

# COMMUNITY MEETING REPORT FOR BECKINGHAM COMMUNITY

**Petitioner:** Provident Land Services, Inc.

**Property:** +/- 61.299 acres along Lochaven Road

This Community Meeting Report is being filed with the City of Weddington Planning Department pursuant to the Requirements of the Town of Weddington Unified Development Ordinance (UDO).

## PERSONS & ORGANIZATIONS CONTACTED WITH DATES & EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Tuesday, September 12<sup>th</sup>, 2023. The Town of Weddington mailed a written notice of the date, time, and details of the Community Meeting, as required by the Ordinance.

## TIME & DATE OF MEETING

The Community Meeting required by the Ordinance was held Tuesday, September 12<sup>th</sup>, 2023, at 6:00 PM at the Weddington Town Hall, 1924 Weddington Road, Weddington, North Carolina 28104.

## PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit A**. The Petitioner's representatives at the required Community Meeting were Tom Waters and Kristin Dillard with Provident Land Services, and Emily Long and Cole Powell of ESP Associates. Also at the meeting was Karen Dewey, Town Clerk for the Town of Weddington.

## SUMMARY OF ISSUES DISCUSSED AT THE MEETING:

### I. Overview of Petitioner's Presentation & Introduction of Development Plan.

Kristin Dillard welcomed the participants to the meeting & introduced members of the Petitioner's team, including Tom Waters from Provident Land and Emily Long & Cole Powell from ESP Associates.

Tom Waters led participants through the PowerPoint presentation and provided the following information during the presentation:

Tom provided an overview of Provident Land Services, as well as our civil engineering team from ESP Associates and mentioned our current custom builder, AR Homes. Tom also reviewed several past developments that Provident Land has been involved with.

Tom discussed the location of the 61.299+/- acres along Lochaven Road and explained that we are working with the current owners who have held this legacy property for 60 years to shepherd their land through the Conditional Zoning Process. The current zoning is R-CD & R-40 and we will be following the process for R-CD (CZ) Conditional Zoning for this land under the Town's new UDO requirements. Tom then provided an overview of the Conditional Zoning process & timing.

The proposed use will be a gated, upscale community with private streets to allow up to 42 large, estate-sized homes with 40,000 square foot lots as a minimum. The proposed density is .68 per

acre and the community will have passive trails and bench seating that will follow the creek line. These homes will be septic sewer with county water.

Tom further explained that we will have 2-3 high end custom builders and to ensure maximum retention of trees and nature, all homes will be individually site placed by the builder, as opposed to a mass graded site.

Tom explained that the community will have an environmentally friendly bar ditch design street system to control storm water runoff, as the storm water will filter through the ground, rather than a traditional curb & gutter community which tends to push the storm water down the streets. All storm water runoff will be detained within various ponds within the property.

The community will also include a 50' perimeter buffer around the entire development, as well as three detention ponds. These proposed sand filter ponds will further control runoff and will allow runoff to slowly dissipate naturally as rainwater leaves the site.

Along with the gated entrance with turnaround, the community will have upgraded streetlights & street signs.

Tom explained that we also intend to extend the existing 12" waterline from Westlake Drive to our community entrance approximately 1700 feet. This will allow pressurized water nearby and could be a benefit to neighboring properties who wish to tie into the county water, as well as for any needed water pressure to assist the fire department as needed.

Tom discussed the upgraded environmentally friendly septic systems that will be used by our builders that allow up to a 50% reduction of space, as compared to conventional septic systems. This will result in a greater reduction of footprint and land disturbance.

Finally, Tom explained that there will be an architectural review board for the community with strict architectural guidelines and provided examples of some of the AR Homes elevations that will be used. Some of these include side load or courtyard entry only homes, brick, natural & precast stone, stucco, cedar shake, cementitious fiber board, fiber shake, architectural shingles, slate, tile and/or metal.

Tom's presentation concluded and he opened the meeting for any questions or comments.

## **II. Summary of Questions / Comments / Responses:**

**Question:** There are areas on the site, particularly near the stream, that don't percolate well and will not accommodate a septic system. How will this be handled?

**Answer:** It was explained that all the soil will be tested to confirm its ability to percolate before building a septic system.

**Question:** There is only one ingress and egress point on Lochaven Road. Are there plans for a second access point?

**Answer:** The Beckingham site will not be able to provide another access point. The site is surrounded by fully developed properties and only has frontage along Lochaven Road.

**Question:** Can we add sidewalks on Lochaven Road?

**Answer:** We will follow NCDOT standards along Lochaven Road in front of our property.

**Question:** Lochaven Road is narrow, and the edges are crumbling. Can the road be widened?

**Answer:** We will reach out to NCDOT for any assistance they can provide. NCDOT is currently looking into widening Providence Road to four lanes that will prohibit any left turns from Lochaven onto Providence Road.

**Question:** It is nearly impossible to turn right from Lochaven Road onto Providence Road. Can something be done to improve that condition?

**Answer:** We will discuss the situation with NCDOT to see if they will allow some narrow asphalt additions within the existing ROW along both sides of Lochaven that might improve the right turning movements at the intersection.

**Question:** There is a blind curve along Lochaven Road. Can that condition be improved to allow for increased safety?

**Answer:** We will discuss the situation with NCDOT to see if they will allow some additional asphalt within the existing ROW to potentially soften that curve and also allow us to remove vegetation that is impairing the ability to see around the curve.

**General Comment:** We need to keep the traffic moving slowly on Lochaven Road. There are a lot of people who walk along the road and there are children who bike along Lochaven Road.

**Question:** Why is the county waterline being extended to the property?

**Answer:** The project will be extending the 12" Union County waterline approximately 1700 feet to provide public water to the Beckingham residents. We are not planning to drill wells and the future residents will need access to clean water. Also helps with water pressure for any Fire Department needs in the future in this area.

**Question:** Why did Pulte end up pulling out of this deal?

**Answer:** We are not aware of the details regarding what happened with the previous petitioner.

**Question:** How is this project different than the Pulte project?

**Answer:** The homes within Beckingham will be individually site placed to help us preserve as many of the trees and natural areas as possible. The previous petitioner was considering to develop building pads, which would result in more grading activity and more clearing of the existing trees. We are also proposing a bar ditch road section, which is better environmentally than the curb and gutter road section the previous petitioner was proposing.

**Question:** How long would this whole process take?

**Answer:** Approximately 3-5 years starting after the approval for the entire neighborhood to be finished.

**General Comment:** The residents have major concerns regarding the condition of Lochaven Road.

**Answer:** NCDOT has a routine maintenance of Lochaven Road scheduled for 2024. We will reach out to NCDOT to get a better understanding of what they are planning to do, and what we can do to help improve the situation.

**Question:** Are the roads inside the subdivision going to be private and turned over to an HOA?

**Answer:** Yes, the road will be built to NCDOT and Town standards and maintained by the HOA.

**Question:** What is the purpose of the panel block septic system?

**Answer:** The panel block septic system offers a 50% reduction of space and land disturbance. This septic system will allow for more vegetation to remain on site.

**Question:** Are there plans for the development to have an exit onto Providence Road?

**Answer:** No, it is not possible since most all of the surrounding properties have been developed and homes built.

**Question:** Are the water quality areas going to be wet ponds?

**Answer:** No, at this time we are planning to use sand filters. These areas would not be permanently wet.

**General Concern:** Some residents express concerns about the runoff from the site going into their property and making flooding on their land worse.

**Answer:** It was explained that the water quality areas would be designed to capture rainwater on site and release it at the same rate as predevelopment, in accordance with state water quality and detention design requirements.

**General Concern:** A few residents would like to see an increased buffer around the perimeter of the community.

**Answer:** It was explained that due to the creek, there are buffer limitations. Additionally, increasing the buffer will impact the ability to site place homes & septic systems for minimal environmental impact on lots.

**Tom Waters reminded attendees to add their names to the sign in sheet for any updates.**

**The meeting concluded at approximately 7:15 pm**

cc: Robert Tefft, Town of Weddington Planner  
Karen Dewey, Town Clerk, Town of Weddington  
Amelia Helms, P.E., NCDOT  
Emily Long & Cole Powell, ESP Associates

**UPDATES TO BECKINGHAM SITE PLAN BASED ON COMMENTS &  
CONCERNS FROM THE COMMUNITY MEETING HELD ON SEPTEMBER 12, 2023.**

The following changes & commitments from the Petitioner will be made a part of the official Planning Board & Town Council submittal.

1. Petitioner will reduce the total number of homesites for Beckingham from 42 down to 40 total homesites. We will observe the 50-foot buffer as shown on the plan. Due to the constraints of the property within the creek system, we are unable to make the buffer any wider than 50 feet. The additional width on some lots will enable us to better site place the homes and the septic systems for the least impacts on each lot.
2. Petitioner will increase storm water detention ponds on property from a 10-year storm event to a 25-year storm event to improve site conditions and prevent additional runoff.
3. Petitioner will work with NCDOT to add 5-+/- total feet of asphalt within the existing right of way on each side of Lochaven Road at Providence Road to allow for a wider ingress and egress and turning conditions at this intersection. NCDOT has preliminarily approved these improvements for the benefit of the intersection. The petitioner is committing to these improvements based on NCDOT final approval and a positive petition for Beckingham. Said improvements would be done at the time Beckingham is developed.
4. Petitioner will work with NCDOT to soften the blind curve condition with additional asphalt within the ROW that exists along Lochaven Road before Oxfordshire Road to increase visibility and site distance along this stretch of Lochaven Road. The petitioner will also help to remove vegetation within this curve for improved sight conditions. Petitioner has obtained permission from the landowner at this blind corner, to remove said vegetation. This will improve sight and safety conditions for vehicles and foot traffic. NCDOT has preliminarily approved these improvements for the benefit of this sharp curve. The petitioner is committing to these improvements based on NCDOT final approval and a positive petition for Beckingham. Said improvements would be done at the time Beckingham is developed.
5. Petitioner will work with NCDOT to confirm timing & scope for the current road widening project that is scheduled to begin in 2024 at the Lochaven Road intersection, as well as any road repairs & improvements that will be made by NCDOT along Lochaven Road.

**EXHIBIT A**  
**SIGN IN SHEET**  
**FOR FUTURE NOTIFICATIONS & INFORMATION ON BECKINGHAM**

Community Informational Meeting  
 Tuesday, September 12<sup>th</sup> 2023  
 6:00 PM

	<u>NAME(S)</u>	<u>EMAIL</u>	<u>ADDRESS</u>	<u>PHONE (OPTIONAL)</u>
1	Harvey Chilcutt	Doc Ren	_____	
2	JACK PLYLER	jack.plyler@gmail.com	1015 <del>ES</del> ATE LN	
3	Ivan & Kami Merritt	kenyagymnast@yahoo.com	700 Lochaven Rd	
4	James & Josette Moore	JKlmoore58@twc.com	725 Lochaven	
5	Wolfgang Bertram	w_bertram@yahoo.com	663 Lochaven	
6	LIZ HOLTEY	ECOBLE@ATT.NET	5017 WOODVIEW LN	
7	Kevin McDade	keremclade@gmail.com	104 Bexley Ct.	
8	Steve McARDAY	smcdc@outlook.com	762 Lochaven Rd	
9	Mike Waller	mikeRwaller@gmail.com	606 Lochaven Rd	

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Tuesday, September 12<sup>th</sup> 2023  
6:00 PM

	<u>NAME(S)</u>	<u>EMAIL</u>	<u>ADDRESS</u>	<u>PHONE (OPTIONAL)</u>
10	Shemi McGirt	smcgirt@windstream.net	302 Caledonia Way	704-807-2980
11	Gary Palmer	Gary.Palmer@PalmerCustomBuilders.com	1008 Shippen Lane	704.201.5257
12	John GALICH	john4344@earthlink.net	5020 Oxfordshire	704 746 4936
13	Cheryl + Brian Thumm	cheryl.hibbert@usa.net	405 Lochaven Rd	616-389-7520
14	Tom Smith	<del>ts@tfc.com</del> tj'sdg7680@gmail.com	1840 Tanglebrin Ct	704 877 8825
15	Mike DeFiore	Mdac356@gmail.com	757 Lochaven Rd	750 516 6503
16	DAVE STRUBBE		225 Hidden Area	
17	Christopher Nere	christophernere@ymail.com	110 CHATSESTONE CT	919-672-2539
18	Chris Grauebli	cmg@alturagroup.net	1012 Shippen	

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 Tuesday, September 12<sup>th</sup> 2023  
 6:00 PM

	<u>NAME(S)</u>	<u>EMAIL</u>	<u>ADDRESS</u>	<u>PHONE (OPTIONAL)</u>
19	Phil Williams	philw6036@gmail.com	Oxfordshire - Rd	
20	Bill Deter		Waybridge Way	
21	JAY MOFFAT.	DMOFFAT215@GMAIL.COM	LOCHAVEN.	
22	Tracy Store	tlstore@msn.com	Pool Place	
23	Dmitriy Toffe	dioffe68@gmail.com	633 Lochaven Rd	
24	Nicole Toffe	nrioffe@gmail.com	633	✓
25	Colleen Bland	cw249331@gmail.com	Lochaven Rd,	
26				
27				