



WEDDINGTON TOWN COUNCIL MEETING
NOVEMBER 9, 2020

Roots Farm Pre-application Meeting



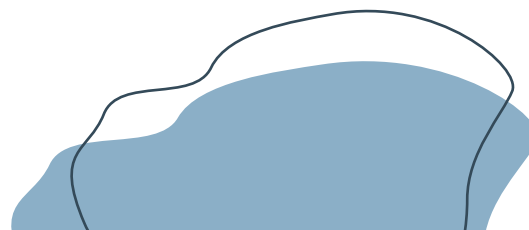
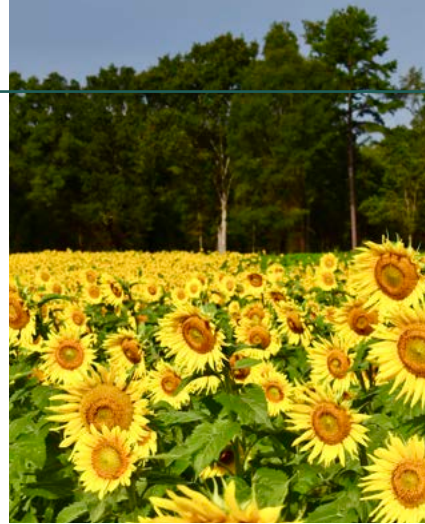
ROOTS FARM
— WEDDINGTON, NC —

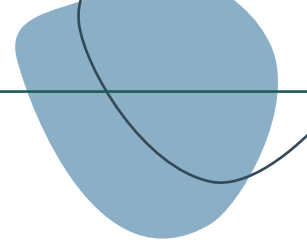
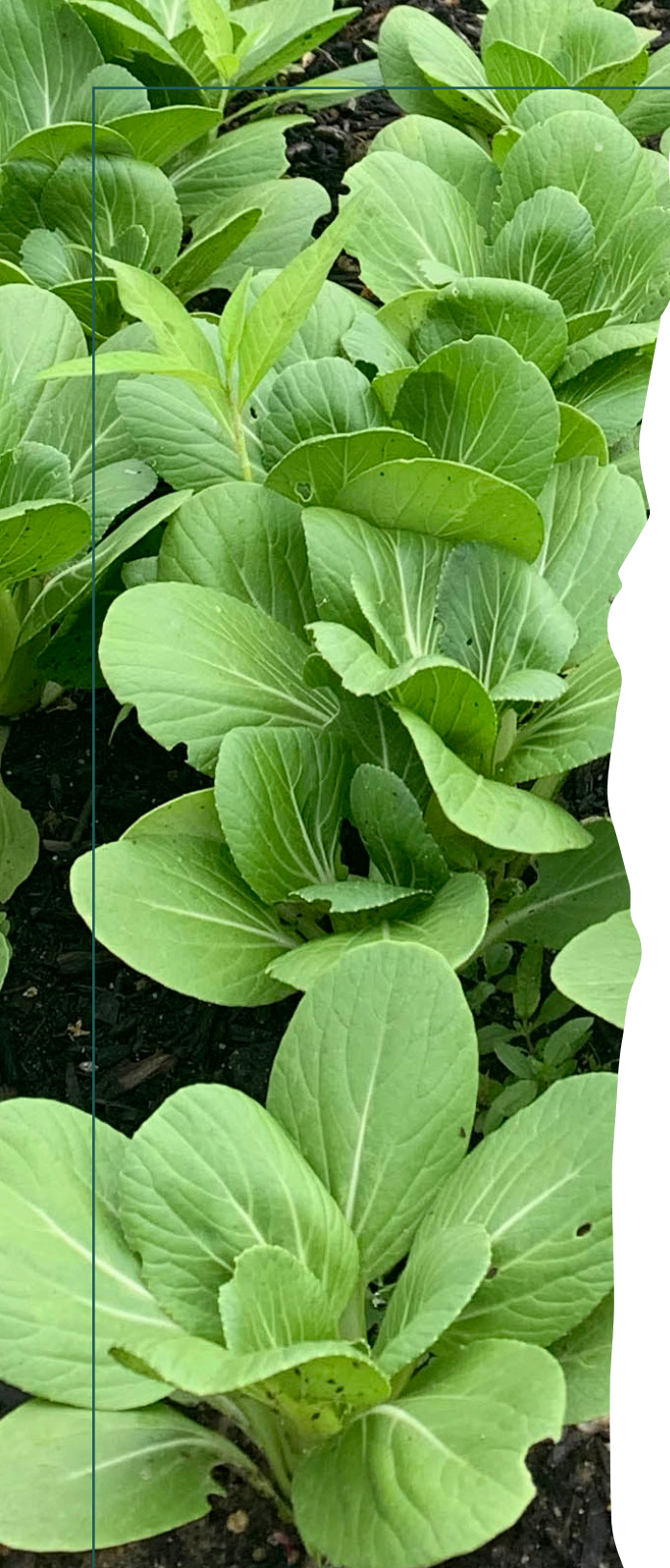


A NEW KIND OF COMMUNITY IS

TAKING ROOT

Welcome to Roots Farm,
an agriculture-centric community built around a
working farm that will preserve its rural character,
inspiring health and wellness through a connection
with nature and all the benefits it provides.





IT WILL HONOR THE PAST

Our Story

Roots Farm is a 330-acre farm in western Union County, of which 215 acres are in the Town of Weddington. The farm includes active crops and over 225 acres of hardwood forest. It will honor the past when people worked the land and cultivated a community of bountiful relationships.

Rather than destroying the natural landscape of Roots Farm and building hundreds of homes on large lots, we are seeking rezoning for an innovative plan that centralizes the homesites, where they are surrounded by gardens, orchards, walking trails and preserved tree canopy.

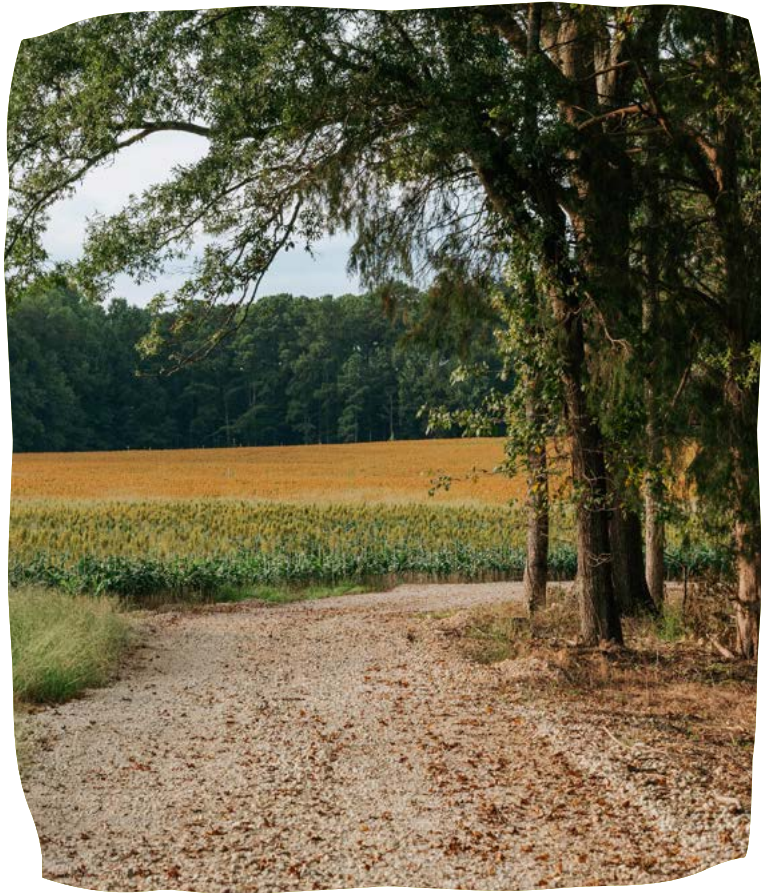




YOU DON'T
HAVE TO MOVE
MOUNTAINS
TO CREATE
SOMETHING

Special.





LET THE LAND

DICTATE THE PLAN

The existing natural landscape shapes the design of the community.

Deep Roots

For generations, farmers have grown crops on this land – a legacy that will continue.

Honor the Past

We will build for the future in a sustainable and meaningful way.

Forever Farm

Single ownership ensures our commitment for generations to come.

OUR VISION

PUBLIC BENEFIT

The intentional focus on community benefit ensures the rewards of enjoying open natural spaces, walking trails, fresh markets, educational classes and community gardens.

SUSTAINABILITY

To preserve our hardwood forest, smaller trees were meticulously handcut, chipped and distributed back into the forest to ensure that it thrives for years to come. Fruits, vegetables, herbs and honey grown and produced on the property will be available to the public through markets and farm-to-table restaurants.

VILLAGE

A traditional village life residential community will incorporate green spaces and provide connectivity to the natural landscape.

OPEN SPACE

The master plan intentionally plots the majority of the village where the land was cleared years ago with 70% preserved open space, forest, and agricultural fields and orchards. This plan along with sensible development practices allows for the preservation of the land and forest for the community to enjoy.

RURAL RETREAT

A small inn will provide a peaceful escape for visitors to enjoy being surrounded by nature.

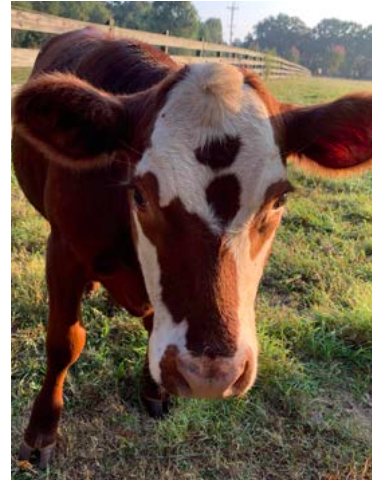
A BEAUTIFUL DAY IN THE

AGRIHOOD

*A community farm as the
centerpiece of a development*

Defined by the Urban Land Institute as single-family, multifamily or mixed-use communities built with a working farm or community garden as a focus, agrihoods offer proven health and environmental benefits to their residents and surrounding communities.

A community farm as the centerpiece of a development fosters community social ties while providing residents with access to fresh, healthy produce and a connection to nature.



ROOTS FARM



AGRIHOOD

Honoring the rural character of Weddington, Roots Farm is committed to preserving and nurturing its natural surroundings to create a thriving farm-centered community.

AGRIBUSINESS

As a working farm, Roots Farm will provide fresh produce to the community, area restaurants and markets, and hosts specialty farmers such as mushroom farmer Urban Gourmet Farms.

AGRITOURISM

We envision a small inn centered around gardens offering space for the community to gather, a farm-to-fork restaurant serving the land's bounty, revitalizing gatherings closer to nature and peaceful respite for neighbors' family members who need a place to stay.



CORE PRINCIPLES

Our goal is to maintain the rural character and connection to the land that represent the harmonious way communities lived generations ago.



ONE

Explore

Hike the trails, smell the flowers, enjoy the harvest and engage with the land.



TWO

Learn


Educational opportunities and a demonstration kitchen open to the public will provide a closer connection to nature, food and community.



THREE

Unwind

Let nature pamper you with fresh air, farm fresh food and a renewed sense of wonder.



A BREATH OF FRESH AIR

Roots Farm is located in western Union County off Providence Road north of New Town Road. Part of the farm is within the Weddington town limits with the remainder in unincorporated Union County.



ROOTS FARM IS A *legacy project*

AT OUR ROOTS

Roots Farm is a legacy project for local leaders Smoky and Margaret Bissell whose experience planning the outdoor interconnectivity of their previous developments inspired them to preserve a special parcel of land that would promote health, wellness, agriculture and a connection to nature for its residents and surrounding community to enjoy for generations to come.



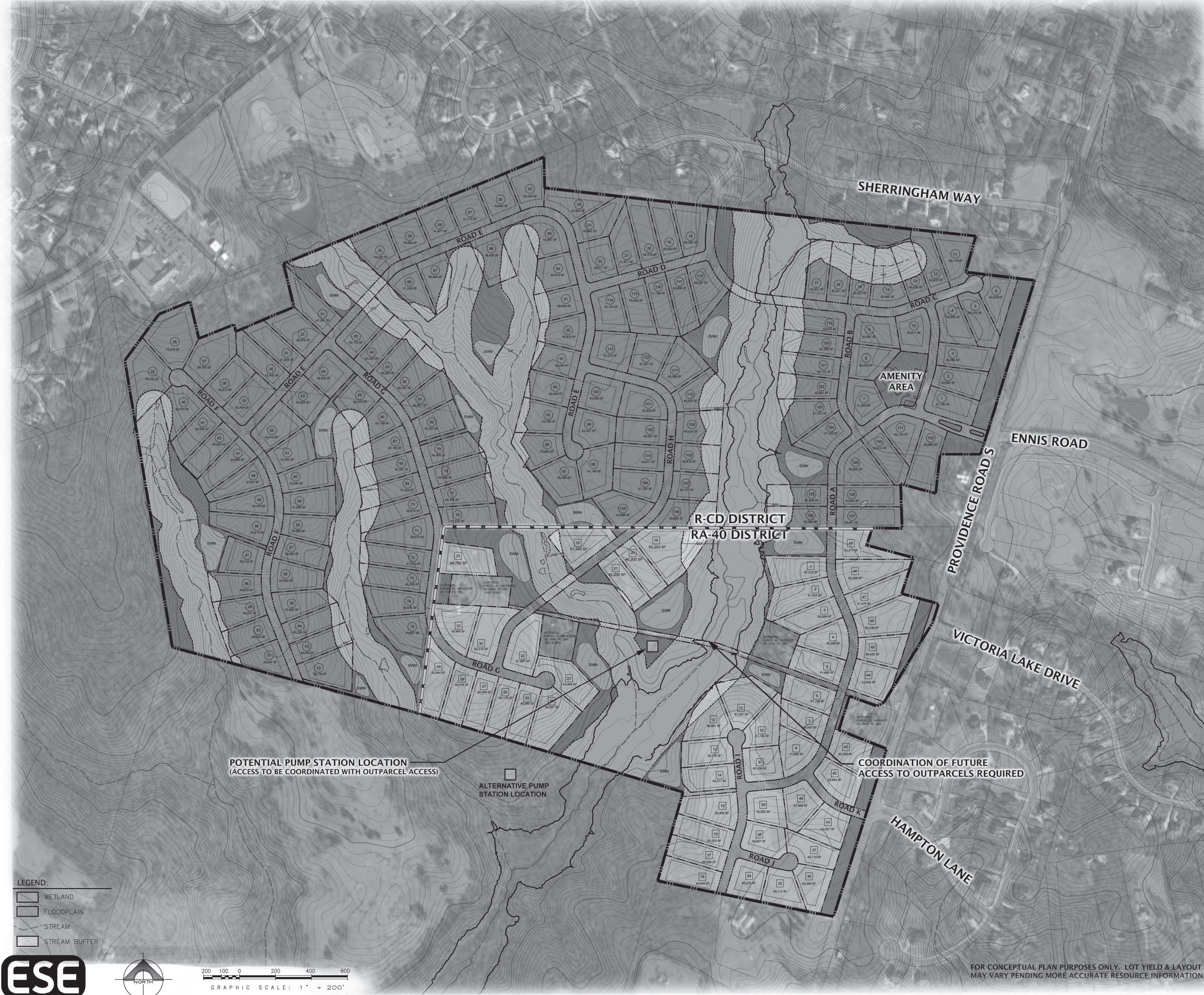
Current Zoning: R-CD

Property is zoned Residential Conservation District

Agritourism is permitted as a conditional use within R-CD

“Agritourism means an agricultural, horticultural or agribusiness operation primarily devoted to the promotion of tourism of said operation for the purpose of enjoyment, education or active involvement in the activities of the farm or operation; provided that said use produces revenues or attracts tourists.”





POTENTIAL PUMP STATION LOCATION
(ACCESS TO BE COORDINATED WITH OUTPARCEL ACCESS)

ALTERNATIVE PUMP
STATION LOCATION

COORDINATION OF FUTURE
ACCESS TO OUTPARCELS REQUIRED

- LEGEND:
- WETLAND
 - FLOODPLAIN
 - STREAM
 - STREAM BUFFER



200 100 0 200 400 600
GRAPHIC SCALE: 1" = 200'

FOR CONCEPTUAL PLAN PURPOSES ONLY. LOT YIELD & LAYOUT
MAY VARY PENDING MORE ACCURATE RESOURCE INFORMATION



Two-step, parallel process



Text Amendment

- Amend current zoning ordinance provisions to permit the agrihood
- Integration of single-family residential, agricultural, agritourism, and agribusiness
- Establishes high standards for agrihoods regarding minimum of at least 200 acres and 70% required open space

Conditional Rezoning Application

- Establish site-specific standards for Root Farms
- Application will include
 - Development standards
 - Zoning Map
 - Site plan
 - Conceptual plan
 - Illustrative renderings and elevations

Conditional Rezoning

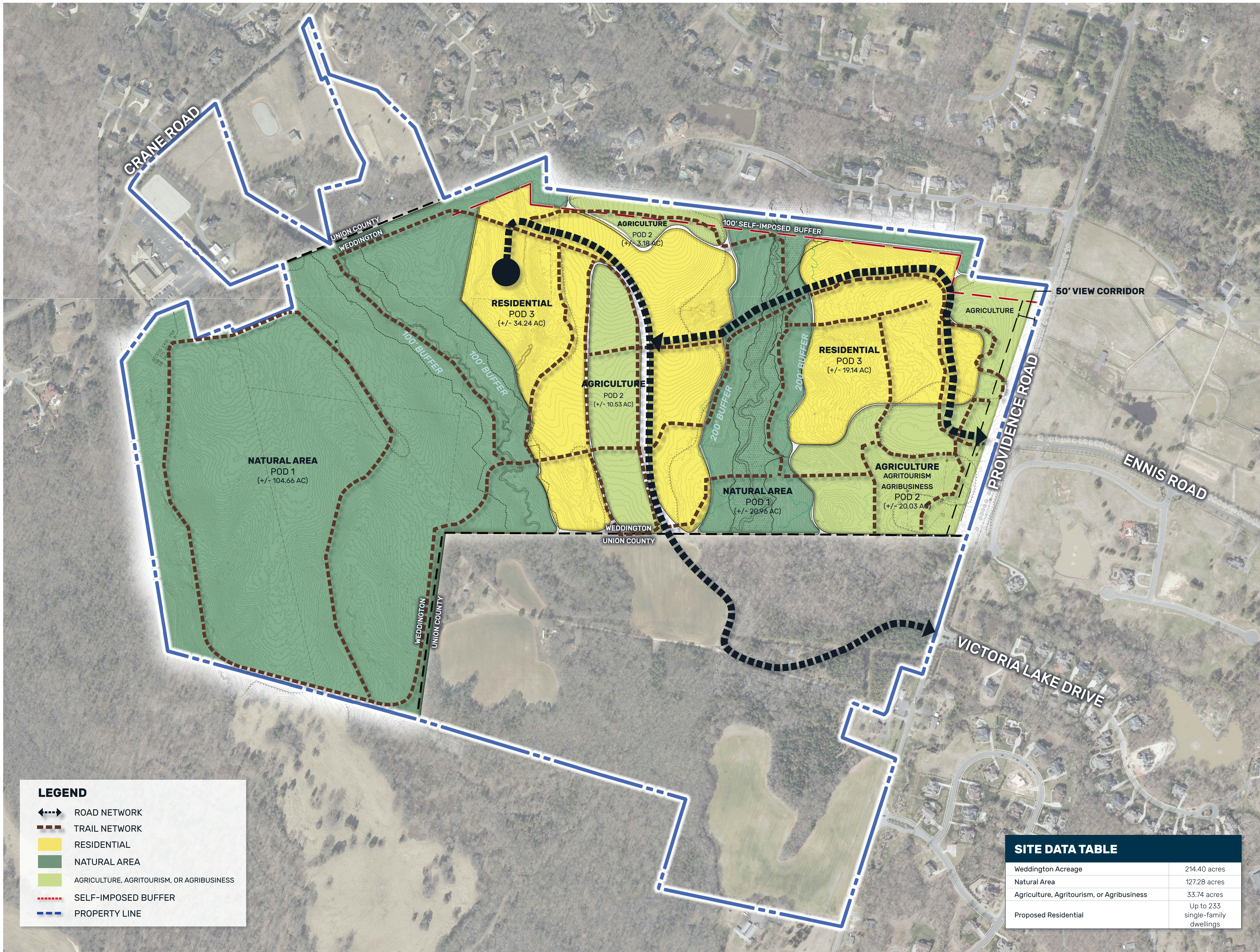
Bubble Plan to govern uses and associated standards by area:

- Natural Areas
- Agricultural Areas
- Agritourism and Agribusiness Areas
- Residential Areas

Conceptual plan and illustrative renderings and elevations provide general depictions of agrihood

This approach provides necessary flexibility to allow the land to drive the establishment of these uses, while being subject to specific standards set out in the development standards





ROOTS FARM AGRIHOOD BUBBLE DIAGRAM
UNION COUNTY, NC



RZ-1
11.05.2020



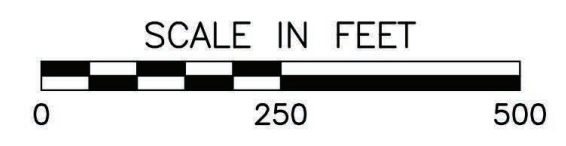


50' WIDE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF THE FOLLOWING TAX PARCELS FORMERLY 06180011, NOW 06180027 AND 06180028 PER PLAN BY S. NEAL BRIDGEMAN, NCPLS TITLED "LOT LINE REVISION SURVEY FOR PETER J. NIKONOVICH AND WIFE ANNETTE NIKONOVICH" DATED DECEMBER 14, 2012



TAX# 06204013
JEN NORTH CAROLINA 3, LLC
DB 6762 PG 882
PC 1 FILE 592 & 593

LINE	BEARING	DISTANCE
L1	S 34°47'49" W	64.19'
L2	N 55°55'52" E	28.29'
L3	S 25°05'27" E	38.14'
L4	N 40°11'12" E	23.2'
L5	N 41°54'22" E	70.64'
L6	N 36°11'21" E	59.98'
L7	N 29°23'18" E	50.02'
L8	N 13°11'20" W	39.9'
L9	N 53°17'34" E	28.6'
L10	S 15°51'03" W	97.24'



LEGEND

- Agrihood Buildings
- Houses
- Gravel Roads
- Paved
- Walking Trail
- Wooded Natural Area
- Lawn
- Garden Area
- Pecan Tree Grove
- Peaches
- Blueberries
- Vineyard

COMPUTED POINT
NOT MONUMENTED
NC GRID COORDS
NAD 83/2011
N: 451,463.75
E: 1,469,404.91



INN



BARN



HOUSING





1 ELEVATION- EXTERIOR- EAST
1" = 10'-0"



2 ELEVATION- EXTERIOR- SOUTH
1" = 10'-0"



3 ELEVATION- EXTERIOR- NORTH
1" = 10'-0"



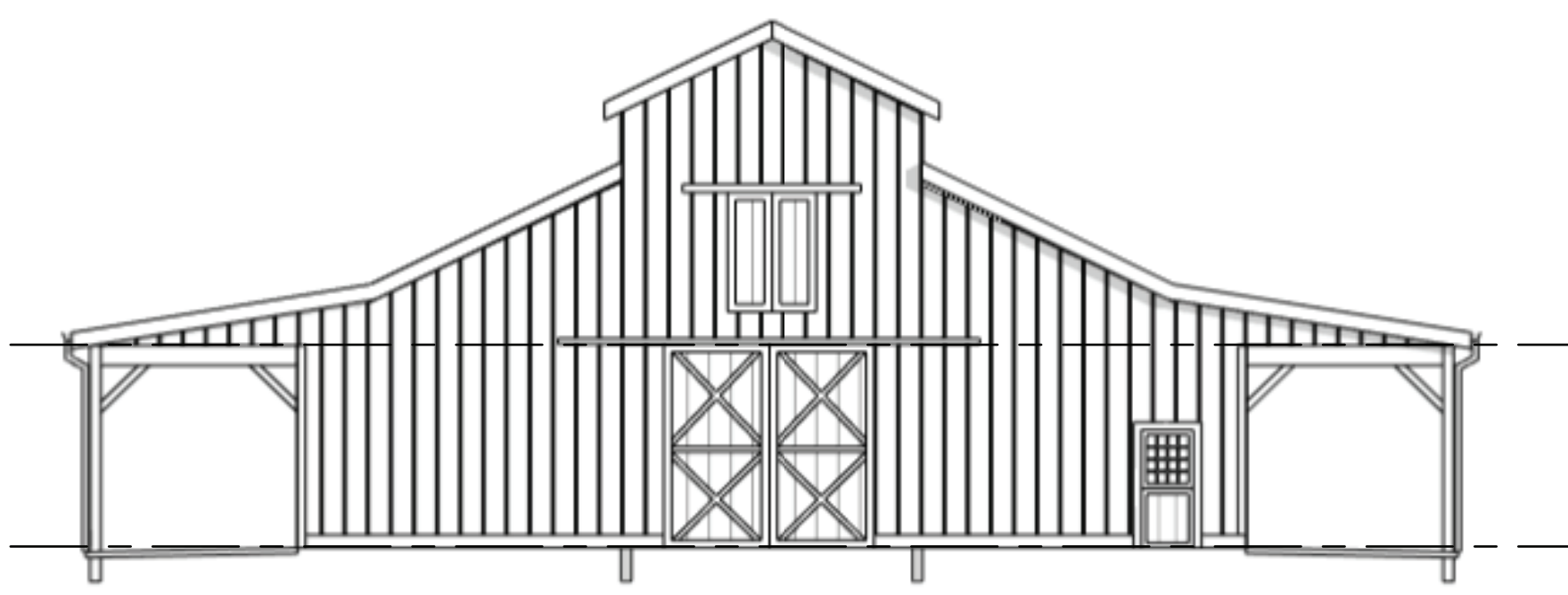
4 ELEVATION- EXTERIOR- WEST
1" = 10'-0"

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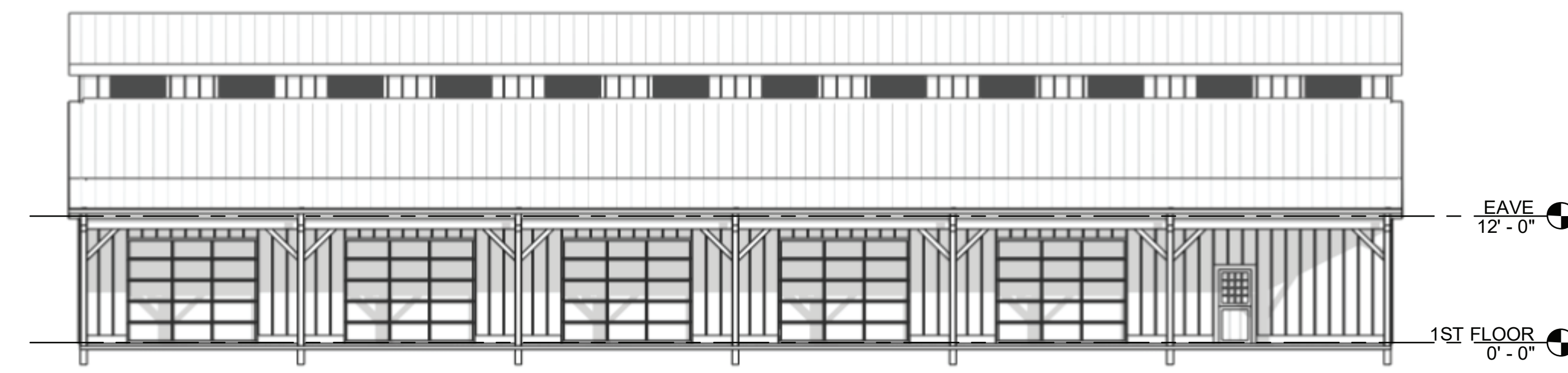




1 WEST ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"



3 EAST ELEVATION
1" = 10'-0"



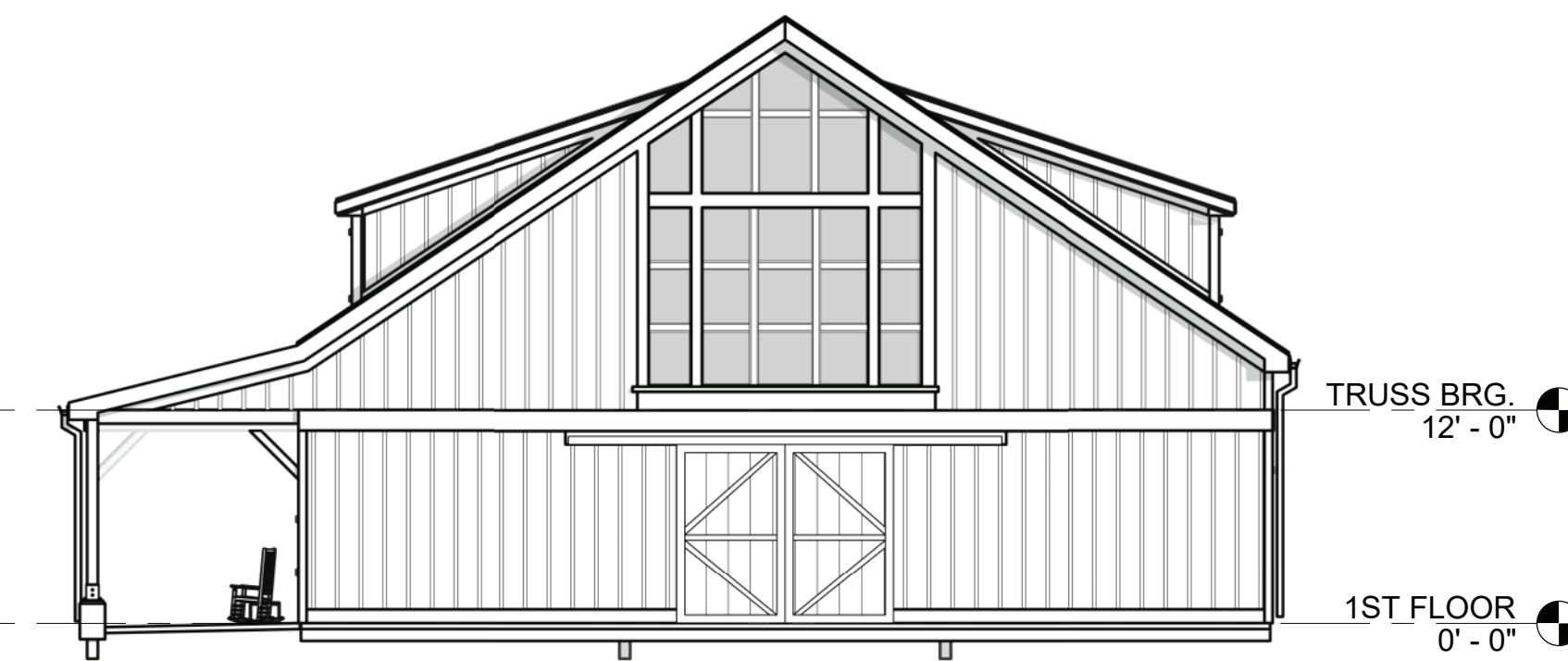
1 WEST ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"



3 EAST ELEVATION
1" = 10'-0"



4 NORTH ELEVATION
1" = 10'-0"



TIDEWATER COTTAGE



CREOLE COTTAGE



SOUTHERN FARMHOUSE



SOUTHERN ANTEBELLUM



SOUTHERN VERNACULAR



SOUTHERN FARMHOUSE



Projected Timeline

November 11, 2020:	Submit text amendment and conditional rezoning applications
December 7, 2020:	Public Involvement Meeting
December 21, 2020:	Planning Board Meeting
January 11, 2021:	Town Council call for Public Hearing
February 8, 2021:	Town Council Public Hearing

