

TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, OCTOBER 10, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Recognition of Walton Hogan, Planning Board December 2016-February 2022
7. Presentation from Union County Public Schools
8. Presentation from Weddington School Cluster
9. Presentation from Cambridge Properties
10. Mayor/Councilmember Reports
11. Public Comments
12. Public Safety Report
13. Consent Agenda
 - A. Approval of September 12, 2022 Regular Town Council Meeting Minutes
 - B. Approval of Proclamation 2022-04 for Domestic Violence Awareness Month
14. Public Hearings
 - A. Text amendment O-2022-02 Section D-703, Zoning District and Permitted Use, and Appendix 1, Definitions
 - B. Text amendment O-2022-03 Appendix 2, Submittal Requirements
15. New Business
 - A. Discussion and Consideration Text amendment O-2022-02 Section D-703, Zoning District and Permitted Use, and Appendix 1, Definitions
 - B. Discussion and Consideration Text amendment O-2022-03 Appendix 2, Submittal Requirements
 - C. Discussion and Consideration of Approval of Agreement with NCDOT for Forest Lawn and Potter Road Roundabout (TIP # HL-0055)
16. Updates from Town Planner and Town Administrator
17. Code Enforcement Report
18. Update from Finance Officer and Tax Collector
19. Transportation Report
20. Council Comments
21. Adjournment





**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, OCTOBER 10, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 7**

1. Open the Meeting

Mayor Craig Horn called the meeting to order at 7:03 p.m.

2. Pledge of Allegiance

Cub Scout Master Pack #99 led the Pledge of Allegiance.

3. Determination of Quorum

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

Staff present: Town Administrator/Clerk Karen Dewey, Town Planner Robert Tefft, Administrative Assistant Debbie Coram, Town Attorney Karen Wolter.

Visitors: Cub Scout Master Pack 99, Ivan Merritt, Kami Merritt, Walton Hogan, Gayle Butler, Thomas Snyder, Jen Conway, John Drahzal, Mark Miller, Mark brown, Chris Drost, Jim Drost, Chris Martin, Heidi Barney, Christopher Neve, Damiela Neve, Don Titherington, Mike Hargrave, Caroline Johnson, Omar Parker, Joyce Plyler, Tracy Stone, Jim Vivian

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

Motion: Mayor Pro Tem Propst made a motion to approve the agenda as presented.

Vote: The motion passed with a unanimous vote.

5. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*

Mayor Horn read the conflict of interest statement
No councilmember had a conflict of interest.

6. Recognition of Walton Hogan, Planning Board December 2016-February 2022

Councilmember Perryman recognized Walton Hogan's service to the community on the Planning Board. Mayor Horn presented Mr. Hogan with a print of the original Weddington Academy.

7. Presentation from Union County Public Schools

Union County School Board Member Joe Morreales and Assistant Superintendent Dr. Bashawn Harris made a presentation about the UCPS School Bond referendum on the November ballot.

8. Presentation from Weddington School Cluster

Principal Jeff Kraftson from Weddington High School, Principal Marcus Leake from Weddington Middle School, and Principal Emily Kraftson from Weddington Elementary School made a presentation on the hard work and success of the Weddington School Cluster with an emphasis on the community links and traditions.

9. Presentation from Cambridge Properties

Jay Priester, Nate Buhler, George Maloomian gave a pre-application presentation on a project for the parcel of property at the northwest corner of the Rea Road and Providence Road intersection. It includes a mix of cottage homes and single-family homes. Market analysis showed a need for down-maintenance (not necessarily downsizing) in Weddington. Project includes a total 108 single family homes and 65 townhomes with an average of 2.2 units per acre and including preserved open space.

Mayor Horn gave a brief review of the application process and acknowledged that this presentation was not part of the application process.

Councilmember Howie stated that the given density is not a fit for Weddington.

Mayor Pro Tem Propst agreed that the density is not a fit, but the town does need housing diversity for older people to downsize into. She noted a park on the plan and asked if it would be for the entire community of Weddington. The presenter responded that there hasn't been any study into potential environmental issues, so while they could plan for a park, they don't know how much will be impacted by streams, topography, etc.

Councilmember Pruitt commented that there were a lot of different sized lots and asked about the price points.

Councilmember Perryman stated his appreciation to the presenter and Mr. Tefft for setting up the presentation. He commented that the density is not for Weddington and he does not support this current design.

Mayor Horn thanked Mr. Priester for giving a pre-application presentation. He stated the Council's goal to be transparent with the community and the community leaders.

10. Mayor/Councilmember Reports

Councilmember Perryman reported: The Western Union Municipal Alliance meeting was held at Weddington Town Hall. Mayor Pappas from Waxhaw joined the meeting. The delegates continued to work on the ETJ proposal to the Board of County Commissioners. The next meeting is on October 20th at 4 in Wesley Chapel. It's an open meeting and all are welcome.

Mayor Horn gave a recap of the various transportation meetings he has attended. There is going to be a bit of a change in timeline for two major projects: Providence Road widening and the Rea Road extension. The final alignments are being determined. Because of the federal infrastructure bill and change in road funding in state, these projects will come sooner. Mayor Horn also reported that the Rotary Club installed a Peace Pole in front of Town Hall. It shows 8 languages declaring peace in our world. We will have a ceremony in the future to dedicate the pole. It's the first in Union County. The Rotary Club will be putting up the American flags in the Town Hall front yard in observance of Veterans Day.

11. Public Comments

Gayle Butler-5146 Panhandle Circle Wellington Place. Ms. Butler stated that R-40(D) district in the UDO was created to regulate one specific area of Weddington. She proposed to add clarity to the definition by adding that the R-40(D) district was located in the 5300 block of Hemby Road.

Chris Martin-6403 Antioch Court Weddington Oaks. Mr. Martin expressed concern about the Cambridge pre-application presentation and stated his appreciation for the transparency. If the developers just referenced the UDO, they wouldn't waste everybody's time.

Joyce Plyer-1046 Bromley Drive Bromley. Ms. Plyer stated that she was glad to hear Council objections to the density in the pre-application presentation by Cambridge Properties. Weddington shouldn't change with growth unmanaged.

Don Titherington-2301 Greenbrook Parkway Providence Woods South. Mr. Titherington commented on notice of the special meeting to be held on October 12. He expressed concern about only 48-hour notice with an agenda that has 22 items for discussion. He thanked Cambridge Properties for the pre-application presented. He stated that a yield plan for that property would have 58 homes.

12. Public Safety Report

The Union County Sherriff's Office encouraged all the residents to stay alert and safe on Halloween.

13. Consent Agenda

- A. Approval of September 12, 2022 Regular Town Council Meeting Minutes
- B. Approval of Proclamation 2022-04 for Domestic Violence Awareness Month

Motion: Councilmember Perryman made a motion to approve the Consent Agenda as presented.

Vote: The motion passed with a unanimous vote.

14. Public Hearings

A. Text amendment O-2022-02 Section D-703, Zoning District and Permitted Use, and Appendix 1, Definitions

Motion: Councilmember Howie made a motion to open the public hearing
Vote: The motion passed with a unanimous vote.

Mr. Tefft presented the staff report: In reviewing the UDO, it was identified that the Town's various zoning districts were incorporated from the Code of Ordinances into the UDO without their full names or their respective intent/purpose statements. Additionally, the Residential Established (RE) District was incorporated into the UDO without any permissible uses, and without a minimum front setback requirement. Among other, more minor items, this text amendment proposes to instate language addressing each of the above referenced errors. Land use plan consistency statement.

Joyce Plyer stated some confusion and concern about the text amendment. She asked why the zoning map was being deleted. Mr. Tefft answered her questions stating that the zoning district definitions were in the Code of Ordinances and were unintentionally left out of the UDO. It is not advisable to have undefined zoning districts. The zoning map is incorporated in a more appropriate section of the UDO so deleting it in this section avoids redundancy.

Don Titherington suggested defining the R40(D) district specifically as the addresses of 5229 through 5349 Hemby Road to prevent developers from coming in and thinking that duplexes are allowed elsewhere.

Motion: Councilmember Pruitt made a motion to close the public hearing.
Vote: The motion passed with a unanimous vote.

B. Text amendment O-2022-03 Appendix 2, Submittal Requirements

Motion: Councilmember Pruitt made a motion to open the public hearing.
Vote: The motion passed with a unanimous vote.

Mr. Tefft presented the staff report: At its meeting of August 22, 2022, the Planning Board requested that staff prepare a Text Amendment revising the submittal requirements for Zoning Permits so that a plot plan prepared by a surveyor or engineer be required for single-family dwellings. Staff prepared a Text Amendment for this purpose and presented it to the Planning Board at their meeting of September 26, 2022. The Board voted 6-0 to recommend approval of the Text Amendment, subject to the proposed requirement to provide a floor plan for single-family and two-family dwellings be removed unless the dwelling was to include an elevator shaft.

No one spoke.

Motion: Councilmember Pruitt made a motion to close the public hearing.
Vote: The motion passed with a unanimous vote.

15. New Business

A. Discussion and Consideration Text amendment O-2022-02 Section D-703, Zoning District and Permitted Use, and Appendix 1, Definitions

Ms. Wolter stated that the Council will need to consider a motion to approve or deny the amendment and adopt the Land Use Plan Consistency Statement.

Councilmember Perryman stated that he appreciated the comments from the public. He stated that these text amendments are to keep the UDO consistent with what the code of ordinances were before the adoption of the UDO, not to accommodate something else.

Councilmember Pruitt asked Mr. Tefft for clarification on the floor plan/non floor plan language. Mr. Tefft responded that asking for the floorplans was in the original text amendment, but the Planning Board felt that was too much, so it is limited to being required when there is an elevator shaft and when it is an accessory dwelling unit.

Ms. Wolter stated that there are limits to the regulation the town is allowed to put the homeowner through and require them to pay for. This is just asking for architectural seals on

Mayor Pro Tem Propst stated that this isn't attempting to add something that wasn't already in place.

Councilmember Howie stated her agreement.

Ms. Wolter stated that the adoption of the UDO was because of the state law change with 160D. The Town had to change their ordinances to match the state law.

Motion: Mayor Pro Tem Propst made a motion to approve text amendment O-2022-02 Section D-703, Zoning District and Permitted Use, and Appendix 1, Definitions.

Vote: The motion passed with a unanimous vote.

Land Use Plan Consistency Statement:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

Motion: Mayor Pro Tem Propst made a motion to approve the Land Use Plan Consistency Statement as presented by staff.

Vote: The motion passed with a unanimous vote

B. Discussion and Consideration Text amendment O-2022-03 Appendix 2, Submittal Requirements

- Motion:** Councilmember Perryman made a motion to approve Text Amendment O-2022-03 Appendix 2, Submittal Requirements as presented.
- Vote:** The motion passed with a unanimous vote.

Land Use Plan Consistency Statement:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

- Motion:** Councilmember Pruitt made a motion to approve the Land Use Plan Consistency Statement as presented by staff.
- Vote:** The motion passed with a unanimous vote.

C. Discussion and Consideration of Approval of Agreement with NCDOT for Forest Lawn and Potter Road Roundabout (TIP # HL-0055)

Councilmember Perryman stated that if we don't approve this agreement, NCDOT will drop it from their list and it will move to the bottom of the priority list. If the project is delayed, the town is on the hook for overage costs.

- Motion:** Councilmember Perryman made a motion to approve the agreement with NCDOT for Forest Lawn and Potter Road Roundabout.
- Vote:** The motion passed with a unanimous vote.

16. Updates from Town Planner and Town Administrator

Mr. Tefft gave the Planner update. He thanked the Planning Board for their work on the text amendments. He has received an inquiry for the Hunt property on Ennis Road near Newtown Road. The inquiry was for a 15 lot subdivision on 19 acres.

17. Code Enforcement Report

In the packet

18. Update from Finance Officer and Tax Collector

Ms. Dewey gave the financial update.

19. Transportation Report

Mayor Horn gave the transportation report. For fiscal year 2023, 2 cents from sales tax will be going to road construction and repair. In 2024, that amount will move up to 4 cents and in 2025 will increase to 6 cents. This will provide a significant increase of funds for repair and construction..

20. Council Comments

Councilmember Perryman thanked everybody for coming out and staying until the end. He thanked town staff and reminded everybody that WUMA meets at 4 p.m. at Wesley Chapel.

Councilmember Pruitt thanked everybody for coming out and thanked staff for their hard work and diligence.

Mayor Pro Tem Propst thanked everybody for coming out and thanked staff for all they do. She wished everybody a safe and happy Halloween.

Councilmember Howie thanked everybody for coming out and thanked staff.

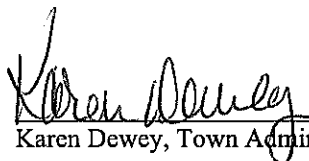
Mayor Horn stated that the Town is looking for reliable volunteers-for litter sweeps, shredding days, and other things. Contact Karen Dewey the Town Administrator to help. Coffee with the Mayor is Tuesday the 18th from 5 to 7. There's no agenda and fresh coffee and a snack. He stated that he is interested in hearing ideas.

21. Adjournment

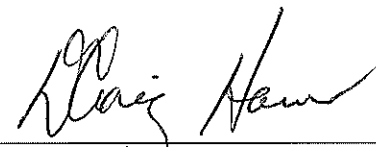
Motion: Councilmember Howie made a motion to adjourn the October 10, 2022 Regular Town Council meeting at 9:04 pm

Vote: The motion passed with a unanimous vote.

Approved: November 14, 2022



Karen Dewey, Town Administrator/Clerk



D. Craig Horn, Mayor

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**TOWN OF WEDDINGTON
PROCLAMATION
P-2022-04**

WHEREAS, domestic violence affects all Union County residents, and far too many people suffer abuse at the hands of a spouse, partner, parent, child, or sibling; these victims can be of any age, race, religion, or economic status and the resulting damage is inflicted not only on the victims, but their children, families, and communities; and

WHEREAS, domestic violence includes not only physical but also mental abuse, emotional abuse, financial abuse, sexual abuse, and isolation; and

WHEREAS, domestic violence is widespread, including one in four families is impacted by domestic violence with an annual cost to Union County of \$11,688,756; and

WHEREAS, according to the North Carolina Coalition Against Domestic Violence, there have been 1,421 women, men, and children murdered as a result of domestic violence since January 1, 2002 in North Carolina; and

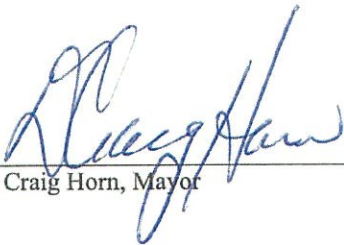
WHEREAS, according to the North Carolina Council for Women, domestic violence programs across the state responded to over 48,310 crisis calls and provided services to over 34,245 victims last year; and

WHEREAS, the key to prevention is education, community awareness, having zero tolerance for domestic violence, and requiring accountability by the abuser; and

WHEREAS, Union County recognizes the importance of having collaborations by multiple partners to promote social norms, policies and laws that support gender equity and foster intimate partnerships based on mutual respect, equality, and trust; and

NOW, THEREFORE, be it resolved that I, Craig Horn, Mayor of the Town of Weddington, do hereby proclaim October 2022 as Domestic Violence Awareness Month in Union County and urge all citizens to support this observance. I further urge our citizens to increase their awareness and education of this destructive force which deeply affects a large number of families in our State each year and to become part of the efforts to stop violence in families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this the 10th day of October 2022.



D. Craig Horn, Mayor



Karen Dewey, Town Administrator/Clerk

ORDINANCE NO. 2022-02

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING ARTICLE 7, ZONING REGULATION, SECTION D-703, ZONING DISTRICTS AND PERMITTED USES, TO PROVIDE CORRECTED FORMATTING AND REFERENCES, AND PROVIDE PERMITTED USES AND FRONT SETBACK STANDARD FOR THE RE DISTRICT; BY AMENDING APPENDIX 1, DEFINITIONS, TO ADD DEFINITIONS FOR THE EXISTING ZONING DISTRICTS; CERTIFYING CONSISTENCY WITH THE TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Weddington adopted the Unified Development Ordinance on April 12, 2021 to comply with North Carolina General Statute 160D and to improve the organization of existing ordinances; and

WHEREAS, with the adoption of the Unified Development Ordinance several Chapters and Sections of the Code of Ordinances were repealed and rescinded, including Chapter 46 (Subdivisions), Chapter 58 (Zoning), Sections 14-81 through 14-92 (Lighting), and Sections 14-101 through 14-107 (Architectural Standards); and

WHEREAS, the adopted Unified Development Ordinance took effect on April 12, 2021; and

WHEREAS, the adoption of the Unified Development Ordinance and repealing and rescinding of those Chapters and Sections of the Code of Ordinances had unintended consequences; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1. That Unified Development Ordinance, Article 7, Zoning Regulation, Section D-703, Zoning Districts and Permitted Uses, be amended to read as follows:

D-703. Zoning Districts and Permitted Uses.

I. ~~Zoning districts; Zoning Map.~~

BA. Conventional Zoning Districts. The Town's existing conventional zoning districts, as defined in Appendix 1, are as follows:

- R-80
- R-60

- R-40
- R-40(D)
- R-CD
- RE
- ED

CB. Conditional Zoning Districts.

1. ~~As of the date of this UDO, the Town has three existing~~ The Town's existing Conditional Zoning (CZ) districts, ~~as defined in Appendix 1,~~ are as follows:
- B-1 (CZ)
 - B-2 (CZ)
 - MX (CZ)

4. As provided in ~~the Table of Permissible Uses~~ Table 1, Permitted Uses, some land uses are of such a nature or scale that they have significant impacts on both the immediately surrounding area and/or the entire community that cannot be predetermined and controlled by general district standards and thus are only permitted with a Conditional Zoning district rezoning approval. Additionally, there may be instances where a general zoning district designation is clearly inappropriate for a certain property, but a specific use permitted under that district and subject to restrictive conditions would be consistent with the spirit and objectives of this Ordinance and applicable land plans. Both of these circumstances are reasonably addressed through a Conditional Zoning process.

DC. Downtown Overlay District. As of the date of this UDO, the Town has a single overlay district, the Downtown Overlay District.

~~E. **Zoning Map.** The Town's Zoning Map is incorporated herein by reference. The Zoning Map may be changed by Town Council from time to time in accordance with the procedures set forth herein.~~

FD. Permitted Uses (by zoning district).

1. **By-right Uses.** Certain primary uses of land are permitted "by right" (BR) in each conventional zoning district, provided all applicable provisions of this UDO (and any other applicable legal requirements) are satisfied. This UDO also provides for ~~additional~~ supplemental requirements (SR) that are applicable to a certain "by-right" uses of land as set forth in ~~Article 9~~ Section D-917D.

2. **Conditional Uses Zoning.** Others primary uses of land are permitted through the CZ zoning process. This UDO also identifies, in some cases, supplemental requirements (SR) that are likely to be applicable and desirable in connection with any CZ approval. Additionally, a property owner may petition the Town Council through the CZ zoning process to consider permitting primary uses that are not identified as permitted in this UDO (although the Town Council has no obligation to approve any such requests).
3. Unless a use is allowed as a permitted use, been approved through a CZ zoning process, or is a permitted nonconforming use as set forth in Article 1, then such use is expressly prohibited, and the establishment of such use shall constitute a violation of this UDO.
4. Permitted uses (BR and CZ) are identified in Table 1, Permitted Uses—Zoning Districts. Standard yard requirements (lot sizes and setbacks) are identified in Table 2, ~~Yard Requirements and Setbacks—Zoning Districts~~ Lot and Building Standards.
5. ~~Use specific regulations are set forth in Article 9.~~

~~{Permitted Use Table on Following Page}~~

small cell telecommunication facility	D-931							
School, public and private (including preschool facilities)	D-917D.K		CZ	CZ				CZ
Retail/Office								
Existing B1 B2 and MX CZ's <u>B-1 (CZ), B-2 (CZ), and MX (CZ) Districts</u> are site specific development approvals and shall follow the uses allowed in those approvals								

G. — Dimensional Requirements (Lot Size, Minimum Lot Size, Maximum Height, Maximum Density, Minimum Lot Width, Minimum Front Yard Setback, Minimum Side Yard Setback, Minimum Rear Yard Setback) (by zoning district). See Table below for applicable requirements in each zoning district. In the event of a conflict between the standard yard/setback requirements set forth in the Dimensional Requirements Table and any yard/setback requirements specific to a particular use as set forth in Article 9, the use-specific requirement shall control.

	R-80	R-60	R-40	R-40(D)	R-CD Conventional/ Conservation	RE	Non-Residential outside of R-districts
Minimum Lot Size	80,000 sq.ft.	60,000 sq.ft.	40,000 sq.ft.	40,000 sq.ft.	40,000 sq.ft (traditional) /12,000 sq.ft (conservation)	20,000 sq.ft	
Maximum Height	35'	35'	35'	35'	35'	35'	40'
Maximum Density							.2 FAR
Minimum Lot Width	150'	125'	120'	100'	120'(traditional)/80'(conservation)	100'	
Minimum Front Yard Setback							
residential uses	65'	60'	50'	40'	50'(traditional)/20'(conservation)		
all other uses	75'	75'	75'		75'		-25'
Minimum Side Yard Setback	25' / 45' corner	25' / 45' corner	15' / 25' corner	12'	15'(traditional) / 5' with 30' separation (conservation)	12'	-25'
Minimum Rear Yard Setback	60'	60'	40'	40'	40'(conventional)/30'(conservation)	40'	-25'

E. Lot and Building Standards Table. Table 2, Lot and Building Standards, establishes the lot and building standards for each zoning district. In the event of a conflict between the standard yard/setback requirements set forth in the Dimensional Requirements Table and any yard/setback requirements specific to a particular use as set forth in Section D-917D, the use-specific requirement shall control.

TABLE 2. LOT AND BUILDING STANDARDS							
	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setbacks (ft.)			Maximum Height (ft.)	Maximum Floor Area Ratio
			Front	Side	Rear		
R-80	80,000	150	65 (res.) 75 (other)	25 45 (corner)	60	35	N/A
R-60	60,000	125	60 (res.) 75 (other)	25 45 (corner)	60	35	
R-40	40,000	120	50 (res.) 75 (other)	15 25 (corner)	40	35	
R-40(D)	40,000	100	40	12	40	35	
R-CD (Conventional)	40,000	120	50	15	40	35	
R-CD (Conservation)	12,000	80	20	5 ¹	30	35	
RE	20,000	100	40	12	40	35	
ED							0.2
B-1 (CZ)	N/A	N/A	25	25	25	40	
B-2 (CZ)							
MX (CZ)							

¹ However, a separation of 30 feet must be maintained between the sides of each dwelling.

Section 2. That Unified Development Ordinance, Appendix 1, Definitions, be amended to read as follows:

Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

District, Education (ED) means a conventional zoning district intended as a standard zoning classification with standardized requirements for school construction regardless of the school's locale in Union County. This standardization is intended to result in the provision of: (i) equitable school facilities throughout the county; (ii) more efficient permitting of school facilities; and (iii) cost savings for the benefit of the taxpayers of Union County.

District, General Business (B-1) means a conditional zoning district intended to accommodate neighborhood businesses engaged in the retailing of merchandise such as groceries, drugs and household items for furnishing certain personal, business, and professional services for the convenience of residents of the town without undue conflict with, detriment to, or destruction from

nearby land uses or zoning districts. A rezoning to the B-1 (CZ) District shall only occur in those areas specifically designated as Business on the adopted Future Land Use Map.

District, Local Shopping Center (B-2) means a conditional zoning district intended to provide for the controlled development of more intense retail and service uses with adequate off-street parking and other amenities designed to serve the immediate town area. A rezoning to the B-2 (CZ) District shall only occur in those areas specifically designated as Business on the adopted Future Land Use Map.

District, Mixed-Use (MX) means a conditional zoning district intended as a limited use district with a very high level of design control including both site and building features. It is designed to allow a variety of office, commercial and limited residential uses only in carefully considered locations requiring a high level of design control by the town. A rezoning to the MX (CZ) District shall only occur in those areas specifically designated as Business on the adopted Future Land Use Map.

District, R-40 Single-Family (R-40) means a conventional zoning district intended to provide for residential development at low densities consistent with suitability of the land and the rural character of the town.

District, R-40(D) Two-Family (R-40D) means a conventional zoning district intended to allow single-family and duplex units on lots with a minimum lot size of 40,000 square feet. This district is created to regulate one specific area of the Town.

District, R-60 Single-Family (R-60) means a conventional zoning district intended to provide for areas of very-low density residential development which are compatible with the concept within the Towns adopted Land Use Plan of retaining the rural character of the community.

District, R-80 Single-Family (R-80) means a conventional zoning district intended to provide for areas of very-low density residential development which are compatible with the concept within the Towns adopted Land Use Plan of retaining the rural character of the community.

District, Residential-Conservation (R-CD) means a conventional zoning district intended to allow uses that are similar in nature to other residential districts in the town. The R-CD District provides a means of protecting conservation lands, especially those areas that contain primary and secondary conservation lands.

District, Residential Established (RE) means a conventional zoning district intended for subdivisions with 20,000 square foot lots that have been annexed by the Town and do not conform to any other Town zoning districts.

Section 3. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2021-UDO) are hereby adopted to read as set forth in this Ordinance.

Section 4. The Town of Weddington does hereby certify that the amendments contained herein, as well as the provisions of this Ordinance, are consistent with and in conformance with the Town's Land Use Plan.

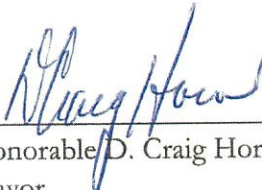
Section 5. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 6. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.


Section 7. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL
READING AND ADOPTED

October 10, 2022


Honorable D. Craig Horn
Mayor

Attest:


Karen Dewey
Town Administrator/Clerk

ORDINANCE NO. 2022-03

AN ORDINANCE OF THE TOWN OF WEDDINGTON, NORTH CAROLINA MAKING AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE BY AMENDING APPENDIX 2, SUBMITTAL REQUIREMENTS, TO MODIFY THE SUBMITTAL REQUIREMENTS FOR ZONING PERMITS; CERTIFYING CONSISTENCY WITH THE TOWNS LAND USE PLAN AND PROPER ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Weddington adopted the Unified Development Ordinance on April 12, 2021 to comply with North Carolina General Statute 160D and to improve the organization of existing ordinances; and

WHEREAS, the Planning Board identified a deficiency in the Unified Development Ordinance regarding the requirements for the submittal of a Zoning Permit for Single- and Two-Family Residences; and

WHEREAS, the Town of Weddington desires for the Unified Development Ordinance to function effectively and equitably throughout the Town; and

WHEREAS, the Town of Weddington has determined where the Unified Development Ordinance needs clarification and revision; and

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON, NORTH CAROLINA:

Section 1. That Unified Development Ordinance, Appendix 2, Submittal Requirements, be amended to read as follows:

**APPENDIX 2
Submittal Requirements**

Zoning Permit

- ~~Application provided by the Town. Initiated by the owner of the property or authorized agent.~~
- ~~Fee~~

~~Nonresidential uses. sealed dimensional plan drawn by and certified as true and correct by a surveyor or engineer registered with the state which shows the following:~~

- ~~dimensions and location of the lot to be built upon;~~
- ~~dimensions and location of existing and proposed structures on the land;~~
- ~~All setback lines on the lot once the proposed construction is completed;~~
- ~~Proposed parking facilities; and~~
- ~~Landscaping and buffering plans.~~

Single family and two-family residences:

- A scaled site plan showing the following:
 - dimensions of the lot;
 - dimensions of the proposed structure;
 - setback lines; and
 - distance the structure is location from the front, sides and rear lot line of the lot labeled on the plan.

Accessory buildings on residential property and buildings for agricultural purposes:

- A site plan showing the following:
 - lot boundary;
 - square footage of the existing structures;
 - square footage and dimensions of the proposed structures;
 - distances of the proposed structure from the sides and rear lot line of the lot labeled on the plan.

1. *Single-Family and Two-Family Dwellings. All Zoning Permit submittals for single-family and two-family dwellings shall consist of the following items:*

- a. A completed application, as provided by the Town.
- b. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
- c. A plot plan, prepared by a licensed surveyor or engineer, depicting the following:
 - North arrow, scale, location map and date prepared;
 - All adjacent rights-of-way with indication of centerline and width, and paved width;
 - Dimensions of existing lot lines, streets, drives, building lines, setbacks, structural overhangs, and building separations;
 - Identification and description of watercourses, wetlands, tree masses, and other environmentally sensitive areas;
 - Location, footprint and size of all existing and proposed buildings; and
 - Location of all existing and proposed water lines, sanitary sewer lines, septic fields, and any proposed utility easements.
- d. Architectural details including the following:
 - Floor plans of the proposed structure (only where the dwelling includes an elevator shaft, or an accessory dwelling is associated with the proposal); and
 - Building elevation drawings depicting proposed height and building materials.
- e. Exception. If the proposed dwelling is to be located on a lot of ten acres or greater and is not to be located closer than 200 feet from any property line, then a plot plan sketch document may be provided in-lieu of a plot plan prepared by a licensed surveyor or engineer.

2. Principal Uses Other Than Single-Family and Two-Family Dwellings. All Zoning Permit submittals for a principal use other than single-family and two-family dwellings shall consist of the following items:

- a. A completed application, as provided by the Town.
- b. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
- c. A survey of the subject parcel as prepared by a licensed surveyor.
- d. Civil plans, prepared by a licensed engineer, consisting of the following:
 - Cover sheet with site data table;
 - Demolition plan, if applicable;
 - Site plan;
 - Paving, grading and drainage plan;
 - Utility plan;
 - Lighting plan; and
 - Landscape plan.
- e. Architectural details including the following:
 - A floor plan of the proposed structure;
 - Building elevations drawings depicting proposed height and building materials;
- f. Traffic Impact Analysis (TIA), if applicable, prepared consistent with the most recent version of the Town's TIA Procedures Manual.

3. Accessory Buildings on Residential Property.

- a. All Zoning Permit submittals for an accessory building less than or equal to 200 square feet on residential property shall be accompanied by the following items:
 1. A completed application, as provided by the Town.
 2. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
 3. A plot plan sketch depicting the following:
 - Lot boundary;
 - Location and square footage of all existing principal and accessory structures;
 - Location, square footage, and dimensions of proposed structures; and
 - Distance of the proposed structure from the front, side, and rear lot lines.
 4. Building elevations drawings depicting proposed height and building materials, or manufacturers specification sheet/details.
- b. All Zoning Permit submittals for an accessory building greater than 200 square feet on residential property shall be accompanied by the following items:

1. A completed application, as provided by the Town.
 2. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
 3. A plot plan, prepared by a licensed surveyor or engineer, depicting the following:
 - North arrow, scale, location map and date prepared;
 - All adjacent rights-of-way with indication of centerline and width, and paved width;
 - Dimensions of existing lot lines, streets, drives, building lines, setbacks, structural overhangs, and building separations;
 - Identification and description of watercourses, wetlands, tree masses, and other environmentally sensitive areas;
 - Location, footprint and size of all existing and proposed buildings; and
 - Location of all existing and proposed water lines, sanitary sewer lines, septic fields, and any proposed utility easements.
 4. Architectural details including the following:
 - A floor plan of the proposed structure; and
 - Building elevation drawings depicting proposed height and building materials.
 5. Exception. If the proposed accessory structure is to be located on a lot of ten acres or greater and is not to be located closer than 200 feet from any property line, then a plot plan sketch document may be provided in-lieu of a plot plan prepared by a licensed surveyor or engineer.
- c. All Zoning Permit submittals for buildings for agricultural purposes shall be accompanied by the following items:
1. A completed application, as provided by the Town.
 2. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
 3. A plot plan sketch depicting the following:
 - Lot boundary;
 - Location and square footage of all existing principal and accessory structures;
 - Location, square footage, and dimensions of proposed structures; and
 - Distance of the proposed structure from the front, side, and rear lot lines.
 4. Building elevations drawings depicting proposed height and building materials, or manufacturers specification sheet/details.
4. Upfits. All Zoning Permit submittals for an upfit of an existing residential or non-residential building shall be accompanied by the following items:

- a. A completed application, as provided by the Town.
- b. Application fee as set forth in the Fee Schedule having most recently been adopted by Town Council.
- c. A floor plan depicting the existing and proposed improvements.

Section 2. Amendments to the Unified Development Ordinance of the Town of Weddington (as originally adopted by Ordinance No. 2021-UDO) are hereby adopted to read as set forth in this Ordinance.

Section 3. The Town of Weddington does hereby certify that the amendments contained herein, as well as the provisions of this Ordinance, are consistent with and in conformance with the Town's Land Use Plan.

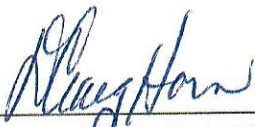
Section 4. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 5. Notice of the proposed enactment of this Ordinance has been properly advertised in a newspaper of general circulation in accordance with applicable law.


Section 6. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST AND FINAL
READING AND ADOPTED

October 10, 2022


Honorable D. Craig Horn
Mayor

Attest:


Karen Dewey
Town Administrator/Clerk

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