site will be accessed by one gravel driveway off of Antioch Church Rd.
- The applicant is required to submit a Traffic Impact Analysis as part of this application. The traffic engineer deemed that a plan consisting of parking and daily events for only 15 people would not require a TIA.

### **Screening and Landscaping:**

- The applicant has provided screening and landscaping by using existing vegetation in addition to new landscaping on the eastern side of the property.
- The applicant has proposed a 48 foot buffer between the church property and adjoining residential properties, as required in within Section 58-8. The plan shows that the buffer will remain undisturbed, utilizing the existing trees as a natural screen to the adjoining properties.
- All trees included in screening and landscaping are listed in the Town of Weddington Approved Plant Species List. Other proposed trees can be approved by the Zoning Administrator as stated in Section 58-8 (6).
- The approved landscaping plan includes additional screening along the southern boundary of the property.

### **Additional Information:**

- This site is not within a regulatory flood plain.
- A lighting plan is not part of this submittal and is addressed in the conditions.
- USI has conducted a preliminary review of the construction documents for Threshold Church. USI also provided a preliminary evaluation of the stormwater runoff impacts from the proposed site development. Increased runoff from the majority of the proposed gravel parking area will be dispersed through the undisturbed side and rear buffers and other undisturbed areas. Therefore, USI has determined that the stormwater impacts are acceptable for phase 1, but future phases of development will be required to provide detention according to the revised Stormwater Ordinance.
- The proposed freestanding sign meets the requirements of the ordinance and its location is shown on the Site Plan.

### **Recommended Conditions of Approval:**

1. Final engineering approval from Town Engineer, Bonnie Fisher with USI;
2. Water and sewer/septic plans to be approved by Union County Public Works and Environmental Health;
3. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances*;
4. Any future proposed Lighting Plan must be approved by the Town Council and shall comply with Town Lighting Ordinance;
5. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*;

### **Town Council Action**

Approve/Approve with Conditions/Deny Construction Documents for Threshold Church

# THRESHOLD CHURCH

## SITE PLAN

Antioch Church Road  
Town of Weddington  
North Carolina  
Project Number: 14041  
Date: October 13, 2014

### APPLICANT

Threshold Church  
3127 Weddington Road  
Matthews, NC 28105  
704.578.6554  
richard.wilson@thresholdchurch.com

### SURVEYOR

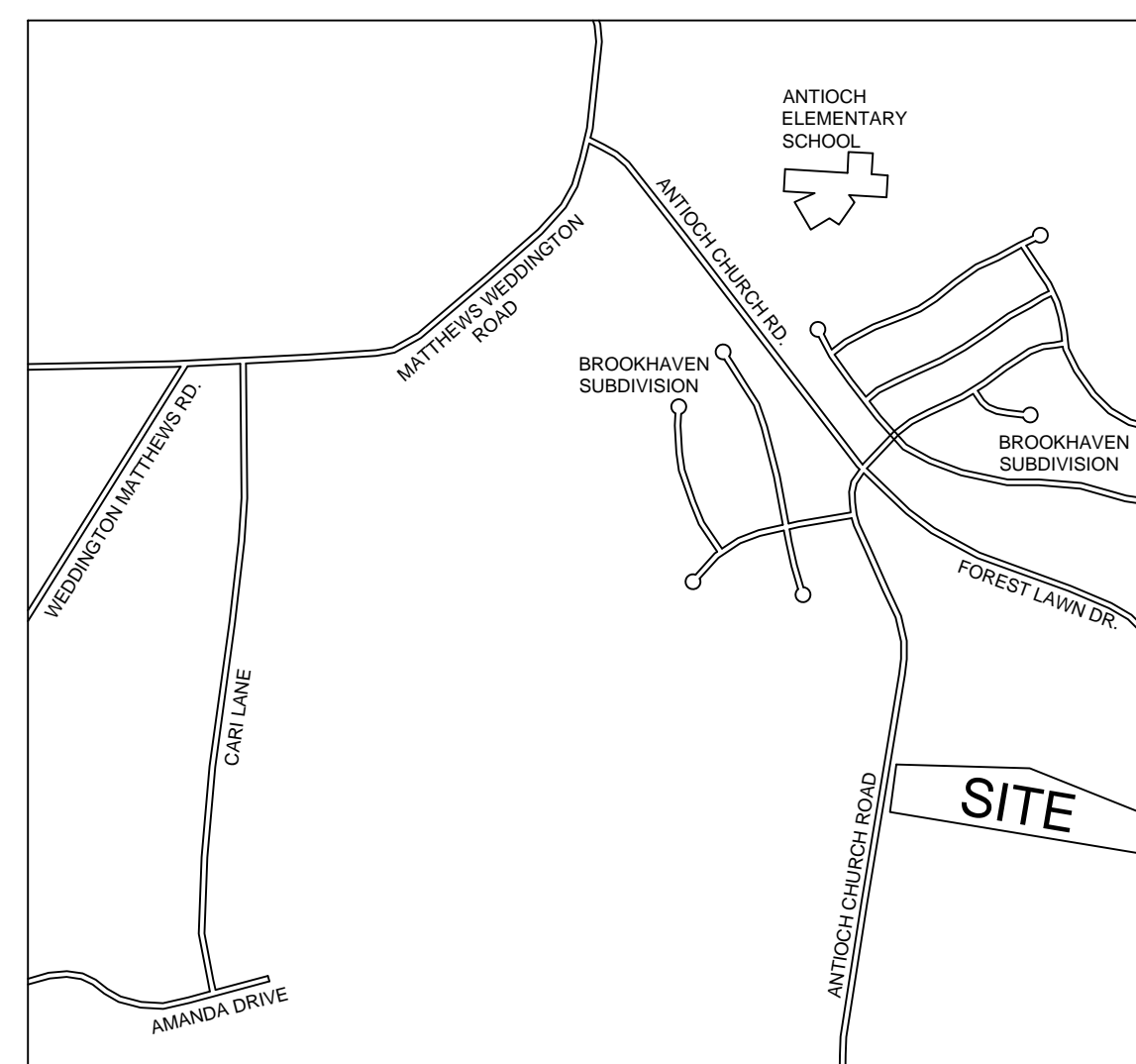
Providence Land Group  
3716 Providence Road South  
Waxhaw, NC 28173  
704.608.4206  
jking@providencelandgroup.com

### ENGINEER

Denver D. Toler, PE  
5917 Tillery Drive Charlotte, North  
Carolina 28226 704.526.7994  
denverd@bellsouth.net

### SHEET INDEX

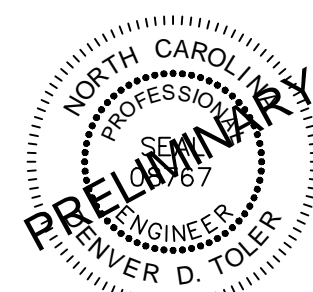
SP-1 SITE PLAN  
E-1 EROSION CONTROL PLAN  
D-1 GRADING, DRAINAGE, AND EROSION  
CONTROL DETAILS  
D-2 DRAINAGE AREA PLAN



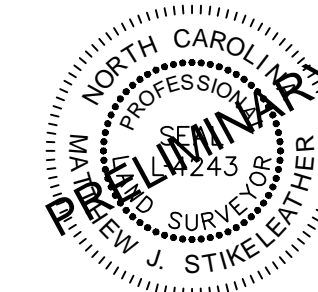
LOCATION MAP  
SCALE: 1" = 1,000'

### ENGINEER

Denver D. Toler, PE  
5917 Tillery Drive Charlotte,  
North Carolina 28226  
704.526.7994

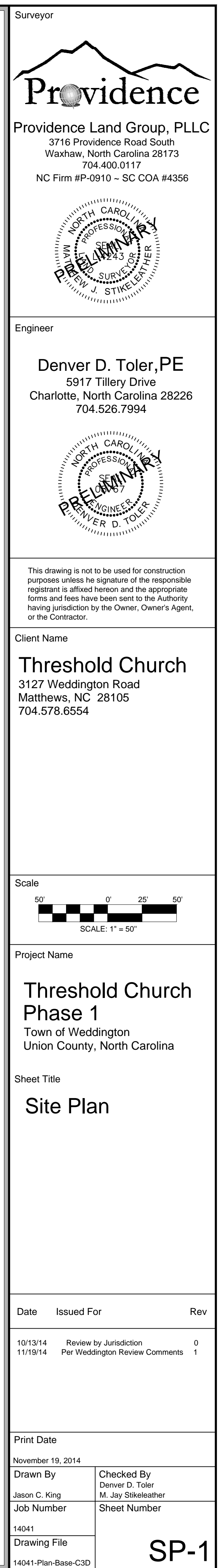


Contractor shall notify "North Carolina One Call" (811) to have utilities located at least 72 hours prior to beginning construction or excavation. Contractor shall contact any local utilities that provide their own location services independent of "North Carolina One Call". Any discrepancies should be reported to the engineer immediately.



Providence Land Group, PLLC  
3716 Providence Road South  
Waxhaw, North Carolina 28173  
704.400.0117  
NC Firm #P-0910 ~ SC COA #4356







**Antioch Church Road S.R. 1338**  
No R/W Information Found  
Assumed 60' R/W

**GRADING NOTE**  
THE INTENT OF THIS PROJECT IS TO STRIP THE PROPOSED DRIVE AND PARKING AREA DOWN APPROXIMATELY 6" TO REMOVE TOPSOIL AND ORGANIC MATERIAL AND THEN REPLACE WITH 6" OF GRAVEL. THEREFORE THE EXISTING GRADE WILL NOT CHANGE EXCEPT AS SHOWN HEREON WITH THE SOLID PROPOSED CONTOUR LINES.

**22' WIDE GRAVEL DETAIL**  
22' GRAVEL  
11' CL  
11' CL  
1/8" PER FT.  
2" PER FT.  
1' SHOULDER  
3' BUFFER  
2:1 SLOPE

**18' WIDE GRAVEL DETAIL**  
18' GRAVEL  
9' CL  
9' CL  
1/8" PER FT.  
2" PER FT.  
1' SHOULDER  
3' BUFFER  
2:1 SLOPE

**GRAVEL DRIVE CROSS SECTIONS**  
NOT TO SCALE

**SILT FENCE TOO BE PLACED AROUND OAKS TO BE SAVED**  
SEE DETAIL SHEET D-1

**STRAW WATTLE PLACED IN DITCH-TYPICAL**  
SEE DETAIL SHEET D-1

**PROPOSED DITCH**

**PROPOSED CONTOURS**  
SEE GRADING NOTE BELOW

**CLEARING LIMITS**

**DRAINAGE AREA FOR CULVERT CALCULATION**

**DIRECTION OF DRAINAGE TYPICAL**

**50' Sideyard**

**LIMITS OF DISTURBANCE**  
1.68 ACRES

**UNDISTURBED AREA**

**PROPOSED DITCH**

**PROPOSED SILT FENCE**

**TEMP SILT FENCE OUTLET**

**TEMPORARY CONSTRUCTION ENTRANCE - SEE DETAIL SHEET D-1**

**TEMP SILT FENCE OUTLET**  
SEE DETAIL SHEET E-2

**EXISTING BLDG TO BE REMOVED**

**CLEARING LIMITS**

**TEMP SILT FENCE OUTLET**

**EXISTING GRAVEL DRIVE TO BE ABANDONED FROM EDGE OF EXISTING CONCRETE ALL THE WAY OUT TO ANTIOCH CHURCH ROAD. STRIPPINGS TO BE PLACED ON DRIVE IN BUFFER TO FORM A SMALL BERM.**

**SILT FENCE AT LOWER SIDE OF PROPOSED BERM**

**REPLACE EXISTING DITCH FROM THE DRIVE PIPE DOWN TO TIE IN WITH EXISTING DITCH AS SHOWN TO PROVIDE POSITIVE DRAINAGE FROM THE NEW CULVERT PIPE, REGRADE AREA ON THE UPPER SIDE OF THE NEW DRIVE TO DRAIN TO THE NEW CULVERT.**

**36" NEW CULVERT PIPE**  
15" CLASS IV RCP  
UPSTREAM INVERT - 707.00  
DOWNSTREAM INVERT - 706.65

**PROVIDE SILT FENCE AROUND OLD WELL**

**UNDISTURBED AREA**

**APPROXIMATE LOCATION OF EXISTING SEPTIC**

**TEMP SILT FENCE OUTLET**  
TEMP. DIVERSION DITCH  
PROPANE TANK TO REMAIN

**EXISTING HOUSE**

**NEW 10' GRAVEL ACCESS DRIVE**

**PROPOSED SILT FENCE**

**POST-CONSTRUCTION GRASSY SWALE**

**TEMP SILT FENCE OUTLET**

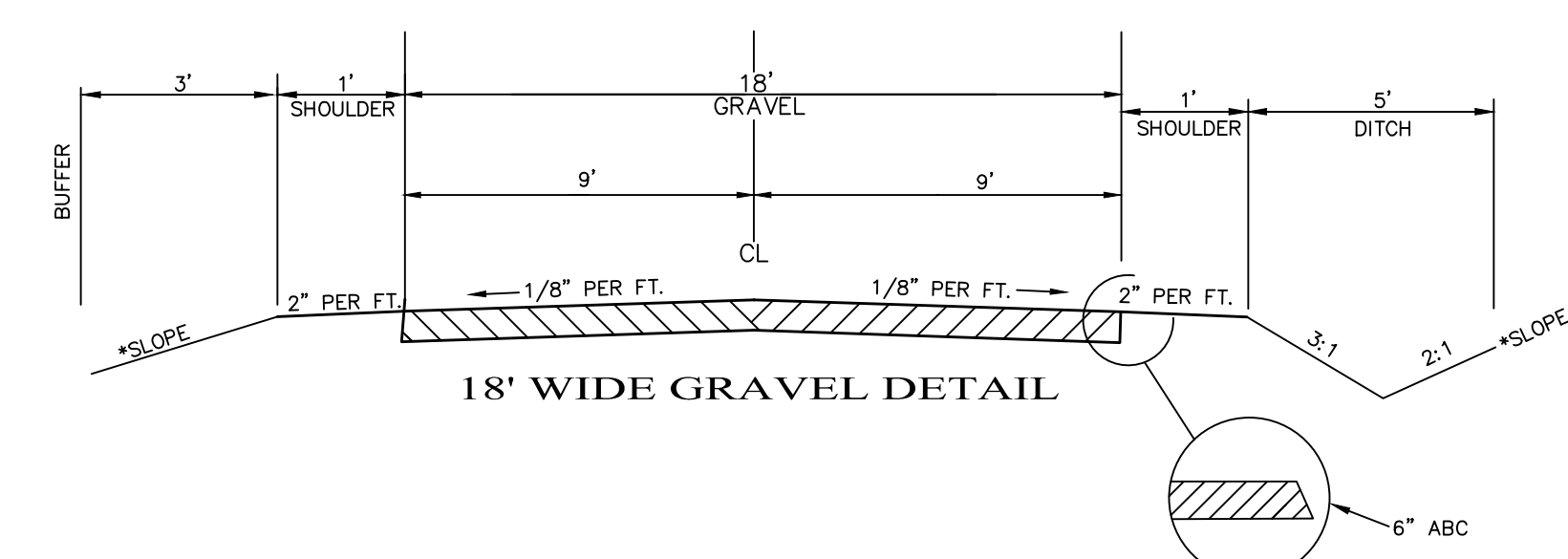
**SILT FENCE AND SILT FENCE OUTLET ONLY TO BE PLACED IF STORAGE AREA IS NEEDED.**

**POSSIBLE STORAGE AREA FOR STRIPPINGS - 0.17 ACRES**  
ONLY TO BE CLEARED IF NECESSARY FOR STORAGE. IF USED THIS AREA IS TO BE STABILIZED AND SEEDED PER THE VEGETATIVE PLAN ON SHEET D-1 ONCE GRADING IS COMPLETE

**50' Sideyard**

**SEE SHEET D-1 FOR GENERAL GRADING, DRAINAGE, AND EROSION CONTROL NOTES AND DETAILS**

**DISTURBED AREA**  
PARKING, DRIVE AND LANDSCAPE AREA - 1.79 ACRES  
STRIPPING STORAGE AREA IF NECESSARY - 0.17 ACRES  
TOTAL POSSIBLE DISTURBANCE - 1.96 ACRES  
CALCULATED WITH COORDINATE METHODS IN CAD FILE



\* GRADING NOTE  
THE INTENT OF THIS PROJECT IS TO STRIP THE PROPOSED DRIVE AND PARKING AREA DOWN APPROXIMATELY 6" TO REMOVE TOPSOIL AND ORGANIC MATERIAL AND THEN REPLACE WITH 6" OF GRAVEL. THEREFORE THE EXISTING GRADE WILL NOT CHANGE EXCEPT AS SHOWN HEREON WITH THE SOLID PROPOSED CONTOUR LINES.

**DISTURBED AREA**  
**PARKING, DRIVE AND LANDSCAPE AREA - 1.79 ACRES**  
**STRIPPING STORAGE AREA IF NECESSARY - 0.17 ACRES**  
**TOTAL POSSIBLE DISTURBANCE - 1.96 ACRES**  
 CALCULATED WITH COORDINATE METHODS IN CAD FILE

[illegible]



STABILIZATION NOTE:

ALL SLOPES GREATER THAN A 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING OPERATIONS. ALL OTHER SLOPES TO BE STABILIZED WITHIN 14 DAYS AFTER GRADING OPERATIONS.

INSTALLATION AND MAINTENANCE:

ALL SLOPE DRAINS AND OTHER MEASURES ON-SITE SHOULD HAVE ADEQUATE INSTALLATION AND MAINTENANCE.

CONSTRUCTION PHASING NOTES:

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.

EROSION CONTROL CONSTRUCTION NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CLEARING OPERATIONS. NO LAND DISTURBING ACTIVITY, EXCEPT THAT WHICH IS REQUIRED TO INSTALL EROSION CONTROL MEASURES, MAY COMMENCE PRIOR TO APPROVAL OF GASTON COUNTY.

2. ANY FAILURE TO MAINTAIN EROSION CONTROL MEASURES WILL RESULT IN APPROPRIATE ENFORCEMENT ACTIONS IN ACCORDANCE WITH THE NORTH CAROLINA SEDIMENTATION POLLUTION CONTROL ACT OF 1973 (NCGS CHAPTER 113A, ARTICLE 4), AND THE NORTH CAROLINA ADMINISTRATIVE CODE TITLE 15A, DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES CHAPTER 4.

3. ANY EXISTING STREETS THAT ARE AFFECTED BY MUD, DEBRIS, OR SEDIMENT SHALL BE CLEANED WITHIN 24 HOURS OF NOTICE.

4. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN (2:1 IN CUT AND 3:1 IN FILL) THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE OVER OR OTHER ADEQUATE EROSION-CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 7 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

5. TOPOGRAPHY FROM NCDOT LIDAR FOR UNION COUNTY AND FIELD VERIFICATION.

6. TEMPORARY DITCHES TO HAVE A 10% MAXIMUM SLOPE. DITCHES TO BE TEMPORARILY SEEDED.

LOCATION:

LATITUDE 35°02'59.9" LONGITUDE 80°43'18.1"

GENERAL NOTES:

THIS SITE IS SUBJECT TO RECORD PLATS AND/OR DEEDS AS REFERENCED ON THE FACE OF SHEET 1.

THE SILT FENCE LAYOUT IS SHOWN FOR EACH LOT ON THE PLAN SHEET AND DETAILED BELOW.

DURING CONSTRUCTION AND UNTIL TURF IS ESTABLISHED, USE THE DESIGNED EROSION DEVICES AS SHOWN ON DETAIL SHEETS AND MAINTAIN AS REQUIRED TO MINIMIZE EROSION AND SEDIMENTATION RUNOFF.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING WORK. TOPOGRAPHIC INFORMATION WAS GATHERED FROM NC LIDAR AND AND ACTUAL FIELD MEASUREMENTS. CONTRACTOR VERIFY ELEVATIONS AND INFORM THE ENGINEER/SURVEYOR IF ANY DISCREPANCIES ARE FOUND.

CONTRACTOR SHALL VERIFY LOCATION AND AVAILABILITY OF ALL UTILITIES AFFECTING THE PROJECT ON AND OFF THE SITE.

ALL EXCAVATION FOR THIS PROJECT IS UNCLASSIFIED. WHEN EXCAVATING, REMOVE ALL MATERIALS OF WHATEVER SUBSTANCE ENCOUNTERED.

ALL DISTURBED AREAS TO BE SEEDED AS SOON AS PRACTICALLY POSSIBLE, BUT IN NO CASE SHALL THE SEEDING TAKE LONGER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

ALL FILL AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE NC DENR.

PROVIDE ADDITIONAL SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING ALL UTILITY CONSTRUCTION.

ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY CONSTRUCTION. CONTRACTOR MUST VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION.

72 HOURS BEFORE COMMENCING CONSTRUCTION CONTACT N.C. ONE-CALL. 1(800) 632-4949 FOR UNDERGROUND UTILITIES LOCATION.

ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON PLAN. ALL GRADED SLOPES MUST BE SEEDED AND MULCHED WITHIN 7 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDED AND MULCHED WITHIN 14 DAYS.

SLOPES SHALL BE GRADED NO STEEPER THAN 2:1

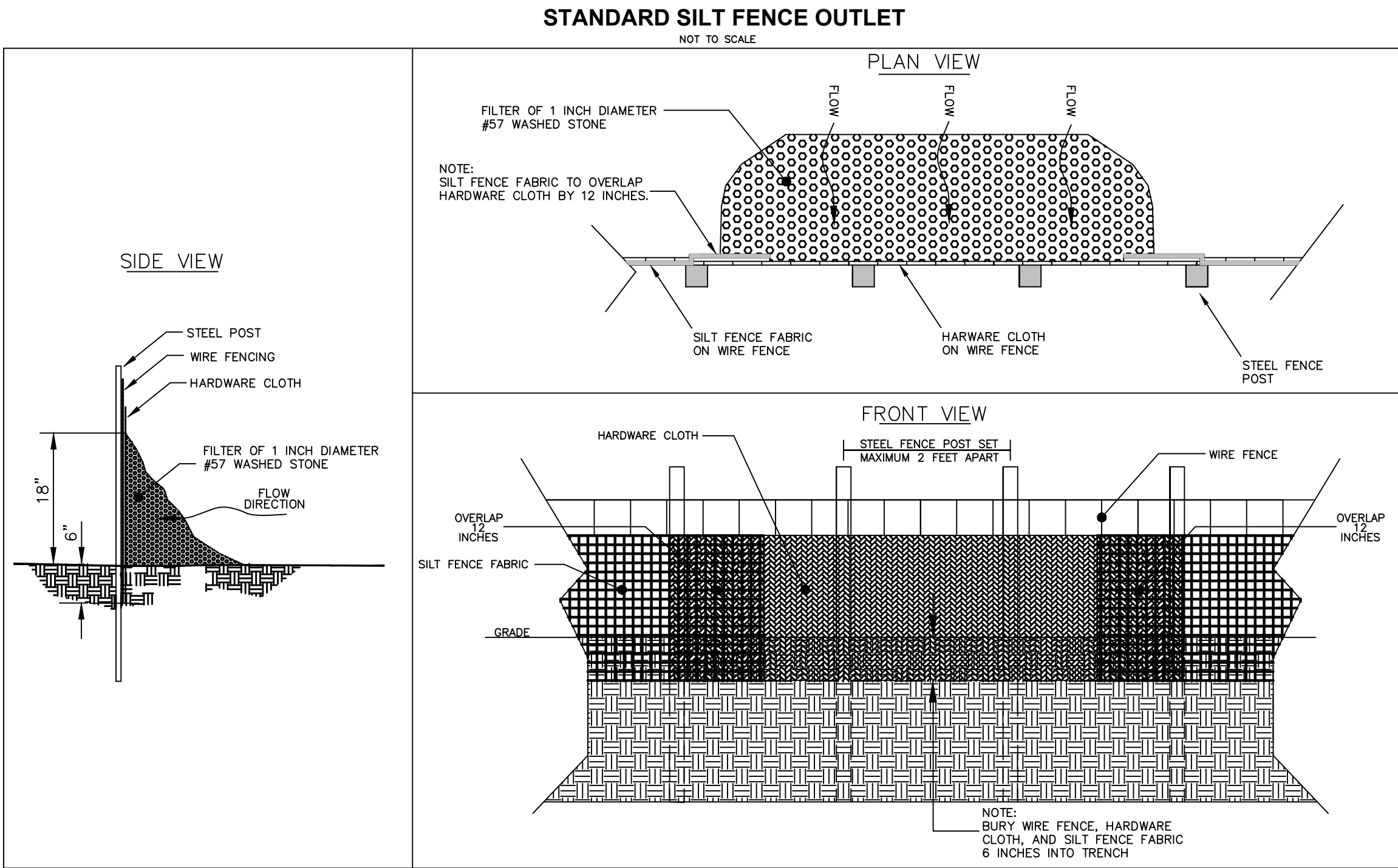
ALL FILLED AREAS MUST BE PLACED IN MAXIMUM 1 FOOT LIFTS TO A MINIMUM 95% COMPACTION. N.C. STATE BUILDING CODE FOR 2500psf MINIMUM COMPACTION IS REQUIRED IN ANY BUILDING AREA.

ANY CUT AND/OR FILL SLOPE EXCEEDING 10' IN HEIGHT IS TO HAVE A SLOPE DRAIN INSTALLED AT TOP OF SLOPE. SLOPE DRAIN TO REMAIN UNTIL DRAINAGE AREA HAS STABILIZED.

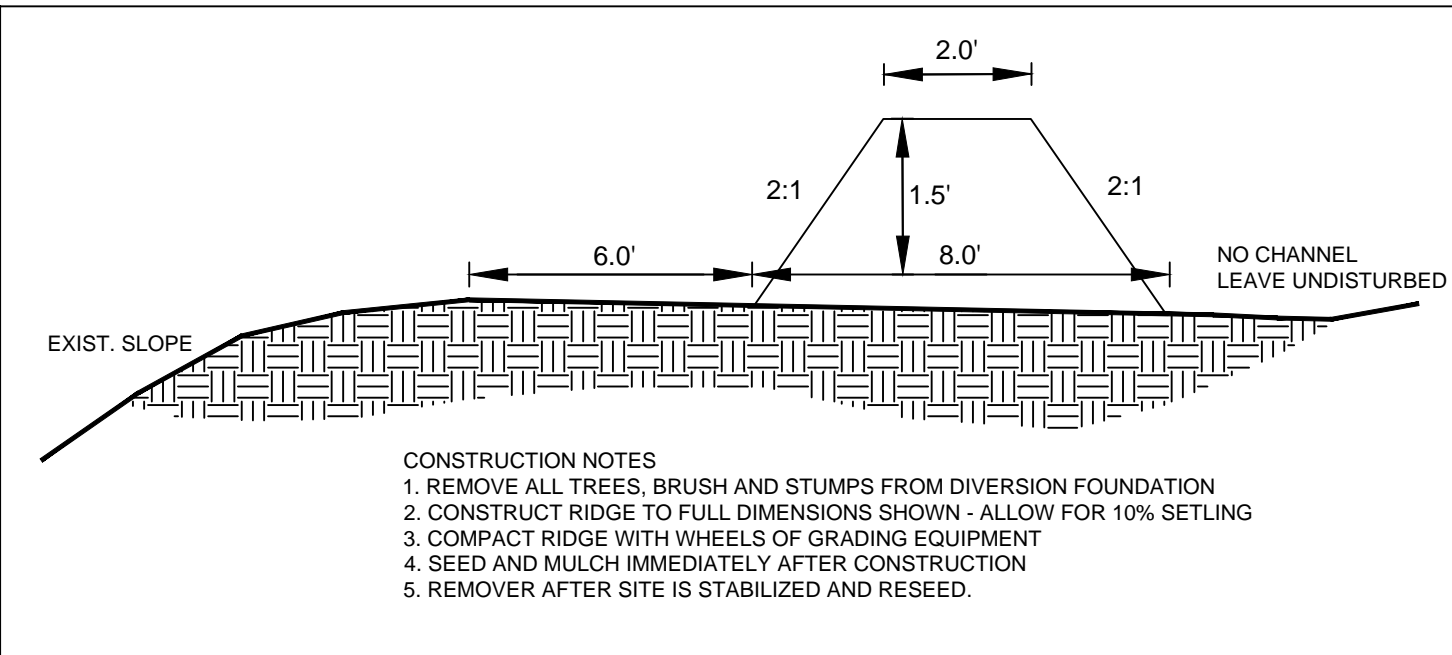
CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION ENTRANCE
2. COMPLETE SITE CLEARING
3. INSTALL TEMPORARY DIVERSION DITCH
3. ROUGH GRADE SITE
4. FINAL GRADE SITE AND PLACE GRAVEL
5. STABILIZE SITE
6. REMOVE EROSION CONTROL MEASURES

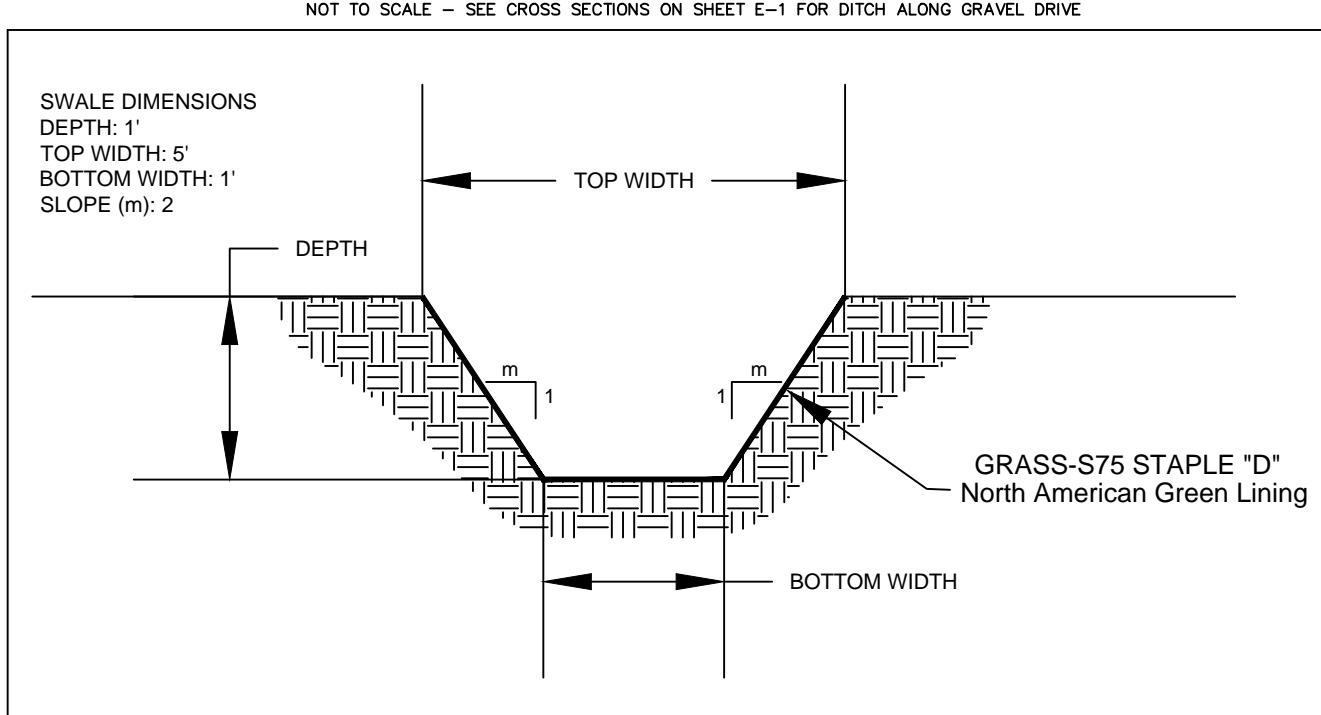
TOTAL DISTURBED AREA  
THIS PLAN: 1.96 ACRES



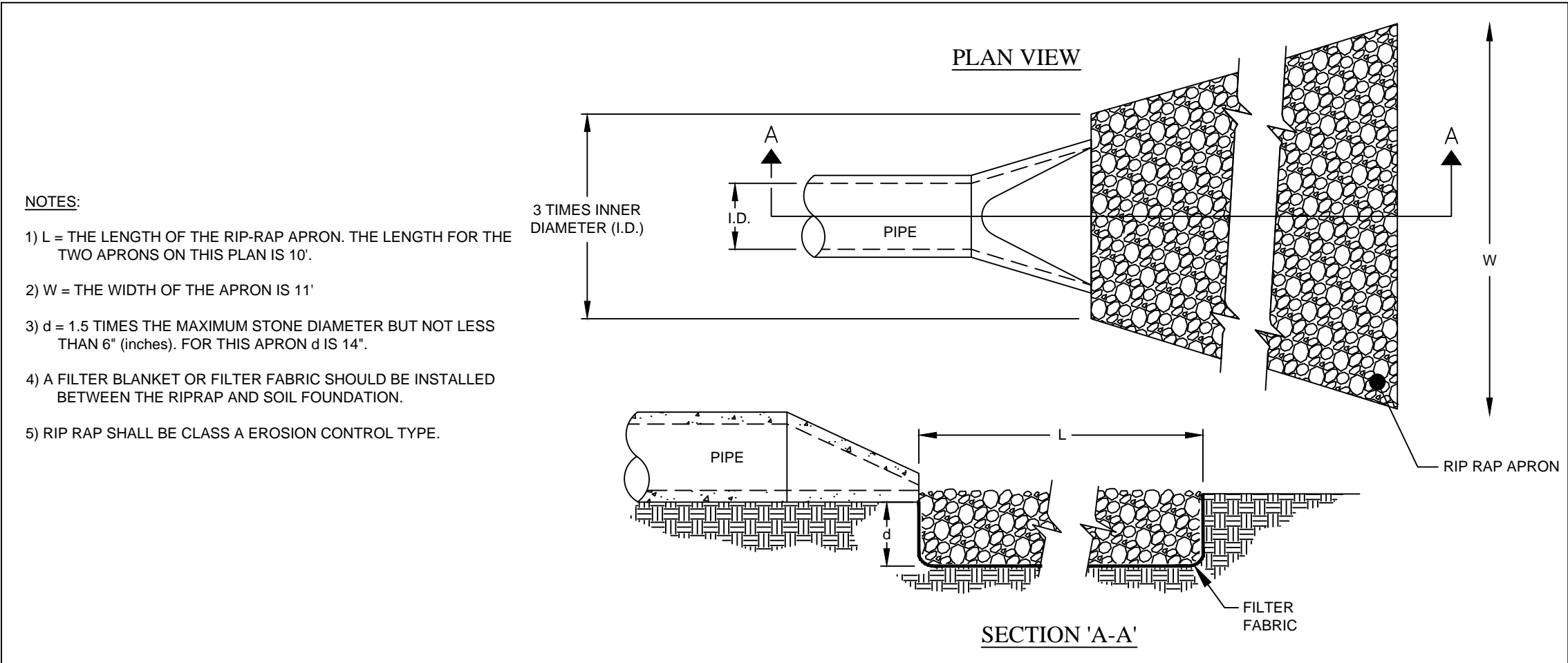
TEMPORARY DIVERSION DETAIL



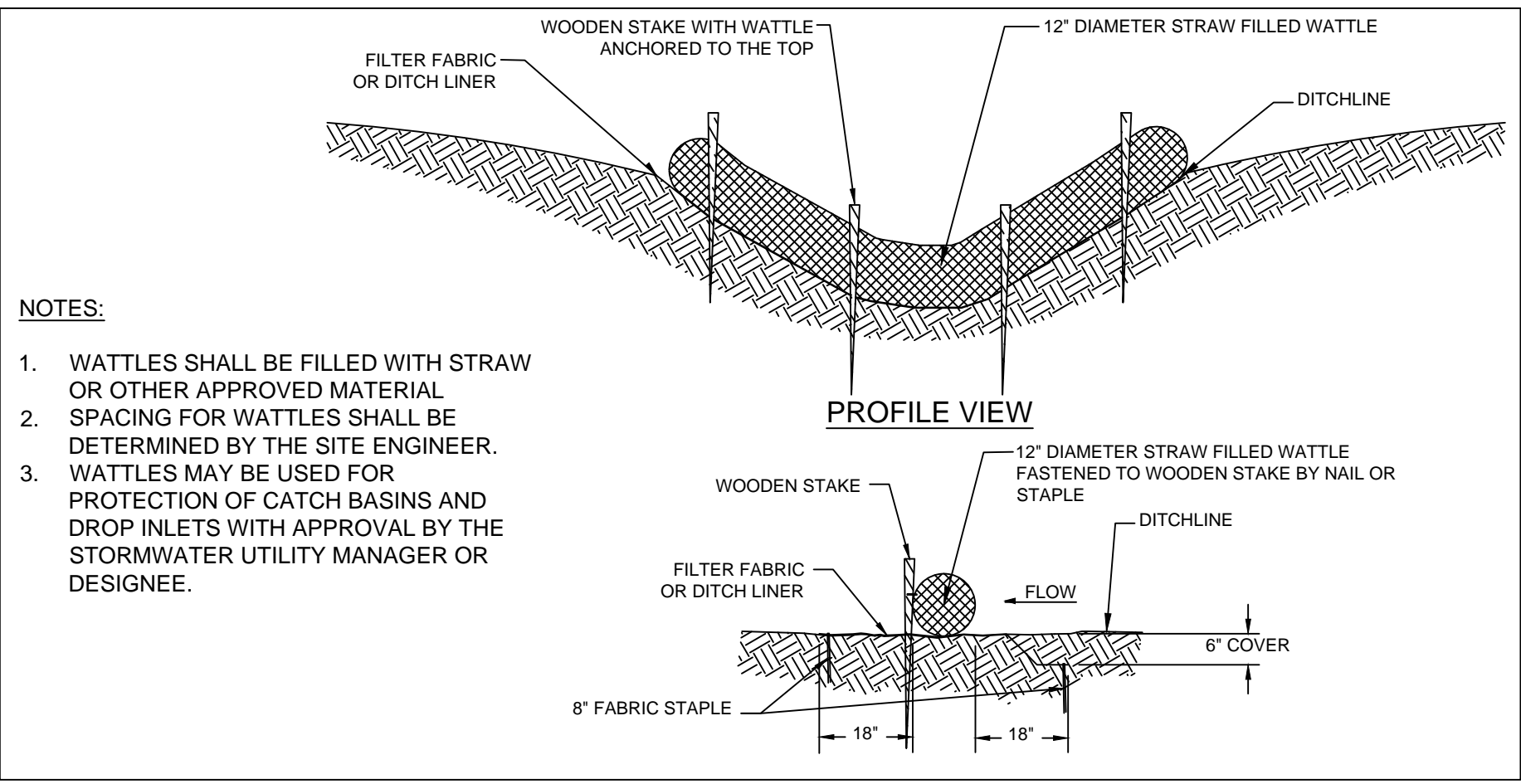
DETAIL FOR REGRADED DITCH ALONG ANTIOCH CHURCH RD.



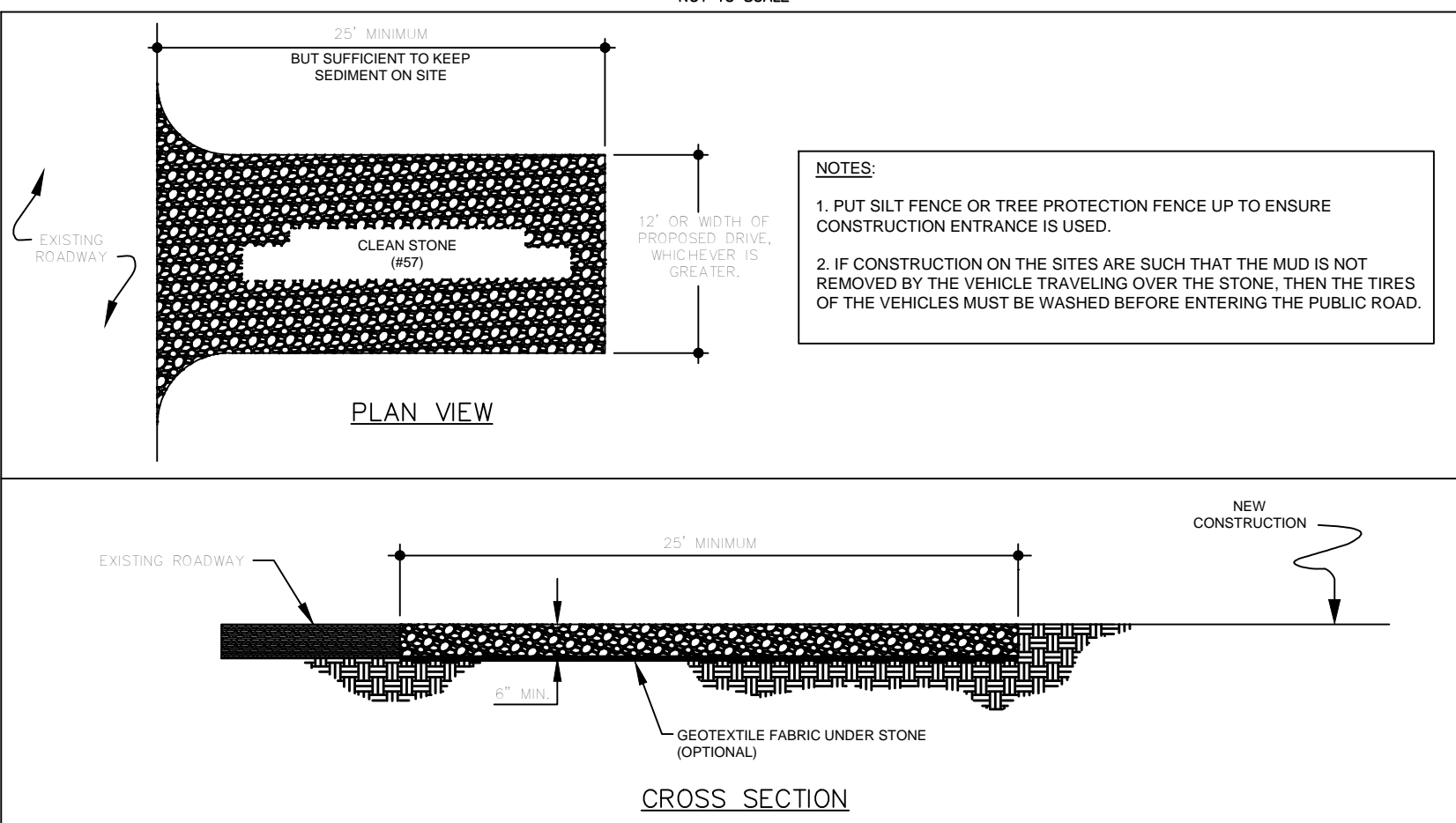
RIP-RAP APRON DETAIL



WATTLE DETAIL



STANDARD CONSTRUCTION ENTRANCE



VEGETATION PLAN

	GENTLE SLOPES (UP TO 4%)	STEEP SLOPES (OVER 4%)
SEEDING MIXTURE	80 LBS./ACRE OF TALL FESCUE	100 LBS./ACRE TALL FESCUE 30 LBS./ACRE SERICEA LESPEDEZA (UNSCARIFIED AFTER AUGUST 15) 10 LBS./ACRE KOBE LESPEDEZA
SEEDING DATES	FALL: AUGUST 25 -OCTOBER 15 LAT WINTER: FEBRUARY 15 - APRIL 15 TO EXTEND SPRING SEEDING INTO JUNE, ADD 15 LBS./ACRE HULLED BERMUDA GRASS OVERSEEDING OF KOBE LESPEDEZA OVER FALL-SEEDED TALL FESCUE IS VERY EFFECTIVE	FALL: AUGUST 25 -OCTOBER 15 LAT WINTER: FEBRUARY 15 - APRIL 15 TO EXTEND SPRING SEEDING INTO JUNE, ADD 15 LBS./ACRE HULLED BERMUDA GRASS OVERSEEDING OF KOBE LESPEDEZA OVER FALL-SEEDED TALL FESCUE IS VERY EFFECTIVE
SEEDING AMENDMENTS	APPLY LIME AND FERTILIZER PER SOIL TESTS, OR 4000 LBS./ACRE LIMESTONE AND 1000 LBS./ACRE 10-10-10 FERTILIZER.	APPLY LIME AND FERTILIZER PER SOIL TESTS, OR 4000 LBS./ACRE LIMESTONE AND 1000 LBS./ACRE 10-10-10 FERTILIZER.

SEEDBED PREPARATION

1. REMOVE ROCKS AND DEBRIS.
2. APPLY LIME AND FERTILIZER AT RECOMMENDED RATES IN CHART AND INCORPORATE INTO THE TOP 4-6 INCHES OF SOIL.
3. BREAK UP LARGE CLODS TO FORM A LOOSE UNIFORM SEEDBED.
4. RAKE TO LOOSEN SOIL IMMEDIATELY BEFORE SEEDING.

NOTE 1: GROUND COVER - SLOPES 3:1 AND FLATTER - PROTECTIVE COVER MUST BE ESTABLISHED ON ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS AFTER LAND DISTURBING ACTIVITY IS COMPLETED OR HAS TEMPORARILY CEASED.

NOTE 2: GRADED SLOPES AND FILLS - SLOPES GREATER THAN 3:1 - PROTECTIVE COVER MUST BE ESTABLISHED ON ALL GRADED SLOPES AND FILLS WITHIN 7 CALENDAR DAYS AFTER LAND DISTURBING ACTIVITY IS COMPLETED OR HAS TEMPORARILY CEASED.

Surveyor

**Providence**

Providence Land Group, PLLC  
3716 Providence Road South  
Waxhaw, North Carolina 28173  
704.400.0117  
NC Firm #P-0910 - SC COA #4356



Engineer

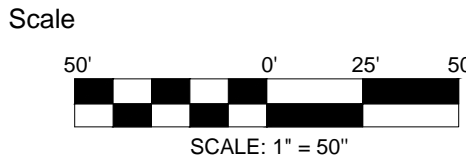
**Denver D. Toler, PE**  
5917 Tillery Drive  
Charlotte, North Carolina 28226  
704.526.7994



This drawing is not to be used for construction purposes unless the signature of the responsible registrant is affixed hereon and the appropriate forms and fees have been sent to the Authority having jurisdiction by the Owner, Owner's Agent, or the Contractor.

Client Name

**Threshold Church**  
3127 Weddington Road  
Matthews, NC 28105  
704.578.6554



Project Name

**Threshold Church**  
**Phase 1**  
Town of Weddington  
Union County, North Carolina

Sheet Title

**Grading, Drainage,**  
**and Erosion**  
**Control Plan**  
**Details**

Date	Issued For	Rev
10/13/14	Review by Jurisdiction	0
11/19/14	Revised per Weddington Comments	1

Print Date

November 19, 2014

Drawn By

Jason C. King

Job Number

14041

Drawing File

14041-Plan-Base-C3D

Checked By

Denver D. Toler

M. Jay Stikeleather

Sheet Number

D-1



Antioch Church Road  
S.R. 1338  
No R/W Information Found  
Assumed 60' R/W

Roger Lyman  
Parcel: 060690011G  
Deed 1528 Page 289  
Zoned: R-40

LOT 2

Plat J Page 811

LOT 3  
Plat J Page 811

LOT 4  
Plat J Page 811  
Parcel 06090032  
Benjamin & Sandy Russell  
No Site Address Specified  
Owner Address: P.O. Box  
5011/Monroe, NC 28111

LOT 5  
Plat J Page 811  
Parcel 06090033  
David & Pamela Cuthbertson  
Site & Mailing Address: 1007  
Eirllys Lane Weddington, NC  
28104

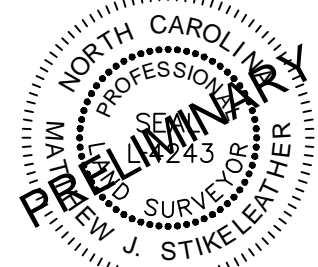
Ronald & Susan Futerman  
Parcel: 06090011D  
Deed 1440 Page 284  
Zoned: R-CD  
Site & Owner Mailing Address:  
3503 Antioch Church Road  
Weddington, NC 28104

Surveyor



Providence Land Group, PLLC

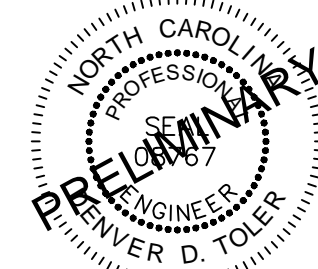
3716 Providence Road South  
Waxhaw, North Carolina 28173  
704.400.0117  
NC Firm #P-0910 ~ SC COA #4356



Engineer

Denver D. Toler, PE

5917 Tillery Drive  
Charlotte, North Carolina 28226  
704.526.7994



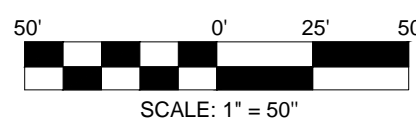
This drawing is not to be used for construction purposes unless the signature of the responsible registrant is affixed hereon and the appropriate forms and fees have been sent to the Authority having jurisdiction by the Owner, Owner's Agent, or the Contractor.

Client Name

Threshold Church

3127 Weddington Road  
Matthews, NC 28105  
704.578.6554

Scale



Project Name

# Threshold Church

## Phase 1

Town of Weddington  
Union County, North Carolina

Sheet Title

## Drainage Area Plan

Date	Issued For	Rev
------	------------	-----

11/10/14	Drainage Area Sheet Added	0
11/19/14	Revised per Weddington Comments	1

Print Date

November 19, 2014

Drawn By	
----------	--

Jason C. King

Jason C. King
Job Number

Job Number

14041

Drawing File

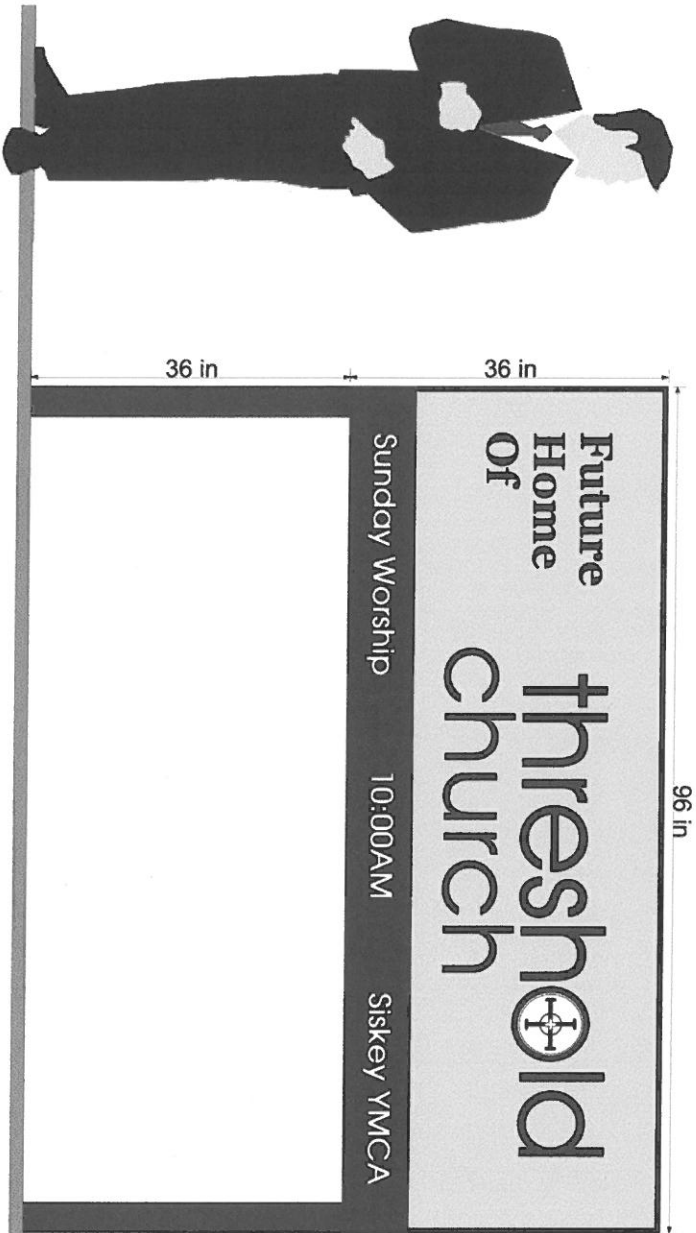
D-2

[illegible]

### DRAINAGE AREA NOTES

1. THERE ARE TWO MAIN DRAINAGE AREAS FOR THIS SITE AS SHOWN ABOVE.
2. DUE TO THE MINIMAL GRADING INVOLVED WITH THIS SITE, THE DRAINAGE AREAS WILL NOT CHANGE AFTER DEVELOPMENT.
3. PRE AND POST DEVELOPMENT STORMWATER FLOWS ARE NOT BROKEN DOWN PER DRAINAGE AREA. THEREFORE PRE AND POST DEVELOPMENT STORMWATER FLOWS ARE CALCULATED FOR THE ENTIRE SITE OF 9.80 ACRES.
4. THE TIME OF CONCENTRATION PATH FOR THE SITE IS SHOWN HEREON.





Top

Front  
Elevation

4"x4" painted  
pressure treated  
posts

Design Copyright Hightech Signs 2014

LAYOUT COLORS ARE FOR VIEWING PURPOSES ONLY AND MAY NOT REPRESENT FINAL PRODUCT.

[www.HightechSignsCharlotte.com](http://www.HightechSignsCharlotte.com)  
10110 Johnston Rd. • Suite 12, Charlotte, NC 28210  
704-542-8186  
[hisigns@aol.com](mailto:hisigns@aol.com)

**HIGHTECHSIGNS**  
C H A R L O T T E

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor Deter; Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** December 8<sup>th</sup>, 2014

**SUBJECT:** Vintage Creek Residential Conservation Subdivision and Conditional Zoning District Final Plat

---

Standard Pacific of the Carolinas, LLC submits a final plat application for 52 lots (63.69 acres) of the approved 90 lot Residential Conservation Subdivision on 116.52 acres located on Weddington-Matthews Road.

### Application Information:

Subdivision Name: Vintage Creek  
Date of Application: October 1<sup>st</sup>, 2014  
Applicant/Developer/Owner Name: Standard Pacific of the Carolinas, LLC  
Parcel ID#: 060-90-004  
Property Location: Weddington-Matthews Road  
Existing Zoning: RCD  
Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)  
Existing Land Use: Residential Conservation  
Proposed Land Use: Residential Conservation  
Existing Use: Vacant Land  
Proposed Use: Single Family Residential Subdivision  
Map Size: 63.69 acres

### **Project Information:**

The Vintage Creek Subdivision is a proposed 90 lot subdivision on 116.52 acres. The subdivision is located on and accessed by Weddington-Matthews Road and is being developed by Standard Pacific of the Carolinas.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42 of the Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. The Vintage Creek yield plan yielded 90, 40,000 square foot lots. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site is 0.77 dwelling units per acre.

### **Background Information:**

- A pre-sketch conference was held on December 14, 2011 and June 18, 2012.
- A site walk occurred on-site May 3, 2012.
- Public Involvement Meetings were held on Monday, July 9<sup>th</sup> on-site from 2:00-4:00pm and Wednesday, July 11<sup>th</sup> at Town Hall from 6:00-8:00pm.
- The Planning Board approved the Sketch Plan on July 23, 2012.
- The Planning Board gave a unanimous favorable recommendation of the Preliminary Plat on March 25, 2013.
- The Town Council approved the preliminary plat on June 10<sup>th</sup>, 2013.
- The Planning Board unanimously recommended approval on the final plat on November 24<sup>th</sup>, 2014, with conditions.

### **Map 1 Information:**

- Map 1 is 52 lots on 63.69 acres.
- Development Standards are as follows:
  - Front Yard Setback: 30'
  - Side Yard Setback: 5' (30' separation between principal buildings)
  - Side Corner Setback: 15' (with street frontage)
  - Rear Setback: 20'
- Smallest Lots: 27, 28, 41, and 42 (13,500 square feet).
- Vintage Creek is to be served by Union County Public Water and Sewer.
- *To be included in maps associated with Phase II:* The Applicant commits to the construction of the extension of Amanda Drive, east of the roundabout proposed within Phase II, within thirty (30) days following written notice from the Town that development is occurring on the adjacent property (Parcel Tax ID# 06093007-Deed Book 3741 Page 317). Applicant agrees that in lieu of the Amanda Drive extension construction, Applicant may fund through the establishment of an escrow account all costs for the construction of the Amanda Drive extension. The escrow account funds shall be established commensurate with the filing of the first plat within Phase II of the Vintage Creek subdivision and shall be used to construct the Amanda Drive extension. The escrow account funds shall be based on the Town's engineers' estimated cost to construct the Amanda Drive extension and shall be based on the

projected construction date. The escrow amount shall be established by the Town and approved by the Weddington Town Council.

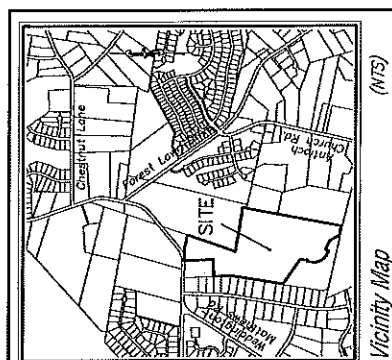
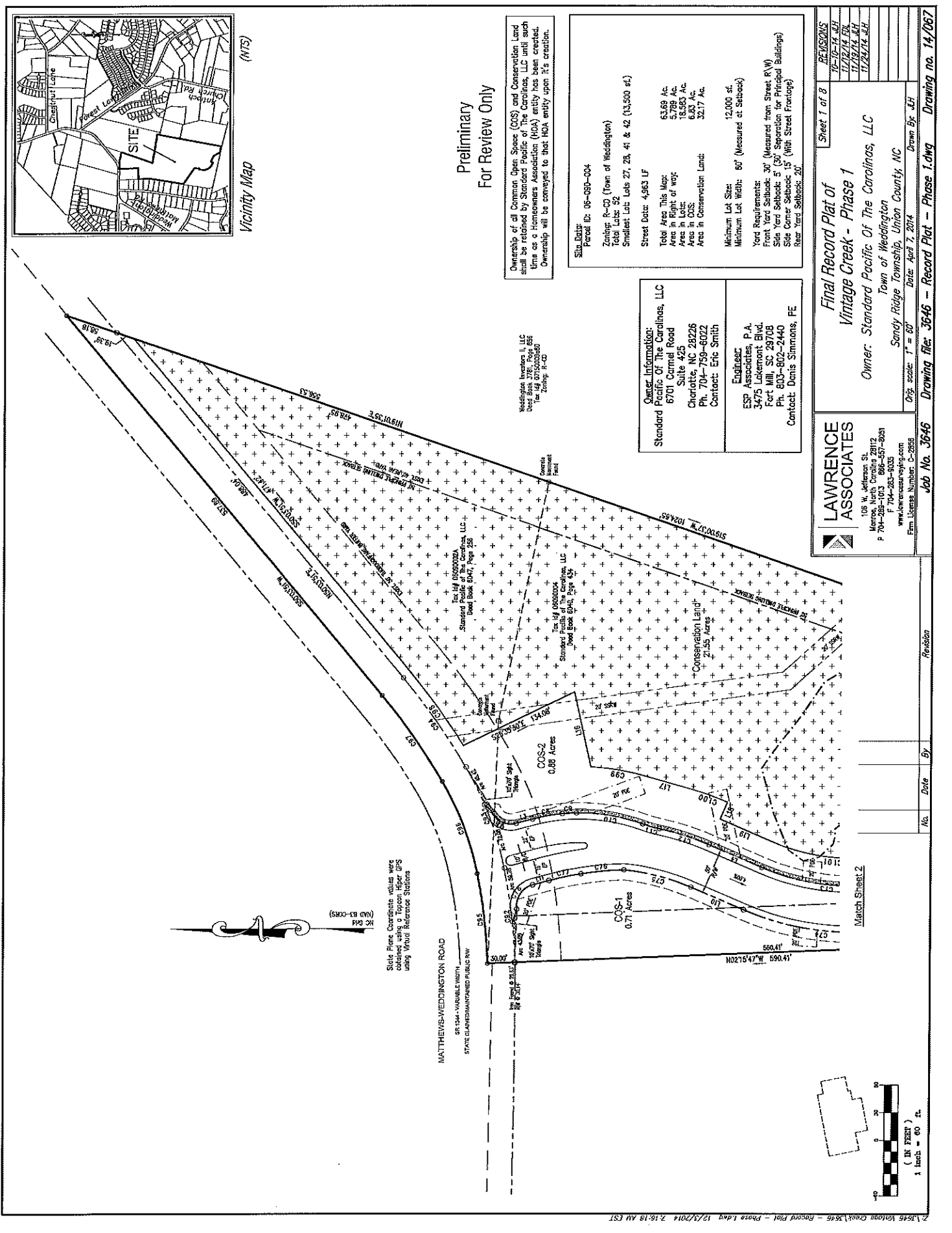
- USI provided final approval for the preliminary plat, which was contingent on approval from the following agencies:
  - NCDOT for driveway connection and internal road review (if DOT is to accept maintenance of streets)
  - NCDEMLR Erosion Control
  - NCDEMLR Post Construction Storm Water permit
  - Army Corps of Engineers Wetlands permit, or written verification that there is no disturbance to wetlands
  - NC Dam Safety for dam classification evaluation (if applicable)
- Declared Covenants, Conditions, and Restrictions (CCR's) are currently being reviewed by the Town Attorney.
- Bond estimates for water, sewer, and roads are currently being reviewed by Bonnie Fisher with USI.
- Union County has provided approval for all street names in Vintage Creek

#### **Recommended Conditions of Approval:**

1. Performance and Maintenance Bonds to be approved by the Town Council.
2. Approval of CCR's by Town Attorney.
3. Each remaining lot to be recorded in the Vintage Creek subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Vintage Creek Homeowners Association or its Developer.
4. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
5. Coordinate with USPS and DOT to provide cluster mailboxes within subdivision.
6. Coordinate with Emergency Services and the Town of Weddington to display house numbers at each individual address. Staff is still waiting to hear confirmation from emergency services regarding any preference that they may have.

#### **Town Council Action**

1. Approve/Approve with Conditions/Deny Vintage Creek Final Plat Map 1



Vicinity Map

Preliminary  
For Review Only

Ownership of all Common Open Space (COS) and Conservation Land shall be retained by Standard Pacific of The Carolinas, LLC until such time as a Homeowners Association (HOA) entity has been created. Ownership will be conveyed to that HOA entity upon its creation.

Site Data:	Parcel ID: 06-080-004
Zoning:	R-CO (Town of Weddington)
Total Lots:	52
Smallest Lot:	Lots 27, 28, 41 & 42 (13,500 sq. ft.)
Street Data:	4,963 LF
Total Area This Map:	63.69 Ac.
Area in Right of Way:	18.983 Ac.
Area in COS:	6.83 Ac.
Area in Conservation Land:	32.17 Ac.
Minimum Lot Size:	12,000 sq. ft.
Minimum Lot Width:	60' (Measured at Seaboard)
Yard Requirements:	Front Yard Setback: 30' (Measured from Street R/W)
Side Yard Setback:	5' (30' Separation for Principal Buildings)
Setback:	5' (With Street Frontage)
Rear Yard Setback:	20'

Owner Information:	Standard Pacific of The Carolinas, LLC 6701 Carmel Road Suite 425 Charlotte, NC 28226 Ph. 704-759-6022 Contact: Eric Smith
Engineer:	ESP Associates, P.A. 3475 Lakemont Blvd. Fort Mill, SC 29708 Ph. 803-802-2440 Contact: Dennis Simmons, PE

**LAWRENCE ASSOCIATES**  
105 W. Jefferson St.  
Mooresville, NC 28112  
P 704-261-0700  
F 704-261-0701  
www.lawrenceassociates.com  
Firm License Number: 0-2955

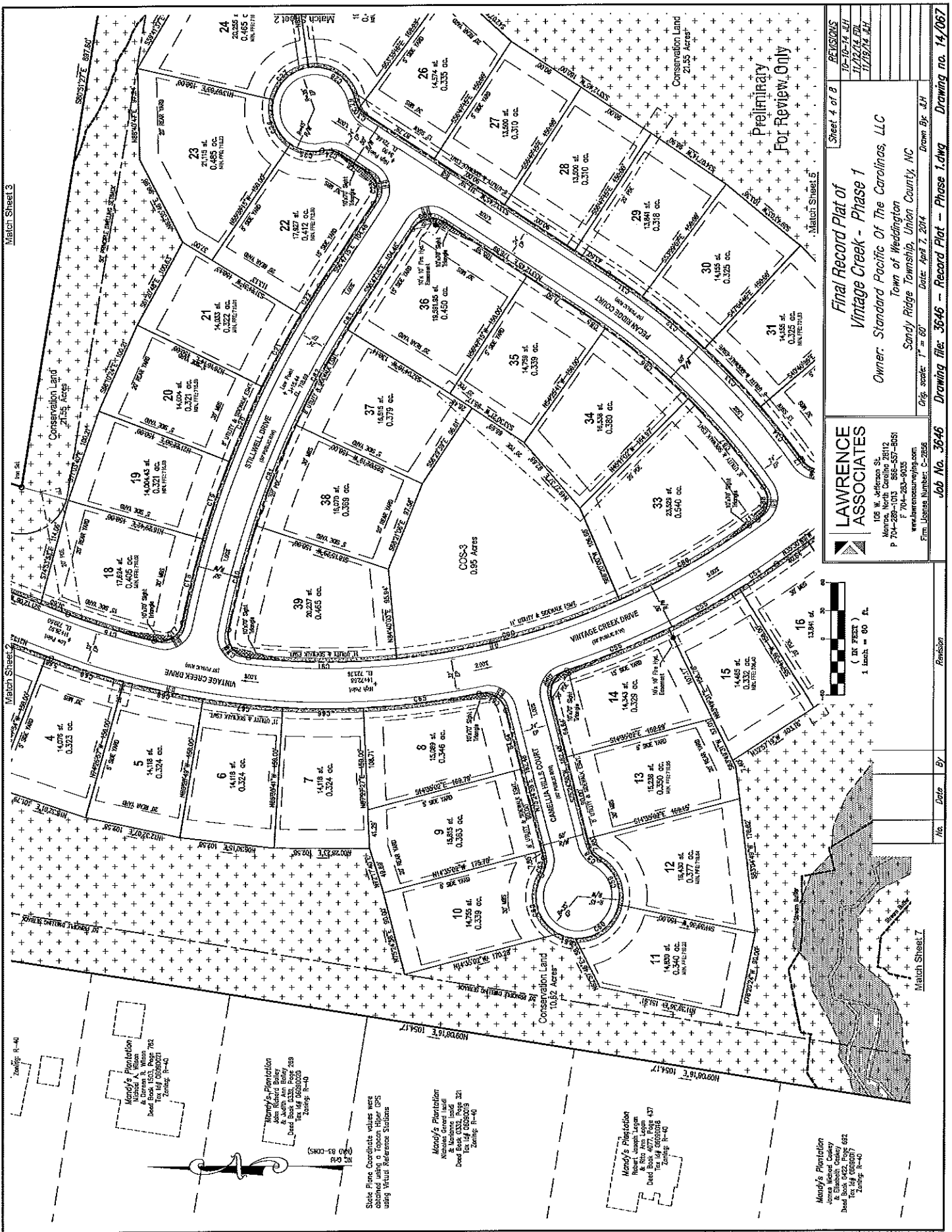
**Final Record Plat of  
Vintage Creek - Phase 1**  
**Owner: Standard Pacific of The Carolinas, LLC**  
Town of Weddington  
Sandy Ridge Township, Union County, NC  
Date: April 2, 2014  
Drawn By: LEL

**Job No. 3646**  
**Drawing file: 3646 - Record Plat - Phase 1.dwg**  
**Drawing no. 14/067**

REVISIONS	
No.	Date
1	10-10-14 JEL
2	11/02/14 JEL
3	11/29/14 JEL
4	11/29/14 JEL







**LAWRENCE ASSOCIATES**  
108 W. Jefferson St.  
Memphis, North Carolina 28112  
P 704-283-1013 F 704-283-9035  
www.lawrenceassoc.com  
Firm License Number: C-2585

**Final Record Plat of  
Vintage Creek - Phase 1**  
  
Owner: Standard Pacific Of The Carolinas, LLC  
Town of Weddington  
Sandy Ridge Township, Union County, NC  
Orig. scale: 1" = 80' Date: April 7, 2014 Drawn By: JH

REVISIONS  
10-10-14 JH  
11/12/14 JH  
11/19/14 JH

Sheet 4 of 8

Job No. 3846

Drawing file: 3846 - Record Plat - Phase 1.dwg

Drawing no. 14/067

State Plane Coordinates values were obtained using a known Higher GPS using WGS84 Reference Station

**Mandy's Plantation**  
John Richard Bailey  
4000 N. Main St.  
Deed Book 1503, Page 782  
Tax 149 05000201  
Zoning: R-40

**Mandy's Plantation**  
John Richard Bailey  
4000 N. Main St.  
Deed Book 1503, Page 782  
Tax 149 05000201  
Zoning: R-40

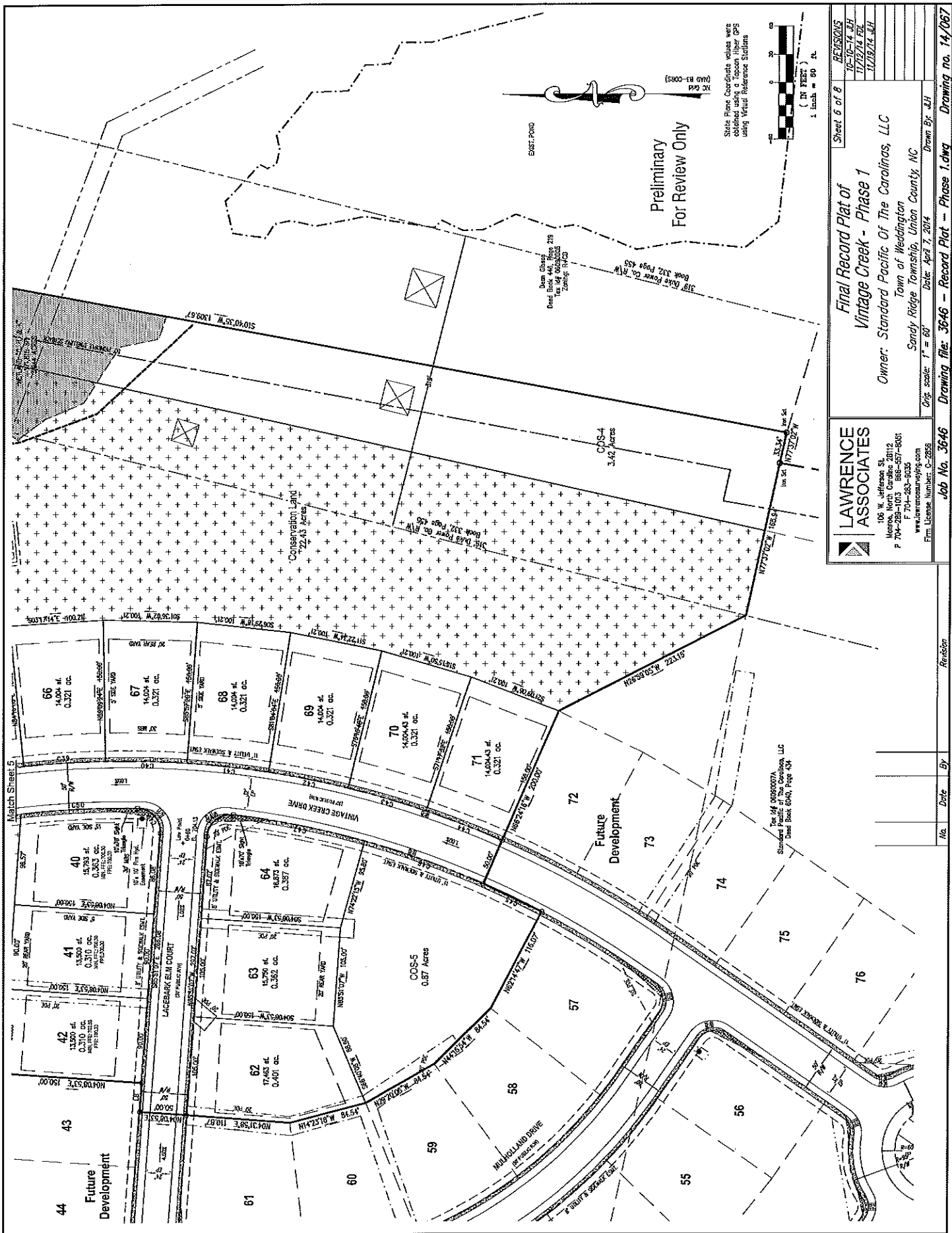
**Mandy's Plantation**  
Michael Greenfield  
1000 N. Main St.  
Deed Book 1503, Page 782  
Tax 149 05000201  
Zoning: R-40

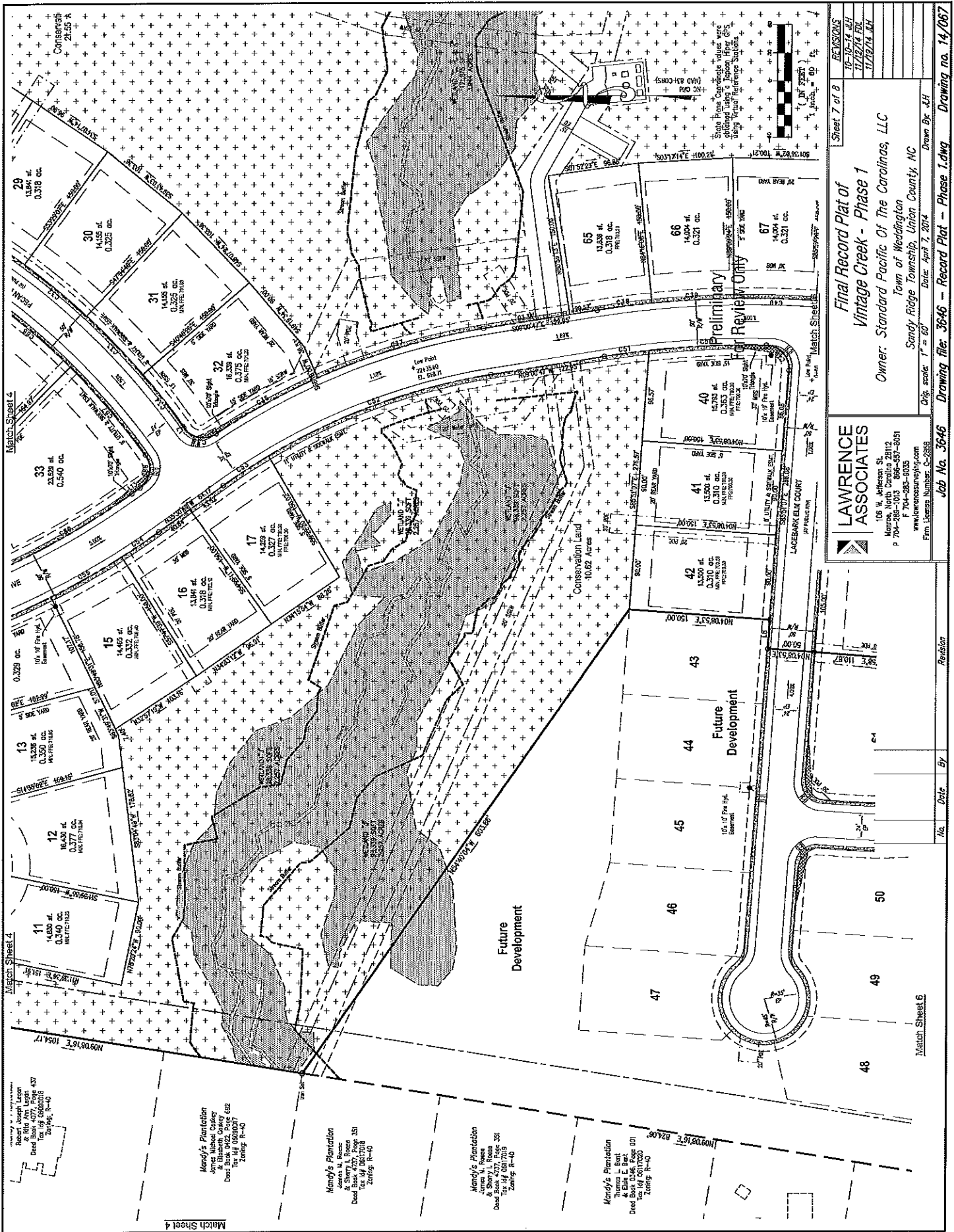
**Mandy's Plantation**  
Robert Joseph Legan  
& Rita Ann Legan  
Deed Book 1503, Page 782  
Tax 149 05000201  
Zoning: R-40

**Mandy's Plantation**  
Robert Joseph Legan  
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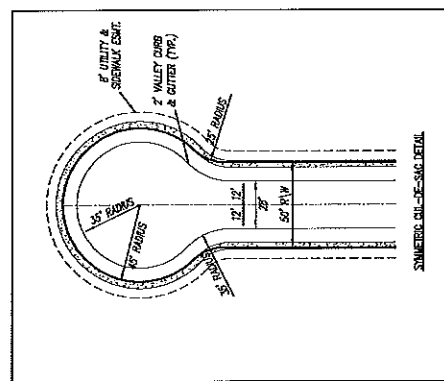
**LAWRENCE ASSOCIATES**  
 105 W. Jefferson St.  
 Mooresville, North Carolina 28112  
 P 704-298-1013 866-457-9051  
 www.lawrenceassociates.com  
 Firm License Number: C-2555

**Owner: Standard Pacific Of The Carolinas, LLC**  
 Town of Weddington  
 Sandy Ridge Township, Union County, NC  
 Date: April 7, 2014  
 Drawn By: JH

**Job No. 3646 - Record Plat - Phase 1.dwg**  
 Drawing no. 14/067

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10-10-14	JH
2	11-12-14	DL
3	11-12-14	JH



State of North Carolina  
County of Union

I, \_\_\_\_\_ Review Officer of Union County,  
do hereby certify that the map or plat is a true and correct  
reproduction of the original as filed and that it meets all  
statutory requirements for recording.

Date \_\_\_\_\_ Review Officer \_\_\_\_\_

NCDOT Construction Standards Certification  
I hereby certify that the streets on this plat designated as  
public or will be in accordance with the minimum right of  
way and construction standards established by the Board of  
Transportation for compliance on the State Highway System.

District Engineer \_\_\_\_\_ Date \_\_\_\_\_

LINE	BEARING	LENGTH
1	S89°33'15"E	0.30
2	S4°49'17"W	9.09
3	S44°55'17"E	18.56
4	S23°19'27"W	62.59
5	S85°28'27"E	32.00
6	S84°34'14"W	2.31
7	S85°33'10"E	26.59
8	S85°33'10"E	27.20
9	S85°33'10"E	62.59
10	S85°33'10"E	18.56
11	S44°55'17"E	18.56
12	S4°49'17"W	9.09
13	S89°33'15"E	0.30
14	S23°19'27"W	62.59
15	S85°28'27"E	32.00
16	S84°34'14"W	2.31
17	S85°33'10"E	26.59
18	S85°33'10"E	27.20
19	S85°33'10"E	62.59
20	S85°33'10"E	18.56
21	S44°55'17"E	18.56
22	S4°49'17"W	9.09
23	S89°33'15"E	0.30

CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END
C1	43.85	61.48	N65°33'10"E	63.84
C2	43.85	61.48	S4°49'17"W	63.84
C3	43.85	61.48	S44°55'17"E	63.84
C4	43.85	61.48	S23°19'27"W	63.84
C5	43.85	61.48	S85°28'27"E	63.84
C6	43.85	61.48	S84°34'14"W	63.84
C7	43.85	61.48	S85°33'10"E	63.84
C8	43.85	61.48	S85°33'10"E	63.84
C9	43.85	61.48	S85°33'10"E	63.84
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C100	43.85	61.48	S85°33'10"E	63.84

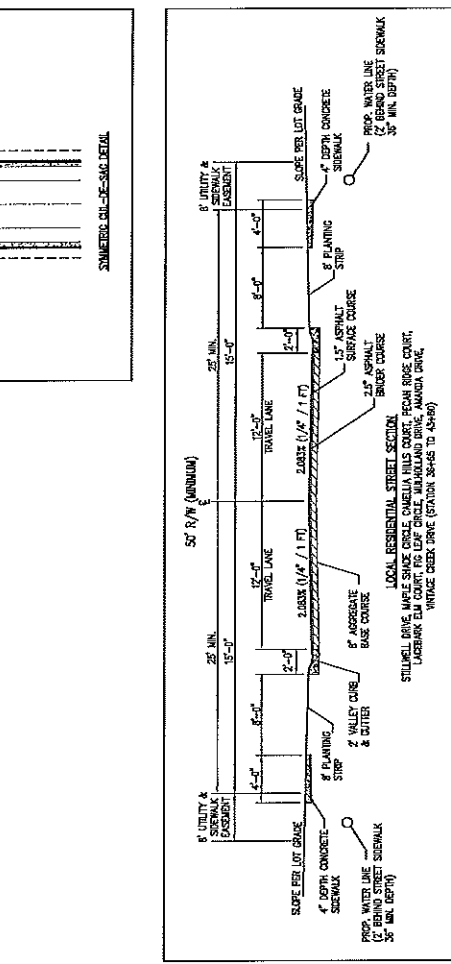
**Final Certification**  
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community  
Panel Number: 27104476001, dated October 16, 2008 and hereby certify that this property is  
not located in a special flood hazard area as determined by the Federal Emergency  
Management Agency.

I, \_\_\_\_\_ of the Union County, North Carolina, do hereby certify that this property is  
not located within a Flood Insurance Rate Map by Article  
22A of the Union County Code of Ordinances.

**Certificate of Survey and Accuracy**  
I, \_\_\_\_\_ of North Carolina, Union County,  
do hereby certify that the plat is a true and correct  
reproduction of the original as filed and that it meets all  
statutory requirements for recording.

I hereby certify that the streets on this plat designated as  
public or will be in accordance with the minimum right of  
way and construction standards established by the Board of  
Transportation for compliance on the State Highway System.

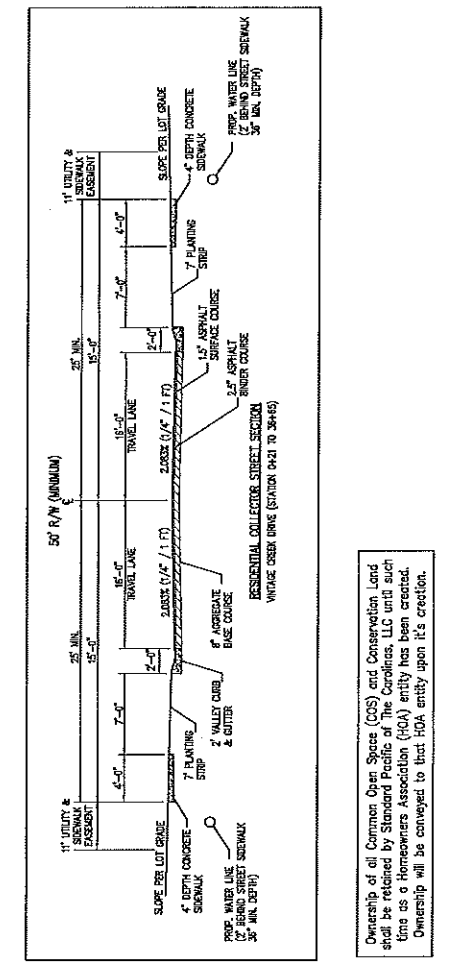
District Engineer \_\_\_\_\_ Date \_\_\_\_\_



**LOCAL RESIDENTIAL STREET SECTION**  
STANDARD DRIVE W/UTILITY & SIDEWALK EASEMENT  
LOCAL RESIDENTIAL STREET SECTION  
STANDARD DRIVE W/UTILITY & SIDEWALK EASEMENT  
LOCAL RESIDENTIAL STREET SECTION  
STANDARD DRIVE W/UTILITY & SIDEWALK EASEMENT

**STANDARD DRIVE W/UTILITY & SIDEWALK EASEMENT**  
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STANDARD DRIVE W/UTILITY & SIDEWALK EASEMENT  
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STANDARD DRIVE W/UTILITY & SIDEWALK EASEMENT  
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STANDARD DRIVE W/UTILITY & SIDEWALK EASEMENT



**RESIDENTIAL COLLECTOR STREET SECTION**  
STANDARD DRIVE W/UTILITY & SIDEWALK EASEMENT  
RESIDENTIAL COLLECTOR STREET SECTION  
STANDARD DRIVE W/UTILITY & SIDEWALK EASEMENT  
RESIDENTIAL COLLECTOR STREET SECTION  
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**LAWRENCE ASSOCIATES**  
105 W. Jefferson St.  
Monroe, North Carolina 28112  
P 704-283-1013 866-557-8081  
www.lawrenceassoc.com  
Firm License Number: C-2565

**Final Record Plat of**  
*Vintage Creek - Phase 1*  
Owner: *Standard Pacific Of The Carolinas, LLC*  
Town of *Wedding*  
*Sandy Ridge Township, Union County, NC*  
Orig. scale: 1" = 60' Date: April 7, 2014  
Drawn By: JH

Sheet 8 of 8  
REVISIONS  
10-10-14 JH  
11/12/14 JH  
11/19/14 JH  
11/24/14 JH

Job No. 3646 -- Record Plat -- Phase 1.dwg Drawing no. 14/067

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# TOWN OF W E D D I N G T O N

---

## MEMORANDUM

**TO:** Mayor Deter; Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Julian Burton, Zoning Administrator/Planner

**DATE:** December 8<sup>th</sup>, 2014

**SUBJECT:** Vintage Creek Residential Conservation Subdivision and Conditional Zoning District Construction Documents

---

Standard Pacific of the Carolinas, LLC submits a lighting plan and supplemental landscaping plan as part of the construction documents associated with the Vintage Creek conservation subdivision.

**Attachments:**

1. Landscaping Plan
2. Lighting Plan

*Lighting Plan:*

The lighting plan is included in your packet and staff has received confirmation from Union County that the fixtures meet the Town of Weddington requirements, and are being installed elsewhere in Weddington.

*Landscaping Plan:*

The landscaping plan is associated with the monument sign application already approved by the Planning Board. One of the plants, IC2 Ilex Crenata “Steeds”, is not included List of Acceptable Plant Species (Appendix I). The Planning Board found that the species is comparable to other varieties included in the approved list, and recommended that the plant be allowed within the proposed landscaping.

**Town Council Action:**

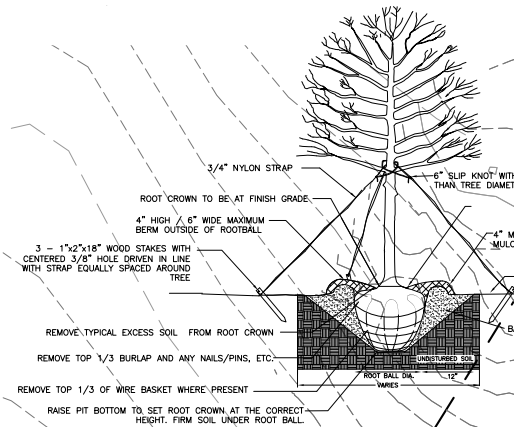
Approve/Approve with Conditions/Deny Lighting and Landscaping Plans for Vintage Creek

LANDSCAPE & IRRIGATION NOTES:

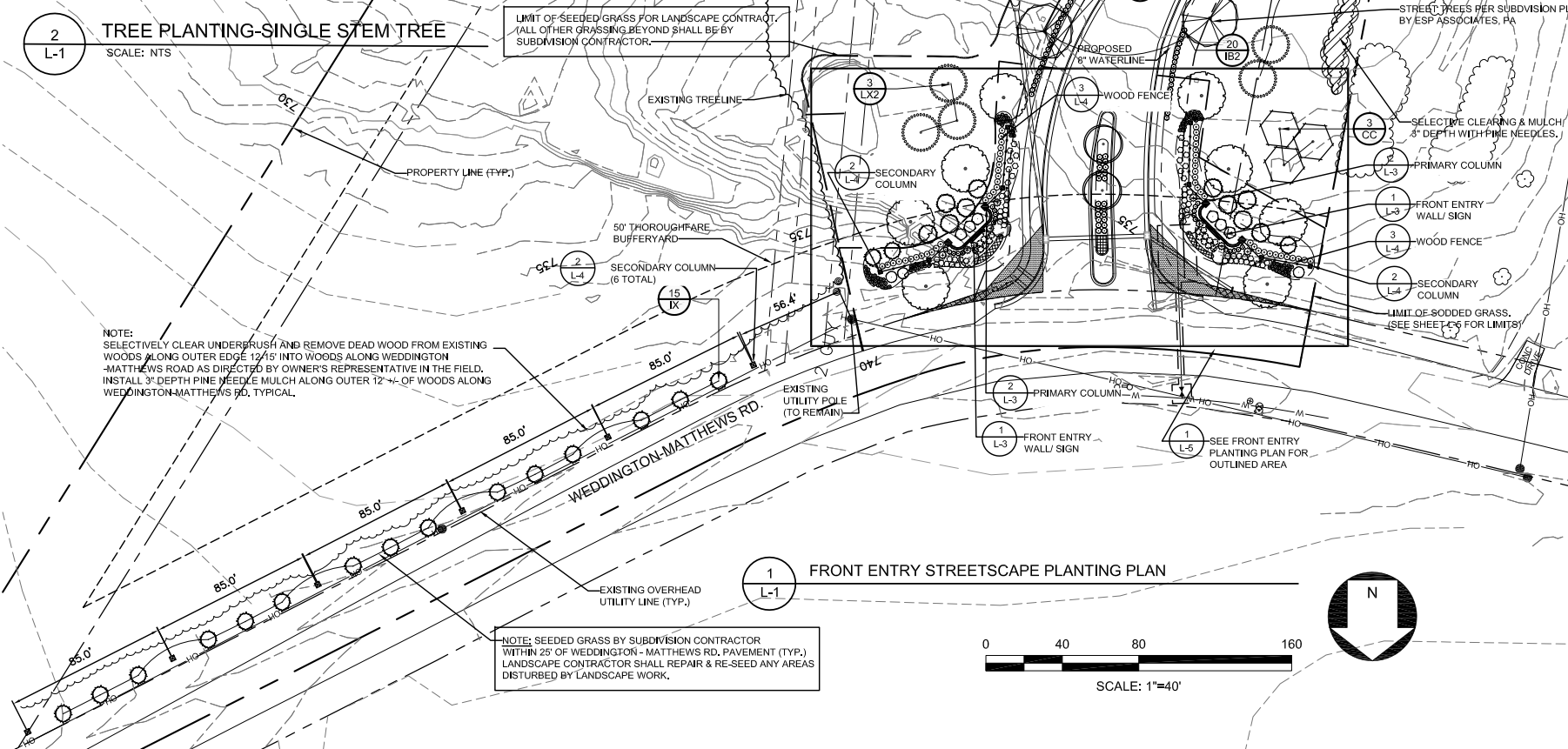
1. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF FINISHED GRADES AND STAKED TREE LOCATIONS BEFORE INSTALLING PLANTINGS OR IRRIGATION.
2. CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION PLANS AND IRRIGATION SYSTEM INSTALLATION FOR ALL LAWNS AND PLANT BEDS. SUBMIT DESIGN PLANS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. SYSTEM SHALL INCLUDE TIMER/CONTROLLER, 1" METER, AND 1" RP BACK-FLOW PREVENTER.
3. CONTRACTOR SHALL SUBMIT ENCROACHMENT APPLICATION TO NC DOT AND TOWN OF WAXHAW FOR IRRIGATION WITHIN PROVIDENCE ROAD RW AND SOMERLED WAY RW, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
4. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
5. ALL TREES AND SHRUBS SHALL BE MULCHED WITH 3" DEPTH OF PREMIUM PINE STRAW UNLESS OTHERWISE NOTED.
6. ALL SEASONAL FLOWERS SHALL BE MULCHED WITH 2" DEPTH OF PINE BARK MINI-NUGGETS.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND SHALL NOTIFY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION IF DISCREPANCIES ARE FOUND. IF PLANT LIST QUANTITIES DO NOT MATCH LABELED QUANTITIES ON THE PLAN, THE LABELED QUANTITIES SHALL GOVERN.
8. SUBSTITUTIONS TO PLANT SPECIES WILL NOT BE ACCEPTED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL INCLUDE LINE ITEMS IN BID FOR GRASSING OF SHOULDERS IN SCOPE OF WORK, BASED ON THE FOLLOWING CRITERIA: INCLUDE SHOULDERS FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
  - 9.1 SOD WITH TURF TYPE FESCUE WHERE INDICATED ON PLANTING PLAN.
  - 9.2 PREPARE GRASS BED IN ACCORDANCE WITH CHAPTER 6.11 OF THE NORTH CAROLINA "EROSION AND SEDIMENT CONTROL PLANNING DESIGN MANUAL", 2006 EDITION.
  - 9.3 AMEND SOIL WITH LINE AND FERTILIZER, AND APPLY MULCH, IN ACCORDANCE WITH TABLE 6.11N OF THE NORTH CAROLINA "EROSIONS AND SEDIMENT CONTROL PLANNING DESIGN MANUAL", 2006 EDITION.
  - 9.4 MAINTAIN GRASS UNTIL ACCEPTANCE BY OWNER, WHICH SHALL NOT OCCUR UNTIL GRASS HAS BEEN MOWED AT LEAST TWICE.
10. CONTRACTOR SHALL INCLUDE LINE ITEMS IN BID FOR COMPLETE DESIGN-BUILD IRRIGATION SYSTEM FOR ALL LANDSCAPED AND GRASS AREAS IN THE CONTRACT, BASED ON THE FOLLOWING CRITERIA:
  - 10.1 PROVIDE COMPLETE AUTOMATIC SYSTEM WITH TIMER / CONTROLLER.
  - 10.2 SCOPE INCLUDES ALL FEES AND COSTS FOR TAP AND METER FOR CONNECTION TO EXISTING WATER MAIN IN NEW TOWN ROAD, BACK-FLOW PREVENTER, AND ELECTRIC METER FOR CONTROLLER(S).
  - 10.3 PROVIDE SEPARATE ZONES FOR GRASS AND SHRUB / GROUND COVER BEDS; PROVIDE DRIP SYSTEM IN SHRUB BEDS.
  - 10.4 CONTRACTOR SHALL INSTALL PVC SLEEVING UNDER INTERSECTIONS AND EXISTING PAVING.
  - 10.5 SUBMIT IRRIGATION PLANS AND MATERIAL DATA TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
  - 10.6 MAINTAIN IRRIGATION SYSTEM UNTIL ACCEPTANCE BY OWNER.

PLANT LIST NOTES:

1. BASE BID SHALL BE SUBMITTED BY THE CONTRACTOR WITHOUT SUBSTITUTIONS OF PLANT SPECIES OR VARIETIES. CONTRACTOR MAY INCLUDE OPTIONAL ALTERNATES FOR SUBSTITUTIONS OF SPECIES OR VARIETIES IN THE INITIAL BID, WITH ASSOCIATED REDUCTION OR INCREASES IN THE BID PRICE, FOR OWNER CONSIDERATION, BUT ALTERNATES / SUBSTITUTIONS MAY BE REJECTED AT THE OWNER'S DISCRETION.
2. SUBSTITUTIONS OF PLANT SPECIES OR VARIETIES PROPOSED BY THE CONTRACTOR AFTER BIDDING MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. SUBSTITUTIONS MAY OR MAY NOT BE APPROVED AT THE OWNER'S DISCRETION.
3. SHRUBS IN MEDIANS SHALL BE LOCATED AT LEAST 24" FROM BACK OF CURB TO CENTER OF SHRUB, TYPICAL.
4. GROUND COVERS (LIRIOPE, ETC.) IN 1 GALLON CONTAINERS SHALL BE LOCATED AT LEAST 18" FROM BACK OF CURB TO CENTER OF PLANT, TYPICAL.
5. CONTAINER GROWN TREES MAY BE SUBSTITUTED FOR B&B AT CONTRACTOR'S OPTION.
6. SEASONAL FLOWER NOTE: BASE BID SHALL INCLUDE (1) PLANTING OF SEASONAL ANNUALS. CONTRACTOR SHALL SUBMIT RECOMMENDED ANNUAL FLOWER TYPES FOR OWNER APPROVAL PRIOR TO INSTALLATION.



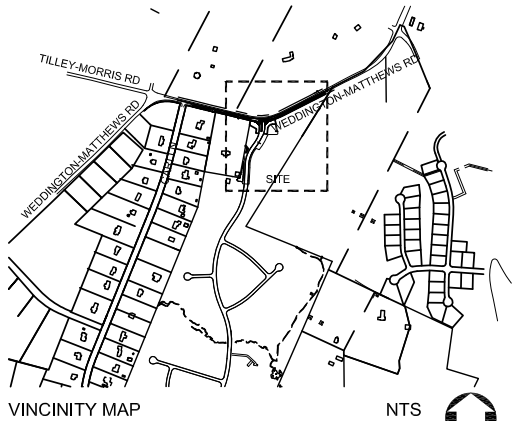
2 TREE PLANTING-SINGLE STEM TREE  
SCALE: NTS



1 FRONT ENTRY STREETSCAPE PLANTING PLAN

SITE PLAN NOTES:

1. EXISTING CONDITIONS (CONTOURS, TREE LINE, UTILITIES, WEDDINGTON - MATTHEWS RD.) TAKEN FROM CAD FILES FURNISHED BY ESP ASSOCIATES ON 8-28-2014.
2. PROPOSED STREET AND SUBDIVISION CONSTRUCTION INFORMATION TAKEN FROM CAD FILES AND SUBDIVISION PLANS PREPARED BY ESP ASSOCIATES DATED 8-13-2014.
3. SEE SUBDIVISION PLANS BY ESP ASSOCIATES FOR ALL STREET CONSTRUCTION, GRADING AND STORM DRAINAGE.



PLANT SCHEDULE (FRONT ENTRY STREETSCAPE (L-1) & FRONT ENTRY PLANTING PLAN (L-5))

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL	SIZE
CC	7	Cercis canadensis	Eastern Redbud	B & B	multi-stem	8'-10' ht.
IB3	7	Ilex cornuta 'Burfordii'	Burford Chinese Holly	25 gal		
IX2	10	Ilex x attenuata 'Foster No. 2'	Foster No. 2 Holly	B & B		10' ht
IX	18	Ilex x attenuata 'Foster'	Foster's Holly	B & B		8' ht.
JV	5	Juniperus virginiana	Eastern Red Cedar	B & B		10' ht
LI	4	Lagerstroemia Indica 'Dynamite'	Dynamite Crape Myrtle	B & B		10' ht.
LX2	7	Lagerstroemia x 'Natchez'	Crape Myrtle	B & B	multi-stem	8'-10' ht.
QL	8	Quercus laurifolia	Laurel-Heaved Oak	B & B	3" Cal	
QP	2	Quercus phellos 'Hightower'	Willow Oak	B & B	2.5" Cal	
1 SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
AX	125	Abelea x grandiflora	Rose Creek Abelea	5 gal		36" o.c.
1 ILE HET	20	Ilex crenata 'Hetzi'	Hetzi Japanese Holly	5 gal		24" o.c.
IC2	8	Ilex crenata 'Steeds'	Steeds Japanese Holly	7 gal		48" o.c.
IB2	164	Ilex vomitoria 'Bordeaux'	Bordeaux Holly	5 gal		30" o.c.
LJ	52	Ligustrum japonicum 'Recurvifolium'	Curly Leaf Ligustrum	7 gal		36" o.c.
LC	3	Loropetalum chinense rubrum 'Ruby'	Dwarf Ruby Fringe Flower	7 gal		72" o.c.
OF	6	Osmanthus fragrans	Sweet Olive	10 gal		60" o.c.
PL	22	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	5 gal		36" o.c.
1 RHO HY2	18	Rhododendron hybrida 'Gumpo Pink'	Azalea	5 gal		36" o.c.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
PA	92	Pennisetum alopecuroides 'Cassian's Choice'	Cassian Fountain Grass	3 gal		24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
SC	389	Seasonal Color	Annuals	3" pot		8" o.c.

SHEET SCHEDULE:

- L-1 COVER SHEET & STREETSCAPE PLANTING PLAN  
L-2 LAYOUT & STAKING PLAN  
L-3 ENTRY MONUMENT & PRIMARY COLUMN DETAILS  
L-4 ENTRY MONUMENT, SECONDARY COLUMN & FENCE DETAILS  
L-5 FRONT ENTRY PLANTING PLAN

REVISIONS:

No.	Date	By	Description
1	12-2-14	LHC	PLANT REVISIONS PER CITY REVIEW COMMENTS 11-24-14

This Plan is A Final Design.  
NOT Released For Construction  
Unless Initialed & Dated As  
Approved:  
Initials  
DATE: \_\_\_\_\_



VINTAGE CREEK  
STANDARD PACIFIC OF THE  
CAROLINAS, LLC  
WEDDINGTON, NC

COVER SHEET/  
STREETSCAPE  
PLANTING  
PLAN



CORPORATE CERTIFICATIONS  
NC PE: C-253 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: TMM

Drawn By: LHC/RNR

Checked By: TMM

Date: 10/17/14

Project Number: 14037

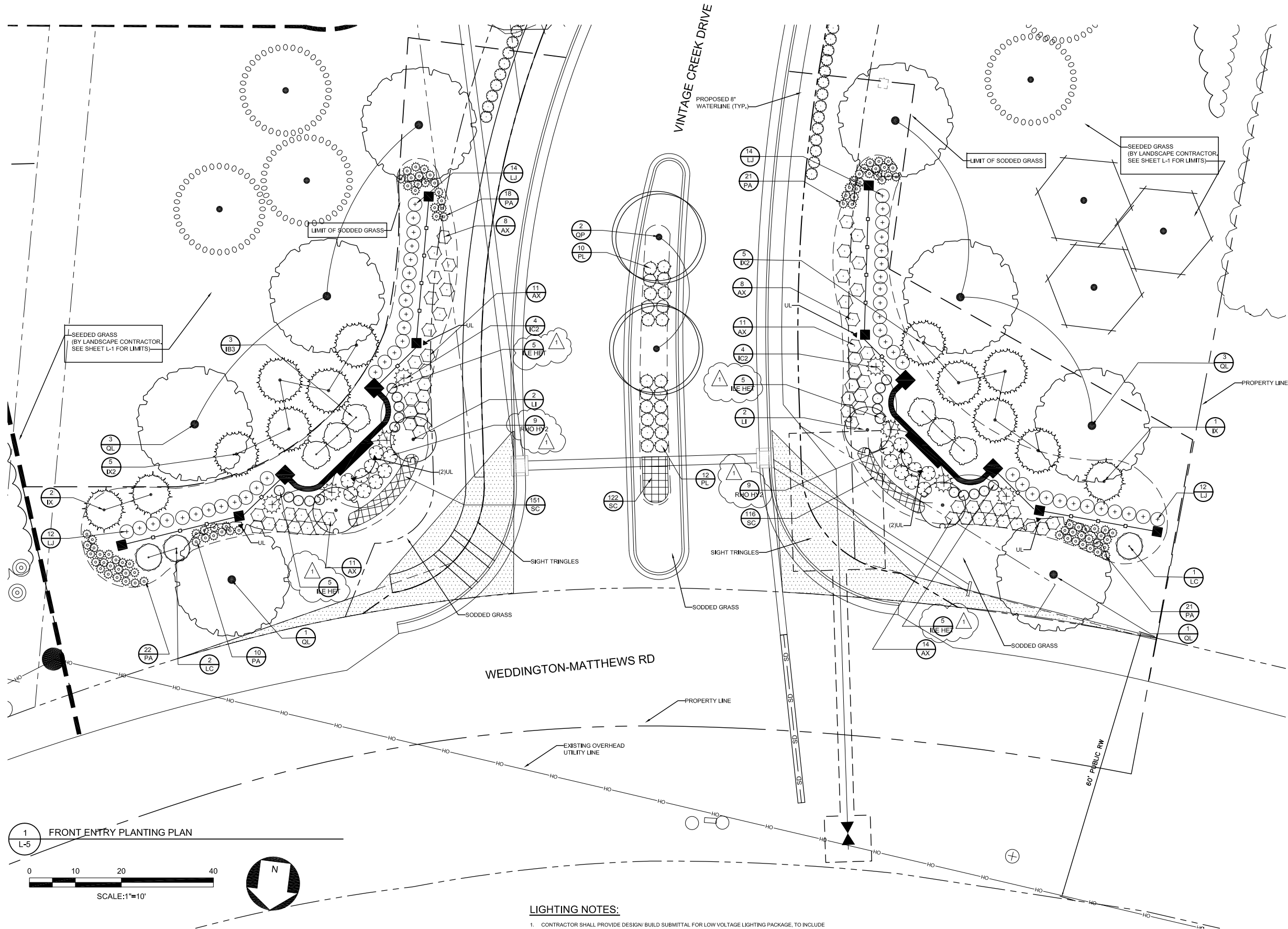
Sheet Number:

L-1

SHEET # 01 OF 05



P:\2014 Jobs\14037 - Vintage Creek- Entry L.dwg CAD\Vintage Creek Front Entry.dwg



#### LIGHTING NOTES:

1. CONTRACTOR SHALL PROVIDE DESIGN/ BUILD SUBMITTAL FOR LOW VOLTAGE LIGHTING PACKAGE, TO INCLUDE FIXTURES, WIRING, TRANSFORMER, TIMER, AUTO LIGHT SENSOR, AND FITTINGS, AS REQUIRED FOR COMPLETE SYSTEM.
2. SEE PLANTING AND LIGHTING PLAN FOR PROPOSED LOW VOLTAGE FIXTURE LOCATIONS.
3. CONTRACTOR SHALL APPLY FOR AND INSTALL ELECTRIC METER FOR LIGHTING.
4. LOW VOLTAGE FIXTURES SHALL BE GROUND MOUNTED LED UPLIGHTS, BRONZE OR BLACK COLOR. FIXTURE STYLE AT SIGN PANELS SHALL BE SELECTED FOR BRIGHTER/WIDER SPREAD.
5. COORDINATE LOCATIONS & INSTALLATION OF CONDUITS UNDER VINTAGE CREEK DRIVE WITH OWNER AND SUBDIVISION CONTRACTOR.
6. FIELD ADJUST LOCATION OF LIGHT FIXTURES AS DIRECTED BY OWNER'S REPRESENTATIVE.
7. LOW VOLTAGE FIXTURES SHALL BE FX LUMINAIRE (OR APPROVED EQUAL.)

#### REVISIONS:

No.	Date	By	Description
1	12-2-14	LHC	PLANT REVISIONS PER CITY REVIEW COMMENTS 11-24-14

#### FRONT ENTRY PLANTING & LIGHTING PLAN

### VINTAGE CREEK STANDARD PACIFIC OF THE CAROLINAS, LLC WEDDINGTON, NC



CORPORATE CERTIFICATIONS  
NC PE: C-253 NC LA: C-353  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: TMM

Drawn By: LHC/RNR

Checked By: TMM

Date: 10/17/14

Project Number: 14037

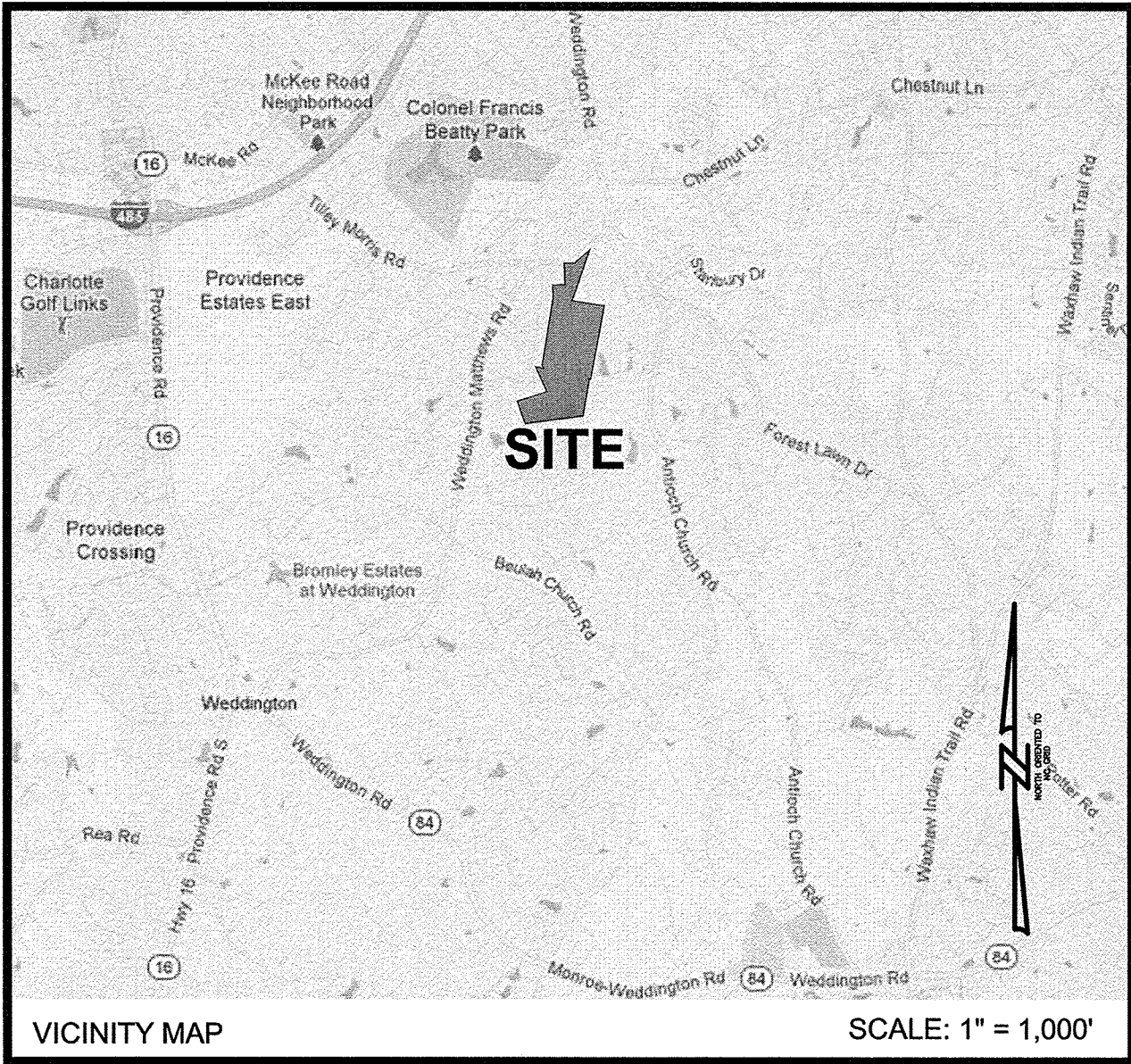
Sheet Number:

L-5

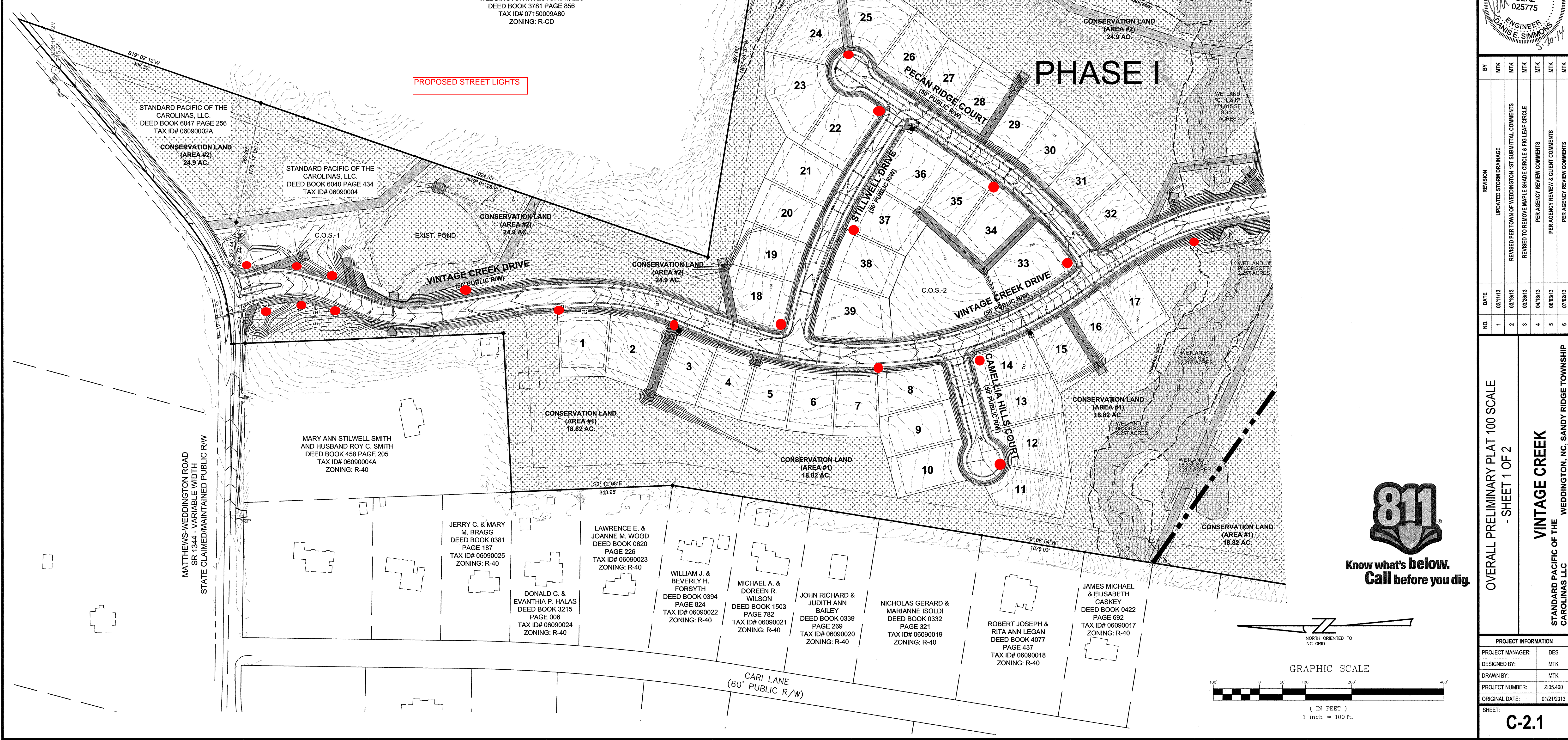
SHEET # 05 OF 05







**NOTE:**  
1. SEE SHEET C-2.0 FOR DEVELOPMENT NOTES AND AREA TABULATIONS.



NO.	DATE	REVISION	BY
7	09/27/13	PER AGENCY REVIEW COMMENTS	MTK
8	05/19/14	PER AGENCY REVIEW COMMENTS	MTK

ESP Associates, P.A.  
P.O. Box 7030  
Charlotte, NC 28241  
3475 Lakemont Blvd.  
Fort Mill, SC 29708  
704-853-4946 (NC)  
803-802-2440 (SC)  
www.espasociates.com

**ESP**

NORTH CAROLINA  
LICENSE NO. C-0587  
ESP ASSOCIATES, P.A.

NORTH CAROLINA  
PROFESSIONAL  
SEAL  
025775  
ENGINEER  
DAVID E. SIMMONS  
5-10-14

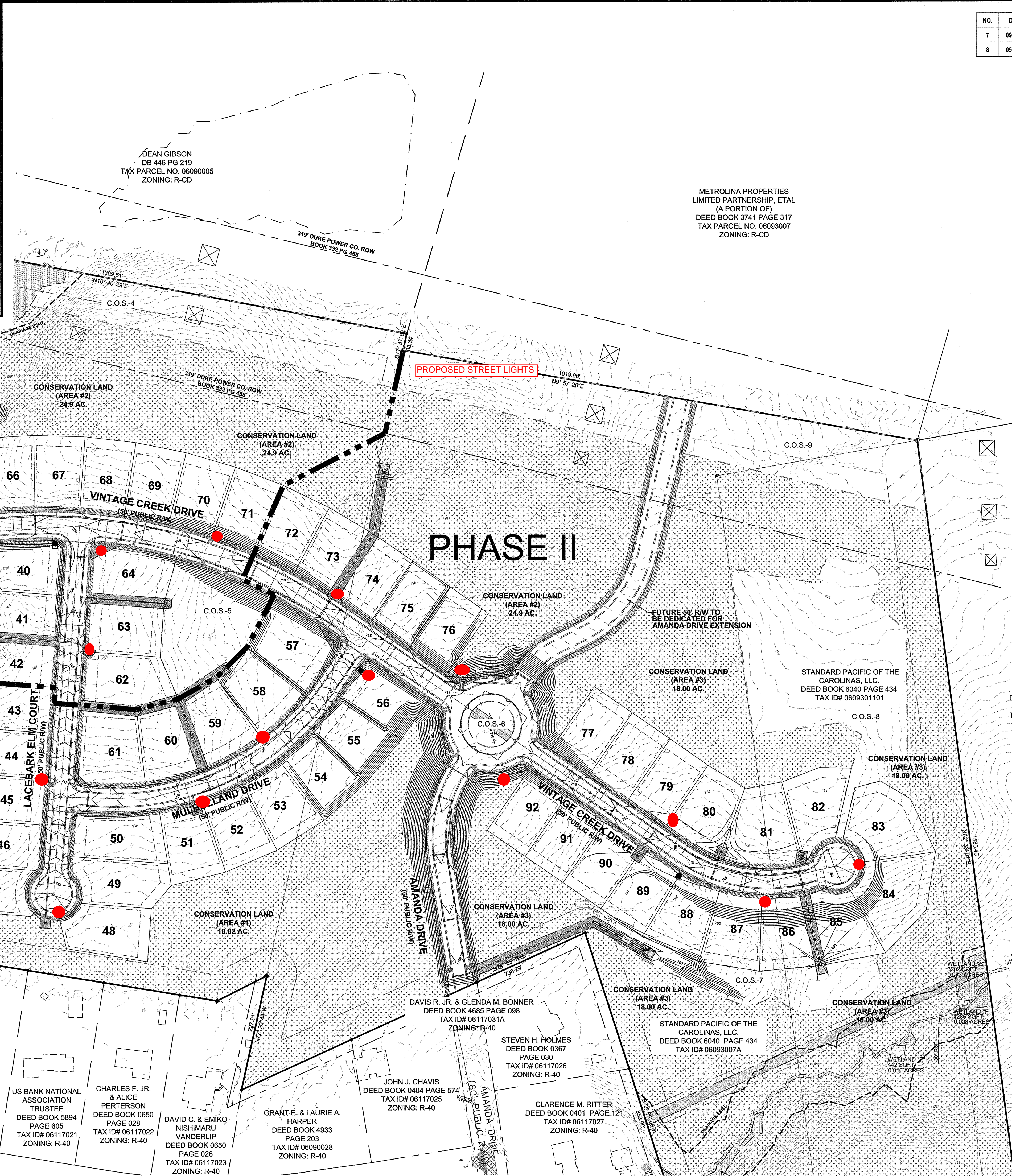
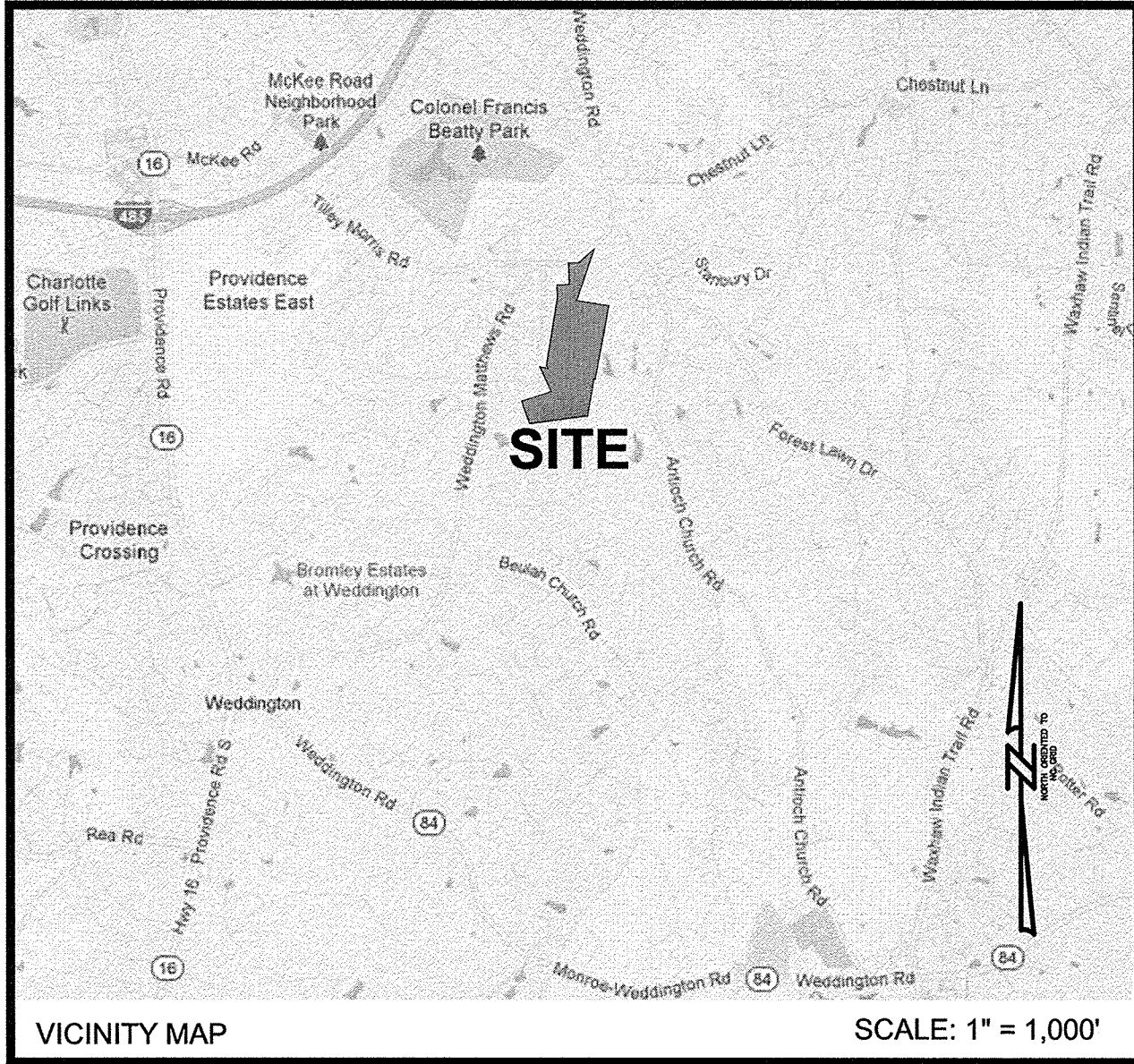
NO.	DATE	REVISION	BY
1	02/11/13	UPDATED STORM DRAINAGE	MTK
2	03/18/13	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS	MTK
3	02/26/13	REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE	MTK
4	04/18/13	PER AGENCY REVIEW COMMENTS	MTK
5	06/03/13	PER AGENCY REVIEW & CLIENT COMMENTS	MTK
6	07/02/13	PER AGENCY REVIEW COMMENTS	MTK

OVERALL PRELIMINARY PLAT 100 SCALE  
- SHEET 1 OF 2

**VINTAGE CREEK**  
STANDARD PACIFIC OF THE CAROLINAS LLC  
WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

PROJECT INFORMATION	
PROJECT MANAGER:	DES
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	Z105.400
ORIGINAL DATE:	01/21/2013
SHEET:	C-2.1





NO.	DATE	REVISION	BY
7	09/27/13	PER AGENCY REVIEW COMMENTS	MTK
8	05/19/14	PER ADDED LOTS	MTK

NOTE:  
1. SEE SHEET C-2.0 FOR DEVELOPMENT NOTES  
AND AREA TABULATIONS.



ESP Associates, P.A.  
P.O. Box 7030  
Charlotte, NC 28241  
3475 Lakemont Blvd.  
For Mill, SC 29106  
Tel: 704.366.2400  
Fax: 704.366.2401  
www.espassoc.com

NO.	DATE	REVISION	BY
1	02/11/13	UPDATED STORM DRAINAGE	MTK
2	03/19/13	REVISED PER TOWN OF WEDDINGTON 1ST SUBMITTAL COMMENTS	MTK
3	03/26/13	REVISED TO REMOVE MAPLE SHADE CIRCLE & FIG LEAF CIRCLE	MTK
4	04/18/13	PER AGENCY REVIEW COMMENTS	MTK
5	06/03/13	PER AGENCY REVIEW & CLIENT COMMENTS	MTK
6	07/02/13	PER AGENCY REVIEW COMMENTS	MTK

OVERALL PRELIMINARY PLAT 100 SCALE  
- SHEET 2 OF 2

VINTAGE CREEK

STANDARD PACIFIC OF THE CAROLINAS LLC

WEDDINGTON, NC, SANDY RIDGE TOWNSHIP

PROJECT INFORMATION

PROJECT MANAGER:	DES
DESIGNED BY:	MTK
DRAWN BY:	MTK
PROJECT NUMBER:	2205.400
ORIGINAL DATE:	01/21/2013
SHEET:	C-2.2



**Vintage Creek**  
**Deluxe Acorn Lighting System**



## **TOWN OF WEDDINGTON APPOINTMENT POLICY**

### **PURPOSE**

The council or the mayor, as appropriate, may establish and appoint members for such temporary and standing committees and boards as are needed to help carry on the work of town government. Any specific provisions of law relating to particular committees and boards shall be followed. The purpose of this policy statement is to develop a preferred process for the Town Council to follow for the board/committee appointments to ensure that all Councilmembers operate under the same process. This written process will clearly outline and show citizens the process the Town Council uses for board appointments. The Town Council may, by majority vote, decide to waive, vary, or otherwise modify the process outlined in this policy.

The requirements of the open meetings law shall apply to all committees and boards that either (a) are established by the council, or (b) are comprised of council members.

The Council may consider and make appointments to other bodies, including its own committees, if any, only in open session. The Council may not consider or fill a vacancy among its own membership except in open session.

### **APPOINTMENT TERMS**

Appointments to Boards and Committees shall not exceed a four-(4) year term.

Terms on all boards shall be staggered and insofar as is possible, there shall always be one or more members with experience on each board.

The term of office of the chair of each board shall be one (1) year.

The Town Council shall generally avoid appointment of any one person to more than two bodies unless that person is serving in their role as Town Councilmember or Planning Board Member.

### **RECOMMENDED PROCESS**

Application. In order to be eligible for appointment to a board and continue to serve, a person must be an adult (21 years or older) permanently residing inside the town limits and file an application on a form provided by the Town Clerk. Non-residents could be appointed as a non-voting member. Their attendance is not included when determining a quorum. All applications will be kept on file for a period of two (2) years from the date of submission. The Council will only consider citizens for which there is a current application on file. The Town Clerk may be instructed to investigate and verify all statements contained in the application.

Publication-posting. The Town Clerk shall advertise vacancies in the Town newsletter, website, and using Constant Contact to solicit written applications from interested individuals.

Distribution of applications. The Town Clerk will provide a list of the applicants along with the applications to the Nominating Committee for their consideration.

Unexpired terms. The Town Council intends to make appointments to fill unexpired portions of terms created by vacancies as expeditiously as needed.

Removal. All members of all boards shall, unless in conflict with State Statute, serve at the pleasure of the Town Council, regardless of the terms for which appointed. The Town Council may in its discretion

at any time remove any members of any board when it is determined to be in the best interest of the Town.

Resignations. If a member concludes that he or she will have difficulty fulfilling their volunteer commitment, the member may in his or her discretion voluntarily resign from the board. Notice should be communicated in writing by letter or e-mail to the Town Clerk.

### **SELECTION AND APPOINTMENTS**

The Town Council may form a standing “Nominating Committee” to review applications. The committee will be comprised of one (1) Councilmember and the Chairman, Vice-Chairman or designee of the Board or Committee that has the vacancy. The Town Clerk or designee will serve as staff representative to the Nominating Committee. The Nominating Committee will review applications to ensure that the applicants are eligible to serve on each board or committee for which the applicant has expressed interest. The Nominating Committee will forward a recommended list of appointments along with comments to the Town Council for their review prior to placement on agenda for consideration.

The Town Council may vote on the list of appointments as submitted by the Nominating Committee, but upon request of any board member, may nominate additional applicants.

Any Councilmember may request that applicants for a body be present at the Council meeting during which the appointment is expected to be made so that the applicant may be questioned by members of the Council as to the applicant’s qualifications. Even if no such request is made, it shall be proper for Council members to directly contact applicants to discuss the applicant’s interest in and qualification for the appointment.

Appointments shall proceed as follows. The mayor shall open the floor to nominations. Any member, including the mayor, may put forward a nominee. Any member, including the mayor, may also move that the Council appoint a nominee to the position. When a motion is made to appoint a nominee, that nominee shall be debated. When the debate ends, the mayor shall call the roll of the members, and each member shall cast an affirmative or negative vote for the nominee. The mayor may vote to break any tie.

If a majority of votes cast are in the affirmative, the nominee shall be appointed. If the majority of votes cast are not in the affirmative, the mayor shall open the floor to further nominations.

If the Council wishes to fill multiple positions, each position shall be considered and voted upon separately.

### **ATTENDANCE EXPECTATIONS**

Regular attendance on any Board or Committee is important. Attendance less than the standards established for any such body is cause for removal except for excused illness, or other extraordinary circumstances. Lacking any written standards for attendance by any Board or Committee, attendance of at least 75% of all meetings during any one calendar year will be expected to maintain a seat on any Board or Committee. The chair of each board shall notify the Town Council of any member whose absences exceed 25% of the regular meetings. Members not meeting this 75% attendance expectation may be removed by action of the Town Council and replaced by another interested individual.

Adopted on December 13, 2010.

Amended on February 14, 2011.

Amended on August 13, 2012.



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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** December 2, 2014

**SUBJECT:** Planning Board Appointments

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The Planning Board terms for Rob Dow and Jim Vivian expire this month. Terms for the Planning Board are for four (4) years. Members also serve on the Board of Adjustment and Historic Preservation Commission. Applications from individuals wishing to serve on this Board are included in your packet.

Please let me know if you have any questions.

✓

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

---

BOARD APPLYING FOR:     Planning Board    

NAME: Warren E. Johnson

POSTAL ADDRESS: 4590 Antioch Church Road, Matthews, NC 28104

PHYSICAL ADDRESS: Weddington, NC      YEARS IN WEDDINGTON: Four

TELEPHONE: (HOME) 704 847 4320    OFFICE/MOBILE 202 997 6651

(FAX) \_\_\_\_\_

E-MAIL address: warrenjo46@msn.com

EDUCATION: Juris Doctor – Western State University College of Law

OCCUPATION: Attorney, Retired

Please list civic and fraternal organizations in which you participate in Union County:  
North Carolina State Bar  
Charlotte Woodworkers Association

Please explain your interest in serving on the above named board:

I am interested in the land use and development of the city where I live. I believe I can use my experience working for a major civil engineering company as a construction manager and attorney to further the best interests of the City of Weddington.

Any other comments:

I believe my three year participation as a member of the Historic Preservation Advisory Committee for the City of Gaithersburg, Maryland will be valuable experience as a member of the Planning Board.

Date: September 5, 2013

Signature: \_\_\_\_\_



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Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

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**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

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BOARD APPLYING FOR: Planning Board of Weddington

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NAME: Janice Propst

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ADDRESS:

Janice G. Propst  
531 Weddington Road  
Weddington, NC 28104

ADDRESS: \_\_\_\_\_

YEARS IN WEDDINGTON My family has been in Weddington for 5 generations and with the exception of a few years, I am basically a lifetime resident of the community.

TELEPHONE: (HOME) 704 849-6759 OFFICE/MOBILE 704 578-5029

(FAX) 704 8496759

E-MAIL address: [janicepropst@windstream.net](mailto:janicepropst@windstream.net)

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EDUCATION: Bachelor of Science – Communications Appalachian State University, minors in Art and Business Administration

OCCUPATION: I have 30 years of sales and marketing background and I own my own part time vintage business

Please list civic and fraternal organizations in which you participate in Union County:

I have been on the Planning Board of Weddington for the last 4 years. I also have served as the chairperson for the Historic Preservation Commission for the past two years, and I also serve on the Town of Weddington Board of Adjustment.

Please explain your interest in serving on the above named board:

My family has been a part of this community for five generations and with the exception of a few years; Weddington has been my home too. It is an honor and privilege to serve the town I love through the planning process and have the ability to shape our towns future.



While on the Planning Board and Historic Preservation Commission I have helped coordinate two Historic Preservation Commission Teas, and the Then and Now Tent for the towns Thirtieth year celebration. I have also worked with Councilwoman Harrison on events such as the Christmas Tree Lighting, Easter Egg Hunt and the Fall Country Festival.

Any other comments:

I have a servant heart. In the past I have helped in caregiving roles with several Alzheimer's patients. I enjoy giving back to my community and working for Weddington in all my service roles has been a pure pleasure.

Thank you.

Date: October 28, 2013      Signature: Janice G. Propst

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Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

---

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: \_\_\_\_\_

10/28/13

✓

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

---

BOARD APPLYING FOR: Weddington Planning Board

NAME: Scott Buzzard

ADDRESS: 8042 Weddington Downs Drive

ADDRESS: \_\_\_\_\_ YEARS IN WEDDINGTON 13+ \_\_\_\_\_

TELEPHONE: (HOME) 704-849-2442 \_\_\_\_\_ OFFICE/MOBILE 704-258-7901 \_\_\_\_\_

(FAX) \_\_\_\_\_

E-MAIL address: scottb@sterlingservices.com

EDUCATION: B. A. Politics – Wake Forest University

OCCUPATION: Customer Accounts Manager – Sterling Services

Please list civic and fraternal organizations in which you participate in Union County:

Former Weddington Planning Board member (and all that goes with it)

Former Vice-Chairman, Weddington Parks & Rec. Advisory Board

Former Chairman, Weddington Downtown Core Committee

Weddington Middle School JV Baseball Coach

Coach & Assistant Coach (many times), WCWAA Baseball, Football, Softball

Legacy Sports Basketball Coach

Please explain your interest in serving on the above named board:

My wife and I moved here over thirteen years ago, after much searching and deliberation, to start our home and raise our family. I am interested in staying involved with the Town so that it retains the character and qualities that drew us here.

Any other comments:

Date: 11/14/2013

Signature: 

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

---

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road,  
Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11/5/13

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Planning Board

NAME: Andrew W. McCoy

ADDRESS: 3006 Botetourt Court

ADDRESS: Weddington NC 28104 YEARS IN WEDDINGTON 15+

TELEPHONE: (HOME) 704-841-9097 OFFICE/MOBILE 704-309-8833

(FAX) 704-522-9040

E-MAIL address: awmccoy44@gmail.com

EDUCATION: \_\_\_\_\_

OCCUPATION: Vice President of Construction / Land Development

Please list civic and fraternal organizations in which you participate in Union County:

Habitat for Humanity - previous director

Please explain your interest in serving on the above named board:

I have many years of experience in land development and construction and would enjoy bringing my talents

Any other comments: and skills to better our town.

Date: 12-03-13

Signature: \_\_\_\_\_



Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 12/16/13

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Planning Board

NAME: Robert C. Dow

ADDRESS: 6720 Matthews-Weddington Rd

ADDRESS: \_\_\_\_\_ YEARS IN WEDDINGTON 33

TELEPHONE: (HOME) 704-846-2036 OFFICE/MOBILE 705-589-6252

(FAX) —

E-MAIL address: DowgroupINC@GMAIL.COM

EDUCATION: UoFGA - BS,

OCCUPATION: Investment Advisor - Farm Operator

Please list civic and fraternal organizations in which you participate in Union County:

— Planning Board 15 years

Please explain your interest in serving on the above named board:

continue to pursue the realization of  
towns goals

Any other comments:

Have enjoyed the last several years  
and would like to continue

Date: 7/25/14 Signature: Robert C Dow

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road,  
Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 7-28-14

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: PLANNING COMMISSION

NAME: JIM VIVIAN

ADDRESS: 3324 MITCHELL DRIVE

ADDRESS: WEDDINGTON, NC YEARS IN WEDDINGTON 21

TELEPHONE: (HOME) 704-846-3243 OFFICE/MOBILE 803-335-8468

(FAX) \_\_\_\_\_

E-MAIL address: jvivian@gmail.com

EDUCATION: MASTERS degree CITY PLANNING

OCCUPATION: New Construction Broker

Please list civic and fraternal organizations in which you participate in Union County:

Weddington Planning Commission

Please explain your interest in serving on the above named board:

I live here - WANT WEDDINGTON to continue to prosper and maintain its unique character.

Any other comments:

Date: 7/29/14

Signature: Jim Vivian

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 7/28/14



✓

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: PLANNING BOARD

NAME: Michael Simon

ADDRESS: 5009 Red Willow Lane

ADDRESS: \_\_\_\_\_ YEARS IN WEDDINGTON 12

TELEPHONE: (HOME) 704-708-6829 OFFICE/MOBILE 704-975-8066

(FAX) \_\_\_\_\_

E-MAIL address: mike.L.Simon @ mac . com

EDUCATION: Ed.D George Washington University

OCCUPATION: Retired Human Resources / Labor Relations

Please list civic and fraternal organizations in which you participate in Union County:

Please see Attached

Please explain your interest in serving on the above named board:

Please see Attached

Any other comments:

Please see Attached

Date: 10/23/14

Signature: Michael L Simon

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road,  
Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 10/27/14

## Planning Board Application-Michael Simon

Weddington Town Council,

I have lived in the HighGate neighborhood for approximately 12 years. . In the past years I have served as a Board member of the HighGate Homeowners Association and as President.

I have also been on a number of neighborhood committees and supported a number of civic related neighborhood functions

I have been involved in Scouting, United Way, Board member of other neighborhood associations, the Town of Concord programs, to name a few in other counties/cities.

In my past business life I have managed/directed/worked in planning functions on large and small scale natures that examined and researched all angles of future strategies and proposals.

Currently I am on the Research and Review Board for Wingate University.

Weddington is a great place to live and has the potential to be even better in years to come. I would like to offer what ever expertise and contribution I can make to help plan for an even greater town/community.

It will take the perspectives and recommendations of the diverse residents of Weddington to create the plans for the future. I would like to add my energy, time and commitment to that effort.

Thanks for your consideration,

*Michael J Simon*  
10/23/14

---

# **TOWN OF W E D D I N G T O N**

---

## **MEMORANDUM**

**TO:** Mayor and Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** December 2, 2014

**SUBJECT:** **Public Safety Appointments**

---

The Public Safety terms for Gene Melchior and Kimberly Crooks expire this month. Terms for the Public Safety Advisory Committee are for four (4) years. Applications from individuals wishing to serve on this Committee are included in your packet.

Please let me know if you have any questions.

APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS

BOARD APPLYING FOR: Public Safety Committee  
NAME: Sandra Dear Lynch  
ADDRESS: 4845 Antioch Church Road  
ADDRESS: Matthews, NC 28104 YEARS IN WEDDINGTON 12  
TELEPHONE: (HOME) (704) 844-9190 OFFICE/MOBILE (704) 860-9361  
(FAX) N/A  
E-MAIL address: Sandradlynch2@aol.com  
EDUCATION: BS - Gardner-Webb University  
OCCUPATION: Sales

Please list civic and fraternal organizations in which you participate in Union County:

N/A

Please explain your interest in serving on the above named board:

My son is entering his senior year of school. I have free time on my hands and I want to get involved in the community.

I am applying for the Public Safety Committee or anything that is available.

Date: 6/24/2013 Signature: Sandra Dear Lynch

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 6/24/13

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

---

BOARD APPLYING FOR: Public Safety Committee \_\_\_\_\_

NAME: Gene Melchior \_\_\_\_\_

ADDRESS: 428 Providence Road , S Waxhaw 28173 \_\_\_\_\_

ADDRESS: \_\_\_\_\_ YEARS IN WEDDINGTON \_\_ 8 \_

TELEPHONE: (HOME) 704-847-0156 OFFICE/MOBILE \_\_\_\_\_

(FAX) \_\_\_\_\_

E-MAIL address: \_gmelchio@gmail.com\_\_\_\_\_

EDUCATION: BS in Business Management

OCCUPATION: Retired from IBM after 35 years of service \_\_\_\_\_

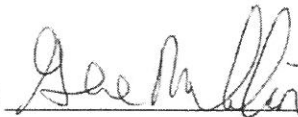
Please list civic and fraternal organizations in which you participate in Union County:  
Current Chairperson of the Town of Weddington Public Safety Committee

Please explain your interest in serving on the above named board:  
I would like to continue to serve on the PSC.

Any other comments:

Date: 11-11-2014

Signature: \_\_\_\_\_



Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

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Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road,  
Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11/12/14

**APPLICATION TO SERVE ON APPOINTED BOARDS,  
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Public Safety Committee

NAME: Kimberly Crooks

ADDRESS: 4500 Glen Oaks Drive

ADDRESS: Matthews, NC 28104 YEARS IN WEDDINGTON 4.5

TELEPHONE: (HOME) 704-246-8483 OFFICE/MOBILE 703-568-7498

(FAX) N/A

E-MAIL address: kimberlycrooks@hotmail.com

EDUCATION: BS Chemistry, US Naval Academy

OCCUPATION: Mother (Previous Senior Nuclear Operator/Supervisor- civilian and military)

Please list civic and fraternal organizations in which you participate in Union County:

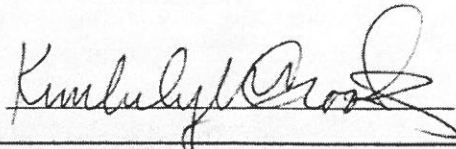
- Public Safety Committee Member, Town of Weddington (2014-Present)
- Providence Woods Home Owners Association, Secretary (2012- Present)
- US Naval Academy Alumni Association- Charlotte Chapter President (2012- Present)

Please explain your interest in serving on the above named board:

I have thoroughly enjoyed serving the town for the past year on the Public Safety Committee. Most recently, I organized two CPR classes at the Providence VFD, drawing a large, positive response from the community. It was wonderful to connect so many neighbors with this important skill and I hope to be able to continue to serve Weddington.

Any other comments:

Date: 30NOV14

Signature: 

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 12/1/14



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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** December 4, 2014

**SUBJECT:** Town Banners

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The Town Council budgeted \$6,500 for new banners for Fiscal Year 2014-2015. Please see attached quotes. Staff is recommending that Council approve the purchase of new Town Banners from Display Sales at a cost of \$4,512.00 due to the type of material (marine acrylic canvas) that is being proposed and the warranty that is being provided. There is a five (5) year warranty for the fabric against fading, rot and mildew and a four (4) year warranty on construction and ink.

The current banners cost approximately \$2,800 and are four (4) years old.

Councilwoman Pamela Hadley is going to help with the design of the new banners and a proof will be forwarded to Council for input.

Please let me know if you have any questions.

Thank you.

## Installing The Holidays

3611 Mt. Holly Huntersville Rd.  
Ste. 204-251  
Charlotte, NC 28216  
P: 704-936-6979 F: 866-844-0503

# Proposal

Date	Proposal #
10/30/2014	10673

Bill To:

Ship To:

Town of Weddington  
Amy McCollum  
1924 Weddington Road  
Weddington, NC 28104

Sales Person	Project

Item	Description	Qty	Unit price	Total
CSTSGLBNR	18" x 48" single banner. 13 oz Matte vinyl sewn back-to-back for a 26 oz total weight. Customer to provide print ready artwork.	52	41.37	2,151.24T

General terms: The parties agree to the following additional terms of this contract  
A deposit of 50% is due upon execution of this contract with the balance due on the installation date or delivery date unless specified above. All requested changes to the above described work will be subject to additional charges. Cancellations and reductions are subject to a 30% restocking fee. Any amount not paid when due, is subject to a late charge of 1.5% per month (18% annum). Owner is responsible for providing and maintaining adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lighting. Installing The Holidays is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of God and will make efforts to replace such product for an additional charge. All dates specified are subject to change due to inclement weather. Installing The Holidays will replace any defective product, but does not guarantee that each individual bulb will light during the entire installed period. This contract is made under and shall be governed and construed in accordance with the laws of the State of North Carolina.

<b>Subtotal</b>	\$2,151.24
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<b>Sales Tax (7.25%)</b>	\$155.96
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<b>Total</b>	<b>\$2,307.20</b>
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This proposal is valid for \_\_\_\_\_ days.

The person signing this contract certifies that they are authorized to accept the proposal and its terms on behalf of the owner.

Authorized Signature \_\_\_\_\_ Date: \_\_\_\_\_

Sales@InstallingTheHolidays.com

www.InstallingTheHolidays.com

COMMEMORATE. CELEBRATE & DECORATE YOUR EVENTS

## 163

## Mark Dobbs

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**From:** Mark Dobbs <mark@redtruckmedia.com>  
**Sent:** Friday, December 07, 2012 3:40 PM  
**To:** Tonya Goodson (tonya@townofweddington.com)  
**Subject:** 18 x 48 banner quote  
**Attachments:** Banner safety wire.pdf; Existing banners.JPG; RTM Sign Portfolio.ppt [Compatibility Mode].pdf

Good afternoon Tonya,

I am sending you this quote on e-mail because it is a quick turn-around.

There are two types of banners I am quoting you. One is a higher end Polly-Duck fabric and the other is banner material similar to what you are using but not as rigid. I have samples of each for you to look at.

### Vinyl Material

52 double sided banners @ \$95 each = \$4,940

Cost to take down and install new banners \$463

Total cost: \$5,403

18" x 48" 12 oz. Blockout Double-sided Vinyl banners.

If we add the safety wire with grommets it will add \$300 to the total cost.

### Polly-Duck Fabric

52 double sided banners @ \$110 each = \$5,720

Cost to take down and install new banners \$463

Total cost: \$6,183

18" x 48" 12 oz. Double-sided Polly-duck banners.

If we add the safety wire with grommets it will add \$300 to the total cost.

The above cost does not include designing the art for the banners. I have some ideas on what we could do and will share it with you. I can also share with you the designers we use to come up with the art.

Delivery will be 2 weeks after contract & proof are approved.

Terms are 50% down payment with the order. Balance net 30.

Let me know if this is in line with what you are paying. The material they are using may be more or less expensive. If you have the type of material noted on the contract they sent you it would be nice to know so that we can make sure prices are apples to apples.

Thank you for your consideration,



Red Truck Media Inc.  
*Outdoor Advertising Media Specialists*  
6401 Carmel Rd, Suite 108  
Charlotte, NC 28226  
Mark Dobbs / President  
(O) 704-891-8867



# TOWN OF WEDDINGTON MEMORANDUM

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**DATE:** 12/08/14  
**TO:** MAYOR AND THE TOWN COUNCIL  
**CC:** AMY MCCOLLUM, TOWN CLERK  
**FROM:** JULIAN BURTON, ZONING ADMINISTRATOR/PLANNER  
**RE:** UPDATE FROM PLANNING/ZONING OFFICE

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- Staff has received a conditional zoning application for All Saints Anglican Church. The PIMs were held on November 19<sup>th</sup> and 20<sup>th</sup>, and the application will likely be on the December or January Planning Board agenda.
- The applicant for the West property (Laurel Grove Lane) is likely submitting a revised plan in December or January in response to comments from the Public Involvement Meetings.
- The Planning Board will likely review the following items on December 15<sup>th</sup>, 2014:
  - First draft of Traffic Impact Analysis ordinance and Process and Procedure Guidelines
  - All Saints Anglican Church Conditional Zoning Application



**Union County Sheriff's Office**  
**Events By Nature**

Date of Report

12/1/2014

2:21:50PM

For the Month of: November 2014

<u>Event Type</u>	<u>Total</u>
911 HANG UP	47
911 MISDIAL	4
911 TEST CALL	1
ACCIDENT EMD	5
ACCIDENT PD COUNTY NO EMD	21
ACCIDENT WITH INJURIES	2
ALARMS LAW	48
ANIMAL BITE FOLLOW UP	1
ANIMAL BITE REPORT LAW	2
ANIMAL COMP SERVICE CALL LAW	10
ASSIST EMS OR FIRE	1
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	6
BARKING DOG	1
BOLO	8
BREATHING PROBLEMS	1
BURGLARY HOME OTHER NONBUSINESS	2
BURGLARY VEHICLE	2
BUSINESS CHECK	22
CALL BY PHONE	5
CHILD CUSTODY INVESTIGATION	1
DELIVER MESSAGE	2
DOMESTIC DISTURBANCE	8
DRUG INFORMATION NOT IN PROGR	1
ESCORT	1
FOLLOW UP INVESTIGATION	5
FOOT PATROL	4
FRAUD DECEPTION FORGERY	5



<u>Event Type</u>	<u>Total</u>
FUNERAL ESCORT	1
HARASSMENT STALKING THREATS	3
INVESTIGATION	5
JURISDICTION CONFIRMATION LAW	2
JUVENILE COMPLAINT	2
LARCENY THEFT	4
MENTAL DISORDER LAW	1
MISSING PERSON	2
MOTORIST ASSIST	5
NC DOT MISCELLANEOUS	1
OVERDOSE POISONING EMD	1
PREVENTATIVE PATROL	400
PROP DAMAGE VANDALISM MISCHIEF	1
PUBLIC SERVICE	5
RADAR PATROL INCLUDING TRAINIG	10
REPOSESSION OF PROPERTY	1
RUNAWAY REPORT	1
SERVE CIVIL PAPER	2
SERVE CRIMINAL CIVIL SUBPOENA	2
SERVE WARRANT	10
SUICIDAL THREAT EPD	1
SUSPICIOUS CIRCUMSTANCES	5
SUSPICIOUS PERSON	9
SUSPICIOUS VEHICLE	17
TRAFFIC DIRECT CONTROL	3
TRAFFIC HAZARD	1
TRAFFIC STOP	26
TRAFFIC VIOLATION COMPLAINT	6
TRESPASSING UNWANTED SUBJ	2
UNDERAGE DRINKING ABC VIOL	3
UNLOCK REQUEST	2
WANTED PERSON	1

Event Type

Total

WELL BEING CHECK

2

***Total Calls for Month:***

***754***

**PROVIDENCE VFD**

UNION:

EMS: 12

FIRE: 11

Public Service: 3

MECKLENBURG:

EMS: 10

FIRE: 5

TOTAL: 41

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

### November 2014

	Nov 14	Budget	Over Budget	Jul - Nov 14 YTD Budget	Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>110 - Subsidies</b>						
111 - Mecklenburg Cty	3,244.66	4,000.00	-755.34	15,611.65	20,000.00	-4,388.35 48,000.00
112 - Union County	4,023.75			12,903.75		
113 - Town of Weddington	48,318.75	52,551.09	-4,232.34	242,508.75	262,755.44	-20,246.69 630,613.00
<b>Total 110 - Subsidies</b>	<b>55,587.16</b>	<b>56,551.09</b>	<b>-963.93</b>	<b>271,024.15</b>	<b>282,755.44</b>	<b>-11,731.29 678,613.00</b>
118 - VFIS - Insurance Payment #323	0.00			19,712.60		
<b>120 - Dues &amp; Fees</b>						
121 - Union County Fire Fees	0.00	868.91	-868.91	0.00	4,344.56	-4,344.56 10,427.00
120 - Dues & Fees - Other	0.00			5.00		
<b>Total 120 - Dues &amp; Fees</b>	<b>0.00</b>	<b>868.91</b>	<b>-868.91</b>	<b>5.00</b>	<b>4,344.56</b>	<b>-4,339.56 10,427.00</b>
<b>130 - Vol Donations</b>						
134 - Other	470.00	416.67	53.33	3,095.00	2,083.31	1,011.69 5,000.00
130 - Vol Donations - Other	0.00			100.00		
<b>Total 130 - Vol Donations</b>	<b>470.00</b>	<b>416.67</b>	<b>53.33</b>	<b>3,195.00</b>	<b>2,083.31</b>	<b>1,111.69 5,000.00</b>
135 - Revenue from Closing 8/2014	0.00			70,838.62		
<b>140 - Other Income</b>						
142 - Fire Fighters' Relief Fund	0.00			3,854.59		
143 - Fuel Tax Refund	0.00	83.34	-83.34	291.91	416.69	-124.78 1,000.00
144 - Sales Tax Refund	5,573.01	333.34	5,239.67	5,573.01	1,666.69	3,906.32 4,000.00
145 - Interest	1.46	51.66	-50.20	6.21	258.31	-252.10 620.00
147 - Medic-EMS Reimbursement	1,048.05	1,041.66	6.39	5,199.15	5,208.31	-9.16 12,500.00
148 - Firemen Relief Interest	0.00			2.93		
155 - Christmas Fundraising Income	0.00	500.00	-500.00	0.00	2,500.00	-2,500.00 6,000.00
156 - Newsletter Income	1,210.00			1,210.00		
140 - Other Income - Other	0.00			288.01		
<b>Total 140 - Other Income</b>	<b>7,832.52</b>	<b>2,010.00</b>	<b>5,822.52</b>	<b>16,425.81</b>	<b>10,050.00</b>	<b>6,375.81 24,120.00</b>
150 - Uncategorized Income	0.00			5.00		
<b>Total Income</b>	<b>63,889.68</b>	<b>59,846.67</b>	<b>4,043.01</b>	<b>381,206.18</b>	<b>299,233.31</b>	<b>81,972.87 718,160.00</b>
<b>Expense</b>						
<b>200 - Administration</b>						
202 - Legal Fees	0.00	416.66	-416.66	11,717.00	2,083.31	9,633.69 5,000.00
204 - Ladder Shed Upgrade Fees	0.00			192.95		
209 - Annual Dinner/Award	0.00	416.66	-416.66	0.00	2,083.31	-2,083.31 5,000.00
210 - Fire Chief Discretionary	0.00	166.66	-166.66	899.64	833.31	66.33 2,000.00
211 - Bank Charges & Credit Card Fees	0.00	33.34	-33.34	75.00	166.69	-91.69 400.00
212 - Prof Fees	6,400.00	708.34	5,691.66	8,200.00	3,541.69	4,658.31 8,500.00
213 - Computer Upgrades	0.00	500.00	-500.00	2,434.00	2,500.00	-66.00 6,000.00
214 - Off Supplies	0.00	166.66	-166.66	735.47	833.31	-97.84 2,000.00
215 - Printing/Newsletter	2,284.45	250.00	2,034.45	2,284.45	1,250.00	1,034.45 3,000.00
216 - Postage	1,743.81	125.00	1,618.81	1,873.93	625.00	1,248.93 1,500.00
217 - Dues, Subscriptions, & Internet	0.00	41.66	-41.66	239.40	208.31	31.09 500.00
218 - Fire Fighters' Association	605.00	83.34	521.66	605.00	416.69	188.31 1,000.00
219 - Miscellaneous	77.80	166.66	-88.86	1,708.53	833.31	875.22 2,000.00
<b>Total 200 - Administration</b>	<b>11,111.06</b>	<b>3,074.98</b>	<b>8,036.08</b>	<b>30,965.37</b>	<b>15,374.93</b>	<b>15,590.44 36,900.00</b>
<b>220 - Insurance</b>						

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

### November 2014

	Nov 14	Budget	Over Budget	Jul - Nov 14 YTD Budget	Over Budget	Annual Budget
222 - Accident & Sickness Policy	0.00			7,555.00		
223 - Vol. Fire Fighters' Workers Com	0.00	916.66	-916.66	0.00	4,583.31	11,000.00
224 - Commercial Package	19,972.00	1,500.00	18,472.00	19,972.00	7,500.00	18,000.00
220 - Insurance - Other	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 220 - Insurance</b>	<b>19,972.00</b>	<b>2,416.66</b>	<b>17,555.34</b>	<b>27,527.00</b>	<b>12,083.31</b>	<b>29,000.00</b>
225 - Drug Testing/Physical Exams	0.00	416.66	-416.66	95.00	2,083.31	5,000.00
<b>230 - Taxes</b>						
<b>231 - Sales Taxes</b>						
232 - Meck CO.	254.24	666.66	-412.42	2,663.71	3,333.31	8,000.00
233 - Union County	0.00	166.66	-166.66	39.39	833.31	2,000.00
238 - NC Sales & Use Qualifying Food	3.24			8.70		
231 - Sales Taxes - Other	0.00			346.02		
<b>Total 231 - Sales Taxes</b>	<b>257.48</b>	<b>833.32</b>	<b>-575.84</b>	<b>3,057.82</b>	<b>4,166.62</b>	<b>10,000.00</b>
236 - Property Tax	0.00	8.34	-8.34	0.00	41.69	100.00
237 - Freight	54.92	41.66	13.26	286.77	208.31	500.00
<b>Total 230 - Taxes</b>	<b>312.40</b>	<b>883.32</b>	<b>-570.92</b>	<b>3,344.59</b>	<b>4,416.62</b>	<b>10,600.00</b>
240 - Interest Expense	0.00			2.44		
<b>300 - Build Maintenance</b>						
370 - Security Monitoring	0.00	50.00	-50.00	186.00	250.00	600.00
320 - Landscaping & Lawn Care	345.00	250.00	95.00	995.00	1,250.00	3,000.00
330 - Trash and Landfill	50.00	50.00	0.00	250.00	250.00	600.00
340 - Pest Control	0.00	41.66	-41.66	100.00	208.31	500.00
350 - Maintenance Supplies	0.00	416.66	-416.66	2,107.46	2,083.31	5,000.00
351 - Furniture	0.00	166.66	-166.66	61.80	833.31	2,000.00
360 - Repairs	200.00	666.66	-466.66	3,492.62	3,333.31	8,000.00
361 - Other	0.00			66.50		
300 - Build Maintenance - Other	0.00			19.51		
<b>Total 300 - Build Maintenance</b>	<b>595.00</b>	<b>1,641.64</b>	<b>-1,046.64</b>	<b>7,278.89</b>	<b>8,208.24</b>	<b>19,700.00</b>
<b>400 - Utilities</b>						
410 - Electric	728.92	833.34	-104.42	4,207.10	4,166.69	10,000.00
420 - Natural Gas	109.23	250.00	-140.77	256.39	1,250.00	3,000.00
430 - Telephone	310.02	375.00	-64.98	2,457.98	1,875.00	4,500.00
440 - Water	69.30	66.66	2.64	315.40	333.31	800.00
<b>Total 400 - Utilities</b>	<b>1,217.47</b>	<b>1,525.00</b>	<b>-307.53</b>	<b>7,236.87</b>	<b>7,625.00</b>	<b>18,300.00</b>
<b>500 - Fire Fighters' Equip/Training</b>						
<b>510 - Clothing</b>						
512 - Dress Uniforms	0.00	166.66	-166.66	793.94	833.31	2,000.00
513 - Clothing - Other	0.00	333.34	-333.34	0.00	1,666.69	4,000.00
<b>Total 510 - Clothing</b>	<b>0.00</b>	<b>500.00</b>	<b>-500.00</b>	<b>793.94</b>	<b>2,500.00</b>	<b>6,000.00</b>
<b>520 - Equipment</b>						
521 - Radios\ Pagers - New	0.00	250.00	-250.00	480.00	1,250.00	3,000.00
522 - Radios\ Pagers - Maintenance	0.00	83.34	-83.34	177.00	416.69	1,000.00
523 - Equipment - New	0.00	750.00	-750.00	3,470.42	3,750.00	9,000.00
524 - Equipment - Maintenance	1,558.75	833.34	725.41	3,733.65	4,166.69	10,000.00
525 - Firefighting Supplies	0.00	125.00	-125.00	0.00	625.00	1,500.00
528 - Mecklenburg Radio Contract	0.00	833.34	-833.34	9,152.88	4,166.69	10,000.00

# Providence Volunteer Fire Department

## Income & Expense Budget Performance

### November 2014

	Nov 14	Budget	Over Budget	Jul - Nov 14 YTD Budget	Over Budget	Annual Budget	
Total 520 • Equipment	1,558.75	2,875.02	-1,316.27	17,013.95	14,375.07	2,638.88	34,500.00
529 • PPE (Personal Protective Equip)	2,227.11	2,083.34	143.77	17,578.64	10,416.69	7,161.95	25,000.00
530 • Medical							
531 • Equipment	0.00			1,021.80			
532 • Supplies	667.96	333.34	334.62	1,293.19	1,666.69	-373.50	4,000.00
533 • Waste	279.28	208.34	70.94	1,396.40	1,041.69	354.71	2,500.00
Total 530 • Medical	947.24	541.68	405.56	3,711.39	2,708.38	1,003.01	6,500.00
540 • Training							
541 • Seminars	1,460.43	750.00	710.43	2,791.93	3,750.00	-958.07	9,000.00
542 • Books	0.00	125.00	-125.00	0.00	625.00	-625.00	1,500.00
543 • PR Literature	830.00	83.34	746.66	830.00	416.69	413.31	1,000.00
544 • Other - Training Bonus	3,600.00	1,250.00	2,350.00	3,600.00	6,250.00	-2,650.00	15,000.00
540 • Training - Other	1,419.00			1,451.00			
Total 540 • Training	7,309.43	2,208.34	5,101.09	8,672.93	11,041.69	-2,368.76	26,500.00
Total 500 • Fire Fighters' Equip/Training	12,042.53	8,208.38	3,834.15	47,770.85	41,041.83	6,729.02	98,500.00
600 • Fire Engines							
620 • '99 Southern Coach Eng #322	124.85	1,250.00	-1,125.15	4,476.56	6,250.00	-1,773.44	15,000.00
635 • '93 KME Engine #323	0.00	1,250.00	-1,250.00	16,132.02	6,250.00	9,882.02	15,000.00
640 • '03 Red Diamond #324	0.00	500.00	-500.00	1,428.31	2,500.00	-1,071.69	6,000.00
650 • '02 Ford Quesco Brush #326	0.00	166.66	-166.66	0.00	833.31	-833.31	2,000.00
660 • '95 Intern\Hackney Squad #32	0.00	416.66	-416.66	1,042.83	2,083.31	-1,040.48	5,000.00
680 • '06 KME Pumper #321	0.00	1,333.34	-1,333.34	3,959.18	6,666.69	-2,707.51	16,000.00
681 • Diesel Fuel	906.62	1,458.34	-551.72	6,669.66	7,291.69	-622.03	17,500.00
682 • Gasoline	0.00	16.66	-16.66	73.66	83.31	-9.65	200.00
683 • Cleaning Supplies	0.00	41.66	-41.66	0.00	208.31	-208.31	500.00
684 • Miscellaneous Parts	0.00	83.34	-83.34	160.14	416.69	-256.55	1,000.00
685 • Fire Engines - Other	0.00	250.00	-250.00	323.60	1,250.00	-926.40	3,000.00
Total 600 • Fire Engines	1,031.47	6,766.66	-5,735.19	34,265.96	33,833.31	432.65	81,200.00
800 • Firefighters Payroll							
801 • Payroll - Day Shift (Hourly)	14,366.50	16,666.66	-2,300.16	73,105.50	83,333.31	-10,227.81	200,000.00
809 • Payroll - Day Shift (Stipend)	2,400.00	2,083.34	316.66	14,160.00	10,416.69	3,743.31	25,000.00
802 • Payroll - Night Shift (Hourly)	8,471.50	9,666.66	-1,195.16	50,960.00	48,333.31	2,626.69	116,000.00
810 • Payroll - Night Shift (Stipend)	3,290.00	2,166.66	1,123.34	14,300.00	10,833.31	3,466.69	26,000.00
808 • Payroll Expenses							
FICA	2,200.80	2,250.00	-49.20	11,769.18	11,250.00	519.18	27,000.00
SUTA	462.61	291.66	170.95	2,473.85	1,458.31	1,015.54	3,500.00
808 • Payroll Expenses - Other	351.60	1,455.00	-1,103.40	1,868.20	7,275.00	-5,406.80	17,460.00
Total 808 • Payroll Expenses	3,015.01	3,996.66	-981.65	16,111.23	19,983.31	-3,872.08	47,960.00
Total 800 • Firefighters Payroll	31,543.01	34,579.98	-3,036.97	168,636.73	172,899.93	-4,263.20	414,960.00
850 • Christmas Fundraising Expense	152.21	333.33	-181.12	152.21	1,666.65	-1,514.44	4,000.00
Total Expense	77,977.15	59,846.61	18,130.54	327,275.91	299,233.13	28,042.78	718,160.00
Net Ordinary Income	-14,087.47	0.06	-14,087.53	53,930.27	0.18	53,930.09	0.00
Net Income	-14,087.47	0.06	-14,087.53	53,930.27	0.18	53,930.09	0.00



Providence Volunteer Fire Department  
**Income & Expense Budget Performance**  
November 2014

jt

Ordinary Income/Expense

Income

110 - Subsidies

111 - Mecklenburg Cty

112 - Union County

113 - Town of Weddington

Total 110 - Subsidies

118 - VFIS - Insurance Payment #323

120 - Dues & Fees

121 - Union County Fire Fees

120 - Dues & Fees - Other

Total 120 - Dues & Fees

130 - Vol Donations

134 - Other

130 - Vol Donations - Other

Total 130 - Vol Donations

135 - Revenue from Closing 8/2014

140 - Other Income

142 - Fire Fighters' Relief Fund

143 - Fuel Tax Refund

144 - Sales Tax Refund

145 - Interest

147 - Medic-EMS Reimbursement

148 - Firemen Relief Interest

155 - Christmas Fundraising Income

156 - Newsletter Income

140 - Other Income - Other

Total 140 - Other Income

150 - Uncategorized Income

Total Income

Expense

200 - Administration

202 - Legal Fees

204 - Ladder Shed Upgrade Fees

209 - Annual Dinner/Award

210 - Fire Chief Discretionary

211 - Bank Charges & Credit Card Fees

212 - Prof Fees

213 - Computer Upgrades

214 - Off Supplies

215 - Printing/Newsletter

216 - Postage

217 - Dues, Subscriptions, & Internet

218 - Fire Fighters' Association

219 - Miscellaneous

Total 200 - Administration

220 - Insurance

**Providence Volunteer Fire Department**  
**Income & Expense Budget Performance**  
**November 2014**

jt

222 · Accident & Sickness Policy

223 · Vol. Fire Fighters' Workers Com

224 · Commercial Package

220 · Insurance - Other

Total 220 · Insurance

225 · Drug Testing/Physical Exams

230 · Taxes

231 · Sales Taxes

232 · Meck CO.

233 · Union County

238 · NC Sales & Use Qualifying Food

231 · Sales Taxes - Other

Total 231 · Sales Taxes

236 · Property Tax

237 · Freight

Total 230 · Taxes

240 · Interest Expense

300 · Build Maintenance

370 · Security Monitoring

320 · Landscaping & Lawn Care

330 · Trash and Landfill

340 · Pest Control

350 · Maintenance Supplies

351 · Furniture

360 · Repairs

361 · Other

300 · Build Maintenance - Other

Total 300 · Build Maintenance

400 · Utilities

410 · Electric

420 · Natural Gas

430 · Telephone

440 · Water

Total 400 · Utilities

500 · Fire Fighters' Equip/Training

510 · Clothing

512 · Dress Uniforms

513 · Clothing - Other

Total 510 · Clothing

520 · Equipment

521 · Radios\ Pagers - New

522 · Radios\ Pagers - Maintenance

523 · Equipment - New

524 · Equipment - Maintenance

525 · Firefighting Supplies

528 · Mecklenburg Radio Contract

Providence Volunteer Fire Department  
**Income & Expense Budget Performance**  
November 2014

jt

Total 520 - Equipment

529 - PPE (Personal Protective Equip)

530 - Medical

531 - Equipment

532 - Supplies

533 - Waste

Total 530 - Medical

540 - Training

541 - Seminars

542 - Books

543 - PR Literature

544 - Other - Training Bonus

540 - Training - Other

Total 540 - Training

Total 500 - Fire Fighters' Equip/Training

600 - Fire Engines

620 - '99 Southern Coach Eng #322

635 - '93 KME Engine #323

640 - '03 Red Diamond #324

650 - '02 Ford Quesco Brush #326

660 - '95 Intern\Hackney Squad #32

680 - '06 KME Pumper #321

681 - Diesel Fuel

682 - Gasoline

683 - Cleaning Supplies

684 - Miscellaneous Parts

685 - Fire Engines - Other

Total 600 - Fire Engines

800 - Firefighters Payroll

801 - Payroll - Day Shift (Hourly)

809 - Payroll - Day Shift (Stipend)

802 - Payroll - Night Shift (Hourly)

810 - Payroll - Night Shift (Stipend)

808 - Payroll Expenses

FICA

SUTA

808 - Payroll Expenses - Other

Total 808 - Payroll Expenses

Total 800 - Firefighters Payroll

850 - Christmas Fundraising Expense

Total Expense

Net Ordinary Income

Net Income

## Providence Volunteer Fire Department

## Balance Sheet

As of November 30, 2014

Nov 30, 14

## ASSETS

## Current Assets

## Checking/Savings

## Checking Accounts

BB&amp;T Checking-5119 160,810.97

BOA Payroll-7449 10,506.36

Total Checking Accounts 171,317.33

Firemen Relief-BOA-8254 44,665.87

Total Checking/Savings 215,983.20

## Other Current Assets

Accounts Receivable Auditor 72,584.93

Total Other Current Assets 72,584.93

Total Current Assets 288,568.13

## Fixed Assets

CIP - Firehouse Construction 1,052,861.44

Air Packs 73,087.70

Bauer Vertecon Air Compressor 40,000.00

Commercial Protector System 2,112.50

Dexter T-400 Washer\Extractor 3,611.00

Fire Fighter Main Equipment 2,448.00

Groban Electric Generator 5,000.00

Ladder Truck Building 32,452.08

Total Fixed Assets 1,211,572.72

## Other Assets

1993 KME Engine #323 50,000.00

1996 Internat'l #32 119,365.76

1999 SouthCo #322 274,231.58

2002 Ford #326 44,029.33

2003 Red Diamond #324 240,302.00

2006 KME Pumper #321 400,555.50

Building 346,812.09

Equip 34,615.27

Land 12,590.00

X Accum Depr -1,233,145.00

Total Other Assets 289,356.53

TOTAL ASSETS 1,789,497.38

## LIABILITIES &amp; EQUITY

## Liabilities

## Providence Volunteer Fire Department

## Balance Sheet

As of November 30, 2014

Nov 30, 14

<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
BB&T CIP Loan	800,000.00
Accounts Payable Auditor	105,267.00
2100 - Payroll Liabilities	13,107.71
<b>Total Other Current Liabilities</b>	<b>918,374.71</b>
 <b>Total Current Liabilities</b>	 <b>918,374.71</b>
 <b>Total Liabilities</b>	 <b>918,374.71</b>
 <b>Equity</b>	
3900 - Retained Earnings	817,192.40
Net Income	53,930.27
<b>Total Equity</b>	<b>871,122.67</b>
 <b>TOTAL LIABILITIES &amp; EQUITY</b>	 <b>1,789,497.38</b>

# Town of Weddington

## November 2014

Wesley Chapel Fire Department Responses  
Fire Districts PV4, PV5, PV7 and PV8

ACCIDENT EMD	2
BREATHING PROBLEMS EMD	1
FIRE STANDBY	1
SICK PERSON EMD	2
STROKE EMD	1
UNCONSCIOUS FAINTING EMD	1

Total Number of Calls: 8



# Wesley Chapel Volunteer Fire Department

## Incident List by Alarm Date/Time

**Alarm Date Between {11/01/2014} And {11/30/2014}**

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1404360-000	11/01/2014	08:44:58	4000 CHASEBROOK LN	611 Dispatched & cancelled en ro
14-1404364-000	11/01/2014	11:33:14	1902 LAUREL HILL DR	114 Chimney or flue fire, confin
14-1404369-000	11/01/2014	18:36:23	8141 SHANNON WOODS LN /WE	321 EMS call, excluding vehicle
14-1404373-000	11/02/2014	08:20:30	1005 DEMETRIUS CT /INDIAN	100 Fire, Other
14-1404381-000	11/02/2014	13:44:12	8710 REA RD	311 Medical assist, assist EMS c
14-1404382-000	11/02/2014	13:47:21	2634 CRANE RD	321 EMS call, excluding vehicle
14-1404384-000	11/02/2014	15:52:54	1208 FARM CREEK RD	700 False alarm or false call, O
14-1404389-000	11/02/2014	19:32:49	913 OLIVE MILL LN /Wesley	321 EMS call, excluding vehicle
14-1404393-000	11/03/2014	05:26:42	6402 HOWIE MINE CHURCH RD	100 Fire, Other
14-1404399-000	11/03/2014	14:37:52	6810 PLEASANT GROVE RD	611 Dispatched & cancelled en ro
14-1404405-000	11/03/2014	17:01:07	5211 WEDDINGTON RD /WEDDI	381 Rescue or EMS standby
14-1404408-000	11/04/2014	00:00:41	1800 SMARTY JONES DR	700 False alarm or false call, O
14-1404425-000	11/04/2014	19:21:58	1113 REAL QUIET LN	321 EMS call, excluding vehicle
14-1404429-000	11/05/2014	10:03:00	6203 LOWERGATE DR /WESLEY	321 EMS call, excluding vehicle
14-1404432-000	11/05/2014	16:51:41	509 WEDDINGTON RD /WEDDIN	745 Alarm system activation, no
14-1404443-000	11/06/2014	06:54:30	902 CROOKED RIVER DR	311 Medical assist, assist EMS c
14-1404444-000	11/06/2014	09:43:12	6301 WEDDINGTON RD /Wesle	511 Lock-out
14-1404445-000	11/06/2014	10:52:56	7405 MELWOOD PL /Weddingt	321 EMS call, excluding vehicle
14-1404446-000	11/06/2014	11:35:41	5807 WAXHAW INDIAN TRAIL	321 EMS call, excluding vehicle
14-1404449-000	11/06/2014	16:35:51	WESLEY CHAPEL RD & WEDDIN	323 Motor vehicle/pedestrian acc
14-1404450-000	11/06/2014	19:12:59	616 BILLY HOWEY RD /Wesle	611 Dispatched & cancelled en ro
14-1404454-000	11/06/2014	23:50:46	S PROVIDENCE RD & CHAMBER	324 Motor Vehicle Accident with
14-1404457-000	11/07/2014	07:21:00	7904 STONEHAVEN DR /MARVI	321 EMS call, excluding vehicle
14-1404466-000	11/07/2014	20:00:23	9715 ROYAL COLONY DR	321 EMS call, excluding vehicle
14-1404473-000	11/08/2014	08:20:41	1304 LINDEN GLEN DR /WESL	321 EMS call, excluding vehicle
14-1404475-000	11/08/2014	09:27:43	8001 AVANTI DR /MARVIN, N	745 Alarm system activation, no
14-1404476-000	11/08/2014	09:46:09	2825 CRANE RD	381 Rescue or EMS standby
14-1404477-000	11/08/2014	11:52:54	1026 MAGNA LN /INDIAN TRA	321 EMS call, excluding vehicle
14-1404483-000	11/08/2014	15:39:59	715 HOUSTON DR /WESLEY CH	321 EMS call, excluding vehicle
14-1404503-000	11/09/2014	12:10:22	10010 CHIMNEY DR	743 Smoke detector activation, n
14-1404504-000	11/09/2014	13:51:29	206 WOODSWAIL CT	
14-1404508-000	11/09/2014	20:00:41	5901 CAMDEN DR /WEDDINGTO	321 EMS call, excluding vehicle
14-1404509-000	11/09/2014	23:05:34	1325 N BROOME ST	113 Cooking fire, confined to co
14-1404511-000	11/10/2014	04:16:09	1516 WAR ADMIRAL LN /MARV	321 EMS call, excluding vehicle
14-1404517-000	11/10/2014	09:15:31	NEW TOWN RD & CUTHBERTSON	611 Dispatched & cancelled en ro
14-1404520-000	11/10/2014	15:19:14	BONDS GROVE CHURCH RD & B	611 Dispatched & cancelled en ro
14-1404522-000	11/10/2014	16:30:15	8212 AVANTI DR /MARVIN, N	733 Smoke detector activation du
14-1404524-000	11/10/2014	18:07:54	7621 WESTMONT WAY /MARVIN	311 Medical assist, assist EMS c
14-1404531-000	11/11/2014	09:01:41	BEULAH CHURCH RD & WAXHAW	611 Dispatched & cancelled en ro
14-1404543-000	11/11/2014	19:47:07	8916 WALTHAM FOREST CT	611 Dispatched & cancelled en ro
14-1404548-000	11/12/2014	15:35:23	7802 MONTANE RUN CT /MARV	321 EMS call, excluding vehicle
14-1404551-000	11/12/2014	17:13:03	WEDDINGTON RD & ANTIOCH C	324 Motor Vehicle Accident with
14-1404552-000	11/12/2014	18:48:50	8004 MYNELLE CT	611 Dispatched & cancelled en ro
14-1404570-000	11/13/2014	20:18:07	3016 N TWELVE MILE CREEK	735 Alarm system sounded due to
14-1404572-000	11/14/2014	05:41:18	9620 BELLOAK LN	611 Dispatched & cancelled en ro
14-1404574-000	11/14/2014	06:44:01	3700 BUCKHEAD LN /INDIAN	611 Dispatched & cancelled en ro

# Wesley Chapel Volunteer Fire Department

## Incident List by Alarm Date/Time

**Alarm Date Between {11/01/2014} And {11/30/2014}**

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1404584-000	11/15/2014	10:03:58	4069 FLOWERING PEACH RD /	321 EMS call, excluding vehicle
14-1404593-000	11/15/2014	21:54:50	6420 WEDDINGTON RD /WESLE	700 False alarm or false call, O
14-1404599-000	11/16/2014	12:22:31	6350 WEDDINGTON RD /WESLE	511 Lock-out
14-1404600-000	11/16/2014	18:21:35	705 PALMERSTON LN	743 Smoke detector activation, n
14-1404601-000	11/16/2014	18:24:12	700 WOODHILL CIR /Wesley	113 Cooking fire, confined to co
14-1404602-000	11/16/2014	20:26:21	1025 SEMINOLE DR /MARVIN,	142 Brush or brush-and-grass mix
14-1404608-000	11/17/2014	08:23:21	7901 RED OAKS	611 Dispatched & cancelled en ro
14-1404616-000	11/17/2014	19:47:17	809 CARISBROOKE LN	321 EMS call, excluding vehicle
14-1404620-000	11/18/2014	08:48:20	1527 CRANE RD	321 EMS call, excluding vehicle
14-1404625-000	11/18/2014	15:06:04	4950 WEDDINGTON RD /Weddi	322 Motor vehicle accident with
14-1404626-000	11/18/2014	16:32:29	2117 GALLANT FOX CT	321 EMS call, excluding vehicle
14-1404633-000	11/19/2014	08:44:49	BEULAH CHURCH RD & WAXHAW	324 Motor Vehicle Accident with
14-1404634-000	11/19/2014	08:54:36	1400 CUTHBERTSON RD	311 Medical assist, assist EMS c
14-1404638-000	11/19/2014	12:33:49	905 FIVE LEAF LN	700 False alarm or false call, O
14-1404642-000	11/19/2014	17:52:16	1121 WAINSCOTT DR	745 Alarm system activation, no
14-1404654-000	11/20/2014	12:15:51	8157 KENSINGTON DR	321 EMS call, excluding vehicle
14-1404662-000	11/21/2014	05:23:29	304 IVY SPRINGS CT	321 EMS call, excluding vehicle
14-1404663-000	11/21/2014	08:13:53	800 WHEAT FIELD DR /MARVI	700 False alarm or false call, O
14-1404669-000	11/21/2014	11:14:24	1315 DOBSON DR /WESLEY CH	412 Gas leak (natural gas or LPG
14-1404673-000	11/21/2014	15:40:14	4111 NEW TOWN RD	321 EMS call, excluding vehicle
14-1404680-000	11/22/2014	02:03:53	S PROVIDENCE RD & NEW TOW	324 Motor Vehicle Accident with
14-1404682-000	11/22/2014	09:02:31	6490 WEDDINGTON RD /Wesle	700 False alarm or false call, O
14-1404685-000	11/22/2014	11:08:09	6110 PUMPERNICKEL LN /WES	733 Smoke detector activation du
14-1404692-000	11/22/2014	13:38:30	1010 THORNDALE RD /INDIAN	553 Public service
14-1404697-000	11/22/2014	18:58:09	1619 CUTHBERTSON RD /WESL	631 Authorized controlled burnin
14-1404702-000	11/23/2014	03:33:58	902 CROOKED RIVER DR	111 Building fire
14-1404712-000	11/23/2014	18:58:51	909 COACHMAN DR	745 Alarm system activation, no
14-1404714-000	11/23/2014	20:25:28	NEW TOWN RD & WILL PLYLER	324 Motor Vehicle Accident with
14-1404717-000	11/24/2014	06:03:20	9924 HERITAGE OAKS LN /MA	321 EMS call, excluding vehicle
14-1404719-000	11/24/2014	11:11:54	706 DEERCROSS LN	321 EMS call, excluding vehicle
14-1404720-000	11/24/2014	12:02:02	110 S POTTER RD /Monroe,	321 EMS call, excluding vehicle
14-1404729-000	11/24/2014	20:23:23	540 SHORELINE DR /WEDDING	321 EMS call, excluding vehicle
14-1404731-000	11/25/2014	06:54:15	6420 WEDDINGTON RD /WESLE	733 Smoke detector activation du
14-1404734-000	11/25/2014	11:02:33	3017 SEWEE LN	745 Alarm system activation, no
14-1404736-000	11/25/2014	11:18:19	2800 CRANE RD	140 Natural vegetation fire, Oth
14-1404738-000	11/25/2014	14:03:41	809 LILLIESHALL RD	321 EMS call, excluding vehicle
14-1404742-000	11/25/2014	20:39:15	404 AMERSHAM LN	321 EMS call, excluding vehicle
14-1404744-000	11/26/2014	09:13:31	5716 WAXHAW INDIAN TRAIL	321 EMS call, excluding vehicle
14-1404753-000	11/26/2014	23:55:14	5032 LAUREL GROVE LN /WED	321 EMS call, excluding vehicle
14-1404754-000	11/27/2014	03:22:24	404 PALMERSTON LN	321 EMS call, excluding vehicle
14-1404755-000	11/27/2014	08:03:51	108 WADE HAMPTON DR /Wesl	735 Alarm system sounded due to
14-1404758-000	11/27/2014	12:18:26	2825 CRANE RD	160 Special outside fire, Other
14-1404760-000	11/27/2014	13:41:48	2825 CRANE RD	160 Special outside fire, Other
14-1404764-000	11/27/2014	17:21:44	1113 CROOKED RIVER DR	112 Fires in structure other tha
14-1404770-000	11/28/2014	05:57:31	4915 MANCHINEEL LN /MONRO	744 Detector activation, no fire
14-1404772-000	11/28/2014	07:07:51	7222 COBBLECREEK DR /WEDD	321 EMS call, excluding vehicle

# Wesley Chapel Volunteer Fire Department

## Incident List by Alarm Date/Time

Alarm Date Between {11/01/2014} And {11/30/2014}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
14-1404775-000	11/28/2014	11:30:24	2831 CRANE RD	140 Natural vegetation fire, Oth
14-1404779-000	11/28/2014	15:47:13	1002 SEMMES LN /INDIAN TR	321 EMS call, excluding vehicle
14-1404781-000	11/28/2014	18:36:03	8502 ENFIELD CT	321 EMS call, excluding vehicle
14-1404790-000	11/29/2014	11:31:54	4018 THORNDALE RD /INDIAN	321 EMS call, excluding vehicle
14-1404791-000	11/29/2014	11:53:49	5001 BROOK VALLEY RUN /IN	743 Smoke detector activation, n
14-1404795-000	11/29/2014	18:35:01	1208 BROMLEY DR /WEDDINGT	611 Dispatched & cancelled en ro
14-1404800-000	11/30/2014	09:26:13	1233 HARDWOOD DR /WESLEY	321 EMS call, excluding vehicle
14-1404801-000	11/30/2014	11:21:43	706 DEERCROSS LN	321 EMS call, excluding vehicle
14-1404806-000	11/30/2014	19:31:33	2825 CRANE RD	140 Natural vegetation fire, Oth
14-1404807-000	11/30/2014	21:21:23	9701 NEW TOWN RD	412 Gas leak (natural gas or LPG

Total Incident Count 102

# Town of Weddington

## November 2014

Stallings Fire Department Responses  
Fire Distrists PV1

ACCIDENT EMD	1
CHEST PAIN EMD	2
FALLS EMD	4
GAS LEAK EFD	1
HEADACHE EMD	1
PUBLIC SERVICE DETAIL	1

Total Number of Calls: 10

**TOWN OF WEDDINGTON**  
**REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2014-2015

11/01/2014 TO 11/30/2014					
		<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:					
10-3101-110	AD VALOREM TAX - CURRENT	331,652.35	617,825.43	990,000.00	38
10-3102-110	AD VALOREM TAX - 1ST PRIOR Y	455.20	1,636.34	7,000.00	77
10-3103-110	AD VALOREM TAX - NEXT 8 YRS	599.63	1,594.50	2,000.00	20
10-3110-121	AD VALOREM TAX - MOTOR VEH	6,955.90	25,537.95	54,000.00	53
10-3115-180	TAX INTEREST	63.45	212.93	2,250.00	91
10-3231-220	LOCAL OPTION SALES TAX REV -	25,250.07	77,839.65	275,000.00	72
10-3322-220	BEER & WINE TAX	0.00	0.00	38,750.00	100
10-3324-220	UTILITY FRANCHISE TAX	0.00	93,129.08	400,000.00	77
10-3340-400	ZONING & PERMIT FEES	1,712.50	23,120.00	25,000.00	8
10-3350-400	SUBDIVISION FEES	0.00	76,890.00	77,500.00	1
10-3830-891	MISCELLANEOUS REVENUES	100.00	460.00	1,500.00	69
10-3831-491	INVESTMENT INCOME	0.00	496.83	7,500.00	93
	TOTAL REVENUE	366,789.10	918,742.71	1,880,500.00	51
	AFTER TRANSFERS	366,789.10	918,742.71	1,880,500.00	
<b>4110 GENERAL GOVERNMENT</b>					
EXPENDITURE:					
10-4110-126	FIRE DEPT SUBSIDIES	0.00	250,875.00	752,625.00	67
10-4110-127	FIRE DEPARTMENT GRANT	0.00	669,795.28	712,975.00	6
10-4110-128	POLICE PROTECTION	9.27	121,123.77	243,850.00	50
10-4110-192	ATTORNEY FEES - GENERAL	6,830.94	47,076.07	125,000.00	62
10-4110-195	ELECTION EXPENSE	0.00	0.00	5,000.00	100
10-4110-340	EVENTS & PUBLICATIONS	15.96	2,679.11	9,000.00	70
10-4110-341	WEDDINGTON FESTIVAL	971.23	-3,196.06	5,000.00	164
10-4110-342	HOLIDAY/TREE LIGHTING	685.45	685.45	6,500.00	89
10-4110-343	EASTER EGG HUNT	0.00	0.00	500.00	100
10-4110-344	OTHER COMMUNITY EVENTS	0.00	16.01	750.00	98
10-4110-495	OUTSIDE AGENCY FUNDING	3,799.09	3,799.09	3,800.00	0
	TOTAL EXPENDITURE	12,311.94	1,092,853.72	1,865,000.00	41
	BEFORE TRANSFERS	-12,311.94	-1,092,853.72	-1,865,000.00	
	AFTER TRANSFERS	-12,311.94	-1,092,853.72	-1,865,000.00	
<b>4120 ADMINISTRATIVE</b>					
EXPENDITURE:					
10-4120-121	SALARIES - CLERK	6,491.45	30,608.79	72,500.00	58
10-4120-123	SALARIES - TAX COLLECTOR	3,858.60	17,064.29	43,500.00	61
10-4120-124	SALARIES - FINANCE OFFICER	650.97	4,339.17	11,525.00	62
10-4120-125	SALARIES - MAYOR & TOWN COU	2,100.00	10,500.00	25,200.00	58
10-4120-181	FICA EXPENSE	998.39	4,762.87	12,250.00	61
10-4120-182	EMPLOYEE RETIREMENT	1,568.01	7,222.42	18,150.00	60
10-4120-183	EMPLOYEE INSURANCE	1,985.50	9,927.77	23,275.00	57
10-4120-184	EMPLOYEE LIFE INSURANCE	29.68	148.40	375.00	60
10-4120-185	EMPLOYEE S-T DISABILITY	24.00	120.00	300.00	60
10-4120-191	AUDIT FEES	0.00	0.00	8,500.00	100
10-4120-193	CONTRACT LABOR	8,500.00	8,500.00	23,000.00	63
10-4120-200	OFFICE SUPPLIES - ADMIN	314.28	2,299.48	25,500.00	91
10-4120-210	PLANNING CONFERENCE	0.00	186.51	2,500.00	93
10-4120-321	TELEPHONE - ADMIN	283.95	1,011.26	4,000.00	75
10-4120-325	POSTAGE - ADMIN	150.00	895.50	4,200.00	79
10-4120-331	UTILITIES - ADMIN	438.92	1,151.42	4,725.00	76

**TOWN OF WEDDINGTON**  
**REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2014-2015

		11/01/2014 TO 11/30/2014		BUDGETED	% BUDGET REM
		CURRENT PERIOD	YEAR-TO-DATE		
10-4120-351	REPAIRS & MAINTENANCE - BUIL	0.00	195.00	20,000.00	99
10-4120-352	REPAIRS & MAINTENANCE - EQU	4,632.86	34,210.31	58,000.00	41
10-4120-354	REPAIRS & MAINTENANCE - GRO	3,335.00	13,325.00	52,950.00	75
10-4120-355	REPAIRS & MAINTENANCE - PES	110.00	110.00	1,000.00	89
10-4120-356	REPAIRS & MAINTENANCE - CUS	500.00	1,800.00	6,250.00	71
10-4120-370	ADVERTISING - ADMIN	0.00	404.60	1,000.00	60
10-4120-397	TAX LISTING & TAX COLLECTION	-0.23	85.19	1,000.00	91
10-4120-400	ADMINISTRATIVE:TRAINING	89.00	89.00	4,100.00	98
10-4120-410	ADMINISTRATIVE:TRAVEL	380.19	974.95	6,500.00	85
10-4120-450	INSURANCE	0.00	16,128.94	12,000.00	-34
10-4120-491	DUES & SUBSCRIPTIONS	260.00	13,476.81	18,000.00	25
10-4120-498	GIFTS & AWARDS	99.25	149.96	1,500.00	90
10-4120-499	MISCELLANEOUS	856.56	2,317.52	5,000.00	54
	TOTAL EXPENDITURE	37,656.38	182,005.16	466,800.00	61
BEFORE TRANSFERS		-37,656.38	-182,005.16	-466,800.00	
AFTER TRANSFERS		-37,656.38	-182,005.16	-466,800.00	
<b>4130 PLANNING &amp; ZONING</b>					
EXPENDITURE:					
10-4130-121	SALARIES - ZONING ADMINISTR	4,502.56	22,512.80	55,350.00	59
10-4130-122	SALARIES - ASST ZONING ADMIN	258.68	948.20	2,250.00	58
10-4130-123	SALARIES - RECEPTIONIST	1,823.84	8,520.26	24,150.00	65
10-4130-124	SALARIES - PLANNING BOARD	375.00	1,925.00	5,200.00	63
10-4130-125	SALARIES - SIGN REMOVAL	222.74	1,272.81	5,000.00	75
10-4130-181	FICA EXPENSE - P&Z	549.51	2,691.28	9,100.00	70
10-4130-182	EMPLOYEE RETIREMENT - P&Z	967.50	4,710.56	12,000.00	61
10-4130-183	EMPLOYEE INSURANCE	1,985.50	9,927.50	25,000.00	60
10-4130-184	EMPLOYEE LIFE INSURANCE	20.44	102.20	300.00	66
10-4130-185	EMPLOYEE S-T DISABILITY	12.00	60.00	150.00	60
10-4130-193	CONSULTING	9,085.00	9,600.69	10,000.00	4
10-4130-194	CONSULTING - COG	0.00	0.00	14,250.00	100
10-4130-200	OFFICE SUPPLIES - PLANNING &	214.73	2,362.11	5,000.00	53
10-4130-201	ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	100
10-4130-215	HISTORIC PRESERVATION	0.00	717.02	3,000.00	76
10-4130-321	TELEPHONE - PLANNING & ZONI	283.94	1,011.25	4,000.00	75
10-4130-325	POSTAGE - PLANNING & ZONING	150.00	-614.50	4,200.00	115
10-4130-331	UTILITIES - PLANNING & ZONING	438.92	1,151.44	4,725.00	76
10-4130-370	ADVERTISING - PLANNING & ZON	0.00	192.10	1,000.00	81
	TOTAL EXPENDITURE	20,890.36	67,090.72	187,175.00	64
BEFORE TRANSFERS		-20,890.36	-67,090.72	-187,175.00	
AFTER TRANSFERS		-20,890.36	-67,090.72	-187,175.00	
GRAND TOTAL		295,930.42	-423,206.89	-638,475.00	



# TOWN OF WEDDINGTON BALANCE SHEET

FY 2014-2015

PERIOD ENDING: 11/30/2014

10

## ASSETS

### ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	651,039.93
10-1120-001 TRINITY MONEY MARKET	1,102,142.55
10-1170-000 NC CASH MGMT TRUST	530,109.39
10-1211-001 A/R PROPERTY TAX	425,326.34
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	7,728.10
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	14,630.61
10-1232-000 SALES TAX RECEIVABLE	636.60
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	828,793.42
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	23,513.12
10-1610-003 FIXED ASSETS - EQUIPMENT	125,355.42
10-1610-004 FIXED ASSETS - INFRASTRUCTURE	26,851.01

TOTAL ASSETS      3,736,126.49

## LIABILITIES & EQUITY

### LIABILITIES

10-2110-000 ACCOUNTS PAYABLE	84.84
10-2120-000 BOND DEPOSIT PAYABLE	44,791.25
10-2151-000 FICA TAXES PAYABLE	3,095.78
10-2152-000 FEDERAL TAXES PAYABLE	1,461.44
10-2153-000 STATE W/H TAXES PAYABLE	648.00
10-2154-001 NC RETIREMENT PAYABLE	3,539.69
10-2155-000 HEALTH INSURANCE PAYABLE	-0.01
10-2157-000 401K PAYABLE	823.48
10-2620-000 DEFERRED REVENUE - DELQ TAXES	7,728.10
10-2625-000 DEFERRED REVENUE - CURR YR TAX	425,326.34
10-2630-000 DEFERRED REVENUE-NEXT 8	14,630.61

TOTAL LIABILITIES      502,129.52

TOWN OF WEDDINGTON  
BALANCE SHEET

FY 2014-2015

PERIOD ENDING: 11/30/2014

10

EQUITY

10-2620-001 FUND BALANCE - UNASSIGNED	1,893,586.77
10-2620-003 FUND BALANCE-ASSIGNED	568,000.00
10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	1,004,512.97
10-2620-005 CURRENT YEAR EQUITY YTD	200,044.32
CURRENT FUND BALANCE - YTD NET REV	-423,206.89
TOTAL EQUITY	3,242,937.17
TOTAL LIABILITIES & FUND EQUITY	3,745,066.69

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# TOWN OF W E D D I N G T O N

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** December 8, 2014

**SUBJECT:** Monthly Report –November 2014

<b>Transactions:</b>	
Adjustment under \$5.00	\$(1.98)
Interest Charges	\$61.08
Overpayments	\$(1059.95)
Penalties and Interest	\$(84.59)
Pay Convenience Fee	\$14.85
Refunds	\$1241.83
Releases	\$(27.49)
<b>Taxes Collected:</b>	
2009	\$(123.19)
2010	\$(127.62)
2011	\$(127.62)
2012	\$(221.20)
2013	\$(455.20)
2014	\$(336873.54)
<b>As of November 30, 2014; the following taxes remain Outstanding:</b>	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$56.80
2007	\$144.42
2008	\$1330.77
2009	\$1328.06
2010	\$1549.78
2011	\$2525.68
2012	\$7095.31

2013	\$7720.36
2014	\$420728.71
<b>Total Outstanding:</b>	<b>\$443066.65</b>