

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY APRIL 11, 2022 – 7:00 P.M.  
WEDDINGTON HIGH SCHOOL AUDITORIUM  
4901 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

Prayer-Pastor Ryan Ritzmann, Christ Lutheran Church

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Mayor/Councilmember Reports
6. Public Safety Report
7. Consent Agenda
  - A. March 14, 2022 Town Council Regular Meeting Minutes
  - B. Approve Release of Roadway and Utility Performance Bonds (numbers 800028411 and 800028410) for The Enclave at Weddington
8. Old Business
  - A. Review of Conditional Rezoning Application for mixed use development-Weddington Green
9. Continued Public Hearing from March 14, 2022
  - A. Conditional Rezoning Application for a mixed-use development-Weddington Green
10. New Business
11. Update from Town Planner
12. Code Enforcement Report
13. Update from Finance Officer and Tax Collector
14. Transportation Report
15. Public Comments
16. Council Comments
17. Adjournment

**Weddington**

**3/2022**

UCR Code	Description	Date of Report	Incident ID	
<b>13B</b>				
13B	SIMPLE AFFRAY	3/4/22	202201563	
13B	CYBERSTALKING	3/11/22	202201766	
13B	ASSAULT ON FEMALE	3/25/22	202202105	
			Total:	<b>3</b>
<b>13C</b>				
13C	COMMUNICATING THREATS OF MASS VIOLENCE	3/4/22	202201577	
13C	COMMUNICATING THREATS	3/22/22	202202035	
			Total:	<b>2</b>
<b>210</b>				
210	EXTORTION	3/12/22	202201790	
			Total:	<b>1</b>
<b>220</b>				
220	BREAKING OR ENTERING (M)	3/7/22	202201627	
			Total:	<b>1</b>
<b>23F</b>				
23F	BEL / THEFT FROM MOTOR VEHICLE	3/14/22	202201821	
			Total:	<b>1</b>
<b>23H</b>				
23H	LARCENY >\$300 - <\$1000 FROM CONSTRUC SIT	3/14/22	202201834	
23H	LARCENY-FELONY	3/29/22	202202224	
			Total:	<b>2</b>
<b>290</b>				
290	INJURY TO REAL PROPERTY	3/14/22	202201853	
			Total:	<b>1</b>
<b>35A</b>				
35A	TRAFFICKING IN OPIUM OR HEROIN	3/30/22	202202256	
			Total:	<b>1</b>
<b>90Z</b>				
90Z	SEX OFFENDER ON PREMISE	3/22/22	202202040	
			Total:	<b>1</b>
<b>999</b>				
999	ACCIDENT NO VISIBLE INJURY	3/9/22	202201693	
999	ACCIDENT NO VISIBLE INJURY	3/10/22	202201710	
999	ACCIDENT NO VISIBLE INJURY	3/10/22	202201720	
999	ANIMAL CALL BITE	3/11/22	202201771	
999	DEATH INVESTIGATION	3/12/22	202201780	
999	ANIMAL CALL	3/16/22	202201879	

**Weddington**

**3/2022**

UCR Code	Description	Date of Report	Incident ID	
999	ACCIDENT NO VISIBLE INJURY	3/17/22	202201921	
999	ANIMAL CALL BITE	3/17/22	202201923	
999	ACCIDENT NO VISIBLE INJURY	3/18/22	202201941	
999	DEATH INVESTIGATION	3/19/22	202201974	
999	ACCIDENT NO VISIBLE INJURY	3/19/22	202201977	
999	ACCIDENT NO VISIBLE INJURY	3/21/22	202202007	
999	ACCIDENT NO VISIBLE INJURY	3/22/22	202202034	
999	ACCIDENT NO VISIBLE INJURY	3/25/22	202202131	
999	LOST PROPERTY	3/26/22	202202159	
999	DEATH INVESTIGATION	3/27/22	202202163	
999	ACCIDENT NO VISIBLE INJURY	3/28/22	202202184	
999	ACCIDENT NO VISIBLE INJURY	3/28/22	202202195	
999	ACCIDENT NO VISIBLE INJURY	3/30/22	202202251	
999	ACCIDENT NO VISIBLE INJURY	3/30/22	202202261	
			Total:	<b>20</b>
<b>9999</b>				
9999	ATTEMPTED SUICIDE	3/20/22	202201997	
			Total:	<b>1</b>

Monthly Crime Total

**34**

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY MARCH 14, 2022 – 7:00 P.M.  
ALL SAINTS ANGLICAN CHURCH  
MINUTES  
PAGE 1 OF 8**

Prayer-Father Filmore Strunk-All Saints Anglican Church

**1. Open the Meeting**

Mayor Craig Horn called the meeting to order at 7:02 p.m.

**2. Pledge of Allegiance**

The Council led the Pledge of Allegiance

**3. Determination of Quorum**

Quorum was determined with all councilmembers present: Mayor Craig Horn, Mayor Pro Tem Janice Propst, Councilmembers Anne Pruitt, Jeff Perryman, and Brannon Howie

Staff Present: Interim Planner Leamon Brice, Town Administrator/Clerk Karen Dewey, Town Attorney Karen Wolter

Visitors: sign in sheet attached for the record

**4. Additions, Deletions and/or Adoption of the Agenda**

Mayor Pro Tem Propst requested to amend item 10A on the agenda to read “Discussion and Consideration of Planning Board Appointments” as the Council received the resignation of Chairman Walt Hogan on March 11<sup>th</sup>.

**Motion:** Mayor Pro Tem Propst made a motion to adopt the agenda as amended.  
**Vote:** The motion passed with a unanimous vote.

**5. Mayor/Councilmember Reports**

Councilmember Howie reported that she will be attending the Essentials of Municipal Government class in April.

Mayor Pro Tem Propst reported that she will be attending the CRTPO meeting on March 8<sup>th</sup>.

Councilmember Perryman reported that the Western Union Municipal Alliance meeting will be held on Thursday, March 24<sup>th</sup> at Weddington Town Hall and Jim Joyce from the UNC School of Government will be speaking on Extra Territorial Jurisdiction.

Mayor Horn announced his monthly Coffee with the Mayor will be held on Wednesday, March 23 from 5 to 7 p.m.

## 6. Public Hearing

### A. Conditional Rezoning Application for a mixed-use development-Weddington Green

Mayor Horn opened the public hearing.

Mr. Brice presented the staff report: Provident submitted a Conditional Zoning application for a mixed-use pedestrian friendly main street type development that includes a two-sided main street surrounded by single family homes and villas and open space on 80.8 acres. It includes 43% open space (34.5 acres), and 11 acres (14%) of park/greenway area. The property is zoned R40 and RCD Conservation Subdivision. If approved the property will then be a conditional zoning district and the standards will only apply to this parcel. Development on the parcel must follow the plan and the development standards in the plan and these standards only apply to this parcel and project. Conditional Zoning allows the town to ask for additional improvements and the developer to request deviations to current regulations. Both parties must agree for a condition to be a part of the plan.

A community meeting was held by the developer at Town Hall on January 27. It included in person and virtual attendance options. The plan was presented to Planning board on February 28. The Planning Board recommended approval of the plan with 11 recommendations and questions to the Town Council. Provident has provided an amended plan and development standards with positive responses to the Planning Board questions and recommendations that can be legally met. Town Council is holding a public hearing on the amended plan here tonight. The Council can deny, approve, approve with conditions, refer back to the Planning Board, continue the hearing or set a time to discuss the plan among themselves and ask questions of staff and Provident. When the council will vote depends on the time it takes to consider comments here tonight, get questions answered and discuss conditions with the developer and as a group. Council must adopt a Land Use Plan consistency statement and ordinance adopting the plan. A consistency statement from the Planning Board or Council that the plan is inconsistent from the Land Use Plan does not prevent approval. The Land Use Plan was updated and adopted in 2019 following a community survey. new Unified Development Ordinance was adopted in April of 2021. A Land Use Plan is not an ordinance. It is a guide for future planning and development.

The Provident conditional zoning application plan is consistent with the Land Use Plan as follows:

- It meets neighborhood business description in the land use plan
- Conserves open space 34.5 acres or 43%
- Limits development in environmentally sensitive areas
- Minimizes visual effects on surrounding properties-70-foot buffer on Providence Road, 50 foot on Weddington Road and 20 foot buffer to abutting properties.
- Maintains single family character.
- Provides broader housing options.
- Commercial is small scaled to serve Weddington Residents.
- Provides park for community gathering space and limited recreation for Weddington residents.
- Architecture standards meet the LUP design goal to enhance aesthetic quality.
- Commercial is small town scale and designed to be pedestrian friendly

The LUP also states “The town should explore zoning alternatives that allow for better integration of the town center and residential development within and adjacent to the center.”

Weddington Green is a good example of denser residential development feathering out to one acre lots away from the town center.

### Transportation

All interior roads except the Main Street will be maintained by NCDOT. The Main Street will be private to allow for the provision of brick paver crosswalks, on street parking and other pedestrian amenities. The Transportation Impact Analysis (TIA) for the original 306-unit plan recommends 19 improvements for Providence and Weddington Roads. NCDOT has asked for 3 or 4 additional changes to the TIA but it is not anticipated the improvements listed will change. Abellia Drive is proposed to be connected. Residents are in discussion with town staff to begin a process to abandon the Abellia Drive right of way making it private and putting up a gate at Old Mill. This process will be handled separately from the Weddington Green process. Provident is proposing to provide the right of way up to Abellia so a future connect is not lost.

Mayor Horn asked who completed the TIA. Mr. Waters responded that Andrew Eagle from Ramey Kemp Associates completed the TIA. Councilmember Pruitt asked if the future proposed expansions of Providence Road and Weddington Road were taken into consideration with regards to these plans. Mr. Eagle responded that those expansions were taking into consideration with a couple different scenarios.

Mayor Horn asked what parameters were submitted to NCDOT. Mr. Eagle responded that the current TIA is based on the higher number of residential homes.

Mr. Waters and Mr. Jenest presented the Weddington Green conditional zoning application.

Councilmember Howie asked about front porches on the homes. Mr. Jenest replied that not all homes would have front porches to provide some variety. Councilmember Howie asked if the porches can encroach 6 feet into the 11-foot setback, how close would it be to the sidewalk. Mr. Jenest replied that it would be 5 feet from the sidewalk if there is a porch and 11 feet without a porch. Councilmember Howie asked when the TIA review would be completed. Mr. ?? responded that it was being revised to match the site plan. It will be resubmitted within the next 2 weeks for NCDOT review, they have 40 business days to respond.

Councilmember Pruitt asked how these lot sizes at 50x100 and 60x100 compare to R-CD lot sizes. Mr. Brice responded that R-CD current lot sizes are 50x120 and 60x120.

Councilmember Perryman asked if the Town would be responsible for sidewalks. The applicant responded that the Town was responsible up to the right of way.

Mayor Horn asked if the applicant was responsible for the development of the commercial property or would it be sold off to builders. The applicant responded that they were responsible for the main street development of 137,000 square feet of office and retail space. Mayor Horn mentioned that not allowing drive throughs was not spelled out in the development standards. The applicant agreed to add no drive throughs to the development standards. Mayor Horn asked the difference between age-targeted and age-restricted. The applicant responded that age-targeted is geared toward empty nesters with no children at home and age-restricted is for over 55 years of age. Mayor Horn asked about the 70-foot buffer along Providence Road and the 50-foot buffer along Weddington Road. The applicant responded it is from the edge of roadway to construction and can be enhanced as necessary. Mayor Horn asked about the wall on the back side of the town homes and stated that it should be spelled out in the development standards. Mayor Horn asked about the Abellia Drive

connection. Mr. Brice responded that provided a stub to the neighboring property is required in the ordinances. There is a question about the public right of way for Abellia. Staff is working with the residents. Mayor Horn asked about the commercial parking. The applicant responded that there are 4 ½ spaces per 1000 square feet, most is behind the buildings.

Councilmember Howie asked if the Town would pay for 2/3 of the stormwater. Mr. Brice responded that the Town will cover a percentage of the drainage from the park. Councilmember Howie asked if electricity would be provided in the park area. Mr. Waters responded that it would, and they are building 2 gazebos and an amphitheater.

8:14 p.m. Resident Hughie Sexton called a point of order stating this was a public hearing and is for the public to be heard.

All comments submitted to the Clerk attached for the record.

Joyce Plyer 1046 Bromley Drive: Ms. Plyer spoke against the conditional rezoning application.

Walton Hogan 5009 Laurel Grove Lane: Mr. Hogan spoke against the conditional rezoning application..

Bob Griswold 6725 Tree Hill Road: Mr. Griswold spoke against the conditional rezoning application.

Bill Cathey 6734 Tree Hill Road: Mr. Cathey spoke against the conditional rezoning application.

Mark Horoschak 1046 Bromley Drive: Mr. Horoschak spoke against the conditional rezoning application.

Leon Topalian 130 Bluebird Lane: Mr. Topalian spoke against the conditional rezoning application.

Jim Bell 1341 Longleaf Court: Mr. Bell spoke against the conditional rezoning application.

Sarah May and Kathy Heintel from Union County Public Schools gave school enrollment projection numbers.

Kurt Meadows 4432 Stryker Drive: Mr. Meadows spoke against the conditional rezoning application.

Kim Topalian 130 Bluebird Lane: Ms. Topalian spoke against the conditional rezoning application.

Kelly Myers 9033 Pine Laurel Drive. Mr. Myers spoke against the conditional rezoning application.

Clayton Jones 5147 Panhandle Circle: Mr. Jones spoke against the conditional rezoning application.

Elton Hardy 1473 Longleaf Court: Mr. Hardy spoke against the conditional rezoning application.

Cathy Killough Brown: Ms. Brown spoke against the conditional rezoning application.

Barbara Harrison 2001 Belle Forest Court: Ms. Harrison spoke against the conditional rezoning application.

Don Titherington 2301 Greenbrook Parkway: Mr. Titherington spoke against the conditional rezoning application.

Bill Deter 401 Havenchase: Mr. Deter spoke against the conditional rezoning application.

Tod R. Uebele, Sr. 201 Amahd Drive: Mr. Uebele spoke against the conditional rezoning application.

Craig Hazeltine 3166 Foxmeade: Mr. Hazeltine spoke against the conditional rezoning application.

Brad Prillaman 2117 Keegan Court: Mr. Prillaman spoke against the conditional rezoning application.

Rob Dow 6720 Weddington-Matthews Road: Mr. Dow spoke against the conditional rezoning application.

Jack Plyler 1015 Estate Lane: Mr. Plyler spoke against the conditional rezoning application.

Tony Prior 2241 Wedgewood Drive: Mr. Prior spoke against the conditional rezoning application.

Wendy Shaw 6733 Weddington Matthews Road: Ms. Shaw spoke against the conditional rezoning application.

Bruce Klink 2508 Greenbrook: Mr. Klink spoke against the conditional rezoning application.

Michael Ward 126 Larkfield Drive: Mr. Ward spoke against the conditional rezoning application.

Patricia Hines 425 Vintage Creek Drive: Ms. Hines spoke against the conditional rezoning application.

Christine Prost 1203 Delaney Drive: Ms. Prost spoke against the conditional rezoning application.

Hughie Sexton 417 Gatewood Lane: Mr. Sexton spoke against the conditional rezoning application.

Gordon Howard 316 Squash Harvest Court: Mr. Howard spoke in favor of the conditional zoning application

Yanni Macheras 6072 Foggy Glen Place: Mr. Macheras spoke against the conditional rezoning application.

Michael Brook 7119 Stirrup Court: Mr. Brook spoke against the conditional rezoning application.

Margie Timmons 3609 Forest Lawn Drive: Ms. Timmons spoke against the conditional rezoning application.



Sally Holmes 451 Hunting Creek Road: Ms. Holmes spoke against the conditional rezoning application.

Jay Bell 117 Valley Ranch Lane: Mr. Belle spoke against the conditional rezoning application.

Nancy Anderson 13624 Providence Road: Ms. Anderson spoke in favor of the conditional rezoning application.

Bob Wetteroff 1204 Hadley Park Lane: Mr. Wetteroff spoke against the conditional rezoning application.

Mayor Horn continued the public hearing until the April 11, 2022 Town Council Regular Meeting. Mayor Horn called a recess at 10:14 p.m.

Mayor Horn called the meeting back to order at 10:23 p.m.

## 7. Public Safety Report

Deputy Kropp gave the public safety report.

## 8. Consent Agenda

### A. February 14, 2022 Town Council Regular Meeting Minutes

### B. Approval of Budget Amendment for FY 2021-2022

**Motion:** Councilmember Perryman made a motion to approve the consent agenda as presented

**Vote:** The motion passed with a unanimous vote.

## 9. Old Business

### A. Discussion of FY 2022-2023 Preliminary Budget

**Motion:** Mayor Pro Tem Propst made a motion to table the discussion of the FY 2022-2023 Preliminary Budget

**Vote:** The motion passed with a unanimous vote.

## 10. New Business

### A. Discussion and Consideration of Planning Board Appointment

**Motion:** Mayor Pro Tem Propst made a motion to appoint Gordon Howard to the Planning Board, Historic Preservation Commission, and Board of Adjustment for a 4-year term to expire in March 2026.

**Vote:** The motion passed with a unanimous vote.

**Motion:** Mayor Pro Tem Propst made a motion to appoint Chris Faulk to the Planning Board, Historic Preservation Commission, and Board of Adjustment to complete the term of Walt Hogan due to his resignation. This term will expire in March 2023.

**Vote:** The motion passed with a unanimous vote.

## 11. Update from Town Planner

## **12. Code Enforcement Report**

In packet

## **13. Update from Finance Officer and Tax Collector**

Statements in packet

## **14. Transportation Report**

Mayor Horn stated that he and Mayor Pro Tem Propst attended an introduction class presented by the CRTPO and it was helpful in getting to understand the process.

Councilmember Perryman suggested projects be presented to CRTPO by a group like the Western Union Municipal Alliance. He stated that he would discuss getting involved with transportation issues with the WUMA delegates.

## **15. Public Comments**

## **16. Council Comments**

Councilmember Perryman: I appreciate everybody showing up to speak. The words reflected many of the things in the emails we received. I think communication is key. We should be using every available outlet to communicate. We need to educate residents on the process because people don't understand what is in place.

Councilmember Pruitt: asked about the sunshine list. Gave no comment.

Mayor Pro Tem Propst: I think there were some very respectful comments. I think some people think we have some underhanded things going on. I don't appreciate the comments on people's character, I don't appreciate people making insinuations about people that work for the town, and I personally don't appreciate the comments made about me. Thank you for coming.

Councilmember Howie: I was optimistic that people were going to stay so I was going to remind them to sign up for town emails on the website and with vacation season starting up, you can fill out the form on the website and the deputies will check on your house when you're out of town. And I wanted to remind the residents that we are contracted with the Union County Urban Forestry program and you can call for the Urban Forester to come out and check your trees.

Mayor Horn: I wanted to thank those that stayed. For me personally, I greatly appreciate the fact that you all turned out and people expressed themselves generally clearly. This is tough because it's where we live, it's personal. It's our families, our property and our way of life. Sadly, there's an assumption that we don't trust the government. It doesn't matter who is in the government. In some cases, there is good reason. We're a small community and we have to figure it out.

## **17. Adjournment**

**Motion:** Councilmember Pruitt made a motion to adjourn the March 14, 2022 Regular Town Council Meeting at 10:37 p.m.

**Vote:** The motion passed with a unanimous vote.

Approved: \_\_\_\_\_

\_\_\_\_\_  
*Craig Horn, Mayor*

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

DRAFT

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**TOWN OF  
W E D D I N G T O N**

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**MEMORANDUM**

**TO:** Mayor and Town Council

**FROM:** Leamon Brice, Interim Town Planner

**DATE:** April 11, 2022

**SUBJECT:** The Enclave at Weddington Phase 1 Map 1 & 2- Bond Release (numbers 800028411 and 800028410)

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The Enclave at Weddington, LLC is requesting a performance bond release for completed improvements within The Enclave at Weddington Subdivision Phase 1 Map 1 & 2. An inspection letter verifying the satisfactory completion of construction items from LaBella Associates is attached.

Staff recommends approval of the release for bond number 800028411 (\$647,824.06) & 800028410 (\$518,750.31).

March 29, 2022

Mr. Leamon Brice  
Zoning Administrator/Town Planner  
Town of Weddington  
1924 Weddington Road  
Weddington, NC 28104

**SUBJECT:** Enclave at Weddington  
Release of Roadway and Utilities Performance Bonds

Dear Leamon:

LaBella has verified satisfactory completion of the roadway and utility improvements previously bonded by the developer for the subdivision. As-built surveys of the stormwater management ponds with supporting Engineer's certification have previously been submitted to the Town. NCDOT has inspected and approved construction of these streets (Attachment 1), and water and sewer utilities have been accepted by Union County Public Works (Attachment 2). Therefore, the performance bonds in the following amounts may be released:

Phase 1, Map 1	\$518,750.31
Phase 1, Map 2	\$647,824.06

Please let us know of any questions.

Sincerely,

**LaBella Associates**



Bonnie A. Fisher, PE  
Project Manager

Attachments

cc: CJ Dellinger, Meritage Homes



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

October 13, 2020

Meritage Homes of the Carolinas, Inc.  
13925Ballantyne Corporate Place, Suite300  
Charlotte, NC 28277

SUBJECT: Inspection of The Enclave at Weddington Streets in Union County

Dear Mr. Sirs:

This letter is to advise that this office has made a recent inspection of the roads under construction for The Enclaves at Weddington Subdivision. These roads appear to be constructed in accordance with NCDOT standards with regards to subgrade, stone base, seeding and mulching, drainage, curb and gutter and the final layer of asphalt. Also, the roadway profiles were found to be in accordance with NCDOT standards.

If you have any questions, please contact me at the number below.

Sincerely,

A handwritten signature in black ink that reads "Mac Outen".

Mac Outen  
Engineering 1  
704-218-5107

*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
130 S. SUTHERLAND AVENUE  
MONROE, NC 28112

*Telephone:* (704) 218-5100  
*Fax:* (704) 292-1800  
*Customer Service:* 1-877-368-4968

*Website:* [www.ncdot.gov](http://www.ncdot.gov)

*Location:*  
130 S. SUTHERLAND AVENUE  
MONROE, NC 28112



## UNION COUNTY PUBLIC WORKS

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February 20, 2017

WLV, LLC  
Attn: Rob Stiegele  
811 Coral Ridge Drive  
Coral Springs, FL. 33071

**RE: Letter of Final Acceptance for the Development: The Enclave at Weddington**

Mr. Stiegele:

This Letter of Final Acceptance pertains to the Development Phase referenced above. If you have requested that UCPW accept less than the entire Development Phase Project, such reduced portion of the Development Phase Project for which acceptance is given is identified on Exhibit A, attached and incorporated herein by reference. That part of the Development Phase Project for which acceptance is given, whether the entire Development Phase Project or only such portion as identified on Exhibit A, shall be referred to in this letter as the "Accepted Portion of the Development Phase Project." Article 5 of the Union County Water and Sewer Extension Ordinance (the "Ordinance") is enclosed for your convenience. Capitalized terms in this letter shall have the meanings set forth in the Ordinance, unless otherwise clearly required by the context.

UCPW has determined that all conditions imposed pursuant to Section 5.1 of the Ordinance for the Accepted Portion of the Development Phase Project have been satisfied. As to the Accepted Portion of the Development Phase Project, UCPW will release authorization to set water meters in accordance with the provisions in Section 5.2 of the Ordinance. The date of this letter will begin the warranty required pursuant to Section 5.5 of the Ordinance. You are requested to contact UCPW three months prior to expiration of the applicable warranty in order that a warranty inspection may be conducted in accordance with Section 5.6 of the Ordinance.

Please contact UCPW should you have any questions.

Sincerely,



Crystal Panico, PE  
New Development Program Manager

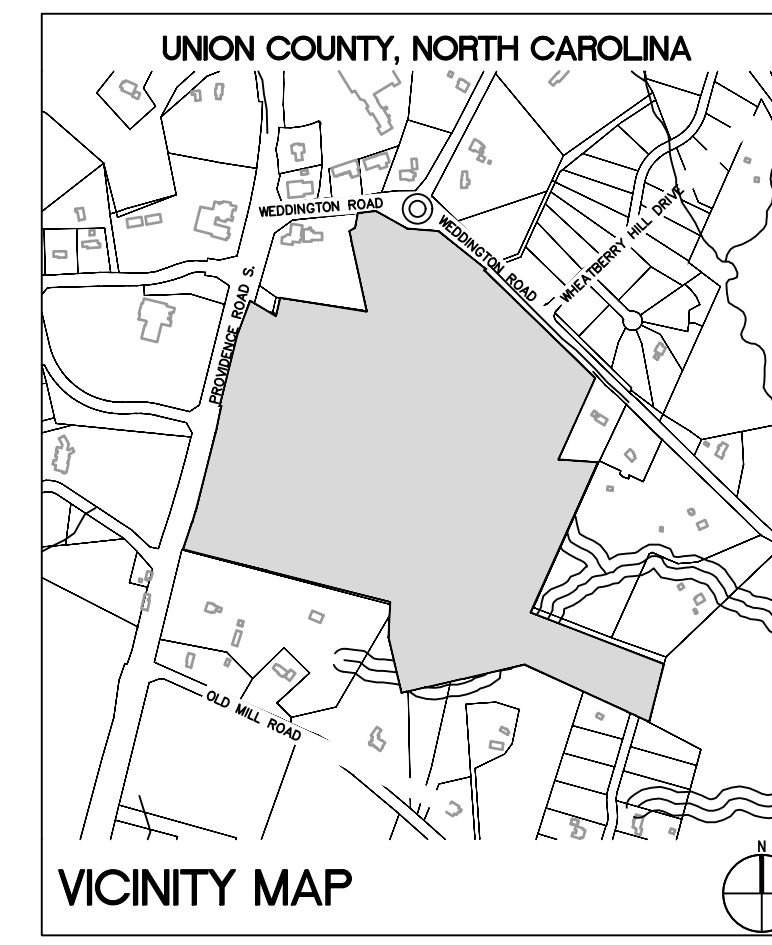
Cc: Frank Cantrell- EMH&T  
Ashley Whitley- UC Billing  
Robert Friend- UC Customer Service  
Lisa Thompson- Town of Weddington

COP/lkm



# WEDDINGTON GREEN CONDITIONAL REZONING

## WEDDINGTON, UNION COUNTY, NORTH CAROLINA



SURVEY ISSUE DATE: JANUARY 19, 2022.  
PROVIDED BY: LAWRENCE ASSOCIATES, INC.  
106 W. JEFFERSON STREET, MONROE, NC 28112  
(704) 289-1013



Shaping the Environment  
Realizing the Possibilities

Land Planning  
+ Landscape Architecture  
Civil Engineering  
+ Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p# 704.376.1555 f# 704.376.7851  
url# www.colejeneststone.com

### PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B  
CHARLOTTE, NC 28210

### WEDDINGTON GREEN

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

### COVER SHEET

#### SHEET LIST

- RZ - 00 COVER SHEET
- RZ - 01 EXISTING CONDITIONS
- RZ - 02 SKETCH PLAN
- RZ - 03 DEVELOPMENT STANDARDS
- RZ - 04 STREET SECTIONS
- RZ - 05 GRADING AND STORM WATER
- RZ - 06 PRE-DEVELOPMENT DRAINAGE MAP
- RZ - 07 POST-DEVELOPMENT DRAINAGE MAP
- RZ - 08 WETLANDS PROTECTION PLAN
- RZ - 09 LANDSCAPE PLAN
- RZ - 10 LANDSCAPE PLAN
- SS - 11 SITE SURVEY

Project No.

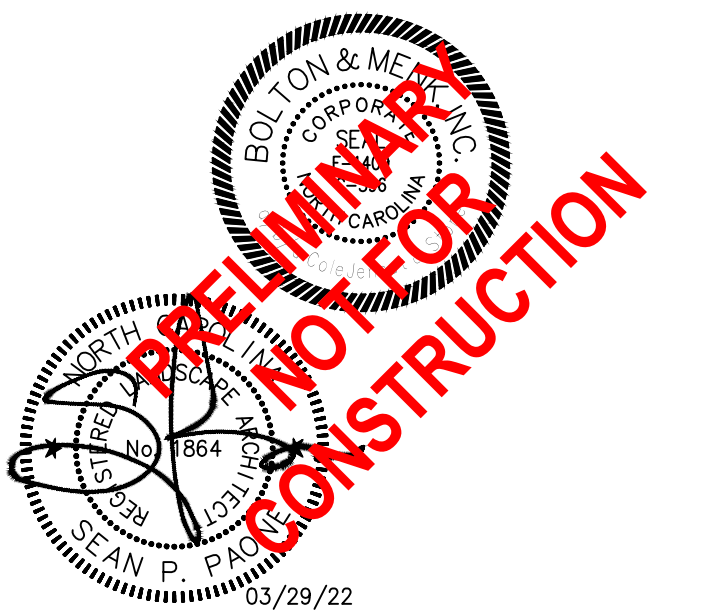
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Issued

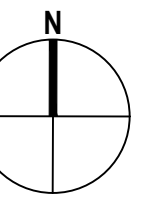
01/26/22

Revised

02/16/22 - PLANNING BOARD MEETING SUBMITTAL  
03/07/22 - TOWN BOARD MEETING SUBMITTAL  
03/29/22 - TOWN BOARD COMMENTS



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



### RZ - 00



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAYMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

BOLTON & MENK, INC. dba ColeJenest & Stone 2022







## DEVELOPMENT GUIDELINES AND STANDARDS

MARCH 29, 2022

### I. GENERAL PROVISIONS

A. SITE. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PROVIDENT LAND SERVICES, INC. (THE "PETITIONER") TO ACCOMMODATE THE PROPOSED DEVELOPMENT OF AN APPROXIMATELY 81-ACRE SITE LOCATED ON THE EAST SIDE OF PROVIDENCE ROAD AND THE SOUTH SIDE OF WEDDINGTON ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCELS 06150073B, 06150073D, 06150074, 06150075, 06150076, 06150076B, 06150076A, 06150076B, 06150081, AND A PORTION OF 06150077F.

B. ZONING DISTRICT/ORDINANCE. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL ZONING PLAN, CONDITIONAL ZONING DESIGNATION, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF WEDDINGTON UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE") DATED APRIL 15, 2021, AND IN EFFECT AT THE TIME OF THIS PUBLIC HEARING ON JANUARY 24, 2022. THE PURPOSE OF THE CONDITIONAL REZONING PETITION IS TO CONVERT THE EXISTING ZONING CLASSIFICATION OF THE PROPERTY FROM RESIDENTIAL 40 (R-40) AND RESIDENTIAL CONSERVATION DISTRICT (R-CD) TO CONDITIONAL ZONING (CZ) PURSUANT TO THE PROVISIONS OF THE ORDINANCE.

C. SCHEMATIC NATURE OF REZONING PLAN. THE DEPICTION OF USES, SIDEWALKS, DRIVEWAYS, PARKING AREAS, INTERNAL DRIVES, BUILDING ENVELOPES AND SITE ELEMENTS (THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE CONDITIONAL REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY OF LOTS, CONTOURINGS OF LOTS AND BUILDINGS (INCLUDING PARKING AND LOTS) AND THEIR CORRESPONDING USES MAY BE SHIFTED, ALTERED OR MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS THE MINIMUM ORDINANCE STANDARDS ARE MET AND, UNLESS OTHERWISE SHOWN ON THE REZONING PLAN, DO NOT EXCEED THE MAXIMUM STANDARDS IN ACCORDANCE WITH THE ORDINANCE, SUBJECT TO GENERAL STATUTES 1600 AND TOWN OF WEDDINGTON ORDINANCE.

SINCE THE PROJECT HAS NOT PROCEEDED WITH THE ZONING PERMIT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS CONDITIONAL REZONING PLAN PROVIDE FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 6 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE:

1. MINOR MODIFICATIONS THAT ARE DEEMED NOT TO MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE TOWN PLANNER WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO ARTICLE 6 OF THE ORDINANCE. HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. VESTED RIGHTS. PURSUANT TO ARTICLE 1 D-108 OF THE ORDINANCE AND SECTION 1600-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS. IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN COUNCIL OR ANY TEXT AMENDMENT IS REQUESTED BY PETITIONER AND ADOPTED BY THE TOWN COUNCIL, THE PETITIONER MAY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPAIR THE PETITIONER'S VESTED RIGHTS. IF CONSTRUCTION COMMENCES WITHIN THE FIVE-YEAR VESTING PERIOD, VESTING SHALL CONTINUE IN ACCORDANCE WITH COMMON LAW.

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

E. AMENDMENTS. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

F. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DESCRIBED ON THE REZONING PLAN MAY BE PHASED, AS DETERMINED DURING THE COURSE OF ZONING PERMIT REVIEW AND CONSTRUCTION. ANY PROPOSED PHASING, MUST ALIGN WITH REQUIRED TRANSPORTATION IMPACT ANALYSIS (TIA) IMPROVEMENTS AND IMPROVEMENTS REQUIRED BY THE TOWN OF WEDDINGTON AS PROVIDED IN THE APPROVED REZONING CONDITIONS; PROVIDED, HOWEVER, A) SEQUENCING OF CONSTRUCTION TO MINIMIZE DISRUPTION OF OPERATIONS IS PERMITTED; AND B) SO LONG AS THE PROJECT AS A WHOLE COMPLIES WITH THE REQUIREMENTS OF THE ORDINANCE, EACH PHASE OR SEQUENCE OF IMPROVEMENTS WITHIN THE PROJECT IS NOT REQUIRED TO MEET ALL ORDINANCE REQUIREMENTS. UTILITIES AND INFRASTRUCTURE MAY BE DELIVERED TO EACH PHASE AS DEVELOPED.

1. PRELIMINARY PHASING OF THE PROJECT IS ANTICIPATED TO INCLUDE ALL RESIDENTIAL UNITS, OPEN SPACE AND THE BREWERY IN PHASE 1. PHASE 2 WOULD INCLUDE THE REMAINING NON-RESIDENTIAL BUILDINGS ALONG MAIN STREET.

G. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW. HOWEVER, RECOMBINATION OR REDUCTION OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

### II. PERMITTED USES

A. USES. THE CZ PETITION REQUEST FOR THE PROPERTY SHALL PERMIT THE DEVELOPMENT OF USES, INCLUDING ACCESSORY USES, AS SHOWN ON THE REZONING PLAN AND SPECIFICALLY LISTED BELOW, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. THE SQUARE FOOTAGES OF USES MAY NOT EXCEED THE RESTRICTIONS OF THE CONDITIONAL ZONING. ANY LABELING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS.

USES ALLOWED BY THE CONDITIONAL ZONING AND AS SHOWN ON THE REZONING PLAN:

#### RESIDENTIAL

- DWELLING, SINGLE FAMILY DETACHED
- DWELLING, SINGLE FAMILY DETACHED LOTS WITH DETACHED CARRIAGE HOMES\*
- DWELLING, ATTACHED (COTTAGES/TOWNS)
- DWELLING, AGE-TARGETED DETACHED
- ACCESSORY USES\*\*

#### RETAIL/RESTAURANT/OFFICE

- FINE DINING, FAMILY ORIENTED, FARM-TO-TABLE, LOCAL RESTAURANTS UP TO 20,000 SQUARE FEET AS SINGLE TENANT\*\*\*
- BREW/PUB, MICRO-BREWERY, TAPROOM, AND EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR) \*\*\*
- GENERAL OFFICE, PROFESSIONAL SERVICES, AND MEDICAL OFFICE
- BOUQTIQUE, LOCAL, HIGHER-END, SPECIALTY RETAIL BUSINESS AND AGREES UP TO 20,000 SQUARE FEET AS SINGLE TENANT (DRIVE-THRU FACILITY, DOLLAR, DISCOUNT, WHOLESALE, AND WAREHOUSE TENANTS SHALL NOT BE PERMITTED WITHIN ANY PORTION OF THE PROJECT DEVELOPMENT) \*\*\*
- ACCESSORY USES\*\*

#### PARK/OPEN SPACE

- PUBLIC AMENITIES (TO INCLUDE BUT NOT LIMITED TO AMPHITHEATERS, PAVILIONS, PLAYGROUNDS/ STRUCTURES, BICYCLE FACILITIES, PUBLIC RESTROOMS, WALKING TRAILS, AND MAINTENANCE STRUCTURES)
- ACCESSORY USES\*\*

\* CARRIAGE HOMES REPRESENT RESIDENTIAL UNITS ABOVE DETACHED GARAGE STRUCTURES, THESE UNITS WILL BE CONSIDERED AS AN EXTENSION OF THE PRINCIPAL USE OR LEASED BY THE INDIVIDUAL LOT OWNER WITH ACCESS TO THE UNITS USING DRIVEWAY ALLEYS.

\*\* NEITHER ACCESSORY USES FOR THE RESIDENTIAL UNITS NOR ACCESSORY USES FOR THE OFFICE/RETAIL/RESTAURANT SPACE SHALL BE COUNTED TOWARDS SQUARE FOOTAGE OR RESIDENTIAL DENSITY MAXIMUMS IN THIS REZONING PETITION.

\*\*\* TOTAL RETAIL/RESTAURANT/OFFICE SQUARE FOOTAGE SHALL NOT INCLUDE SQUARE FOOTAGE ASSOCIATED WITH STAIRWELLS, ROOFTOP TERRACES, PATIOS, ELEVATOR CORES, OR UTILITY AND MAINTENANCE ROOMS.

### III. TRANSPORTATION

A. ACCESS. VEHICULAR ACCESS IS SCHEMATIC IN NATURE HOWEVER SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS TO PROVIDENCE ROAD, WEDDINGTON ROAD OR ADJACENT PROPERTIES ARE SUBJECT TO ANY MODIFICATIONS REQUIRED BY THE TOWN OF WEDDINGTON AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"). TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS AND STREET CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.

1. AS PART OF THE DEVELOPMENT CONTEMPLATED BY THIS REZONING PLAN AND REQUIRED BY THE TOWN OF WEDDINGTON, THE ABELLIA DRIVE PROPERTY OWNERS AND THE TOWN OF WEDDINGTON WILL COORDINATE TO DETERMINE THE NEED FOR A VEHICULAR AND/OR PEDESTRIAN CONNECTION BETWEEN THE SITE AND THE ADJACENT ABELLIA DRIVE STREET SUB AS SHOWN ON THE REZONING PLAN. UNTIL ACCEPTANCE AND APPROVAL OF THE CONNECTION BY ALL PARTIES, THE PETITIONER HAS ILLUSTRATED A POTENTIAL FUTURE RIGHT-OF-WAY CONNECTION LOCATION ON THE SETBACK TO THE COMMON PROPERTY LINE.

B. ROADWAY ALIGNMENTS. THE ALIGNMENTS OF THE INTERNAL NCDOT PUBLIC STREETS, PRIVATE DRIVES, VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN BUILDINGS AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF WEDDINGTON AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. ON-STREET PARKING. ON-STREET PARKING DEPICTED ON THE REZONING PLAN WHICH IS LOCATED ON A PROPOSED NCDOT MAINTAINED STREET SHALL NOT BE CONSIDERED A MAINTENANCE RESPONSIBILITY OF NCDOT. THE MAINTENANCE FOR ALL ON-STREET PARKING AREAS WILL BE THE RESPONSIBILITY OF THE WEDDINGTON GREEN DEVELOPMENT HOA AND WILL BE IDENTIFIED BY THE AREA OF PAVEMENT THAT EXTENDS BEYOND THE 2" CONCRETE GUTTER BANDING. ON-STREET PARKING MAY BE CONSTRUCTED USING ANY OF THE FOLLOWING MATERIALS SOLELY OR IN COMBINATION: LIGHT-DUTY CONCRETE (STANDARD, STAMPED AND/OR STAINED), LIGHT-DUTY ASPHALT (STANDARD, STAMPED AND/OR STAINED), OR VEHICULAR GRADE PAVERS. THE DETAILS OF THE INSTALLATION AND MAINTENANCE OF THESE SPACES WILL BE MEMORIALIZED IN A DEVELOPER MAINTENANCE AND ENCROACHMENT AGREEMENT WITH NCDOT.

1. ALL STREETS SHALL HAVE THE OPTION TO INCLUDE ON-STREET PARKING ON ONE OR BOTH SIDES OF THE STREET.

D. TRANSPORTATION IMPACT ANALYSIS IMPROVEMENTS ("TIA"). PETITIONER SHALL NOT BE REQUIRED TO INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN EXCEPT AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ORDINANCE, APPLICABLE TIA REQUIREMENTS OR DRIVEWAY PERMIT REQUIREMENTS. THE CONSTRUCTION OF SUCH STREET IMPROVEMENTS SHALL ALSO BE SUBJECT TO SECTION I. GENERAL PROVISIONS, PARAGRAPH F ABOVE.

THE TRANSPORTATION AND PEDESTRIAN IMPROVEMENTS SET OUT BELOW SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF 80% OF CERTIFICATE OF OCCUPANCIES BASED ON THE IMPROVEMENTS REQUIRED BY PHASED CONSTRUCTION OF THE PROJECT. TIA IMPROVEMENT REQUIREMENTS WILL BE CONSIDERED FINAL UPON APPROVAL OF THE TIA BY NCDOT.

2025 PHASE 1 BUILD (ALL RESIDENTIAL AND BREWERY/TAPROOM/BREW/PUB/EVENT-GATHERING SPACE)

WEDDINGTON ROAD AND WHEATBERRY HILL DRIVE/ ACCESS A

CONSTRUCT ACCESS A WITH ONE INGRESS AND ONE EGRESS LANE (SHARED LEFT-THROUGH-RIGHT).

CONSTRUCT AN EASTBOUND WEDDINGTON ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.

CONSTRUCT A WESTBOUND WEDDINGTON ROAD LEFT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.

PROVIDE AT LEAST 100 FEET OF INTERNAL PROTECTED STEM (IPS) LENGTH. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS (INTERNAL PROTECTED STEM LENGTH).

WEDDINGTON ROAD AND WEDDINGTON MATTHEWS ROAD/ ACCESS B

CONSTRUCT ACCESS B WITH ONE INGRESS AND ONE EGRESS LANE (SHARED LEFT-THROUGH-RIGHT).

CONSTRUCT A WESTBOUND THROUGH-RIGHT LANE WITH 125 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.

PROVIDE AT LEAST 150 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS.

PROVIDENCE ROAD AND LENNY STADLER WAY / ACCESS C

CONSTRUCT ACCESS C WITH ONE INGRESS AND TWO EGRESS LANES (1 LEFT-THROUGH AND 1 RIGHT TURN LANE). PROVIDE 125 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH ON THE WESTBOUND RIGHT TURN LANE.

CONSTRUCT A SOUTHBOUND PROVIDENCE ROAD LEFT TURN LANE WITH 200 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.

CONSTRUCT A NORTHBOUND PROVIDENCE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH.

PROVIDE AT LEAST 225 FEET OF IPS. IT SHOULD BE NOTED THAT NO ON-STREET PARKING IS RECOMMENDED WITHIN THE IPS.

WEDDINGTON ROAD/ WEDDINGTON MATTHEWS ROAD ROUNDABOUT

EXTEND THE EXISTING WESTBOUND LEFT TURN LANE TO THE ROUNDABOUT AT WEDDINGTON-MATTHEWS ROAD TO PROVIDE AN ADDITIONAL RECEIVING LANE FOR THE IMPROVEMENTS AT THE INTERSECTION WEDDINGTON ROAD AND WEDDINGTON-MATTHEWS ROAD.

PETITIONER WILL COORDINATE WITH NCDOT ON SAFETY OPTIONS (I.E. RECTANGULAR RAPID FLASHING BEACON (RRFB) OR PEDESTRIAN HYBRID BEACON (PHB)) FOR THE PROPOSED PEDESTRIAN CROSSING AT THE WEDDINGTON HOA/ WEDDINGTON MATTHEWS ROAD EXISTING ROUNDABOUT. THE WEDDINGTON GREEN DEVELOPMENT PROPOSES TO CONSTRUCT THE 4TH LEG OF THE EXISTING ROUNDABOUT, WITH THE BUILD OUT OF THE ROUNDABOUT, A PEDESTRIAN CROSSING IS IDENTIFIED TO CONNECT THE WEDDINGTON GREEN DEVELOPMENT, TOWN HALL, WEDDINGTON CORNERS DEVELOPMENT, ETC.

2027 FULL BUILD OUT (REMAINING RETAIL/RESTAURANT/OFFICE AREA)

REA ROAD AND PROVIDENCE ROAD INTERSECTION

CONSTRUCT AN EASTBOUND LEFT TURN LANE WITH 425 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH ONTO PROVIDENCE ROAD.

### IV. ARCHITECTURAL STANDARDS

A. ALL ARCHITECTURAL ELEVATIONS MUST BE REVIEWED AND APPROVED BY THE WEDDINGTON GREEN DESIGN REVIEW COMMITTEE (DRC). DRC TO BE COMPRISED OF UP TO EIGHT MEMBERS INCLUDING THE MASTER DEVELOPER, FOUR DEVELOPMENT PARTNERS, TWO DESIGN CONSULTANTS, AND A TOWN OF WEDDINGTON STAFF OR BOARD MEMBER REPRESENTATIVE.

B. RESIDENTIAL. THE RESIDENTIAL USES, REGARDLESS OF ATTACHED OR DETACHED PORT, PROPOSED THROUGHOUT THE DEVELOPMENT WILL BE DESIGNED TO INCLUDE BUT ARE NOT LIMITED TO: FRONT PORCHES, UPPER-STORY BALCONIES, RAISED ENTRANCES RELATED TO STREET FRONTAGE, SHUTTERS, DISTINGUISHED BASES,

COMBINATION OF BUILDING MATERIALS, DORMERS, SETBACK OR DETACHED GARAGES, AND VARYING ROOF TYPES THAT MAY INCORPORATE DIFFERENT ROOFING MATERIALS. THE FOLLOWING GUIDELINES BELOW SHALL ESTABLISH A BASELINE FOR RESIDENTIAL DEVELOPMENT WITHIN THE WEDDINGTON GREEN DEVELOPMENT:

1. RESIDENTIAL USES SHALL NOT EXCEED THREE-STORIES AND 35' IN HEIGHT AS MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE TO THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF A FLAT ROOF OR TO THE EAVES AS DEFINED IN THE ORDINANCE. ROOF TOP TERRACES SHALL NOT COUNT TOWARDS A STORY SINCE IT DOES NOT REPRESENT HABITABLE SPACE.

2. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK STREETS THROUGHOUT THE FOLLOWING:

a) THE BUILDING SHALL BE PLACED SO AS TO PRESENT A FRONT OR ENHANCED SIDE FAÇADE TO ALL STREETS.

b) ALL PUBLIC STREET FACING ENTRANCES SHALL BE RAISED A MINIMUM OF 12" FROM THE STREET ELEVATION.

c) ALL GARAGES ARE PREFERRED TO BE SERVED THROUGH THE USE OF PRIVATE ALLEYS. HOWEVER, SHOULD FRONT LOADED GARAGES BE USED ALONG PUBLIC STREETS, THE GARAGE FACE MUST BE LOCATED A MIN. 20' FROM THE BACK OF SIDEWALK OR STEP BACK 9' FROM THE FACE OF THE PORCH TO PROVIDE VARIATION IN THE FAÇADE AND TO MINIMIZE THE VISIBILITY OF THE GARAGE FROM THE STREET OR ADJACENT PROPERTIES.

3. RESIDENTIAL BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF MATERIALS, BUT LIMITED TO NOT EXCEED THREE DIFFERENT MATERIALS.

a) ACCEPTABLE MATERIALS FOR EXTERIOR WALLS, SHUTTERS, AND FOUNDATIONS WOULD BE PAINTED OR STAINED WOOD (HARDY BOARD, BOARD AND BATTEN, SHINGLES), STONE, BRICK OR STUCCO. VINYL PRODUCTS WILL NOT BE PERMITTED.

b) MATERIALS ASSOCIATED WITH FOUNDATION WALLS WILL BE SELECTED TO CREATE A DISTINGUISHED BASE FOR ALL RESIDENTIAL UNITS. THIS MAY BE ACCOMPLISHED BY INCLUDING A BANDING ABOVE FOUNDATION OR THROUGH THE USE OF A MATERIAL CHANGE. THIS REQUIREMENT DOES NOT RESTRICT THE USE OF THAT MATERIAL ON OTHER PARTS OF THE SITE.

4. THE USE OF WINGED SHUTTERS, DORMERS, BALCONIES, PORCHES, AND OTHER ELEMENTS ARE STRONGLY ENCOURAGED TO BREAK UP 4-SIDED DETACHED AND 2-3-SIDED ATTACHED TOWNHOME ARCHITECTURAL ELEVATION.

a) FRONT PORCHES MAY ENCRACH INTO THE FRONT SETBACK UP TO 6'.

C. OFFICE/RETAIL/RESTAURANT. THE NON-RESIDENTIAL USES, WILL BE DESIGNED TO INCLUDE BUT ARE NOT LIMITED TO: COVERED ENTRANCES USING METAL OR CANVAS AWNINGS, WOOD/TIMBER BRACKETING OR POSTS, RECESSED ENTRANCES, DISTINGUISHED BASES, COMBINATION OF BUILDING MATERIALS, AND VARYING ROOF TYPES THAT MAY INCORPORATE DIFFERENT ROOFING MATERIALS. THE FOLLOWING GUIDELINES BELOW SHALL ESTABLISH A BASELINE FOR RETAIL DEVELOPMENT WITHIN THE WEDDINGTON GREEN DEVELOPMENT:

1. FAÇADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION (EXCLUDING PORCHES, DRIVEWAYS AND PEDESTRIAN PASSAGEWAYS) WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE THE ADJACENT STREET SIDEWALK EXCEPT WHERE THERE ARE EXTREME SLOPES (SIDEWALKS THAT ARE GREATER THAN 5% SLOPE).

2. A DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS AND CORNER ENTRANCE FEATURES TO SIDEWALKS ASSOCIATED WITH THE STREET FRONTAGE.

3. OPERABLE DOOR SPACING SHALL NOT EXCEED 75 FEET EXCEPT WHERE SIDEWALKS ARE GREATER THAN A 5% SLOPE.

4. BUILDING SIDE AND REAR ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

5. MECHANICAL EQUIPMENT SHALL BE PLACED ON ROOF TOPS, ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW ALONG ALL ADJACENT STREETS. UTILITY PANELING LOCATED ON EXTERIOR WALLS SHALL BE SCREENED FROM PUBLIC VIEW USING SCREEN WALLS/FENCING OR OPAQUE LANDSCAPE HEDGE.

6. SERVICE SCREENING AREA - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW USING MASONRY ENCLOSURES FINISHED WITH BUILDING MATERIALS COMPATIBLE WITH THE PRINCIPAL STRUCTURE.

7. NON-RESIDENTIAL USES SHALL NOT EXCEED THREE-STORIES AND 40' IN HEIGHT AS MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE TO THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF A FLAT ROOF OR TO THE EAVES AS DEFINED IN THE ORDINANCE. ROOF TOP TERRACES SHALL NOT COUNT TOWARDS A STORY SINCE IT DOES NOT REPRESENT HABITABLE SPACE.

### V. STREETScape

A. SETBACKS. THE SETBACK ALONG THE SITE'S PROPOSED PUBLIC AND PRIVATE STREETS WILL VARY DEPENDING ON THE PROPOSED USE ALONG THAT FRONTAGE.

B. PLANTING STRIP AND SIDEWALKS. A MINIMUM 7' PLANTING STRIP AND 5' SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL PROPOSED PUBLIC AND PRIVATE STREETS, UNLESS OTHERWISE NOTED IN THE REZONING SITE PLAN OR STREET SECTIONS.

1. ALONG THE MAIN STREET ENTRANCE INTERSECTING WITH PROVIDENCE ROAD, THE PLANTING STRIP MAY BE REPLACED IN LIEU OF HARDSCAPE FROM THE BUILDING FACE TO THE BACK OF CURB. PLANTING AREAS WILL BE LOCATED ALONG THE STREET FRONTAGE IN PLACE OF A CONTINUOUS PLANTING STRIP TO PROVIDE BETTER CONNECTIVITY TO THE ON-STREET PARKING SPACES AND RELATIONSHIP WITH SHOP AND RESTAURANT FAÇADES.

2. ALONG THE PARK DRIVE LOOP, THE STREETScape AREA FRONTAGE THE GREEN/PARK WILL PROVIDE AN 7' PLANTING STRIP AND 8' SIDEWALK PROVIDING MORE SPACE FOR PEDESTRIAN AND BICYCLE INTERACTION.

3. SPECIALTY PAVING (STAMPED, COLORED OR PAVERS) MAY BE USED TO EMPHASIZE AREAS OF INTEREST ALONG STREET FRONTAGE. THE MAINTENANCE FOR MATERIALS OTHER THAN BRUSHED CONCRETE WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CRC DOCUMENTS.

4. AREAS FOR SEATING, WASTE RECEPTACLES, AND ENHANCED LANDSCAPING WILL BE PROVIDED ALONG THE 8' PARK SIDEWALK AND INTERIOR MULTI-PURPOSE PATHWAYS AND GREENWAY TRAIL.

5. SIDEWALK SIGNAGE, RETAIL DISPLAY AND OUTDOOR DINING MAY BE LOCATED ALONG THE MAIN STREET FRONTAGE.

6. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT ALONG ALL PROPOSED PUBLIC AND PRIVATE STREETS. ALLEYS SHALL BE ILLUMINATED BY ADJACENT UNIT EXTERIOR LIGHTING.

### VI. ENVIRONMENTAL FEATURES/ UTILITY SERVICES

A. STORMWATER. PETITIONER SHALL COMPLY WITH THE TOWN OF WEDDINGTON AND UNION COUNTY APPROVED AND ADOPTED STORMWATER ORDINANCE.

B. EXISTING VEGETATION. THE REZONING PLAN IDENTIFIES SPECIFIC TREES TO BE MAINTAINED THROUGHOUT THE PROJECT BUILD OUT. VEGETATED AREAS WITHIN UNDISTURBED STREAMS AND WETLANDS SHALL REMAIN, HOWEVER, GENERAL MAINTENANCE TO REMOVE DISEASED, DECEASED, OR INVASIVE SPECIES WILL BE PERMITTED TO PROMOTE A HEALTHY AND SUSTAINABLE NATURAL AREA.

C. BUFFERS. ALONG PERIMETER AND FRONTAGE BUFFERS, IF EXISTING VEGETATION ISN'T SUFFICIENT FOR SCREENING, EVERGREEN SHRUBS WITH A MINIMUM HEIGHT OF 6' AT INSTALLATION SHALL BE PLANTED BY THE DEVELOPMENT POD BUILDER TO BOLSTER BUFFERS AND LIMIT PROPOSED DEVELOPMENT VISIBILITY FROM EXISTING STREETS AND ADJACENT PROPERTIES.

1. THE BUFFER ALONG PROVIDENCE ROAD WILL BE COORDINATED WITH UNION POWER TO ENSURE COMPLIANCE WITH THE PLANTING GUIDELINES WITHIN AN EXISTING POWER EASEMENT.

a) THE INTENT FOR THE PROVIDENCE ROAD FRONTAGE IS TO PROVIDE A TRIPLE ROW OF VEGETATION FOR SCREENING, AS WELL AS A PARALLEL SIDEWALK TO PROVIDE INCREASED SEPARATION OF THE PEDESTRIAN FROM THE TRAVEL LANES. MASONRY WALLS FINISHED IN BUILDING MATERIALS COMPATIBLE WITH THE MAIN STREET BUILDINGS WILL BE EXTENDED ALONG THE FRONTAGE TO SCREEN THE PARKING AREAS FROM ADJACENT PROPERTY AND ROAD FRONTAGE VISIBILITY.

2. THE SECTION OF PROVIDENCE ROAD FRONTAGE BUFFER ALONG THE TWO OFFICE/RETAIL/RESTAURANT BUILDINGS HAVING FRONTAGE ALONG PROVIDENCE ROAD SHALL BE REDUCED OR ELIMINATED TO PROVIDE TENANT VISIBILITY FROM THE PROVIDENCE ROAD CORRIDOR. THE BUFFER REQUIREMENTS SHALL REMAIN INTACT FOR THE REMAINDER OF THE PROVIDENCE ROAD FRONTAGE TO PROVIDE SCREENING FROM PARKING AREAS AND ATTACHED RESTORATION.

3. PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 5' HI MASONRY WALL FINISHED WITH BRICK OR STONE.

D. JURISDICTIONAL WATERS. THE PETITIONER RESERVES THE RIGHT TO APPLY TO THE UNITED STATES ARMY CORP. OF ENGINEERS (USACE) FOR PERMITTING IMPACTS TO ANY IDENTIFIED JURISDICTIONAL STREAMS AND WETLANDS AS DELINEATED BY THE PROJECT ENVIRONMENTAL CONSULTANT. STREAM BUFFERS SHALL BE ILLUSTRATED, CONFIRMED AND NOTED ON LAND DEVELOPMENT PLANS SUBMITTED FOR PERMITTING.

1. ALL CROSSINGS OF JURISDICTIONAL WATERS SHOWN ON THE REZONING PLAN ARE CONCEPTUAL IN NATURE AND MUST BE APPROVED BY USACE PRIOR TO LAND DEVELOPMENT PERMITTING APPROVAL.

2. THE PETITIONER MAY ALSO APPLY FOR STREAM RESTORATION PERMITS TO MITIGATE PROPOSED STREAM AND WETLANDS IMPACTS. STREAM RESTORATION AND MITIGATION MUST BE APPROVED BY UNITED STATES ARMY CORP. OF ENGINEERS (USACE), UNION COUNTY AND THE TOWN OF WEDDINGTON.

E. WATER. PETITIONER SHALL REQUEST AND OBTAIN SERVICE CONNECTION TO THE EXISTING PUBLIC WATERLINES IN THE ADJACENT PUBLIC STREETS. INTERIOR WATERLINES WILL BE PROPOSED WITHIN THE PROPOSED PUBLIC ROW TO CREATE A LOOP SYSTEM WHEREVER POSSIBLE TO MAINTAIN WATER PRESSURES.

F. SEWER. SEWER SERVICE SHALL BE COORDINATED IN A TEMPORARY AND PERMANENT CONDITION. THE SITE DRAINS TOWARDS UNION COUNTY TWELVE MILE CREEK DRAINAGE BASIN. AT THE TIME OF THIS PETITION TWELVE MILE CREEK DOES NOT HAVE THE CAPACITY AVAILABLE TO SUPPORT THIS DEVELOPMENT. THROUGH COORDINATION BETWEEN CHARLOTTE WATER AND UNION COUNTY PUBLIC WORKS, A PUMP STATION AND FORCEMAIN WILL BE INSTALLED TAKING THE WEDDINGTON GREEN FLOWS ACROSS PROVIDENCE ROAD TO SIX MILE CREEK BASIN LOCATED WITHIN THE CHARLOTTE WATER SERVICE AREA FOR SANITARY SEWER.

### VII. PARK/ OPEN SPACE

A. THE PETITIONER WILL DEDICATE APPROXIMATELY 8.50 ACRES ("PARKLAND") TO THE TOWN OF WEDDINGTON FOR USE AS A PUBLIC COMMUNITY AMENITY. PROGRAM ELEMENTS LOCATED WITHIN THE PARKLAND WILL BE DESIGNED AND COORDINATED WITH THE TOWN OF WEDDINGTON STAFF AND BOARD MEMBERS. THE PETITIONER WILL CONSTRUCT THE FOLLOWING ITEMS AS A PART OF THIS PETITION:

- MULTI-PURPOSE AND SIDEWALKS THROUGHOUT THE PARKLAND

- 250 PERSON CAPACITY AMPHITHEATER LOCATED AT THE INTERSECTION OF MAIN STREET AND PARK DRIVE LOOP

- GRADE PAD AREA TO ACCOMMODATE FUTURE CONSTRUCTION OF THE PLAYGROUND AND PAVILION STRUCTURE BY THE TOWN OF WEDDINGTON

1. THE PETITIONER MAY DESIGN AND CONSTRUCT UP TO TWO STORMWATER MANAGEMENT FEATURES WITHIN THE PARKLAND. THESE STORMWATER FEATURES WILL BE WET PONDS MAINTAINING A WATER LEVEL AT ALL TIMES. EACH STORMWATER POND WILL HAVE A SPRAY FEATURE(S) AND ENHANCED LANDSCAPE TO MAKE THE PONDS AN AMENITY NOT JUST FUNCTIONAL. THE MAINTENANCE AND INSPECTION RESPONSIBILITY WILL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CRCs.

2. THE DEDICATION OF THE PARKLAND TO THE TOWN OF WEDDINGTON WILL NOT REMOVE THE ABILITY OF THE PETITIONER TO COUNT THIS AREA TOWARDS ANY ORDINANCE REQUIRED PASSIVE OR ACTIVE OPEN SPACE.

3. THE PARKLAND AREA SHALL BE FULLY CONSTRUCTED, AS IDENTIFIED ABOVE, BEFORE BEING TURNED OVER TO THE TOWN. FINAL DESIGN OF THE TOWN PARK WILL BE PRESENTED TO TOWN BOARD DURING THE CONSTRUCTION DOCUMENT PREPARATION PROCESS PRIOR TO APPROVAL AND CONSTRUCTION.

4. THE PARKLAND WILL BE FLATTED AND DEDICATED TO THE TOWN AS A PART OF THE MASTER INFRASTRUCTURE PERMITTING APPROVAL PROCESS. PRIOR TO CONSTRUCTION A DEVELOPER AGREEMENT WILL MEMORIALIZE THE PETITIONER PARK PROGRAM COMMITMENTS, EASEMENT ACCESS, CONSTRUCTION SEQUENCING, AND PRELIMINARY SCHEDULE FOR CONSTRUCTION.

5. THE USE OF THE PARK IS ANTICIPATED TO BE AVAILABLE AT THE COMPLETION OF THE MASTER INFRASTRUCTURE PLAN SET REQUIREMENTS. ADDITIONAL COORDINATION ON CONSTRUCTION ACCESS MAY BE NEEDED TO NAVIGATE THE BUILD OUT OF THE INDIVIDUAL DEVELOPMENT PODS AND LOTS.

a) THE PETITIONER WILL EXTEND ALL AVAILABLE UTILITIES FOR CONNECTION TO PARKLAND FEATURES AND STRUCTURES. THE UTILITIES WILL BE STUBBED JUST BEYOND THE PUBLIC STREET R/W.

b) THE PETITIONER WILL CONSTRUCT A 10' MULTI-PURPOSE GREENWAY TRAIL FROM PROVIDENCE ROAD TO THE SOUTHEASTERN PROJECT LIMITS AS CONCEPTUALLY ILLUSTRATED IN THE REZONING PLAN. PORTIONS OF THE PROPOSED GREENWAY TRAIL THAT ARE LOCATED WITHIN PRIVATE PROPERTY SHALL PROVIDE A PUBLIC ACCESS EASEMENT FOR PUBLIC USE. MAINTENANCE RESPONSIBILITY OF THE GREENWAY TRAIL AND PEDESTRIAN BRIDGE CROSSINGS SHALL BE DOCUMENTED IN THE WEDDINGTON GREEN HOA/CRCs.

c) THE PETITIONER RESERVES THE RIGHT TO MAINTAIN ANY AREA WITHIN THE PUBLIC OR PRIVATE OPEN SPACE SHOULD IT NOT BE ABLE TO BE APPROPRIATELY MAINTAINED BY THE OWNER.

1. THE DEVELOPMENT HOA WILL ENTER INTO A MAINTENANCE AGREEMENT WITH THE TOWN OF WEDDINGTON AND WILL CONTRACT WITH A PRIVATE MAINTENANCE CONTRACTOR TO CARE FOR AND MAINTAIN ALL THE OPEN SPACE AREAS. THE DEVELOPER WILL SPONSOR/PAY FOR THE PARK MAINTENANCE FOR THE FIRST 3 YEARS AFTER COMPLETION. FOLLOWING THAT THREE-YEAR PERIOD, THE TOWN WOULD THEN PAY A SHARE OF THE MAINTENANCE COSTS TO THE HOA AS DETAILED IN THE EXECUTED MAINTENANCE AGREEMENT. THE HOA WILL PAY 1/3 OF THE MAINTENANCE COST FOR THE 8.5-ACRE PARK IN PERPETUITY.

### VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER/APPLICANT" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

B. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS ENTERED.

## ZONING CODE SUMMARY

PROJECT NAME: WEDDINGTON GREEN  
OWNER/APPLICANT: PROVIDENT LAND SERVICES, LLC.  
JURISDICTION: TOWN OF WEDDINGTON, UNION COUNTY, NC  
PARCEL ID: 06150073B, 06150073D, 06150074, 06150076, 06150076A, 06150076B, 06150076B, 06150081, AND A PORTION OF 06150077F

EXISTING ZONING: MIXED-USE  
EXISTING USE: R-40, R-CD VACANT, RESIDENTIAL

PROPOSED ZONING: CZ - CONDITIONAL ZONING  
PROPOSED USE: RETAIL, RESTAURANT, OFFICE, SINGLE FAMILY DETACHED LOTS, SINGLE FAMILY ATTACHED TOWNS PARK/OPEN SPACES

SITE ACREAGE: 80.81 AC (PER SURVEY)

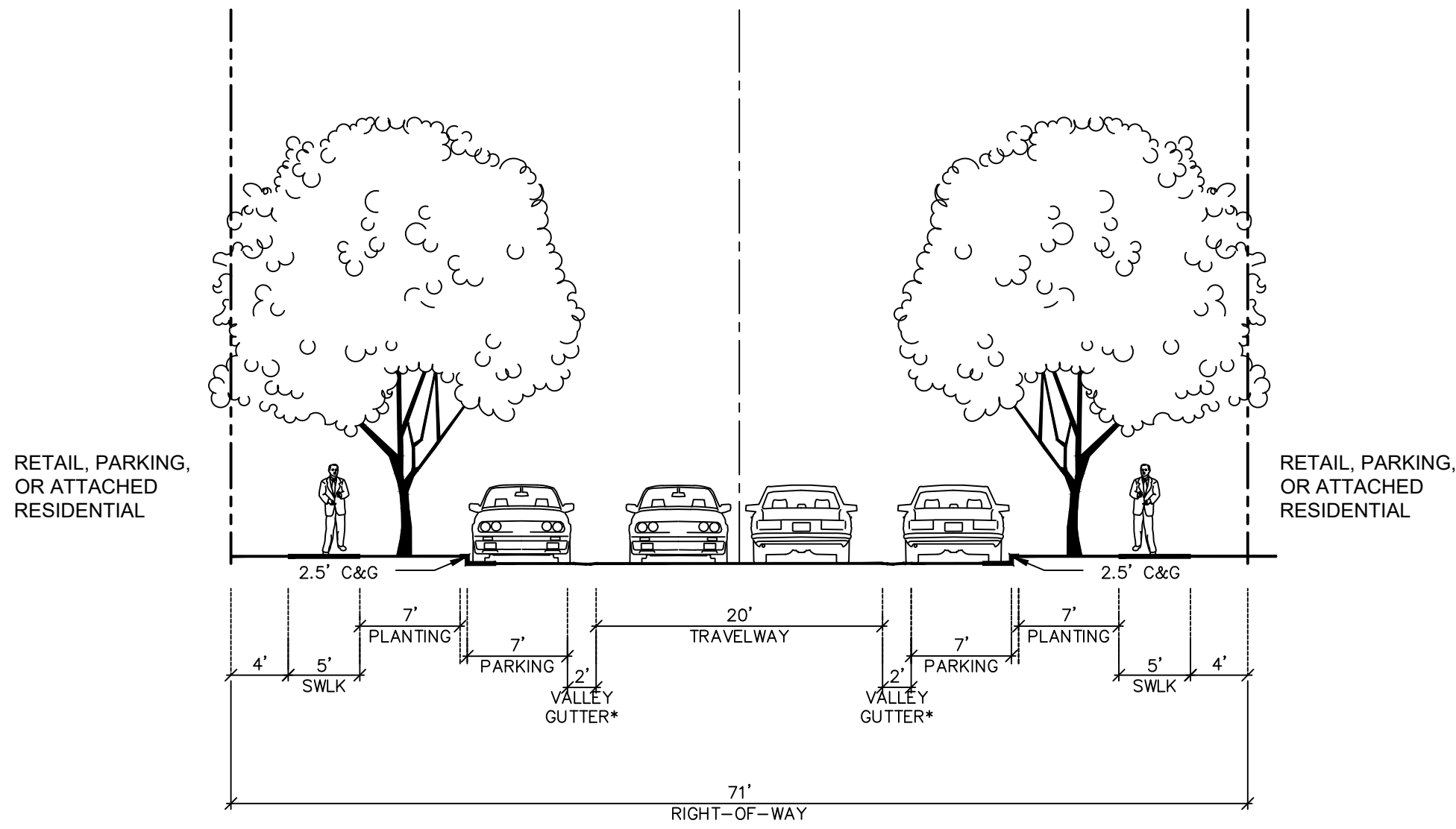
RETAIL, OFFICE, RESTAURANT: 137,900 SF

RESIDENTIAL:  
S2' LOTS 38 LOTS (10 CARRIAGE

# LOCAL RESIDENTIAL

## 71' PUBLIC ROW

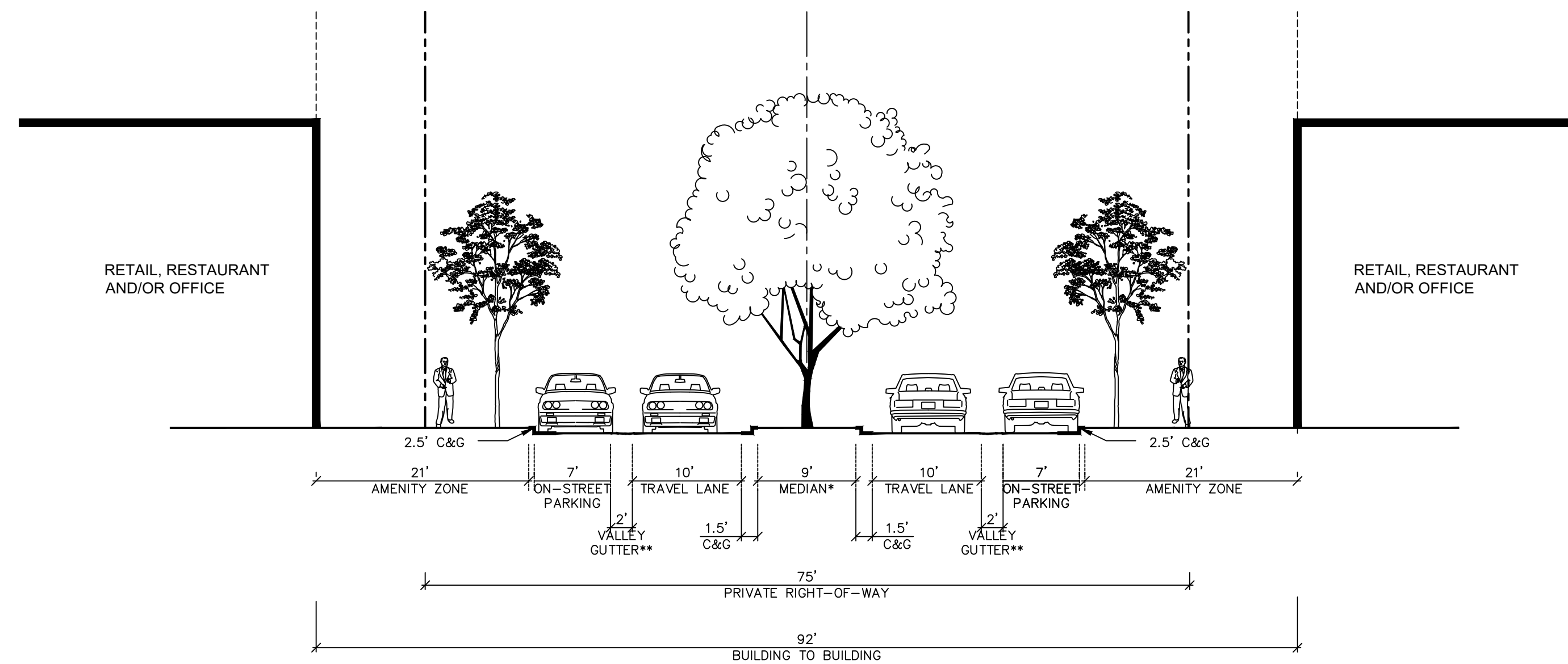
PUBLIC ROAD D FOLLOWS THIS CROSS-SECTION.



\*\*2' VALLEY CURB SECTION TO SEPARATE NCDOT AND PRIVATE MAINTENANCE RESPONSIBILITIES.

# MAIN STREET

## 75' PRIVATE ROW



\*\*12' PLANTED MEDIAN OR TURN-LANE DEPENDING UPON SECTION OF ROADWAY

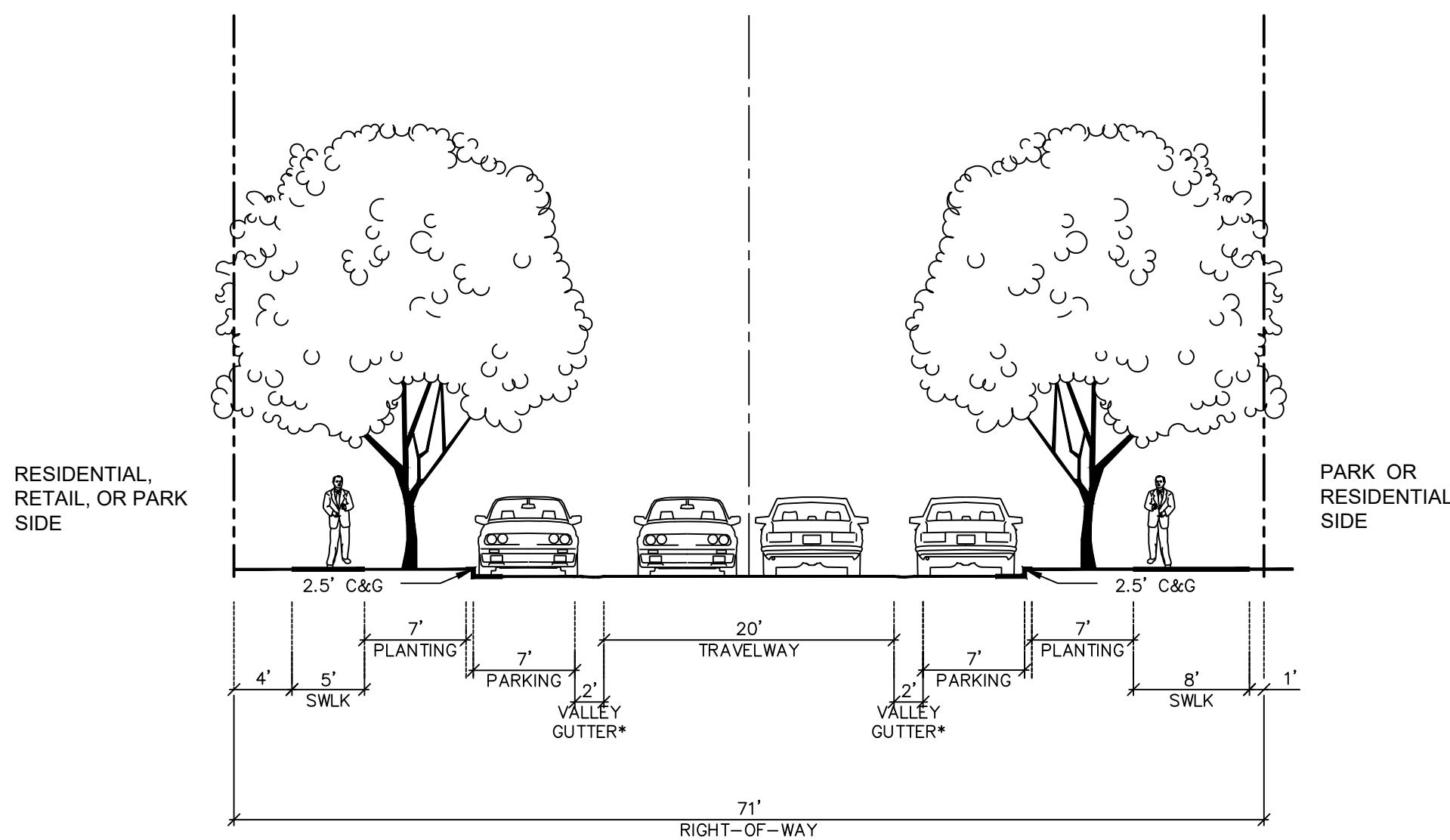
NOTE: ALL ROADWAYS TO BE MAINTAINED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) UNLESS OTHERWISE NOTED. ON-STREET PARKING TO BE MAINTAINED BY DEVELOPMENT.

# LOCAL RESIDENTIAL

## PARK SECTION

### 71' PUBLIC ROW

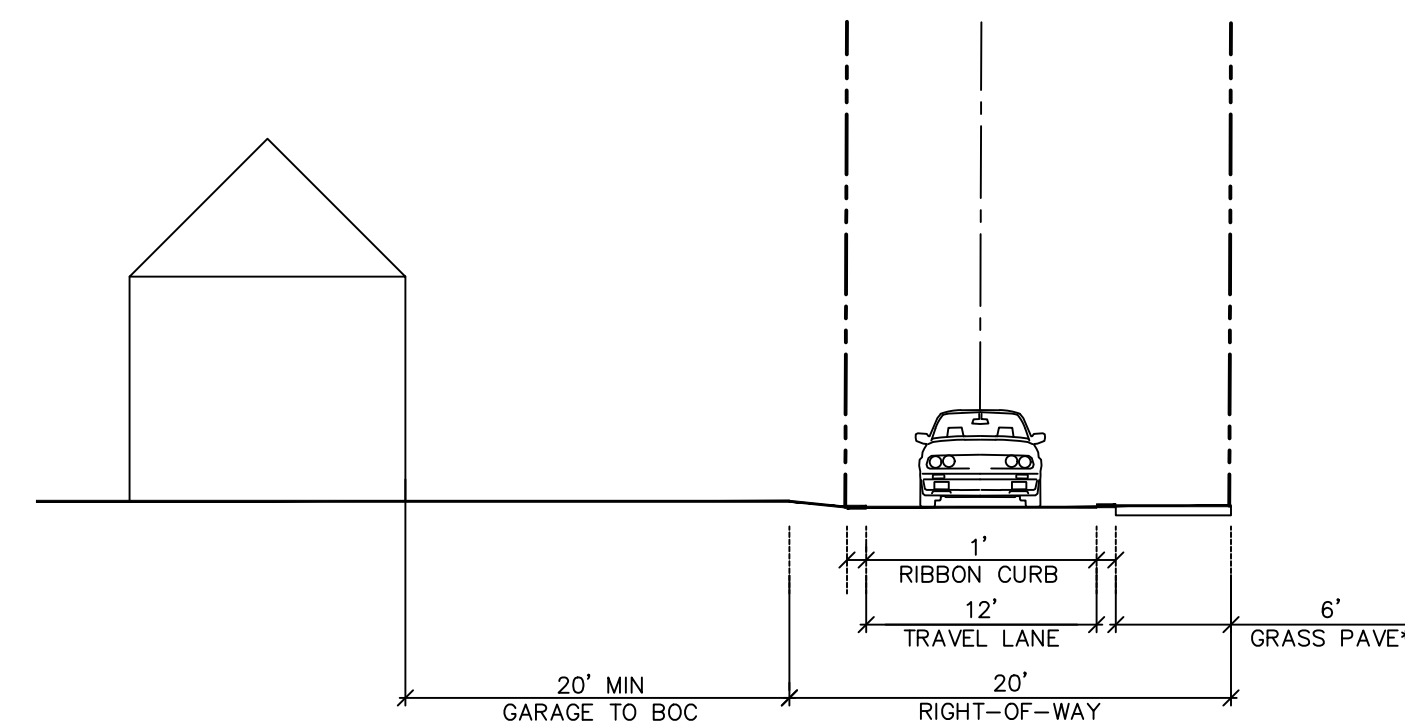
PUBLIC ROAD A AND PUBLIC ROAD C FOLLOW THIS CROSS-SECTION.



\*\*2' VALLEY CURB SECTION TO SEPARATE NCDOT AND PRIVATE MAINTENANCE RESPONSIBILITIES.

# SINGLE-LOADED ALLEY

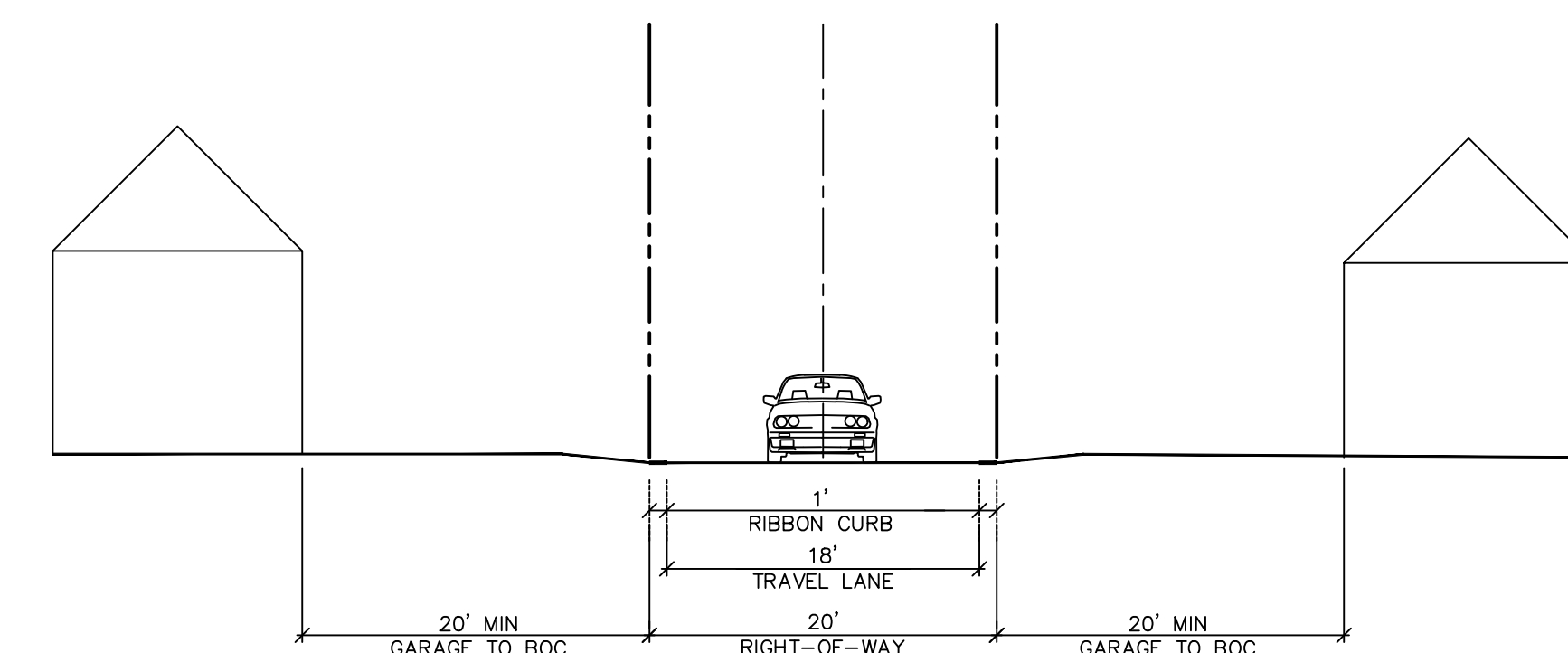
## 20' PRIVATE ROW



\*\*6' OF GRASS PAVE ONLY APPLIES TO ALLEYS UTILIZED FOR FIRE ACCESS.

# DOUBLE-LOADED ALLEY

## 20' PRIVATE ROW

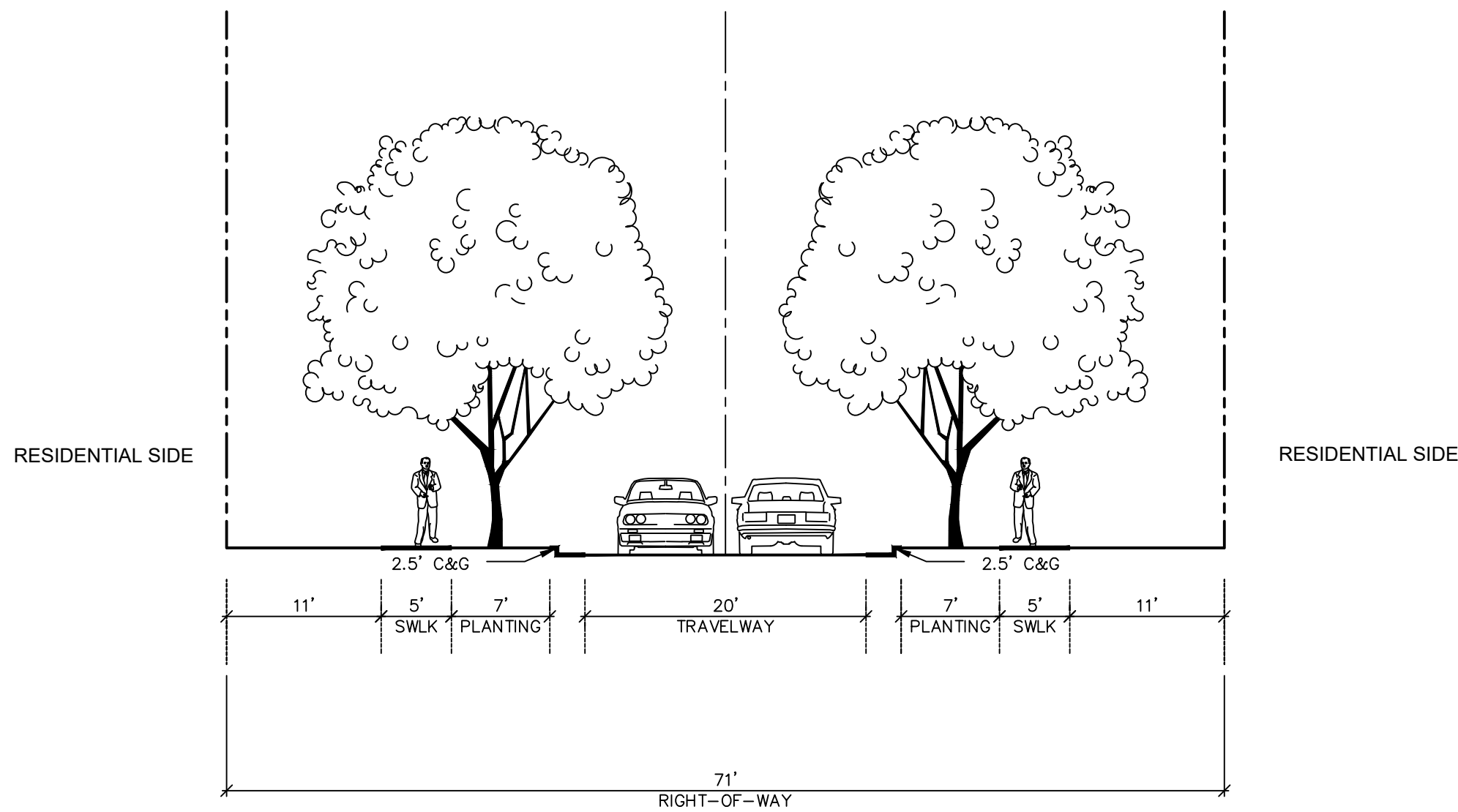


# LOCAL RESIDENTIAL

## NO PARKING

### 71' PUBLIC ROW

PUBLIC ROAD B FOLLOWS THIS CROSS-SECTION.

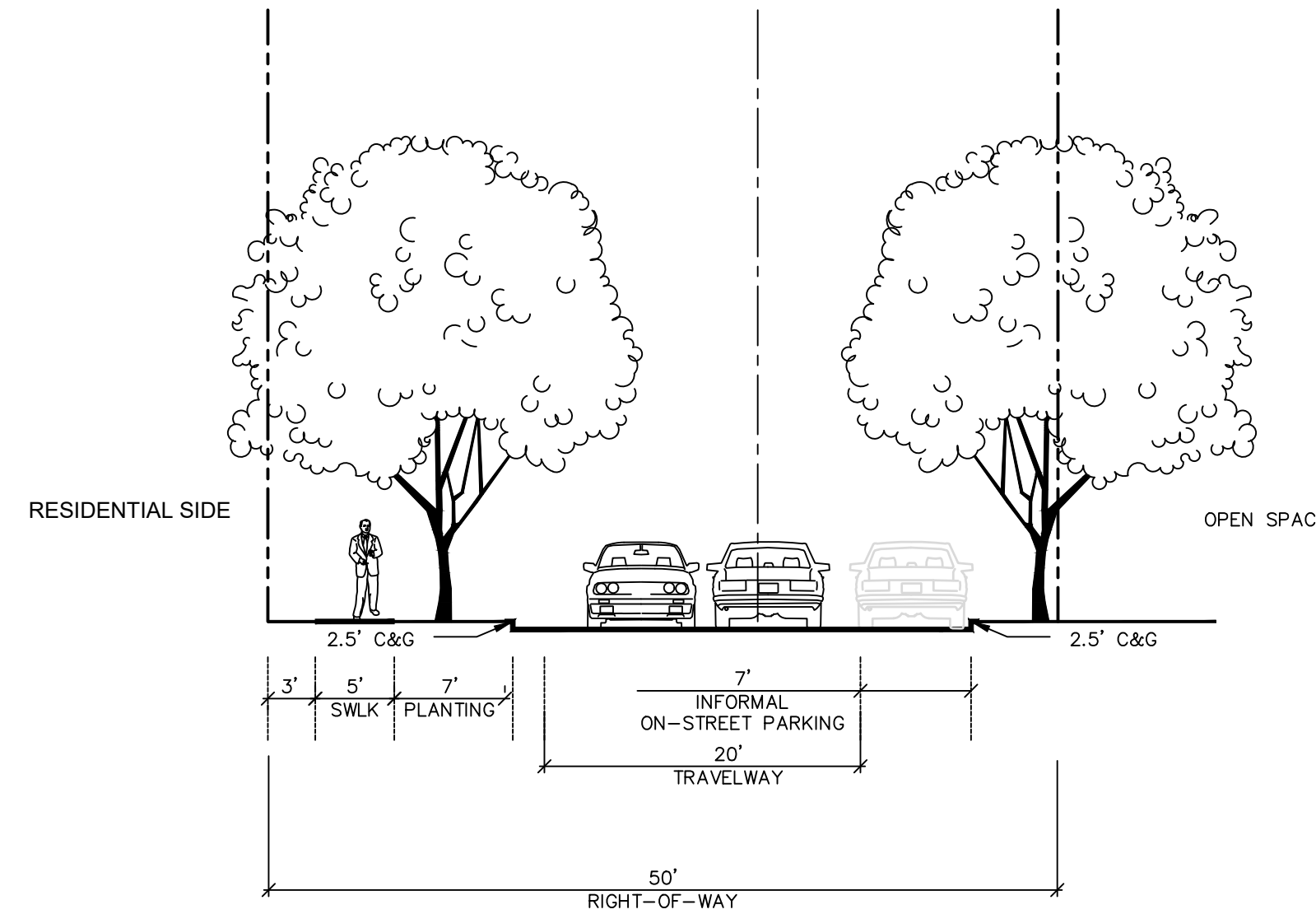


# LOCAL RESIDENTIAL

## INFORMAL ON-STREET

### 50' PRIVATE ROW

PUBLIC ROAD F FOLLOWS THIS CROSS-SECTION.

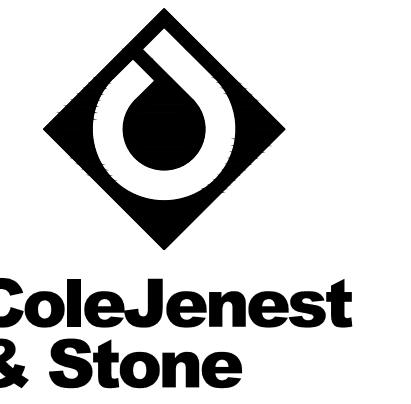
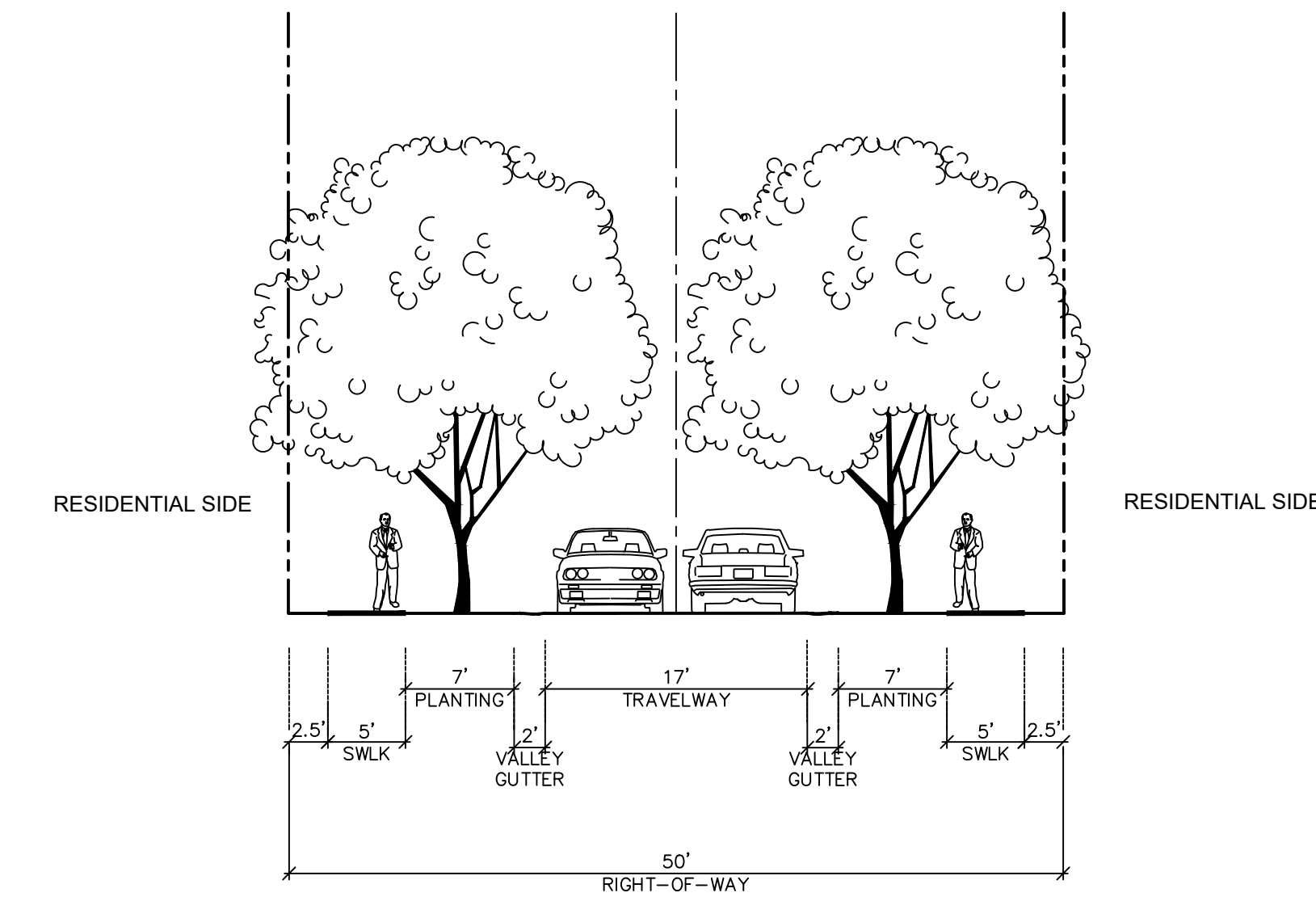


# LOCAL RESIDENTIAL

## NARROW SECTION

### 50' PUBLIC ROW

PUBLIC ROAD E AND PRIVATE ROAD G FOLLOW THIS CROSS-SECTION.



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## WEDDINGTON GREEN

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

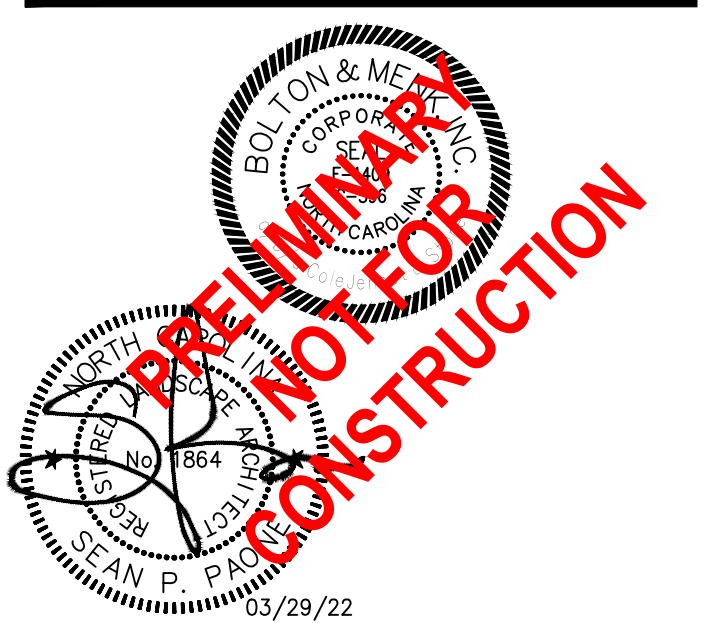
## STREET SECTIONS

Project No.  
4720

Issued  
01/26/22

### Revised

02/16/22 - PLANNING BOARD MEETING SUBMITTAL  
03/07/22 - TOWN BOARD MEETING SUBMITTAL  
03/29/22 - TOWN BOARD COMMENTS



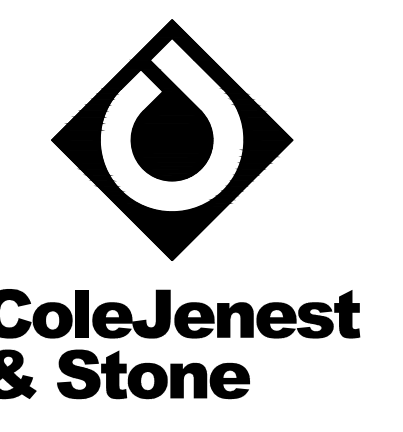
## RZ - 04

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## WEDDINGTON GREEN

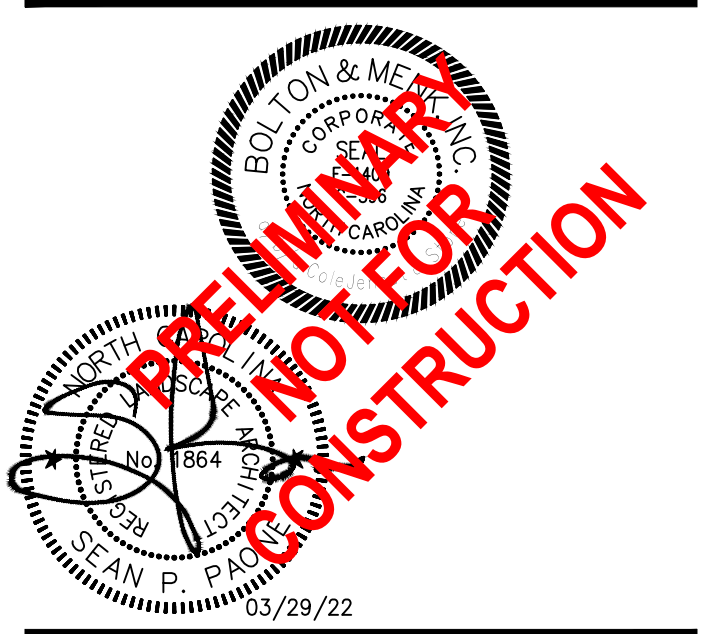
149 PROVIDENCE ROAD  
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## PRELIMINARY GRADING PLAN

Project No.  
 4720

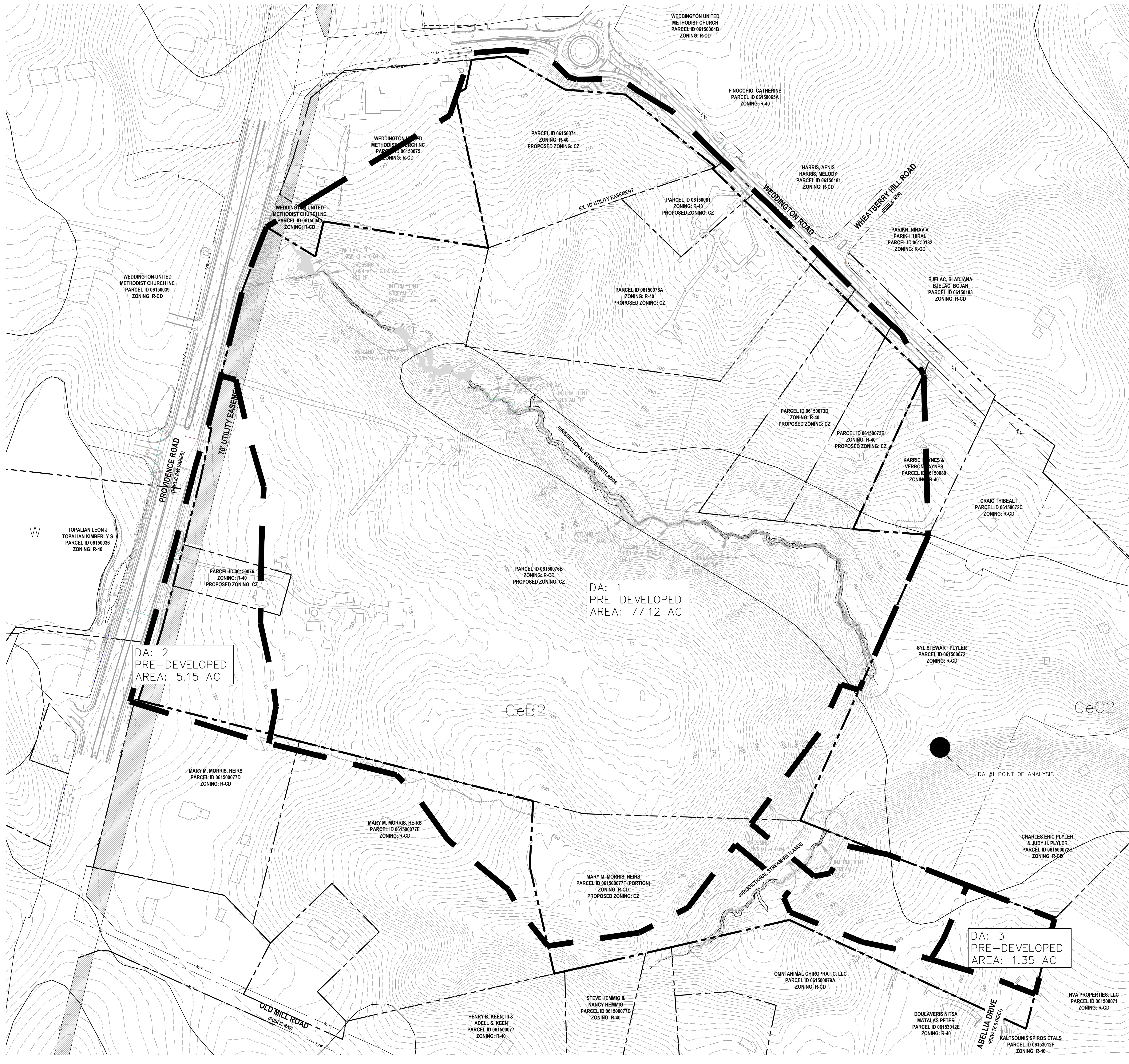
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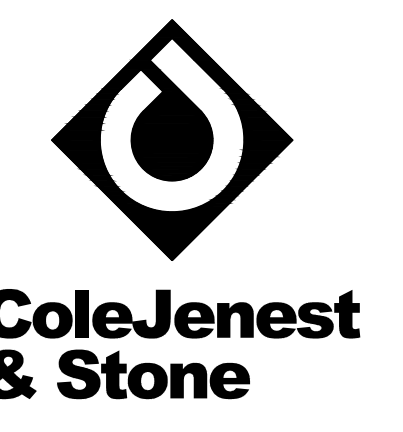


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## WEDDINGTON GREEN

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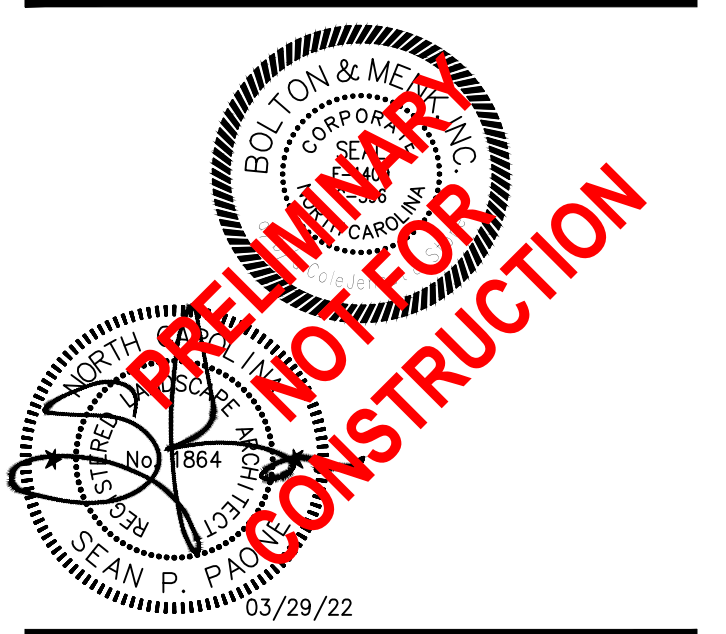
## DRAINAGE AREA MAP PRE-DEVELOPMENT

Project No.  
 4720

Issued  
 01/26/22

Revised

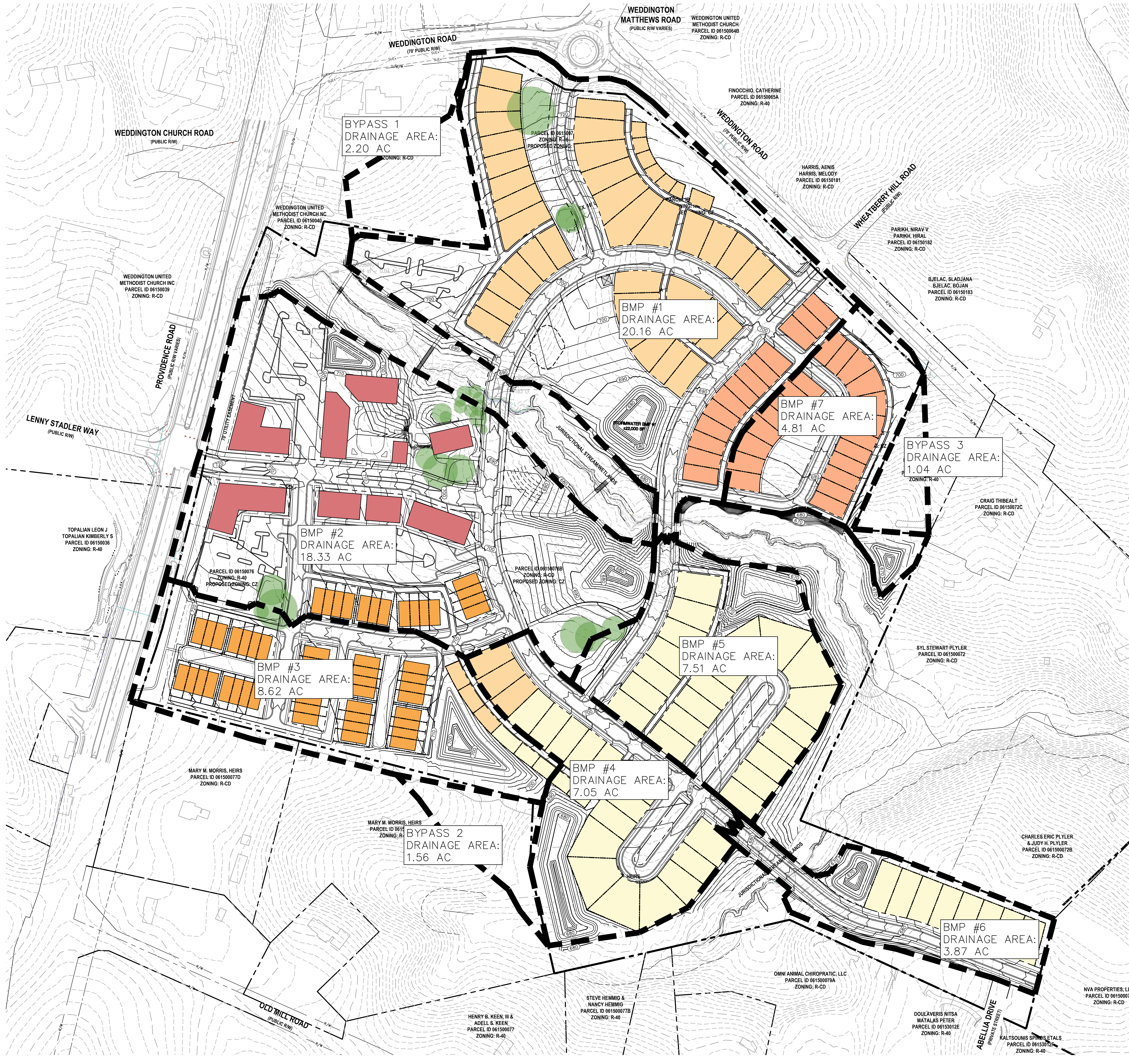
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 03/29/22 - TOWN BOARD COMMENTS



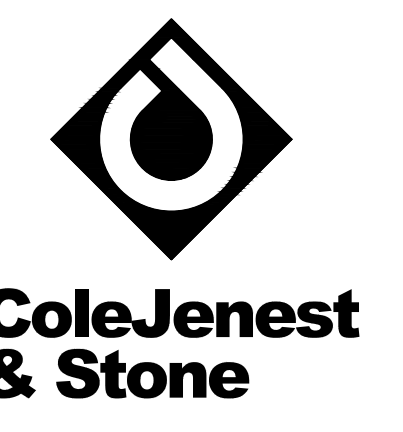
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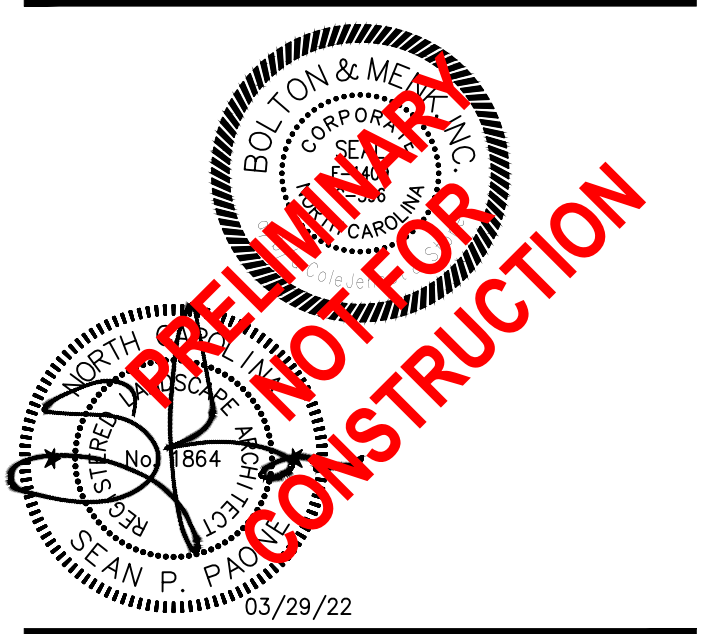
# DRAINAGE AREA MAP POST-DEVELOPMENT

Project No.  
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02/16/22 - PLANNING BOARD MEETING SUBMITTAL  
 03/07/22 - TOWN BOARD MEETING SUBMITTAL  
 03/29/22 - TOWN BOARD COMMENTS



## RZ - 07

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

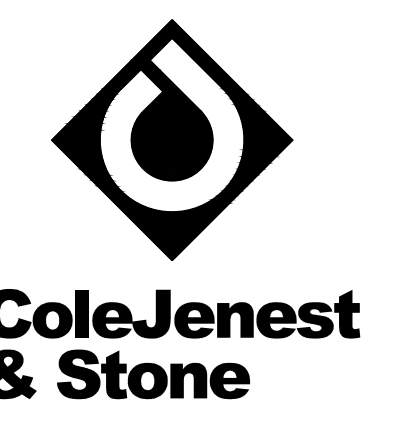
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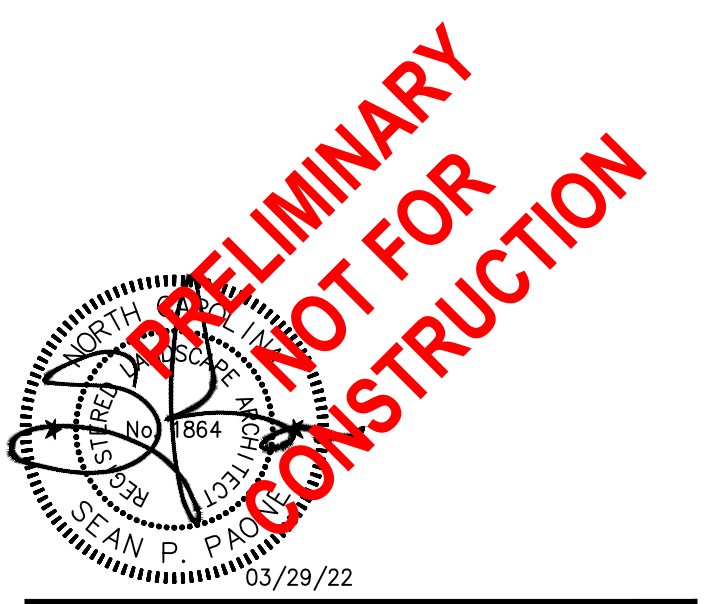
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## WETLANDS PROTECTION PLAN

Project No.  
 4720

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 03/07/22 - TOWN BOARD MEETING SUBMITTAL  
 03/29/22 - TOWN BOARD COMMENTS



## RZ - 08



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
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### LEGEND

	LARGE MATURING TREES (40' O.C.)
	EXISTING SPECIMEN TREES TO REMAIN
	GREENWAY TRAIL
	MODIFIED PERIMETER BUFFER
	20' PERIMETER BUFFER
	50' FRONTAGE BUFFER
	PROPOSED WALL

**NOTES**

- PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE ADDITION OF A OPAQUE MASONRY WALL.
- EXISTING SPECIMEN TREES IDENTIFIED ON THE PLAN TO REMAIN DO NOT CONSTITUTE THE ONLY SPECIMEN TREES TO REMAIN ON-SITE, BUT SPECIFICALLY TREES IDENTIFIED WITHIN PROPOSED OPEN SPACE/PARK AREAS. THE DEVELOPMENT INTENTION IS TO MAINTAIN ALL STREAM BUFFER AREAS AS UNDISTURBED EXCEPT FOR IDENTIFIED CROSSINGS AND MAINTENANCE TASKS TO REMOVE DISEASED, DECEASED OR INVASIVE MATERIALS OR TO RESTORE STREAM EMBANKMENTS.
- EACH SINGLE FAMILY, DETACHED LOT IS REQUIRED TO HAVE A MINIMUM OF 1 CANOPY TREE AND MAXIMUM OF 2 TREES, PLANTED OR EXISTING. REQUIRED STREET TREES MAY BE COUNTED TOWARDS THIS REQUIREMENT.

SITE ACREAGE: 80.81 AC± (PER SURVEY)

PROVIDED OPEN SPACE:	38.5 AC	48%
PROVIDED PARK SPACE:	11.5 ACRES	14%

**BUFFERS:**

THOROUGHFARE	50'
PERIMETER	20'
JURISDICTIONAL STREAMS	50'

\*PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 6' HIGH MASONRY WALL.



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## WEDDINGTON GREEN

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## LANDSCAPE PLAN

Project No.  
 4720

Issued  
 01/26/22

### Revised

02/16/22 - PLANNING BOARD MEETING SUBMITTAL  
 03/07/22 - TOWN BOARD MEETING SUBMITTAL  
 03/29/22 - TOWN BOARD COMMENTS



SCALE: 1"=100'  
 0 50' 100' 200'

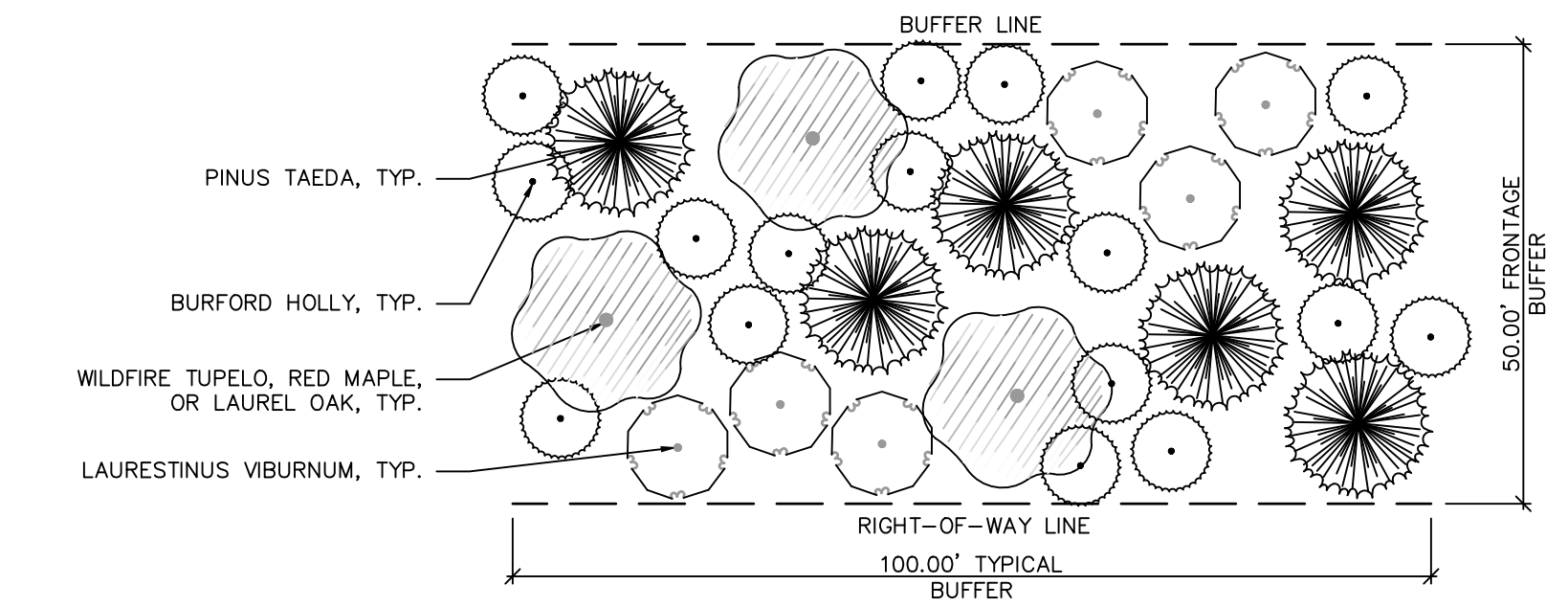
## RZ - 09

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**50' FRONTAGE LANDSCAPE BUFFER**

100' FRONTAGE BUFFER REDUCED TO 50' WITH EVERGREEN PLANTINGS.



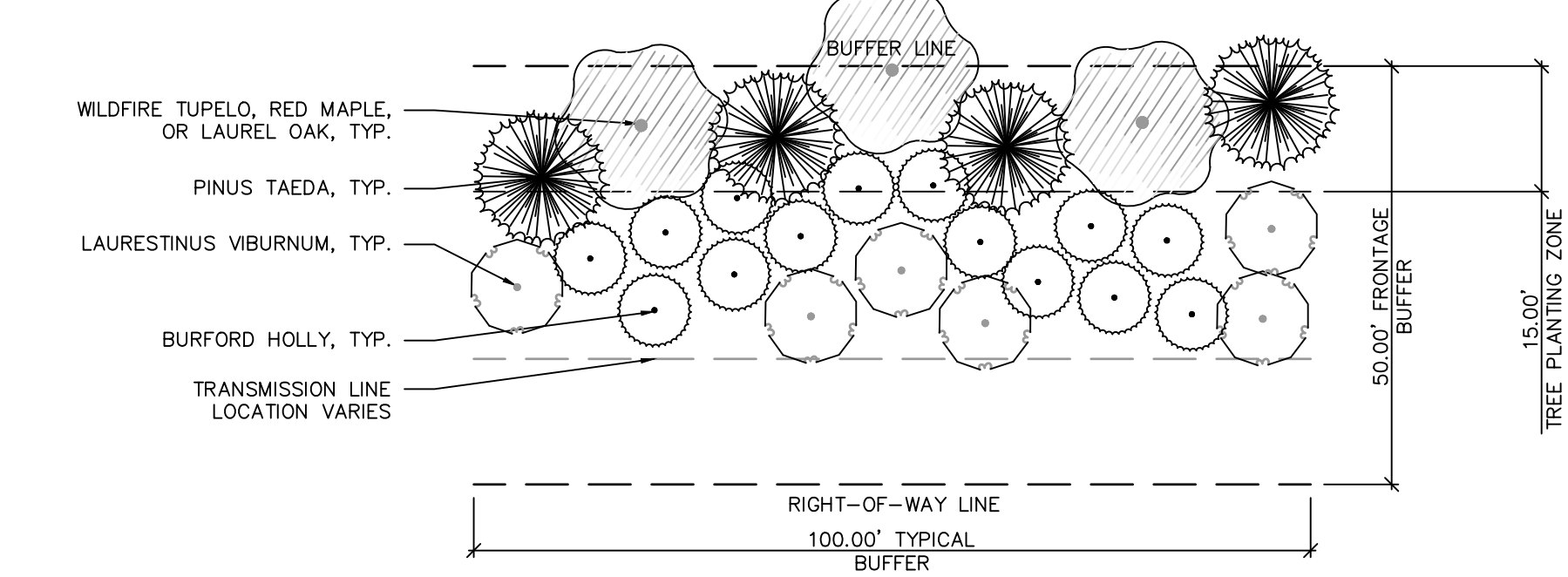
PLANTING FOR 50' FRONTAGE BUFFER  
PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	9
25% EVERGREEN:	3
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES:	9
66% EVERGREEN:	6
PROVIDED SHRUBS:	22
100% EVERGREEN:	22



**MODIFIED 50' FRONTAGE LANDSCAPE BUFFER**

100' FRONTAGE BUFFER REDUCED TO 50' WITH EVERGREEN PLANTINGS. PLANTINGS REDUCED DUE TO TRANSMISSION LINE RUNNING PARALLEL TO PROVIDENCE ROAD FRONTAGE.



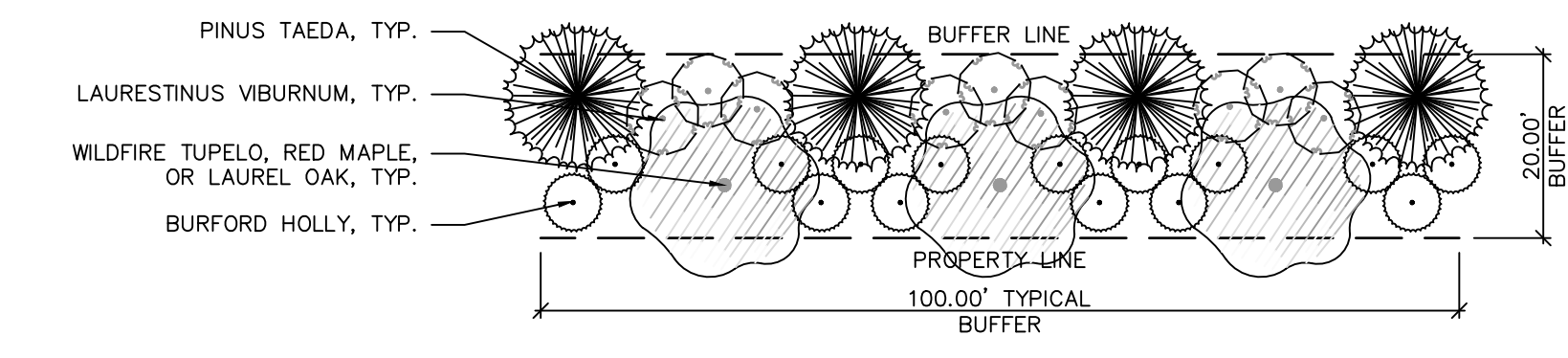
PLANTING FOR 50' FRONTAGE BUFFER  
PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	9
25% EVERGREEN:	3
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES REDUCED 25%:	7
57% EVERGREEN:	4
PROVIDED SHRUBS:	20
100% EVERGREEN:	20



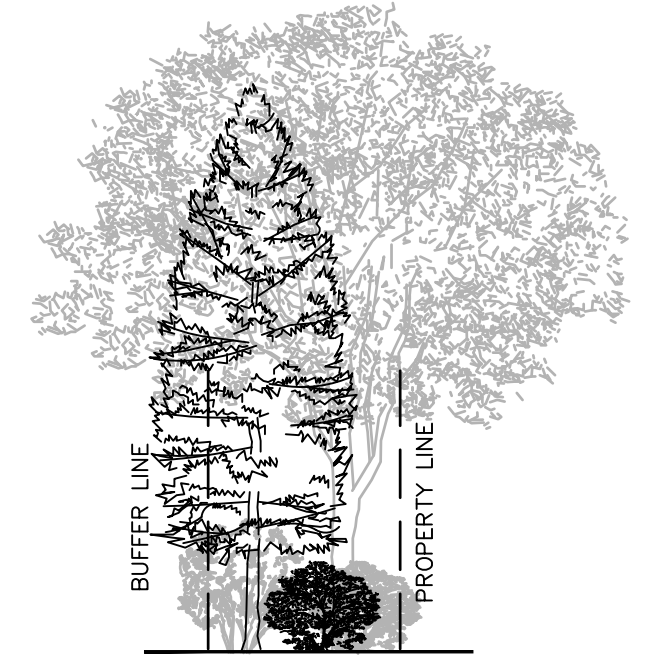
**PERIMETER LANDSCAPE BUFFER**

PERIMETER BUFFER TO BE USED WHEN EXISTING VEGETATION IS INSUFFICIENT OR IN AREAS DISTURBED BY DEVELOPMENT.



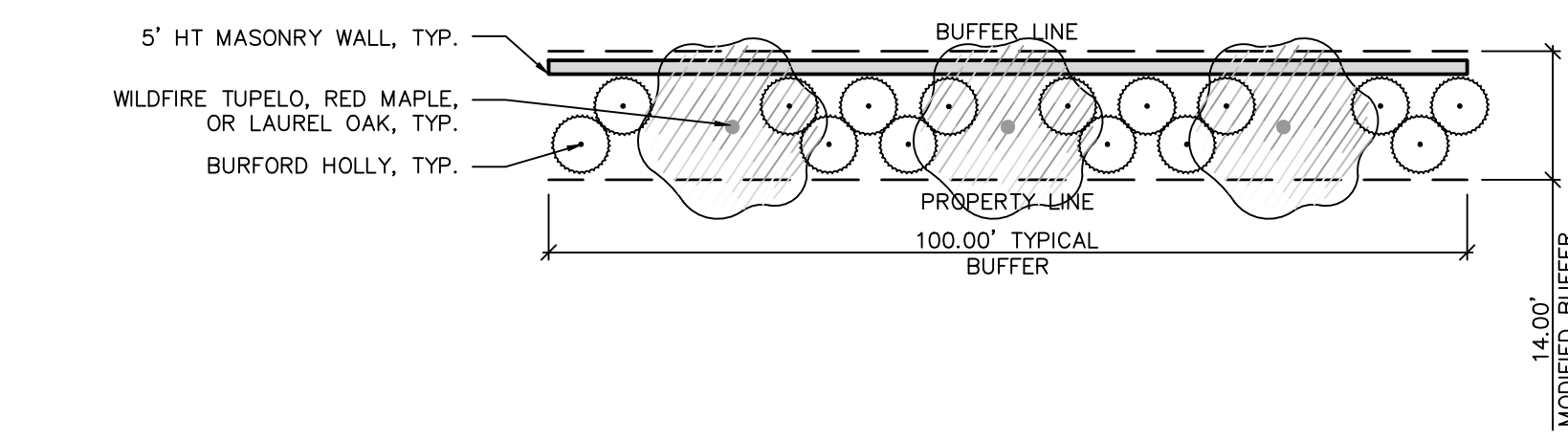
PLANTING FOR 20' PERIMETER BUFFER  
PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	4
25% EVERGREEN:	1
REQUIRED SHRUBS:	20
75% EVERGREEN:	15
PROVIDED TREES:	7
57% EVERGREEN:	4
PROVIDED SHRUBS:	24
100% EVERGREEN:	24



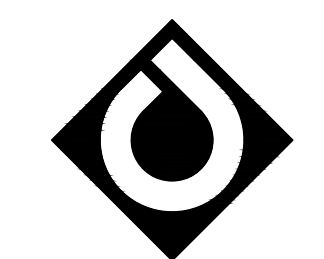
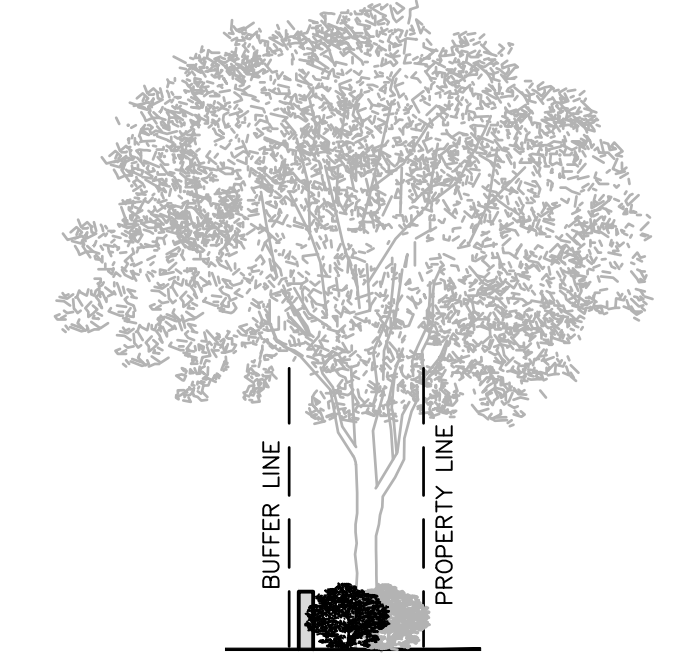
**MODIFIED PERIMETER LANDSCAPE BUFFER**

PERIMETER BUFFER REDUCED 30% WITH 5' MASONRY WALL.



PLANTING FOR MODIFIED PERIMETER BUFFER  
PER BUFFER REQUIREMENTS TABLE D-918:

PER 100 LF	
REQUIRED TREES:	2.5
100% LARGE MATURING:	2.5
REQUIRED SHRUBS REDUCED 25%:	15
75% EVERGREEN:	10
PROVIDED TREES:	3
100% LARGE MATURING:	3
PROVIDED SHRUBS:	15
100% EVERGREEN:	15



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

- Land Planning
- + Landscape Architecture
- + Civil Engineering
- + Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p= 704.376.1555 f= 704.376.7851  
url= www.colejeneststone.com

**PROVIDENT LAND SERVICES, INC.**

6707 FAIRVIEW ROAD, SUITE B  
CHARLOTTE, NC 28210

**WEDDINGTON GREEN**

149 PROVIDENCE ROAD  
WEDDINGTON, NORTH CAROLINA

**LANDSCAPE PLAN**

Project No.  
4720

Issued  
01/26/22

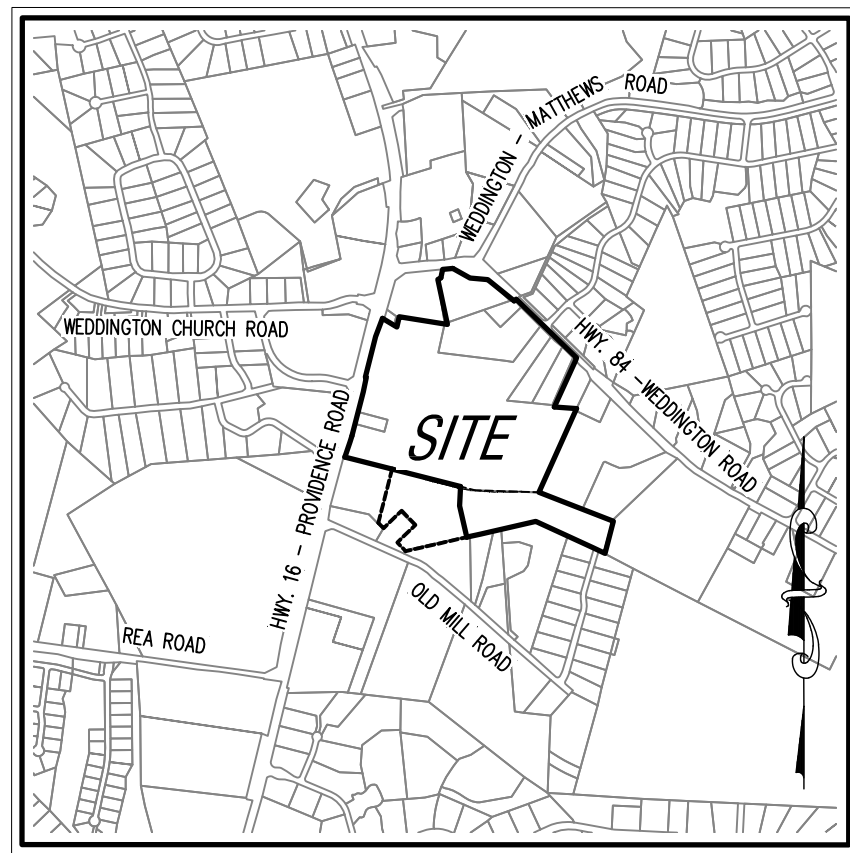
**Revised**

- 02/16/22 - PLANNING BOARD MEETING SUBMITTAL
- 03/07/22 - TOWN BOARD MEETING SUBMITTAL
- 03/29/22 - TOWN BOARD COMMENTS



**RZ - 10**

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.



Vicinity Map (NTS)

Flood Certification  
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 37104476004, dated 10/16/2006, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy  
State of North Carolina, Union County  
I, Andrew O. Lawrence, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 45, Page 5700); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plot was prepared in accordance with G.S. 47-30 as amended. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.  
Witness my original signature, registration number and seal this the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Andrew O. Lawrence, NCPLS L-4495



METLAND	AREA
METLAND "E"	5,685 sf - 0.13 Ac
METLAND "F"	1,958 sf - 0.04 Ac
METLAND "C"	743 sf - 0.02 Ac

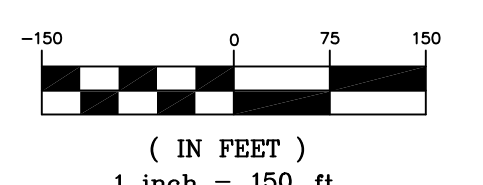
  

STREAM	LENGTH
INTERMITTENT STREAM "A"	662 LF
PERENNIAL STREAM "B"	1620 LF
INTERMITTENT STREAM "C"	73 LF
INTERMITTENT STREAM "D"	38 LF

CROSSING	AREA	LENGTH
CROSSING 1	1,879 sf - 0.04 Ac	152 LF
CROSSING 2	3,028 sf - 0.07 Ac	214 LF
CROSSING 3	2,766 sf - 0.06 Ac	183 LF
CROSSING 4	1,094 sf - 0.03 Ac	133 LF

LINE	BEARING	LENGTH
L1	N10°01'54"E	148.66
L2	N17°22'35"E	58.25
L3	N12°08'12"E	139.56
L4	N75°27'12"W	10.00
L5	S88°49'50"E	156.12
L6	N15°16'26"E	98.70
L7	N62°35'10"E	31.98
L8	N11°11'04"E	80.94
L9	N84°21'57"E	96.11
L10	S60°22'04"E	183.42
L11	S85°13'26"E	166.19
L12	N65°14'19"W	74.79
L13	N65°14'19"W	50.57
L14	S72°25'29"W	99.59
L15	N43°57'09"W	113.04
L16	N44°00'21"W	69.45
L17	N49°20'08"E	25.51
L18	S19°46'43"W	27.97



Topographic Survey  
Was prepared by Avioimage Mapping Service, Inc. dated January 12, 2022

- NOTES
1. Areas computed using coordinate geometry.
  2. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
  3. All distances shown are horizontal ground distances.
  4. Rebar set at all corners unless otherwise noted.
  5. Broken lines indicate property lines not surveyed.
  6. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
  7. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
  8. Other underground utilities may exist but their locations are not known.
  9. No recoverable NCGS Horizontal Control Monument located within 2000 feet of subject property.
  10. This map was prepared without the benefit of a title search. Subject to full title search.

**LAWRENCE ASSOCIATES**  
106 W. Jefferson St.  
Monroe, North Carolina 28112  
P 704-289-1013  
www.lawrencesurveying.com  
Firm License Number: C-2856

**Boundary Survey of 80.81 Acres**  
Town of Weddington  
Sandy Ridge Township, Union County, NC

REVISIONS
1-21-2022 J.L.H.
1-24-2022 J.L.H.
1-27-2022 J.L.H.
2-14-2022 J.L.H.
2-17-2022 J.L.H.

## Weddington Green

### Weddington, NC

March 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 on March 14, 2022.

1. Please include a statement in Development Standards that drive throughs will not be allowed.
  - The Development Notes have been revised to excluded drive thru facilities.
2. Please clarify standards for Masonry wall used as buffers as it relates to materials
  - The Development notes have been revised to include a masonry wall finishing with building materials compatible with adjacent principle building materials.
3. Roof top terraces while not covered totally may have roofs over bars, etc or temporary tents. Will these structures meet the 45' height limit?
  - 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.
4. Can or how will you design any entertainment areas where music is played or bands play to not disturb nearby residential areas?
  - 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.
5. Can you be clearer on what you anticipate Modern Farmhouse Architectural Vernacular will look like? Photos, renderings or virtual images?
  - 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.
6. The statement about provision of the playground and pavilion/restrooms is confusing. Please clarify.
  - The Development Notes have been revised to illustrate the specific items to be constructed by the applicant within the parkland area.
7. Add seating numbers in amphitheater to development standards
  - The amphitheater has been specified as 250-person seating capacity.

8. Add to development standards that the BMPs in park are wet with water feature
  - 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.
9. Do you have brewery committed to Weddington Green?
  - 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.
10. Can you make the townhomes single family lots?
  - Successful, sustainable design requires appropriate transition of uses. The inclusion of townhomes provides the necessary progression from the proposed non-residential uses to the existing adjacent residential.
11. How many HOAs will there be? Which one will pay for park maintenance?
  - There may be up to four HOAs associated with this project. The Master HOA would be responsible for managing the park maintenance of which 1/3 maintenance costs would be covered by the Weddington Green HOA. The specifics of maintenance and other Weddington Green commitments will be memorialized in a Developer Agreement between Weddington Green and the Town of Weddington.
12. Why not continue 50' buffer at round about?
  - 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.
13. Provide a sign location plan with type of sign to be used
  - A signage plan will be included as part of the permitting plan set.
14. Clarify ownership and maintenance of on street parking around park
  - All on-street parking will be maintained by the Weddington Green HOA.
15. Will the space maintained for greenway include all of the space 50' each side of the creek center?
  - 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.
16. Does item V.II.5.B mean the HOA will maintain the greenway?
  - The greenway multi-purpose path will be maintained privately while providing a public access easement.
17. State in the development standards that all available utilities will be stubbed to the sites of proposed park improvements ie playground, pavilion/restrooms, Irrigation.
  - The Development Notes have been revised to reflect this comment.

18. Why do you need more than the 35-foot height limit allowed in the UDO?
- 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.
19. 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?
- There are on-street parking located on the park side of the park loop road.
20. How will street improvements from the TIA be phased with development?
- 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.
21. Provide a general concept of phasing of development
- 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.
22. How much will it cost to maintain the BMPs in the park?
- The BMP maintenance will be the responsibility of the Weddington Green HOA as these stormwater features serve the development as a whole.
23. 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.
- 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 to include excluded uses as well.
24. 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.
- 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.
25. What standard will the pump station be built? UCPW or Charlotte Water?
- 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 forcemain prior to filing to NCDEQ for permit approval.
26. Can we limit national chains in the retail spaces?
- The Development Notes have been revised to include excluded uses.
27. Suggest a fence higher than 5 feet at the cemetery
- The reduced buffer along the cemetery property boundary will include a 6' masonry wall and evergreen plant material.

28. Need a stub on right of way to Abellia to allow firetrucks and others to turn around.
  - 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.
29. Park area right of main street needs a retaining wall to provide a flatter terrain.
  - The amphitheater has been located in this area to work with the grade transition to the existing stream.
30. How are you handling the steep slope left between the age targeted lots and the creek buffer?
  - 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.
31. Eliminate carriage house or their rental
  - The market suggests that these accessory structures are in demand and will provide for a more architecturally interesting, detached garage structure.
32. Need elevations for house plans proposed for each lot size and the villas
  - 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.
33. Need more setback on villas
  - The setbacks have been increased from 5' to 11' based on feedback from the Planning Board.
34. Are the only streets with a sidewalk only on one side the private loops in the 60-foot lots?
  - There are three sections of roadway that include single sided walkways. The two loop roads associated with the 60' lots and the age restricted single-loaded street section adjacent to the stream buffer.
35. Eliminate the option for roof top bars
  - 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.
36. Do we have construction details regarding the amphitheater?
  - At this point in the process, we do not have construction document detailing on the amphitheater beyond the precedent imagery and seating capacity.
37. 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?
  - The brewery component of the brewpub will be very limited and specialty seasonal. The location will not be used as a primary distribution facility.



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

- 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)

39. 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?

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.

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

- Rendering perspectives of the Main Street area will be presented during the upcoming April Town of Weddington Town Board meeting.

41. Confirm park area on-street parking numbers.

- 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.

2022

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	1,449,750.27
10-1120-001	TRINITY MONEY MARKET	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00
10-1130-000	BB&T/TRUIST CHECKING	2,612,758.22
10-1130-001	BB&T/TRUIST MONEY MARKET	250,000.59
10-1140-000	WACHOVIA	0.00
10-1170-000	NC CASH MGMT TRUST	558,847.28
10-1205-000	A/R OTHER	0.00
10-1211-001	A/R PROPERTY TAX	59,500.13
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	2,801.23
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	4,862.72
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	3,996.38
10-1214-000	PREPAID ASSETS	0.00
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00
10-1217-000	A/R INTERGOVT	0.00
10-1232-000	SALES TAX RECEIVABLE	647.25
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,425,183.33
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	10,155.51
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00
	Total Assets	<u>7,615,747.01</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	0.00
10-2116-000	CUSTOMER REFUNDS	665.25
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2151-000	FICA TAXES PAYABLE	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00
10-2153-000	STATE W/H TAXES PAYABLE	0.00
10-2154-001	NC RETIREMENT PAYABLE	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	1,188.68
10-2156-000	LIFE INSURANCE PAYABLE	0.00
10-2157-000	401K PAYABLE	0.00
10-2200-000	ENCUMBRANCES	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	3,996.38
10-2620-000	DEFERRED REVENUE - DELQ TAXES	2,801.23
10-2625-000	DEFERRED REVENUE - CURR YR TAX	59,499.63
10-2630-000	DEFERRED REVENUE-NEXT 8	4,862.72
	Total Liabilities	<u>145,638.78</u>
10-2640-001	FUND BALANCE - UNASSIGNED	2,674,633.85
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,672,582.94
10-2640-005	CURRENT YEAR EQUITY YTD	456,922.61
	Total	<u>6,624,139.40</u>
	Revenue	2,209,980.50
	Less Expenses	1,364,011.67

2022

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Net	<u>845,968.83</u>
Total Fund Balance	<u>7,470,108.23</u>
Total Liabilities & Fund Balance	<u><u>7,615,747.01</u></u>

STATEMENT OF REVENUES AND EXPENDITURES  
FOR THE PERIOD ENDING MARCH 31 2022

Revenue Account Range: First to Last

Include Non-Anticipated: Yes

Year To Date As Of: 03/31/22

Expend Account Range: First to Last

Include Non-Budget: No

Current Period: 03/01/22 to 03/31/22

Print Zero YTD Activity: No

Prior Year: 03/01/21 to 03/31/21

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
10-3101-110	AD VALOREM TAX - CURRENT	\$32,081.82	\$1,425,000.00	\$10,566.42	\$1,390,429.35	98%
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	\$984.09	\$5,000.00	\$10.63	\$1,414.93	28%
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	\$637.93	\$2,250.00	\$636.93	\$2,865.91	127%
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	\$20,346.05	\$120,000.00	\$18,843.02	\$80,827.49	67%
10-3115-180	TAX INTEREST	\$1,366.27	\$2,250.00	\$616.06	\$1,794.18	80%
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	\$45,183.07	\$395,000.00	\$213,580.53	\$447,629.28	113%
10-3322-220	BEER & WINE TAX	\$0.00	\$45,000.00	\$0.00	\$0.00	0%
10-3324-220	UTILITY FRANCHISE TAX	\$102,516.55	\$425,000.00	\$0.00	\$229,028.09	54%
10-3329-220	ARP FEDERAL FUNDS	\$1,045.69	\$0.00	\$0.00	\$0.00	0%
10-3340-400	ZONING & PERMIT FEES	\$2,692.50	\$25,000.00	\$6,015.00	\$28,703.50	115%
10-3350-400	SUBDIVISION FEES	\$417.50	\$10,000.00	\$0.00	\$2,360.00	24%
10-3360-400	STORMWATER EROSION CONTROL FEES	\$0.00	\$5,000.00	\$1,600.00	\$15,200.00	304%
10-3830-891	MISCELLANEOUS REVENUES	\$100.00	\$1,000.00	\$0.00	\$9,493.51	949%
10-3831-491	INVESTMENT INCOME	\$68.61	\$5,080.00	\$4.29	\$234.26	5%
<b>General Fund Revenue Total</b>		<b>\$207,440.08</b>	<b>\$2,465,580.00</b>	<b>\$251,872.88</b>	<b>\$2,209,980.50</b>	<b>90%</b>

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
10-4110-000	GENERAL GOVERNMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-120	FIRE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-126	FIRE DEPT SUBSIDIES	\$65,316.50	\$801,625.00	\$0.00	\$467,497.94	\$334,127.06	58%
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	\$0.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0%
10-4110-150	POLICE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-155	POLICE PROTECTION	\$0.00	\$316,925.00	\$0.00	\$237,929.40	\$78,995.60	75%
10-4110-160	COMMITTEE & OUTSIDE AGENCY FUNDING	\$0.00	\$4,000.00	\$0.00	\$240.00	\$3,760.00	6%
10-4110-180	GOVERNING BOARD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-190	LEGAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-192	ATTORNEY FEES - GENERAL	\$10,000.00	\$65,000.00	\$10,000.00	\$42,800.50	\$22,199.50	66%

STATEMENT OF REVENUES AND EXPENDITURES  
FOR THE PERIOD ENDING MARCH 31 2022

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
10-4110-193	ATTORNEY FEES - LITIGATION	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	0%
10-4110-320	OTHER GENERAL GOVERNMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4110-330	ELECTION EXPENSE	\$0.00	\$12,000.00	\$0.00	\$12,753.37	-\$753.37	106%
10-4110-340	PUBLICATIONS	\$0.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	0%
10-4110-342	HOLIDAY/TREE LIGHTING	\$0.00	\$4,500.00	\$0.00	\$2,521.12	\$1,978.88	56%
10-4110-343	SPRING EVENT	\$0.00	\$10,175.00	\$660.00	\$660.00	\$9,515.00	6%
10-4110-344	OTHER COMMUNITY EVENTS	\$257.19	\$4,850.00	\$0.00	\$0.00	\$4,850.00	0%
	<b>4110 Total</b>	<b>\$75,573.69</b>	<b>\$1,236,575.00</b>	<b>\$10,660.00</b>	<b>\$764,402.33</b>	<b>\$472,172.67</b>	<b>62%</b>
10-4120-000	ADMINISTRATIVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-120	SALARIES & EMPLOYEE BENEFITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-121	SALARIES - CLERK	\$2,398.28	\$37,840.00	\$4,526.85	\$36,570.43	\$1,269.57	97%
10-4120-123	SALARIES - TAX COLLECTOR	\$4,353.28	\$55,725.00	\$4,233.26	\$42,103.98	\$13,621.02	76%
10-4120-124	SALARIES - FINANCE OFFICER	\$2,125.53	\$13,500.00	\$1,437.48	\$13,378.71	\$121.29	99%
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	\$2,100.00	\$25,200.00	\$2,100.00	\$20,438.80	\$4,761.20	81%
10-4120-181	FICA EXPENSE	\$839.74	\$9,275.00	\$940.76	\$8,436.21	\$838.79	91%
10-4120-182	EMPLOYEE RETIREMENT	\$1,112.24	\$14,500.00	\$1,704.72	\$14,333.61	\$166.39	99%
10-4120-183	EMPLOYEE INSURANCE	\$1,246.00	\$30,975.00	\$1,160.00	\$10,440.00	\$20,535.00	34%
10-4120-184	EMPLOYEE LIFE INSURANCE	\$13.72	\$175.00	\$15.68	\$154.56	\$20.44	88%
10-4120-185	EMPLOYEE S-T DISABILITY	\$12.00	\$200.00	\$13.00	\$117.00	\$83.00	58%
10-4120-190	PROFESSIONAL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-191	AUDIT FEES	\$0.00	\$8,750.00	\$0.00	\$0.00	\$8,750.00	0%
10-4120-193	CONTRACT LABOR	\$0.00	\$79,000.00	\$14,918.75	\$72,305.50	\$6,694.50	92%
10-4120-200	OTHER ADMINISTRATIVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-205	OFFICE SUPPLIES - ADMIN	\$650.48	\$17,000.00	\$2,799.22	\$5,078.61	\$11,921.39	30%
10-4120-210	PLANNING CONFERENCE	\$328.19	\$1,000.00	\$0.00	\$307.98	\$692.02	31%
10-4120-321	TELEPHONE - ADMIN	\$136.48	\$2,000.00	\$131.35	\$1,044.41	\$955.59	52%
10-4120-325	POSTAGE - ADMIN	\$0.00	\$2,000.00	\$0.00	\$2,020.83	-\$20.83	101%
10-4120-331	UTILITIES - ADMIN	\$341.19	\$5,000.00	\$230.95	\$2,712.02	\$2,287.98	54%
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	\$0.00	\$12,500.00	\$0.00	\$805.00	\$11,695.00	6%
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	\$3,212.06	\$71,100.00	\$3,098.54	\$55,327.80	\$15,772.20	78%

STATEMENT OF REVENUES AND EXPENDITURES  
FOR THE PERIOD ENDING MARCH 31 2022

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	\$4,176.00	\$97,500.00	\$4,967.00	\$36,164.00	\$61,336.00	37%
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	\$0.00	\$1,500.00	\$0.00	\$973.36	\$526.64	65%
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	\$400.00	\$6,000.00	\$500.00	\$3,500.00	\$2,500.00	58%
10-4120-370	ADVERTISING - ADMIN	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
10-4120-397	TAX LISTING & TAX COLLECTION FEES	-\$147.16	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4120-400	ADMINISTRATIVE:TRAINING	\$150.00	\$4,500.00	\$0.00	\$915.00	\$3,585.00	20%
10-4120-410	ADMINISTRATIVE:TRAVEL	\$30.80	\$4,000.00	\$120.04	\$3,048.84	\$951.16	76%
10-4120-450	INSURANCE	\$0.00	\$15,225.00	\$0.00	\$14,359.94	\$865.06	94%
10-4120-491	DUES & SUBSCRIPTIONS	\$3,912.00	\$25,000.00	\$4,094.00	\$17,737.78	\$7,262.22	71%
10-4120-498	GIFTS & AWARDS	\$0.00	\$2,000.00	\$113.29	\$548.90	\$1,451.10	27%
10-4120-499	MISCELLANEOUS	\$1,056.62	\$7,500.00	\$25.00	\$7,770.19	-\$270.19	104%
10-4120-500	CAPITAL EXPENDITURES	\$0.00	\$150,000.00	\$0.00	\$88,514.11	\$61,485.89	59%
	<b>4120 Total</b>	<b>\$28,447.45</b>	<b>\$699,965.00</b>	<b>\$47,129.89</b>	<b>\$459,107.57</b>	<b>\$240,857.43</b>	<b>66%</b>
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-120	SALARIES & EMPLOYEE BENEFITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-121	SALARIES - ZONING ADMINISTRATOR	\$6,666.66	\$42,440.00	\$0.00	\$0.00	\$42,440.00	0%
10-4130-122	SALARIES - ASST ZONING ADMINISTRATR	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0%
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	\$2,836.04	\$33,575.00	\$5,657.00	\$21,332.37	\$12,242.63	64%
10-4130-124	SALARIES - PLANNING BOARD	\$325.00	\$5,100.00	\$200.00	\$2,800.00	\$2,300.00	55%
10-4130-125	SALARIES - SIGN REMOVAL	\$457.41	\$7,500.00	\$254.56	\$2,219.46	\$5,280.54	30%
10-4130-181	FICA EXPENSE - P&Z	\$758.60	\$10,000.00	\$222.77	\$1,891.86	\$8,108.14	19%
10-4130-182	EMPLOYEE RETIREMENT - P&Z	\$1,592.46	\$22,650.00	\$0.00	\$2,746.69	\$19,903.31	12%
10-4130-183	EMPLOYEE INSURANCE	\$1,547.00	\$34,575.00	\$0.00	\$4,640.00	\$29,935.00	13%
10-4130-184	EMPLOYEE LIFE INSURANCE	\$22.40	\$275.00	\$0.00	\$40.32	\$234.68	15%
10-4130-185	EMPLOYEE S-T DISABILITY	\$12.00	\$175.00	\$0.00	\$52.00	\$123.00	30%
10-4130-190	CONTRACTED SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-192	CONSULTING STORMWATER CONTROL	\$0.00	\$65,000.00	\$5,644.98	\$54,573.33	\$10,426.67	84%
10-4130-193	CONSULTING	\$9,314.76	\$36,000.00	\$295.50	\$33,891.78	\$2,108.22	94%
10-4130-194	CONSULTING - COG	\$0.00	\$32,000.00	\$0.00	\$4,960.00	\$27,040.00	16%
10-4130-195	STORMWATER EROSION CONTROL	-\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

STATEMENT OF REVENUES AND EXPENDITURES  
FOR THE PERIOD ENDING MARCH 31 2022

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
10-4130-200	OTHER PLANNING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	\$437.52	\$7,500.00	\$2,646.82	\$4,891.85	\$2,608.15	65%
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	\$0.00	\$2,500.00	\$0.00	\$55.49	\$2,444.51	2%
10-4130-215	HISTORIC PRESERVATION	\$0.00	\$250.00	\$0.00	\$0.00	\$250.00	0%
10-4130-220	INFRASTRUCTURE	\$0.00	\$294,000.00	\$0.00	\$0.00	\$294,000.00	0%
10-4130-321	TELEPHONE - PLANNING & ZONING	\$136.49	\$2,000.00	\$131.36	\$1,044.41	\$955.59	52%
10-4130-325	POSTAGE - PLANNING & ZONING	\$0.00	\$2,000.00	\$0.00	\$2,057.08	-\$57.08	103%
10-4130-331	UTILITIES - PLANNING & ZONING	\$341.17	\$5,000.00	\$396.40	\$3,305.13	\$1,694.87	66%
10-4130-370	ADVERTISING - PLANNING & ZONING	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
	<b>4130 Total</b>	<b>\$16,447.51</b>	<b>\$604,040.00</b>	<b>\$15,449.39</b>	<b>\$140,501.77</b>	<b>\$463,538.23</b>	<b>23%</b>
	<b>General Fund Expend Total</b>	<b>\$120,468.65</b>	<b>\$2,540,580.00</b>	<b>\$73,239.28</b>	<b>\$1,364,011.67</b>	<b>\$1,176,568.33</b>	<b>54%</b>

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**TOWN OF  
W E D D I N G T O N  
MEMORANDUM**

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** April 11, 2022

**SUBJECT:** Monthly Report–March 2022

<b>Transactions:</b>	
Interest Charges	\$522.90
Balance Adjustments	\$(178.58)
Refunds	\$5.07
Overpayment	(\$5.03)
<b>Taxes Collected:</b>	
2015-2020	\$(831.60)
2021	\$(10993.41)
<b>As of March 31, 2022; the following taxes remain Outstanding:</b>	
2011	\$52.18
2012	\$254.08
2013	\$294.25
2014	\$284.94
2015	\$681.06
2016	\$419.32
2017	\$855.04
2018	\$1404.24
2019	\$2257.18
2020	\$3057.72
2021	\$60,605.52
<b>Total Outstanding:</b>	<b>\$71,165.53</b>