



Planning Board Chairman Ed Goscicki has called for a special meeting of the Town of Weddington Planning Board on Tuesday, May 31, 2022 at 7:00 p.m. at Weddington Town Hall with the following agenda:

**TOWN OF WEDDINGTON
PLANNING BOARD SPECIAL MEETING
TUESDAY MAY 31, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Approval of Minutes
 - A. April 25, 2022 Planning Board Regular Meeting
4. Old Business
5. New Business
 - A. Discussion and Recommendation of Conditional Zoning Amendment for Weddington Glen Subdivision.
6. Update from Town Planner and Report from the May Town Council Meeting
7. Board member Comments
8. Adjournment



Ed Goscicki, Chairman, Weddington Planning Board



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, APRIL 25, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 2**

1. Call to Order

Chairman Ed Goscicki called the meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with Chairman Ed Goscicki, Vice Chair Travis Manning, Board members Jen Conway, Jim Vivian, Gordon Howard, and Chris Faulk present. Manish Mittal was absent.

Staff present: Interim Planner Leamon Brice, Town Administrator/Clerk Karen Dewey, Admin Assistant/Deputy Clerk Debbie Coram

Visitors: Gayle Butler, Patricia Hines, Rusty Setzer, Bill Deter, Bill Tourtellot, Ken Taylor, Chris Martin, Tracy Stone, Harry Chilcot.

3. Approval of Minutes

A. March 28, 2022 Planning Board Regular Meeting

Motion: Board member Howard made a motion to approve the March 28, 2022 Planning Board Regular Meeting Minutes as presented.

Second: Board member Faulk

Vote: The motion passed with a unanimous vote.

4. Old Business

No Old Business to discuss.

5. New Business

A. Discussion and Recommendation of Preliminary and Final Plats for Hemby Place

Mr. Brice presented the staff report. Toll Brothers submitted a preliminary plat and final plat application for 35 lots on 43.16 acres located at the south east corner of Hemby and Providence Roads. Sketch plan was approved by the Planning Board in January 2019. All construction plans have been reviewed and all approvals have been received to begin full construction. Toll Brothers

will secure a bond on an amount recommended by LaBella. The plats are in conformance with the sketch plan and the Weddington Zoning and Subdivision Ordinance.

- Motion:** Board member Faulk made a motion to forward the Preliminary and Final Plats for Hemby Place to the Town Council with a recommendation for approval.
- Second:** Board member Conway
- Vote:** The motion passed with a unanimous vote.

6. Update from Town Planner and Report from the April Town Council Meeting

Mr. Brice reviewed projects that are currently being reviewed or have applications submitted: Hemby Place, Cardinal Row, Eagle’s Landing, Weddington Glen, Haven Estates, Weddington Green, Belle Mar. There have been many inquiries about the property at Rea and Providence Roads and a wedding event center is being discussed for the Matthews property.

7. Board member Comments

The Board members thanked Mr. Brice for his work while serving as the interim Planner for the Town.

8. Adjournment

- Motion:** Board member Conway made a motion to adjourn the April 25, 2022 Regular Planning Board meeting at 7:16 p.m.
- Second:** Board member Howard
- Vote:** The motion passed with a unanimous vote.

Approved: _____

Ed Goscicki, Chairman

Karen Dewey, Town Administrator/Clerk



MEMORANDUM

TO: Planning Board, Mayor and Town Council
FROM: Robert G. Tefft, Town Planner
DATE: May 23, 2022
SUBJECT: Weddington Glen, R-CD Conservation Subdivision, Preliminary Plat Amendment

APPLICATION INFORMATION:

SUBMITTAL DATE: March 5, 2021 (Original); April 8, 2022 (Amendment)
PROPERTY LOCATION: Southwest corner of Weddington-Matthews Road and Hemby Road
PARCEL ID#: 06123012 (portion), 06120003, and 06120002B
LAND USE: Residential Conservation
ZONING: Residential Conservation District (R-CD)

PROJECT HISTORY:

The project originally held its PIMs on February 20, 2017, with a sketch plan subsequently approved by the Planning Board on February 27, 2017, and a preliminary plat recommended for approval on December 18, 2017. The Town Council approved the Preliminary Plat on February 12, 2018.

This approval, however, was voided because two-years passed without the submittal of a final plat per Section 46-44(d)(2).

On March 22, 2021, the Planning Board reviewed a new preliminary plat and expressed concerns over runoff into the Bromley subdivision and whether any downstream studies were completed. The Board discussed whether additional right-of-way was needed for future improvements at the intersection of Hemby and Weddington-Matthews Roads.



Figure 1 - Aerial

Additionally, the Board discussed sewer capacity and whether to put a stipulation regarding a fountain or aerator in the wet pond to keep it from becoming stagnant. The Town Council approved the Preliminary Plat on April 12, 2021.

PROJECT INFORMATION:

Beechwood Weddington, LLC has applied to amend their prior preliminary plat approval for 35 lots on 49.02 acres to remove 40,255 square feet located near the intersection of Weddington-Matthews and Hemby Roads. This portion of land contains an existing single-family dwelling which was previously proposed to be demolished as a part of this project.

The amended subdivision will consist of 35 lots on 48.096 acres at a density of 0.72 dwelling units per acre. There are no other changes proposed to the Preliminary Plat. All requirements of the Town's Code of Ordinances will continue to be met with this amendment, including the retention of 50% of the gross acreage as conservation land. The amended 48.096-acre site requires 24.05 acres of conservation land, and 24.16 acres will be provided.

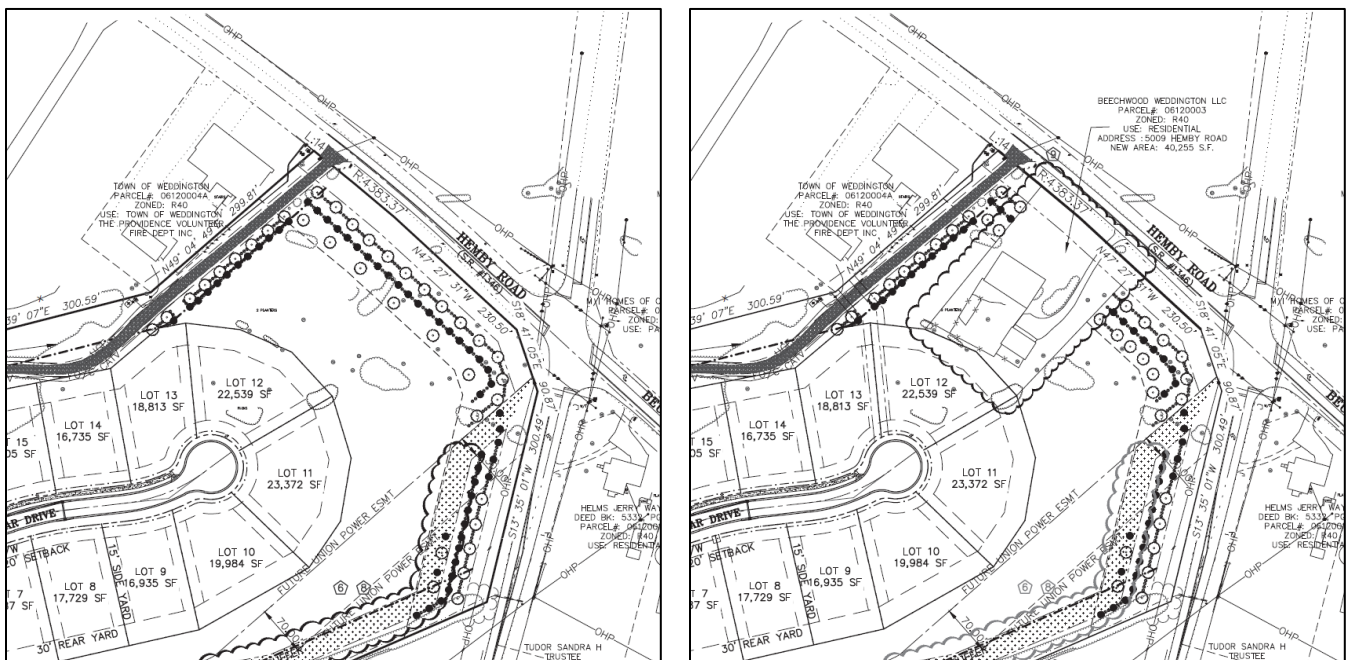


Figure 2: Preliminary Plat, Approved / Amended

RECOMMENDATION:

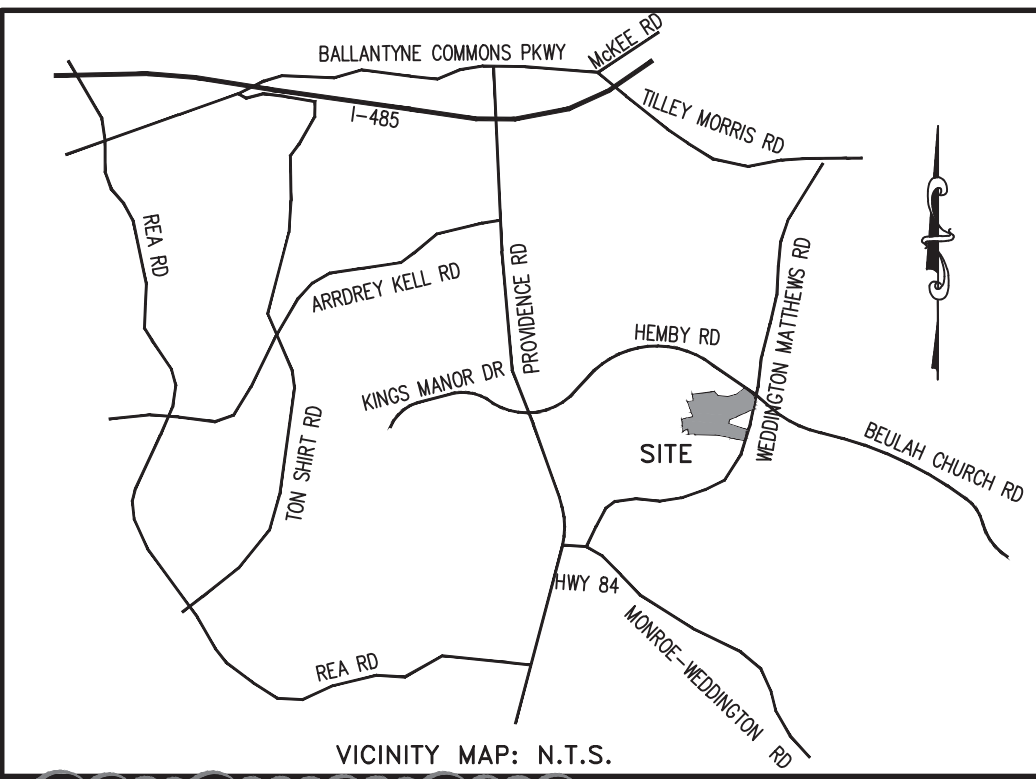
The proposed amended Preliminary Plat is consistent with the prior approvals, as well as being consistent with the requirements of the Code (pre-2021); therefore, staff recommends approval.

Attachments:

- Revised Preliminary Plat

WEDDINGTON GLEN SUBDIVISION

TOWN OF WEDDINGTON, NORTH CAROLINA



DEVELOPER: CH LAND COMPANY, LLC
 CONTACT: MARK CARPENTER
 EMAIL: mark.carpenter@chlandcompany.com
 ADDRESS: 6412 BANNINGTON ROAD, CHARLOTTE, N.C. 28226
 PHONE: 704-643-9591

SURVEY COMPLETED MAY OF 2017.
 CIVIL ENGINEER/SURVEYOR: THE ISAACS GROUP, P.C.
 CONTACT: BRENT COWAN, P.E.
 EMAIL: bcowan@isaacsgrp.com
 ADDRESS: 8720 RED OAK BLVD, SUITE 420, CHARLOTTE, N.C. 28217
 PHONE: (704) 227-9402 FAX: (704) 227-9403

UTILITY PROVIDERS:
 WATER AND SEWER:
 UNION COUNTY WATER AND SEWER DEPT
 500 N. MAIN ST., SUITE 500
 MONROE, NC 28112
 ANTICIPATED 35 DOMESTIC WATER METERS.

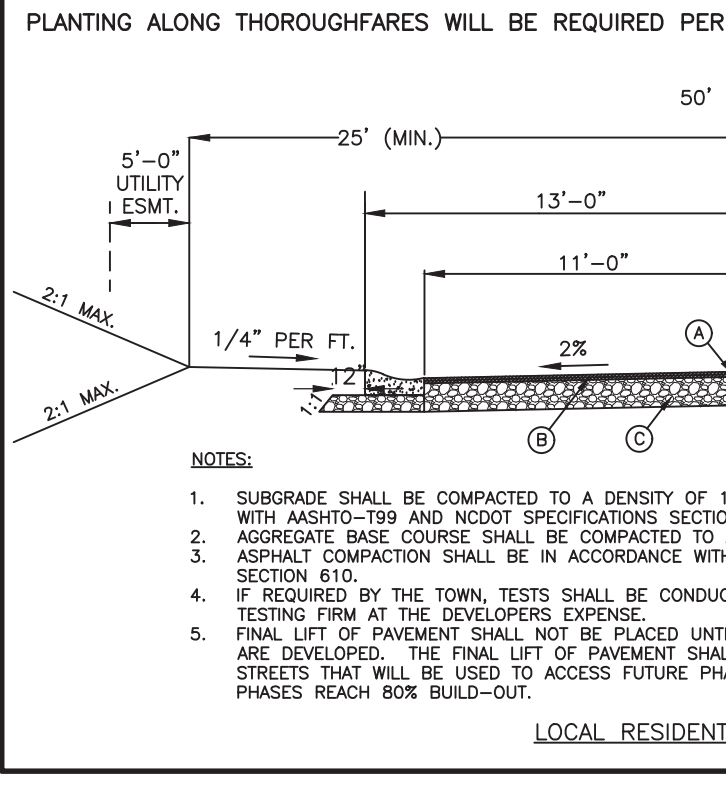
ANTICIPATED DOMESTIC WATER DEMAND FOR THIS PROJECT WILL BE 14,000 GPD.
 (35 LOTS X 400 GPD/LOT = 14,000 GPD)
 ANTICIPATED SEWER FLOW DEMAND FOR THIS PROJECT WILL BE 6,650 GPD.
 (35 LOTS X 190 GPD/LOT = 6,650 GPD)
 PARCEL ID: 06120003
 OWNER: TUDOR SANDRA H TRUSTEE
 ADDRESS: 4200 SATTERWYTHE LN, CHARLOTTE, NC 28215
 EMAIL: STUDDOR1952@AOL.COM

PARCEL ID: 06120002B
 OWNER: JBH DEVELOPMENT LLC
 ADDRESS: 1616 CLEVELAND AVE, CHARLOTTE, NC 28203
 EMAIL: CDMINDOR@aol.com
 DEVELOPMENT DATA

ZONING: RCD
 JURISDICTION: TOWN OF WEDDINGTON
 COUNTY: UNION COUNTY
 TOWNSHIP: SANDY RIDGE
 TOTAL PROJECT ACREAGE: 448.098 AC.
 MIN. LOT WIDTH ALLOWED: 80 FT.
 TYP. LOT WIDTH SHOWN: 100 FT.
 MIN. LOT AREA: 12,000 S.F.
 TYP. LOT AREA SHOWN: 15,000 S.F.
 SMALLEST LOT AREA SHOWN: 15,000 S.F. (LOT 34)
 AVERAGE LOT SIZE: 17,842 S.F.
 MIN. FRONT SETBACK: 20 FT.
 MIN. REAR YARD: 30 FT.
 MIN. SIDE YARD: 15 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.
 NUMBER OF LOTS SHOWN: 35 LOTS
 LINEAR FEET OF STREET:
 CLENDON DRIVE: 1,419.77 LF.
 BRAEMAR DRIVE: 1,333.33 LF.
 DORNDOCH: 511.93 LF.

CONSERVATION LAND CALCULATIONS
 CONSERVATION LAND REQUIRED = 50% OF 48.10 AC. = 24.05 AC.
 AREA OF CONSERVATION LAND W/OUT EASEMENTS = 894,517.40 S.F.
 AREA OF CONSERVATION LAND AROUND BMP WITH WALKING TRAIL = 53,150.20 S.F.
 AREA OF POWER R/W = 209,445.54 S.F.
 50% OF POWER R/W = 104,722.77 S.F.
 TOTAL CONSERVATION LAND = 894,517.40 + 53,150.20 + 104,722.77 = 1,052,393.37 S.F. (24.16 ACRES)
 24.16 AC. > 24.05 AC., THEREFORE OK
 NOTE: ALL CONSERVATION AND OPEN SPACE AREAS SHALL BE DEDICATED TO H.O.A.

VARIATIONS IN THE PRINCIPAL BUILDING POSITION AND ORIENTATION ON LOTS ARE ENCOURAGED, BUT SHALL OBSERVE THE FOLLOWING MINIMUM STANDARDS:
 I. FRONT YARD: 20 FEET
 II. REAR YARD: 30 FEET
 III. SIDE YARD: 30 FEET SEPARATION FOR PRINCIPLE BUILDINGS ON ADJACENT LOTS, WITH NO SIDE YARD LESS THAN 5 FT. THE STREETSIDE SIDE YARD ON A CORNER LOT SHALL BE AT LEAST 15 FEET.
 PLANTING ALONG THOROUGHFARES WILL BE REQUIRED PER TOWN ORDINANCE SECTION 46-76.



SHEET NO.	Title
C0.0	SITE EXHIBIT
C1.0	EXISTING CONDITION PLAN
C1.1	PROJECT NOTES
C1.2	SITE PLAN
C1.3	SITE PLAN
C2.0	WEDDINGTON-MATTHEWS ROAD IMPROVEMENTS
C2.1	WEDDINGTON-MATTHEWS ROAD IMPROVEMENTS
C2.2	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.3	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.4	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.5	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.6	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C2.7	WEDDINGTON-MATTHEWS ROAD CROSS SECTIONS
C3.0	ROAD PROFILE
C3.1	ROAD PROFILE
C4.0	OVERALL GRADING PLAN / CONTEXT MAP
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	BMP #1 PLAN
C5.1	BMP #2 PLAN
C5.2	BMP #2 PLANTING PLAN
C6.0	DRAINAGE AREA MAP / STORM SCHEDULE
C6.1	PRE DEVELOPED DA MAP
C6.2	POST DEVELOPED DA MAP
C7.0	STORM PROFILES
C7.1	STORM PROFILES
C7.2	STORM PROFILES
C8.0	PHASE 1 EROSION CONTROL
C8.1	PHASE 1 EROSION CONTROL
C8.2	PHASE 2 EROSION CONTROL
C8.3	PHASE 2 EROSION CONTROL
C8.4	STREAM CROSSING
C9.0	DETAILS AND SPECIFICATIONS
C9.1	DETAILS AND SPECIFICATIONS
C9.2	DETAILS AND SPECIFICATIONS
C9.3	DETAILS AND SPECIFICATIONS
C9.4	DETAILS AND SPECIFICATIONS
C9.5	DETAILS AND SPECIFICATIONS
C9.6	DETAILS AND SPECIFICATIONS
C9.7	DETAILS AND SPECIFICATIONS
C9.8	DETAILS AND SPECIFICATIONS
C9.9	NC001 TABLES



LEGEND

- ELEV - EXISTING CONTOUR
- OH/E - EXISTING OVERHEAD ELECTRICAL
- - EXISTING STORM DRAINAGE PIPE
- - EXISTING CREEK
- ⊙ - EXISTING SANITARY MANHOLE
- ⊙ - EXISTING FIRE HYDRANT
- SS - EXISTING SEWER LINE
- W - EXISTING WATER LINE
- OHP - EXISTING OVERHEAD POWER
- CATV - EXISTING UNDERGROUND CABLE TV
- FOC - EXISTING FIBEROPTIC CABLE
- G - EXISTING GAS LINE
- UT - EXISTING UNDERGROUND TELEPHONE
- - EXISTING TRAIL LINE
- - PROP. SIDEWALK
- - PUBLIC WALKING TRAIL ESMT.
- ★ - PROP. STREET LIGHT

REQUIRED SCREENING AND LANDSCAPING ALONG 50' BUFFER

TOTAL LENGTH OF BUFFER TO BE LANDSCAPED: 845 LF.
 (845/100) X 9 = 76.05 ~ 76 TREES
 TOTAL NUMBER OF TREES REQUIRED:
 = 76 X 40% = 30 (LMT)
 = 76 X 60% = 46 (SMT)
 = 30 (LMT)
 = 46 (SMT)
 TOTAL NUMBER OF TREES PROVIDED: 142

TOTAL NUMBER OF SHRUBS REQUIRED:
 (845/100) X 20 = 169
 TOTAL NUMBER OF SHRUBS PROVIDED: 169

LMT	QUHP	QUERCUS PHELLOS 'HIGHTOWER' / HIGHTOWER WILLOW OAK	QTY.	SIZE	SPACING
⊙	PRXY	PRUNUS X YEDDENSI / YOSHINO CHERRY	55	12"-14" HEIGHT 2" CAL. MIN.	±40' O.C.
⊙	ICBN	ILEX CORNUTA 'BURFORDI NANA' / DWARF BURFORD HOLLY	201	2" HT./36"SPRD	4' O.C.

REQUIRED SCREENING AND LANDSCAPING ALONG 50' BUFFER W/ 6' HIGH FENCE

TOTAL LENGTH OF BUFFER TO BE LANDSCAPED: 160 LF.
 (160/100) X 9 = 14.4 ~ 15 TREES
 TOTAL NUMBER OF TREES REQUIRED:
 = 15 X 40% = 6 (LMT)
 = 15 X 60% = 9 (SMT)
 = 6 (LMT)
 = 9 (SMT)
 TOTAL NUMBER OF TREES PROVIDED: 15

TOTAL NUMBER OF SHRUBS REQUIRED:
 (160/100) X 20 = 32
 TOTAL NUMBER OF SHRUBS PROVIDED: 32

REQUIRED LANDSCAPING ALONG THOROUGHFARES:

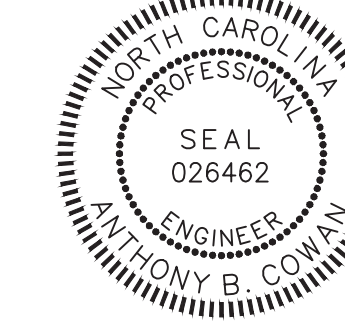
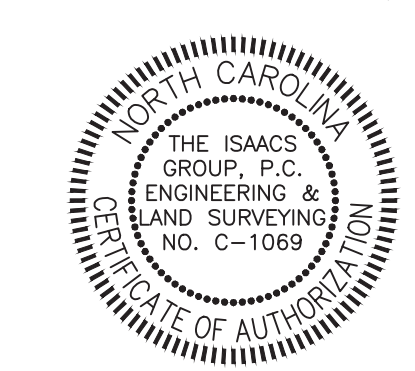
TOTAL LENGTH OF BUFFER TO BE LANDSCAPED: 711 LF.
 154 LF.
 (711/100) X 9 = 63.99 ~ 64 TREES
 TOTAL NUMBER OF TREES REQUIRED:
 = 64 X 40% = 25.6 (LMT)
 = 64 X 60% = 38.4 (SMT)
 = 26 (LMT)
 = 39 (SMT)
 TOTAL NUMBER OF TREES PROVIDED: 143

TOTAL NUMBER OF SHRUBS REQUIRED:
 (711/100) X 20 = 142.2
 TOTAL NUMBER OF SHRUBS PROVIDED: 143

LMT	QUHP	QUERCUS PHELLOS 'HIGHTOWER' / HIGHTOWER WILLOW OAK	QTY.	SIZE	SPACING
⊙	PRXY	PRUNUS X YEDDENSI / YOSHINO CHERRY	39	12"-14" HEIGHT 2" CAL. MIN.	±25' O.C.
⊙	ICBN	ILEX CORNUTA 'BURFORDI NANA' / DWARF BURFORD HOLLY	183	2" HT./36"SPRD	4' O.C.

NOTES:

- SPECIES MAY BE SUBSTITUTED SO LONG AS THEY ARE FROM THE APPROVED LIST IN APPENDIX 1.
- REQUIRED TREES AND SHRUBS WITHIN THE BUFFER SHALL MEET THE FOLLOWING STANDARDS:
 a. FORTY PERCENT OF THE REQUIRED TREES WITHIN THE BUFFER SHALL BE LARGE MATURE TREES;
 b. ALL TREES SHALL HAVE A MINIMUM CALIPER OF THIRTY INCHES MEASURED SIX INCHES ABOVE GROUND AT THE TIME OF PLANTING;
 c. SHRUBS SHALL BE EVERGREEN AND AT LEAST THREE FEET TALL WHEN PLANTED WITH THE AVERAGE HEIGHT OF SIX FEET IN THREE TO FOUR YEARS; HOWEVER, 25 PERCENT OF THE SHRUBS MAY VARY FROM THE ABOVE STANDARD. THE ALLOWED VARIATIONS ARE AS FOLLOWS:
 c.1. SHRUBS MAY BE DECIDUOUS
 c.2. SHRUBS MAY BE TWO FEET TALL WHEN PLANTED, PROVIDED AN AVERAGE HEIGHT OF THREE TO FOUR FEET IS EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS;
 c.3. SHRUBS PLANTED ON A BERM MAY BE OF LESSER HEIGHT, PROVIDED THE COMBINED HEIGHT OF THE BERM AND PLANTINGS IS AT LEAST EIGHT FEET AFTER FOUR YEARS;
 d. SHRUBS AND TREES SHALL BE ON THE APPROVED PLANT LIST IN APPENDIX 1 TO CHAPTER 58;
 e. ALL SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND FREE OF DISEASE AND
 f. TWENTY-FIVE PERCENT OF ALL TREES WILL BE EVERGREEN.
- THE DEVELOPER SHALL REPLACE ANY PLANT MATERIAL WHICH HAS NOT REMAINED VISIBLE OR HAS FAILED TO STABILIZE THE SOIL THROUGH TWO CONSECUTIVE GROWING SEASONS.
- ALL VEGETATION IN DE EASEMENT MUST COMPLY WITH GUIDELINES & RESTRICTIONS (AREA 'A') - NO TREES WITHIN WIRE ZONE (MEASURED 15' FROM OUTERMOST CONDUCTOR).
- DUKE ENERGY HAS THE RIGHT TO REMOVE ANY/ALL VEGETATION WITHIN EASEMENT.



Digitally signed by Anthony B. Cowan, P.E.
 Date: 2022.04.08 15:44:14-04'00'

GRAPHIC SCALE
 1 INCH = 120 FEET

NO.	BY	DATE	REVISION
1	REB	9/18/17	REVISED PER COMMENTS
2	REB	12/11/17	REVISED PER COMMENTS
3	REB	01/17/18	UPDATE DRAWING LISTS
4	MTA	1/24/18	REV. PER DUKE ENERGY COMMENTS
5	ABC	03/05/21	RE-PERMIT W/NEW DEVELOPER INFO
6	REB	03/22/21	REVISED PER COMMENTS
7	OTH	09/15/21	REVISED PER WETLANDS PERMITTING
8	OTH	10/13/21	RELOCATED TRAIL ESMT
9	OTH	04/08/22	REMOVED BRICK HOUSE

Project: WEDDINGTON GLEN
 WEDDINGTON, NORTH CAROLINA
 Title: COVER SHEET
 File #: 16157-SW-DWG Date: 06/28/17 Project Egr: ABC
 Design By: ABC
 Drawn By: RER
 Scale: 1"=120'
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335
CO.0