

Intro to the categories

The public engagement process identified four areas of focus for Weddington. These focus areas are considered the guiding principles of the Comprehensive Plan. The goals and policies of the Plan have been tagged to identify which principle they address. The guiding principles and their symbols are identified below:



Rural Preservation

Policies that mitigate the impacts of development on Weddington's character.



Quality of Life

Policies that preserve the viability and beauty of Weddington's natural environment.



Environmental Stewardship

Policies that prevent undue burdens on resident's day-to-day experiences and public services.



Recreational Space

Policies that aim to create public spaces for residents to exercise, relax, and gather.

LAND USE

Goals and Associated Policies

Timeframe

Short Term

Ongoing

Guiding Principles








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

LU 1.1: The following Future Land Use categories, along with their intended uses, densities, and intensities, are hereby established (floor area ratio (FAR) only applies to non-residential uses):








- a. **Agriculture:** This category is intended to accommodate very low-density residential development to retain rural character and agricultural activity. Maximum density: 1 dwelling unit per 1.5 acres.
- b. **Traditional Residential.** This category is intended to accommodate primarily low-density residential development and support uses which complement residential uses, including schools and other institutional uses. Maximum density: 1 dwelling unit 40,000 sq feet. Maximum FAR: 0.2 for non residential.
- c. **Conservation Residential.** This FLU designation applies to the areas within the Town that are six acres or greater in area and provides for a proportion of open space within residential subdivisions. The classification is intended to allow a total density of one dwelling unit per 40,000 sq feet, while allowing for flexibility in lot size. The reduction in lot size is intended to preserve open space within the neighborhood.
- d. **Business.** The intent of this designation is to accommodate neighborhood-serving commercial uses in the Town Center area. Maximum FAR: 0.2.



LAND USE








Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
LU 1.2. The Town's zoning map shall be consistent with the Town's Future Land Use Map and implement and further refine the densities, intensities, and uses permitted within each property.	✓		 
LU 1.3. The Town shall assess the Unified Development Ordinance (UDO) on an ongoing basis to promote imaginative and sustainable site design.		✓	  
GOAL 2- Ensure that new commercial development and redevelopment are located and designed to serve the residents of Weddington.			
LU 2.1: Maintain development regulations that prohibit large-scale commercial development that would create potential traffic and safety problems for the Town.		✓	 

LAND USE

Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
LU 2.2: Ensure that the scale and design of new commercial development is consistent with the Business future land use category by limiting such development to small-scale retail and service businesses that serve Town residents. Provide for open space preservation in new and/or expanded commercial developments.		✓	 
LU 2.3: The Town shall require all new development and redevelopment projects to integrate harmoniously into established neighborhoods through the use of buffering, open space, landscaping, and other site design tools.		✓	   
GOAL 3- To retain the existing Downtown Overlay District as the primary commercial center in Town. While businesses in the center will maintain the small-town scale needed to serve residents, the design of the center should become more pedestrian-oriented.			
LU 3.1: Maintain design standards for future non-residential developments.	✓		








LAND USE

Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
LU 3.2: Ensure that new commercial development is designed with pedestrian-oriented features that provide safe, attractive, and convenient linkages to residential neighborhoods, wherever practical.	✓		 
LU 3.3: Require redevelopment and new development projects in the downtown overlay zoning district to incorporate public spaces.	✓		
GOAL 4- Consider ways to coordinate the timing, location and intensity of new development with the provision of public facilities that are adequate to serve the new development.			
LU 4.1 Use voluntary annexation, where appropriate, to ensure that proposed developments in areas adjoining Weddington’s Town limits are consistent with the Town’s development standards.		✓	 
LU 4.2: Pursue planning jurisdiction over the area surrounding Weddington’s borders and negotiate an extraterritorial jurisdiction (ETJ) agreement with Union County, per NCGA 160D-202, or through local legislation, to ensure that land use, public improvements, and development are consistent with desired character of town.		✓	 







LAND USE

Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
LU 4.3 Coordinate with the county library system to provide convenient and accessible library services.	✓		
GOAL 5- Support implementation of the Town Center Plan.			
LU 5.1 Review the phasing of the Town Center Plan and prepare a timeline for implementation of phases 1 and 2, which are on Town property.	✓		 
LU 5.2: Prepare an action plan for phase 3 of the plan and how this phase could be implemented along with a schedule.	✓		
LU 5.3 Analyze methods, including procurement requirements, to achieve the final product in the Town Center Plan.	✓		



TRANSPORTATION



Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
GOAL 1- Encourage the development of well-designed streets that are safe, connected, and welcoming for all users.			
T 1.1: Major thoroughfares and key entryways shall be given the highest priority for beautification efforts and corridor design.		✓	 
T 1.2: Minimize the number of street curb cuts to avoid traffic congestion and ensure public safety.		✓	
T 1.3: Encourage roads be designed and constructed to provide a high level of safety and comfort for all users (pedestrians, bicyclists and motorists), in a manner consistent with the character of the neighborhood through which the road travels.		✓	



TRANSPORTATION






Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
T 1.4: Allow for privately maintained transportation infrastructure, provided they are built and maintained to meet all applicable NCDOT standards.		✓	
GOAL 2: Actively participate in coordination with county, state and regional organizations to properly plan for roadway improvements.			
T 2.1: Continue to play an active role on the Charlotte Regional Transportation Planning Organization (CRTPO).		✓	
T 2.2: Ensure that all new transportation infrastructure is constructed to NCDOT standards.		✓	






TRANSPORTATION




Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
T 2.3: Coordinate with state and local officials to stay informed and have input on road and thoroughfare plans that impact Town residents.		✓	 
T 2.4: Continue to participate in a coordinated, regional approach to transportation planning and seek adequate funding to support all transportation needs.		✓	



HOUSING

Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
GOAL 2- Maintain the Town’s strong single-family residential character.			
H 1.1: Retain the residential character of the community by ensuring that new residential development consists of single-family homes with a maximum density of one (1) dwelling unit per 40,000 sq feet.		✓	
H 1.2: Continue to allow manufactured housing in Weddington on individual lots within Residential (R) zoning districts in accordance with NCGS 160D-910.		✓	
H 1.3: Through the conditional zoning process, provide varying lot sizes to accommodate a variety of age and income groups, and broader residential options, so that the community’s population diversity may be enhanced.		✓	







HOUSING

Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
<p>H 1.4: Allow alternative smaller lots to retain open space while maintaining a density of 1 dwelling unit per 40,000 square feet through the Conservation Residential Development Option.</p>		✓	

























CONSERVATION



Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
GOAL 1- Ensure that all new development takes place in a manner that conserves open space and scenic views.			
C 1.1: Preserve open space and scenic views through zoning regulations that require open space preservation in both conventional and conservation subdivisions, as well as commercial developments.		✓	  
C 1.2: Adopt/update development regulations to ensure new development is consistent with the Town’s quality and aesthetic values, thereby protecting property values. This would apply to all new and redevelopment projects, apart from regulating aesthetics and materials for single-family homes.	✓		  
GOAL 2- Maintain and enhance the Town’s aesthetic qualities, physical character, and historical resources.			









<p>C 2.1: Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history.</p>			  
<p>C 2.2: Continue to support the adaptive reuse of historic structures in the community.</p>			  
<p>C 2.3: Continue to support the Weddington Historic Preservation Commission's efforts to preserve historically significant structures and sites.</p>			  

<p>C 2.4: Maintain public signs, Town banners, and landscaping around these signs to beautify the Town and to draw the attention of persons traveling through Weddington.</p>			
<p>GOAL 3- Limit development activities on environmentally sensitive land.</p>			
<p>C 3.1: Preserve the Town’s natural resources by adopting regulations that would require applicants to identify the resources and, depending upon the fragility of the resource, limit or prohibit construction, grading, and vegetative clearing.</p>			
<p>C 3.2: Limit development to areas of the Town that have suitable soil and topographic characteristics for development.</p>			
<p>C 3.3: Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property.</p>			
<p>C 3.4: Require coordination with local utility companies and developers when placing electric, telephone, and cable television lines underground in accordance with the Town’s Subdivision Ordinance in order to minimize removal or degradation of trees during installation and maintenance of such facilities.</p>			









INFRASTRUCTURE









Goals and Associated Policies	Timeframe		Guiding Principles
	Short Term	Ongoing	
GOAL 1- Ensure that all existing and future developments in Weddington are served by adequate water, wastewater, drainage and emergency services.			
I 1.1: Require water, wastewater, and drainage system improvements to be constructed concurrent with new development and that they provide adequate capacity to meet demands from existing and new users.		✓	  
I 1.2: Monitor and have input on utility extensions by Union and Mecklenburg Counties.		✓	 
I 1.3 Ensure the efficient provision of emergency services through continued partnership with Union and Mecklenburg Counties.		✓	

GOAL 2- Implement the Comprehensive Plan through appropriate zoning and subdivision regulations and coordinate with Union County and other service providers.

<p>I 2.1: Communicate on a continuing basis with officials from Mecklenburg County, Union County, and the other municipalities of western Union County to keep abreast of and have input on developments that may impact the Weddington area.</p>			
<p>I 2.2: Work closely with officials from NCDOT and Union County to ensure that subdivision plans and development proposals do not interfere with existing roads or planning roadways designated in the Thoroughfare Plan.</p>			
<p>I 2.3: Coordinate with other service providers on the timing and location of installation or replacement of utilities.</p>			

GOAL 3- Ensure that future park and recreation facilities, and libraries are located and designed to meet the needs of Weddington residents.

<p>I 3.1: Identify the future recreational needs of the Town’s residents through periodic surveys and assessments, as appropriate.</p>			
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<p>I 3.2 Continue to evaluate greenways and trails and seek grant funding as appropriate</p>			 
<p>I 3.3: Ensure that future public recreation facilities and programs within Weddington serve the needs of all residents and are accessible to all citizens.</p>			 
<p>I 3.4: Coordinate with the county library system to provide convenient and accessible library services.</p>		