

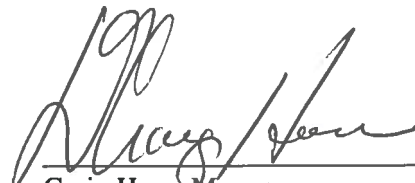


SPECIAL MEETING NOTICE

Mayor Horn has called for a Special Meeting to be held on Monday, May 9, 2022 from 4:00 p.m. to 6:00 p.m. at the Weddington High School Auditorium, 4901 Weddington Road, for the purpose of holding a work session with the following agenda:

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, MAY 9, 2022- 4-6 P.M.
4901 WEDDINGTON ROAD, WEDDINGTON, NC 28104
AGENDA**

1. CALL TO ORDER
2. DETERMINATION OF QUORUM
3. ADOPTION OF AGENDA
4. DISCUSSION OF CONDITIONAL REZONING APPLICATION FOR MIXED-USE DEVELOPMENT WEDDINGTON GREEN
5. ADJOURNMENT



Craig Horn, Mayor

Dear Weddington Town Council,

Today, we are sending you all of the completed revisions for our Weddington Green proposed development. We have appreciated all of the input over these many months from the community, the Public Hearings, the Town Staff, the Planning Board, and the Town Council. Our project team, including many consultants, architects, and landscape architects, has worked hard to incorporate all suggestions from all interested parties into a well thought out, walkable-friendly community for the Town of Weddington, featuring a new downtown park.

With this set of updated plans and development notes, we feel we have accomplished making the improvements that all have asked for in this vision. As we think of what Weddington Green could be for the Town of Weddington, we believe we are contributing to and complementing the existing Town Center in a way that will bring both parts together with a new and charming downtown main street for Weddington, which will include old-fashioned double light lamp posts with floral hanging baskets, along with a landscaped medians and sidewalks. We will bring several new, quality restaurants, local community shops, a boutique grocer, coffee/breakfast establishments, as well as additional office and medical office space to the area. Adding upscale single family detached homes to this area will make this a truly walkable friendly community. Weddington Green residents will be able to walk to work, the grocery store, restaurants, and to a beautiful new town park with hike and bike trails, as well as other numerous amenities.

The following is a list of the changes that have been made on these updated plans. We have eliminated all townhomes, so the entire residential site will be single family, age targeted, detached homes, which will reduce our density even more, to under two homes per acre. We have added several additional buffer areas along Providence Road, including a new 6 foot high brick wall, and significant new landscape plantings to further screen homes from the road. We have reduced the retail/restaurant/office/medical space down from 137,600 square feet to 117,600 square feet, while leaving the parking areas the same size to allow for plenty of community parking. We will completely finish the new Weddington Town Park, to include an amphitheater with covered pavilion, restrooms, a large gazebo, a playground, picnic areas with tables, several pedestrian bridges, walking/biking trails, bike racks, sidewalks, numerous park benches, trash receptacles, water features in the ponds, formal lawn and landscaped areas, an irrigation system for those formal areas, special lighting poles, and other park amenities. The final location and detailed specifications of these various park improvements will be further defined during several workshops with town staff and volunteers while the construction plans are being developed.

Working with Union County and Union County Public Works, the Town of Weddington will need to help support bringing public sewer to Downtown Weddington. The county is currently undergoing a rewrite of their water and sewer service policies for Union County and the various Towns/Cities/ and other areas to serve within the county. Weddington will be a part of this process and will need to input their needs and desires toward public water and sewer to serve the Weddington community. The Town of Weddington still has a significant amount of future single family land within the Mundy's Run basin that will need to be served with water and sewer.

We trust that all of you see our sincere desire to bring something special to Downtown Weddington with this new main street theme, including a new Town Green and new Downtown Weddington Park. Upon completion, we envision this to be a great place for community gatherings, weekend events, and special holiday celebrations.

Thank you all for considering this request for rezoning for Weddington Green, and let us know if you have any additional comments or questions toward finalization of these plans.

Tom Waters
Provident Land Services, Inc.
6707 Fairview Road, Ste. B
Charlotte, NC 28210
704-201-5150 - cell

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

MEMORANDUM

TO: Planning Board, Mayor and Town Council

FROM: Leamon B. Brice, Interim Planner

DATE: February 23, 2022, March 9, 2022 additions, May 2, 2022 amended

SUBJECT: Weddington Green- Conditional Zoning

Provident Development requests a conditional rezoning for a mixed-use pedestrian friendly neighborhood on property located on the east side of Providence Road and south of Weddington Road including parcels 06150073B, 06150073D, 06150074, 06150076, 06150076A, 06150076B, 06150081 and a portion of 06150077F totaling approximately 80.2 acres. The property is currently zoned R-CD Residential Conservation District and R 40 Residential.

The applicant is proposing a mixed-use pedestrian friendly development that includes single family homes and villas, age targeted single family homes and villas clustered around open space and restaurant, retail and office space arranged along a typical pedestrian friendly two-sided downtown main street.

Site Plan, Elevations and Development Standards

General Information

The plan set includes Development Standards that form a part of the Conditional Zoning Plan. The development shall be governed by the plan and all applicable Unified Development Ordinance requirements unless identified elsewhere in the standards. The plan includes various use areas and the exact location of home sites and commercial buildings can vary. This allows flexibility to place structures where they fit best around the existing tree canopy and adjust to topo. Each structure is required to get a zoning permit so staff can ensure the placement is consistent with the zoning site plan. However, any major changes to the use areas, open space or development standards are required to go back through the conditional zoning process.

In addition, they are asking for five – year vested rights. This time frame is typical for a project of this size.

The applicant does plan to phase the proposed development depending upon Traffic Impact Analysis (TIA) required street improvements, utility and infrastructure installation and requirements of the Town of Weddington.

Permitted Uses

The Sketch Plan shows four residential areas, a commercial area and open space. Uses for these areas are as follows:

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, 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***
- BREWPUB, MICRO-BREWERY, TAPROOM, AND EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR) ***
- GENERAL OFFICE, PROFESSIONAL SERVICES, AND MEDICAL OFFICE
- BOUTIQUE, LOCAL, HIGHER-END, SPECIALTY RETAIL BUSINESS AND SERVICES 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, 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 PRIVATE 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.

Transportation

Vehicular access includes one access point along Providence Road at Lenny Stadler, two access points on Weddington Road. One at the roundabout and one at Wheatberry Hill Road. NCDOT will require access permits for all three access points.

Transportation improvements will be necessary as mitigation. The applicant will be responsible for improvements per a Transportation Impact Analysis (TIA) currently being reviewed by NCDOT. The original TIA was submitted when the plan included 306 dwelling units. The plan has been reduced to 158 dwelling units since the original submittal and a new TIA is in preparation for submittal to NCDOT.

Recommended Improvements by the developer are listed in the development standards.

A turn around needs to be added to the plan at the Abellia right of way to allow emergency and other vehicles a place to turn around at the dead end of Public Road A.

Streets

Streets will meet NCDOT standards. Public streets and private streets are identified on the sketch plan. The Main Street is private to allow for pedestrian amenities not always allowed by NCDOT. The various street sections are shown on the plan.

Parking

On street parking will be maintained by the Weddington Green HOA except on Public Road A and B which town will maintain to allow the town to manage on street parking for events in the park. This conditional zoning plan and the HOA documents must give the town authority to manage on street parking around the park.

The same number of commercial parking spaces remain despite the reduction of commercial sq footage from 137,900 to 117,600.

Design Guidelines

The applicant will provide a coordinated streetscape element, landscaping, open spaces and building materials for both residential and commercial buildings. See Development Standards.

Screening/Buffers. Per Weddington's ordinance all structures and facilities for parking, trash, storage, mechanical equipment, loading, and outdoor equipment shall be screened.

A 20' buffer has been provided along the property lines to adjacent neighborhoods and a 70' buffer along Providence Road and a 50' buffer adjacent to Weddington Road. Weddington's ordinance requires a 50' thoroughfare buffer.

Street trees will be provided every 40 feet on center in addition to trees planted on each detached single-family lot.

Lighting. Outdoor lighting shall comply with Appendix 4 of the Unified Development Ordinance and applicable Town lighting regulations.

Signage. Outdoor signage shall comply with Article 9 D918 K of the Unified Development Ordinance.

Architectural Standards

The architectural standards are described within the development standards as French Country Craftsman. See the Development Standards Architectural Standards for both residential and commercial uses.

Setbacks and streetscape information is in item V in the Development Standards and are designed to enhance the pedestrian experience.

Open Space

Open space is required to be 10% in R 40 subdivisions and 50% in Conservation Subdivisions. Open space is proposed at 35 acres or 44%.

Approximately 8.5 acres are proposed as a public park. Provident proposes to build an amphitheater, 3 stream crossings, a greenway along the stream on the property and other tables and benches. On street parking can be used for town events. The park would be given to the town with utility connections to build a pavilion and playground or other similar improvements. Maintenance of the park for three years after it is completed and given to the town will be provided. The Developer will also cause the Weddington Green Homeowner Association to be responsible for 1/3 of the total cost of maintenance of the central park in perpetuity.

Process

This project is being processed as a Conditional Zoning as provided for in the new Weddington UDO. This is a new process that begins with a Community meeting hosted by the developer. The applicant held a community meeting Thursday January 27 at 6:30 pm in the town hall. The meeting was held live and on Zoom. A written report of the meeting is on the town website.

Following the community meeting and any plan revisions as a result of the community meeting the plan was presented to the Planning Board for review and a recommendation to the town council. The Planning Board approved the plan with the following questions and recommendations:

Ensure that villas that face a street have a porch or are set back more than 5' from the street.

Restrict the percentage of rentals to 10%

Do not allow companies to buy properties for rental

Buffer villas from parking lot

Include medians in landscaping plan

Limit front loading garages on single family homes

Reduce the residential height allowance to less than 50'

Change age targeted villas to single family

Pay for round about crossing, lights, landing and sidewalk to parking lot

Developer provide cost estimates for park maintenance

Build Abellia connection to property line but do not connect.

The town council will held a public hearing on Monday March 14, at 7pm at the All Saints Anglican Church at 5328 Hemby Road. The public hearing was continued at Weddington High School on April 11, 2022. The Conditional Zoning process allows the developer and the town to ask for conditions

which could include special exceptions to rules or additional improvements. The town and the developer must agree on a condition for it to become a part of an approval.

Staff has drafted the following statement of Land Use Plan Consistency that can be used if the Board agrees or provide its own findings if the Board disagrees with the proposed rezoning. The Planning Board adopted the following consistency statement at their February 28, 2022 meeting.

The land use plan map depicts a small portion of the project site as Traditional Residential, but the site is predominately Conservation Residential which allows alternative smaller lots to retain open space. This project must meet the Downtown Overlay District standards as it is in the town center and considered Neighborhood Business as described in the Future Land Use Categories in the Land Use Plan. The project is consistent with the land use plan in that it ensures development takes place in a manner to conserve open space and scenic views, limits development activities on environmentally sensitive lands and minimizes visual effects on surrounding properties. The project maintains the town's single-family character while providing varying lot sizes to provide broader housing options. The commercial is scaled to provide goods and services to the residents of Weddington. The plan meets the public facilities and services goals in that it doesn't put a constraint on the public sewer. The plan provides a passive park amenity for community gathering and limited recreation needs of Weddington residents. The Architectural Standards meet the design goals that enhance aesthetic qualities and physical character. The new commercial area provides opportunity for small town scale and is designed with pedestrian-oriented features.

Weddington Green

2/23/2022

3/9/2022

5/2/2022

General Information

Site is 80+- acres

306 number of units on original plan

158 current number of units on plan

35 acres of open space

48% open space

11.5 acres park space

Response to Planner Review Questions

Detail and technical questions and answers

What condition will the park be in when given to the town?

- The park (minus the playground area) and a pavilion/restroom area shall be fully constructed before being turned over to the town. Final design of the Town Park will be presented to the

Town Board during the Construction Document preparation process prior to approval and construction.

When will the park be given to the town?

- The Town Park will be platted 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.

Can the town use the park before it is given?

- 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.

Will the developer consider maintaining the park for a period after the park is given?

- 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.

Will ownership or maintenance of the BMPs in the park be retained by the owner or HOA?

- The maintenance structure of the BMPs will be similar to the park maintenance in that 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 the open space areas and BMPs. The developer will sponsor/pay for the BMP maintenance for the first 3 years after completion. Following that three-year period, the Town would then pay a share of the maintenance costs based on drainage area of the park that the BMPs are treating.

Will rental be limited in the project?

- Currently the development notes list the following “rental condition” asterisk under II. Permitted Uses, A. Uses. *Carriage homes represent residential units above detached garage structures. These units may be considered as an extension of the principal use, leased by the individual lot owner, or considered an individual separate unit with access to the units using private alleys.
- The intent of the remainder of the platted residential lots within the development are to be “fee simple” lot transactions. The HOA documents shall state that no more than 25% of the total homes within the community can be made available for rent.

The development standards say there will be an 8-foot planting strip. The street cross sections show 7 feet.

- The note is incorrect and should match the site plan and street sections. This will be corrected.

The development standards say there will be a 10-foot sidewalk around the park. The street cross sections show 8 feet.

- The note is incorrect and should match the site plan and street sections. This will be corrected.

The Local Residential cross section shows sidewalk on one side. Development standards say all street will have sidewalks on both sides.

- This section only applies to a portion of Road F due to the proximity of the street to the stream buffer. The sidewalk will be on both sides of streets throughout the remainder of the project which matches the other street sections and site plan.

Response to Planning Board

At their February 28 meeting the Planning Board approved the plan with the following questions and recommendations. The questions and answers are as follows:

Ensure that villas that face a street have a porch or are set back more than 5' from the street.

Answer

- 1) We have revised the setbacks for all of the Towns facing a public street only, and not a green, to have an 11-foot setback from the street and front porches can encroach up to 6 feet within the setback.

Restrict the percentage of rentals to 10%

Answer

- 2) We are reviewing the legal considerations for restricting rentals within a community and hope to have that resolved prior to the Public Hearing. We have consulted with 2 attorneys so far and several HOA Management Companies.

Do not allow companies to buy properties for rental

Answer

- 3) We are also reviewing the legal considerations for not allowing companies to buy properties for a rental pool and hope to have that information by the Public Hearing.

Buffer villas from parking lot

Answer

- 4) We will buffer the Towns from the parking lot areas in several locations with an opaque wall and landscaping.

Include medians in landscaping plan

Answer

- 5) The medians and landscaping have been added to the cross sections of the Weddington Green plan sets being submitted now.

Limit front loading garages on single family homes

Answer

- 6) Only 26 of the 115 single family detached homes will have a front entry garage. Garage doors must be a minimum of 8 feet back from the extended front porches.

Planner comment: These are the lots that back up to low areas where alleys cannot be built in the 60' wide lot area.

Reduce the residential height allowance to less than 50'

Answer

- 7) The residential height allowance has been revised to less than 45 feet.

Change age targeted villas to single family

- 8) The age targeted Towns have been removed and converted to single family detached homes.

Pay for round about crossing, lights, landing and sidewalk to parking lot

Answer

- 9) The NCDOT approved special cross walk signalization system will be installed and paid for by the Developer. All sidewalks and ramps needed on each side of Weddington Road will be designed, built, and paid for by the Developer.

Developer provide cost estimates for park maintenance

Answer

- 10) Several proposals are being submitted for the 8.5-acre park maintenance for the future from professional landscape companies. The Developer will pay for the first 3 years of park maintenance in its entirety until most of the homes are complete and contribute property taxes to the Town and the County. The Developer will also cause the Weddington Green Home Owner Association to be responsible for 1/3 of the total cost of maintenance of the central park in perpetuity.

Build Abellia connection to property line but do not connect.

Answer

- 11) The site plans will show the Abellia Road Row and suggest that the Developer is ready, willing, and able to do whatever is best worked out with the Abellia Road residents to include no connection, pedestrian only, or pedestrian and vehicular once the Abellia residents have determined how best to proceed.

Response to council questions submitted through the Interim Planner.

Permitted Uses

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

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

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

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

Screening

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

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

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

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

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

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

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

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

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

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

Park & Greenway

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

Response: The amphitheater and anticipated brewpub location have been designed to focus a majority of event sounds in the direction of Providence Road. Those entertainment locations are also a minimum of 1,000 LF to the nearest existing residential home with many existing homes over

1,500 LF and would have vegetative buffers, open space, and proposed homes within that separation to assist in buffering event sound.

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

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

3. Add seating numbers in amphitheater to development standards

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. Do we have construction details regarding the amphitheater?

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

Architecture and Housing Design/Layout

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

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

2. Can you make the townhomes single family lots?

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

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

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

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

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

5. Eliminate carriage house or their rental

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

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

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

7. Need more setback on villas

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

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

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

Roads, Parking, and Traffic

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

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

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

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

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

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

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

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

5. Confirm Park area on-street parking numbers.

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

Timeline

1. Provide a general concept of phasing of development

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

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

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

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

Response: Estimated phase 1 construction completion:2025

(Per TIA, phase 1 development to include all residential units and the brewery)

Estimated phase 2 construction completion:2027

(Per TIA, phase 2 development to include all remaining non-residential)

MISC.

1. Do you have brewery committed to Weddington Green?

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

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

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

3. Eliminate the option for roof top bars

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

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

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

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

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

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

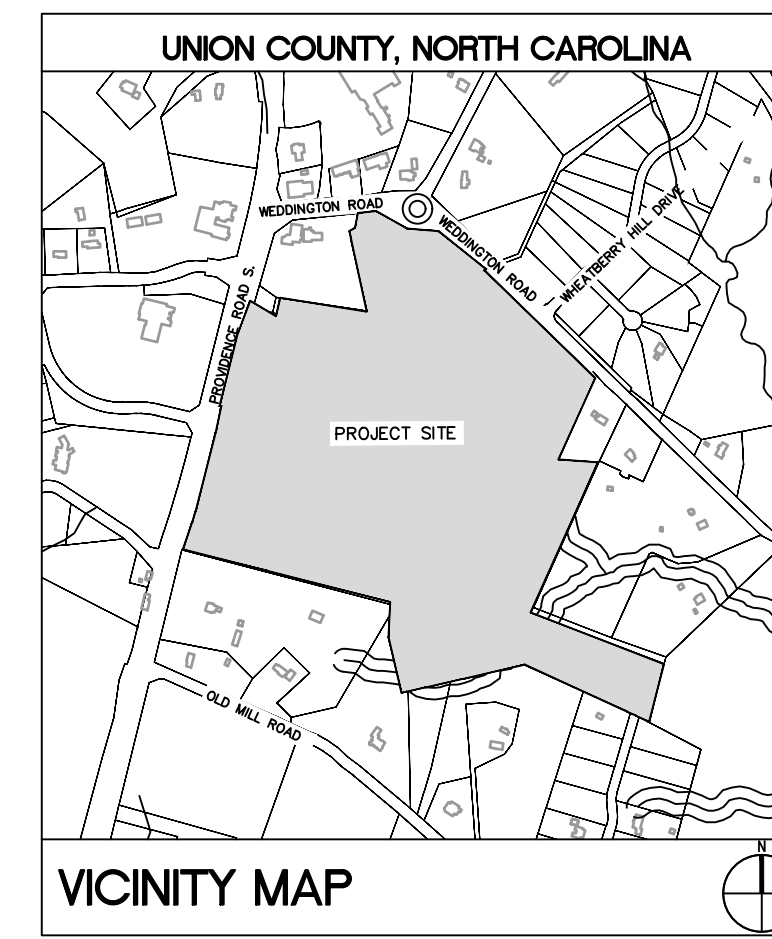
Response: A signage plan will be included as part of the permitting plan set.

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

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

WEDDINGTON GREEN CONDITIONAL REZONING

WEDDINGTON, UNION COUNTY, NORTH CAROLINA



SURVEY ISSUE DATE: JANUARY 19, 2022.
 PROVIDED BY: LAWRENCE ASSOCIATES, INC.
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 SERVICES, INC.**

6707 FAIRVIEW ROAD, SUITE B
 CHARLOTTE, NC 28210

**WEDDINGTON
 GREEN**

149 PROVIDENCE ROAD
 WEDDINGTON, NORTH CAROLINA

COVER SHEET

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
 04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL



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

RZ - 00

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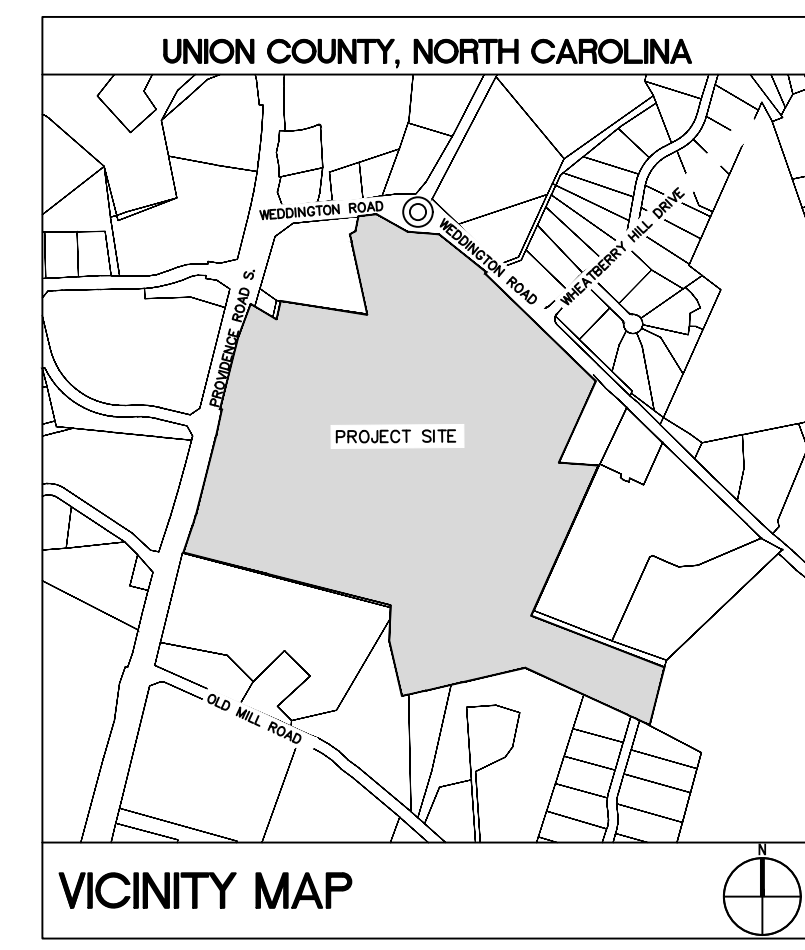
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SHEET LIST

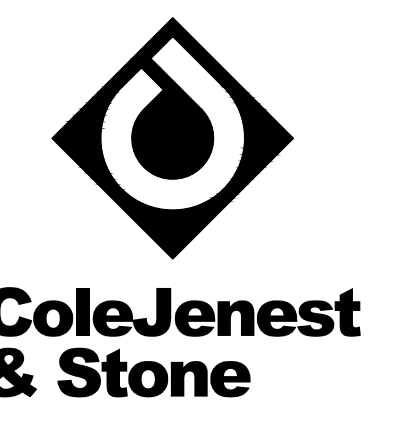
- RZ - 00 COVER SHEET
- RZ - 01 EXISTING CONDITIONS
- RZ - 02 SKETCH PLAN
- RZ - 03 DEVELOPMENT STANDARDS
- RZ - 04 STREET SECTIONS
- RZ - 05 GRADING AND STORM WATER
- RZ - 06 PRE-DEVELOPMENT DRAINAGE MAP
- RZ - 07 POST-DEVELOPMENT DRAINAGE MAP
- RZ - 08 WETLANDS PROTECTION PLAN
- RZ - 09 LANDSCAPE PLAN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



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.
3. 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.
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WEDDINGTON GREEN

149 PROVIDENCE ROAD
 WEDDINGTON, NORTH CAROLINA

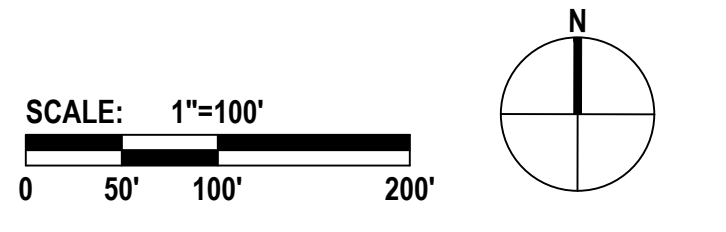
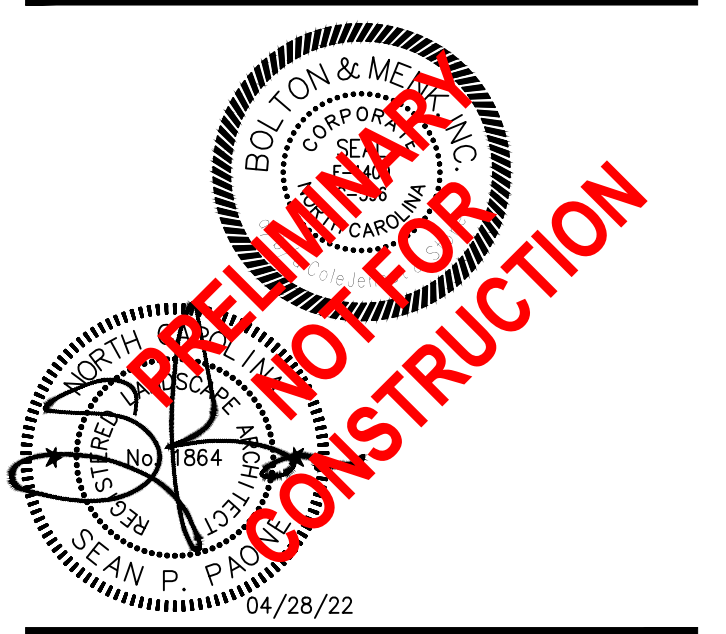
EXISTING CONDITIONS

Project No.
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 01/26/22

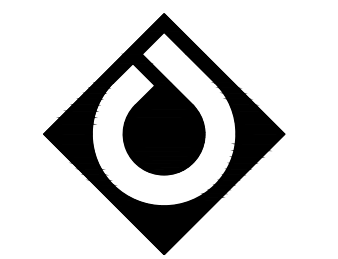
Revised

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SKETCH PLAN

Project No.

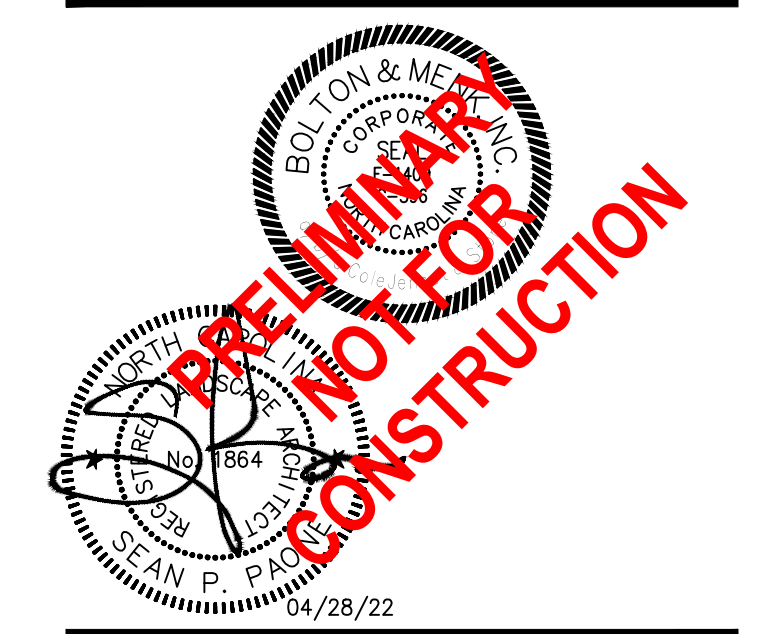
4720

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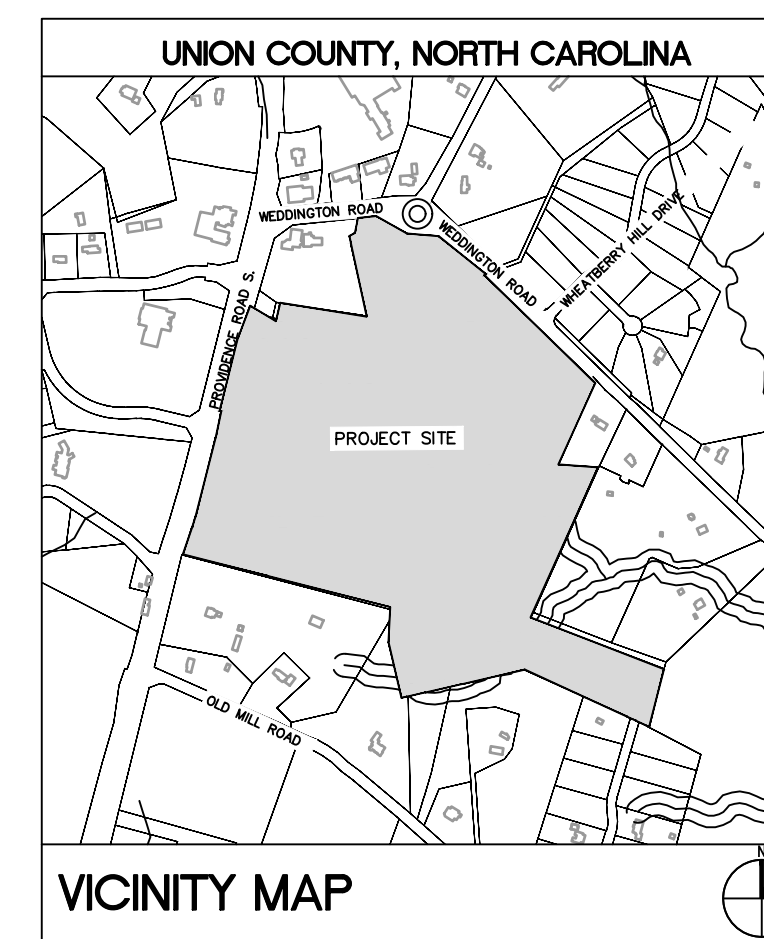


SCALE: 1"=100'
0 50' 100' 200'

RZ - 02

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LEGEND

SYMBOL	DESCRIPTION
	PROPOSED SIDEWALK
	PROPOSED 2'-0" CURB & GUTTER
	PROPOSED WALL
	GREENWAY TRAIL
	20' PERIMETER BUFFER
	MODIFIED PERIMETER BUFFER*
	50' FRONTAGE BUFFER
	TWO-STORY BUILDING
	RETAIL, RESTAURANT, OFFICE USES
	40' DETACHED SINGLE FAMILY LOTS
	52' DETACHED SINGLE FAMILY LOTS
	60' DETACHED SINGLE FAMILY LOTS
	40' AGE-TARGETED DETACHED SINGLE FAMILY LOTS

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

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, 06150081, AND A PORTION OF 06150077E
 EXISTING ZONING: R-40, R-CD
 EXISTING USE: VACANT, RESIDENTIAL
 PROPOSED ZONING: CZ - CONDITIONAL ZONING
 PROPOSED USE: MIXED-USE
 RETAIL, RESTAURANT, OFFICE, SINGLE FAMILY DETACHED LOTS, PARK/OPEN SPACES

SITE ACREAGE: 80.81 ACS (PER SURVEY)
 RETAIL, OFFICE, RESTAURANT: 117,600 SF
 RESIDENTIAL:
 40' LOTS: 50 LOTS (11 CARRIAGE HOME LOTS)
 52' LOTS: 43 LOTS (17 CARRIAGE HOME LOTS)
 60' LOTS: 32 LOTS
 CARRIAGE HOMES: 18
 AGE-TARGETED 40' LOTS: 33 LOTS

BUILDING SETBACKS:
 RETAIL, OFFICE, RESTAURANT
 FRONT: 15'
 SIDE/ BUILDING SEPARATION: 10'/20'
 SINGLE FAMILY, DETACHED (52' & 60' LOTS)
 FRONT: 11'
 SIDE: 5'
 REAR: 40'
 SINGLE FAMILY, DETACHED (40' LOTS)
 FRONT: 10'
 CORNER: MINIMUM 5'
 SIDE/ BUILDING SEPARATION: 5'/15'
 REAR: 20'

PROVIDED OPEN SPACE: 38.5 AC 48%
 PROVIDED PARK SPACE: 11.5 ACRES 14%
 BUFFERS:
 THOROUGHFARE: 50'
 PERIMETER: 20'+
 JURISDICTIONAL STREAMS: 50'

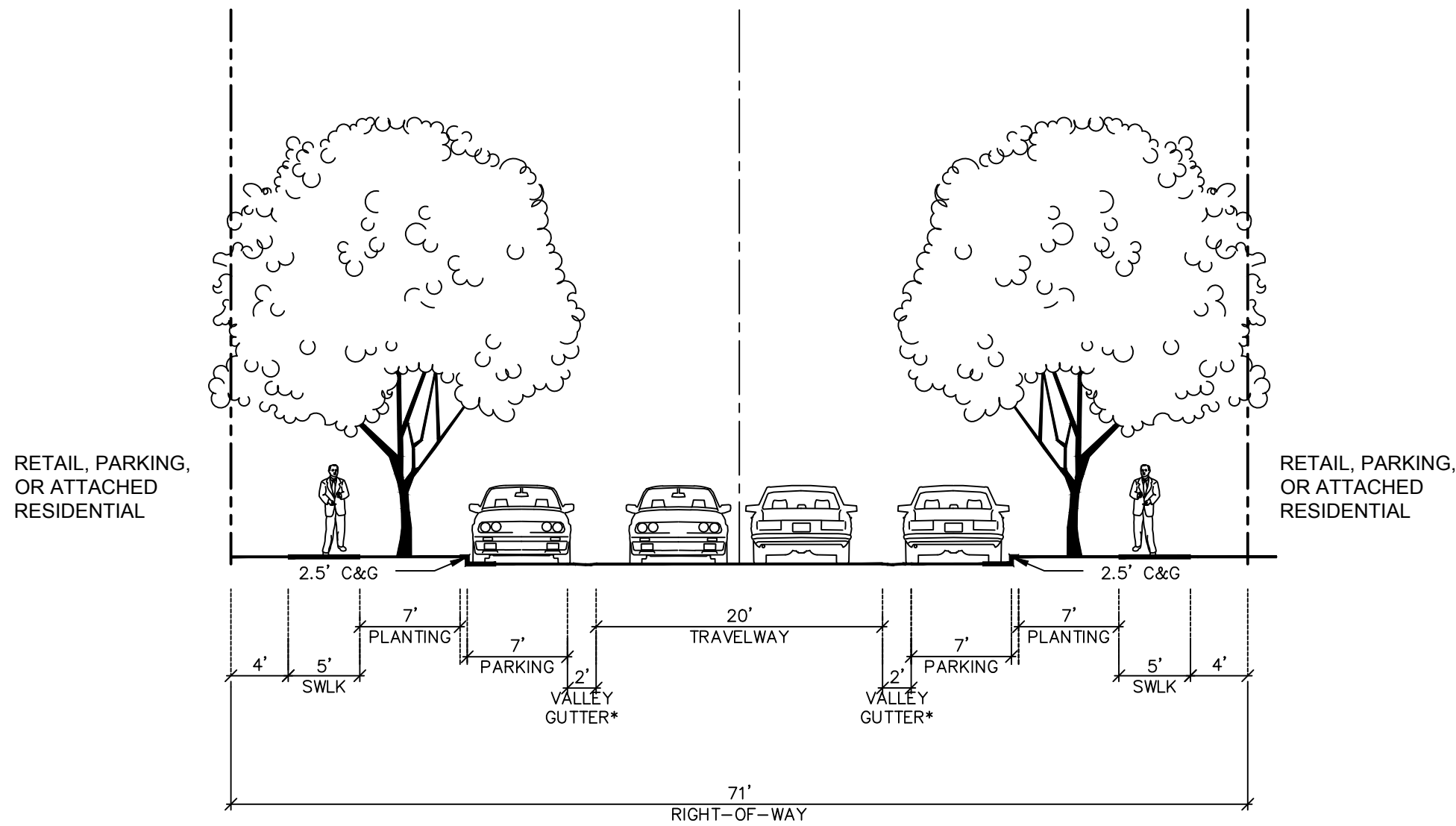
*PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 6' HIGH MASONRY WALL
 ESTIMATED CONSTRUCTION START DATE: 2023
 ESTIMATED PHASE 1 CONSTRUCTION COMPLETION: 2025
 (PER TIA, PHASE 1 DEVELOPMENT TO INCLUDE ALL RESIDENTIAL UNITS AND THE BREWERY)
 ESTIMATED PHASE 2 CONSTRUCTION COMPLETION: 2027
 (PER TIA, PHASE 2 DEVELOPMENT TO INCLUDE ALL REMAINING NON-RESIDENTIAL)



LOCAL RESIDENTIAL

71' PUBLIC ROW

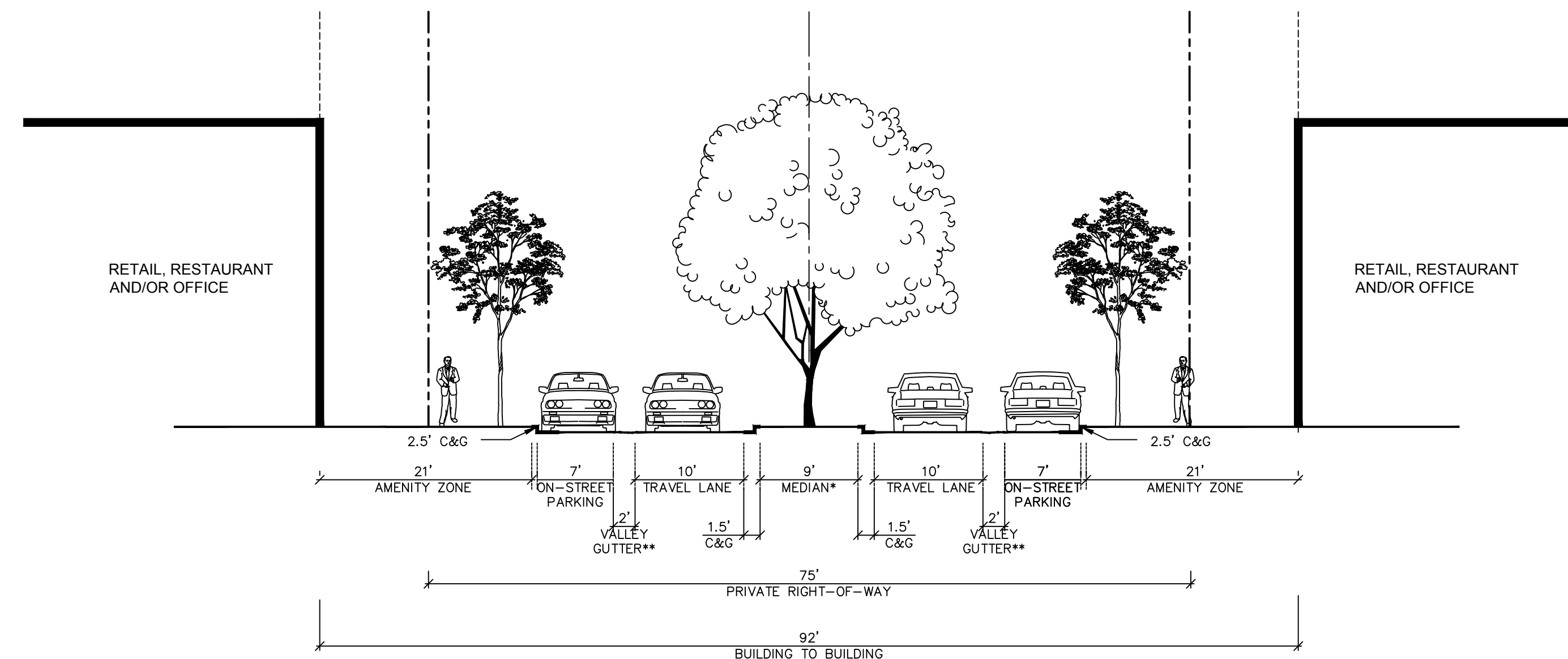
PUBLIC ROAD D FOLLOWS THIS CROSS-SECTION.



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

MAIN STREET

75' PRIVATE ROW



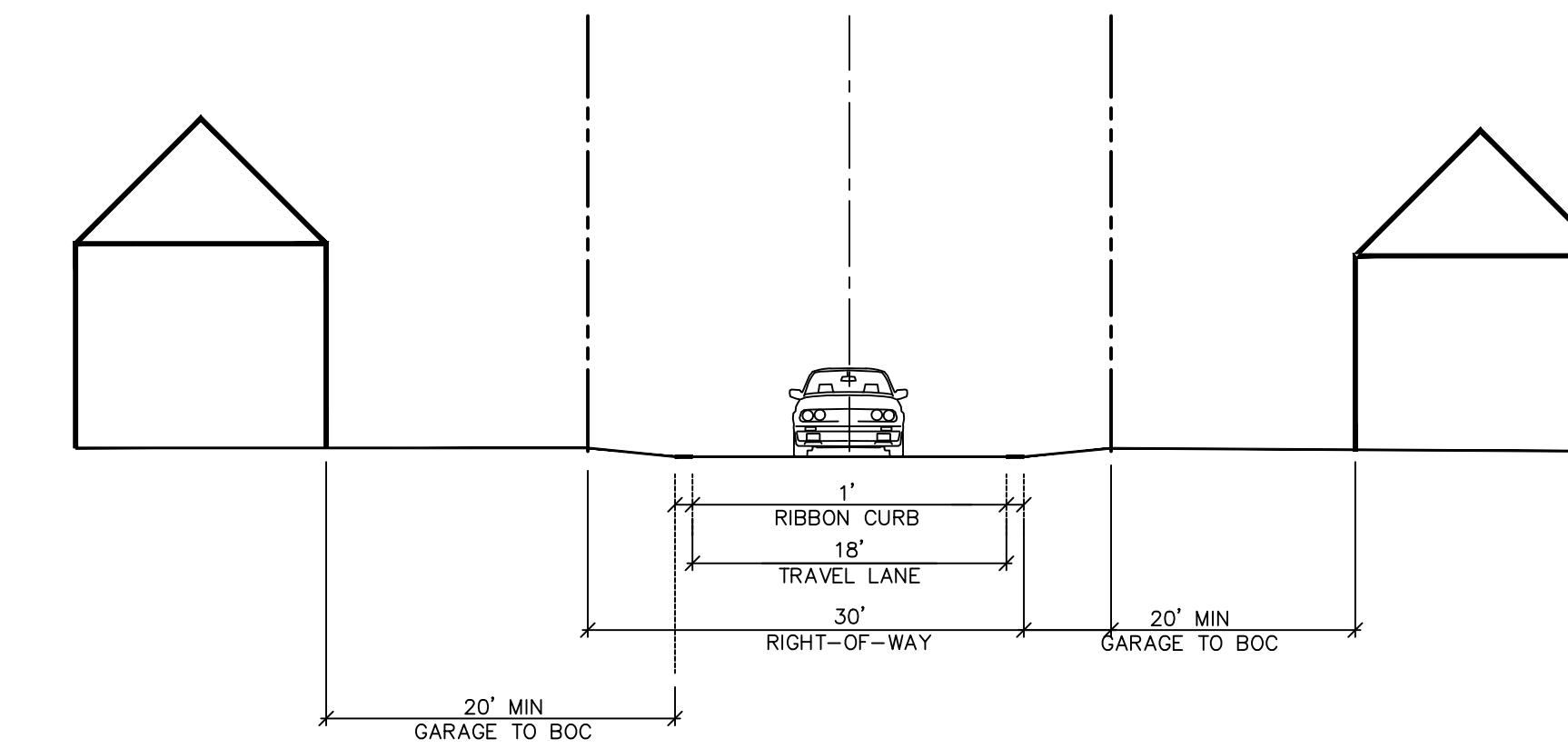
**12' PLANTED MEDIAN OR TURN-LANE DEPENDING UPON SECTION OF ROADWAY

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

ALLEY

DOUBLE-LOADED/CARRIAGE HOME

30' PRIVATE ROW

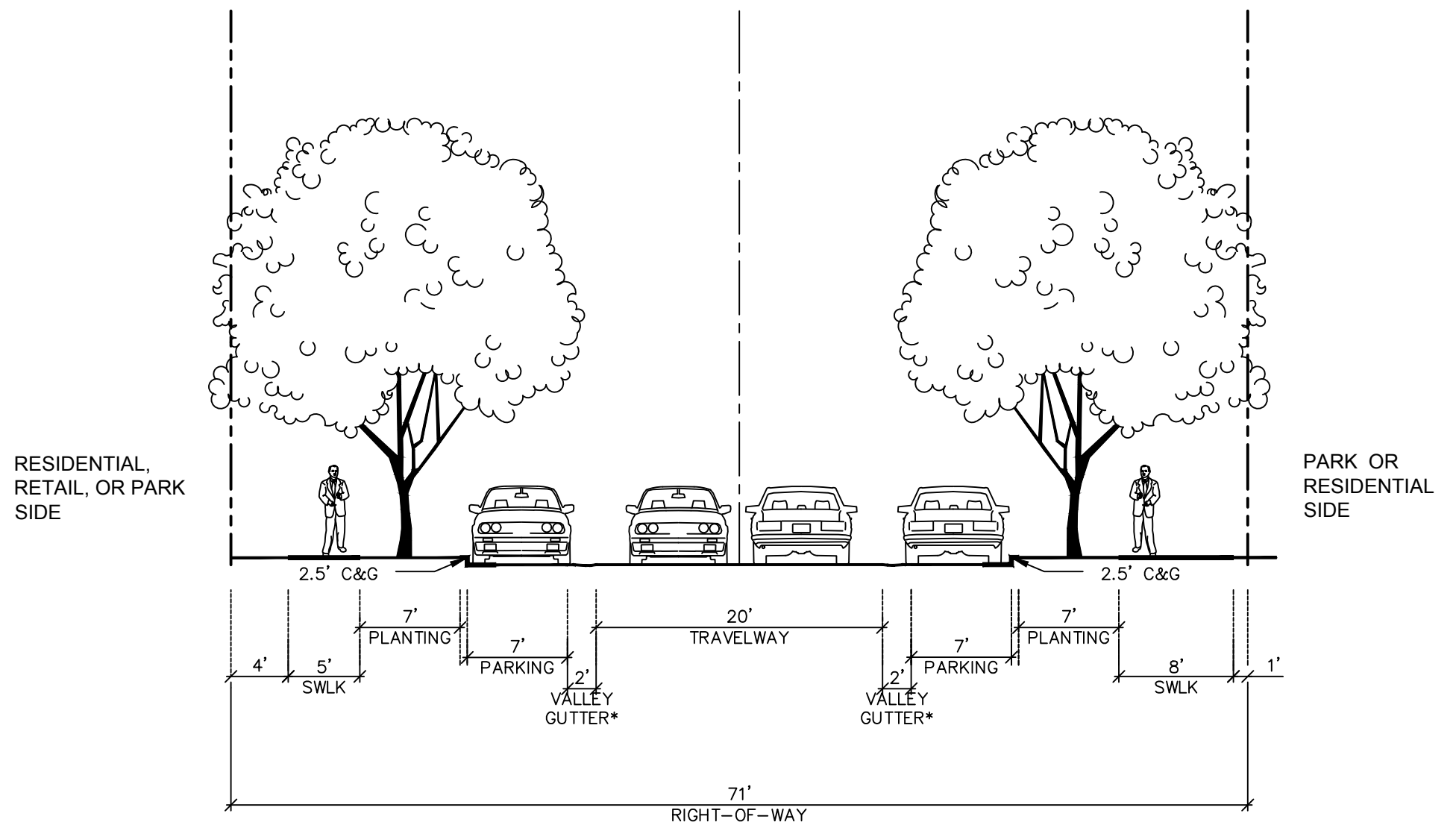


LOCAL RESIDENTIAL

PARK SECTION

71' PUBLIC ROW

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

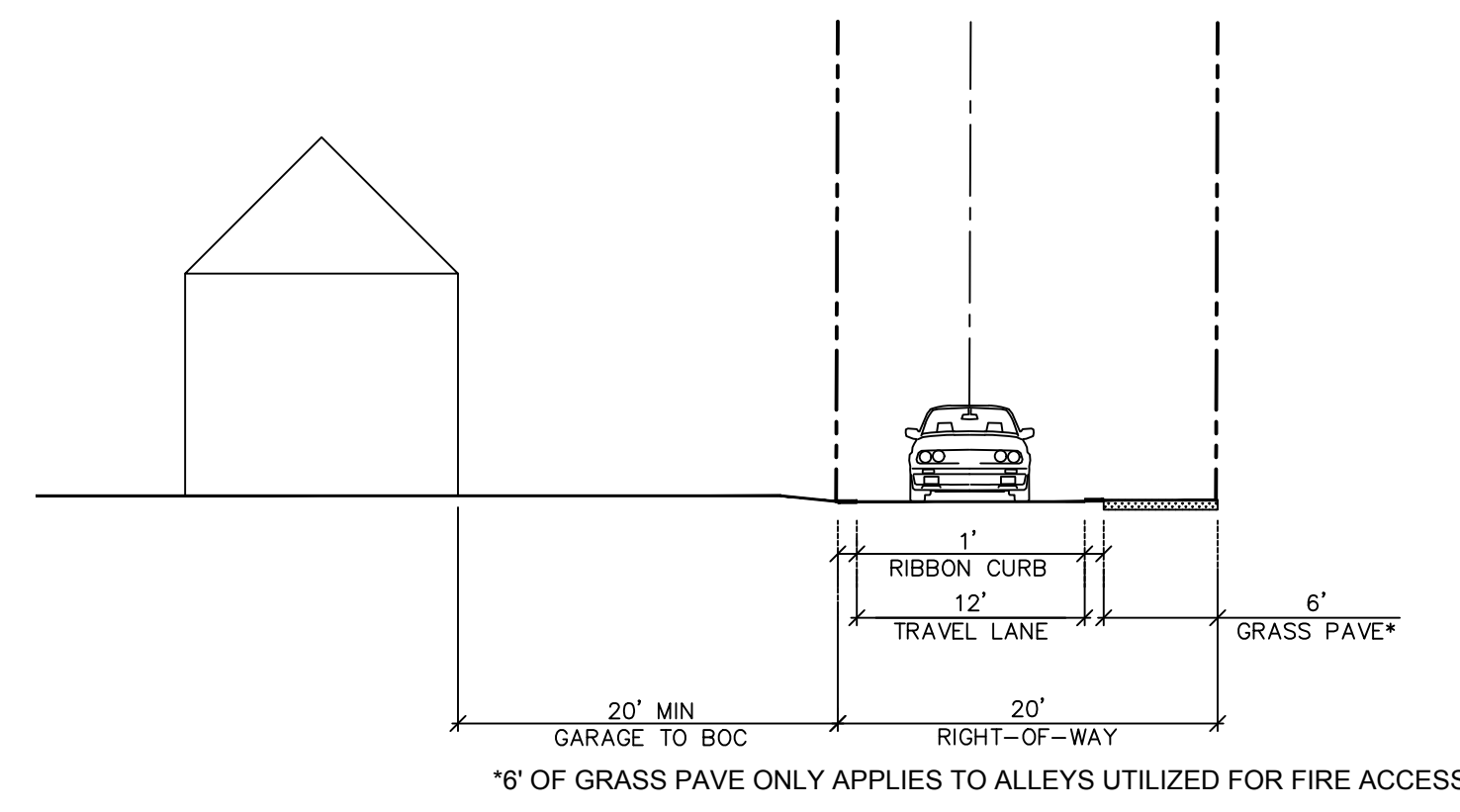


**2' VALLEY CURB SECTION TO SEPARATE NCDOT AND PRIVATE MAINTENANCE RESPONSIBILITIES.

SINGLE-LOADED

ALLEY

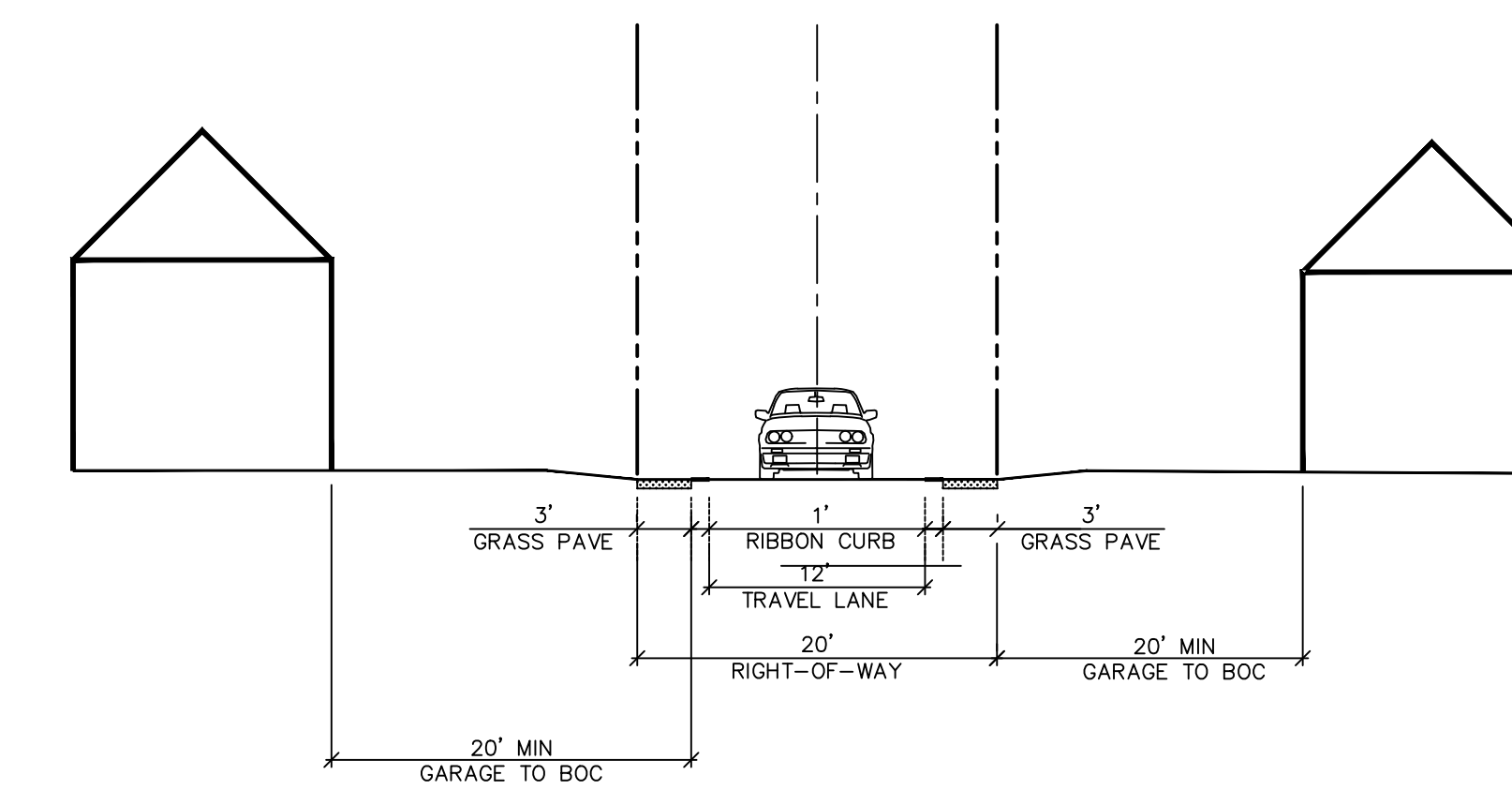
20' PRIVATE ROW



ALLEY

DOUBLE-LOADED/CARRIAGE HOME

20' PRIVATE ROW

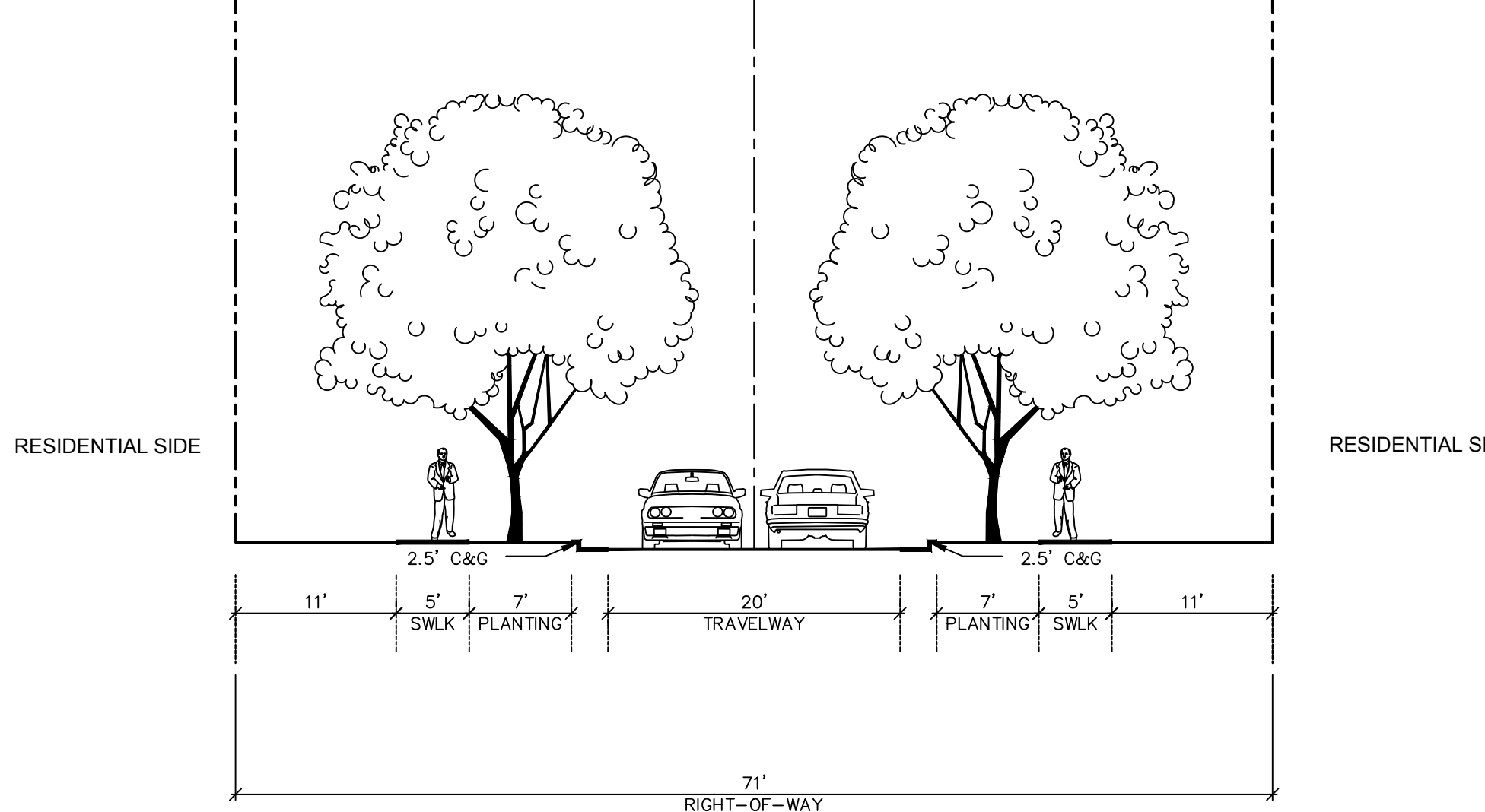


LOCAL RESIDENTIAL

NO PARKING

71' PUBLIC ROW

PUBLIC ROADS A AND PUBLIC ROAD B FOLLOW THIS CROSS-SECTION.

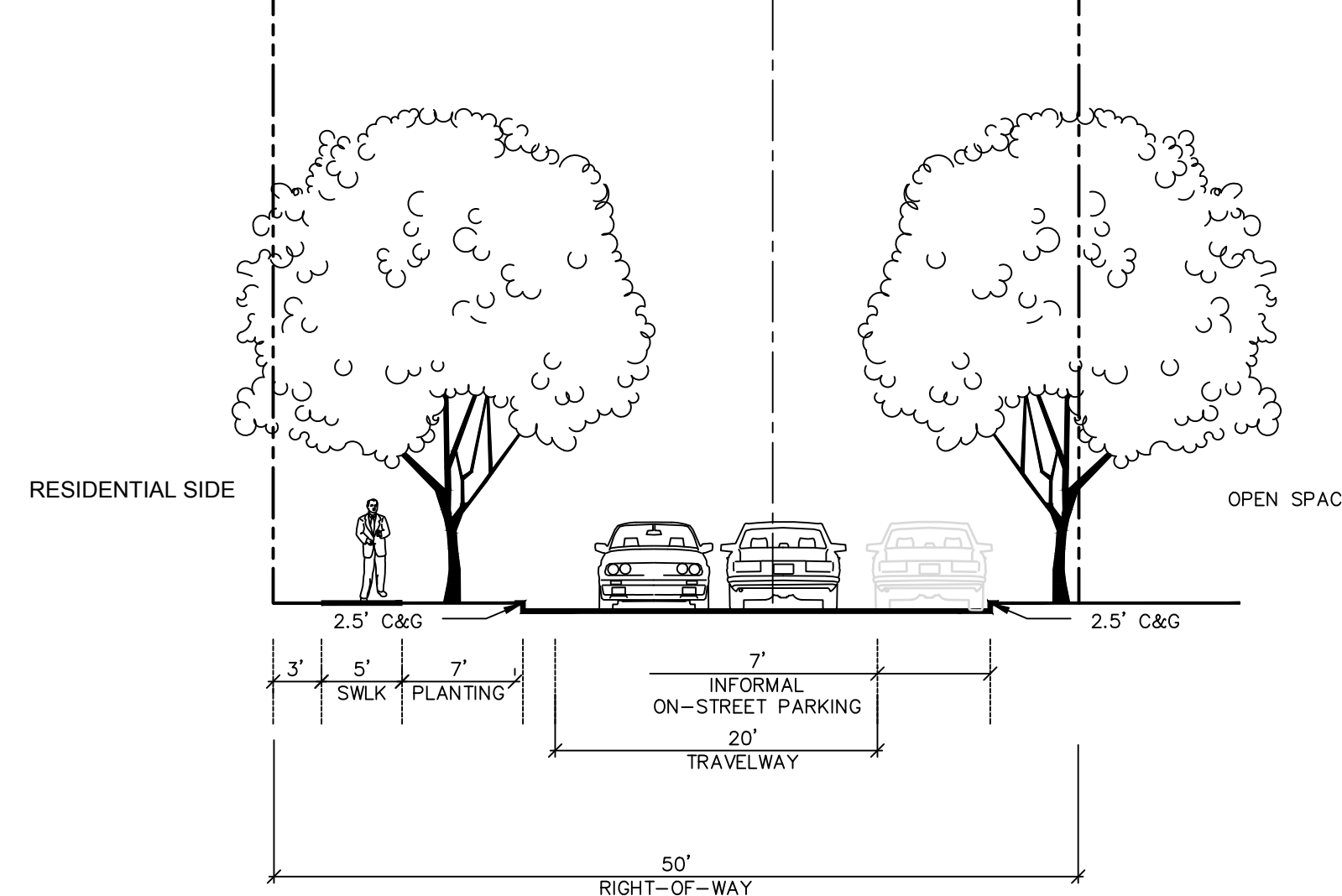


LOCAL RESIDENTIAL

INFORMAL ON-STREET

50' PRIVATE ROW

PUBLIC ROAD F FOLLOWS THIS CROSS-SECTION.

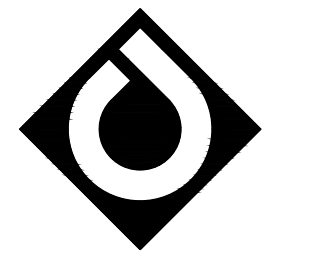
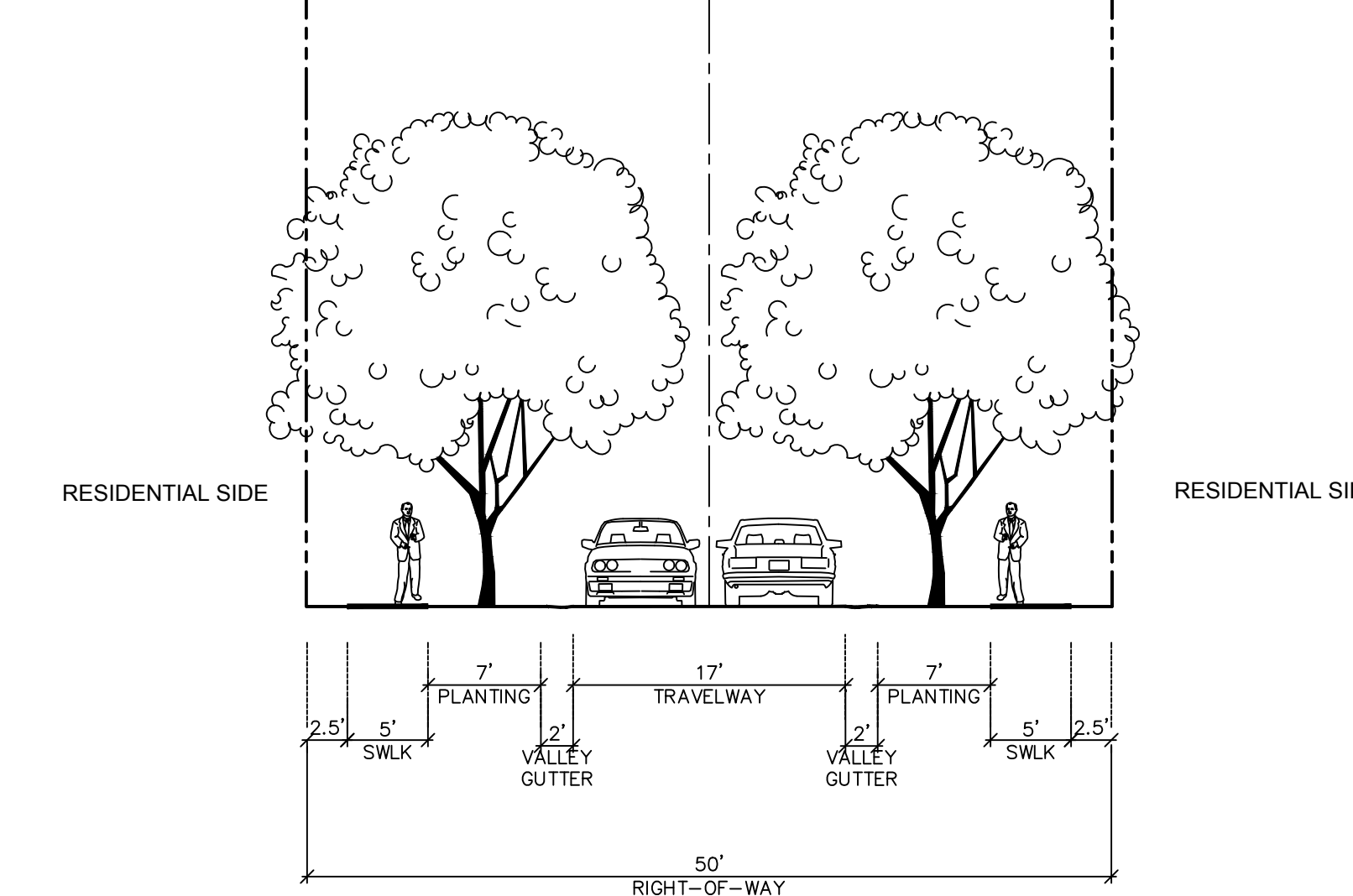


LOCAL RESIDENTIAL

NARROW SECTION

50' PUBLIC ROW

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



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STREET SECTIONS

Project No.
4720

Issued
01/26/22

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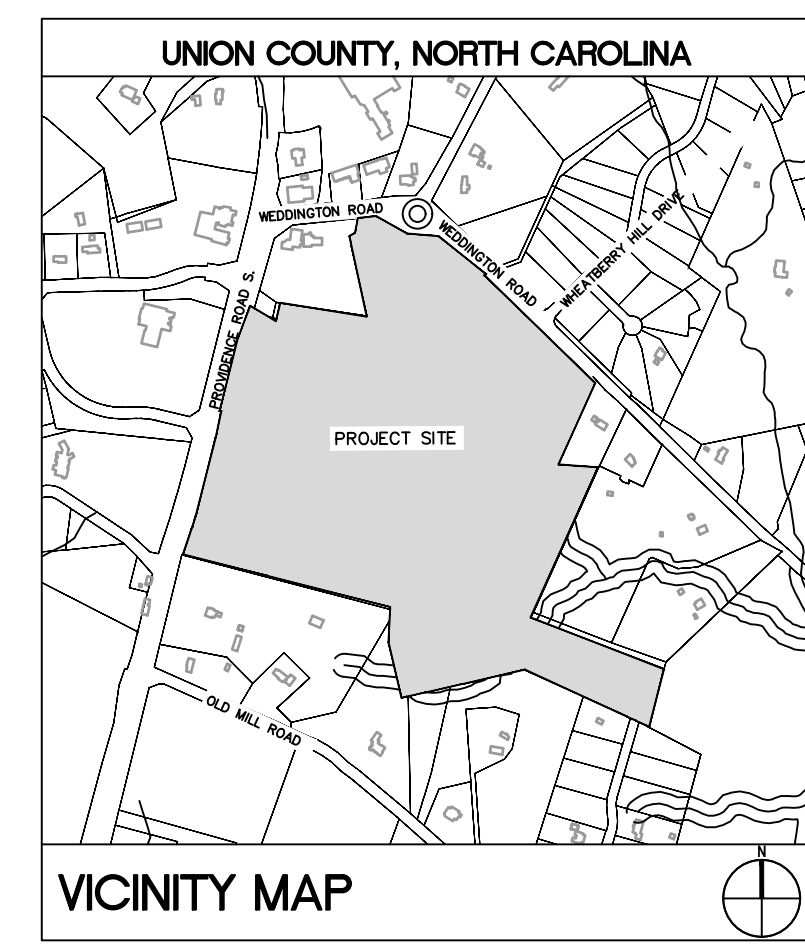
02/16/22 - PLANNING BOARD MEETING SUBMITTAL
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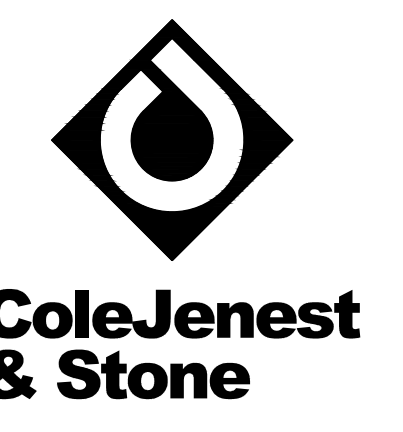
RZ - 04

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WEDDINGTON GREEN

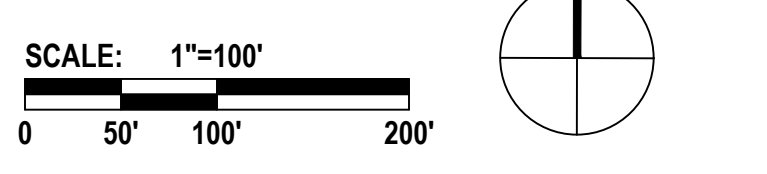
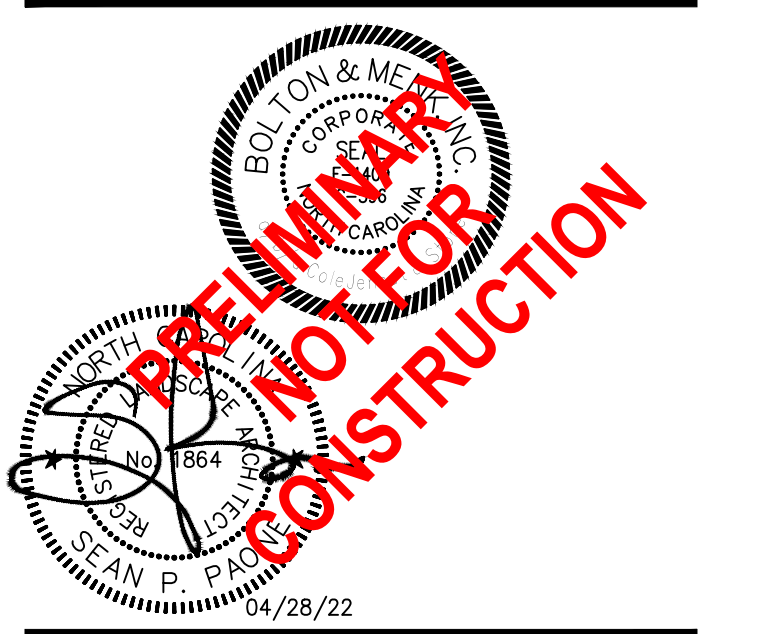
149 PROVIDENCE ROAD
 WEDDINGTON, NORTH CAROLINA

PRELIMINARY GRADING PLAN

Project No.
 4720

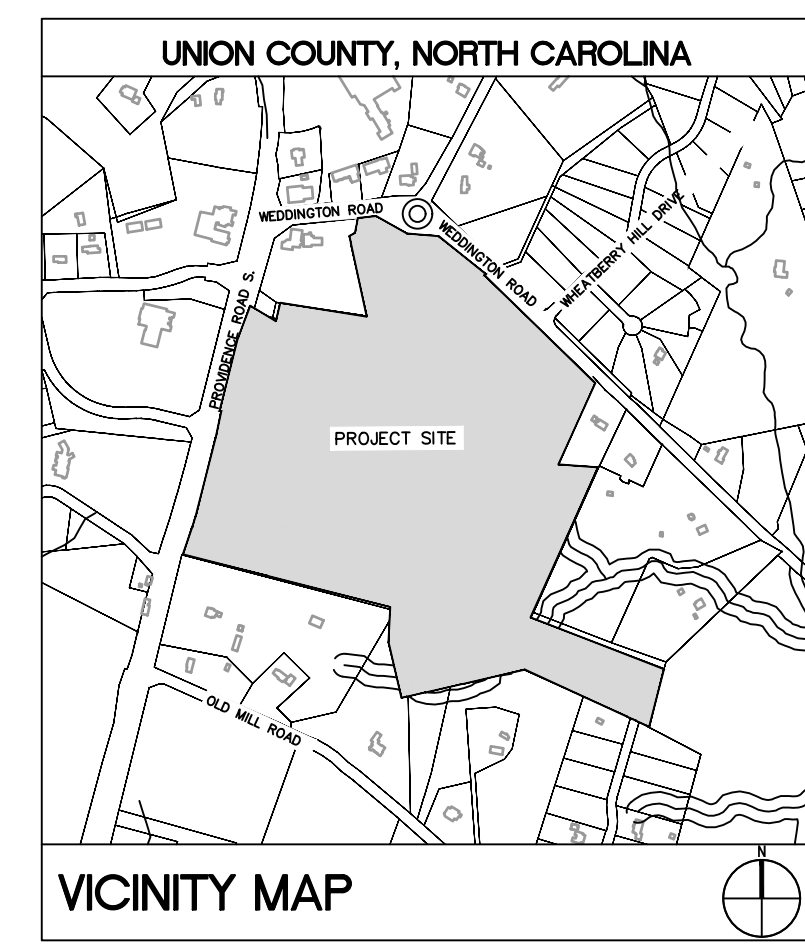
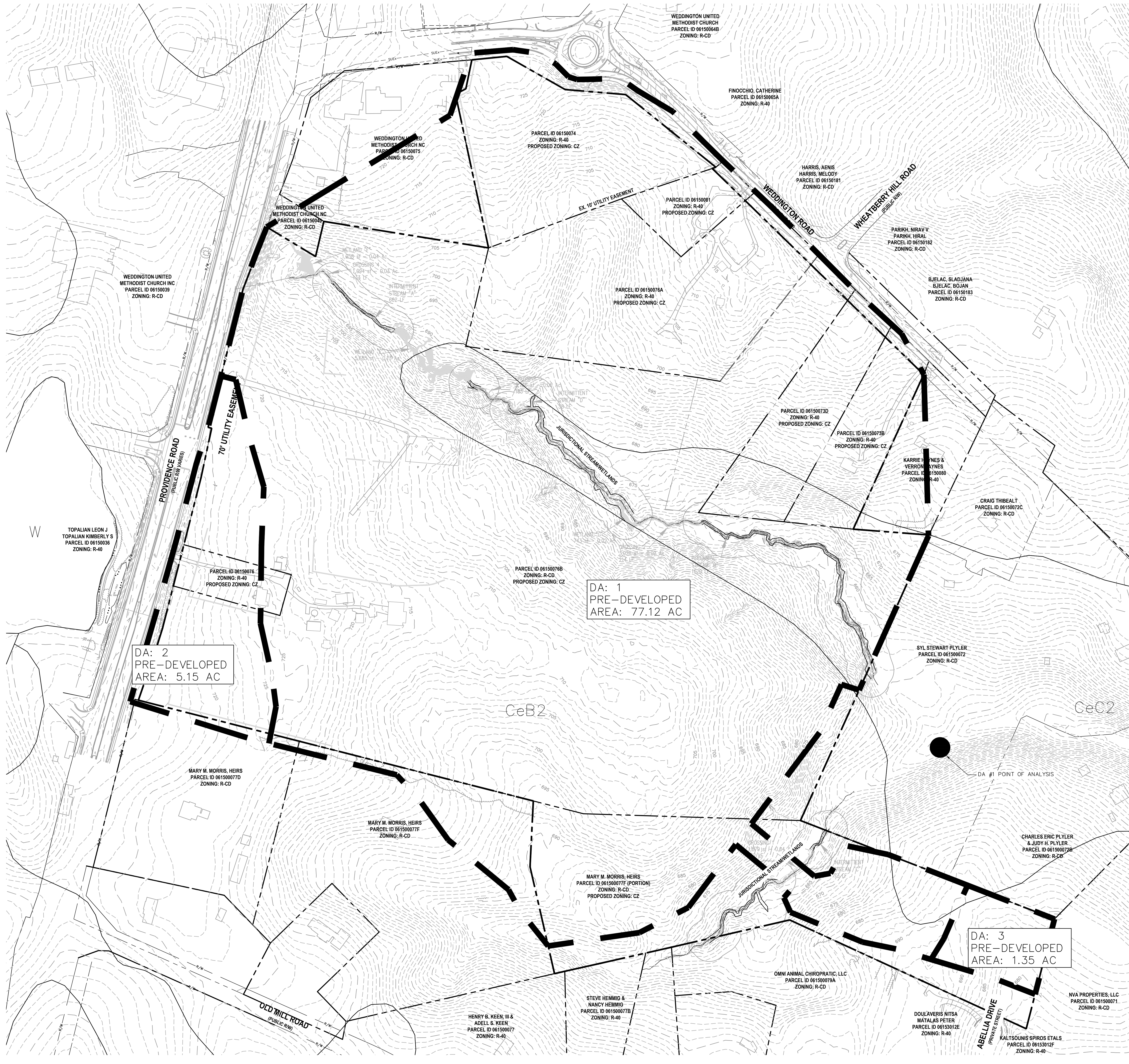
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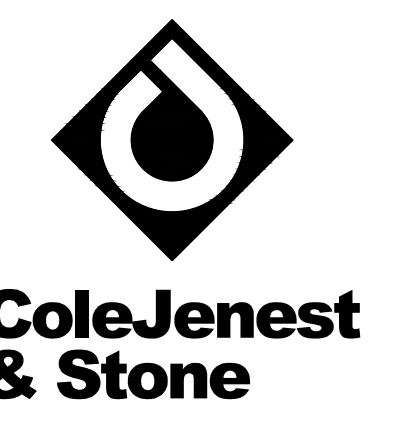


RZ - 05

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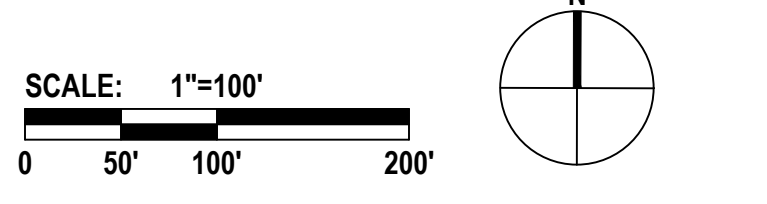
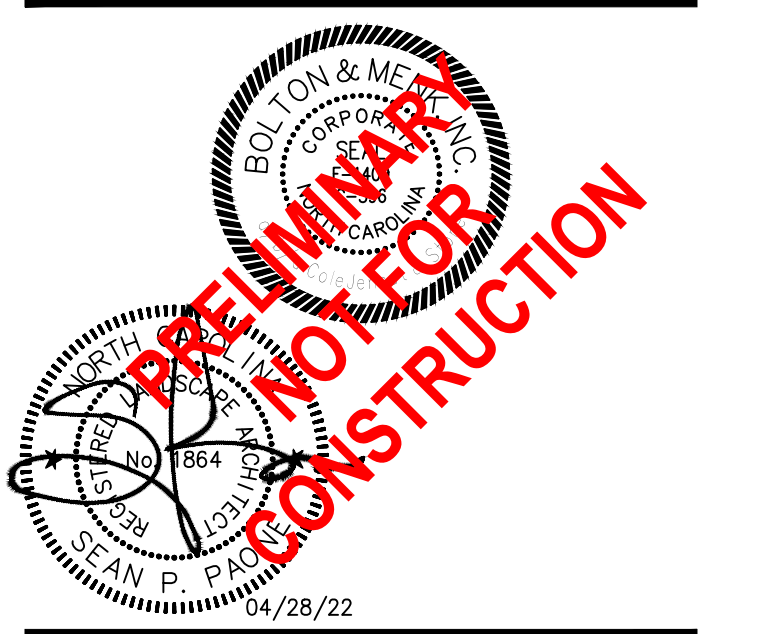
DRAINAGE AREA MAP PRE-DEVELOPMENT

Project No.
 4720

Issued
 01/26/22

Revised

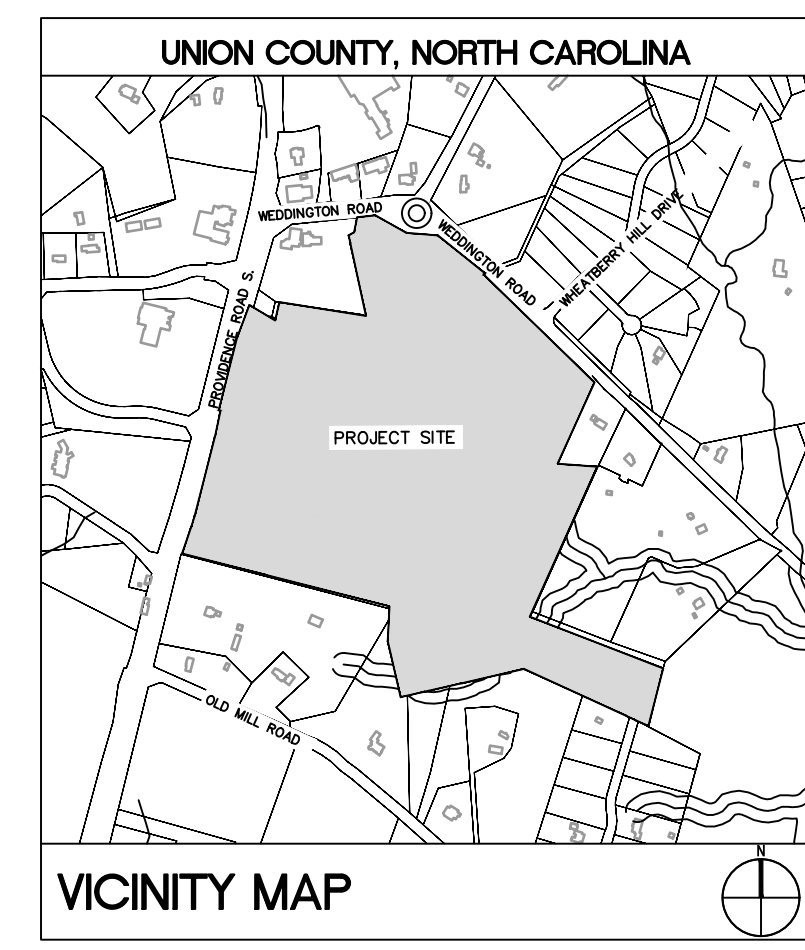
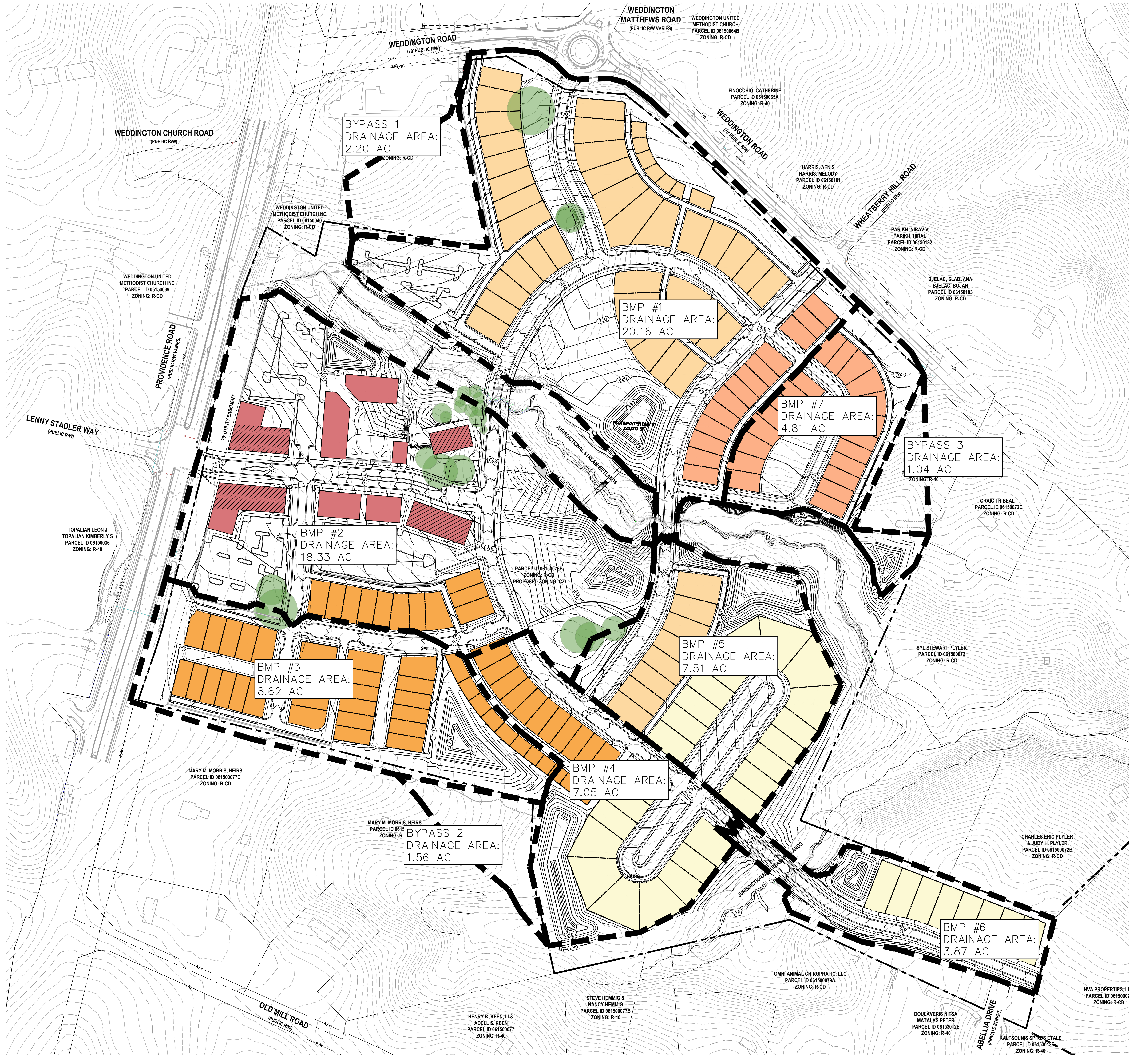
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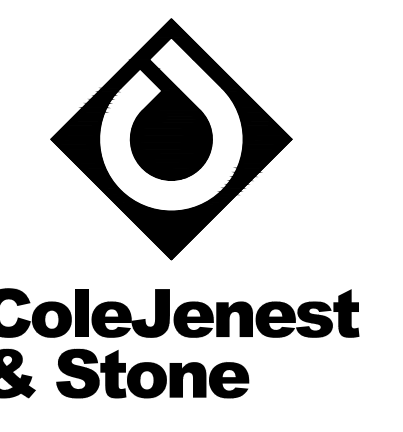
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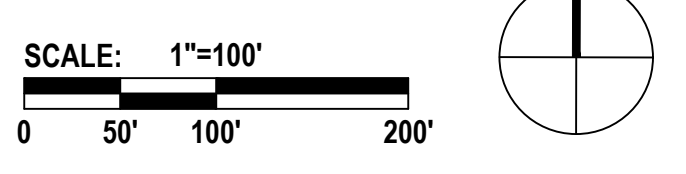
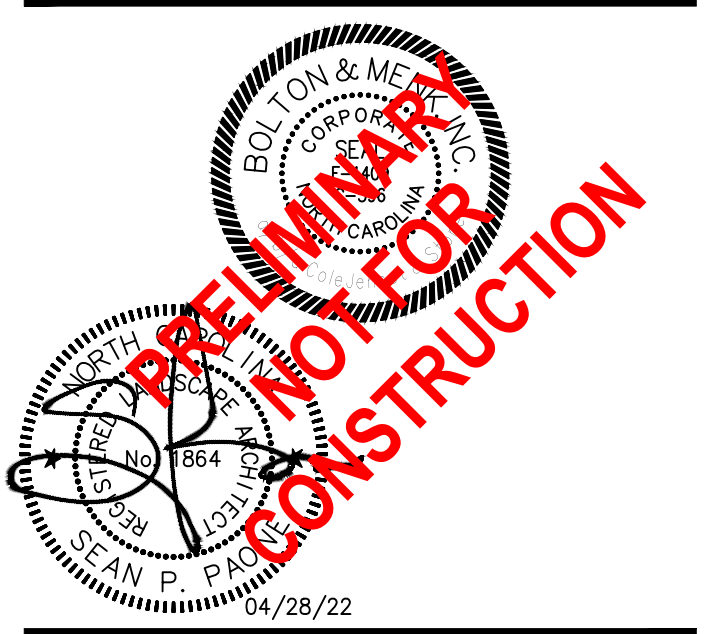
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DRAINAGE AREA MAP POST-DEVELOPMENT

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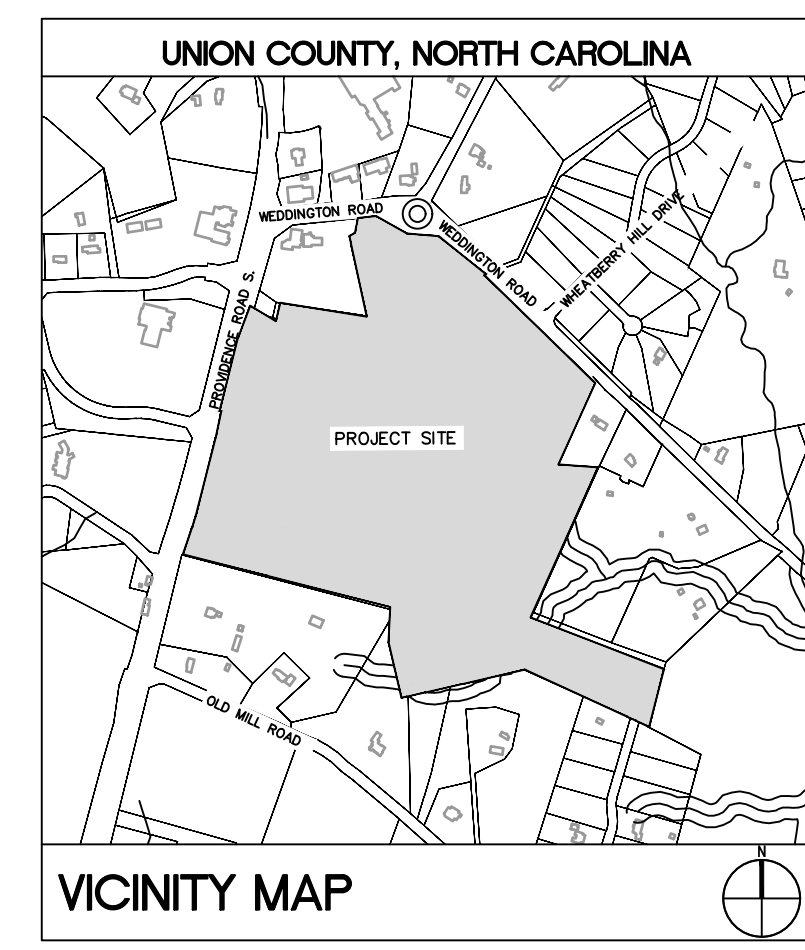
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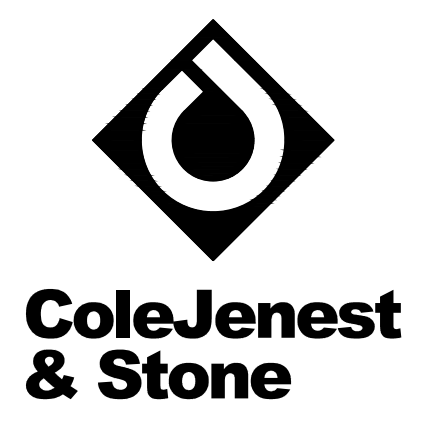
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WEDDINGTON GREEN

149 PROVIDENCE ROAD
 WEDDINGTON, NORTH CAROLINA

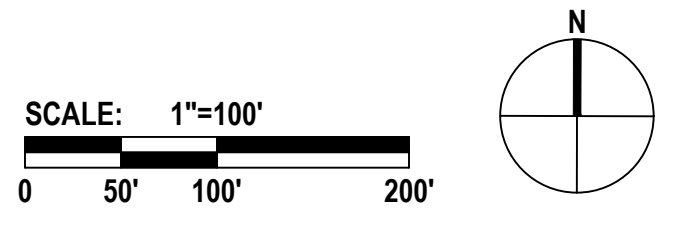
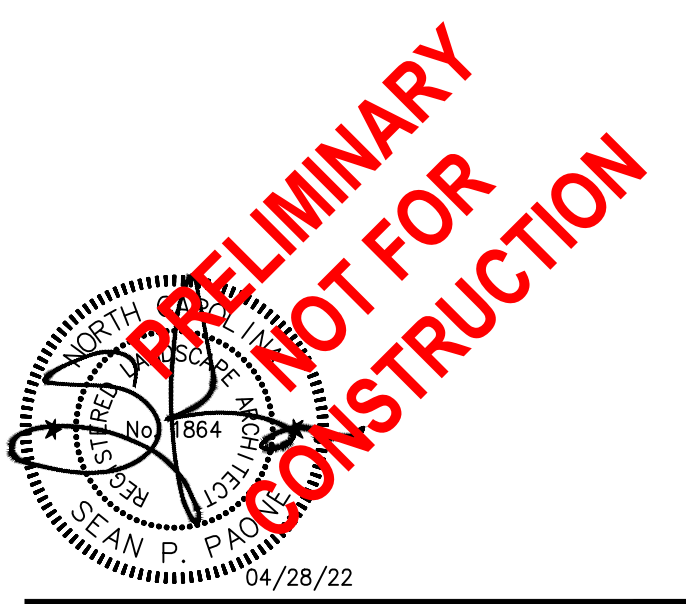
WETLANDS PROTECTION PLAN

Project No.
 4720

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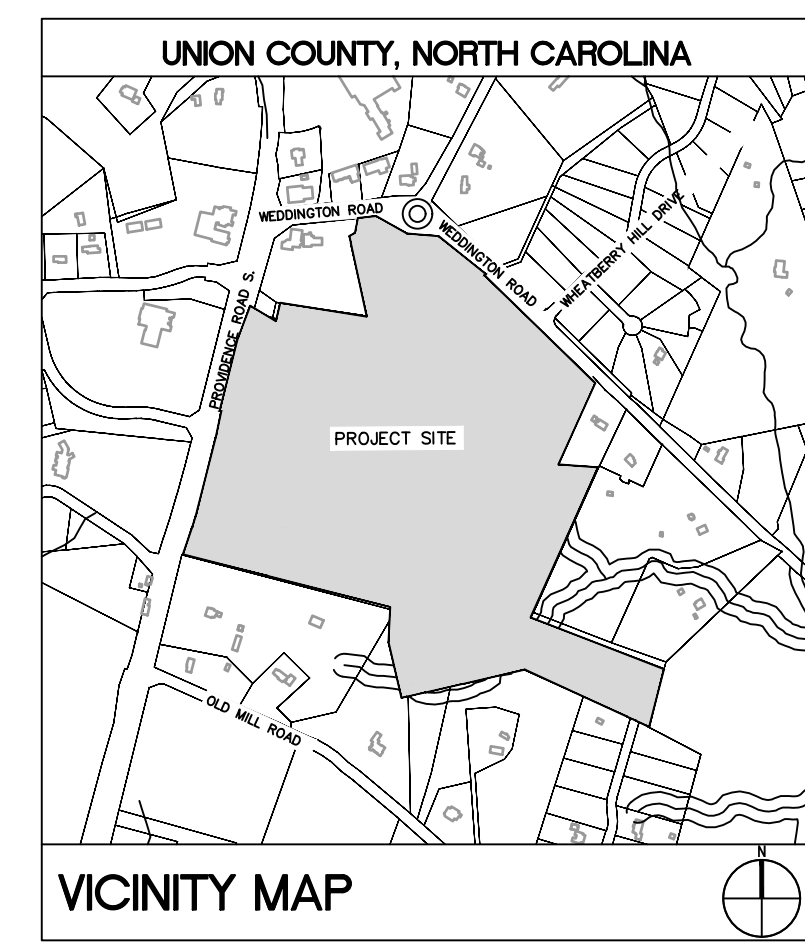


RZ - 08

- 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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BOLTON & MENK, INC. dba ColeJenest & Stone 2022



UNION COUNTY, NORTH CAROLINA
 PROJECT SITE
 VICINITY MAP

LEGEND

SYMBOL	DESCRIPTION
	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 6" 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'



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PROVIDENT LAND SERVICES, INC.

6707 FAIRVIEW ROAD, SUITE B
 CHARLOTTE, NC 28210

WEDDINGTON GREEN

149 PROVIDENCE ROAD
 WEDDINGTON, NORTH CAROLINA

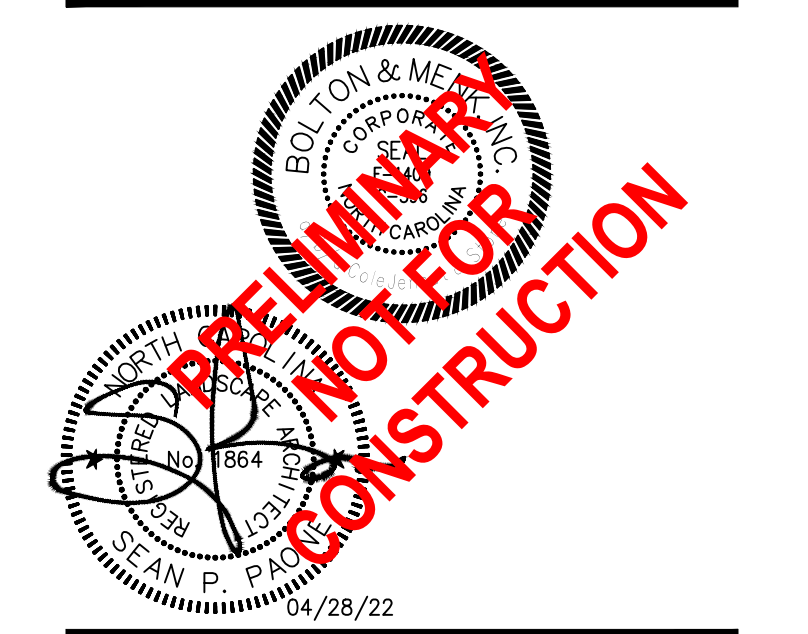
LANDSCAPE PLAN

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
- 04/28/22 - TOWN BOARD DECISION MEETING SUBMITTAL

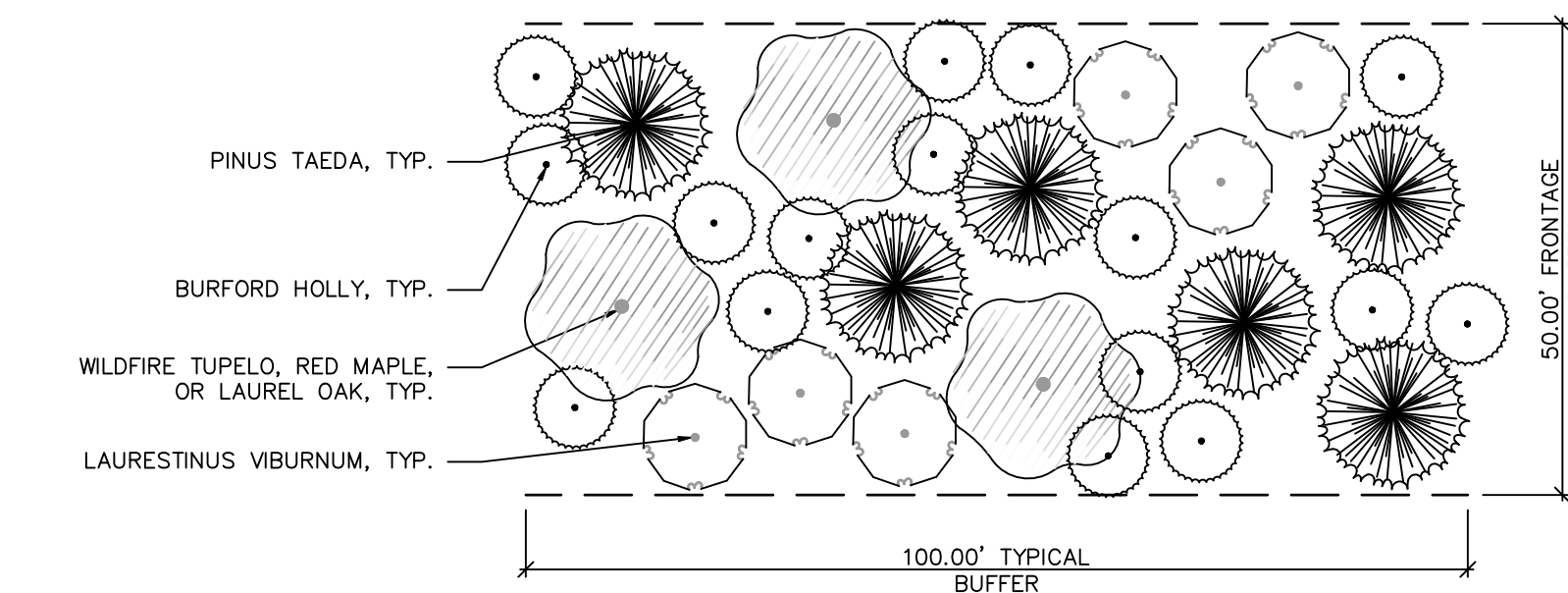


RZ - 09

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50' FRONTAGE LANDSCAPE BUFFER

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



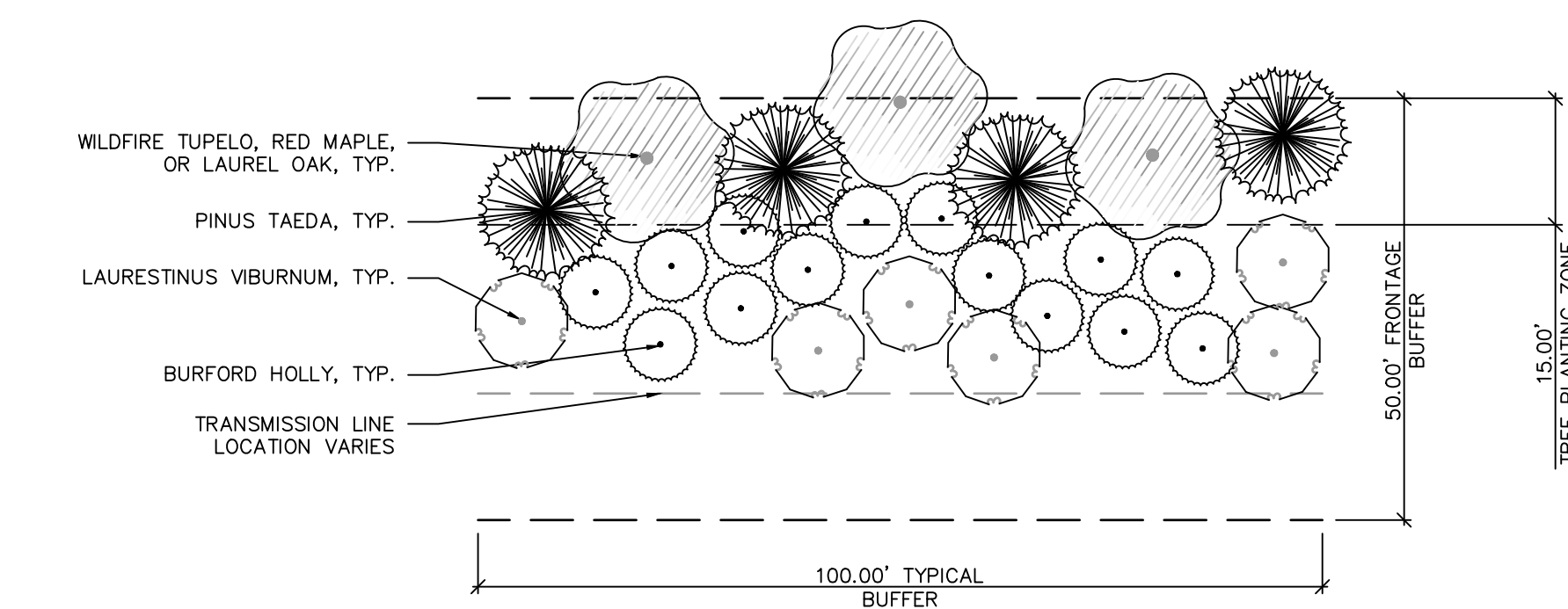
PLANTING FOR 50' FRONTAGE BUFFER
PER BUFFER REQUIREMENTS TABLE D-918:

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.



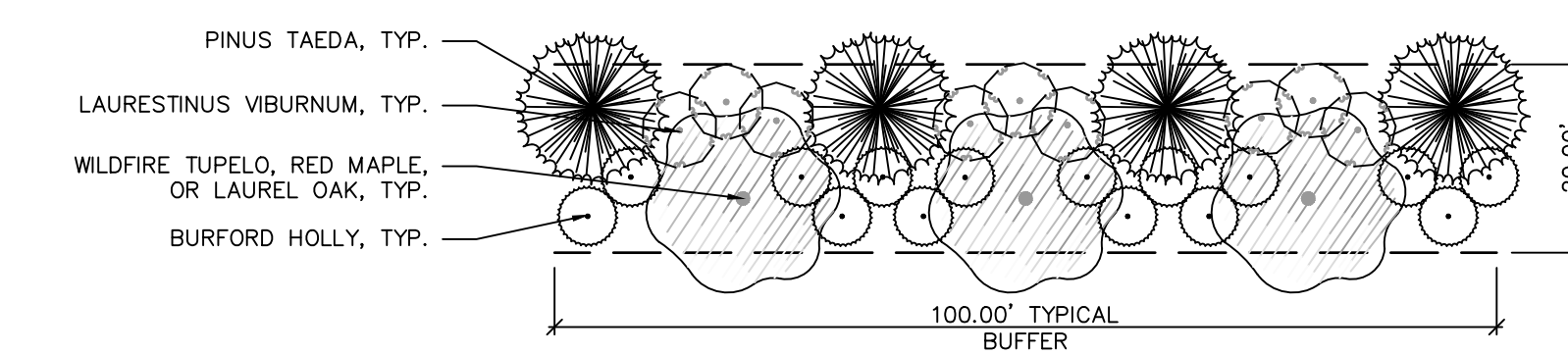
PLANTING FOR 50' FRONTAGE BUFFER
PER BUFFER REQUIREMENTS TABLE D-918:

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.



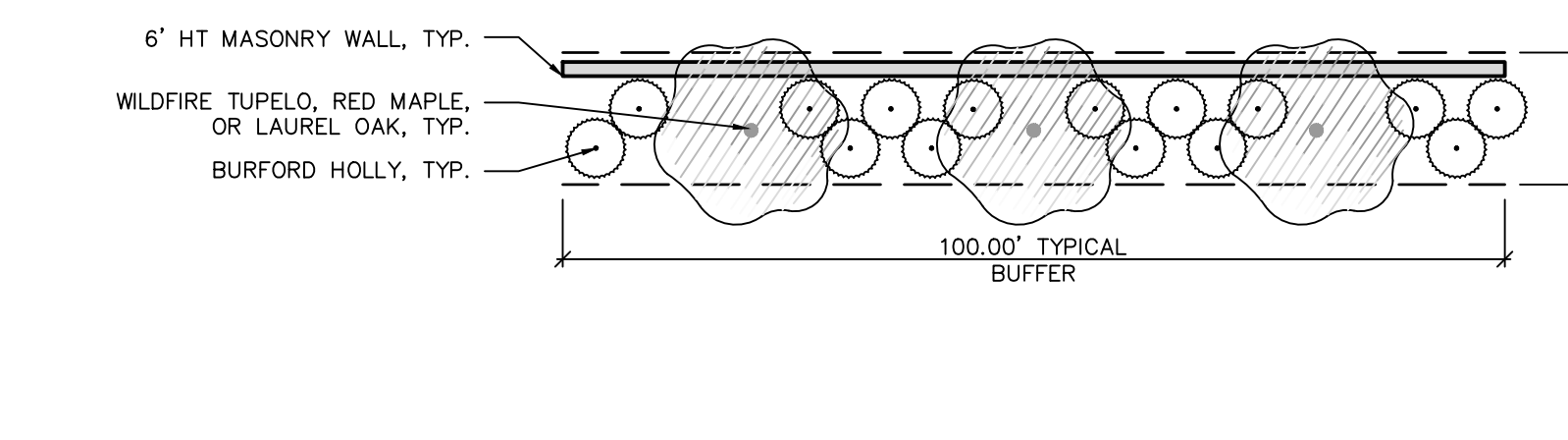
PLANTING FOR 20' PERIMETER BUFFER
PER BUFFER REQUIREMENTS TABLE D-918:

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



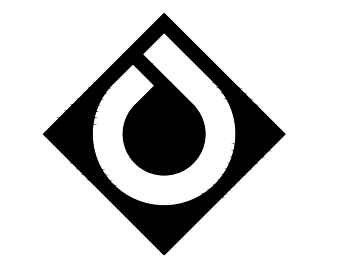
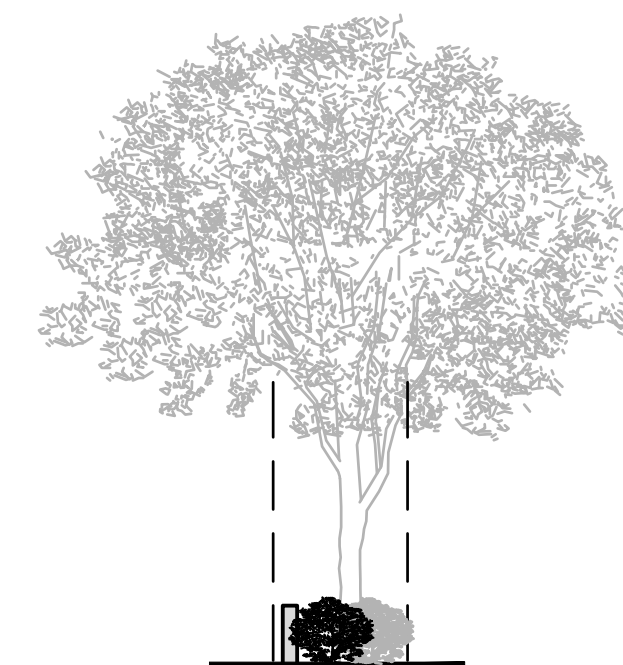
MODIFIED PERIMETER LANDSCAPE BUFFER

PERIMETER BUFFER REDUCED 30% WITH 6' 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



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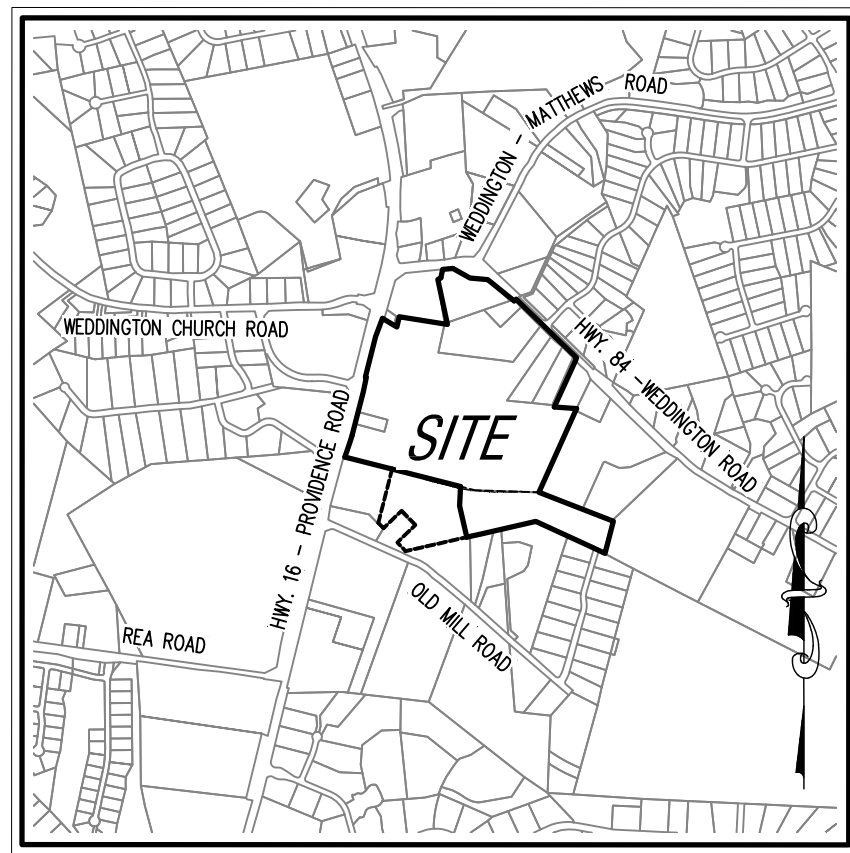
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RZ - 10

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BOLTON & MENK, INC. dba ColeJenest & Stone 2022

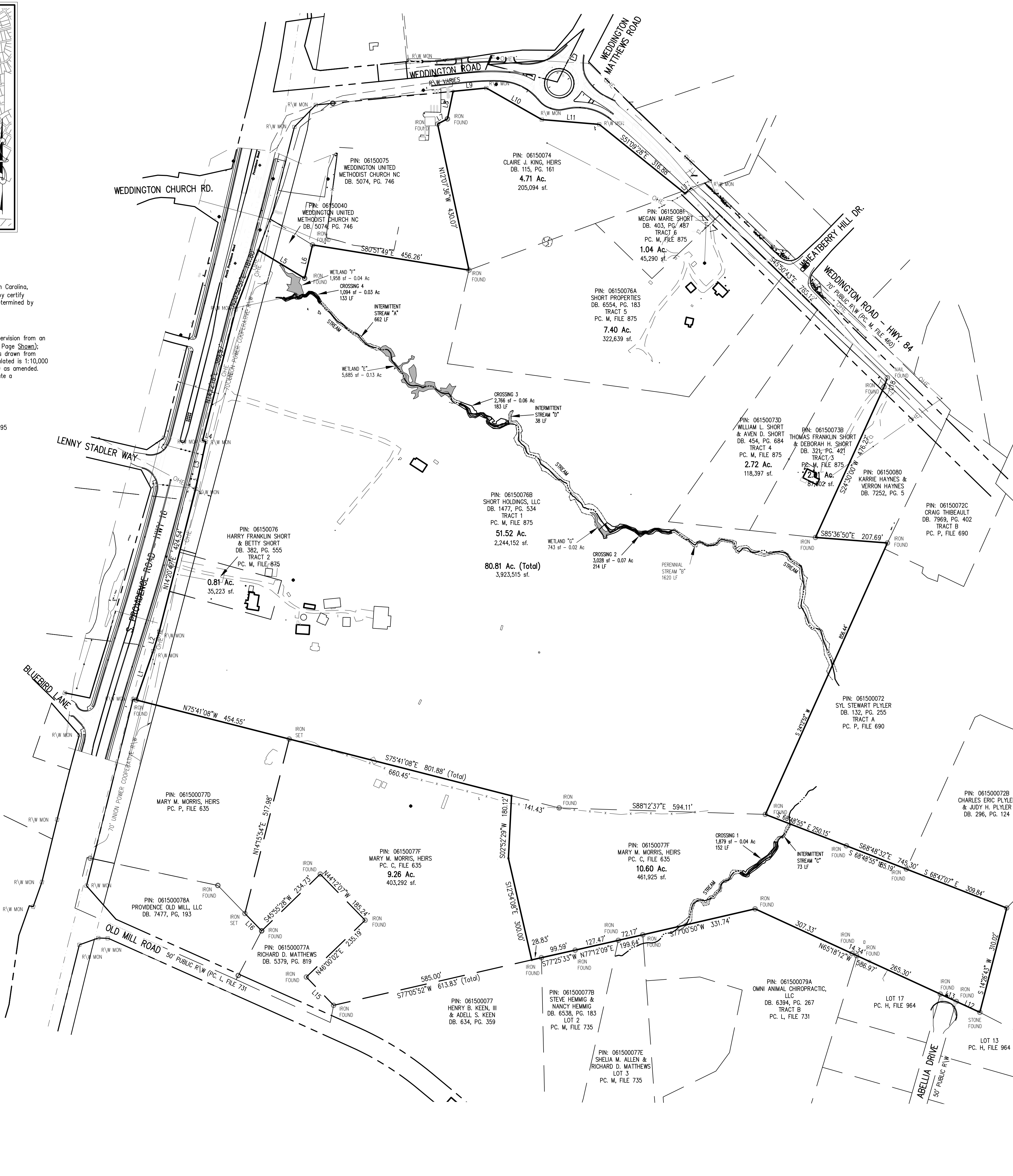


Vicinity Map (NTS)

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

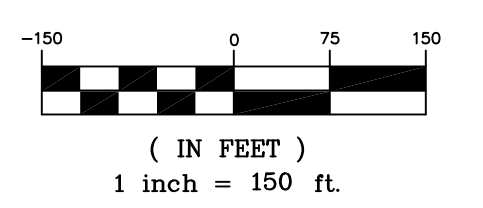


WETLAND	AREA
WETLAND "E"	5,685 sf - 0.13 Ac
WETLAND "F"	1,958 sf - 0.04 Ac
WETLAND "C"	743 sf - 0.02 Ac

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	1,084 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°10'04"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
- Areas computed using coordinate geometry.
 - This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 - All distances shown are horizontal ground distances.
 - Rebar set at all corners unless otherwise noted.
 - Broken lines indicate property lines not surveyed.
 - All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 - Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
 - Other underground utilities may exist but their locations are not known.
 - No recoverable NCGS Horizontal Control Monument located within 2000 feet of subject property.
 - 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.

Orig. scale: 1" = 150' Date: December 31, 2000 Drawn By: J.L.H.

DEVELOPMENT GUIDELINES AND STANDARDS

APRIL 28, 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, 06150076, 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 AFFECT AT THE TIME OF THIS PETITION FILING DATE 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 AND CONFIGURATIONS 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 160D 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 FOR 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 IN EACH INSTANCE, 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 160D-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, 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***
- BREWPUB, MICRO-BREWERY, TAPROOM, AND EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR) ***
- GENERAL OFFICE, PROFESSIONAL SERVICES, AND MEDICAL OFFICE
- BOUTIQUE, LOCAL, HIGHER-END, SPECIALTY RETAIL BUSINESS AND SERVICES 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, 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 PRIVATE 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, ACCESS POINTS 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 STUB 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 SKETCH PLAN 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 BUILDING 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 ROAD/ 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 PRODUCT, 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 ALONG 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 THROUGH 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 8' 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 UNITS.

4. THE USE OF HINGED 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 ENCROACH 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. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION (EXCLUDING VEHICULAR ENTRANCES, 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 ALONG 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 FACADES.

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/CCR 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 TRAILS.

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 STREAM AND WETLANDS BUFFERS 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 RESIDENTIAL.

3. PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 6' HT 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 JURIDICIONAL 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 R/W/ 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/CCRS.

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 THE TOWN BOARD DURING THE CONSTRUCTION DOCUMENT PREPARATION PROCESS PRIOR TO APPROVAL AND CONSTRUCTION.

4. THE PARKLAND WILL BE PLATTED 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 CONSTRUCTION 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/CCRS.

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 APPROVED.

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, 06150076, 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 AFFECT AT THE TIME OF THIS PETITION FILING DATE 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** AND CONFIGURATIONS OF LOTS AND BUILDINGS (INCLUDING PARKING ~~AND LOTS~~) ~~Number of lots cannot exceed the number approved without an amendment from council following the CZ process.~~ 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 160D 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 FOR 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. SEE SECTION D-607 10.b. ADMINISTRATIVE AMENDMENT PROCESS FOR MINOR CHANGES. 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 IN EACH INSTANCE, HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.~~
- C. This seems to follow the process in D607, 10 page 17 of the UDO
- D. VESTED RIGHTS. PURSUANT TO ARTICLE 1 D-108 OF THE ORDINANCE AND SECTION 160D-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, 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***

- BREWPUB, MICRO-BREWERY, TAPROOM, AND EVENT/ GATHERING SPACE (INDOOR AND OUTDOOR) ***
- GENERAL OFFICE, PROFESSIONAL SERVICES, AND MEDICAL OFFICE
- BOUTIQUE, LOCAL, HIGHER-END, SPECIALTY RETAIL BUSINESS AND SERVICES 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, 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 long term**LONG-TERM** LEASED BY THE INDIVIDUAL LOT OWNER WITH ACCESS TO THE UNITS USING PRIVATE 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, ACCESS POINTS 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 STUB AS SHOWN ON THE REZONING PLAN. UNTIL ACCEPTANCE AND APPROVAL OF THE CONNECTION BY ALL PARTIES, THE PETITIONER HAS DEDICATED RIGHT-OF-WAY FROM PUBLIC ROAD A TO ALIGN WITH ABELLIA DRIVE AND PROVIDED A STUB FOR FIRE APPARATUS TURN AROUND AS ILLUSTRATED ON THE SKETCH PLAN. ~~ILLUSTRATED A POTENTIAL FUTURE RIGHT-OF-WAY CONNECTION LOCATION ON THE SKETCH PLAN TO THE COMMON PROPERTY LINE.~~ Right of way shall be provided from the public road A to align with Abelia and a stub provided to allow a fire equipment turn around.

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 BUILDING 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 ROAD/ 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 PRODUCT, 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 ALONG 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 IS 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 THROUGH 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 8' 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 UNITS.

4. THE USE OF HINGED 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 ENCROACH INTO THE FRONT SETBACK UP TO 6'.~~

~~So this leaves 5' on large lots and 4' on small?~~

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. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION (EXCLUDING VEHICULAR ENTRANCES, 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 ALONG 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 FACADES.

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/CCR 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 TRAILS.

5. ~~SIDEWALK SIGNAGE, RETAIL DISPLAY AND OUTDOOR DINING MAY BE LOCATED ALONG THE MAIN STREET FRONTAGE. How much walking space will be required to be left open?~~
SIDEWALK SIGNAGE AND RETAIL DISPLAY MAY BE LOCATED ALONG THE MAIN STREET FRONTAGE AS LONG AS A MINIMUM OF 10' PEDESTRIAN CLEARANCE IS MAINTAINED.
OUTDOOR DINING MAY ALSO BE LOCATED ALONG THE MAIN STREET FRONTAGE AS LONG AS A MINIMUM OF 6' OF PEDESTRIAN CLEARANCE IS MAINTAINED.

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 STREAM AND WETLANDS BUFFERS 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~~ RESIDENTIAL.

3. PERIMETER BUFFERS MAY BE REDUCED BY 30% WITH THE INCLUSION OF A 6' HT 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 JURIDICIONAL 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 R/W/ 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/CCRs.
 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 THE TOWN BOARD DURING THE CONSTRUCTION DOCUMENT PREPARATION PROCESS PRIOR TO APPROVAL AND CONSTRUCTION.
 4. THE PARKLAND WILL BE PLATTED 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 CONSTRUCTION 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/CCRs.

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.~~ WEDDINGTON WOULD TAKE OVER MAINTENANCE RESPONSIBILITY AND COST FOR THE PARKLAND AREA WITH -THE WEDDINGTON GREEN HOA WILL PAY RESPONSIBLE FOR 1/3 OF THE MAINTENANCE COST FOR THE 8.5-ACRE PARK IN PERPETUITY. THE WEDDINGTON GREEN HOA WILL ASSIST THE TOWN OF WEDDINGTON AS NEEDED IN OBTAINING, REVIEWING AND APPROVING A MAINTENANCE PROPOSAL AND AGREEMENT.
This is not the town council preferred arrangement. Who decides on company? What if we cannot agree on maintenance agreement?

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

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 USACE, 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 R/W/ 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~~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 ~~STOMRWATER~~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/CCRs.

~~a) — THE MAINTENANCE STRUCTURE OF THE BMPS WILL BE THAT 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 THE OPEN SPACE AREAS AND BMPS. THE DEVELOPER WILL SPONSOR/PAY FOR THE BMP MAINTENANCE FOR THE FIRST 3 YEARS AFTER COMPLETION. FOLLOWING THAT THREE YEAR PERIOD, THE TOWN WOULD THEN PAY A SHARE OF THE MAINTENANCE COSTS BASED ON DRAINAGE AREA OF THE PARK THAT THE BMPS ARE TREATING. THE WEDDINGTON HOA WILL PAY 1/3 OF THE MAINTANENCE COSTS ASSOCIATED WITH PARKLAND AREA FOR PERPETUITY.~~

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 THE TOWN BOARD DURING THE CONSTRUCTION DOCUMENT PREPARATION PROCESS PRIOR TO APPROVAL AND CONSTRUCTION.

4. THE PARKLAND WILL BE PLATTED 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 CONSTRUCTION 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/CCRs.

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 APPROVED.

Weddington Green
Weddington, NC
May 4, 2022

Weddington Green- Rezoning Submittal #5: Revision to Development Notes

Please find below the responses to the Weddington Green Rezoning Submittal #5 Development Notes comments received from Town Planner in preparation of May 9, 2022 Town Council Meeting.

GENERAL PROVISIONS

1. Remove number or quantity and lots. Number of lots cannot exceed the number approved without an amendment from council following the CZ process.

Response: The statement has been revised and no longer references the ability to alter the overall number or quantity of proposed lots.

2. The administrative amendment process listed out seems to follow the process in D607, 10 page 17 of the UDO.

Response: General Provisions Note C.1. has been removed and Note C now references Section D-607 10.b. Administrative Amendment Process for Minor Changes.

II. PERMITTED USES

1. Restrict carriage home leasing to long-term only.

Response: The note has been revised as suggested and specifically references long-term leasing.

III. TRANSPORTATION

1. Transportation A. Access. Right-of-way shall be provided from the Public Road A to align with Abellia Drive and a stub provided to allow a fire equipment turnaround.

Response: The note has been revised as suggested above to include the dedication of Public R/W and a Fire Access turnaround will be included on the Sketch plan in the Final Stamped Approved Rezoning set.

IV. ARCHITECTURAL STANDARDS

1. Remove all references to Attached product.

Response: All references to attached products have been removed from the development notes.

2. 4.a) Front Porches may encroach into the front setback up to 6'. So, this leaves 5' on large lots and 4' on small?

Response: The removal of the attached product from the proposed uses, the Development Standard and lot diagrams will be revised to a consistent 10' Front Setback and 20' Rear Setback for all residential lots.

V. STREETScape

1. Note B.5. Sidewalk signage, retail display and outdoor dining may be located along the main street frontage. How much walking space will be required to be left open?

Response: Note has been revised and now reads as follows, "Sidewalk signage and retail display may be located along the main street frontage as long as a minimum of 10' pedestrian clearance is maintained. Outdoor dining may also be located along the main street frontage as long as a minimum of 6' of pedestrian clearance is maintained."

VII. PARK/OPEN SPACE

1. Note 5.c) 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. This is not the Town Council preferred arrangement. Who decides on company? What if we cannot agree on maintenance agreement?

Response: The note will be revised to state, "1. THE DEVELOPER WILL SPONSOR/PAY FOR THE PARK MAINTENANCE FOR THE FIRST 3 YEARS AFTER COMPLETION. FOLLOWING THAT THREE-YEAR PERIOD, THE TOWN OF WEDDINGTON WOULD TAKE OVER MAINTENANCE RESPONSIBILITY AND COST FOR THE PARKLAND AREA WITH THE WEDDINGTON GREEN HOA RESPONSIBLE FOR 1/3 OF THE MAINTENANCE COST FOR THE 8.5-ACRE PARK IN PERPETUITY. THE WEDDINGTON GREEN HOA WILL ASSIST THE TOWN OF WEDDINGTON AS NEEDED IN OBTAINING, REVIEWING AND APPROVING A MAINTENANCE PROPOSAL AND AGREEMENT."

OTHER

Below are responses to questions received via email from Town Planner on 5/4/22.

1. How wide is the proposed median on Street F. My estimate is 6'. Is that correct?

Response: The proposed median on Private Road F is 40' wide.

2. Private Street G has no on-street parking. This could be a problem for guests. It seems restricting parking to one side would help. Thoughts?

Response: Road G will be revised to reflect the same cross-section as Road F, two-way travel lanes with informal on-street parking on one side. |

Weddington Green

Weddington, NC

April 29, 2022

Summary of Town of Weddington Public Hearing Comment Responses

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

Permitted Uses

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

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

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

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

Screening

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

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

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

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

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

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

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

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

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

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

Park & Greenway

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

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

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

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

3. Add seating numbers in amphitheater to development standards

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. Do we have construction details regarding the amphitheater?

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

Architecture and Housing Design/Layout

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

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

2. Can you make the townhomes single family lots?

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

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

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

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

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

5. Eliminate carriage house or their rental

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

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

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

7. Need more setback on villas

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

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

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

Roads, Parking, and Traffic

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

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

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

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

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

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

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

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

5. Confirm Park area on-street parking numbers.

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

Timeline

1. Provide a general concept of phasing of development

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

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

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

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

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

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

MISC.

1. Do you have brewery committed to Weddington Green?

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

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

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

3. Eliminate the option for roof top bars

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

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

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

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

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

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

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

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

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