

TOLL BROTHERS WEDDINGTON ROAD COMMUNITY

Planning Board Meeting
December 18, 2024



DEVELOPMENT TEAM

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

Kimley»»Horn

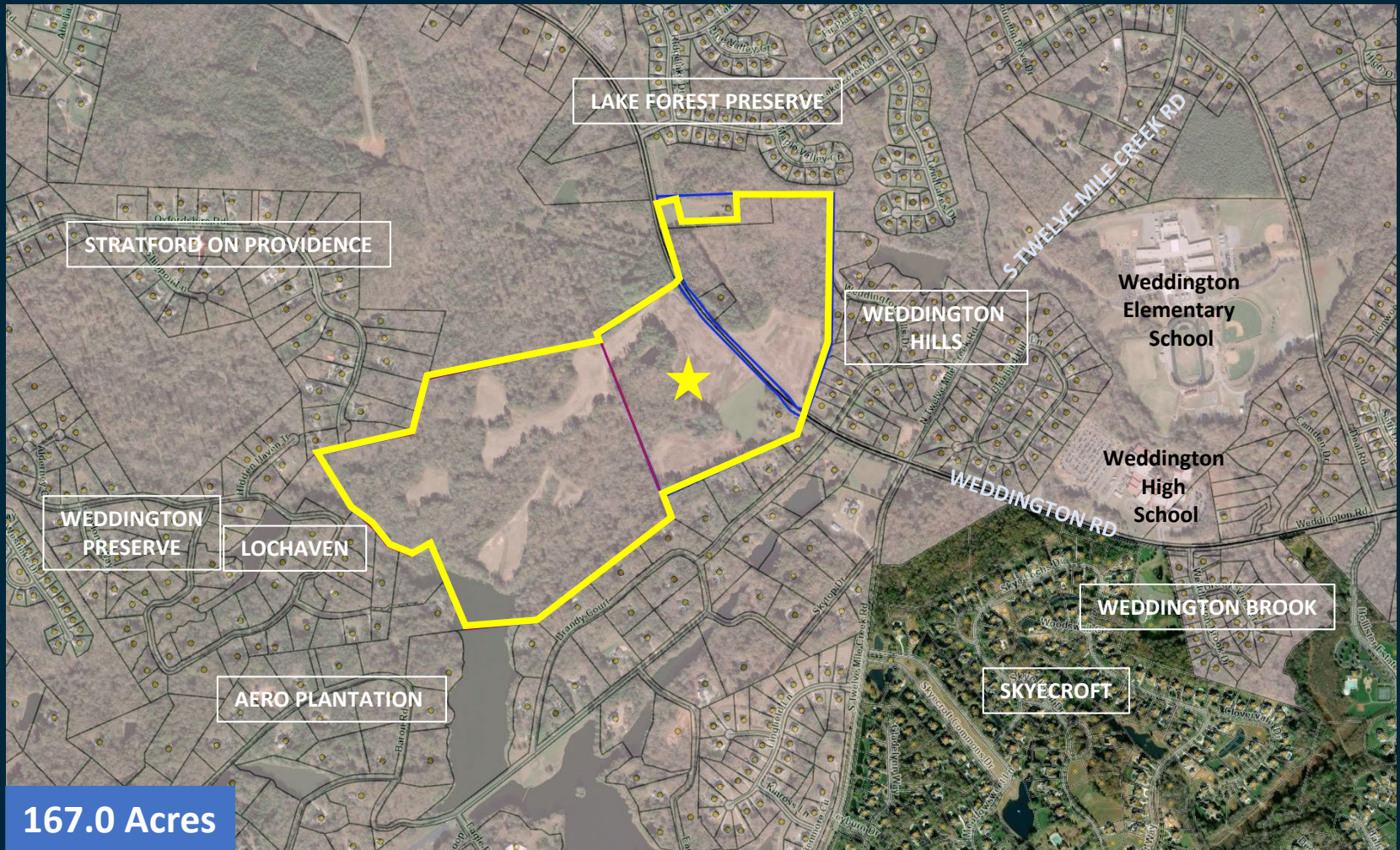
W WETLANDS
& WATERS, INC.

 **McKIM & CREED**
ENGINEERS SURVEYORS PLANNERS

Moore & Van Allen

SITE LOCATION & HISTORY

AERIAL SITE CONTEXT



SITE / FAMILY HISTORY

- The Deal Family were prominent farmers and the largest landowners in Union County dating back to the 1800's. At the passing of Mr. J.A Deal, it was noted that he was *"a man of strict integrity, a good neighbor, and one possessing the confidence and respect of his community."*
- J.A. Deal had 9 sons who farmed, ran a sawmill and cotton gin, and operated a general store in what is now considered downtown Weddington.
- Clifford M. Deal Sr. inherited the homeplace in the 1920's. With his older brother Claude the two brothers established a successful farming operation and 2 dairy operations until Claude's death in 1968 and Clifford Sr. death in 1973.
- Farming operations have been "rented" for agriculture and the government managed forestry program. The last government forestry evaluation in 2023 recommended a "Clearcut" of the forested areas, and replant in Loblolly Pine seedlings.
- Continued farming is not a sustainable option.

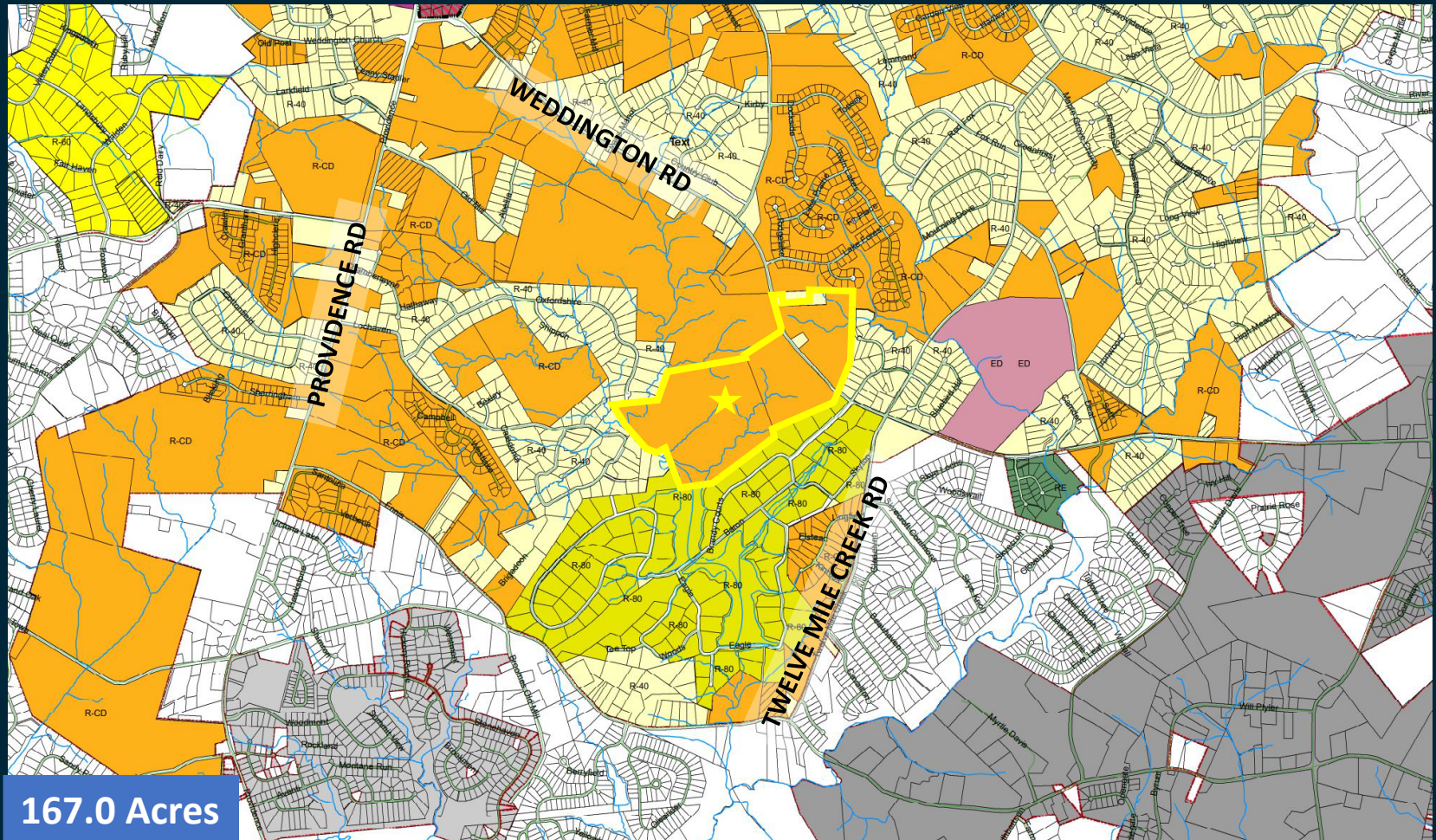
DEAL FAMILY COMMUNITIES

- Over the last 100 years, various Deal properties have been sold to develop multiple communities in Weddington and the broader county
- The Deal Family is preserving the Deal Homeplace and 15 acres

FAMILY MEMBER	ACREAGE	DESCRIPTION
Claude Deal	430	Highway 84, Twelve Mile Ck Rd. N. Which includes Weddington Heights, Deal Road and part ownership of the property that became the 3 Weddington Schools. Highway 84 acreage known to many as the “Woods” Development.
Clifford M Deal Sr.	435	The Deal Homeplace, Highway 84 farm, Twelve Mile Ck Rd N. Deal Road, ownership of the property that became 3 Weddington Schools, Wedgewood Development, Canesteo, Camden Forest.
Aubry J. Deal	261	Right side of Cox Rd. area now called Lake Forest Preserve
Fred F. Deal	125	Left side of Cox Rod, area now called Hunting Creek
Henry C. Deal	235	Corner of Hwy 84 & Twelve Mile Creek Rd. subdivision called Skycroft, Grace Baptist Church, Weddington Brook Subdivision
Doyle Deal	255	Twelve Mile Creek Rd. S. Part of Skycroft subdivision and land called Chatelain, and the gated community to the right, Devonridge
Garnett Deal	165	Hwy 84, WCWAA and Optimist Park Athletic Fields, Shannon Woods, future Cardinal Row and the right side of Lester Davis Rd.
Harry Deal	115	Hwy 84, ownership with Garnett of the WCWAA and OPAF, and the neighborhoods called Nigh Meadows and Highview Estates
Quincy Deal	143	Corner of Hwy 84 & Twelve Mile Creek Rd. North, a portion of Weddington Hills
	2164	

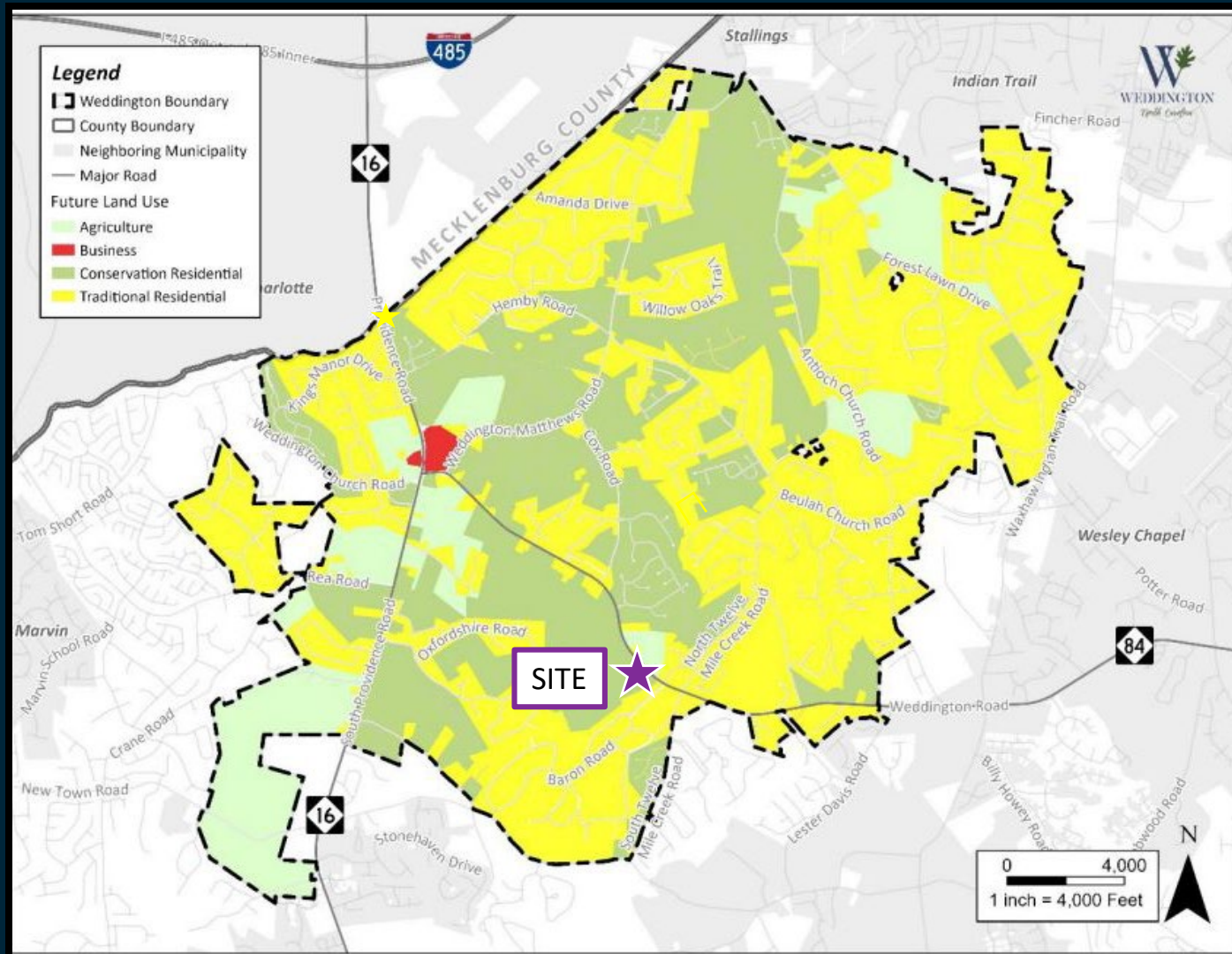
ZONING, LAND USE & PROPOSED PLAN

SITE LOCATION & EXISTING ZONING



- Site is zoned R-CD – Residential Conditional.
- Proposed zoning is R-CD CZ – Conservation Residential Development to allow the development of the site with 93 single family residential dwelling units.

WEDDINGTON COMPREHENSIVE PLAN



Weddington Comprehensive Plan recommendation: *Conservation Residential*

REZONING OUTREACH

- 8/2023 Began meeting with previous Planning Board, Board, & Staff
- 12/2023 Charette/Site Walk/Submittal
- 1/30/24 Meeting with Aero Plantation and Weddington Hills
- 2/12/24 Call with Lake Forest HOA
- 3/6/24 Call with Aero Plantation to discuss updates to plan
- 5/2/24 Required Developer's Community Meeting
- 6/26/24 Discuss Updated Plan with Town of Weddington
- 7/16/24 2nd optional project update
- 8/7/24 Meeting with Chris Faulk and Travis Manning regarding updated plan
- 8/7/24 Meeting with Brannon Howie, Bill Deter, Tom Smith regarding updated plan
- 10/2/24 Meeting with Greg Gordos – regarding updated plan
- 12/2/24 Meeting with Greg Gordos, Mayor Jim Bell and Jeff Perryman
- 12/2/24 Meeting with Aero Plantation representatives

PREVIOUS PLANS – Sketch Plan 12/11/23

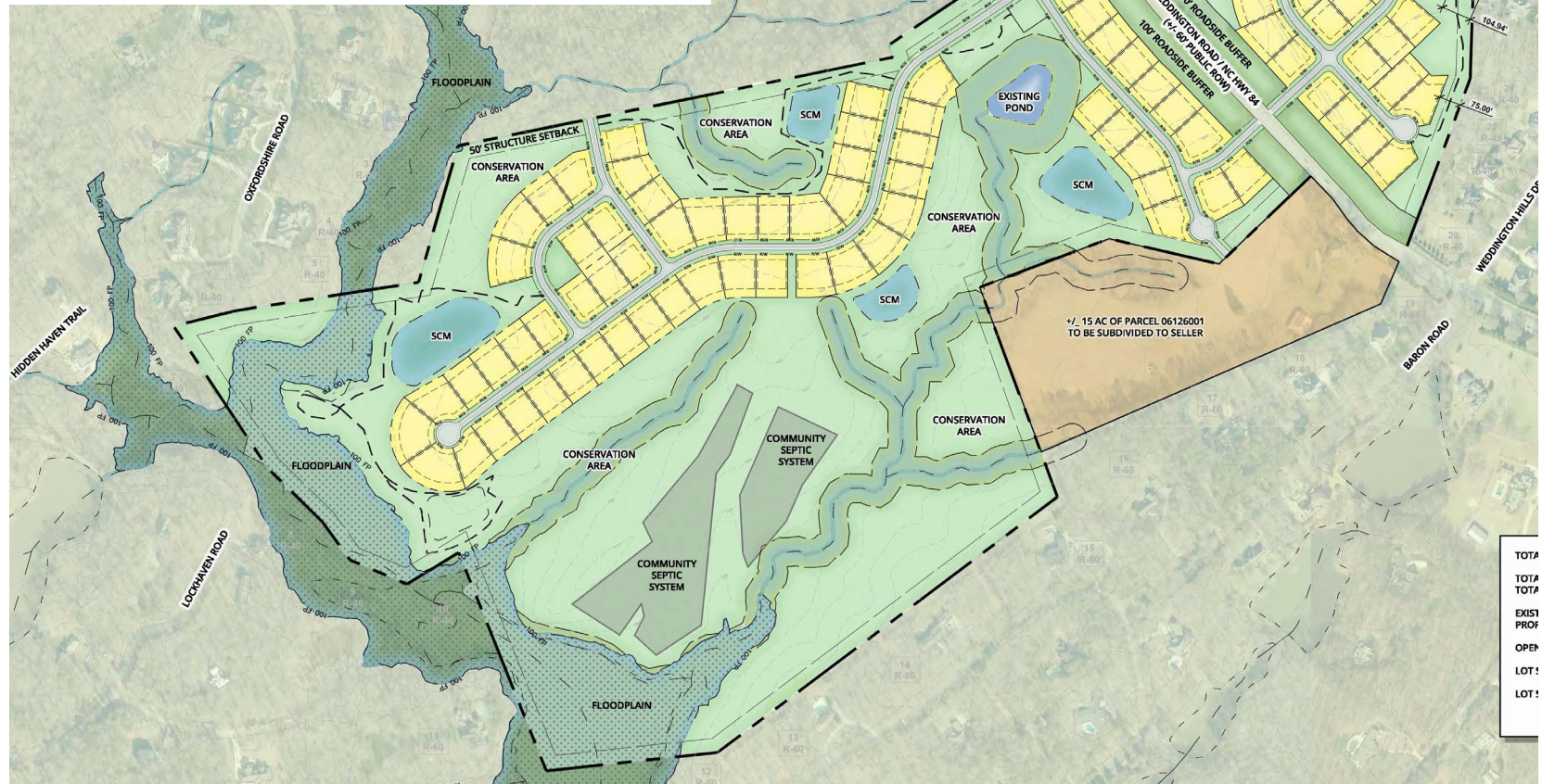
Number of homes: 93

Lot Size: 15,000

Weddington Road Buffer: 50'

Septic: Community

Eagle Radius: No structures; septic fields in radius



PREVIOUS PLANS –Sketch Plan 10/8/2024

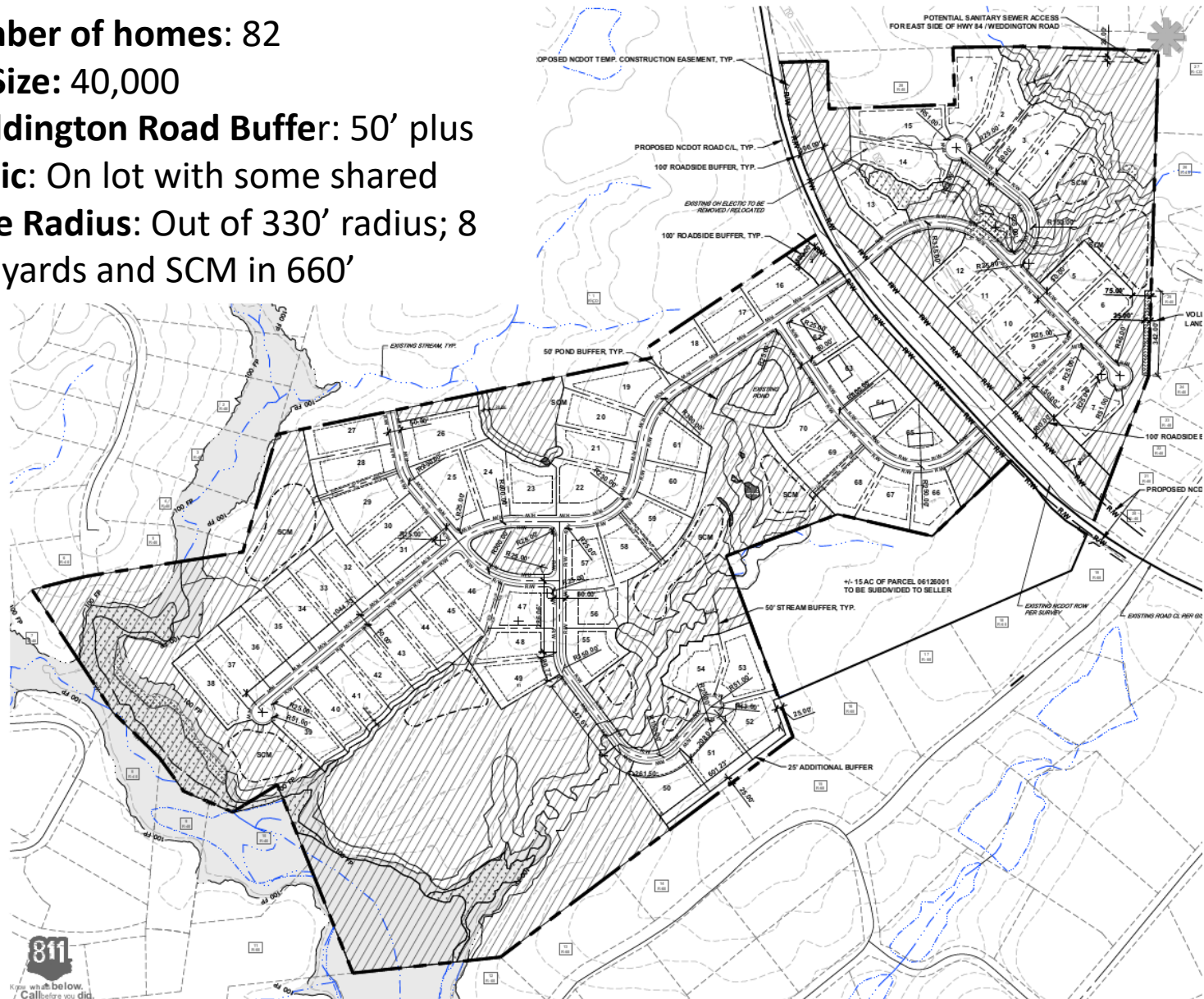
Number of homes: 82

Lot Size: 40,000

Weddington Road Buffer: 50' plus

Septic: On lot with some shared

Eagle Radius: Out of 330' radius; 8 rear yards and SCM in 660'



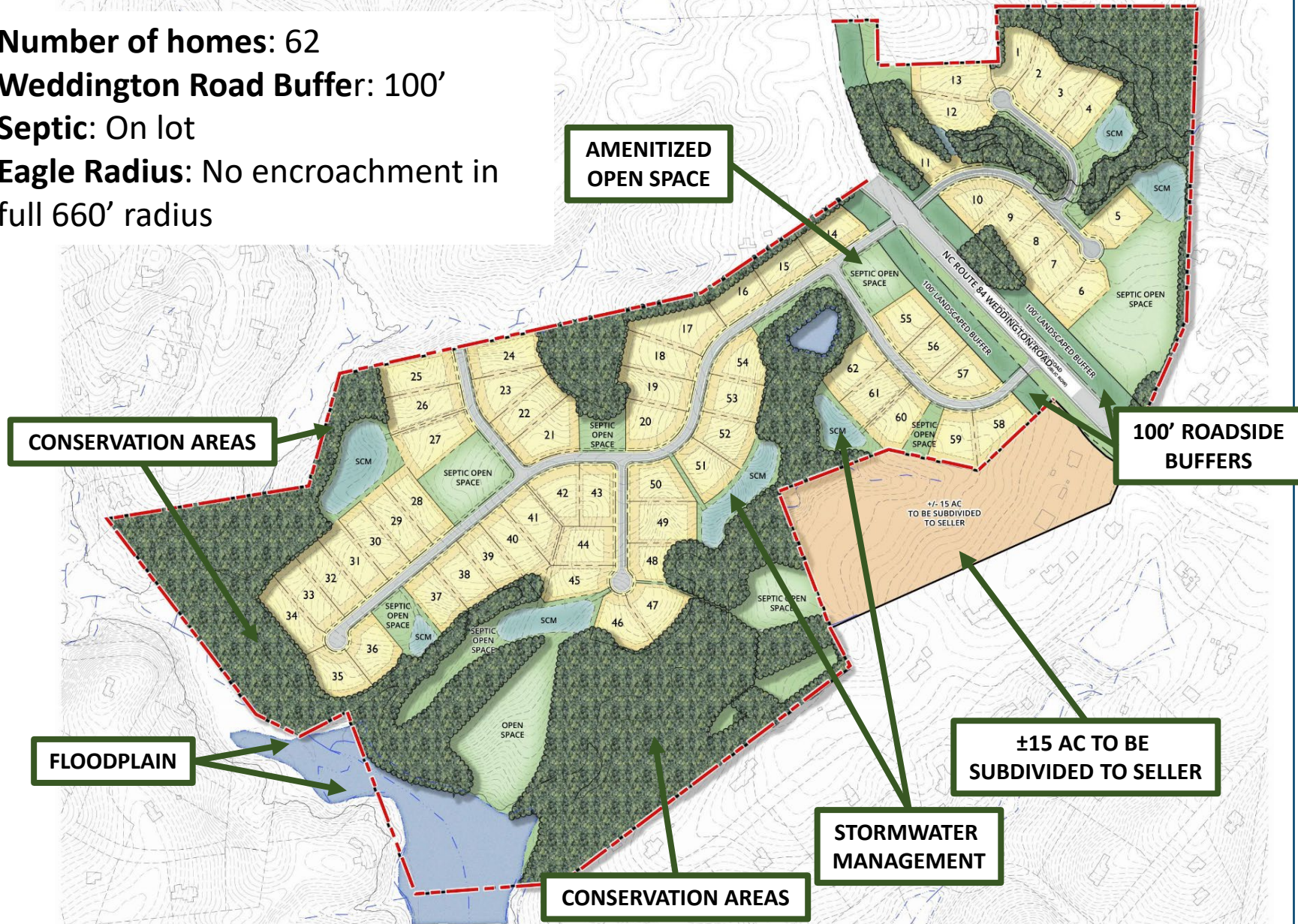
PROPOSED CONCEPTUAL SITE PLAN

Number of homes: 62

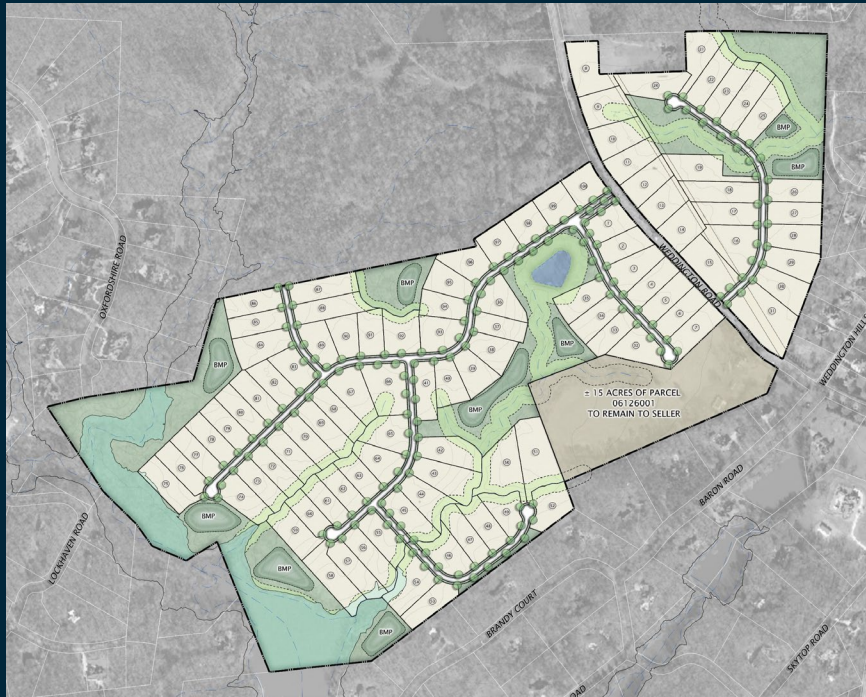
Weddington Road Buffer: 100'

Septic: On lot

Eagle Radius: No encroachment in full 660' radius



DEVELOPMENT PATTERN COMPARISON



TRADITIONAL FORM

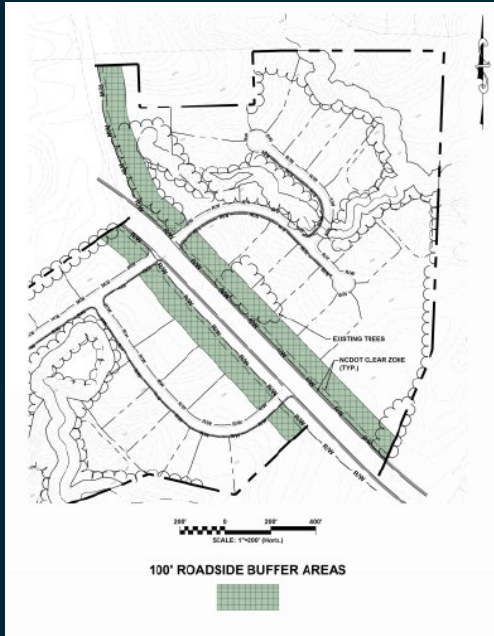
- Permits additional lots
- Lots up to the property lines on majority of the site
- No buffer requirements around site periphery
- Less common/protected open space



CONDITIONAL ZONING

- Reduced lot count provides open space protection
- Larger buffers along property lines on majority of site
- 100' buffer along Weddington Road
- Specific conditions included

WEDDINGTON ROAD LANDSCAPE CONCEPT



Cryptomeria japonica 'Yoshino'



Magnolia grandiflora 'D.D. Blanchard'



Acer saccharum 'Lacey'

LARGE-MATURING TREES

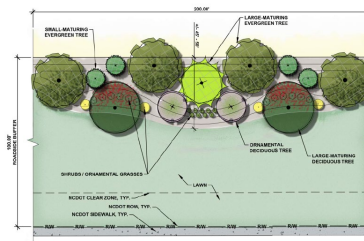


Taxus x 'Nellie R. Stevens'



Ligustrum indica 'Catalpa Beauty'

ORNAMENTAL / SMALL-MATURING TREES



BUFFER PLANTING CONCEPT, TYPICAL SECTION
(WHEN NO EXISTING MATERIAL IS PRESENT)



Forsythia x *intermedia* 'Limegold Gold'



Ligustrum sinense 'Sunburst'

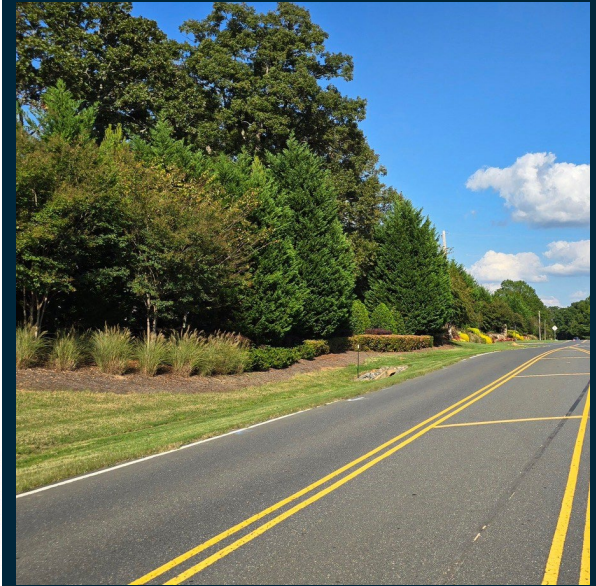
SHRUBS / ORNAMENTAL GRASSES



Lemniscata chinensis 'Dark Fire'



Muhlenbergia capillaris 'White Cloud'



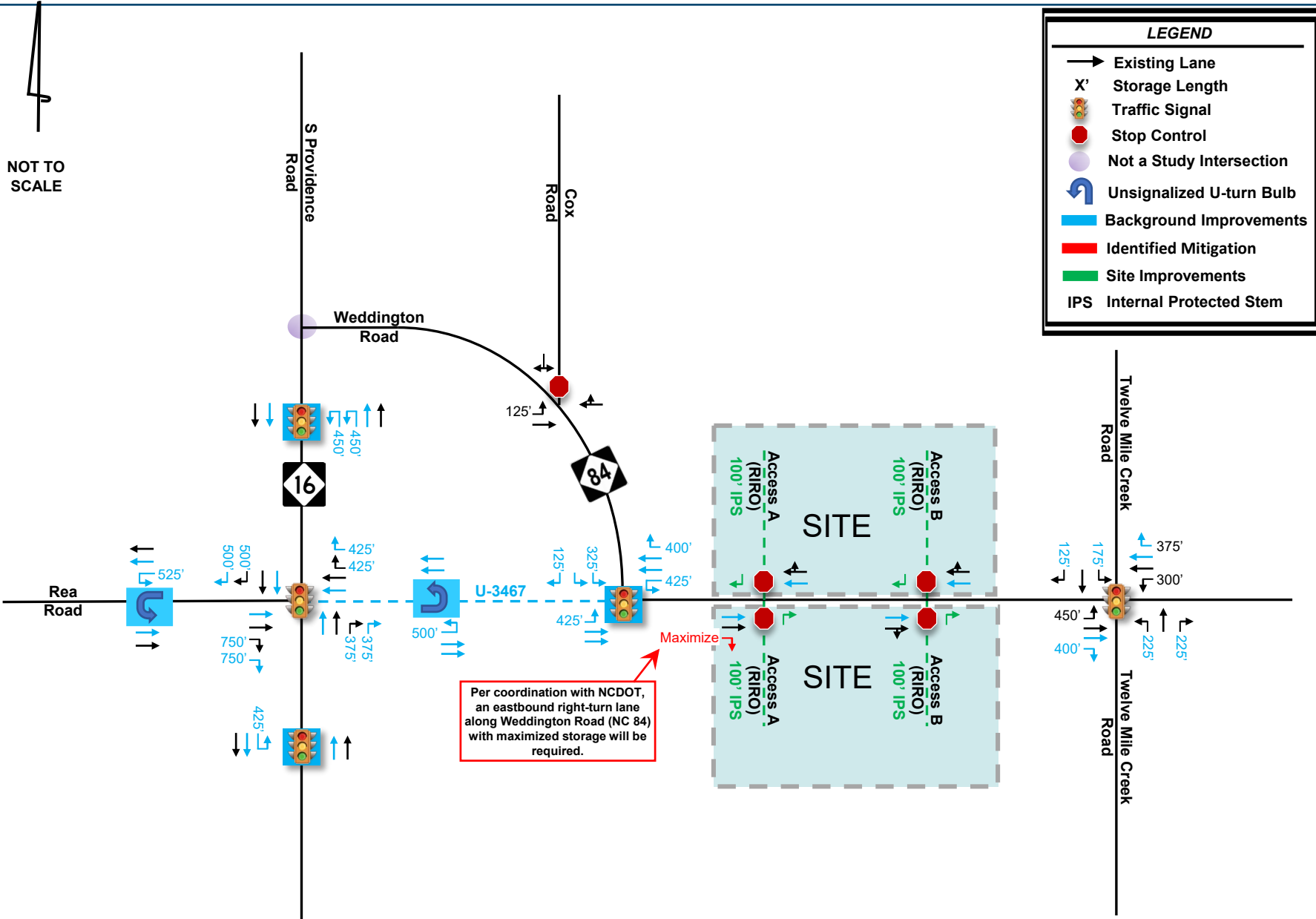
SUMMARY OF CHANGES | BENEFITS OF CONDITIONAL ZONING

- Decrease in number of units from 93 to 62 (33% reduction)
- Increase setbacks and roadside buffers along Weddington Road to 100'; outside of proposed future right-of-way
- Increased Eagle Protection Encroachment Area from 330' to 660'
- Eliminated shared septic system; committed to deeded individual panel block system
- Relocated stormwater ponds away from existing lake
- Increased distance between new homes and existing lake
- Committed double high hazard silt fence during construction at the lake
- 78+/- acres of open space
- Commitment to no fishing/piers around lake

TRAFFIC IMPACT ANALYSIS

- TIA and Identified Mitigation approved by Town and NCDOT staff
- No mitigation required at off-site intersections
- Mitigation required only at site driveways
- Per coordination with Town Staff, additional analysis performed to reflect:
 - Additional developments underway/approved since original TIA submittal
 - Scenario if NCDOT project schedules delay

NOT TO SCALE



NOT TO SCALE

LEGEND

→

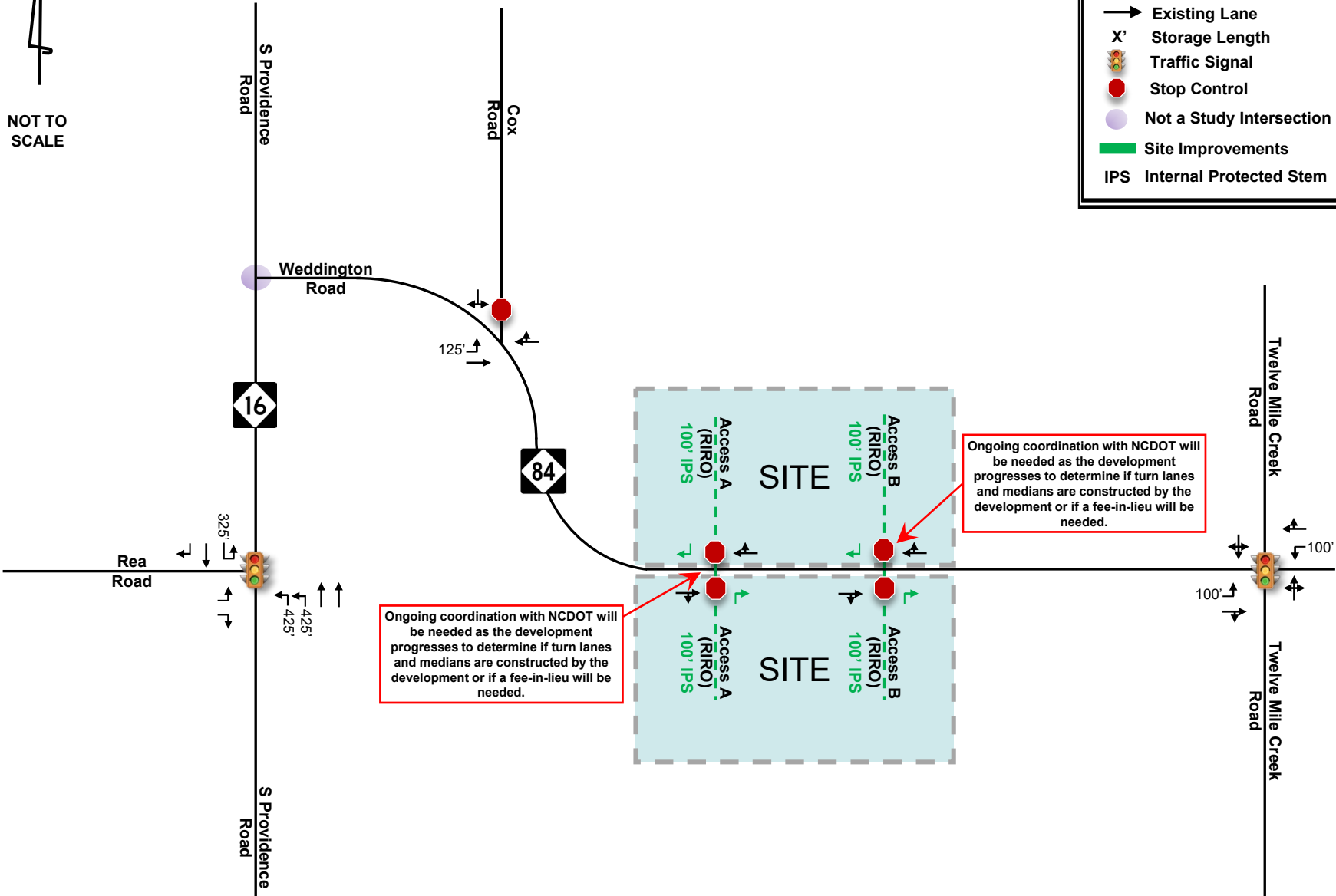
Existing Lane

X'

Storage Length
Traffic Signal
Stop Control
Not a Study Intersection
Site Improvements

IPS

Internal Protected Stem



TOLL OPTIONS & PRECEDENT IMAGES

TOLL BROTHERS APPROACH

DISTINCTIVE ARCHITECTURE

You can see it in the details and feel it in the craftsmanship from the moment you walk into a Toll Brothers home; this is where form meets function in exquisite fashion.

UNRIVALED CHOICE

With your selections from premium products, state-of-the-art appliances, and luxury fixtures and finishes, your Toll Brothers home becomes a showcase for your individual style and preferences

EXTRAORDINARY CUSTOMER SERVICE

We are here to deliver an experience beyond compare and to exceed expectations at every turn.

PRESTIGIOUS LOCATIONS

Toll Brothers builds communities in the heart of where you want to live

TOLL BROTHERS APPROACH

- Architectural commitments/
certainty on homes to be built
 - Minimum of 5 floor plans
 - Minimum of 15 of elevations
 - Minimum of 15 color
schemes

225 house combinations

- Diversity of home type
- Home type pattern cannot
repeat
- Custom designed entry
monuments





Over 1,700 upgrade options:

- High end signature line plumbing fixtures
- Top of line built-in commercial grade appliances
- Marble, quartz, and/or quartzite countertops
- Attention to detail (hinges, hardware, pocket doors, trim work)
- Lifestyle upgrades – wine storage, outdoor kitchens, saunas



TOLL BROTHERS ENTRY MONUMENTATION



PROPOSED RESIDENTIAL RENDERINGS



PROPOSED RESIDENTIAL RENDERINGS



INTERIOR PRECEDENT IMAGES



AMENITIES & OUTDOOR LIVING



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THANK YOU