



**AN ORDINANCE TO AMEND The Town of Weddington Zoning Map  
John Walker Matthews Historic House  
CZ 2023-01**

WHEREAS, the Town of Weddington has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

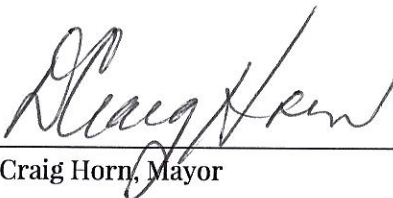
WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners within 1300 feet of the subject parcels have been notified by first class mail of the public hearing on the question of reclassification; and

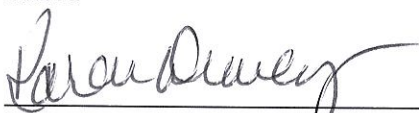
WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Town Council of the Town of Weddington; and

NOW, Therefore be it ordained by the Town Council of the Town of Weddington that tax parcel number 06150077D consisting of approximately 5 acres located at 201 S. Providence Road be reclassified as Conditional Zoning District as shown on Exhibit A titled John Walker Matthews Historic Home, dated October 9, 2023 and is further subject to the conditions shown on Exhibit B Development Guidelines and Standards dated October 9, 2023 attached hereto and incorporated herein by reference.


Adopted the 9<sup>th</sup> day of October 2023

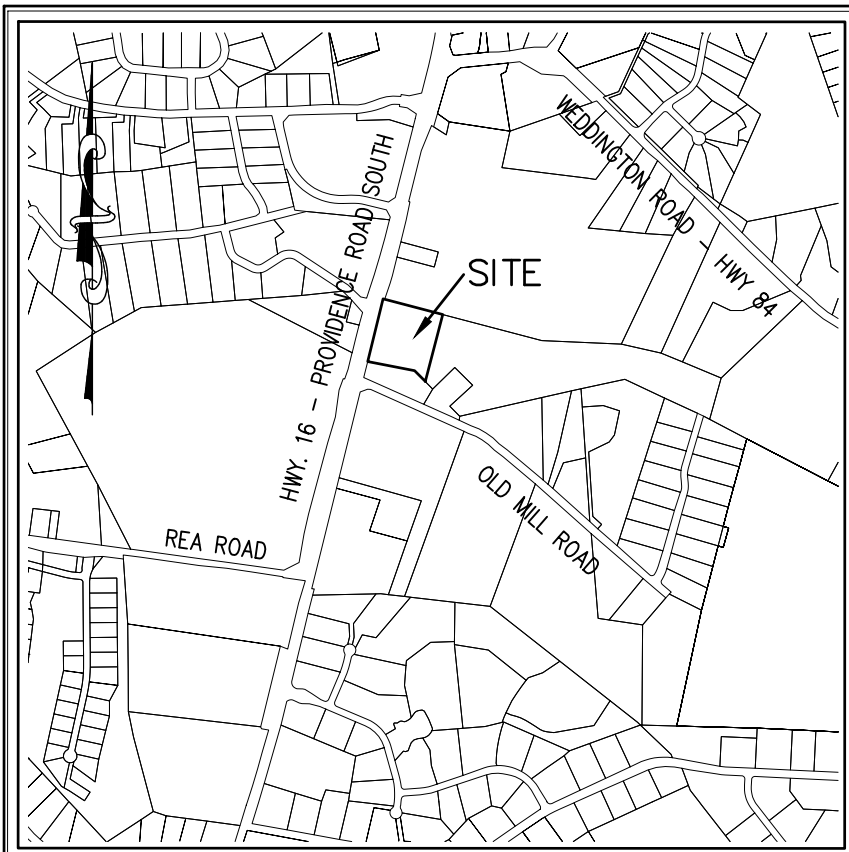
  
\_\_\_\_\_  
D. Craig Horn, Mayor

Attest:

  
\_\_\_\_\_  
Karen Dewey, Town Administrator/Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Karen Wolter, Town Attorney



Vicinity Map

(NTS)

Site Plan Descriptions & Uses

201 Providence Road S.  
 Tax Parcel 06150077D  
 Zoning: Central Business District (CBD)  
 Setbacks:  
 Front 50'  
 Side 15'  
 Rear 40'  
 Total Area: 5.01 Acres

Proposed Uses:

Weddings, banquets, Event venue with Bed and Breakfast, Temporary Events, Pumpkin Lot, Christmas Tree Lot, Farmers Market  
 Provided the lot is at least five acres, but nothing shall prohibit one or more of these uses from being combined on a single five acre lot.

2 Story Wooden Dwelling

1888 square feet  
 Will contain the following:  
 Main Office  
 Bride and Bridesmaid Dressing Room  
 Honeymoon Suite  
 Bed and Breakfast  
 Corporate Meeting and Retreats

Garage

586 square feet  
 Will contain the following:  
 Groomsman Mancape and Dressing Room

Sheds

Wellhouse 1:180 square feet  
 Shed 2:711 square feet  
 Will contain the following:  
 Storage

Barn

3840 square feet  
 Will contain one or more of the following:  
 Indoor Weddings  
 Kitchen and Restrooms  
 Receptions  
 Parties  
 Corporate functions  
 Retreats  
 Banquets

Parking Space

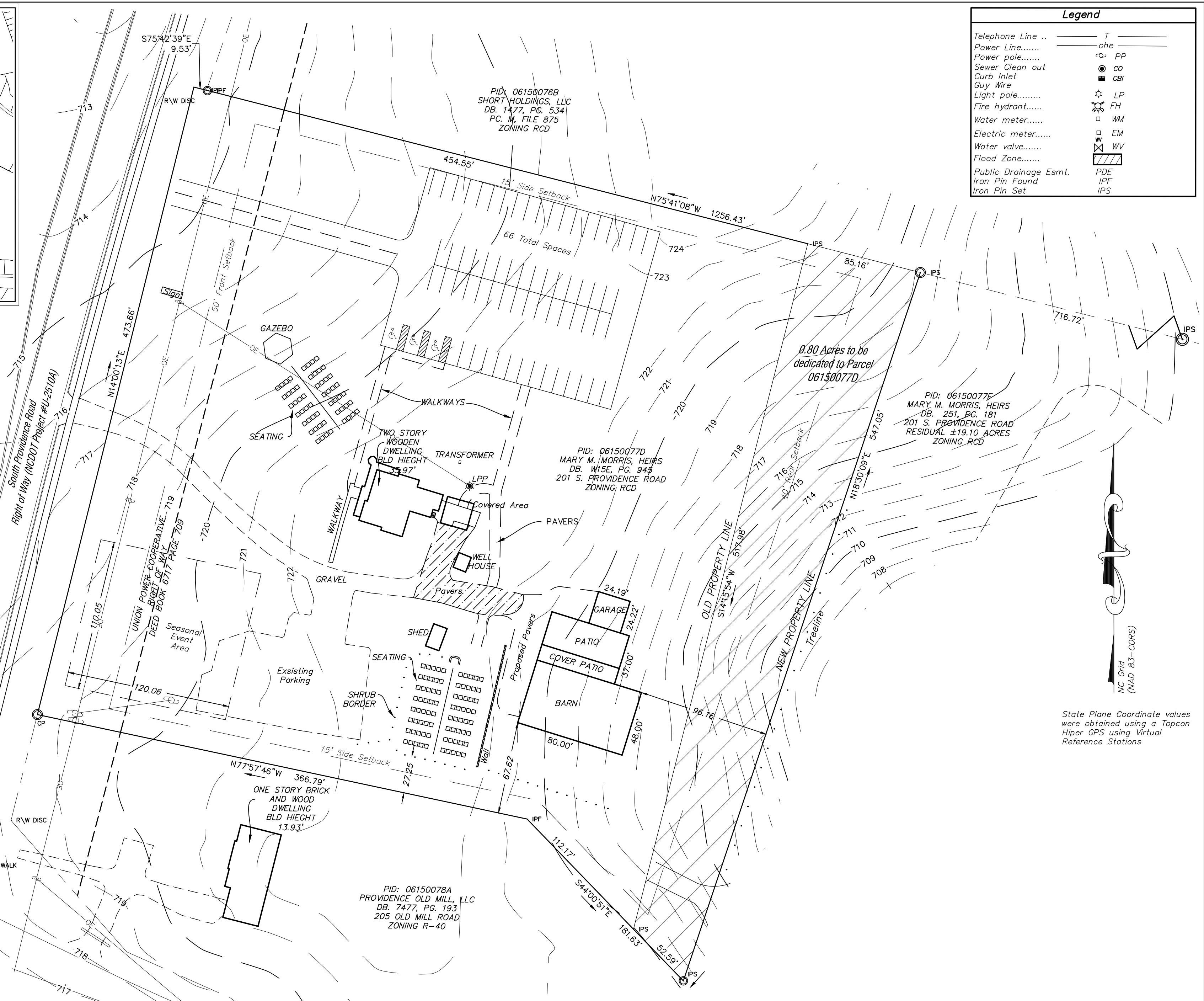
135' x 175' parking lot  
 Site will have:  
 63 guest parking spaces  
 3 handicap parking spaces

Owner

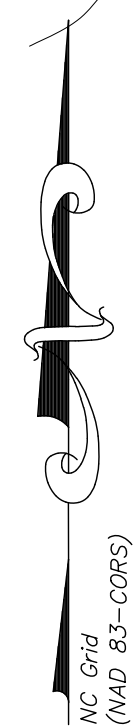
Daryl Matthews  
 (704) 651-9152  
 225 Old Mill Road, Waxhaw NC. 28173

NOTES

1. Areas computed using coordinate geometry.
2. This map was prepared without the benefit of a title search. Survey subject to full title search.
3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
4. All distances shown are horizontal ground distances.
5. Rebar set at all corners unless otherwise noted.
6. Broken lines indicate property lines not surveyed.
7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
8. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
9. Other underground utilities may exist but their locations are not known.
10. The residual 19.10 Acres has access to Abellia Drive a 50' Public R/W
11. Request Conditional Zoning

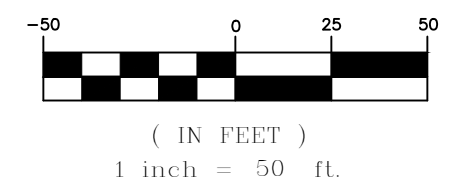


Legend	
Telephone Line ..	T
Power Line.....	che
Power pole.....	PP
Sewer Clean out	CO
Curb Inlet	CBI
Guy Wire	LP
Light pole.....	LP
Fire hydrant.....	FH
Water meter.....	WM
Electric meter.....	EM
Water valve.....	WV
Flood Zone.....	[Hatched Box]
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS



State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

Flood Certification  
 I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710447600 J, 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.



<p><b>LAWRENCE ASSOCIATES</b>                  106 W. Jefferson St.                  Monroe, North Carolina 28112                  P 704-289-1013                  F 704-283-9035                  www.lawrencesurveying.com                  Firm License Number: C-2856</p>	<p><i>Site Plan for</i>  <b>Daryl Matthews Venue</b>                  Town of Weddington                  Sandy Ridge Township, Union County, NC</p>		<p><i>REVISIONS</i></p> <table border="1"> <tr><td>BHV 09-10-21</td></tr> <tr><td>BHV 09-22-21</td></tr> <tr><td>WML 08-22-22</td></tr> <tr><td>BHV 06-08-23</td></tr> <tr><td>WML 07-31-23</td></tr> </table>	BHV 09-10-21	BHV 09-22-21	WML 08-22-22	BHV 06-08-23	WML 07-31-23
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BHV 09-22-21								
WML 08-22-22								
BHV 06-08-23								
WML 07-31-23								
<p>Orig. scale: 1" = 50'      Date: July 28, 2021      Drawn By: BHV</p>	<p><b>Job No. 5811      Drawing file: 5811 Site Plan.dwg      Drawing no. 21/135</b></p>							

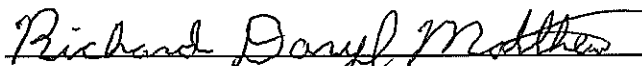


**CZ 2023-01**  
**EXHIBIT B.**  
**DEVELOPMENT STANDARDS**

1. **Development Standards.** Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. **Applicability of Other Regulations.** The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. **Schematic Nature of Rezoning Plan.** The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan
4. **Architectural Requirements.** Architectural details of the outbuildings will be generally consistent with the existing historic home and what was submitted to the Town. Architectural design compliance will be reviewed and approved during the permitting process.
5. **Parking.** Parking shall consist of no fewer than 66 parking spaces and the design of the parking area will be consistent with the existing character of the historical property. The material used for the parking lot will be either pea gravel or pervious surface and will be reviewed and approved at the permitting process.

6. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD district. In addition, the following uses are permitted:
  - a. Bed and Breakfast in the Historical Home only that may provide three rooms for sleeping accommodations and a morning meal for a small number of guests.
  - b. Event Venue – Property intended to host up to 150 (people) for events such as weddings, reunions, corporate events.
    - i. Conversion of existing 586 square foot garage into a dressing room
    - ii. Construction of a 4000 square foot event Barn with catering kitchen with the ability to host events of up to 150 people
    - iii. Outdoor event spaces as shown on the Site Plan
  - c. Permanent seasonal Farmer’s market, Pumpkin patch and Christmas Tree sales (no enclosed retail).
7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Uniform Development Ordinance and as required by town engineers.
8. Driveway. Applicant will obtain NCDOT approval for a second curb cut on South Providence Road to allow for a driveway to the proposed parking lot.

This 9<sup>th</sup> day of October 2023

  
Richard Daryl Matthews