



**AN ORDINANCE TO AMEND The Town of Weddington Zoning Map  
3009 Forest Lawn Major Subdivision  
CZ 2026-01**

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 adjacent to 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 07150015 consisting of approximately 17 acres located on Forest Lawn Drive be reclassified as Conditional Zoning District as shown on Exhibit A titled SITE DEVELOPMENT PLANS FOR KEYSTONE CUSTOM HOMES WEDDINGTON, dated September 25, 2025 and is further subject to the conditions shown on Exhibit B Development Guidelines and Standards dated March 9, 2026 attached hereto and incorporated herein by reference.

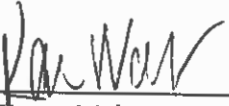
Adopted the 9th day of March 2026

  
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Jim Bell, Mayor

Attest:

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

APPROVED AS TO FORM:

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





**CZ 2026-01-KEYSTONE CUSTOM HOMES**  
**3009 FOREST LAWN**  
**EXHIBIT B.**  
**DEVELOPMENT STANDARDS**  
**March 9, 2026**

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. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to eleven (11) single-family residential units.
5. Architectural Standards:
  - a. The building materials used on the principle buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, thin brick, decorative block and/or wood.

- b. Architectural Guidelines:
  - i. No two homes either adjacent to or directly across the street from the subject home will share the same front elevation.
  - ii. Each home shall incorporate a combination of at least two (2) of the principal exterior building materials listed in Section 5(a), applied in a manner that creates visual differentiation and architectural depth on the front elevation.
  - iii. No two homes either adjacent to or directly across the street from the subject home shall utilize the same front elevation primary exterior façade color. For purposes of this section, primary exterior façade color means the dominant siding or masonry field color, excluding trim, shutters, doors, accent materials, or roofing. Minor variations in shade or manufacturer dye lot shall not constitute a violation.
  - iv. Side load garage will be the primary garage on all homes. A third garage bay may be added on some or all the homes. The third garage will be front facing and positioned behind the side load garage in a courtyard format.
- c. Mono-slab foundations are prohibited. Crawl spaces, stem wall foundations or walk-out basements on all homes are permitted.
- d. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements
- e. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
- f. Architectural renderings presented to the Town Council on the date of this hearing (January 12, 2026), by the applicant, shall roughly match the house models to be developed upon entitlement by this Council including in materials, massing and building design elements.
- g. Lots 1, 8 and 10 each feature a high visibility side elevation. High visibility side elevations will include some combination of the following design elements: Additional and/or larger windows, living space additions (bump outs) in the form of wrap porches or conservatories, foundation cladding material continuous from the front elevation, stone / masonry accents as appropriate to the vernacular of the home, material changes for cladding (board and baton and similar), enhanced landscaping, elevation trim details to include window trim.

6. Environmental and Open Space Requirements:

- a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.
- b. Developer will provide detailed landscaping plan for the 100-foot buffer along Forest Lawn Drive. Plantings will adhere to the town of Weddington tree ordinance as outlined in the UDO D-917A(Q).
- c. Tree protection as described on the approved construction drawings for the heritage trees located on lot and outside of the building pad will be in place prior to land development or home construction. The building pad is defined those areas on an individual lot that is within the applicable zoning setbacks. No Zoning Permits shall be issued prior to exercise of procedures as found under Tree Protection in the Unified Development Ordinance Section D-917A.Q.10. Inspections

7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers and as documented on the approved construction drawings.

8. Access and Transportation.

- a. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction. In the event of conflict, NCDOT regulations will prevail
- b. Applicant shall be required to provide one ingress/egress from Forest Lawn Drive to the subdivision and one (future) road connection to parcel 07150017.

9. Streetscape, Setbacks, Buffers, and Yards:

- a. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard setback shall be provided.
- b. A minimum forty (40) foot front yard and forty (40) foot rear yard setback shall be provided.
- c. Minimum lot size will be 18,000 square feet. Average lot size will be a minimum of 20,000 square feet. Minimum lot width will be 100 feet.

- d. Each lot created shall contain at least one existing or planted canopy trees for every 40 feet of street frontage or fraction thereof per UDO Section D-917A(Q).

10. Utilities

- a. Developer will construct public sanitary sewer and public water lines to serve the proposed subdivision.
- b. Any existing wells and septic systems will be removed or abandoned in accordance with state and county requirements.

This 9th day of March 2026



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Alan C Banks, Keystone Custom Homes