

Weddington Green

Weddington, NC

April 29, 2022

Summary of Town of Weddington Public Hearing Comment Responses

Please find the summary below of responses to the Weddington Green Public Hearing comments.

Permitted Uses

1. Please include a statement in Development Standards that drive throughs will not be allowed.

Response: The Development Notes have been revised to excluded drive thru facilities. See Section II.

2. In Section II.A - Permitted Uses the first line it says the property shall permit the development of any uses. The language needs to be less broad.

Response: The Development Note states “shall permit the development of any uses illustrated on the Rezoning Site Plan or more specifically identified below. Listed below are more defined uses that may be found in the full build out of the development.” The notes have been reconfigured to state allowable uses and excluded uses as well.

Screening

1. Please clarify standards for masonry wall used as buffers as it relates to materials

Response: The Development notes have been revised to include a 6’ masonry wall finishing with building materials compatible with adjacent principle building materials. See Section VI.C.

2. Roof top terraces while not covered totally may have roofs over bars, etc. or temporary tents. Will these structures meet the 45’ height limit?

Response: The max heights for residential have been adjusted from 45’ to 35’ and non-residential heights from 45’ to 40’ per ordinance standards. The height has been defined the vertical distance from the mean elevation of the finished grade along the front of the building to the highest point of a flat roof, or to the eaves.

3. Why not continue 50’ buffer at round about?

Response: The proposed lots adjacent to the roundabout are important to create a connection from the Weddington Town Hall to the project development. Maintaining the 50’ buffer in this area would create a visual barrier to make that connection from Weddington Corners, the Town Hall and areas on the north side of Weddington Road.

4. Suggest a fence higher than 5 feet at the cemetery

Response: The reduced buffer along the cemetery property boundary will include a 6' masonry wall and evergreen plant material.

5. How are you handling the steep slope left between the age targeted lots and the creek buffer?

Response: The area between the age-targeted lots and the stream buffer will be addressed through a combination of techniques including retaining wall, terracing, and/or grading between lot to lot.

Park & Greenway

1. Can or how will you design any entertainment areas where music is played, or bands play to not disturb nearby residential areas?

Response: The amphitheater and anticipated brewpub location have been designed to focus a majority of event sounds in the direction of Providence Road. Those entertainment locations are also a minimum of 1,000 LF to the nearest existing residential home with many existing homes over 1,500 LF and would have vegetative buffers, open space, and proposed homes within that separation to assist in buffering event sound.

2. The statement about provision of the playground and pavilion/restrooms is confusing. Please clarify.

Response: The Development Notes have been revised to illustrate the specific items to be constructed by the applicant within the parkland area.

3. Add seating numbers in amphitheater to development standards

Response: The amphitheater has been specified as 250-person seating capacity. See Section VII.A In Development Notes.

4. Add to development standards that the BMPs in park are wet with water feature

Response: The stormwater ponds shown in the park area have been classified as wet ponds, which will maintain a water level at all times. The ponds will also have spray features and enhanced landscape to make the ponds more of an amenity with functionality.

5. How many HOAs will there be? Which one will pay for park maintenance?

Response: There may be up to four HOAs associated with this project. The Town of Weddington would prefer to manage the maintenance of the park with the Weddington Master HOA paying an agreed upon share. The specifics of level of service, bidding, and maintenance, as well as other Weddington Green commitments will be memorialized in a Developer Agreement between Weddington Green and the Town of Weddington.

6. Clarify ownership and maintenance of on street parking around park

Response: All on-street parking will be maintained by the Weddington Green HOA throughout the development except the on-street spaces along the perimeter of the Parkland area. Those spaces will be the responsibility of the Town of Weddington to manage and maintain.

7. Will the space maintained for greenway include all of the space 50' each side of the creek center?

Response: Improvements to the stream will be pursued through USACE permitting. The greenway path and site furnishings will be maintained by the Weddington HOA, but a public access easement will be provided along the greenway pathway.

8. Does item V.II.5.B mean the HOA will maintain the greenway?

Response: The greenway multi-purpose path will be maintained privately while providing a public access easement.

9. State in the development standards that all available utilities will be stubbed to the sites of proposed park improvements i.e., playground, pavilion/restrooms, Irrigation.

Response: The Development Notes have been revised to reflect this comment.

10. How much will it cost to maintain the BMPs in the park?

Response: The BMP maintenance will be the responsibility of the Weddington Green HOA as these stormwater features serve the development as a whole.

11. Do we have construction details regarding the amphitheater?

Response: At this point in the process, we do not have construction documents detailing the amphitheater beyond the precedent imagery and seating capacity.

Architecture and Housing Design/Layout

1. Can you be clearer on what you anticipate Modern Farmhouse Architectural Vernacular will look like? Photos, renderings or virtual images?

Response: Precedent images have been presented in the Community Meeting, Planning Board, and Public Hearing. Additional new perspective Main Street/ Parkland renderings will be presented at the next Town meeting.

2. Can you make the townhomes single family lots?

Response: All the previously proposed attached residential has been replaced with single family detached lots.

3. Why do you need more than the 35-foot height limit allowed in the UDO?

Response: The max heights for residential have been adjusted from 45' to 35' and non-residential heights from 45' to 40' per ordinance standards. The height has been defined as the vertical distance from the mean elevation of the finished grade along the front of the building to the highest point of a flat roof, or to the eaves.

4. Clarify the language on carriage houses so it does not seem they can be sold separately but the owner of the home can rent the carriage house.

Response: The carriage homes as an accessory structure will be owned by the lot owner but may be leased to others by the lot owner. The carriage homes will not have a different owner from the lot owner.

5. Eliminate carriage house or their rental

Response: The market suggests that these accessory structures are in demand and will provide for a more architecturally interesting, detached garage structure. Rental terms of the Carriage Home garages will be limited to long-term rental requirements only and will be included as a part of the Weddington Green CCRs.

6. Need elevations for house plans proposed for each lot size and the villas

Response: Precedent images of the residential detached and attached units have been provided and shown in the various Town meetings based on the residential developers' portfolios. Residential rendering concepts have been provided by the builders based on anticipated product lines to be offered, however the final designs of the products specific to this location have not been completed for review.

7. Need more setback on villas

Response: All attached residential units have been replaced with single family detached residential lots.

8. Would like to see renderings of what the downtown area will look like – Material? Style? We've been shown a few different options.

Response: Rendering perspectives of the Main Street area have been presented during the Town of Weddington Town Board Public Hearing meetings. The represented renderings illustrate varying materials and shopfront styles that will provide for interest and variety along Main Street while still maintaining architectural compatibility.

Roads, Parking, and Traffic

1. On street Parking numbers for central park are not the same in the plan set (63) as they are on the parking info sheet (44). Are other sections different? Which is right?

Response: There are 51 on-street parking spaces located along the park frontage west of Main Street and 29 on-street parking spaces along the park frontage east of Main Street.

2. How will street improvements from the TIA be phased with development?

Response: The Development Notes have been revised to include the projected phasing of the TIA recommendations. Phase 1 is shown to include all the improvements except the Rea Road eastbound left turn lane associated with all Residential Development and the Brewery. Phase 2 would include the Rea Road improvements in coordination with the development of the remaining non-residential uses located along Main Street.

3. Need a stub on right of way to Abellia to allow firetrucks and others to turn around.

Response: A future r/w connection has been illustrated in the site plan. A turnaround using grasspave, road infrastructure, or other approved means of fire access turnaround will be added in permitting to meet all code requirements.

4. Park area right of main street needs a retaining wall to provide a flatter terrain.

Response: The amphitheater has been located on the southwestern portion of the park to work with the grade transition to the existing stream. Upon further determination of the program elements to be included on the northern portion of the park area, a retaining wall or terracing may be determined to be needed to provide an area large enough to support the desired program components.

5. Confirm Park area on-street parking numbers.

Response: There are 51 on-street parking spaces located along the park frontage west of Main Street and 29 on-street parking spaces along the park frontage east of Main Street.

Timeline

1. Provide a general concept of phasing of development

Response: The Development Notes have been revised to include projected Phase 1 to include all Residential Development and the Brewery. Phase 2 would include the development of the remaining non-residential uses located along Main Street

2. What are the details concerning production? I.e. – will this be a distribution location as well as restaurant or will on-site brewing only be served on-site?

Response: The brewery component of the brewpub will be very limited and specialty seasonal. The location will not be used as a primary distribution facility.

3. Provide a general concept / timeline of phasing of development?

Response: Estimated phase 1 construction completion:2025
(Per TIA, phase 1 development to include all residential units and the brewery)

Estimated phase 2 construction completion:2027
(Per TIA, phase 2 development to include all remaining non-residential)

MISC.

1. Do you have brewery committed to Weddington Green?

Response: There is a brewery that is very interested in this location since the initial concept designs, but a formal commitment would not be finalized until completion of the rezoning process.

2. Can we limit national chains in the retail spaces?

Response: The Development Notes have been revised to include excluded uses. See Section II. Permitted Uses Under Retail/Restaurant/Office.

3. Eliminate the option for roof top bars

Response: The ability to have rooftop terraces is important to not only creating an active Main Street and maximizing view corridors to the greenway and park area, but to create the appropriate building height and massing based on the Main Street cross-section.

4. What standard will the pump station be built? UCPW or Charlotte Water?

Response: NCDEQ regulates the design and permitting of pump station facilities. There will likely be coordination between both UCPW and Charlotte Water on the design of the pump station and force main prior to filing to NCDEQ for permit approval.

5. Are the only streets with a sidewalk only on one side the private loops in the 60-foot lots?

Response: There are three sections of roadway that include single sided walkways. The two loop roads associated with the 60' lots and the age targeted single-loaded street section adjacent to the stream buffer.

6. Provide a sign location plan with type of sign to be used

Response: A signage plan will be included as part of the permitting plan set.

7. It appears that the buildings/roadways/residential will have a lot of impervious areas that will directly impact the BMP's in the park – how is that taken into consideration on maintenance agreement with TOW?

Response: The maintenance of the ponds will be the responsibility of the Weddington Green HOA since the overall development is supported by these park stormwater features.]

